

IN THE FRANKLIN COUNTY MUNICIPAL COURT
ENVIRONMENTAL DIVISION
COLUMBUS, OHIO

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FRANKLIN COUNTY
MUNICIPAL COURT
LORAIN TRACK

City of Whitehall, et al., :
 :
 Plaintiffs, : Case No. 2007 EVH 060217
 :
 v. : Judge Hawkins
 :
 Thomas J. Olander, et al., :
 :
 Defendants. :

ORDER APPROVING FINAL DISTRIBUTIONS AND APPORTIONMENT OF
PROCEEDS AS AMONGST THE UNIT OWNERS

Pursuant to the April 30, 2018 Order and Notice of Hearing, the matter of the sale of all the units, real estate and improvements of the Woodcliff Condominiums, and the distribution of proceeds from the proposed sale, as amongst the unit owners (herein "Unit Owners"), came before this Court for hearing on June 28, 2018 ("Hearing").

At the Hearing, the Receiver made recommendations for increased distributions as to several of the Unit Owners, from the proposed discretionary fund which accounts for \$1,042,795.80 of the proposed sale price of \$8,866,220.80.

The Court has considered evidence and argument currently in the court record, set forth in recent memoranda, and presented at the June 28, 2018 hearing including the testimony of a number of Unit Owners who timely made objections to the sale and distribution through the Receiver. Upon consideration of same, the Court makes the following findings:

1. Following the special meeting of the Unit Owners as to whether the City's offer to purchase the entirety of Woodcliff Condominiums should be accepted by the Receiver, the Receiver timely received objections to the sale and distribution from fifty-six (56) Owners,

covering more than one hundred thirty four (134) Units. Prior to hearing, seventeen (17) of those objections were resolved by the Receiver.

2. The preliminary plan of distribution (Exhibit “B” to the April 30, 2018 Order, and herein as “Preliminary Distribution”), allocated \$7,823,425.00 of the \$8,866,220.80 proposed sale price amongst the Unit Owners, generally based on their date of purchase, as follows:

- Group A – owner occupied and purchased prior to July 12, 2007;
- Group B – purchased prior to the filing of the July 18, 2011 Notice of Court’s Permanent Injunction with the Franklin County Recorder;
- Groups C – purchased after July 18, 2011 and prior to August 29, 2012 – Judge Liston Order;
- Groups D – purchased after August 29, 2012 and prior to January 1, 2013;
- Group E – purchased on or after January 1, 2013 and prior to January 1, 2014;
- Groups F – purchased on or after January 1, 2014 and prior to January 1, 2015;
- Group G – purchased on or after January 1, 2015 and prior to January 1, 2016;
- Group H – purchased on or after January 1, 2016 and prior to January 1, 2017;
- Group I – purchased on or after January 1, 2017 and prior to January 1, 2018; and
- Group J – purchased on or after January 1, 2018.

3. The Court notes that prior to presentment of the offer to purchase, the City, in settlement of litigation, agreed with the following Unit Owners as to what their recommended distribution per unit would be upon sale, in consideration for their consent and support of the settlement of this litigation: WC Management, LLC, Metro 2, LLC, HD5 Investments, LLC, Close To Home Realty, LLC, Cugini Enterprises, LLC, Deborah Shannon and Greg Rudduck. Those recommended distributions appear in the Preliminary Distribution.

4. The remaining \$1,042,985.80 of the proposed sale price not accounted for in the Preliminary Distribution formed a discretionary (or contingency) fund (“Discretionary Fund”). Pursuant to the April 30, 2018 Order, the Receiver had and does have discretion to increase any Unit Owner’s preliminary distribution amount from that Discretionary Fund, subject to the final approval of this Court.

5. Prior to the Hearing, the Receiver filed its Amended First Report To The Court, which set forth that twenty-nine (29) owners had reached agreements with the Receiver as to increased distributions, totaling \$899,050.00.

6. At Hearing, the Court heard from a number of the objecting Unit Owners who oppose the Final Proposed Distribution, specifically and most commonly, the allocation made as to their units.

7. At the Hearing, the Receiver withdrew its request for distribution of the remaining \$144,245.80 in the discretionary fund, subject to negotiation of additional settlements. Since that time, as set forth in the *Second Amended First Report To The Court*, twelve (12) of the objecting owners have released their objections as a result of post-Hearing settlement with the Receiver.

8. The Receiver reports that it has negotiated increased distributions to the following owners: Robin Ovadia, JRM Rentals III, LLC; Patience Williams; Kenneth and Kimberly Erickson; Sunshine International, LLC; Michael and Lisa Kenny; Columbus Home Equities, Fuqing Chen; Marilyn Dandria Trust; Laurel Investments, LLC, Tewold Mehane; Bahta Teklai; Ge Sheng; Blu Flowers, LLC; Ale & Tom, LLC; Transfer Europe, Ltd.; Sachila, LLC; Silver Aurora, Ltd.; John Freeman; Levent and Mehrican Sahin; Yang Yu; Gu Zhen; Alice Hunt; Yuenlan Wong; Alexander Teklu; Elephant Life Investment, LLC; CT Miller Financial Group, LLC; Bruce Rubin; Yohannes Ghebregherish; Carol Altea, LLC; Elion, LLC; Elivan, LLC;

Mapol, LLC; NIFLGE, LLC; Opisas, LLC; Risiusa, LLC, and Primavera 29, LLC . Those increased distributions are equal to \$979,050.00 of the Discretionary Fund. Those increased distributions are reflected on the proposed final distribution spreadsheet attached hereto as “A”.

9. Additionally, objecting parties Cashflow Investor USA, Matt Doerfler, Connie Haberski, and Jose Nunez have agreed to withdraw their objections in exchange for the City of Whitehall’s agreement to pay for any mortgage deficiency balance, as costs of sale, after application of the funds allocated to those units in the final distribution.

10. The Court does note that the Receiver’s revision to the final, proposed distribution of proceeds of sale does *not* lessen the net amount to be distributed to any owner, as further detailed within the Receiver’s *Second Amended First Report To The Court*.

