

PROPERTY INFORMATION PACKAGE

2128 Edwards Rd & adjacent lot
TWO VACANT LOTS TOTAL 1.6 acres
Grove City, Ohio 43123

LIVE AUCTION

Local Conference

Room TBD

FEBRUARY 22ND, 2014 AT 1:00pm

John D. Rogers II | Realtor™, Auctioneer, CPPA, CRS
President, Innovative Revenue Solutions, LLC



OREA Branch office Brokerage
9132 SR 62 suite B Orient, Ohio 43146
Mobile 614 499-5257
Fax 614 635-2652





9132 SR 62 suite B Orient, Ohio 43146

www.irsauctioneer.com

john@irsauctioneer.com

mobile 614 499-5257

Dear Prospective Buyer:

Re: 2128 Edwards Rd & adjacent lot both with 102.9 frontage and 340 depth each.

Thank you for inquiring about another commercial Real Estate investment property, via auction with OREA and John Rogers II.

We have prepared this Property Information Package to assist you in your due diligence prior to the auction event. We hope this information is useful, resourceful and valuable in helping you make the best decision concerning this property during the auction event.

As with every Real property auction, it is important that you read every available piece of information concerning the property so that you are prepared in developing your best auction strategy. We encourage you to conduct your own research and thoroughly understand the auction terms and conditions prior to auction. Each and every auction can have a special set of terms or conditions depending on the situation and the instructions of the seller. If you have any questions please do not hesitate to contact me via my contact information listed below.

We also encourage you to request a property inspections, so as to better understand the property and to determine if you have any additional questions. Due to being a vacant lot(s) we have no scheduled property inspection, yet will be happy to make property available for any inspections or site visits at your convenience.

If at any time you have questions regarding this property, the auction terms or conditions or general questions regarding Real Estate Sales, please feel free to call our office and one of our staff will return your call promptly.

Good Luck and Happy Bidding,

John D. Rogers II | Realtor™, Auctioneer, CPPA, CRS

President, Innovative Revenue Solutions, LLC



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AUCTION SUMMARY

ABSOLUTE REAL ESTATE AUCTION

2128 Edwards Rd & adjacent lot (equal)

GROVE CITY, OHIO 43123

Property Preview:

- **Vacant lots can be viewed anytime as seller gives permission for walk around & any necessary inspections.**

**LIVE AUCTION Saturday February 22nd,
2014 starting at 1:00pm**

CONTENTS:

2128 Edwards Rd & equal size adjacent lot Absolute Auction

- Section #1: Google MAPS and Photos**
- Section #2: Parcel ID # 160-000456 & 160-000457
Auditor info**
- Section #3: Purchase Agreement Documents**
- Section #4: Disclosure Forms**
- Section #5: Terms & Conditions for Live Auction Event**
- Section #6: Co-Op Brokerage form required**
- Section #7: Title Commitment - First American Title**

Information contained herein was derived from public and proprietary sources that are believed to be accurate yet are not guaranteed.

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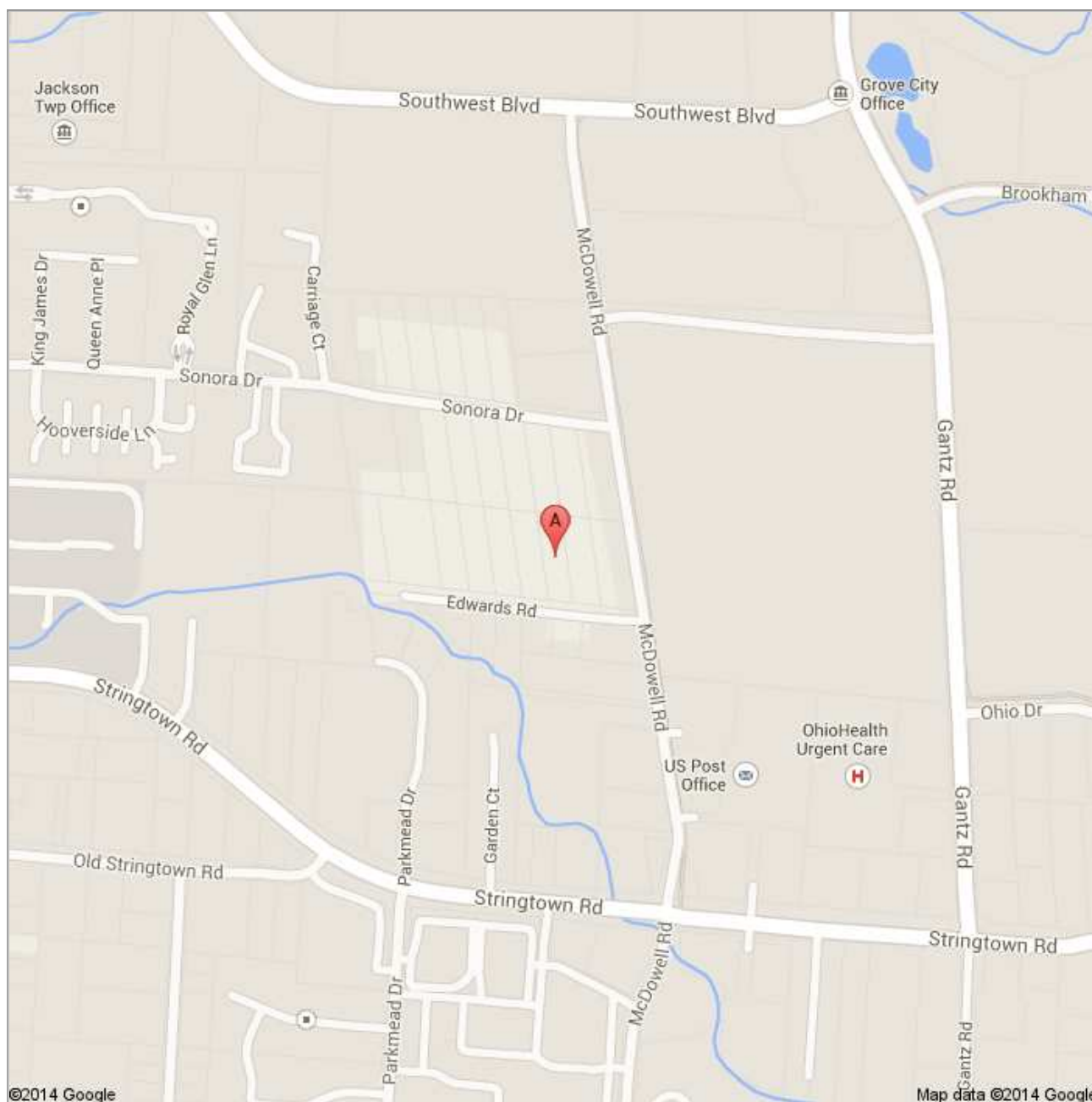


