			0000			1010 611-	7	70100	
,	-0	Tax year _		BOR n	0	2013-043	1- 21/	DTE 1 Rev. 12/22	
FILE CLARK COLIN		County	Clark	Date re	eceived	3/20/	1014	1164. 12/22	
CLARK COUN	1 Agon	iplaint /	Against th	e Valuatio	n of Re	eal Propert	У		
Answer all questions and type or print all information. Read instructions on back before completeing form. Answer all questions and type or print all information. Read instructions on back before completeing form. Attach additional pages if necessary.									
This form is for full market value complaints only. All other complaints should use DTE Form 2									
HILLARY H		i		complaint 🔲 (
AUDI	TOR			be sent only to the			0-4-		
4 O		LIDILID	Name			s, City, State, Zip	Code		
Owner of Property		НРІІІ Дау	ton, LLC, 1400 N	n. vvater St., Ste.	500, Milwa	aukee, WI 53212			
2. Complainant if not owner		Board of Education of the Springfield City Schools							
3. Complainant's agent		Mark Gillis, Rich & Gillis Law Group, LLC, 5747 Perimeter Dr., Ste 150, Dublin, OH 43017							
4. Telephone number	and email ac	dress of con	tact person: (61	4) 228-5822; mgi	llis@richgill	lislawgroup.com			
5. Complainant's relat	tionship to pro	perty if not o	owner: Section	n 5715.19, Ohio F	Revised Co	de			
		If more	than one parcel	is included, se	e "Multiple	Parcels" Instru	ction.		
6. Parcel numbers fro	m tax bill	Address of property							
340-07-00035-3	322-032	140 W. Mai	40 W. Main St.						
380000 3000 000000000000000000000000000									
7. Principal use of pro	perty: 450	I Condominiu	m office units						
8. The increase or de				omplaints suppo	ting audito	r's value mav hav	re -0- in Column C		
	1		Column A	1		olumn B			
Parcel Numbe	er	Complain	ant's Opinion o	f Value		ent Value	Column	С	
			ll Market Value			arket Value)	Change in \		
340-07-00035-322-	032		11,000,000		3.	,428,890	7,571,11	0	
0.000.0000			,,			, ,	.,		
		,		-					
9. The requested cha	ange in value	is justified fo	r the following re	asons.					
Recent arm's length				adono.					
	•								
10. Was property sold	within the las	t three years	? Yes ✓ No 🗆	Unknown ☐ If y	es, show da	ate of sale 09/29/	22 and sale price	\$11,000,000	
and attach inform	ation explaine	ed in "Instruc	tions for Line 10'	on back.					
11. If property was not									
12. If any improvemen	ar 2000 ou 2000				N/A	and total cost			
13. Do you intend to p		#1000000000000000000000000000000000000				No 🔽 Unknown	_	f	
14. If you have filed a valuation change reque 5715.19(A)(2) for a cor	ested must be	one of those							
✓ The property was sold in an arm's length transaction; ☐ The property lost value due to a casualty;									
☐ A substantial i				Property's of economic in			st 15% had a substa	ntial	
15. If the complainant complainant, R.C. 5715					nplaint with	respect to prope	rty not owned by the		
						o) and (7) and pro (A)(7) of that sect	vided notice prior to ion.	the adoption	
I declare under penaltic and belief is true, corre			plaint (including a	any attachments)	has been	examined by me	and to the best of my	knowledge	
Date 1/26/19	Com	plainant or a	gent (printed) _	Mark H. Gillis,	Esq.	Title (i	f Agent) Attorney for	Complainant	
		12	0 0		1	TO SELL			
Complainant or agent (this A	lay of Inth	111/1/1/20	24		Bobbi Jo Le	itz	
Sworn to and signed in	Sworn to and signed in my presence, this day of Fellula 2007 Notary Public, State of Ohio My Commission Expires 01-18-2025								
16-11	11 - 15	1	2	/ /		Some the same of	my Commission Expires	01-10-2025	