11. Pursuant to the Order Approving Sale, the delinquent real estate tax payments to be paid out of the discretionary fund in the original proposed final distribution as set forth in the *Amended First Report*, will now be paid by the City of Whitehall as costs of sale.

12. Less the increased distributions reached through settlement, there remains \$63,745.80 of the Discretionary Fund unallocated by those settlements. The Receiver proposes that those remaining moneys be allocated pro-rata as increased distributions to following Unit Owners who filed objections and appeared at the hearing: Adige, LLC (five units); Ambroz Investments; Boltob, LLC; McKinley and Cheryl Diane Horn (four units); Yeyetunde and Olayinka Fawole; Robert Broadley (five units); Robert Broadley and Wu Qun (three units); Smokebush, LLC (four units); as well as Patience Williams. Pursuant to Exhibit “A”, those unit owners would receive the additional sum of \$2,451.76 per unit.

13. Exhibit "A" represents the final, proposed distribution of proceeds of sale, as recommended by the Receiver and with the consent of the City ("Final Proposed Distribution").

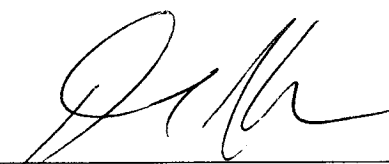
Based upon the foregoing findings, and after consideration of the court record, and the argument presented, the Final Proposed Distribution, as set forth in Exhibit "A" is hereby APPROVED, and the attached Exhibit "A" shall reflect the final, approved distribution to each Unit Owner, subject to payment of real estate taxes and any liens against the unit.

IT IS HEREBY ORDERED that, in execution and performance of the sale of the Woodcliff Condominiums, the Receiver shall allocate to each unit from the total purchase price, the amounts reflected in Exhibit "A", and see that the purchase moneys are distributed according to those values and in conformity with the provisions of this Court's Order approving the sale of Woodcliff Condominiums.

PURSUANT TO OHIO RULE OF CIVIL PROCEDURE 54(B), AND THERE BEING NO JUST REASON FOR DELAY, THIS IS A FINAL APPEALABLE ORDER

IT IS SO ORDERED.

8/17/15
Date



Judge Daniel R. Hawkins

Address	Current Owner	Date of Purchase	Purchase Price	3/21 Offer	Addtl \$	Total \$
67 Midcliff Dr	Ruth Allen	7/2/1976	N/A	\$0.00		\$0.00
4878 E Broad St	Brunhilde Barron	6/20/1977	N/A	\$45,000.00		\$45,000.00
127 Woodcliff Dr	Samuel and Jean Lebold	6/4/1979	N/A	\$35,000.00		\$35,000.00
106 Woodcliff Dr	John and Anne Clark	10/3/1980	\$22,500.00	\$35,000.00		\$35,000.00
122 Hamilton Rd	Connor Lewis	4/22/1983	N/A	\$35,000.00		\$35,000.00
198 Midcliff Dr	Vickie L Glover	12/4/1990	\$20,500.00	\$35,000.00		\$35,000.00
200 Midcliff Dr	Vickie L Glover	12/4/1990	\$20,000.00	\$35,000.00		\$35,000.00
206 Midcliff Dr	Stephanie Nixon	6/7/1993	\$28,500.00	\$45,000.00		\$45,000.00
4953 Poth Rd	Yuenlan Wong	9/1/1993	\$27,500.00	\$35,000.00	10000	\$45,000.00
205 Midcliff Dr	John Reese	11/5/1993	\$26,000.00	\$45,000.00		\$45,000.00
154 Woodcliff Dr	Karen Burleson	2/23/1994	\$29,900.00	\$45,000.00		\$45,000.00
44 Woodcliff Dr	Charles and Nancy Daniel	1/10/1995	\$21,500.00	\$0.00		\$0.00
132 Woodcliff Dr	Wei X. Wong	9/7/1995	\$27,000.00	\$45,000.00		\$45,000.00
178 Woodcliff Dr	Ope Inc	9/14/1995	\$19,000.00	\$0.00		\$0.00
154 Woodcliff Dr	David Bridges	10/17/1996	\$26,500.00	\$45,000.00		\$45,000.00
158 Midcliff Dr	Wei Hai Wong and Jian Qin	5/21/1997	\$28,000.00	\$45,000.00		\$45,000.00
188 Woodcliff Dr	Theodore and Yrma Franklin	9/22/1997	N/A	\$45,000.00		\$45,000.00
72 Woodcliff Dr	Phillip Jones	9/1/1999	\$25,000.00	\$45,000.00		\$45,000.00
222 Poth Rd	AMOS Patricia C TR	10/15/1999	\$29,900.00	\$35,000.00		\$35,000.00
190 Hamilton Rd	Eric Packard	10/1/2001	\$21,000.00	\$35,000.00		\$35,000.00
4940 E. Broad St	Charles Holland	9/3/2003	\$49,900.00	\$45,000.00		\$45,000.00
194 Midcliff Dr	Yu Y Xie and Jose Fuentes	10/27/2003	\$29,000.00	\$45,000.00		\$45,000.00
4926 E Broad St	Donna Bickis	12/22/2003	\$49,900.00	\$35,000.00		\$35,000.00
46 Hamilton Rd	Stephen and Constance Haberski	4/6/2004	\$49,900.00	\$35,000.00		\$35,000.00
161 Midcliff Dr	Tod H Matthew Doerfler	5/5/2004	\$49,900.00	\$35,000.00		\$35,000.00
192 Midcliff Dr	Yu Y Xie and Jose Fuentes	10/5/2004	\$37,900.00	\$45,000.00		\$45,000.00
35 Woodcliff Dr	Woodcliff Group LLC	11/1/2004	N/A	\$0.00		\$0.00
105 Woodcliff Dr	Hirut Legesse	12/17/2004	\$49,900.00	\$45,000.00		\$45,000.00
124 Midcliff Dr	Hirut Legesse	12/17/2004	\$49,900.00	\$35,000.00		\$35,000.00
141 Midcliff Dr	Hirut Legesse	12/17/2004	\$49,900.00	\$35,000.00		\$35,000.00
122 Midcliff Dr	Hirut Legesse	12/30/2004	\$49,900.00	\$35,000.00		\$35,000.00
170 Woodcliff Dr	Meskerem Legesse	12/30/2004	\$49,900.00	\$0.00		\$0.00
186 Woodcliff Dr	Tod H Matthew Doerfler	4/30/2005	\$49,900.00	\$35,000.00		\$35,000.00
185 Midcliff Dr	Allen and Christy Doerfler	8/4/2005	\$50,000.00	\$35,000.00		\$35,000.00
187 Midcliff Dr	Allen and Christy Doerfler	8/4/2005	\$50,000.00	\$35,000.00		\$35,000.00
4916 E Broad St	Alexander E Teklu, Nini F Legesse	3/7/2006	\$48,500.00	\$35,000.00	5000	\$40,000.00
44 Woodcliff Dr	Dakota Properties LLC	3/8/2006	N/A	\$35,000.00		\$35,000.00
44 Hamilton Rd	Karlo W Knox	4/4/2006	\$49,000.00	\$35,000.00		\$35,000.00
54 Woodcliff Ct	Robert and Dorothea Pelfrey	7/17/2006	\$40,000.00	\$45,000.00		\$45,000.00
17 Midcliff Dr	Kenneth E Erickson, Kimberly A Erickson	11/22/2006	\$51,000.00	\$35,000.00	5000	\$40,000.00
188 Midcliff Dr	Kenneth E Erickson, Kimberly A Erickson	11/22/2006	\$51,000.00	\$35,000.00	5000	\$40,000.00
23 Midcliff Dr	Kenneth E Erickson, Kimberly A Erickson	11/22/2006	\$51,000.00	\$35,000.00	5000	\$40,000.00
25 Midcliff Dr	Kenneth E Erickson, Kimberly A Erickson	11/22/2006	\$51,000.00	\$35,000.00	5000	\$40,000.00
4842 E Broad St	Kenneth E Erickson, Kimberly A Erickson	11/22/2006	\$51,000.00	\$35,000.00	5000	\$40,000.00
4844 E Broad St	Kenneth E Erickson, Kimberly A Erickson	11/22/2006	\$51,000.00	\$35,000.00	5000	\$40,000.00
106 A Woodcliff Dr	Jeremiah Ruaking	3/7/2007	\$42,000.00	\$35,000.00		\$35,000.00
26 Midcliff Dr	DUWA LLC	7/6/2007	N/A	\$35,000.00		\$35,000.00
136 Midcliff Dr	Hassan Elhajjaji	9/7/2007	\$39,000.00	\$45,000.00		\$45,000.00
150 Midcliff Dr	Equity Trust Company, Custodian FBO Margaret E, Schlater Roth IRA	5/30/2008	\$10,292.00	\$35,000.00		\$35,000.00
154 J Woodcliff Dr	Equity Trust Company, Custodian FBO Margaret E, Schlater Roth IRA	5/30/2008	\$10,291.00	\$35,000.00		\$35,000.00
169 Woodcliff Dr	Equity Trust Company, Custodian FBO Margaret E, Schlater Roth IRA	5/30/2008	\$10,291.00	\$35,000.00		\$35,000.00

