

STANDARD PURCHASE AGREEMENT

Parties: The undersigned Pitt Inc. and/or assigns "Purchaser" offers to purchase from The Garfield Heights post #3445 Veterans of Foreign Wars of United States, a corporation. "Seller" the following described property in their present condition: Commercial at 4727 Turney Road Gerfield Heights Ohio 44125. All items now on the property including appliances, window treatments and fixtures are included in the purchase price. NONE 12-8-17

Price. Sale Price \$ 5,000

Closing Costs. Will be removed from purchase price including, commission, file fee, deed preparation

TAXES: Buyer to assume all due taxes at time of filing and pay accordingly.

Title. Seller shall furnish a quit claim deed.

Closing Date. This Agreement shall close within 7 days of signed contract (5) business days of execution on contract.

Repairs. Buyer Assumes property as-is condition and seller makes no repairs

Contingencies. None any additional terms and responsibilities are buyers are attached in Addendum A and C

Once approved, BUYER is allowed full access to show investors, contractors, and potential tenant buyers. The Garfield Heights Post #3445 Veterans of Foreign Wars of US.

XSELLER: E. Yoh

DATE: 12/1/17

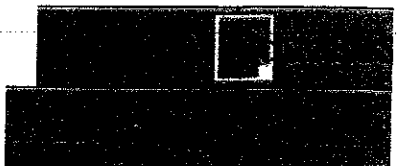
BUYER: Pitt Inc [Signature]

DATE: 12-8-17

Jon Husted Ohio Secretary

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Business Filing Portal



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Corporation Details

Corporation Details		
Entity Number	1792361	
Business Name	PITT, INC.	
Filing Type	CORPORATION FOR PROFIT	
Status	Active	
Original Filing Date	07/20/2008	
Expiry Date		
Location: EUCLID	County: CUYAHOGA	State:
Agent / Registrant Information		
RANDY A. PITTMAN 422 EAST 274TH STREET EUCLID, OH 44132 Effective Date: 07/20/2008 Contact Status: Active		
Incorporator Information		
RANDY A. PITTMAN DUSHAWN HARRIS ANGELA FRANKLIN		
Filings		
Filing Type	Date of Filing	Document Number/Image
DOMESTIC ARTICLES/FOR PROFIT	07/20/2008	200819601118



Realty Trust Services



CONSUMER GUIDE TO AGENCY RELATIONSHIPS

We are pleased you have selected **Realty Trust Services** to help you with your real estate needs. Whether you are selling, buying or leasing real estate, **Realty Trust Services** can provide you with expertise and assistance. Because this may be the largest financial transaction you will enter into, it is important to understand the role of the agents and brokers with whom you are working. Below is some information that explains the various services that agents can offer and their options for working with you:

Representing the Sellers

Most sellers of real estate choose to list their home for sale with a real estate brokerage. When they do so, they sign a listing agreement that authorizes the brokerage and the listing agent to represent their interests. As the seller's agent, the brokerage and listing agent must: follow the seller's lawful instructions, be loyal to the seller, promote the seller's best interests, disclose material facts to the seller, maintain confidential information, act with reasonable skill and care, and account for any money they handle in the transaction. In rare circumstances, a listing broker may offer "subagency" to other brokerages, which would also represent the seller's interests and owe the seller these same duties.

Representing Buyers

When purchasing real estate, buyers usually choose to work with a real estate agent as well. Often the buyers want to be represented in the transaction. When they do so, they sign an agency agreement that authorizes the brokerage and the buyer's agent to represent their interests. This is referred to as buyer's agency. A brokerage and agent that agree to represent a buyer's interest in a transaction must: follow the buyer's lawful instructions, be loyal to the buyer, promote the buyer's best interests, disclose material facts to the buyer, maintain confidential information, and account for any money they handle in the transaction.

