

Complaint Against the Valuation of Real Property

Answer all questions and type or print all information. Read instructions on back before completing form.

MAR 25 2026

Attach additional pages if necessary.

This form is for full market value complaints only. All other complaints should use DTE Form 2

Ashtabula County Board of Revision

Original complaint Counter complaint
 Notices will be sent only to those named below.

	Name	Street address, City, State, ZIP code	
1. Owner of property	420 BROAD LLC	854 BROAD ST. CONNEAUT, OH	
2. Complainant if not owner	JERAD ANKROM-OWNER	44030	
3. Complainant's agent			
4. Telephone number and email address of contact person			
440-645-9090 ekesatie@gmail.com			
5. Complainant's relationship to property, if not owner			
Sole owner of LLC			
If more than one parcel is included, see "Multiple Parcels" instruction.			
6. Parcel numbers from tax bill		Address of property	
12-109-00-015-00		360 Commerce St., Conneaut, OH 44030	
12-109-00-016-00			
12-109-00-002-00 & 12-109-00-001-00			
7. Principal use of property			
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
12-109-00-015-00	\$50,000-	\$142,600	-\$92,600-
12-109-00-016-00			
12-109-00-002-00 12-109-00-001-00			
9. The requested change in value is justified for the following reasons:			
All parcels listed (ending in: 015-00, 016-00, 002-00 & 001-00) were acquired for a total sale price of \$50,000-. Building requires updating to be of value. Originally listed for sale in 8/2025 for \$99,000- with a purchase price of \$50,000- in 10/2025.			

10. Was property sold within the last three years? Yes No Unknown If yes, show date of sale 10-2-2025
 and sale price \$ 50,000- ; and attach information explained in "Instructions for Line 10" on back.

11. If property was not sold but was listed for sale in the last three years, attach a copy of listing agreement or other available evidence.

12. If any improvements were completed in the last three years, show date N/A and total cost \$ N/A

13. Do you intend to present the testimony or report of a professional appraiser? Yes No Unknown

14. If you have filed a prior complaint on this parcel since the last reappraisal or update of property values in the county, the reason for the valuation change requested must be one of those below. Please check all that apply and explain on attached sheet. See R.C. section 5715.19(A)(2) for a complete explanation.

- The property was sold in an arm's length transaction.
- A substantial improvement was added to the property.
- The property lost value due to a casualty.
- Occupancy change of at least 15% had a substantial economic impact on my property.

15. If the complainant is a legislative authority and the complaint is an original complaint with respect to property not owned by the complainant, R.C. 5715.19(A)(8) requires this section to be completed.

- The complainant has complied with the requirements of R.C. section 5715.19(A)(6)(b) and (7) and provided notice prior to the adoption of the resolution required by division (A)(6)(b) of that section as required by division (A)(7) of that section.

I declare under penalties of perjury that this complaint (including any attachments) has been examined by me and to the best of my knowledge and belief is true, correct and complete.

Date 3/24/26 Complainant or agent (printed) Jared Anderson Title (if agent) _____

Complainant or agent (signature) [Signature]

Sworn to and signed in my presence, this 3/24/26 day of March 2026
(Date) (Month) (Year)

Notary [Signature]



Situs : CHESTNUT ST

Map ID: 12-109-00-001-00

LUC: 300

Card: 1 of 1

Tax Year: 2025

Printed: March 25, 2026

CURRENT OWNER
CRAWFORD EDWARD F TRUSTEE
EDWARD F CRAWFORD SECOND
RESTATEMENT OF
6065 PARKLAND BLVD
CLEVELAND OH 44124

Field Review Flag:

GENERAL INFORMATION
Routing No. 109-00 001-00
Class I
Living Units 1
Neighborhood 8810C
Alternate Id
District
Zoning



Property Notes
Note Codes:

Land Information

Type	Size	Influence Factors	Infl %	Value
3-Residual	SF 16,988	9-Shape And S	-80	2,550

Total Acres: .39 Legal Acres: .39

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	910	2,600	2,600	0	0
Building	0	0	0	0	0
Total	910	2,600	2,600	0	0