EXHIBIT

A

tabbles

Address	Current Owner	Date of Purchase	Purchase Price	3/21 Offer	Addtl \$	Total \$
184 Woodcliff Dr	Equity Trust Company, Custodian FBO Margaret E, Schlater Roth IRA	5/30/2008	\$10,291.00	\$35,000.00		\$35,000.00
36 Woodcliff Dr	Equity Trust Company, Custodian FBO Margaret E, Schlater Roth IRA	5/30/2008	\$10,291.00	\$35,000.00		\$35,000.00
181 Woodcliff Dr	Abebe Afewerki	6/16/2008	\$21,450.00	\$0.00		\$1,005.00
179 Woodcliff Dr	Afewerki G Abebe	6/16/2008	\$21,450.00	\$0.00		\$1,053.00
100 Woodcliff Dr	Columbus Home Equities LLC	6/17/2008	\$15,400.00	\$35,000.00	2500	\$37,500.00
146 Woodcliff Dr	Columbus Home Equities LLC	6/17/2008	\$15,400.00	\$35,000.00	2500	\$37,500.00
154 B Woodcliff Dr	Columbus Home Equities LLC	6/17/2008	\$15,400.00	\$35,000.00	2500	\$37,500.00
116 Hamilton Rd	WC Management LLC	6/17/2008		\$35,000.00		\$35,000.00
146 Midcliff Dr	WC Management LLC	6/17/2008		\$35,000.00		\$35,000.00
147 Midcliff Dr	WC Management LLC	6/17/2008		\$35,000.00		\$35,000.00
153 Woodcliff Dr	WC Management LLC	6/17/2008		\$35,000.00		\$35,000.00
163 Woodcliff Dr	WC Management LLC	6/17/2008		\$35,000.00		\$35,000.00
76 Hamilton Rd	WC Management LLC	6/17/2008		\$35,000.00		\$35,000.00
81 Midcliff Dr	WC Management LLC	6/17/2008		\$35,000.00		\$35,000.00
82 Hamilton Rd	WC Management LLC	6/17/2008		\$35,000.00		\$35,000.00
4934 E Broad St	Columbus Home Equities LLC	6/20/2008	\$17,500.00	\$35,000.00	2500	\$37,500.00
4942 E Broad St	Columbus Home Equities LLC	6/20/2008	\$20,000.00	\$35,000.00	2500	\$37,500.00
4967 Poth Rd	Columbus Home Equities LLC	6/20/2008	\$17,500.00	\$35,000.00	2500	\$37,500.00
4969 Poth Rd	Columbus Home Equities LLC	6/20/2008	\$17,500.00	\$35,000.00	2500	\$37,500.00
52 Hamilton Rd	Columbus Home Equities LLC	6/20/2008	\$17,500.00	\$35,000.00	2500	\$37,500.00
54 Hamilton Rd	Columbus Home Equities LLC	6/20/2008	\$17,500.00	\$35,000.00	2500	\$37,500.00
152 Midcliff Dr	Da Vinci Marketing Limited	6/20/2008	\$7,700.00	\$35,000.00		\$35,000.00
140 Hamilton Rd	Robert Broadley	10/16/2008	\$3,166.00	\$35,000.00	2451.76	\$37,451.76
90 N Hamilton Rd	Robert Broadley	10/30/2008	\$14,000.00	\$35,000.00	2451.76	\$37,451.76
60 Midcliff Dr	Robert E Broadley	11/5/2008	\$14,000.00	\$35,000.00	2451.76	\$37,451.76
106 A Woodcliff Ct	Robert E Broadley	11/5/2008	\$14,000.00	\$35,000.00	2451.76	\$37,451.76
224 Poth Rd	Robert Broadley and Wu Qun	1/9/2009	\$6,000.00	\$35,000.00	2451.76	\$37,451.76
58 Midcliff Dr	Robert E Broadley	1/12/2009	\$10,000.00	\$35,000.00	2451.76	\$37,451.76
138 Hamilton Rd	Robert Broadley	5/27/2009	\$4,500.00	\$35,000.00	2451.76	\$37,451.76
100 Midcliff Dr	WC Management LLC	7/24/2009		\$35,000.00		\$35,000.00
106 Midcliff Dr	WC Management LLC	7/24/2009		\$35,000.00		\$35,000.00

