

SUPERIOR COURT OF ARIZONA
MARICOPA COUNTY

CV 2007-003114

08/02/2007

HONORABLE A. CRAIG BLAKEY II

CLERK OF THE COURT

L. Gilbert

Deputy

FIRST EMPIRE FINANCIAL GROUP INC

RONALD W MEYER

v.

MICHEAL C KENNEDY, et al.

MICHEAL C KENNEDY
7730 E MCDOWELL RD #107
SCOTTSDALE AZ 85257

RONALD P LEDERMAN
1457 E GRANADA CIR
MESA AZ 85203
FUJIYE LEDERMAN
1457 E GRANADA CIR
MESA AZ 85203
RICHARD TICHY
FIRST EMPIRE FINANCIAL GROUP
PO BOX 25576
SCOTTSDALE AZ 85255

MINUTE ENTRY

The Court has considered the parties' respective Designations of Real Estate Broker. Plaintiff's recommended agent has had previous dealings with Plaintiff's counsel and thus, like Plaintiff's prior recommendation, is not impartial. Therefore,

IT IS ORDERED appointing Defendant's suggested third-party realtor, Al Gage.

SUPERIOR COURT OF ARIZONA
MARICOPA COUNTY

CV 2007-003114

08/02/2007

IT IS FURTHER ORDERED:

1. APPOINTMENT. **Al Gage, P.C., RE/MAX, 13020 W. Rancho Santa Fe Blvd., Avondale, AZ, 85323, (623) 536-8200** is appointed as the real estate agent to market and sell the real property at: **304 E. Madison, Avondale, AZ, 85323** and more particularly described as: **LOT 159, OF CASA LOMAS UNIT 3, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARCOPA COUNTY, ARIZONA, RECORDED IN BOOK 222 OF MAPS, PAGE 25.**

2. INSURANCE. The Realtor shall maintain a policy of Errors and Omissions Insurance.

3. COOPERATION AND ACCESS. The parties and their attorneys shall cooperate in good faith in providing access to the property by the Realtor. The party in possession of the premises shall provide the Realtor with a key to the property within 48 hours after a request by the Realtor. The Realtor shall attempt to give reasonable notice to the parties before gaining access to the premises at reasonable times.

4. MARKET ANALYSIS AND APPRAISAL. The Realtor shall, within ten days of being granted access to the premises, cause a market analysis of said property to be made, and shall deliver copies of said market analysis to the parties and (if applicable) to the parties' attorneys. Within ten days after receipt of the market analysis, either party may provide written comments about the market analysis to the Realtor, and either party or the Realtor may request an appraisal. The cost of the appraisal shall be paid by the requesting party or parties upon demand. The Realtor shall have no obligation to obtain an appraisal unless the parties advance the appraisal fee except in those cases when the Realtor is requesting the appraisal. In such cases, the Realtor shall advance the appraisal fee to be reimbursed from the proceeds of sale after close of escrow. The Realtor shall select an appraiser agreed to by both parties except that if the parties are unable to agree, the Realtor shall select an independent appraiser.

5. LISTING. The subject real property shall be listed for sale in a commercially reasonable manner at the value estimated by the market analysis or, if applicable, at the appraised value. The parties shall execute and deliver a listing agreement substantially consistent with the current model listing agreement approved by Arizona Association of Realtors, and shall so deliver said listing agreement within three (3) days of presentation by the Realtor. As used in this Order, the term "commercially reasonable manner" includes, but is not limited to [a] listing the property on the Multiple Listing Service (hereinafter, MLS), [b] stating a fair description of the properties' features, and [c] a statement of terms the sellers and the Realtor will, and (as appropriate) will not, consider. If either party fails or refuses to execute the listing

SUPERIOR COURT OF ARIZONA
MARICOPA COUNTY

CV 2007-003114

08/02/2007

agreement as presented, the Realtor may sign for them. The listing shall contain a provision that "the sale is subject to Court approval".

6. **REPORTS.** The Realtor shall upon request by either party or the Court report, in writing, the efforts made to sell the property. The Realtor shall deliver copies of said report to both parties and (if applicable) their counsel, every 30 days. Said report shall include recommendations, if any, for changes to the offering terms. The report shall not be filed directly with the Court, however, either party may submit any or all reports for the Court's consideration in further proceedings.

7. **OFFERS.** The parties shall consider all written offers for purchase of the subject real property. Approval of terms of offer shall not be unreasonably withheld; approval, rejection, or counter-offer shall be made timely and in the manner necessary to consummate an arms-length real property transaction.