Manual Override Reason
Base Date of Value
Effective Date of Value

Value Flag 1-COST APPROACH

Entrance Information

Date	ID	Entry Code	Source
01/31/13	DWS	7-Vacant	3-Other

Permit Information

Date Issued	Number	Price	Purpose	Note	Status
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Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
10/02/25	50,000	2-Land And Building	Z-Validated Multiple Parcels		FD-Fiduciary Deed	CRAWFORD EDWARD F TRUSTEE
08/30/19		2-Land And Building	M-Sale Involving Multiple Parcels		MT-Memorandum Of Trust	CRAWFORD EDWARD F
10/15/13			E-Exempt Conveyance (Sale Price O		ET-Temp Exempt	CRAWFORD EDWARD F

Property Factors
Topo: 2-Level 6-Flat 7-Low And Swampy
Utilities: 6-All
Street/Road: 0-Paved
Traffic: 3-Nominal
Location:
Spot Loc:

Legal Description
Parcel TieBack:
Legal Descriptions:
6 E

Addl.TieBack: N

Inspection Witnessed By _____

Situs : CHESTNUT ST

Parcel Id: 12-109-00-001-00

LUC: 300

Card: 1 of 1

Tax Year: 2025

Printed: March 25, 2026

Building Information	
Year Built/Eff Year	/
Building #	
Structure Type	
Identical Units	
Total Units	
Grade	
# Covered Parking	
# Uncovered Parking	
DBA	

Building Other Features													
Line	Type	+/-	Meas1	Meas2	# Stp	IU	Line	Type	+/-	Meas1	Meas2	# Stp	IU

Interior/Exterior Information																
Line	Lvl	Fr - To	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Int Fin	Partitions	Heating	Cooling	Plumbing	Phy Fun	%Comp	%Rent

Interior/Exterior Valuation Detail					
Line	Area	Use Type	% Good	% Comp	Use Value/RCNLD

Outbuilding Data												
Line	Type	Yr Blt	Meas1	Meas2	Area	Gr	Qty	ModCd	Phy Fun	MA	%Comp	Value

Situs : CHESTNUT ST

Parcel Id: 12-109-00-001-00

LUC: 300

Card: 1 of 1

Tax Year: 2025

Printed: March 25, 2026



Additional Property Photos

Situs : CHESTNUT ST

Parcel Id: 12-109-00-001-00

LUC: 300

Card: 1 of 1

Tax Year: 2025

Printed: March 25, 2026

Income Detail (Includes all Buildings on Parcel)

Use Mod Grp	Inc Type	Model Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income
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Apartment Detail - Building 1 of 1

Line	Use Type	Per Bldg	Beds	Baths	Other	Units	Rent	Income
------	----------	----------	------	-------	-------	-------	------	--------

Building Cost Detail - Building 1 of 1

Total Gross Building Area	
Replace, Cost New Less Depr	
Percent Complete	100
Number of Identical Units	
Economic Condition Factor	
Final Building Value	
NBHD Fact	
Value per SF	0.00

Notes - Building 1 of 1

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Income Summary (Includes all Building on Parcel)

Total Gross Rent Area
Total Gross Building Area

Misc & Gross Bulding Values

Misc Building No	Misc Adjusted Value
Gross Building:	

Situs : CHESTNUT ST**Parcel Id: 12-109-00-001-00****LUC: 300****Card: 1 of 1****Tax Year: 2025****Printed: March 25, 2026****Comments**

Number	Code	Status	Comment
1	FLD	DC	2-6-13 CHG LND TYP A2/S1, GRVL PRKNG FOR RR

Situs : CHESTNUT ST

Parcel Id: 12-109-00-001-00

LUC: 300

Card: 1 of 1

Tax Year: 2025

Printed: March 25, 2026

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Situs : CHESTNUT ST

Map ID: 12-109-00-002-00

LUC: 300

Card: 1 of 1

Tax Year: 2025

Printed: March 25, 2026

CURRENT OWNER
CRAWFORD EDWARD F TRUSTEE
EDWARD F CRAWFORD SECOND
RESTATEMENT OF
6065 PARKLAND BLVD
CLEVELAND OH 44124

Field Review Flag:

GENERAL INFORMATION
Routing No. 109-00 002-00
Class I
Living Units 1
Neighborhood 8810C
Alternate Id
District
Zoning

Property Notes

Note Codes:

Land Information				
Type	Size	Influence Factors	Infl %	Value
3-Residual	SF	4,792 9-Shape And S	-60	1,440
Total Acres: .11		Legal Acres: .11		