Address	Current Owner	Date of Purchase	Purchase Price	3/21 Offer	Addtl \$	Total \$
135 Midcliff Dr	WC Management LLC	7/24/2009		\$35,000.00		\$35,000.00
65 Midcliff Dr	WC Management LLC	7/24/2009		\$35,000.00		\$35,000.00
126 Woodcliff Dr	Clauvio Naira	9/24/2009	\$32,000.00	\$45,000.00		\$45,000.00
45 Woodcliff Dr	Cugini Enterprises LLC	1/20/2010	\$10,000.00	\$35,000.00		\$35,000.00
47 Woodcliff Dr	Cugini Enterprises LLC	2/11/2010	\$11,000.00	\$35,000.00		\$35,000.00
92 N Hamilton Rd	Robert Broadley and Wu Qun	3/5/2010	\$10,437.00	\$35,000.00	2451.76	\$37,451.76
154 E Woodcliff Ct	Cugini Enterprises LLC	3/16/2010	\$18,000.00	\$35,000.00		\$35,000.00
154 F Woodcliff Ct	Cugini Enterprises LLC	3/16/2010	\$18,000.00	\$35,000.00		\$35,000.00
176 Hamilton Rd	Cugini Enterprises LLC	3/16/2010	N/A	\$35,000.00		\$35,000.00
192 Woodcliff Dr	Cugini Enterprises LLC	3/16/2010	\$18,000.00	\$35,000.00		\$35,000.00
40 Hamilton Rd	Cugini Enterprises LLC	3/16/2010	\$18,000.00	\$35,000.00		\$35,000.00
73 Midcliff Dr	Cugini Enterprises LLC	3/16/2010	N/A	\$35,000.00		\$35,000.00
95 Midcliff Dr	Cugini Enterprises LLC	3/16/2010	\$18,000.00	\$35,000.00		\$35,000.00
44 G Woodcliff Dr	Brenda and Zachary Harper	10/6/2010	\$24,500.00	\$45,000.00		\$45,000.00
90 Midcliff Dr	MacMed LLC	12/22/2010	\$8,750.00	\$35,000.00		\$35,000.00
92 Midcliff Dr	MacMed LLC	12/22/2010	\$8,750.00	\$35,000.00		\$35,000.00
4866 E Broad St	WC Management LLC	12/27/2010		\$35,000.00		\$35,000.00
115 Woodcliff Dr	Gustavo TR Leaniz	1/18/2011	\$11,200.00	\$35,000.00		\$35,000.00
100 Hamilton Rd	WC Management LLC	5/27/2011		\$35,000.00		\$35,000.00
102 Hamilton Rd	WC Management LLC	5/27/2011		\$35,000.00		\$35,000.00
104 Hamilton Rd	WC Management LLC	5/27/2011		\$35,000.00		\$35,000.00
106 Hamilton Rd	WC Management LLC	5/27/2011		\$35,000.00		\$35,000.00
132 Midcliff Dr	WC Management LLC	5/27/2011		\$35,000.00		\$35,000.00
148 Hamilton Rd	WC Management LLC	5/27/2011		\$35,000.00		\$35,000.00
163 Midcliff Dr	WC Management LLC	5/27/2011		\$35,000.00		\$35,000.00
164 Hamilton Rd	WC Management LLC	5/27/2011		\$35,000.00		\$35,000.00
166 Hamilton Rd	WC Management LLC	5/27/2011		\$35,000.00		\$35,000.00
167 Midcliff Dr	WC Management LLC	5/27/2011		\$35,000.00		\$35,000.00
168 Hamilton Rd	WC Management LLC	5/27/2011		\$35,000.00		\$35,000.00
170 Hamilton Rd	WC Management LLC	5/27/2011		\$35,000.00		\$35,000.00
178 Hamilton Rd	WC Management LLC	5/27/2011		\$35,000.00		\$35,000.00

