

EXHIBIT "A"

Parcel No. 16-30-152-001

Situated in the City of Mason, Warren County, Ohio, and being the entire Lot 130, as said lot is known and designated on the revised plat of the Village of Mason, and bounded and described as follows: Beginning at an iron pin in the Easterly line of Section Line Street, said pin being the northwesterly corner of lot 130; running thence from said point of beginning , with the lines of lot 130, on the following courses:

- 1) with the southerly line of an alley, south 82 degrees 59 minutes 55 seconds east 132.00 feet to an iron pin;
- 2) with the westerly line of an alley, south 5 degrees 48 minutes 50 seconds west 84.17 feet to an iron pin;
- 3) north 82 degrees 59 minutes 55 seconds west 132.00 feet to an iron pin the easterly line of Section Line Street;
- 4) with the easterly line of Section Line Street, north 5 degrees 48 minutes 50 seconds east 84.17 feet to the point of beginning. Subject to all legal highways, easements, and restrictions of record.

Parcel No. 16-30-152-001

U.S. DEPARTMENT OF HOUSING & URBAN DEVELOPMENT
SETTLEMENT STATEMENT

A. **B. TYPE OF LOAN:**
 1. FHA 2. FmHA 3. CONV. UNINS. 4. VA 5. CONV. INS.
 6. FILE NUMBER: 07-03-0157 7. LOAN NUMBER:
 8. MORTGAGE INS CASE NUMBER:

C. NOTE: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "[POC]" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.
 1.0 3/98 (07-03-0157 PFD/07-03-0157/23)

D. NAME AND ADDRESS OF BORROWER:
 City of Mason, Ohio
 6000 Mason-Montgomery Road
 Mason, OH 45040

E. NAME AND ADDRESS OF SELLER:
 Trent E. Heimann
 Lisa A. Heimann
 7820 Clearwater Court
 Mason, OH 45040

F. NAME AND ADDRESS OF LENDER:
 CASH

G. PROPERTY LOCATION:
 212 Section Street
 Mason, OH 45040
 Warren County, Ohio

H. SETTLEMENT AGENT:
 WOOD & LAMPING, LLP
 600 Vine Street, Suite 2500
 Cincinnati, Ohio 45202

I. SETTLEMENT DATE:
 April 11, 2007

J. SUMMARY OF BORROWER'S TRANSACTION		K. SUMMARY OF SELLER'S TRANSACTION	
100. GROSS AMOUNT DUE FROM BORROWER:		400. GROSS AMOUNT DUE TO SELLER:	
101. Contract Sales Price	140,000.00	401. Contract Sales Price	140,000.00
102. Personal Property		402. Personal Property	
103. Settlement Charges to Borrower (Line 1400)		403.	
104.		404.	
105.		405.	
<i>Adjustments For Items Paid By Seller in advance</i>		<i>Adjustments For Items Paid By Seller in advance</i>	
106. City/Town Taxes to		406. City/Town Taxes to	
107. County Taxes to		407. County Taxes to	
108. Assessments to		408. Assessments to	
109.		409.	
110.		410.	
111.		411.	
112.		412.	
120. GROSS AMOUNT DUE FROM BORROWER	140,000.00	420. GROSS AMOUNT DUE TO SELLER	140,000.00
200. AMOUNTS PAID BY OR IN BEHALF OF BORROWER:		500. REDUCTIONS IN AMOUNT DUE TO SELLER:	
201. Deposit or earnest money		501. Excess Deposit (See Instructions)	
202. Principal Amount of New Loan(s)		502. Settlement Charges to Seller (Line 1400)	208.00
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	
204.		504. Payoff of first Mortgage to Popular Mortgage	114,883.66
205.		505. Payoff of second Mortgage	
206.		506.	
207.		507.	
208. Transfer Security Deposit	325.00	508. Transfer Security Deposit	325.00
209.		509.	
<i>Adjustments For Items Unpaid By Seller</i>		<i>Adjustments For Items Unpaid By Seller</i>	
210. City/Town Taxes to		510. City/Town Taxes to	
211. County Taxes 07/01/06 to 04/12/07	1,888.14	511. County Taxes 07/01/06 to 04/12/07	1,888.14
212. Assessments to		512. Assessments to	
213.		513.	
214.		514.	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. TOTAL PAID BY/FOR BORROWER	2,213.14	520. TOTAL REDUCTION AMOUNT DUE SELLER	117,304.80
300. CASH AT SETTLEMENT FROM/TO BORROWER:		600. CASH AT SETTLEMENT TO/FROM SELLER:	
301. Gross Amount Due From Borrower (Line 120)	140,000.00	601. Gross Amount Due To Seller (Line 420)	140,000.00
302. Less Amount Paid By/For Borrower (Line 220)	(2,213.14)	602. Less Reductions Due Seller (Line 520)	(117,304.80)
303. CASH (X FROM) (TO) BORROWER	137,786.86	603. CASH (X TO) (FROM) SELLER	22,695.20