Dual Agency

Occasionally, the same agent and brokerage that represent the seller also represent the buyer. This is referred to as dual agency. When a brokerage and its agents become "dual agents," they must maintain a neutral position between the buyer and the seller. They may not advocate the position of one client over the best interests of the other client, or disclose any personal or confidential information to the other party without written consent.

Representing Both the Buyer & Seller

On occasion, the buyer and seller will each be represented by two different agents from the same brokerage. In this case, the agents may each represent the best interest of their respective clients. Or, depending on company policy, the agents may both act as dual agents and remain neutral in the transaction. When either of the above occurs, the brokerage will be considered a dual agent. As a dual agent, the brokerage and its managers will maintain a neutral position and cannot advocate for the position of one client over another. The brokerage will also protect the confidentiality of all parties.

For more information on agency law in Ohio, contact the Ohio Division of Real Estate & Professional Licensing at (614) 466-4100, or online at www.com.ohio.gov/real.

Working With Realty Trust Services- Our Policy On Agency

Realty Trust Services does offer representation to both buyers and sellers. Therefore, the potential exists for one agent to represent a buyer who wishes to purchase property listed with another agent in our company. If this occurs, each agent will represent their own client, but **Realty Trust Services** and its managers will act as a dual agent. This means the brokerage and its managers will maintain a neutral position and not take any actions that will favor one side over the other. **Realty Trust Services** will still supervise both agents to assure that their respective clients are being fully represented and will protect the parties' confidential information.

In the event that both the buyer and seller are represented by the same agent, the agent and **Realty Trust Services** will act as a dual agent but only if both parties agree. As a dual agent, they will treat both parties honestly, prepare

and present offers at the direction of the parties, and help the parties fulfill the terms of any contract. They will not, however, disclose any confidential information that would place one party at an advantage over the other or advocate or negotiate to the detriment of either party.

If dual agency occurs, you will be asked to consent to that in writing. If you do not agree to your agent acting as a dual agent, you can ask that another agent in our company be assigned to represent you, you can seek representation from another brokerage or you choose to be unrepresented by an agent.

As a buyer, you may also choose to represent yourself on properties Realty Trust Services has listed. In that instance, Realty Trust Services will represent the seller and you would represent your own best interests. Because the listing agent has a duty of full disclosure to the seller, you should not share any information with the listing agent that you would not want the seller to know.

Working With Other Brokerages

When Realty Trust Services lists property for sale, it also cooperates with, and offers compensation to, other brokerages that represent buyers. Realty Trust Services does reserve the right, in some instances, to vary the compensation it offers to other brokerages. As a seller, you should understand that just because Realty Trust Services shares a fee with a brokerage representing the buyer, it does not mean that you will be represented by that brokerage. Instead, that company will be looking out for the buyer and Realty Trust Services will be representing your interests. When acting as a buyer's agent, Realty Trust Services also accepts compensation offered by the listing broker. If the property is not listed with any broker, or the listing broker does not offer compensation, we will attempt to negotiate for a seller-paid fee.

Fair Housing Statement

It is illegal, pursuant to the Ohio Fair Housing Law, division (H) of Section 4112.02 of the Revised Code and the Federal Fair Housing Law, 42 U.S.C.A. 3601, to refuse to sell, transfer, assign, rent, lease, sublease or finance housing accommodations, refuse to negotiate for the sale or rental of housing accommodations, or otherwise deny or make unavailable housing accommodations because of race, color, religion, sex, familial status as defined in Section 4112.01 of the Revised Code, ancestry, military status as defined in that section, disability as defined in that section, or national origin or to so discriminate in advertising the sale or rental of housing, in the financing of housing, or in the provision of real estate brokerage services. It is also illegal, for profit, to induce or attempt to induce a person to sell or rent a dwelling by representations regarding the entry into the neighborhood of a person or persons belonging to one of the protected classes. (Effective: 3/25/08)

We hope you find this information to be helpful to you as you begin your real estate transaction. When you are ready to enter into a transaction, you will be given an Agency Disclosure Statement that specifically identifies the role of the agents and brokerages. Please ask questions if there is anything you do not understand. If you want to see the Realty Trust Services complete Agency Policy or have further questions feel free to call our broker Andrew W Morris at 440-427-0123.