Address	Current Owner	Date of Purchase	Purchase Price	3/21 Offer	Addtl \$	Total \$
191 Midcliff Dr	WC Management LLC	5/27/2011		\$35,000.00		\$35,000.00
196 Hamilton Rd	WC Management LLC	5/27/2011		\$35,000.00		\$35,000.00
202 Hamilton Rd	WC Management LLC	5/27/2011		\$35,000.00		\$35,000.00
204 Hamilton Rd	WC Management LLC	5/27/2011		\$35,000.00		\$35,000.00
226 Poth Rd	WC Management LLC	5/27/2011		\$35,000.00		\$35,000.00
228 Poth Rd	WC Management LLC	5/27/2011		\$35,000.00		\$35,000.00
28 Woodcliff Dr	WC Management LLC	5/27/2011		\$35,000.00		\$35,000.00
49 Midcliff Dr	WC Management LLC	5/27/2011		\$35,000.00		\$35,000.00
4961 Poth Rd	WC Management LLC	5/27/2011		\$35,000.00		\$35,000.00
113 Woodcliff Dr	Gustavo TR Leaniz	8/4/2011	\$14,000.00	\$14,000.00		\$14,000.00
37 Woodcliff Dr	Patience Williams	8/10/2011	\$8,000.00	\$8,000.00	4451.8	\$12,451.80
154 G Woodcliff Dr	Equity Trust Company, Custodian FBO Margaret E, Schlater Roth IRA	9/14/2011	\$12,000.00	\$12,000.00		\$12,000.00
4951 Poth Rd	Bruce D Rubin	1/3/2012	\$24,500.00	\$20,450.00	3000	\$23,450.00
135 Woodcliff Dr	Michael R and Lisa M Kenny	3/1/2012	\$37,500.00	\$20,450.00	4550	\$25,000.00
170 Midcliff Dr	Michael R and Lisa M Kenny	3/1/2012	\$37,500.00	\$20,450.00	4550	\$25,000.00
28 Midcliff Dr	Michael R and Lisa M Kenny	3/1/2012	\$37,500.00	\$20,450.00	4550	\$25,000.00
59 Midcliff Dr	Michael R and Lisa M Kenny	3/1/2012	\$37,500.00	\$20,450.00	4550	\$25,000.00
168 Woodcliff Dr	Creative Property Solutions LLC	6/1/2012	\$10,000.00	\$0.00		\$0.00
35 Midcliff Dr	Creative Property Solutions LLC	6/18/2012	\$10,000.00	\$0.00		\$0.00
106 E Woodcliff Dr	Joel A Nunez	8/30/2012	\$45,000.00	\$20,450.00		\$20,450.00
106 F Woodcliff Dr	Joel A Nunez	8/30/2012	\$45,000.00	\$20,450.00		\$20,450.00
182 Midcliff Dr	Joel A Nunez	8/30/2012	\$45,000.00	\$20,450.00		\$20,450.00
184 Midcliff Dr	Joel A Nunez	8/30/2012	\$45,000.00	\$20,450.00		\$20,450.00
108 Midcliff Dr	Smokebush LLC	12/5/2012	\$30,000.00	\$35,000.00	2451.76	\$37,451.76
148 Woodcliff Dr	Smokebush LLC	12/5/2012	\$30,000.00	\$35,000.00	2451.76	\$37,451.76
220 Hamilton Rd	Smokebush LLC	12/5/2012	\$30,000.00	\$35,000.00	2451.76	\$37,451.76
90 Woodcliff Dr	Smokebush LLC	12/5/2012	\$30,000.00	\$35,000.00	2451.76	\$37,451.76
68 Midcliff Dr	Midcliff Rentals LLC	12/6/2012	\$7,000.00	\$7,000.00		\$7,000.00
76 Midcliff Dr	Midcliff Rentals LLC	12/6/2012	\$7,000.00	\$7,000.00		\$7,000.00
179 Midcliff Dr	State of Ohio Forfeiture	1/16/2013	\$0	\$0.00		\$0.00
66 Midcliff Dr	Elijah I Hall	2/22/2013	\$4,100.00	\$0.00		\$0.00

Address	Current Owner	Date of Purchase	Purchase Price	3/21 Offer	Addtl \$	Total \$
153 Midcliff Dr	Ethel G Figueroa	3/18/2013	\$5,500.00	\$5,500.00		\$5,500.00
44 Woodcliff Ct	Ethel G Figueroa	3/26/2013	\$8,300.00	\$8,300.00		\$8,300.00
33 Midcliff Dr	Ambroz Investments LLC	5/9/2013	\$20,000.00	\$19,450.00	2451.76	\$21,901.76
172 Midcliff Dr	Leon Araceli Vijosa, Alfredo De Jesus	5/10/2013	\$14,000.00	\$14,000.00		\$14,000.00
4959 Poth Rd	Lingtai Sun	8/26/2013	\$75,000.00	\$19,450.00		\$19,450.00
124 Woodcliff Dr	Mei Yu	8/26/2013	\$75,900.00	\$19,450.00		\$19,450.00
106 M Woodcliff Dr	Song He	8/26/2013	\$29,950.00	\$19,450.00		\$19,450.00
106 Woodcliff Dr	Song He	8/26/2013	\$29,950.00	\$19,450.00		\$19,450.00
165 Woodcliff Dr	Yang Yu	8/26/2013	\$75,900.00	\$19,450.00	10550	\$30,000.00
198 Hamilton Rd	Zeng Danjie, Xing Xin	8/26/2013	\$72,800.00	\$19,450.00		\$19,450.00
38 Woodcliff Dr	Mapol LLC	9/17/2013	\$59,900.00	\$19,450.00	10000	\$29,450.00
44 F Woodcliff Ct	Qizhi Zhang	9/24/2013	\$59,900.00	\$19,450.00		\$19,450.00
133 Woodcliff Dr	Kristtina Alice Hunt	9/30/2013	\$55,500.00	\$19,450.00	5000	\$24,450.00
101 Woodcliff Dr	S&E Real Estate Ventures LP	9/30/2013	\$30,000.00	\$19,450.00		\$19,450.00
99 Woodcliff Dr	S&E Real Estate Ventures LP	9/30/2013	\$30,000.00	\$19,450.00		\$19,450.00
85 Woodcliff Dr	Holdings Millray	10/4/2013	\$36,666.00	\$19,450.00		\$19,450.00
91 Woodcliff Dr	Holdings Millray	10/4/2013	\$36,666.00	\$19,450.00		\$19,450.00
181 Midcliff Dr	Primavera 29	11/22/2013	\$32,380.00	\$19,450.00	10000	\$29,450.00
107 Woodcliff Dr	Elephant Life Investment LLC	11/26/2013	\$71,900.00	\$19,450.00	10000	\$29,450.00
130 Midcliff Dr	Elephant Life Investment LLC	11/26/2013	\$71,900.00	\$19,450.00	10000	\$29,450.00
134 Woodcliff Dr	Elephant Life Investment LLC	11/26/2013	\$71,900.00	\$19,450.00	10000	\$29,450.00
151 Woodcliff Dr	Elephant Life Investment LLC	11/26/2013	\$71,900.00	\$19,450.00	10000	\$29,450.00
159 Woodcliff Dr	Elephant Life Investment LLC	11/26/2013	\$71,900.00	\$19,450.00	10000	\$29,450.00
161 Woodcliff Dr	Elephant Life Investment LLC	11/26/2013	\$71,900.00	\$19,450.00	10000	\$29,450.00
177 Woodcliff Dr	Elephant Life Investment LLC	11/26/2013	\$71,900.00	\$19,450.00	10000	\$29,450.00
30 Woodcliff Dr	Elephant Life Investment LLC	11/26/2013	\$71,900.00	\$19,450.00	10000	\$29,450.00
68 Hamilton Rd	Elephant Life Investment LLC	11/26/2013	\$71,900.00	\$19,450.00	10000	\$29,450.00
70 Hamilton Rd	Elephant Life Investment LLC	11/26/2013	\$71,900.00	\$19,450.00	10000	\$29,450.00
189 Midcliff Dr	Zhen Gu	12/3/2013	\$75,900.00	\$19,450.00	10550	\$30,000.00
84 Hamilton Rd	Shinners Refentse	12/13/2013	\$59,900.00	\$19,450.00		\$19,450.00
50 Midcliff Dr	Secure Properties LTD	12/30/2013	\$29,700.00	\$35,000.00		\$35,000.00