Section #1:

Google Maps and Photos



Address **2128 Edwards Rd**
Grove City, OH 43123





160-000457-00 05/06/2010



To see all the details that are visible on the screen, use the "Print" link next to the map.





Section #2:

Parcel ID # 160-000456 & 160-000457

Select Language

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Summary

Parcel Info

Summary



Parcel ID

160-000457-00

Map Routing Number

**160-0032F
-119-00**

Owner

[WICKLINE DAVID E,](#)
Click owner name for additional records

Location

00000 EDWARDS RD

Property Profile

[Land](#)[Building](#)[Improvements](#)[Interactive Map](#)[MAP\(GIS\)](#)[Sketch](#)[Photo](#)[Transfer History](#)[BOR Status](#)[CAUV Status](#)[Area Sales Activity](#)[Area Rentals](#)[Tax/Payment Info](#)[Current Levy Info](#)[Assessment Payoff](#)[Tax Distribution](#)[Rental Contact](#)[Property Reports](#)[Recorder's Office](#)[Document Search](#)[Area Sex Offender
Inquiry](#)[Pay Real Estate
Taxes Here](#)Data updated on:
2014-01-06 06:25:45

Owner Information	
Owner	WICKLINE DAVID E If the address above is incorrect - Click Here
Tax Bill Mailing Info	DAVID E WICKLINE 7819 STAHL RD ORIENT OH 43146 To change mailing information ONLY - Click Here

Legal Description
EDWARDS RD MCDOWELLS LITTLE FARMS LOT 29

Most Recent Transfer	
Sale Amount	\$7,500
Date of Transfer	05/15/1987
Conveyance Type	
Conveyance Number	
Number of Parcels	1

Tax Year 2013			
Annual Taxes	\$205.24	Taxes Paid	\$0.00

Current Value		
	Market	Taxable
Land	\$8,700	\$3,050
Improvements	\$0	\$0
Total	\$8,700	\$3,050
CAUV	0	0

Building Data
Card 1 has no building entries

2013 Tax Status			
Land Use	[500] VACANT LAND		
Tax District	[160] JACKSON TOWNSHIP		
School District	[2511] SOUTH-WESTERN CSD		
Neighborhood	08200		
City			
Township	JACKSON	Zip	43123
Board of Revision	NO	CDQ	
Homestead Exemption	NO	Owner Occupied Reduction (2.5%)	NO

Site Data			
Frontage	103	Depth	340 Acres 0.804
Historic District			

Disclaimer

The information on this web site is prepared for the real property inventory within this county. Users of this data are notified that the public primary information source should be consulted for verification of the information contained on this site. The county and vendors assume no legal responsibilities for the information contained on this site. Please notify the Franklin County Auditor's Real Estate Division of any discrepancies.

Select Language

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Summary

Parcel Info

Summary



Parcel ID	Map Routing Number	Owner	Location
160-000456-00	160-0032F -118-00	WICKLINE DAVID E, <small>Click owner name for additional records</small>	2128 EDWARDS RD

Property Profile

[Land](#)[Building](#)[Improvements](#)[Interactive Map](#)[MAP\(GIS\)](#)[Sketch](#)[Photo](#)[Transfer History](#)[BOR Status](#)[CAUV Status](#)[Area Sales Activity](#)[Area Rentals](#)[Tax/Payment Info](#)[Current Levy Info](#)[Assessment Payoff](#)[Tax Distribution](#)[Rental Contact](#)[Property Reports](#)[Recorder's Office](#)[Document Search](#)[Area Sex Offender
Inquiry](#)[Pay Real Estate
Taxes Here](#)

Data updated on:
2014-01-06 06:25:45

Owner Information	
Owner	WICKLINE DAVID E If the address above is incorrect - Click Here
Tax Bill Mailing Info	DAVID E WICKLINE 7819 STAHL RD ORIENT OH 43146 To change mailing information ONLY - Click Here

Legal Description
EDWARDS RD MCDOWELLS LITTLE FARMS LOT 28

Most Recent Transfer	
Sale Amount	\$26,413
Date of Transfer	12/08/1987
Conveyance Type	
Conveyance Number	25638
Number of Parcels	1

Tax Year 2013			
Annual Taxes	\$205.24	Taxes Paid	\$0.00

Current Value		
	Market	Taxable
Land	\$8,700	\$3,050
Improvements	\$0	\$0
Total	\$8,700	\$3,050
CAUV	0	0

Building Data	
Card 1 has no building entries	

2013 Tax Status			
Land Use	[500] VACANT LAND		
Tax District	[160] JACKSON TOWNSHIP		
School District	[2511] SOUTH-WESTERN CSD		
Neighborhood	08200		
City			
Township	JACKSON	Zip	43123
Board of Revision	NO	CDQ	
Homestead Exemption	NO	Owner Occupied Reduction (2.5%)	NO

Site Data			
Frontage	103	Depth	340 Acres 0.804
Historic District			

Disclaimer

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Section # 3:

Purchase Agreement Documents



Irrevocable Letter of Instruction Re: Down Payment

I have purchased the real estate located at _____
under the terms and conditions of the attached Contract to Purchase at Public Auction dated
_____.