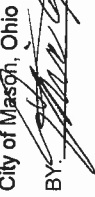
By signing page 2 of this statement, the signatories acknowledge receipt of a completed copy of page 1 of this two page statement.

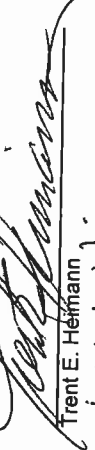

LSA
YEA

L. SETTLEMENT CHARGES

700. TOTAL COMMISSION Based on Price		\$	@	%	Paid FROM BORROWER'S FUNDS AT SETTLEMENT	Paid FROM SELLER'S FUNDS AT SETTLEMENT
Division of Commission (line 700) as Follows:						
701. \$	to					
702. \$	to					
703. Commission Paid at Settlement						
704.	to					
800. ITEMS PAYABLE IN CONNECTION WITH LOAN						
801. Loan Origination Fee	%	to				
802. Loan Discount	%	to				
803. Appraisal Fee		to				
804. Credit Report		to				
805. Lender's Inspection Fee		to				
806. Mortgage Ins. App. Fee		to				
807. Assumption Fee		to				
808.						
809.						
810.						
811.						
900. ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE						
901. Interest From	to	@ \$	/day	(days	%)	
902. MIP Tolins. for LifeOfLoan	for	months to				
903. Hazard Insurance Premium for	1.0 years	to				
904.						
905.						
1000. RESERVES DEPOSITED WITH LENDER						
1001. Hazard Insurance	months @ \$	per month				
1002. Mortgage Insurance	months @ \$	per month				
1003. City/Town Taxes	months @ \$	per month				
1004. County Taxes	months @ \$	per month				
1005. Assessments	months @ \$	per month				
1006.	months @ \$	per month				
1007.	months @ \$	per month				
1008.	months @ \$	per month				
1100. TITLE CHARGES						
1101. Settlement or Closing Fee	to					
1102. Abstract or Title Search	to					
1103. Title Examination	to					
1104. Title Insurance Binder	to					
1105. Document Prep/Deed & Satifac.	to	Wood & Lamping, LLP				
1106. Notary Fees	to					125.00
1107. Attorney's Fees	to					
<i>(includes above item numbers:)</i>						
1108. Title Insurance	to	Thomas M. Woebkenberg as agent for CTIC				
<i>(includes above item numbers:)</i>						
1109. Lender's Coverage	\$					
1110. Owner's Coverage	\$					
1111.						
1112.						
1113.						
1200. GOVERNMENT RECORDING AND TRANSFER CHARGES						
1201. Recording Fees: Deed \$:	Mortgage \$:	Releases \$	28.00	
1202. City/County Tax/Stamps: Deed			:	Mortgage		
1203. State Tax/Stamps: Revenue Stamps			:	Mortgage		
1204.						
1205.						
1300. ADDITIONAL SETTLEMENT CHARGES						
1301. Survey	to					
1302. Pest Inspection	to					
1303. Express Payoff & Disb Fee	to	Wood & Lamping LLP				55.00
1304.						
1305.						
1400. TOTAL SETTLEMENT CHARGES (Enter on Lines 103, Section J and 502, Section K)					0.00	208.00