Address	Current Owner	Date of Purchase	Purchase Price	3/21 Offer	Addtl \$	Total \$
71 Woodcliff Dr	Secure Properties LTD	12/30/2013	\$14,850.00	\$35,000.00		\$35,000.00
218 Hamilton Rd	Fuqing Chen	1/13/2014	\$54,500.00	\$18,450.00	6550	\$25,000.00
197 Woodcliff Dr	Fuqing Chen	1/16/2014	\$54,500.00	\$18,450.00	6550	\$25,000.00
146 Hamilton Rd	Fuqing Chen	2/14/2014	\$54,500.00	\$18,450.00	6550	\$25,000.00
57 Midcliff Dr	Fuqing Chen	3/6/2014	\$54,500.00	\$18,450.00	6550	\$25,000.00
42 Midcliff Dr	UX Wen	3/28/2014	\$55,400.00	\$18,450.00		\$18,450.00
44 Midcliff Dr	UX Wen	3/28/2014	\$55,400.00	\$18,450.00		\$18,450.00
106 Woodcliff Dr	Xiangdong Zheng	3/28/2014	\$55,400.00	\$18,450.00		\$18,450.00
106 H Woodcliff Dr	Alla V Mikhalyuk	4/11/2014	\$6,000.00	\$6,000.00		\$6,000.00
106 Woodcliff Dr	Alla V Mikhalyuk	4/11/2014	\$12,000.00	\$12,000.00		\$12,000.00
147 Woodcliff Dr	Ge Sheng	4/14/2014	\$45,540.00	\$18,450.00	5000	\$23,450.00
29 Woodcliff Dr	Ge Sheng	4/14/2014	\$45,540.00	\$18,450.00	5000	\$23,450.00
63 Woodcliff Dr	Ge Sheng	4/14/2014	\$45,540.00	\$18,450.00	5000	\$23,450.00
208 Midcliff Dr	Niflge LLC	4/30/2014	\$64,765.00	\$18,450.00	10000	\$28,450.00
55 Woodcliff Dr	Risiusa LLC	4/30/2014	\$64,765.00	\$18,450.00	10000	\$28,450.00
31 Woodcliff Dr	Tengjun Xu, Hui Liu	5/2/2014	\$29,950.00	\$18,450.00		\$18,450.00
77 Woodcliff Dr	Junyan Chen	5/15/2014	\$79,900.00	\$18,450.00		\$18,450.00
70 Woodcliff Dr	Lin Zhang Zhu	5/30/2014	\$31,950.00	\$18,450.00		\$18,450.00
114 Woodcliff Dr	Yonghua Xue	5/30/2014	\$29,950	\$18,450.00		\$18,450.00
52 Midcliff Dr	Zhongfa Zou, Li Yang	6/6/2014	\$55,400.00	\$18,450.00		\$18,450.00
175 Woodcliff Dr	Elivan LLC	7/3/2014	\$64,765.00	\$18,450.00	10000	\$28,450.00
154 K Woodcliff Dr	Marilyn M TR Dandria	8/12/2014	n/a	\$18,450.00	16550	\$35,000.00
51 Midcliff Dr	Marilyn M TR Dandria	8/12/2014	n/a	\$18,450.00	16550	\$35,000.00
138 Woodcliff Dr	Lijing Mo	8/25/2014	\$62,900.00	\$18,450.00		\$18,450.00
143 Midcliff Dr	Metro 2 LLC	9/3/2014	n/a	\$35,000.00		\$35,000.00
174 Woodcliff Dr	Metro 2 LLC	9/3/2014	n/a	\$35,000.00		\$35,000.00
44 C Woodcliff Ct	Metro 2 LLC	9/3/2014	n/a	\$35,000.00		\$35,000.00
83 Midcliff Dr	Metro 2 LLC	9/3/2014	n/a	\$35,000.00		\$35,000.00
44 H Woodcliff Ct	Elion LLC	9/5/2014	\$64,765.00	\$18,450.00	10000	\$28,450.00
79 Woodcliff Dr	Blu Flowers LLC	11/12/2014	\$61,765.00	\$18,450.00	5000	\$23,450.00
44 Woodcliff Dr	Ale & Tom LLC	11/26/2014	\$64,765.00	\$18,450.00	5000	\$23,450.00