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	490	1,400	1,400	0	0
Building	0	0	0	0	0
Total	490	1,400	1,400	0	0
Manual Override Reason					
Base Date of Value					
Effective Date of Value					
Value Flag	1-COST APPROACH				

Entrance Information			
Date	ID	Entry Code	Source
01/31/13	DWS	7-Vacant	3-Other

Permit Information					
Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
10/02/25	50,000	2-Land And Building	M-Sale Involving Multiple Parcels		FD-Fiduciary Deed	CRAWFORD EDWARD F TRUSTEE
08/30/19		2-Land And Building	M-Sale Involving Multiple Parcels		MT-Memorandum Of Trust	CRAWFORD EDWARD F

Property Factors

Topo: 2-Level
Utilities: 6-All
Street/Road: 0-Paved
Traffic: 3-Nominal
Location:
Spot Loc:
 6-Flat 7-Low And Swampy

Legal Description

Parcel TieBack:
Legal Descriptions:
 6 M
Addl.TieBack: N

Inspection Witnessed By _____

Situs : CHESTNUT ST

Parcel Id: 12-109-00-002-00

LUC: 300

Card: 1 of 1

Tax Year: 2025

Printed: March 25, 2026

Building Information	
Year Built/Eff Year	/
Building #	
Structure Type	
Identical Units	
Total Units	
Grade	
# Covered Parking	
# Uncovered Parking	
DBA	

Building Other Features													
Line	Type	+/-	Meas1	Meas2	# Stp	IU	Line	Type	+/-	Meas1	Meas2	# Stp	IU

Interior/Exterior Information																
Line	Lvl	Fr - To	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Int Fin	Partitions	Heating	Cooling	Plumbing	Phy Fun	%Comp	%Rent

Interior/Exterior Valuation Detail					
Line	Area	Use Type	% Good	% Comp	Use Value/RCNLD

Outbuilding Data												
Line	Type	Yr Blt	Meas1	Meas2	Area	Gr	Qty	ModCd	Phy Fun	MA	%Comp	Value

Situs : CHESTNUT ST

Parcel Id: 12-109-00-002-00

LUC: 300

Card: 1 of 1

Tax Year: 2025

Printed: March 25, 2026



Additional Property Photos

Situs : CHESTNUT ST

Parcel Id: 12-109-00-002-00

LUC: 300

Card: 1 of 1

Tax Year: 2025

Printed: March 25, 2026

Income Detail (Includes all Buildings on Parcel)

Use Mod Grp	Inc Type	Model Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income
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Apartment Detail - Building 1 of 1

Line	Use Type	Per Bldg	Beds	Baths	Other	Units	Rent	Income
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Building Cost Detail - Building 1 of 1

Total Gross Building Area	
Replace, Cost New Less Depr	
Percent Complete	100
Number of Identical Units	
Economic Condition Factor	
Final Building Value	
NBHD Fact	
Value per SF	0.00

Notes - Building 1 of 1

Income Summary (Includes all Building on Parcel)

Total Gross Rent Area
Total Gross Building Area

Misc & Gross Bulding Values

Misc Building No	Misc Adjusted Value
Gross Building:	

Situs : CHESTNUT ST

Parcel Id: 12-109-00-002-00

LUC: 300

Card: 1 of 1

Tax Year: 2025

Printed: March 25, 2026

Comments

Number	Code	Status	Comment
1	FLD	DC	2-6-13 CHG LND TYP A2/S2

Situs : CHESTNUT ST

Parcel Id: 12-109-00-002-00

LUC: 300

Card: 1 of 1

Tax Year: 2025

Printed: March 25, 2026

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Situs : 360 COMMERCE ST

Map ID: 12-109-00-015-00

LUC: 340

Card: 1 of 1

Tax Year: 2025

Printed: March 25, 2026

CURRENT OWNER
CRAWFORD EDWARD F TRUSTEE
EDWARD F CRAWFORD SECOND
RESTATEMENT OF
6065 PARKLAND BLVD
CLEVELAND OH 44124

Field Review Flag:

GENERAL INFORMATION
Routing No. 109-00 015-00
Class I
Living Units 1
Neighborhood 8810C
Alternate Id
District
Zoning



Property Notes
Note Codes:

Land Information				
Type	Size	Influence Factors	Infl %	Value
1-Primary Site	AC 1.5500			15,500
Total Acres: 1.55		Legal Acres: 1.55		

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	5,430	15,500	15,500	15,500	0
Building	44,490	127,100	127,100	291,200	0
Total	49,920	142,600	142,600	306,700	0
Manual Override Reason					
Base Date of Value					
Effective Date of Value					
Value Flag	1-COST APPROACH				

Entrance Information			
Date	ID	Entry Code	Source

Permit Information					
Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
10/02/25	50,000	2-Land And Building	0-Validated Sale		FD-Fiduciary Deed	CRAWFORD EDWARD F TRUSTEE
08/30/19		2-Land And Building	M-Sale Involving Multiple Parcels		MT-Memorandum Of Trust	CRAWFORD EDWARD F

Property Factors
Topo: 2-Level
Utilities: 6-All
Street/Road: 0-Paved
Traffic: 3-Nominal
Location:
Spot Loc:
 6-Flat 7-Low And Swampy

Legal Description
Parcel TieBack:
Legal Descriptions:
 6 M & 6 E
Addl.TieBack: N

Situs : 360 COMMERCE ST

Parcel Id: 12-109-00-015-00

LUC: 340

Card: 1 of 1

Tax Year: 2025

Printed: March 25, 2026

Building Information	
Year Built/Eff Year	1915 / 1955
Building #	1
Structure Type	398-Warehouse
Identical Units	1
Total Units	
Grade	C
# Covered Parking	
# Uncovered Parking	
DBA	HMT

Building Other Features													
Line	Type	+/-	Meas1	Meas2	# Stp	IU	Line	Type	+/-	Meas1	Meas2	# Stp	IU

Interior/Exterior Information																	
Line	Lvl	Fr	To	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Int Fin	Partitions	Heating	Cooling	Plumbing	Phy Fun	%Comp	%Rent
1	01	01		8,297	416	045-Light Mfg/War	14	04-Brick & C	2-Fire Resistant	100	2-Normal	1-Hot Air	0-None	2-Normal	2	2	
2	01	01		1,780	218	045-Light Mfg/War	14	04-Brick & C	2-Fire Resistant	100	2-Normal	1-Hot Air	0-None	2-Normal	2	2	
3	01	01		1,952	186	045-Light Mfg/War	14	04-Brick & C	2-Fire Resistant	100	2-Normal	1-Hot Air	0-None	2-Normal	2	2	
4	01	01		9,296	488	045-Light Mfg/War	14	04-Brick & C	2-Fire Resistant	100	2-Normal	1-Hot Air	0-None	2-Normal	2	2	
5	01	01		465	92	045-Light Mfg/War	14	04-Brick & C	2-Fire Resistant	100	2-Normal	1-Hot Air	0-None	2-Normal	2	2	

Interior/Exterior Valuation Detail					
Line	Area	Use Type	% Good	% Comp	Use Value/RCNLD
1	8,297	045-Light Mfg/Warehouse	20		45,700
2	1,780	045-Light Mfg/Warehouse	20		12,780
3	1,952	045-Light Mfg/Warehouse	20		12,790
4	9,296	045-Light Mfg/Warehouse	20		51,720
5	465	045-Light Mfg/Warehouse	20		4,150

Outbuilding Data												
Line	Type	Yr Blt	Meas1	Meas2	Area	Gr	Qty	ModCd	Phy Fun	MA	%Comp	Value