As part of this transaction I am to make a down payment of money to "Ohio Real Estate Auctions" who will then transfer that money to _____
which will hold the money until it is time for closing.

I understand that the funds I have provided to _____ are to be used as part of the purchase price. However, in the event I do not close on this property, I irrevocably instruct _____ to disburse my down payment as required under paragraph 2 of the contract; see below.

Paragraph 2 states:

A non-refundable (except in the case of a non-marketable title) down payment of _____ to apply toward Purchase Price and to be deposited by Broker, upon acceptance of this offer, in a non-interest bearing trust account pending closing. In the event this Contract to Purchase does not close for any reason than as agreed, Purchaser agrees that the down payment shall be disbursed by Broker 5 days from closing date unless Broker is previously notified in writing by purchaser that litigation has been filed with a court of competent jurisdiction. A copy of the filing must be attached.

Pursuant to paragraph 2, upon written instructions from the Broker and the authority granted in this Irrevocable Letter of Instruction I authorize and approve _____, to follow the instructions from the Broker as to the distribution of my down payment.

Further, I agree to hold _____ harmless for any such expenditures to any individuals or entities.

I have reviewed the Contract to Purchase at Public Auction dated _____, and this Irrevocable Letter of Instruction:

1. I understand the terms and conditions of both documents.
2. I am voluntarily entering these agreements.
3. I realize that this authorization could result in none of my down payment being returned to me.

Dated: _____

Section # 4:

Disclosure Forms



RESIDENTIAL PROPERTY DISCLOSURE FORM

Purpose of Disclosure Form: This is a statement of certain conditions and information concerning the property actually known by the owner. An owner may or may not have lived at the property and unless the potential purchaser is informed in writing, the owner has no more information about the property than could be obtained by a careful inspection of the property by a potential purchaser. Unless the potential purchaser is otherwise informed, the owner has not conducted any inspection of generally inaccessible areas of the property. This form is required by Ohio Revised Code Section 5302.30.

THIS FORM IS NOT A WARRANTY OF ANY KIND BY THE OWNER OR BY ANY AGENT OF SUBAGENT REPRESENTING THE OWNER. THIS FORM IS NOT A SUBSTITUTE FOR ANY INSPECTIONS. POTENTIAL PURCHASERS ARE ENCOURAGED TO OBTAIN THEIR OWN PROFESSIONAL INSPECTION(S).

Owner's Statement: The statements contained in this form are made by the owner and are not the statements of the owner's agent or subagent. The statements contained in this form are provided by the owner only to potential purchaser in a transfer made by the owner. The statements are not for purchasers in any subsequent transfers. The information contained in this disclosure form does not limit the obligation of the owner to disclose an item of information that is required by any other statute or law to be disclosed in the transfer of residential real estate.

OWNER INSTRUCTIONS

Instructions to Owner: (1) Answer ALL questions. (2) Report known conditions affecting the property. (3) Attach additional pages with your signature if additional space is needed. (4) Complete this form yourself. (5) If some items do not apply to your property, write NA (not applicable). If the item to be disclosed is not within your actual knowledge indicate Unknown.

Owner's Initials DW Date 12/31/13

Purchaser's Initials _____ Date _____



STATE OF OHIO DEPARTMENT OF COMMERCE

RESIDENTIAL PROPERTY DISCLOSURE FORM

Pursuant to section 5302.30 of the Revised Code and rule 1301:5-6-10 of the Administrative Code.

TO BE COMPLETED BY OWNER (Please Print)

Property Address: PARCEL # LOT # 160-000456 / LOT # 160-000457-00

Owners Name(s): DAVID WICKLINE

Date: DEC 31, 2013

Owner [] is [X] is not occupying the property. If owner is occupying the property, since what date: If owner is not occupying the property, since what date:

THE FOLLOWING STATEMENTS OF THE OWNER ARE BASED ON OWNER'S ACTUAL KNOWLEDGE

A) WATER SUPPLY: The source of water supply to the property is (check appropriate boxes):

- Public Water Service, Private Water Service, Private Well, Shared Well, Holding Tank, Cistern, Spring, Pond, Unknown, Other

Do you know of any current leaks, backups or other material problems with the water supply system or quality of the water? [X] Yes No [] If "Yes", please describe and indicate any repairs completed (but not longer than the past 5 years):

WELL THERE BUT NOT USED SINCE 2005 & HAS A LITTLE IRON IN IT

Is the quantity of water sufficient for your household use? (NOTE: water usage will vary from household to household) [] Yes [] No

B) SEWER SYSTEM: The nature of the sanitary sewer system servicing the property is (check appropriate boxes):

- Public Sewer, Leach Field, Unknown, Private Sewer, Aeration Tank, Other, Septic Tank, Filtration Bed

If not a public or private sewer, date of last inspection: Inspected By:

Do you know of any previous or current leaks, backups or other material problems with the sewer system servicing the property? Yes [] No [X] If "Yes", please describe and indicate any repairs completed (but not longer than the past 5 years):

Information on the operation and maintenance of the type of sewage system serving the property is available from the department of health or the board of health of the health district in which the property is located.