8. **CHANGES.** The Realtor shall determine if reasonable changes are necessary to the terms of listing the property for sale if, after a period of not less than 90 days from the date of first publication in the MLS, the property remains unsold. As applied herein, "unsold" means the parties have not accepted a written offer for sale. The Realtor shall make a recommendation in writing to the parties, and, if applicable, to their attorneys. If either party fails, neglects or refuses to deliver a written approval to/of changes to the terms of listing recommended by the Realtor, the Realtor or either party may petition the Court for hearing. Pending hearing, changes to the terms of listing suggested by the Realtor shall be the terms which the property is offered for sale; the MLS listing shall note stated terms under these conditions to be "subject to Court approval". If neither party has requested a hearing within ten (10) days of mailing to their last known address or delivery of notice of the change recommended by the Realtor, the recommendation shall be deemed accepted by the parties, and the phrase "subject to Court approval" may be removed from the MLS.

9. **COURT APPROVAL.** If the Realtor receives a written offer to purchase the subject real property that the parties, or either of them, reject, the Realtor may petition the Court for an accelerated hearing and for acceptance of the offer. If, after accelerated hearing, the Court determines the offer should be accepted, the Court may direct the Realtor to make, execute and deliver the appropriate documents for consummation of sale. The Court shall impose sanctions against the party having unreasonably withheld approval of sale.

10. **PROCEEDS.** Net proceeds of sale shall be impounded by the title company engaged by the Realtor, pending written agreement of the parties or Order of the Court.

SUPERIOR COURT OF ARIZONA
MARICOPA COUNTY

CV 2007-003114

08/02/2007

11. COMMISSION. Upon close of escrow, the Realtor and the selling broker shall be paid a commission consistent with the reasonable and customary fees paid to Realtors in similar transactions in Maricopa County, Arizona.

12. PURCHASE BY PARTY. In the event either party wishes to purchase the subject real property, the purchasing party shall submit an offer to the other party in writing and provide a copy to the Realtor. No party shall reject an offer unless that party can make a factual showing as to a reasonable basis for the rejection. All such offers that are rejected may be submitted to the Court for approval. In the event of an owner purchase or property withdrawal from sale based upon an agreement of the parties, Realtor compensation shall be paid as follows:

a. Offers made and accepted prior to an executed listing agreement that are approved by the Court or agreed to by the parties shall result in a reasonable fee for the time expended, including preparation of the market analysis;

b. Agreements to sell by the parties or agreements approved by the Court after the listing agreement shall subject the offering owner to payment of a fee to the Realtor. The fee shall be the greater of one percent (1%) of the total selling price or a reasonable hourly fee for the efforts expended by the Realtor based upon reasonable hourly rates to be approved by the Court. In all such cases, the out-of-pocket expenses of the Realtor shall be paid directly by the purchasing owner. All such fees and costs shall be paid from the proceeds of sale. In the event the proceeds of sale are insufficient to pay the Realtor costs and fees, those fees shall be paid by the purchasing owner prior to close of escrow.

c. If, after receipt by the Realtor of a bona fide offer to purchase the real property from a third party, either owner makes a written offer to purchase the real property, which offer is approved by the Court, the purchasing owner shall pay a commission to the Realtor in the amount of three and one-half percent (3.5%) of the total selling price. A bona fide offer means an offer from a qualified purchaser presenting commercially reasonable terms. Payment of the Realtor's fee shall be part of the Court's Order of approval requiring the payment as a contingency to the close of escrow.

13. SANCTIONS. The Court may impose additional sanctions for a party's unreasonable behavior under this order, including, but not limited to, adding an additional one percent (1%) of the selling price as compensation for services rendered as Realtor, over and above the reasonable and customary fees paid for similar services not involving a Realtor within Maricopa County. Other sanctions may include contempt, an award of attorney's fees, or removal from the premises.

SUPERIOR COURT OF ARIZONA
MARICOPA COUNTY

CV 2007-003114

08/02/2007

All parties representing themselves must keep the Court updated with address changes.
A form may be downloaded at: <http://www.superiorcourt.maricopa.gov/ssc/sschome.html>.

IT IS FURTHER ORDERED signing this minute entry as a formal order of this Court

/S/ A. CRAIG BLAKEY, II

HONORABLE A. CRAIG BLAKEY, II
JUDGE OF THE SUPERIOR COURT