The Complainant in this matter asserts that the following provisions contained in R.C. §5715.19 violate the Article XII, Section 2 of the Ohio Constitution (the Uniform Rule provision), and the Due Process and Equal Protection clauses of both the United States Constitution and the Ohio Constitution:

- 1. The requirement that a property must have been "sold in an arm's-length transaction, as described in section 5713.03 of the Revised Code" before a complaint can be filed by a legislative authority of a subdivision, mayor of a municipal corporation, or third-party complainant as to property not owned by the complainant. There is no similar requirement imposed upon property owner complainants.
- 2. The requirement that a property must have been "sold in an arm's-length transaction, as described in section 5713.03 of the Revised Code, *before*, *but not after*; *the tax lien date* for the tax year for which the complaint is to be filed" before a complaint can be filed by a legislative authority of a subdivision, mayor of a municipal corporation, or third-party complainant as to property not owned by the complainant. There is no similar requirement imposed upon property owner complainants.
- 3. The requirement that a property must have been "(i) sold in an arm's-length transaction, as described in section 5713.03 of the Revised Code, before, but not after, the tax lien date for the tax year for which the complaint is to be filed and (ii) the sale price exceeds the true value of the property appearing on the tax list for that tax year by both ten percent and the amount of the filing threshold determined under division (J) of [R.C. 5715.19" before a complaint can be filed by a legislative authority of a subdivision, mayor of a municipal corporation, or third-party complainant as to property not owned by the complainant. There is no similar requirement imposed upon property owner complainants.
- 4. The requirement that a board of revision "is without jurisdiction to hear, and shall dismiss, the complaint" if "the board of revision has not rendered its decision on the complaint within one year after the date the complaint was filed" only if the original complaint is filed by the legislative authority of a subdivision, the mayor of a municipal corporation with territory in the county, or a third-party complainant. There is no similar requirement imposed upon original complaints filed by property owner complainants.

These issues are currently pending before the Franklin County Common Pleas Court in case 23CV-03-001706.



Real Property Conveyance Fee Statement of Value and Receipt

If exempt by Ohio Revised Code section 319.54(G)(3), use form DTE 100(EX).

TYPE OR PRINT ALL INFORMATION.