C) ROOF: Do you know of any previous or current leaks or other material problems with the roof or rain gutters? [] Yes [] No If "Yes", please describe and indicate any repairs completed (but not longer than the past 5 years): N/A

D) WATER INTRUSION: Do you know of any previous or current water leakage, water accumulation, excess moisture or other defects to the property, including but not limited to any area below grade, basement or crawl space? [] Yes [] No If "Yes", please describe and indicate any repairs completed: N/A

Owner's Initials DW Date 12/31/13

Purchaser's Initials Date

Property Address _____

Do you know of any water or moisture related damage to floors, walls or ceilings as a result of flooding; moisture seepage; moisture condensation; ice damming; sewer overflow/backlog; or leaking pipes, plumbing fixtures, or appliances? Yes No N/A
If "Yes", please describe and indicate any repairs completed: _____

Have you ever had the property inspected for mold by a qualified inspector? Yes No N/A
If "Yes", please describe and indicate whether you have an inspection report and any remediation undertaken: _____

Purchaser is advised that every home contains mold. Some people are more sensitive to mold than others. If concerned about this issue, purchaser is encouraged to have a mold inspection done by a qualified inspector.

E) STRUCTURAL COMPONENTS (FOUNDATION, BASEMENT/CRAWL SPACE, FLOORS, INTERIOR AND EXTERIOR WALLS): Do you know of any previous or current movement, shifting, deterioration, material cracks/settling (other than visible minor cracks or blemishes) or other material problems with the foundation, basement/crawl space, floors, or interior/exterior walls?

Yes No If "Yes", please describe and indicate any repairs, alterations or modifications to control the cause or effect of any problem identified (but not longer than the past 5 years): N/A

Do you know of any previous or current fire or smoke damage to the property? Yes No N/A
If "Yes", please describe and indicate any repairs completed: _____

F) WOOD DESTROYING INSECTS/TERMITES: Do you know of any previous/current presence of any wood destroying insects/termites in or on the property or any existing damage to the property caused by wood destroying insects/termites? Yes No
If "Yes", please describe and indicate any inspection or treatment (but not longer than the past 5 years): N/A

G) MECHANICAL SYSTEMS: Do you know of any previous or current problems or defects with the following existing mechanical systems? If your property does not have the mechanical system, mark N/A (Not Applicable).

	YES	NO	N/A		YES	NO	N/A
1) Electrical	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8) Water softener	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2) Plumbing (pipes)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	a. Is water softener leased?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3) Central heating	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	9) Security System	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4) Central Air conditioning	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	a. Is security system leased?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5) Sump pump	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	10) Central vacuum	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6) Fireplace/chimney	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	11) Built in appliances	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7) Lawn sprinkler	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	12) Other mechanical systems	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

If the answer to any of the above questions is "Yes", please describe and indicate any repairs to the mechanical system (but not longer than the past 5 years): N/A

H) PRESENCE OF HAZARDOUS MATERIALS: Do you know of the previous or current presence of any of the below identified hazardous materials on the property?

	Yes	No	Unknown
1) Lead-Based Paint	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2) Asbestos	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3) Urea-Formaldehyde Foam Insulation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4) Radon Gas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a. If "Yes", indicate level of gas if known _____			
5) Other toxic or hazardous substances	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

If the answer to any of the above questions is "Yes", please describe and indicate any repairs, remediation or mitigation to the property: N/A

Owner's Initials OW Date 12/31/13
Owner's Initials _____ Date _____

Purchaser's Initials _____ Date _____
Purchaser's Initials _____ Date _____

Property Address _____

I) UNDERGROUND STORAGE TANKS/WELLS: Do you know of any underground storage tanks (existing or removed), oil or natural gas wells (plugged or unplugged), or abandoned water wells on the property? Yes No

If "Yes", please describe: EMPTY SEPTIC TANK

Do you know of any oil, gas, or other mineral right leases on the property? Yes No

Purchaser should exercise whatever due diligence purchaser deems necessary with respect to oil, gas, and other mineral rights. Information may be obtained from records contained within the recorder's office in the county where the property is located.

J) FLOOD PLAIN/LAKE ERIE COASTAL EROSION AREA:

Is the property located in a designated flood plain? Yes No Unknown

Is the property or any portion of the property included in a Lake Erie Coastal Erosion Area? Yes No Unknown

K) DRAINAGE/EROSION: Do you know of any previous or current flooding, drainage, settling or grading or erosion problems affecting the property? Yes No

If "Yes", please describe and indicate any repairs, modifications or alterations to the property or other attempts to control any problems (but not longer than the past 5 years): _____

L) ZONING/CODE VIOLATIONS/ASSESSMENTS/HOMEOWNERS' ASSOCIATION: Do you know of any violations of building or housing codes, zoning ordinances affecting the property or any nonconforming uses of the property? Yes No

If "Yes", please describe: N/A

Is the structure on the property designated by any governmental authority as a historic building or as being located in an historic district? (NOTE: such designation may limit changes or improvements that may be made to the property). Yes No

If "Yes", please describe: N/A

Do you know of any recent or proposed assessments, fees or abatements, which could affect the property? Yes No

If "Yes", please describe: _____

List any assessments paid in full (date/amount) _____

List any current assessments: _____ monthly fee _____ Length of payment (years _____ months _____)

Do you know of any recent or proposed rules or regulations of, or the payment of any fees or charges associated with this property, including but not limited to a Community Association, SID, CID, LID, etc. Yes No

If "Yes", please describe (amount) _____

M) BOUNDARY LINES/ENCROACHMENTS/SHARED DRIVEWAY/PARTY WALLS: Do you know of any of the following conditions affecting the property? Yes No Yes No

1) Boundary Agreement Yes No

2) Boundary Dispute Yes No

3) Recent Boundary Change Yes No

4) Shared Driveway Yes No

5) Party Walls Yes No

6) Encroachments From or on Adjacent Property Yes No

If the answer to any of the above questions is "Yes", please describe: _____

N) OTHER KNOWN MATERIAL DEFECTS: The following are other known material defects in or on the property:

No

For purposes of this section, material defects would include any non-observable physical condition existing on the property that could be dangerous to anyone occupying the property or any non-observable physical condition that could inhibit a person's use of the property.