Because it is important that you have this information, Ohio law requires that we ask you to sign below to acknowledge receipt of this pamphlet. Your signature will not obligate you to work with our company if you do not choose to do so.

V F W GARFIELD HTS POST 3545
Name (Please Print)

Pitt Inc
Name (Please Print)

[Signature]
Signature Date 11/27/17

[Signature]
Signature Date 12-8-17

ADDENDUM A

This is an Addendum to the Purchase Agreement dated November 27, 2017, 2015,
for the purchase and sale of the Property known as (Street Address) 4727 Turney Road
Garfield Heights, (City) 44125, Ohio,
between Pitt Inc. ("BUYER")
and The Garfield Heights post #3445 Veterans of Foreign Wars of United S ("SELLER").

The following is hereby mutually agreed upon by said BUYERS and the SELLERS:

- 1.) Buyer assumes property as-is and assumes all back tax liability seller makes not repairs.
- 2.) Buyer will have deed filed with county to remove all owner ship from :
The Garfield Heights post #3445 Veterans of Foreign Wars of United States, a corporation.
- 3.) All preperation and processing costs of deed will be buyers reponsibility.
- 4.) The Garfield Heights post #3445 Veterans of Foreign Wars of United States, a corporation will be responsible returning the Deed to Avalon Escrow located at 21380 Lorain Road Unit #201 Fairview Park Ohio , 44126

BUYER

DATE

Pitt Inc Ralph A Pitt 12-8-17
BUYER DATE

SELLER

DATE

X E. York 11/27/2017
SELLER DATE

ADDENDUM C

This is an Addendum to the Purchase Agreement dated December 1, 2017,
for the purchase and sale of the Property known as (Street Address) 4727 Turney Road
Garfield Heights, (City) 44125, Ohio,
between Pitt Inc. ("BUYER")
and The Garfield Heights post #3445 Veterans of Foreign Wars of United S ("SELLER").

The following is hereby mutually agreed upon by said BUYERS and the SELLERS:

- 1.) Buyer is aware that City of Garfield Heights is planning development of this property as part of development plan for the area and advised VFW that property should not be sold but has not offered to purchase property from VFW.
- 2.) Buyer is to assume property as-is and assume all back taxes due on the property.
- 3.) Agent has advised the buyer of the above information and Buyer knows that agent only represents owner, not buyer.
- 4.) Buyer assumes any legal consequences of this purchase and indemnifies owner and owners agents.
- 5.) Buyer has received professional council and understands the potential risks of purchasing a property subject to existing liens.

Pitt INC.
BUYER
The Garfield Heights post #3445
Veterans of Foreign Wars of US.
SELLER

[Signature] 12/18-17
BUYER
X [Signature] 12/11/2017
SELLER

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Property Address: 4727 Turney Road Garfield Hegiths Ohio 44125

Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

(i) [] Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

(ii) [X] Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the seller (check (i) or (ii) below):

(i) [] Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

(ii) [X] Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgment

(c) [X] Purchaser has received copies of all information listed above.

(d) [X] Purchaser has received the pamphlet Protect Your Family from Lead in Your Home.