Type Tax list County County Iax. dist. 3020 Date Inumber 3020 Date	9/29/2022
Property located in Special Control taxing district	Number
Name on tax duplicate Springful Surgicul Proportion (Jax duplicate year 2001	416 5
Acct. or permanent parcel no. SEE EXHIBIT "A" APTACHED HERETO. Map book Page	No(DI
Description SEE EXHIBIT "B" ATTACHED HERETO. □ Platted □ Unplatted	No. of Parcels
	Ц
Auditor's comments: ☐ Split ☐ New plat ☐ New improvements ☐ Partial value	DTE Code No.
□ C.A.U.V □ Building removed □ Other	11-0
Grantee or Representative Must Complete All Questions in This Section. See Instructions on reverse.	750
1. Grantor's name SPRINGFIELD SURGICAL PROPERTIES, LLC Phone	Neigh. Code
2. Grantee's name HPIII DAYTON, LLC Phone	+
Grantee's address 1400 NORTH WATER STREET, SUITE 500, MIWAUKEE, WI 53202	No. of Acres
3. Address of property 140 WEST MAIN STREET, SPRINGFIELD, OHIO	
4. Tax billing address 1400 NORTH WATER STREET, SUITE 500, MIWAUKEE, WI 53202	
5. Are there buildings on the land? XI Yes □ No If yes, check type:	Land Value
☐ 1, 2 or 3 family dwelling ☐ Condominium ☐ Apartment: No. of units	
☐ Manufactured (mobile) home ☐ Farm buildings ☐ Other_MEDICAL OFFICE BUILDING If land is vacant, what is intended use?	
6. Conditions of sale (check all that apply) Grantor is relative Part interest transfer Land contract	Bldg. Value
□ Trade □ Life estate □ Leased fee □ Leasehold □ Mineral rights reserved □ Gift	
·□ Grantor is mortgagee □ Other	Total Value
7. a) New mortgage amount (if any)	10101 1210
b) Balance assumed (if any)	
c) Cash (if any)	DTE Use Only
d) Total consideration (add lines 7a, 7b and 7c)	
e) Portion, if any, of total consideration paid for items other than real property\$ 0.00	
f) Consideration for real property on which fee is to be paid (7d minus 7e)	DTE Use Only
g) Name of mortgagee The Huntington National Bank	
h) Type of mortgage ☑ Conv. ☐ F.H.A. ☐ V.A. ☐ Other	DTE Han Only
i) If gift, in whole or part, estimated market value of real property\$ N/A	DTE Use Only
8. Has the grantor indicated that this property is entitled to receive the senior citizen, disabled person or surviving spouse homestead exemption for the preceding or current tax year? Yes No If yes, complete form DTE 101.	
9. Has the grantor indicated that this property qualified for current agricultural use valuation for the preceding or current tax year? □ Yes 図 No If yes, complete form DTE 102.	Consideration
10. Application for owner-occupancy (2.5% on qualified levies) reduction. (Notice: Failure to complete this application prohibits the owner from receiving this reduction until another proper and timely application is filed.) Will this property be grantee's principal residence by Jan. 1 of next year? □ Yes 図 No₂lf yes, is the property a multi-unit dwelling? □ Yes 図 No₂lf yes, is the property a multi-unit dwelling? □ Yes 図 No₂lf yes, is the property a multi-unit dwelling? □ Yes 図 No₂lf yes, is the property a multi-unit dwelling? □ Yes 図 No₂lf yes, is the property and yes when Yes Is No₂lf yes, is the property and yes Is No₂lf yes, is the property and yes Is No₂lf yes Is No₂lf yes, is the property and yes Is No₂lf yes Is No₂	DTE Use Only Valid sale
l declare under penalties of perjury that this statement has been examined by me and to the best of my knowledge	1. Yes 2. No
and belief it is a true, correct and complete statement.	
and belief it is a true, correct and complete statement.	
Signature of grantee or representative Date 27 AA	Receipt Number
Receipt for Paymerkin Conveyance Fee	
The conveyance fee required by Ohio Revised Code section (R.C.) 319.54(G)(3) and, if applicable, the fee required by R.C. of \$ has been paid by and received by the	
County auditor	

EXHIBIT "A"

340-07-00035-800-012

340-07-00035-800-013

340-07-00035-800-014

340-07-00035-800-015



09/29/2022 03:49 PM 202200014555 Filed for Record in CLARK County, Ohio Nancy Pence, Recorder Rec Fees: \$66.00 WARR OR Vol 2216 Pgs 295 - 300

APPROVED

Clark County Tax Map

Transferred Sale Price 11,000,00 4165

SEP 16 2022

Survey Plat / Lotsplit ☐ Subdivision / Annexation John S. Federer Auditor

LIMITED WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that, SPRINGFIELD SURGICAL PROPERTIES, LLC, an Ohio limited liability company ("Grantor"), for valuable consideration paid, grants, with limited warranty covenants, to HPIII DAYTON, LLC, a Delaware limited liability company ("Grantee"), whose tax mailing address is 1400 North Water Street, Suite 500, Milwaukee, WI 53202, the real property located at 140 West Main Street, Springfield, and more fully described in Exhibit "A" attached hereto and incorporated herein by reference.

The real property is being conveyed subject to those exceptions to title set forth on Exhibit "B" attached hereto and made a part hereof.

Prior Instrument Reference: Book 1950, Page 2131; Book 1950, Page 1577; Book 2007, Page 2505; Volume 2198, Page 4409, each of Clark County Records; Termination of Condominium Volume OR 2215, Page 47 Termination of Ground Lease Volume OR 2215 , Page of the Clark County Records.