Owner's Initials DW Date 12/31/13
Owner's Initials _____ Date _____

Purchaser's Initials _____ Date _____
Purchaser's Initials _____ Date _____

Property Address _____

CERTIFICATION OF OWNER

Owner certifies that the statements contained in this form are made in good faith and based on his/her actual knowledge as of the date signed by the Owner. Owner is advised that the information contained in this disclosure form does not limit the obligation of the owner to disclose an item of information that is required by any other statute or law or that may exist to preclude fraud, either by misrepresentation, concealment or nondisclosure in a transaction involving the transfer of residential real estate.

OWNER: Donald W. Wicks DATE: 12/31/13
OWNER: _____ DATE: _____

RECEIPT AND ACKNOWLEDGEMENT OF POTENTIAL PURCHASERS

Potential purchasers are advised that the owner has no obligation to update this form but may do so according to Revised Code Section 5302.30(G). Pursuant to Ohio Revised Code Section 5302.30(K), if this form is not provided to you prior to the time you enter into a purchase contract for the property, you may rescind the purchase contract by delivering a signed and dated document of rescission to the Owner or Owner's agent, provided the document of rescission is delivered prior to all three of the following dates: 1) the date of closing; 2) 30 days after the Owner accepted your offer; and 3) within 3 business days following your receipt or your agent's receipt of this form or an amendment of this form.

Owner makes no representations with respect to any offsite conditions. Purchaser should exercise whatever due diligence purchaser deems necessary with respect to offsite issues that may affect purchaser's decision to purchase the property.

Purchaser should exercise whatever due diligence purchaser deems necessary with respect to Ohio's Sex Offender Registration and Notification Law (commonly referred to as "Megan's Law"). This law requires the local Sheriff to provide written notice to neighbors if a sex offender resides or intends to reside in the area. The notice provided by the Sheriff is a public record and is open to inspection under Ohio's Public Records Law. If concerned about this issue, purchaser assumes responsibility to obtain information from the Sheriff's office regarding the notices they have provided pursuant to Megan's Law.

Purchaser should exercise whatever due diligence purchaser deems necessary with respect to abandoned underground mines. If concerned about this issue, purchaser assumes responsibility to obtain information from the Ohio Department of Natural Resources. The Department maintains an online map of known abandoned underground mines on their website at www.dnr.state.oh.us.

I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS DISCLOSURE FORM AND UNDERSTAND THAT THE STATEMENTS ARE MADE BASED ON THE OWNERS ACTUAL KNOWLEDGE AS OF THE DATE SIGNED BY THE OWNER.

My/Our Signature below does not constitute approval of any disclosed condition as represented herein by the owner.

PURCHASER: _____ DATE: _____
PURCHASER: _____ DATE: _____

Section # 5:

Terms & Conditions for Live Auction Event



9132 SR 62 suite B Orient, Ohio 43146

www.irsauCTIONeer.com

john@irsauCTIONeer.com

mobile 614 499-5257

TERMS & CONDITIONS

PROPERTY DESCRIPTION SUMMARY

This is a 2 parcel sale to include Parcel Id 160-000456 & 160-000457 vacant lots in Grove City, Ohio Jackson Township. This is an absolute auction whereby there is no minimum bid. Property sells “as-is and where-is” with no liens or encumbrances and without contingencies. Every prospective bidder must sign a letter of “irrevocable instruction” which defines that all deposits are non-refundable, each registered bidder must bring a \$ 5,000 cashier’s check (made payable to themselves) and if they are the winning bidder must sign it over to First American Title Co., have a photo Identification and register by signing the “**Auction Registration Form**”.

Once a bidder has met the requirements to bid and then becomes the winning bidder (he/she) will determine the total purchase price as their subsequent high bid plus a 10% (of the high bid) buyer’s premium or \$5,000 whichever is greater. The winning bidder will then deposit a total of 10% of the total purchase price or \$5,000 whichever is greater, by adding the \$ 5,000 cashier’s check and a personal/business check for the difference. Therefore, if the winning bid were \$60K the total purchase price is \$66K and the total deposit due is \$6,600 or the initial check of \$5K plus a personal/business check for \$1,600. The total deposit is 10% of the total purchase price or \$5,000 whichever is greater. After the winning bidder has signed all necessary disclosure and contract documents they will close the transaction within 30 days of the live auction event or March 24th, 2014 with First American Title Insurance Co.

Real Estate agents that want to be eligible for representing a prospective bidder and the subsequent co-op commission of 2%, must register their contracted client at least 24 hours prior to the live event by faxing or scanning & emailing a signed Agency Disclosure Statement to John Rogers at fax - 614 635-2652 or john@irsauCTIONeer.com

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President, Innovative Revenue Solutions, LLC



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Bidder Number

AUCTION REGISTRATION FORM

Property Address: _____

Please Print Legibly

Name: _____

Company (if applicable): _____

Address: _____

Phone: H() _____ W() _____ Mobile() _____

Email: _____

How did you hear about the auction? _____

The undersigned hereby acknowledges that they have had the opportunity to review the Property Information Package (PIP) to their satisfaction or hereby waives their right to do so. The PIP contains all terms and conditions

Additionally, he/she has been advised that OREA (Broker) and all licensees employed by or associated therewith represent the Seller in this transaction.

Further, the undersigned agrees that they will assume all risk while inspecting the subject property and releases Broker and Seller from any claim due to injury sustained while inspecting the subject property.

Finally, the undersigned agrees that if they are a winning bidder at auction, they will execute the Contract to Purchase thereby establishing a legally binding commitment.