Address	Current Owner	Date of Purchase	Purchase Price	3/21 Offer	Addtl \$	Total \$
121 Midcliff Dr	Laurel Investments LLC	12/15/2014	\$37,000.00	\$18,450.00	6550	\$25,000.00
123 Midcliff Dr	Laurel Investments LLC	12/15/2014	\$37,000.00	\$18,450.00	6550	\$25,000.00
164 Midcliff Dr	Laurel Investments LLC	12/15/2014	\$37,000.00	\$18,450.00	6550	\$25,000.00
166 Midcliff Dr	Laurel Investments LLC	12/15/2014	\$37,000.00	\$18,450.00	6550	\$25,000.00
106 K Woodcliff Ct	Sunshine International LLC	2/24/2015	\$25,933.00	\$17,450.00	14550	\$32,000.00
106 N Woodcliff Ct	Sunshine International LLC	2/24/2015	\$29,933.00	\$17,450.00	14550	\$32,000.00
106 Woodcliff Ct	Sunshine International LLC	2/24/2015	\$29,933.00	\$17,450.00	14550	\$32,000.00
114 Midcliff Dr	Sunshine International LLC	2/24/2015	\$29,933.00	\$17,450.00	14550	\$32,000.00
116 Midcliff Dr	Sunshine International LLC	2/24/2015	\$29,933.00	\$17,450.00	14550	\$32,000.00
121 Woodcliff Dr	Sunshine International LLC	2/24/2015	\$29,933.00	\$17,450.00	14550	\$32,000.00
123 Woodcliff Dr	Sunshine International LLC	2/24/2015	\$29,933.00	\$17,450.00	14550	\$32,000.00
129 Woodcliff Dr	Sunshine International LLC	2/24/2015	\$29,933.00	\$17,450.00	14550	\$32,000.00
149 Woodcliff Dr	Sunshine International LLC	2/24/2015	\$29,933.00	\$17,450.00	14550	\$32,000.00
167 Woodcliff Dr	Sunshine International LLC	2/24/2015	\$29,933.00	\$17,450.00	14550	\$32,000.00
171 Woodcliff Dr	Sunshine International LLC	2/24/2015	\$29,933.00	\$17,450.00	14550	\$32,000.00
173 Woodcliff Dr	Sunshine International LLC	2/24/2015	\$29,933.00	\$17,450.00	14550	\$32,000.00
175 Midcliff Dr	Sunshine International LLC	2/24/2015	\$29,933.00	\$17,450.00	14550	\$32,000.00
176 Midcliff Dr	Sunshine International LLC	2/24/2015	\$29,933.00	\$17,450.00	14550	\$32,000.00
182 Woodcliff Dr	Sunshine International LLC	2/24/2015	\$29,933.00	\$17,450.00	14550	\$32,000.00
184 Woodcliff Dr	Sunshine International LLC	2/24/2015	\$29,933.00	\$17,450.00	14550	\$32,000.00
195 Midcliff Dr	Sunshine International LLC	2/24/2015	\$29,933.00	\$17,450.00	14550	\$32,000.00
197 Midcliff Dr	Sunshine International LLC	2/24/2015	\$29,933.00	\$17,450.00	14550	\$32,000.00
44 E Woodcliff Dr	Sunshine International LLC	2/24/2015	\$25,933.00	\$17,450.00	14550	\$32,000.00
62 Woodcliff Dr	Sunshine International LLC	2/24/2015	\$25,933.00	\$17,450.00	14550	\$32,000.00
64 Woodcliff Dr	Sunshine International LLC	2/24/2015	\$25,933.00	\$17,450.00	14550	\$32,000.00
69 Woodcliff Dr	Sunshine International LLC	2/24/2015	\$29,933.00	\$17,450.00	14550	\$32,000.00
78 Hamilton Rd	Yohannes Ghebregherghish	3/14/2018	\$18,000.00	\$17,450.00	2000	\$19,450.00
83 Woodcliff Dr	Sunshine International LLC	2/24/2015	\$29,933.00	\$17,450.00	14550	\$32,000.00
84 Midcliff Dr	Sunshine International LLC	2/24/2015	\$29,933.00	\$17,450.00	14550	\$32,000.00
88 Woodcliff Dr	Sunshine International LLC	2/24/2015	\$25,933.00	\$17,450.00	14550	\$32,000.00
93 Woodcliff Dr	Sunshine International LLC	2/24/2015	\$29,933.00	\$17,450.00	14550	\$32,000.00

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98 Woodcliff Dr	Sunshine International LLC	2/24/2015	\$25,933.00	\$17,450.00	14550	\$32,000.00
154 L Woodcliff Ct	Transfer Europe LTD	2/25/2015	\$64,800.00	\$17,450.00	5000	\$22,450.00
75 Midcliff Dr	Cashflow Investor USA LLC	3/4/2015	\$16,000.00	\$16,000.00		\$16,000.00
116 Woodcliff Ct	Tyran Stewart	3/9/2015	\$14,500.00	\$14,500.00		\$14,500.00
154 N Woodcliff Ct	SACHILA LLC	4/2/2015	\$64,765.00	\$17,450.00	5000	\$22,450.00
4876 E Broad St	FCR Properties LLC	5/18/2015	\$29,000.00	\$17,450.00		\$17,450.00
106 Woodcliff Dr	Cashflow Investor USA LLC	6/25/2015	\$15,000.00	\$15,000.00		\$15,000.00
154 D Woodcliff Dr	Cashflow Investor USA LLC	6/25/2015	\$13,325.00	\$13,325.00		\$13,325.00
165 Midcliff Dr	Cashflow Investor USA LLC	6/25/2015	\$15,000.00	\$15,000.00		\$15,000.00
199 Woodcliff Dr	Cashflow Investor USA LLC	6/25/2015	\$15,000.00	\$15,000.00		\$15,000.00
4864 E Broad St	Cashflow Investor USA LLC	6/25/2015	\$15,000.00	\$15,000.00		\$15,000.00
56 Woodcliff Ct	Transfer Europe LTD	7/8/2015	\$64,765.00	\$17,450.00	5000	\$22,450.00
4880 E Broad St	Huayan Zhang	8/26/2015	\$65,767.00	\$17,450.00		\$17,450.00
129 Midcliff Dr	WC Management LLC	10/27/2015		\$35,000.00		\$35,000.00
160 Midcliff Dr	WC Management LLC	10/27/2015		\$35,000.00		\$35,000.00
173 Midcliff Dr	WC Management LLC	10/27/2015		\$35,000.00		\$35,000.00
192 Hamilton Rd	WC Management LLC	10/27/2015		\$35,000.00		\$35,000.00
208 Hamilton Rd	WC Management LLC	10/27/2015		\$35,000.00		\$35,000.00
82 Midcliff Dr	WC Management LLC	10/27/2015		\$35,000.00		\$35,000.00
93 Midcliff Dr	WC Management LLC	10/27/2015		\$35,000.00		\$35,000.00
98 Midcliff Dr	WC Management LLC	10/27/2015		\$35,000.00		\$35,000.00
188 Midcliff Dr	Carol Altea LLC	11/30/2015	\$64,765.00	\$17,450.00	10000	\$27,450.00
4918 E Broad St	Brera LLC	12/16/2015	\$64,765.00	\$17,450.00		\$17,450.00
74 Midcliff Dr	GMN Properties	12/22/2015	\$0.00	\$17,450.00		\$17,450.00
178 Midcliff Dr	Cashflow Investor USA LLC	12/31/2015	\$17,750.00	\$17,450.00		\$17,450.00
155 Midcliff Dr	Ethel G Figueroa	1/22/2016	\$8,600.00	\$8,600.00		\$8,600.00
210 Hamilton Rd	WC Management LLC	1/22/2016		\$35,000.00		\$35,000.00
143 Woodcliff Dr	Silver Aurora LTD	3/3/2016	\$64,765	\$16,450.00	5000	\$21,450.00
154 H Woodcliff Dr	Steven Lamarr	4/15/2016	\$10,000.00	\$10,000.00		\$10,000.00
4936 E Broad St	Columbus Home Equities LLC	5/20/2016	\$10,000.00	\$16,450.00	21050	\$37,500.00
154 Hamilton Rd	Robin Ovadia	9/2/2016	\$82,000.00	\$16,450.00	18550	\$35,000.00
156 Hamilton Rd	Robin Ovadia	9/2/2016	\$82,000.00	\$16,450.00	18550	\$35,000.00