The undersigned hereby acknowledge receipt of a completed copy of pages 1&2 of this statement & any attachments referred to herein. I HAVE CAREFULLY REVIEWED THE HUD-1 SETTLEMENT STATEMENT AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, IT IS A TRUE AND ACCURATE STATEMENT OF ALL RECEIPTS AND DISBURSEMENTS MADE ON MY ACCOUNT OR BY ME IN THIS TRANSACTION. I FURTHER CERTIFY THAT I HAVE RECEIVED A COPY OF THE HUD-1 SETTLEMENT STATEMENT.

Borrower
 City of Mason, Ohio
 BY: 

Seller
 Trent E. Heilmann

 Lisa A. Heilmann


TO THE BEST OF MY KNOWLEDGE, THE HUD-1 SETTLEMENT STATEMENT WHICH I HAVE PREPARED IS A TRUE AND ACCURATE ACCOUNT OF THE FUNDS WHICH WERE RECEIVED AND HAVE BEEN OR WILL BE DISBURSED BY THE UNDERSIGNED AS PART OF THE SETTLEMENT OF THIS TRANSACTION.

 Wood & Lamping, LLP
 Settlement Agent

WARNING: IT IS A CRIME TO KNOWINGLY MAKE FALSE STATEMENTS TO THE UNITED STATES ON THIS OR ANY SIMILAR FORM. PENALTIES UPON CONVICTION CAN INCLUDE A FINE AND IMPRISONMENT. FOR DETAILS SEE: TITLE 18 U.S. CODE SECTION 1001 & SECTION 1010.

GENERAL WARRANTY DEED



TRENT E. HEIMANN AND LISA A. HEIMANN, Husband and Wife, (hereinafter "GRANTORS") of Warren County, Ohio, for valuable consideration grants and conveys with general warranty covenants to the CITY OF MASON, OHIO, an Ohio municipal corporation (hereinafter "GRANTEE"), whose tax-mailing address is 6000 Mason-Montgomery Road, Mason, Ohio 45040, the following real property situated in the State of Ohio, County of Warren:

See attached legal descriptions marked Exhibit "A".

The property is conveyed subject to and there are hereby excepted from the general warranty covenants all easements and restrictions of record, established easements, zoning ordinances and real estate taxes and assessments, which are due, but not yet payable.

Prior Instrument Reference: Official Record Book 3327, Page 544, Warren County, Ohio records.

Executed by TRENT E. HEIMANN AND LISA A. HEIMANN, Husband and Wife, who have hereunto set their hands this 11th day of April, 2007.

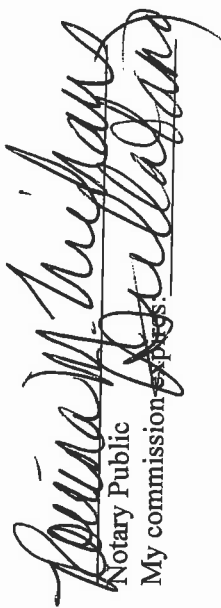

TRENT E. HEIMANN

LISA A. HEIMANN

STATE OF OHIO)
COUNTY OF WARREN)

) SS:
)

BE IT REMEMBERED that on this 11th day of April, 2007, before me, the subscriber, a Notary Public in and for said County and State, personally appeared TRENT E. HEIMANN AND LISA A. HEIMANN, Husband and Wife, and acknowledged that said instrument was signed as their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my notarial seal on the day and year first above written.


Notary Public
My commission expires _____

This instrument was prepared by: Kenneth J. Schneider, Esq., Wood & Lamping LLP, 600 Vine Street, Suite 2500, Cincinnati, Ohio 45202. Doc 315206