This is a Limited Warranty Deed - Ohio Statutory Form. Refer to Section 5302.08 of the Ohio Revised Code as to the covenants made and warranties given by the Statutory Form of Limited Warranty Deed.

> [Signature Page immediately follows]

> > ZAYRA DOMINGUEZ 833 E MICHIGAN STREET SUITE 550 MILWAUKEE, WI 53202

> > > 202200014555 Page: 1 of 6



BK 2216 PG 296

Executed this 2nd day of September, 2022.

SPRINGFIELD SURGICAL PROPERTIES, LLC, an Ohio limited liability company

By: Printed Name: Saus Curputage

Title: PLST, OSTT

STATE OF OHIO)
COUNTY OF (WY)) SS)

This is an acknowledgement clause. No oath or affirmation was administered to the signer.

The foregoing instrument was acknowledged before me this 31 day of Avy UST, 2022,

of Springfield Surgical Properties, LLC, an Ohio pility company, for and on behalf of said limited liability company.

> EMILY R. DYER Notary Public, State of Ohlo My Commission Expires 08-25-2024

My commission expires:

Instrument Prepared By and Return to:

Aryeh Younger, Esq. Reed Smith LLP Three Logan Square **Suite 3100** 1717 Arch Street Philadelphia, PA 19103 Phone Number: +1 215-851-8100

[Signature Page to Limited Warranty Deed]



Exhibit "A"

LEGAL DESCRIPTION

Situated in the City of Springfield, County of Clark, State of Ohio, and is described as follows:

PARCEL 1:

SITUATED IN THE CITY OF SPRINGFIELD, COUNTY OF CLARK, STATE OF OHIO AND BOUNDED AND DESCRIBED AS FOLLOWS:

BEING PART OF LOTS NUMBER 151 AND 152 AS NUMBERED AND DESIGNATED ON THE PLAT OF THE TOWN OF SPRINGFIELD, WEST OF MILL RUN, AS RECORDED IN VOLUME 4, PAGE 3, PLAT RECORDS OF CLARK COUNTY, OHIO.

BEGINNING AT A PK SPIKE ON THE NORTH LINE OF MAIN STREET 58.00 FEET EAST OF THE SOUTHWEST CORNER OF LOT NUMBER 151; THENCE NORTH, PARALLEL TO WITTENBERG AVENUE, 99.00 FEET TO A PK SPIKE; THENCE WEST, WITH THE NORTH LINE OF SAID LOT NUMBER 151 AND PARALLEL TO MAIN STREET, 58.00 FEET TO A PK SPIKE; THENCE NORTH, WITH THE EAST LINE OF WITTENBERG AVENUE, 99.00 FEET TO A PK SPIKE; THENCE EAST, WITH THE NORTH LINE OF LOT NUMBER 152 AND PARALLEL TO MAIN STREET, 99.00 FEET TO A PK SPIKE; THENCE SOUTH, PARALLEL TO WITTENBERG AVENUE, 198.00 FEET TO A CHISEL MARK; THENCE WEST, ALONG THE NORTH LINE OF MAIN STREET, 41.00 FEET TO THE PLACE OF BEGINNING.

NEW SURVEY BY HUGHES AND ANTHES, REGISTERED SURVEYORS.

PRIOR INSTRUMENT REFERENCE: OFFICIAL RECORD BOOK 1908, PAGE 821

PARCEL 2:

SITUATED IN THE CITY OF SPRINGFIELD, COUNTY OF CLARK, STATE OF OHIO AND BOUNDED AND DESCRIBED AS FOLLOWS:

BEING 58.00 FEET OFF THE WEST END OF LOT NUMBER 151 AS NUMBERED AND DESIGNATED ON THE PLAT OF THE TOWN OF SPRINGFIELD, WEST OF MILL RUN AS RECORDED IN VOLUME 4, PAGE 3, PLAT RECORDS OF CLARK COUNTY, OHIO.