Address	Current Owner	Date of Purchase	Purchase Price	3/21 Offer	Addtl \$	Total \$
182 Hamilton Rd	Phillip Schultz	11/9/2016	\$75,000.00	\$16,450.00		\$16,450.00
184 Hamilton Rd	Phillip Schultz	11/9/2016	\$75,000.00	\$16,450.00		\$16,450.00
91 Midcliff Dr	Jamelia D Rabsatt	11/22/2016	n/a	\$16,450.00	2451.76	\$18,901.76
4902 E Broad St	MicKinley and Cheryl Diane Horn	12/16/2016	\$16,000.00	\$16,000.00	2451.76	\$18,451.76
4904 E Broad St	MicKinley and Cheryl Diane Horn	12/16/2016	\$16,000.00	\$16,000.00	2451.76	\$18,451.76
4906 E Broad St	MicKinley and Cheryl Diane Horn	12/16/2016	\$16,000.00	\$16,000.00	2451.76	\$18,451.76
4908 E Broad St	MicKinley and Cheryl Diane Horn	12/16/2016	\$16,000.00	\$16,000.00	2451.76	\$18,451.76
4882 E Broad St	Gregory Rudduck and Deborah Shannon	2/3/2017	\$12,500.00	\$35,000.00		\$35,000.00
44 Woodcliff Dr	44T Woodcliff LLC	2/28/2017	\$0.00	\$35,000.00		\$35,000.00
130 Hamilton Rd	Close to Home Realty LLC	3/1/2017		\$35,000.00		\$35,000.00
124 N Hamilton Rd	ADIGE LLC	3/9/2017	\$18,500.00	\$15,450.00	2451.76	\$17,901.76
138 Midcliff Dr	Kei Property LLC	3/17/2017	\$22,000.00	\$15,450.00		\$15,450.00
154 C Woodcliff Dr	ADIGE LLC	3/30/2017	\$65,000.00	\$15,450.00	2451.76	\$17,901.76
162 Woodcliff Dr	ADIGE LLC	3/30/2017	\$65,000.00	\$15,450.00	2451.76	\$17,901.76
132 Hamilton Rd	HD5 Investments LLC	4/3/2017	\$49,600.00	\$35,000.00		\$35,000.00
133 Midcliff Dr	HD5 Investments LLC	4/3/2017	\$49,600.00	\$35,000.00		\$35,000.00
149 Midcliff Dr	HD5 Investments LLC	4/3/2017	\$49,600.00	\$35,000.00		\$35,000.00
176 Woodcliff Dr	HD5 Investments LLC	4/3/2017	\$49,600.00	\$35,000.00		\$35,000.00
190 Midcliff Dr	Yohannes Ghebregherghish	4/18/2017	\$16,000.00	\$15,450.00	2000	\$17,450.00
41 Midcliff Dr	Abraham Ahmed and Saada Hassan	6/1/2017	\$21,500.00	\$15,450.00		\$15,450.00
60 Hamilton Rd	JRM Rentals III LLC	6/12/2017	\$0.00	\$15,450.00	14550	\$30,000.00
62 Hamilton Rd	JRM Rentals III LLC	6/12/2017	\$0.00	\$15,450.00	14550	\$30,000.00
44 J Woodcliff Ct	Tewolde Medhane	6/12/2017	\$30,000.00	\$15,450.00	6000	\$21,450.00
44 K Woodcliff Dr	Tewolde Medhane	6/12/2017	\$30,000.00	\$15,450.00	6000	\$21,450.00
144 Midcliff Dr	Abdul Ammar	6/14/2017	N/A	\$15,450.00		\$15,450.00
113 Midcliff Dr	Woodcliff Park LLC	8/17/2017	\$72,000.00	\$0.00		\$0.00
44 Woodcliff Ct	Woodcliff Park LLC	8/17/2017	\$72,000.00	\$0.00		\$0.00
115 Midcliff Dr	Woodcliff Park LLC	8/17/2017	\$72,000.00	\$0.00		\$0.00
164 Woodcliff Dr	Woodcliff Park LLC	8/17/2017	\$23,800.00	\$0.00		\$0.00
34 Midcliff Dr	Tewolde Medhane	9/22/2017	\$36,000.00	\$15,450.00	6000	\$21,450.00
36 Midcliff Dr	Tewolde Medhane	9/22/2017	\$36,000.00	\$15,450.00	6000	\$21,450.00

