

FILED
CLARK COUNTY AUDITOR

Tax year 2023 BOR no. 2023-047
County CLARK Date received 4/1/2024

DTE 1
Rev. 12/22

APR - 1 2024

Complaint Against the Valuation of Real Property

Answer all questions and type or print all information. Read instructions on back before completing form.

Attach additional pages if necessary.

HILLARY HAMILTON
AUDITOR
This form is for full market value complaints only. All other complaints should use DTE Form 2

Original complaint Counter complaint
Notices will be sent only to those named below.

	Name	Street address, City, State, ZIP code	
1. Owner of property	Leffel Lane 110 LLC	1066 Blind Brook Drive, Columbus, OH 43235	
2. Complainant if not owner	Dennis Grogan	1066 Blind Brook Drive, Columbus, OH 43235	
3. Complainant's agent	Timothy Rudd, Attorney	812 E. Franklin St., Suite C, Dayton, Ohio 45459	
4. Telephone number and email address of contact person 614-361-0544 dgrogan@phoenixoutfitters.com			
5. Complainant's relationship to property, if not owner Dennis Grogan is the managing member of Leffel Lane 110 LLC If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill		Address of property	
330-07-00033-311-018		110 W Leffel Ln	
7. Principal use of property C-447 Office Building			
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
330-07-00033-311-018	\$600,000	\$2,837,570	\$2,237,570
9. The requested change in value is justified for the following reasons: The requested change is justified by the recent arm's length transactions regarding the subject real estate and the condition of the structure on the subject real estate.			

10. Was property sold within the last three years? Yes No Unknown If yes, show date of sale 12/21/2022
and sale price \$ 875,000 ; and attach information explained in "Instructions for Line 10" on back.

11. If property was not sold but was listed for sale in the last three years, attach a copy of listing agreement or other available evidence.

12. If any improvements were completed in the last three years, show date 2023 and total cost \$ 35,000.

13. Do you intend to present the testimony or report of a professional appraiser? Yes No Unknown

14. If you have filed a prior complaint on this parcel since the last reappraisal or update of property values in the county, the reason for the valuation change requested must be one of those below. Please check all that apply and explain on attached sheet. See R.C. section 5715.19(A)(2) for a complete explanation.

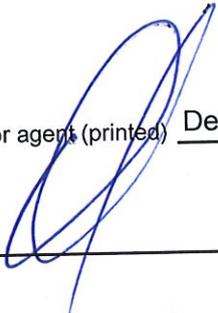
- The property was sold in an arm's length transaction.
- A substantial improvement was added to the property.
- The property lost value due to a casualty.
- Occupancy change of at least 15% had a substantial economic impact on my property.

15. If the complainant is a legislative authority and the complaint is an original complaint with respect to property not owned by the complainant, R.C. 5715.19(A)(8) requires this section to be completed.

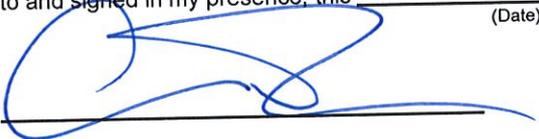
- The complainant has complied with the requirements of R.C. section 5715.19(A)(6)(b) and (7) and provided notice prior to the adoption of the resolution required by division (A)(6)(b) of that section as required by division (A)(7) of that section.

I declare under penalties of perjury that this complaint (including any attachments) has been examined by me and to the best of my knowledge and belief is true, correct and complete.

Date 4/1/2024 Complainant or agent (printed) Dennis Grogan Title (if agent) MANAGING DIR-TRAC

Complainant or agent (signature) 

Sworn to and signed in my presence, this 1st day of April 2024

Notary 



CHRIS RHODEN
Notary Public
State of Ohio
My Comm. Expires
June 3, 2025

Instructions for Completing DTE 1

DTE 1
Rev. 12/22

FILING DEADLINE: A COMPLAINT FOR THE CURRENT TAX YEAR MUST BE RECEIVED BY THE COUNTY AUDITOR ON OR BEFORE MARCH 31 OF THE FOLLOWING TAX YEAR OR THE LAST DAY TO PAY FIRST-HALF TAXES WITHOUT A PENALTY, WHICHEVER DATE IS LATER. A COUNTER-COMPLAINT MUST BE FILED WITHIN 30 DAYS AFTER RECEIPT OF NOTICE FROM THE AUDITOR THAT AN ORIGINAL COMPLAINT HAS BEEN FILED.