Situs : 360 COMMERCE ST

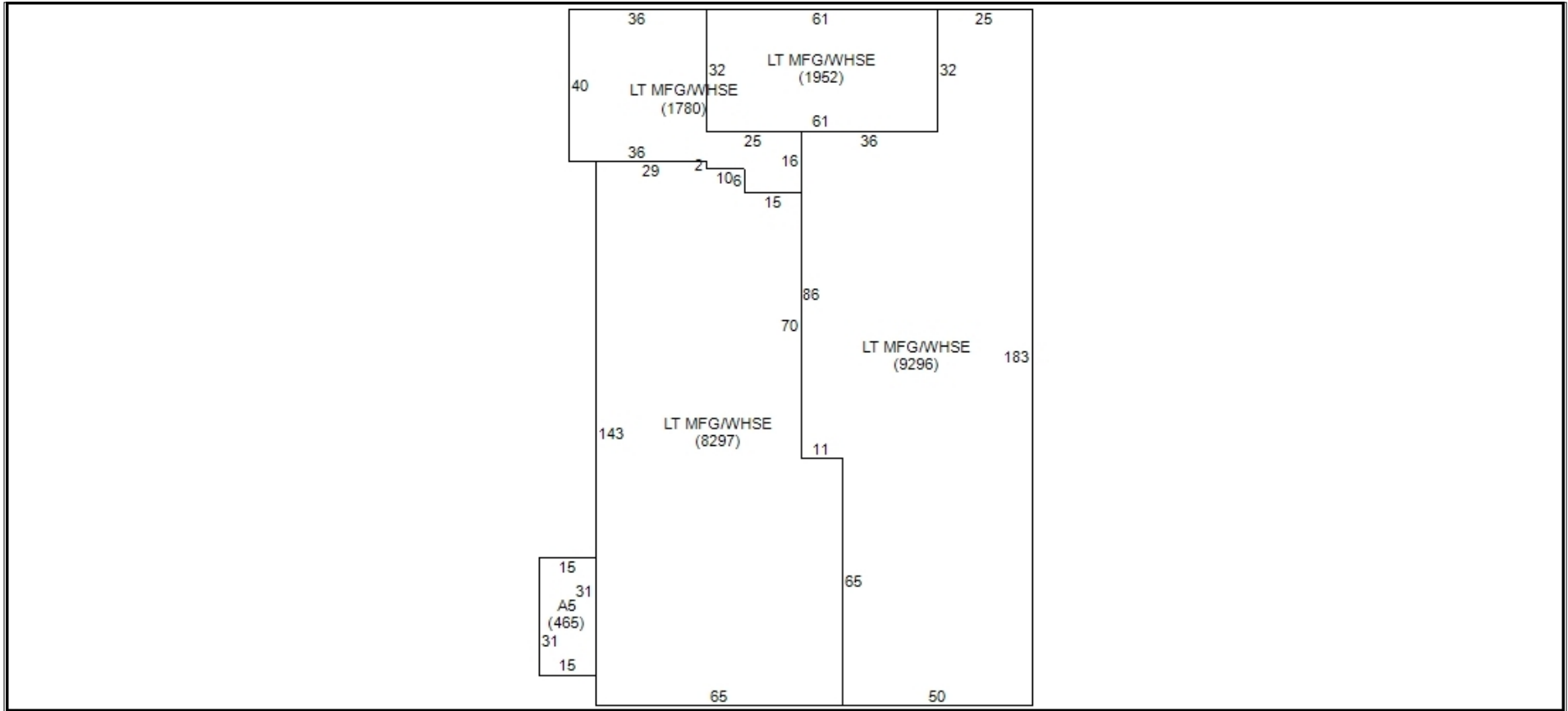
Parcel Id: 12-109-00-015-00

LUC: 340

Card: 1 of 1

Tax Year: 2025

Printed: March 25, 2026



Additional Property Photos

Situs : 360 COMMERCE ST	Parcel Id: 12-109-00-015-00	LUC: 340	Card: 1 of 1	Tax Year: 2025	Printed: March 25, 2026
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Income Detail (Includes all Buildings on Parcel)

Use Mod Grp	Inc Type	Model Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income
07	S	001 07-Light Mfg-Whse-Strc	0	21,790	3.50	60	45,760	10	250	0	34,320	15	140		7,207	7,207	27,110

Apartment Detail - Building 1 of 1

Line	Use Type	Per Bldg	Beds	Baths	Other	Units	Rent	Income

Building Cost Detail - Building 1 of 1

Total Gross Building Area	21,790
Replace, Cost New Less Depr	127,140
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	127,140
NBHD Fact	1.0000
Value per SF	5.83

Notes - Building 1 of 1

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Income Summary (Includes all Building on Parcel)

Total Net Income	27,110
Capitalization Rate	
Sub total	306,700
Residual Land Value	
Final Income Value	306,700
Total Gross Rent Area	21,790
Total Gross Building Area	21,790

Misc & Gross Buidling Values

Misc Building No	Misc Adjusted Value
Gross Building:	