BEGINNING AT A PK SPIKE AT THE SOUTHWEST CORNER OF SAID LOT NUMBER 151 AND AT THE INTERSECTION OF THE NORTH LINE OF MAIN



202200014555 BK 2216 PG 298

STREET WITH THE EAST LINE OF WITTENBERG AVENUE; THENCE NORTH, WITH THE EAST LINE OF WITTENBERG AVENUE, 99.00 FEET TO A PK SPIKE; THENCE EAST, WITH THE NORTH LINE OF SAID LOT AND PARALLEL TO MAIN STREET, 58.00 FEET TO A PK SPIKE; THENCE SOUTH, PARALLEL TO WITTENBERG AVENUE, 99.00 FEET TO A PK SPIKE; THENCE WEST, WITH THE NORTH LINE OF MAIN STREET, 58.00 FEET TO THE PLACE OF BEGINNING.

PRIOR INSTRUMENT REFERENCE: OFFICIAL RECORD BOOK 1849, PAGE 1839.

PARCEL 3:

SITUATE IN THE STATE OF OHIO, COUNTY OF CLARK, CITY OF SPRINGFIELD, LYING IN SECTION 35, TOWNSHIP 5, RANGE 9, BETWEEN THE MIAMI'S, BEING ALL OF LOT 106, PART OF LOTS 151 AND 152 OF REVISED JAMES DEMINT'S 2ND PLAT AS RECORDED IN VOLUME 4, PAGE 2, AND BEING ALL OF TRACT I AND TRACT II AS CONVEYED TO THE FRATERNAL ORDER OF THE EAGLES CHAMPION AERIE 397, INC. BY DEED OF RECORD IN DEED VOLUME 860, PAGE 430 AND ALL OF TRACT I, TRACT II AND TRACT III AS CONVEYED TO THE FRATERNAL ORDER OF THE EAGLES #397 BY DEED OF RECORD IN DEED VOLUME 841, PAGE 886 AND ALL OF THE VACATED WEST HALF OF THE FIRST NORTH-SOUTH ALLEY EAST OF WITTENBERG AVENUE FROM WEST MAIN STREET TO WEST COLUMBIA STREET BY ORDINANCE NUMBER 08-16 AS RECORDED IN OFFICIAL RECORD 1839, PAGE 1607 AND SHOWN IN PLAT VOLUME 18, PAGE 218 (ALL RECORDS HEREIN ARE FROM THE RECORDER'S OFFICE, CLARK COUNTY, OHIO) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN, FOR REFERENCE AT A PK NAIL FOUND AT THE SOUTHWESTERLY CORNER OF SAID LOT 151 AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF WITTENBERG AVENUE (66 FEET IN WIDTH) AND THE NORTHERLY RIGHT OF WAY LINE OF WEST MAIN STREET (66 FEET IN WIDTH) AND BEING THE SOUTHWESTERLY CORNER OF THAT TRACT AS CONVEYED TO ALBERT E. ASEBROOK, JR. BY DEED OF RECORD IN OFFICIAL RECORD 1039, PAGE 304;

THENCE SOUTH 84° 28' 00" EAST, A DISTANCE OF 99.55 FEET, ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID WEST MAIN STREET, TO A COTTON GIN SPINDLE SET AT THE SOUTHEASTERLY CORNER OF THAT TRACT AS CONVEYED TO JAMES R. LINKHART BY DEED OF RECORD IN OFFICIAL RECORD 1568, PAGE 435 AND BEING THE TRUE POINT OF BEGINNING:

THENCE NORTH 05° 21' 21" EAST, A DISTANCE OF 395.81 FEET, CROSSING SAID LOTS 151 AND 152, ALONG THE LINE COMMON TO LOTS 106 AND 108,