(e) Purchaser has (check (i) or (ii) below):

(i) [X] received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

(ii) [] waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment

(f) [X] Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

V F W GARFIELD HTS POST 3545
Seller [Signature] 12-8-17
Purchaser Christopher Kaylor
Agent [Signature] 12/27/17

CUYAHOGA COUNTY FISCAL OFFICER

544-05-028

Daly

12/11/2017 11:46:00 A

g-12112017-10

Tax Dist. 3150

PITT, INC

Quit Claim Deed

LUC: 4650 EX:

Sale Amt: \$ 25,154.00

LAND: 21,000

Conv. Fee: \$ 100.80

BLDG: 60,000

CASH

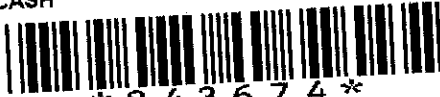
TOTAL: 81,000

CUYAHOGA COUNTY

OFFICE OF FISCAL OFFICER - 2

DEQC 12/11/2017 11:50:41 AM

201712110426



Quit Claim Deed *

The Garfield Heights post #3445 Veterans of Foreign Wars of United States, a corporation, of Cuyahoga County, OH, for valuable consideration paid, grants all such right and title as the said grantor has or ought to have in to Pitt Inc, whose tax-mailing address is 528 Preserve lane Macedonia, Ohio 44056 the following **REAL PROPERTY**:

Part of subplot No. 5 in the Rusholme Realty Company's subdivision of part of original One Hundred acre lots Nos. 481 and 482 as shown by the recorded plat of said subdivision in Volume 54 of Maps, Page 2 of Cuyahoga County Records, bounded and described as follows:

Beginning in the northerly line of Greenview Avenue at the southeasterly corner of said subplot No. 5; thence northerly along the easterly line of said subplot, 100.84 feet to the most northerly corner thereof; thence, southwesterly along the northwesterly line of said subplot, 131.27 feet to the northeasterly line of Turney Road as widened by appropriation in Insolvency Court Case No. 111519, Docket No. 23; thence southeasterly along the northeasterly line of Turney Road as widened 33.91 feet to the northerly end of a turnout between said northeasterly line of Turney Road as widened and the northerly line of Greenview Avenue; thence southeasterly along said turnout 16 feet to the easterly and thereof; thence easterly along said northerly line of Greenview Avenue 85.43 feet to the place of beginning as appears by said plat, be the same more or less, but subject to al legal highways.

Tax ID: 544-05-028

Address: 4727 Turney Road, Garfield Heights, OH 44125

Prior Instrument Reference: Instrument Vol 5479 Page 86 of the Deed Records of Cuyahoga County, Ohio and recorded November 30, 1942

TO HAVE AND TO HOLD the premises aforesaid, with all the appurtenances thereunto belonging to the said grantor, his heirs and assigns, so that neither the said grantor, nor his heirs or successors, nor any other persons claiming title through or under him, shall or will hereafter claim or demand any right or title to the premises, or any part thereof; but they and every one of them shall by these presents be excluded and forever barred.

This Legal Description Complies with
The Cuyahoga Transfer and
Conveyance Standards and is approved
for transfer.

DEC 11 2017

Mark Hudson

Agent

EXECUTED this 28 day of November, 2017.

The Garfield Heights post #3445
Veterans of Foreign Wars of United States

E. Yoder {SEAL}
BY: Evrin Yoder,

State of Ohio
County of Cuyahoga

BE IT REMEMBERED, That on this 28 day of November, 2017, before me, the subscriber, a Notary Public in and for the jurisdiction aforesaid, personally appeared Evrin Yoder who acknowledged himself/herself to be the Adjutant of The Garfield Heights post #3445 Veterans of Foreign Wars of United States, and he, as such Adjutant being authorized to do so, made oath in due form of law that the facts and matters set forth in the preceding instrument are true and executed the foregoing instrument for that purpose by signing the name of the maker by himself as Adjutant

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my Official seal on the day and year last aforesaid.

Margaret Ann Dozier
Notary Public
My commission expires 9/14/2020

This instrument was prepared by: Grantor

EVRIN YODER

Auditor's and Recorder's Stamps



MARGARET ANN DOZIER
Notary Public, State of Ohio
My Commission Expires
September 14, 2020



Realty Trust Services

Residential Property Exclusive Right to Sell Agreement

Seller, as owner or having the right and power to act for the owner of the following property (the "Property") hereby authorizes Broker, Realty Trust Services, to offer for sale the Property at the price and terms stated below.