Signature: _____ Date: _____

Deed should be made to: _____

To be completed by licensee representing bidder:

Licensee Name: _____ Brokerage: _____

Brokerage Address: _____

Licensee Contact: W() _____ Mobile() _____ Email _____

Licensee hereby acknowledges that Brokerage will receive 2% of the high bid amount in the event that the bidder named herein is the successful bidder at auction and closes on the transaction.

Signature: _____ Date: _____

Section # 6:

Co-Op Brokerage form required

Ohio Real Estate Auctions



Buyer Broker Registration Form

Complete this form & fax to 614 635-2652

Broker/Sales person: _____ Agency: _____

Address: _____

Telephone: _____ Fax #: _____

As a licensed Real Estate Broker / Salesperson, I, _____

License number _____ Wish to register my client:(name) _____

Client Address: _____ Client Phone #: _____

Final Bid amount \$: _____ plus 10% buyer's premium equals total purchase price.

For the upcoming auction for the following property: _____

I will either conduct a showing or attend a scheduled preview, if any, and the auction along with my client who will register a bid on the day of the auction. It is my understanding that a fee of 2% of my client's final winning bid will be paid to the above listed real estate agency. Successful bidder pays for and closes on the property and I have registered them prior to the auction.

No oral registrations will be accepted.

Registration must take place a minimum of 24 hours prior to the scheduled auction time (no exceptions).

Section # 7:

Title Commitment

From

First American Title Insurance Company



First American

Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company

Commitment

First American Title Insurance Company, a California corporation ("Company"), for a valuable consideration, commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the Proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest in the land described or referred to in Schedule A, upon payment of the premiums and charges and compliance with the Requirements; all subject to the provisions of Schedules A and B and to the Conditions of this Commitment.

This Commitment shall be effective only when the identity of the Proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A by the Company.

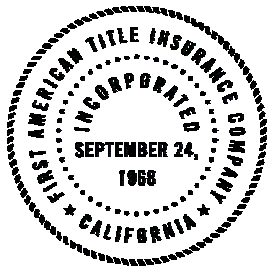
All liability and obligation under this Commitment shall cease and terminate 180 days after the Effective Date or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue the policy or policies is not the fault of the Company.

The Company will provide a sample of the policy form upon request.

This Commitment shall not be valid or binding until countersigned by a validating officer or authorized signatory.

In Witness Whereof, First American Title Insurance Company has caused its corporate name and seal to be affixed by its duly authorized officers on the date shown in Schedule A.

First American Title Insurance Company



Dennis J. Gilmore
President

Timothy Kemp
Secretary

(This Commitment is valid only when Schedules A and B are attached)

This jacket was created electronically and constitutes an original document

INSURANCE FRAUD WARNING: ANY PERSON WHO, WITH INTENT TO DEFRAUD OR KNOWING THAT HE IS FACILITATING A FRAUD AGAINST AN INSURER, SUBMITS AN APPLICATION OR FILES A CLAIM CONTAINING A FALSE OR DECEPTIVE STATEMENT IS GUILTY OF FRAUD.

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CONDITIONS

1. The term mortgage, when used herein, shall include deed of trust, trust deed, or other security instrument.
2. If the proposed Insured has or acquired actual knowledge of any defect, lien, encumbrance, adverse claim or other matter affecting the estate or interest or mortgage thereon covered by this Commitment other than those shown in Schedule B hereof, and shall fail to disclose such knowledge to the Company in writing, the Company shall be relieved from liability for any loss or damage resulting from any act of reliance hereon to the extent the Company is prejudiced by failure to so disclose such knowledge. If the proposed Insured shall disclose such knowledge to the Company, or if the Company otherwise acquires actual knowledge of any such defect, lien, encumbrance, adverse claim or other matter, the Company at its option may amend Schedule B of this Commitment accordingly, but such amendment shall not relieve the Company from liability previously incurred pursuant to paragraph 3 of these Conditions.
3. Liability of the Company under this Commitment shall be only to the named proposed Insured and such parties included under the definition of Insured in the form of policy or policies committed for and only for actual loss incurred in reliance hereon in undertaking in good faith (a) to comply with the requirements hereof, or (b) to eliminate exceptions shown in Schedule B, or (c) to acquire or create the estate or interest or mortgage thereon covered by this Commitment. In no event shall such liability exceed the amount stated in Schedule A for the policy or policies committed for and such liability is subject to the insuring provisions and Conditions and the Exclusions from Coverage of the form of policy or policies committed for in favor of the proposed Insured which are hereby incorporated by reference and are made a part of this Commitment except as expressly modified herein.
4. This Commitment is a contract to issue one or more title insurance policies and is not an abstract of title or a report of the condition of title. Any action or actions or rights of action that the proposed Insured may have or may bring against the Company arising out of the status of the title to the estate or interest or the status of the mortgage thereon covered by this Commitment must be based on and are subject to the provisions of this Commitment.
5. The policy to be issued contains an arbitration clause. All arbitrable matters when the Amount of Insurance is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. You may review a copy of the arbitration rules at <http://www.alta.org/>.



First American

Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company

Schedule A

File No.: 2044294NE

1. Effective Date: December 26, 2013 at 7:30 a.m.

2. Policy or Policies to be issued: Amount

a. ALTA Owner's Policy of Title Insurance (6-17-06) \$1.00

Proposed Insured:
TBD

b. ALTA Short Form Residential Loan Policy (Rev. 12-3-12) \$1.00

Proposed Insured: To Be Determined, its successors and/or assigns as their interests may appear as defined in the Conditions of this policy.