COMMERCIAL PROPERTY RECORD CARD

ASHTABULA COUNTY

Situs : 360 COMMERCE ST

Parcel Id: 12-109-00-015-00

LUC: 340

Card: 1 of 1

Tax Year: 2025

Printed: March 25, 2026

Comments			
Number	Code	Status	Comment
1	FLD	DC	20010806 CG C#01 - 2ND FLR NOT USED, NOT HTG-NAV

Situs : 360 COMMERCE ST

Parcel Id: 12-109-00-015-00

LUC: 340

Card: 1 of 1

Tax Year: 2025

Printed: March 25, 2026

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Situs : COMMERCE ST
Map ID: 12-109-00-016-00
LUC: 340

Card: 1 of 1

Tax Year: 2025

Printed: March 25, 2026

CURRENT OWNER
CRAWFORD EDWARD F TRUSTEE EDWARD F CRAWFORD SECOND RESTATEMENT OF 6065 PARKLAND BLVD CLEVELAND OH 44124
Field Review Flag:

GENERAL INFORMATION
Routing No. 109-00 016-00
Class I
Living Units 1
Neighborhood 8810C
Alternate Id
District
Zoning

Property Notes
Note Codes:

Land Information				
Type	Size	Influence Factors	Infl %	Value
3-Residual	AC	.0300		300
Total Acres: .03		Legal Acres: .03		

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	110	300	300	0	0
Building	0	0	0	0	0
Total	110	300	300	0	0
Manual Override Reason					
Base Date of Value					
Effective Date of Value					
Value Flag	1-COST APPROACH				

Entrance Information			
Date	ID	Entry Code	Source
01/31/13	DWS	7-Vacant	3-Other

Permit Information					
Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
10/02/25	50,000	2-Land And Building	M-Sale Involving Multiple Parcels		FD-Fiduciary Deed	CRAWFORD EDWARD F TRUSTEE
08/30/19		2-Land And Building	M-Sale Involving Multiple Parcels		MT-Memorandum Of Trust	CRAWFORD EDWARD F

Property Factors
Topo: 2-Level Utilities: 6-All Street/Road: 0-Paved Traffic: 3-Nominal Location: Spot Loc:

Legal Description
Parcel TieBack: Legal Descriptions: 6 N W
Addl.TieBack: N

Inspection Witnessed By _____

Situs : **COMMERCE ST**

Parcel Id: **12-109-00-016-00**

LUC: **340**

Card: 1 of 1

Tax Year: 2025

Printed: March 25, 2026

Building Information	
Year Built/Eff Year	/
Building #	
Structure Type	
Identical Units	
Total Units	
Grade	
# Covered Parking	
# Uncovered Parking	
DBA	

Building Other Features													
Line	Type	+/-	Meas1	Meas2	# Stp	IU	Line	Type	+/-	Meas1	Meas2	# Stp	IU

Interior/Exterior Information																
Line	Lvl	Fr - To	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Int Fin	Partitions	Heating	Cooling	Plumbing	Phy Fun	%Comp	%Rent

Interior/Exterior Valuation Detail					
Line	Area	Use Type	% Good	% Comp	Use Value/RCNLD

Outbuilding Data												
Line	Type	Yr Blt	Meas1	Meas2	Area	Gr	Qty	ModCd	Phy Fun	MA	%Comp	Value

Situs : **COMMERCE ST**

Parcel Id: **12-109-00-016-00**

LUC: **340**

Card: 1 of 1

Tax Year: 2025

Printed: March 25, 2026



Additional Property Photos

Situs : COMMERCE ST

Parcel Id: 12-109-00-016-00

LUC: 340

Card: 1 of 1

Tax Year: 2025

Printed: March 25, 2026

Income Detail (Includes all Buildings on Parcel)

Use Mod Grp	Inc Type	Model Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income
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Apartment Detail - Building 1 of 1

Line	Use Type	Per Bldg	Beds	Baths	Other	Units	Rent	Income
------	----------	----------	------	-------	-------	-------	------	--------

Building Cost Detail - Building 1 of 1

Total Gross Building Area	
Replace, Cost New Less Depr	
Percent Complete	100
Number of Identical Units	
Economic Condition Factor	
Final Building Value	
NBHD Fact	
Value per SF	0.00

Notes - Building 1 of 1

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Income Summary (Includes all Building on Parcel)

Total Gross Rent Area
Total Gross Building Area

Misc & Gross Bulding Values

Misc Building No	Misc Adjusted Value
Gross Building:	

Situs : COMMERCE ST**Parcel Id: 12-109-00-016-00****LUC: 340**

Card: 1 of 1

Tax Year: 2025

Printed: March 25, 2026

Comments

Number	Code	Status	Comment
1	FLD	DC	2-6-13 CHG LND TYP A1/S1, GIVEN TO MAP DEPT. CAN'T LOCTE TOO SMLL TO BLD
2	FLD	DC	2-11-13 MAP FIXED BY DEPT.