Property: 4727 Turney Road Garfield Heights, Oh 44125

(Street Address)

(Municipality)

(State)

(Zip)

Perm. Parcel or Tax I.D. No. 544-05-028

1. List Price \$ 5,000 Change price to \$ _____ after _____
 Change price to \$ _____ after _____
 Change price to \$ _____ after _____

2. **Right to Sell:** In consideration of Broker's agreement to diligently work and secure a Purchaser for the Property, Seller hereby grants Broker the Exclusive Right to sell the Property from 11/21/2017 through midnight 5/01/2018. In the event of sale or exchange of the Property at the price and terms stated, or such other price and terms as may be acceptable to Seller, Seller agrees to pay Broker's commission, in the amount of seven percent (7%) of the Purchase Price. In addition, Seller shall pay an additional commission of ~~\$249.00~~ at closing to Realty Trust Services to cover administrative costs. Flat \$500

3. **Protection Period:** Seller agrees to refer to Broker all real estate licensees, customers, or prospects who may come to Seller directly during the Exclusive Period or any extension thereof. In the event of any sale or exchange of the Property within six (6) months after the Exclusive Period (or any extension thereof) has expired, it is further agreed that the Seller will pay the commission described above if the Purchaser has contact with Broker, or any real estate licensee regarding the purchase of the Property during the Exclusive Period (or any extension thereof), and Seller know or has been advised in writing of such contact. However, Seller shall not be obligated to pay said commission if Seller enters into a written exclusive right to sell agreement with another real estate Broker during such six month Protection Period.

4. **Authorization to Market:** Broker is authorized, at its sole discretion, to place a for sale sign on the property, if permitted by law, to remove all other such signs, to place a lock box on the property, to have access to the property at all reasonable times for the purpose of showing it to prospective purchasers, to cooperate with other brokers and use photos of same for promotional purposes. The property shall be entered into multiple listing services subject to the rules and regulations of that service.

5. **Fair Housing:** It is illegal, pursuant to the Ohio Fair Housing Law, Division (H) of section 4112.02 of the Revised Code and the Federal Fair Housing Law 42 U.S.C.A. Section 3601 to refuse to sell, transfer, assign, rent, lease, sublease, or finance Housing accommodations, refuse to negotiate for the sale or rental of housing accommodations, or otherwise deny to make unavailable housing accommodations because of race, color, religion, sex, familial status, as defined in Section 4112.01 of the Revised Code, ancestry, handicap, disability, as defined in that section, or national origin, or to so discriminate in advertising the sale or rental of housing, in the financing of housing, or in the provision of real estate brokerage services. It is also illegal for profit, to induce or attempt to induce a person to sell or rent a dwelling by representations regarding the entry into the neighborhood of a person or persons belonging to one of the protected classes.

6. **Seller's Property Description:** I understand that the information which I provide to the Broker as listing information will be used to advertise my property to the public and it is essential that this information be accurate. I HAVE REVIEWED THE MLS LISTING INPUT SHEET (OR MARKED UP PREVIOUS MLS PRINT OUT) AND REPRESENT THAT THE INFORMATION CONTAINED IN IT IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE. Though I am listing my property in its present condition ("as is" condition), I understand that I may be held responsible by a Purchaser for any latent or hidden undisclosed defects in my property which are known to me but which are not disclosed to the Purchaser at the time of sale. I have completed the "RESIDENTIAL PROPERTY DISCLOSURE FORM." I understand that the Disclosure and its contents will be shared with prospective Purchasers and with any person or entity in connection with the actual or anticipated sale of this property. I further agree to disclose any additional items, which may become known to me, prior to recording the deed. I understand that if prior to the acceptance of a purchase agreement, I do not provide said "RESIDENTIAL PROPERTY DISCLOSURE FORM" to the Purchaser, then the Purchaser may terminate the purchase agreement without penalty. I AM AWARE OF NO OTHER PROBLEMS OR DEFECTS IN THE PROPERTY, EXCEPT AS STATED WITHIN THE RESIDENTIAL PROPERTY DISCLOSURE FORM.