3. The estate or interest in the land described or referred to in this Commitment is Fee Simple

4. Title to the estate or interest in the Land is at the Effective Date vested in:

David Earl Wickline aka David E. Wickline

Official Record Volume 10883, Page E04 filed on December 8, 1987 and Official Record Volume 9651, Page D04 filed on May 15, 1987

5. The land referred to in this Commitment is described as follows:

See Exhibit "A" attached hereto and made a part hereof

By: 

Authorized Countersignature

(This Schedule A valid only when Schedule B is attached)

INSURANCE FRAUD WARNING: ANY PERSON WHO, WITH INTENT TO DEFRAUD OR KNOWING THAT HE IS FACILITATING A FRAUD AGAINST AN INSURER, SUBMITS AN APPLICATION OR FILES A CLAIM CONTAINING A FALSE OR DECEPTIVE STATEMENT IS GUILTY OF FRAUD.



First American

Schedule BI

Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company

File No.: 2044294NE

REQUIREMENTS

The following requirements must be satisfied:

1. Payment of the full consideration to, or for the account of, the grantors or mortgagor.
2. Pay all taxes, charges, assessments, levied and assessed against subject premises, which are due and payable.
3. Satisfactory evidence should be had that improvements and/or repairs or alterations thereto are completed; that contractor, sub-contractors, labor and material men are all paid; and have released of record all liens or notice of intent to perfect a lien for labor or material.

Instruments in insurable form which must be executed, delivered, and duly filed for record, to wit:

1. Warranty Deed from David Earl Wickline aka David E. Wickline, and spouse, if any to TBD.
2. Mortgage to be insured from TBD to To Be Determined.
3. Satisfactory Release or Subordination of all liens shown in Schedule B, Section II.



First American

Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company

Schedule BII

File No.: 2044294NE

EXCEPTIONS

The policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the Effective Date hereof but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
2. Any facts, rights, interests, or claims that are not shown in the Public Records but that could be ascertained by an inspection of the Land or by making inquiry of the persons in possession of the Land.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title, including discrepancies, conflicts in boundary lines, shortage in area, or any other facts that would be disclosed by an accurate and complete land survey of the Land, and that are not shown in the Public Records.
4. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown in the Public Records.
5. Rights of parties in possession of all or any part of the premises, including, but not limited to, easements, claims of easements or encumbrances that are not shown in the public records.
6. The lien of real estate taxes or assessments imposed on the title by a governmental authority that are not shown as existing liens in the records of any taxing authority that levies taxes or assessments on real property or in the public records.
7. Taxes or assessments approved, levied or enacted by the State, County, Municipality, Township or similar taxing authority, but not yet certified to the tax duplicate of the County in which the land is situated, including but not limited to any retroactive increases in taxes or assessments resulting from any retroactive increase in the valuation of the land by the State, County, Municipality, Township, or other taxing authority.
8. The following exception will appear in any loan policy to be issued pursuant to this commitment: Oil and gas leases, pipeline agreements, or any other instruments related to the production or sale of oil or natural gas which may arise subsequent to the Date of Policy.
9. Coal, oil, natural gas, or other mineral interests and all rights incident thereto now or previously conveyed, transferred, leased, excepted or reserved.
10. 2013 Tax Duplicate for Parcel Number 160-000456-00;

The first half tax in the amount of **\$102.62**, including current assessments, if any, is **UNPAID**.

The second half tax in the amount of **\$102.62**, including current assessments, if any, is **UNPAID**.

Total due to bring taxes current, including current tax due, assessments, delinquencies, penalties and interest, if any, is **\$102.62**.

Assessed Values:

Land: \$3,050 Building: \$0 Total: \$3,050

Taxes and Assessments for subsequent years are undetermined, and a lien, not yet due or payable.

Delinquent utility charges, weed cutting, and waste removal charges may become a lien on the subject real estate. No liability is assumed by the company for ascertaining the status of these charges. The proposed insured is cautioned to obtain the current status of these payments.

Taxes or assessments approved, levied or enacted by the State, County, Municipality, Township or similar taxing authority, but not yet certified to the tax duplicate of the County in which the land is situated, including but not limited to any retroactive increases in taxes or assessments resulting from any retroactive increase in the valuation of the land by the State, County, Municipality, Township, or other taxing authority.

NOTE: A search for uncertified special tax assessments has not been performed.

11. 2013 Tax Duplicate for Parcel Number 160-000457-00;

The first half tax in the amount of **\$102.62**, including current assessments, if any, is **UNPAID**.

The second half tax in the amount of **\$102.62**, including current assessments, if any, is **UNPAID**.

Total due to bring taxes current, including current tax due, assessments, delinquencies, penalties and interest, if any, is **\$102.62**.

Assessed Values:

Land: \$3,050 Building: \$0 Total: \$3,050

Taxes and Assessments for subsequent years are undetermined, and a lien, not yet due or payable.

Delinquent utility charges, weed cutting, and waste removal charges may become a lien on the subject real estate. No liability is assumed by the company for ascertaining the status of these charges. The proposed insured is cautioned to obtain the current status of these payments.

Taxes or assessments approved, levied or enacted by the State, County, Municipality, Township or similar taxing authority, but not yet certified to the tax duplicate of the County in which the land is situated, including but not limited to any retroactive increases in taxes or assessments resulting from any retroactive increase in the valuation of the land by the State, County, Municipality, Township, or other taxing authority.

NOTE: A search for uncertified special tax assessments has not been performed.

12. Mortgage from David E. Wickline aka David Earl Wickline, unmarried, to Aames Funding Corporation, in the amount of \$30,200.00, recorded April 16, 1997 in Official Record Volume 34843, Page C04. (Covering caption)

13. Covenants, Conditions, Restrictions, Easements, Setback Lines and any Amendments thereto as disclosed on the plat of subdivision recorded in Plat Book 17, Page 270. We delete any covenant, condition, or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restriction violate 42 U.S.C. 3604(c).