Situs : COMMERCE ST

Parcel Id: 12-109-00-016-00

LUC: 340

Card: 1 of 1

Tax Year: 2025

Printed: March 25, 2026

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Signature Addendum

Acknowledgement

We/I have carefully reviewed the Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the Settlement Statement.

We/I authorize Title Professionals Group, Ltd to cause the funds to be disbursed in accordance with this statement.

420 Broad LLC, an Ohio Limited Liability Company

By: 

Jerad Ankrom, Sole member

Date

Settlement Agent

Date



BERKSHIRE HATHAWAY HomeServices Professional Realty

Contract to Purchase Commercial-Industrial-Investment ("Contract")



Berkshire Hathaway HomeServices Professional Realty

This is a legally binding contract. Read, understand, seek legal advice. For real estate advice, contact a REALTOR.

1 Howard Haman NAME OF LISTING REALTOR FIRM ADDRESS

2 PROPERTY DESCRIPTION: The undersigned buyer ("Buyer") offers to purchase from the seller ("Seller"), the following described Real Estate ("Real Estate") with improvements and fixtures hereon and with all appurtenant rights, privileges and easements, located in Cincinnati (City) Ashland (County), OHIO (State) described as 21,000 + square foot industrial building

3 Parcel(s) 121090001200, 121090001800, 121090002000 and 121090003000 further described in Auditor's Plat Book Number Page

4 INCLUDED IN THE SALE: The Real Estate shall include, without limitation, the following: all electrical, plumbing, heating and air conditioning equipment, if any, except:

5 PRICE AND TERMS: The purchase price shall be \$50,000 ("Purchase Price") payable as follows:

(a) EARNEST MONEY: \$0.00 ("Earnest Money") shall be deposited with in a trust account ("Trust Account") pending closing ("Closing"), on the Real Estate and other items included in the sale in Section 4, if any. The Earnest Money shall be disbursed as follows: (i) at Closing, the Earnest Money shall be applied to Purchase Price and, if deposited with REALTOR Firm as directed by Buyer; (ii) if either party fails or refuses to perform, or if any contingency is not satisfied or waived, the Earnest Money shall be (a) disbursed in accordance with a release of Earnest Money ("Release") signed by all parties to the Contract; or (iii) in the event of a dispute between the Seller and Buyer regarding the disbursement of the Earnest Money the Earnest Money shall be in accordance with the following:

- (1) The Agent shall maintain such funds in the Trust Account until the Agent receives (i) written instructions signed by the parties specifying how the Earnest Money is to be disbursed or (ii) a final court order that specifies to whom the Earnest Money is to be awarded. Both Buyer and Seller acknowledge and agree that, in the event of a dispute between Buyer and Seller as to entitlement of the Earnest Money, the REALTOR will not make a determination as to which party is entitled to the Earnest Money.
(2) If the Real Estate is located in Ohio, any disbursement of Earnest Money shall be in compliance with Ohio R.C. 4735.24. If, within two years from the date the Earnest Money was deposited in the Agent's Trust Account, the parties have not provided the Agent with such signed instructions or written notice that a court legal action to resolve the dispute has been filed, the Agent shall return the Earnest Money to the Buyer with no further notice to the Seller.
(3) If the Real Estate is located in Kentucky, any disbursement of Earnest Money shall be in compliance with KRS 324.111, and the Agent may initiate the release process. The Agent shall notify all parties at their last known address by certified mail that the Earnest Money shall be distributed to the parties specified in the letter unless all parties enter into a written mutual release, or unless one (1) or more of the parties initiate litigation within sixty (60) days of the mailing date of the certified letter. If neither Buyer nor Seller initiates litigation or enters into a written release within sixty (60) days of the mailing date of the certified letter, the Agent may release the deposit to the party identified in the certified letter without penalty under this section and without civil liability in the courts of the Commonwealth of Kentucky.