7. **Title:** Title will be conveyed to the Purchaser or nominee by appropriate deed, with release of dower, if any, and Seller shall pay for a title search and the premium for an Owners Policy of the Title Insurance issued in the amount of the purchase price insuring title except for allowable exceptions appearing in the Purchase Agreement. **Appurtenant Fixtures:** Items such as wall-to-wall carpeting, garage door openers, smoke detectors, built-in appliances, light fixtures, landscaping and many indoor and outdoor decorative items, if any, may legally be "fixtures" and, if so, they must remain with the property unless specifically excluded in the Purchase Agreement. Discuss this matter with your agent/Broker to avoid uncertainty regarding what you may take and what should remain with the property and make specific provisions for these items in such Purchase Agreement. **Fixtures Excluded from Sale:** _____

8. **Home Warranty:** I agree to provide not to provide a limited home warranty program from _____ at a charge of \$ _____ plus options, if any. I understand a broker or agent may be compensated if I offer or pay for a home warranty program on this Property.

9. **Municipal Required Inspection:** I agree to apply for and obtain any inspections and/or certificates required by law and shall place said document(s) in escrow. The responsibility for curing said violations shall be assumed by the seller purchaser.

10. **Fees to Sub Agents and Dual Agents:** Owner authorizes Broker to list the Property in any Multiple Listing Service. Owner authorizes Broker to offer compensation in accordance with Broker's company policy, which is to offer 3% part of that Fee compensation to Subagent or Buyer's agents. Owner has received Broker's written disclosure of its company policy on agency relationships. If prospective buyer of the Property is represented by Broker, or any other agent of Broker, or if the prospective buyer is an employee or agent of Broker, Broker will be considered a "dual agent" (that is agent of both Owner and Seller).

11. **Lead Based Paint Disclosure:** Owner has been advised that if the Property contains housing constructed before 1978 Owner is required (a) to provide to the Purchaser a federally approved lead hazard information pamphlet; (b) to disclosing to Broker and the purchaser the presence of any known lead based paint and/or lead based paint hazards on the Property and (c) to provide to Broker and the purchaser any additional information, records or reports in Owner's possession or available to Owner pertaining to lead based paint hazards in the Property. In addition, Owner must provide to Purchaser a 10-day opportunity to conduct a risk assessment or inspection of the Property for the presence of lead based paint and/or lead based paint hazards, unless waived by the purchaser in writing. Finally, any contract for the sale of Property shall include an attachment containing a Lead Warning Statement as well as the information and disclosure described above. Owner agrees to comply with these requirements and to indemnify, defend and hold Broker harmless against any claims, damages, losses or expenses, including attorney's fees, arising from Owner's violation of these requirements.

12. **Additional terms:** _____

The word "I" in this agreement shall mean all sellers, jointly and severally, who have signed this agreement. I understand that this agreement does not guarantee the sale of my property. I hereby acknowledge receipt of a signed copy of this agreement (If seller is married, both signatures are required).

SELLER: V F W GARFIELD HTS POST 3545

DATE: _____

SELLER: *E. Y. Ode*

DATE: 11/27/17

ADDRESS: _____

PHONE: _____

AGENT: Christopher Kaylor *Christopher Kaylor*

DATE: 11/27/17

OFFICE: REALTY TRUST SERVICES, LLC, 29550 Detroit Road, Suite 102, Westlake, OH 44145

COMPANY LICENSE NUMBER: REC.2009001863 MANAGER BROKER: ANDREW W MORRIS NUMBER: 440-427-0123

THIS AGREEMENT IS A LEGALLY BINDING CONTRACT IF YOU HAVE ANY QUESTIONS OF LAW, CONSULT YOUR ATTORNEY.