The following 24 month chain of title is being shown per customer request and is for informational purposes only:

- a. **David E. Wickline acquired title by General Warranty Deed recorded in Official Record Volume 10883, Page E04 filed on December 8, 1987.**

- b. **David Earl Wickline acquired title by Warranty Deed recorded in Official Record Volume 9651, Page D04 filed on May 15, 1987.**



First American

ISSUED BY

First American Title Insurance Company

Exhibit A

File No.: 2044294NE

The land referred to herein below is situated in the Township of Jackson, County of Franklin, State of Ohio, and is described as follows:

Being a part of Survey #8231 Virginia Military District, and being more particularly described as follows:

Being Lot Number Twenty-nine (29) of ALLEN E. McDOWELL'S LITTLE FARMS SUBDIVISION, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book No. 17, Page 270, Recorder's Office, Franklin County, Ohio.

Situated in the County of Franklin in the State of Ohio and in the Township of Jackson:

Being Lot Number Twenty-eight (28) of ALLEN E. MCDOWELL'S LITTLE FARMS SUBDIVISION, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book No. 17, Page 2841, Recorder's Office, Franklin County, Ohio.



Privacy Information

We Are Committed to Safeguarding Customer Information

In order to better serve your needs now and in the future, we may ask you to provide us with certain information. We understand that you may be concerned about what we will do with such information - particularly any personal or financial information. We agree that you have a right to know how we will utilize the personal information you provide to us. Therefore, together with our subsidiaries we have adopted this Privacy Policy to govern the use and handling of your personal information.

Applicability

This Privacy Policy governs our use of the information that you provide to us. It does not govern the manner in which we may use information we have obtained from any other source, such as information obtained from a public record or from another person or entity. First American has also adopted broader guidelines that govern our use of personal information regardless of its source. First American calls these guidelines its Fair Information Values.

Types of Information

Depending upon which of our services you are utilizing, the types of nonpublic personal information that we may collect include:

- Information we receive from you on applications, forms and in other communications to us, whether in writing, in person, by telephone or any other means;
- Information about your transactions with us, our affiliated companies, or others; and
- Information we receive from a consumer reporting agency.

Use of Information

We request information from you for our own legitimate business purposes and not for the benefit of any nonaffiliated party. Therefore, we will not release your information to nonaffiliated parties except: (1) as necessary for us to provide the product or service you have requested of us; or (2) as permitted by law. We may, however, store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal purpose, such as quality control efforts or customer analysis. We may also provide all of the types of nonpublic personal information listed above to one or more of our affiliated companies. Such affiliated companies include financial service providers, such as title insurers, property and casualty insurers, and trust and investment advisory companies, or companies involved in real estate services, such as appraisal companies, home warranty companies and escrow companies. Furthermore, we may also provide all the information we collect, as described above, to companies that perform marketing services on our behalf, on behalf of our affiliated companies or to other financial institutions with whom we or our affiliated companies have joint marketing agreements.

Former Customers

Even if you are no longer our customer, our Privacy Policy will continue to apply to you.

Confidentiality and Security

We will use our best efforts to ensure that no unauthorized parties have access to any of your information. We restrict access to nonpublic personal information about you to those individuals and entities who need to know that information to provide products or services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with this Privacy Policy and First American's Fair Information Values. We currently maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

Information Obtained Through Our Web Site

First American Financial Corporation is sensitive to privacy issues on the Internet. We believe it is important you know how we treat the information about you we receive on the Internet.

In general, you can visit First American or its affiliates' Web sites on the World Wide Web without telling us who you are or revealing any information about yourself. Our Web servers collect the domain names, not the e-mail addresses, of visitors. This information is aggregated to measure the number of visits, average time spent on the site, pages viewed and similar information. First American uses this information to measure the use of our site and to develop ideas to improve the content of our site.

There are times, however, when we may need information from you, such as your name and email address. When information is needed, we will use our best efforts to let you know at the time of collection how we will use the personal information. Usually, the personal information we collect is used only by us to respond to your inquiry, process an order or allow you to access specific account/profile information. If you choose to share any personal information with us, we will only use it in accordance with the policies outlined above.

Business Relationships

First American Financial Corporation's site and its affiliates' sites may contain links to other Web sites. While we try to link only to sites that share our high standards and respect for privacy, we are not responsible for the content or the privacy practices employed by other sites.

Cookies

Some of First American's Web sites may make use of "cookie" technology to measure site activity and to customize information to your personal tastes. A cookie is an element of data that a Web site can send to your browser, which may then store the cookie on your hard drive.

FirstAm.com uses stored cookies. The goal of this technology is to better serve you when visiting our site, save you time when you are here and to provide you with a more meaningful and productive Web site experience.

Fair Information Values

Fairness We consider consumer expectations about their privacy in all our businesses. We only offer products and services that assure a favorable balance between consumer benefits and consumer privacy.

Public Record We believe that an open public record creates significant value for society, enhances consumer choice and creates consumer opportunity. We actively support an open public record and emphasize its importance and contribution to our economy.

Use We believe we should behave responsibly when we use information about a consumer in our business. We will obey the laws governing the collection, use and dissemination of data.

Accuracy We will take reasonable steps to help assure the accuracy of the data we collect, use and disseminate. Where possible, we will take reasonable steps to correct inaccurate information. When, as with the public record, we cannot correct inaccurate information, we will take all reasonable steps to assist consumers in identifying the source of the erroneous data so that the consumer can secure the required corrections.

Education We endeavor to educate the users of our products and services, our employees and others in our industry about the importance of consumer privacy. We will instruct our employees on our fair information values and on the responsible collection and use of data. We will encourage others in our industry to collect and use information in a responsible manner.

Security We will maintain appropriate facilities and systems to protect against unauthorized access to and corruption of the data we maintain