Buyer's Initials Date / Time Seller's Initials Date / Time

Notwithstanding the foregoing, the Buyer shall retain the right to the deposit in the following circumstances: (i) if Seller fails to accept this offer, (ii) if Seller fails to perform Seller's obligations under this Contract; or (iii) if the contingencies set forth in Section 6, and if applicable, 7 are not satisfied and as a result, Buyer elects to terminate this Contract. Seller shall be entitled to the Earnest Money if Buyer fails to perform Buyer's obligations under this Contract or upon default by Buyer's failure to comply with any material obligation imposed under this Contract.

(b) BALANCE: The balance of the Purchase Price shall be paid by cash or certified, cashier's, attorney or title company trust account check, or by federal wire transfer on date of Closing.

6 CONTINGENCIES: The Buyer's obligation to close this transaction is contingent upon the following:

(a) FINANCING: N/A - Cash Purchase

Buyer agrees to apply for and to make a diligent effort to obtain said financing on or before of this Contract shall become null and void at the option of the Seller. Buyer is relying on Buyer's own understanding of financing to be obtained as well as the legal and tax consequences thereof, if any.

(b) INSPECTIONS: Buyer may, at Buyer's sole discretion and expense, perform inspections of the Real Estate prior to the Closing. Buyer's inspection of the Real Estate may include: physical inspection of the condition of the property, title, survey, environmental conditions, the roof, mechanical equipment, zoning and permits, feasibility of intended use, site preparation costs and Non-Builder's items (collectively, "Buyer's Inspection").

Buyer's inspection shall be completed within zero days ("inspection period") of acceptance of this Contract. Buyer shall provide written acceptance of the conditions of all such items within the inspection period. Seller agrees to provide Buyer with any and all of the above information, if available (i.e.: survey, title, inspection reports) and shall allow access to real estate at reasonable times for the purpose of conducting Buyer's inspection. If Buyer is not satisfied with the results of Buyer's inspection then Buyer shall have the option to terminate this Contract by providing written notification to provide said notice, then Buyer shall be deemed to be satisfied with the inspection report(s) and the contingency will be considered waived as of, but not prior to, the expiration of the inspection period.

(c) OTHER: are not set forth as an Addendum attached hereto and made an integral part of this Contract.

7 ADDENDUM: Additional terms and conditions are set forth as an Addendum attached hereto and made an integral part of this Contract.

8 BUYER'S EXAMINATION: Buyer is relying solely upon Buyer's own examination of the Real Estate and inspections herein required, if any, for its physical condition and character, and the real estate's suitability for Buyer's intended use thereof and not upon any representations by the REALTORS involved, except for those made by said agents directly to the Buyer in writing.

9 SELLER'S CERTIFICATION: The Real Estate is zoned M1 - Industrial. The Real Estate is not located in a Historic District; and is not located in a flood plain. Seller represents and warrants that to the best of the Seller's knowledge (a) no toxic or hazardous substances or wastes have been disposed upon or released, unless documented and done in compliance with applicable environmental laws, in, on, or from the Real Estate including, but not limited to, asbestos, PCBs, oil and petroleum products; (b) there are not presently nor have there ever been any underground storage tanks or above ground storage tanks located in, on, or under the Real Estate; (c) no City, County, State or Federal orders have been served upon Seller requiring work to be done or improvements to be made which have not been performed; and, (d) a Phase I Environmental Audit has not been furnished to the Buyer. REALTORS make no representations or warranties concerning the environmental condition of the Real Estate and Buyer has relied solely upon the representations and warranties of Seller as set forth herein or in other disclosures listed in Section 16 of this Contract.

10 CONDITION OF IMPROVEMENTS: Seller agrees that upon delivery of deed, the improvements constituting part of the Real Estate shall be in the same condition as they are on the date of this offer, reasonable wear and tear excepted. Seller shall continue to insure the improvements until Closing naming Buyer as an additional insured as Buyer's interest may appear. In the event of loss before Closing and if such loss shall not be repaired by and at the cost of Seller prior to Closing, the Buyer may elect to accept the property and insurance proceeds, or terminate this Contract, in which latter event Buyer shall be entitled to a return of the Earnest Money.

Buyer's Initials Date / Time Seller's Initials Date / Time