THE EASTERLY LINE OF SAID LINKHART TRACT, THE EASTERLY LINE OF TRACT I, TRACT III, TRACT VI AND VIII AS CONVEYED TO ST. JOHNS EVANGELICAL LUTHERAN CHURCH BY DEED OF RECORD IN OFFICIAL RECORD 1435 PAGE 777, TO AN IRON PIPE SET ON THE SOUTHERLY RIGHT-OF-WAY LINE OF WEST COLUMBIA STREET (66 FEET IN WIDTH)

THENCE SOUTH 84° 23' 21" EAST A DISTANCE OF 104.18 FEET, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF WEST COLUMBIA STREET TO A PK NAIL SET IN THE CENTERLINE OF SAID VACATED NORTH/ SOUTH ALLEY, BEING THE NORTHWESTERLY CORNER OF THAT 2.772 ACRE TRACT AS CONVEYED TO SPRINGFIELD SURGICAL PROPERTIES, LLC BY DEED OF RECORD IN OFFICIAL RECORD 1845, PAGE 152;

THENCE SOUTH 05° 21' 21" WEST, A DISTANCE OF 395.66 FEET, ALONG THE WESTERLY LINE OF SAID 2.772 ACRE TRACT, THE CENTERLINE OF SAID VACATED NORTH/SOUTH ALLEY, TO A PK NAIL SET ON THE NORTHERLY RIGHT OF WAY LINE OF SAID WEST MAIN STREET;

THENCE NORTH 84° 28' 00" WEST, A DISTANCE OF 104.18 FEET, ALONG SAID NORTHERLY RIGHT OF WAY LINE OF SAID WEST MAIN STREET, TO THE POINT OF BEGINNING, CONTAINING 0.946 ACRE, MORE OR LESS, AND BEING SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND RIGHTS-OF-WAY OF RECORD.

BEARINGS SHOWN HEREON ARE BASED ON THE BEARING OF NORTH 59° 12' 31" EAST AND A DISTANCE OF 5281.65 FEET BETWEEN CLARK 87 AZIMUTH AND THE RAILROAD SPIKE SET AT THE SOUTHWESTERLY CORNER OF THE TRACT DESCRIBED ABOVE AND ARE FROM A SERIES OF GPS OBSERVATIONS MADE ON SEPTEMBER 26, 2006, OHIO STATE PLANE, NAD 83, SOUTH ZONE.

ALL IRON PINS SET ARE 3/4 INCH IRON PIPES, 30 INCHES LONG, WITH A YELLOW CAP BEARING THE NAME "STANTEC".

THE ABOVE IS A NEW DESCRIPTION PREPARED BY STANTEC CONSULTING SERVICES, INC. (ROBERT J. SANDS, SURVEYOR NO. S-8053) ON APRIL 2, 2008.

PRIOR INSTRUMENT REFERENCE: OFFICIAL RECORD NUMBER 1851, PAGE 598.

Street Address: 140 West Main Street, Springfield, Ohio



202200014555 BK 2216 PG 300

Exhibit "B"

EXCEPTIONS TO TITLE

- 1. Coal, oil, natural gas, or other mineral interests and all rights incident thereto now or previously conveyed, transferred, leased, excepted or reserved.
- 2. Taxes or assessments approved, levied or enacted by the State, County, Municipality, Township or similar taxing authority, but not yet certified to the tax duplicate of the County in which the Land is situated, including but not limited to any retroactive increases in taxes or assessments resulting from any retroactive increase in the valuation of the Land by the State, County, Municipality, Township, or other taxing authority.
- 3. Taxes and Assessments for the year 2022 and subsequent years are a lien, not yet due or payable.
- 4. Any Building Setback lines, Restrictions and Easements as shown or referenced on the recorded plat in Plat 18, Page 300 (Prior 4, Page 2, Survey 4, Page 896 and Survey 5, Page 1187) also Plat 18, Page 218 and Plat 18, Page 219 of the Clark County Records.
- 5. An Ordinance No. 08.16 recorded January 18, 2008 in OR Book 1839, Page 1607 of Clark County Records.

202200014555 Page: 6 of 6