Who May File: Any person owning taxable real property in the county, the board of county commissioners, the county prosecutor, the county treasurer, the board of township trustees of any township with territory in the county, the board of education of any school district with territory in the county, or the mayor or legislative authority of any municipal corporation with territory in the county may file a complaint, or a tenant of the property owner, if the property is classified as to use for tax purposes as commercial or industrial, the lease requires the tenant to pay the entire amount of taxes charged against the property, and the lease allows, or the property owner otherwise authorizes, the tenant to file such a complaint with respect to the property. See R.C. 5715.19 for additional information.

Tender Pay: If the owner of a property files a complaint against the valuation of that property, then, while such complaint is pending, the owner is entitled to tender to the county treasurer an amount of taxes based on the valuation claim for such property in the complaint. **Note:** If the amount tendered is less than the amount finally determined, interest will be charged on the difference. In addition, if the amount finally determined equals or exceeds the amount originally billed, a penalty will be charged on the difference between the amount tendered and the final amount.

Multiple Parcels: Only parcels that (1) are in the same taxing district and (2) have identical ownership may be included in one complaint. Otherwise, separate complaints **must** be used. However, for ease of administration, parcels that (1) are in the same taxing district, (2) have identical ownership and (3) form a **single economic unit should be included in one complaint**. The increase or decrease in valuation may be separately stated for each parcel or listed as an aggregate sum for the economic unit. If more than three parcels are included in one complaint, use additional sheets of paper.

Notice: If the county auditor is in possession of an email address for you the auditor may choose to send any notices the auditor is required to send regarding this complaint by email and regular mail instead of by certified mail.

General Instructions: Valuation complaints must relate to the **total value** of both land and buildings. The Board of Revision may increase or decrease the total value of any parcel included in a complaint. The board will notify all parties not less than 10 days prior to the hearing of the time and place the complaint will be heard. The complainant should submit any documents supporting the claimed valuation to the board prior to the hearing. The board may also require the complainant and/or owner to provide the board additional information with the complaint and may request additional information at the hearing, including purchase and lease agreements, closing statements, appraisal reports, construction costs, rent rolls and detailed income and expense statements for the property.

Ohio Revised Code section 5715.19(G) provides that "a complainant shall provide to the Board of Revision all information or evidence within the complainant's knowledge or possession that affects the real property" in question. Evidence or information that is not presented to the board cannot later be presented on any appeal, unless good cause is shown for the failure to present such evidence or information to the board.

Instructions for Line 8. In Column A enter the complainant's opinion of the full market value of the parcel before the application of the 35% percent listing percentage. In Column B enter the current full market value of the parcel. This will be equal to the total taxable value as it appears on the tax bill divided by 0.35. Enter the difference between Column B and Column A in Column C.

Instructions for Line 10. If property was sold in the last three years, attach the purchase agreement, escrow statement, closing statement or other evidence available. If the buyer and seller were or are related or had any common business interests, attach an explanation. If any other items were included in the sale of the real estate, attach a description of those items. Show the value of those items and explain how the values were determined.

FINAL
A. SETTLEMENT STATEMENT (HUD-1)

B. TYPE OF LOAN		
1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> FHMA	3. <input type="checkbox"/> CONV. UNINS.
4. <input type="checkbox"/> VA	5. <input type="checkbox"/> CONV. INS.	
6. FILE NUMBER: 22-00631-VR		7. LOAN NUMBER
8. MORTGAGE INS. CASE NO.:		

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 "(p.o.c.)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.

D. NAME & ADDRESS OF BORROWER: Leffel Lane 110 LLC
1619 Commerce Road, Springfield, OH 45504

E. NAME & ADDRESS OF SELLER: Clark County Land Reutilization Corporation
3130 East Main Street, Suite 1A, Springfield, OH 45503

F. NAME & ADDRESS OF LENDER:

G. PROPERTY LOCATION: 50 & 110 West Leffel Lane, Springfield, OH 45506

H. SETTLEMENT AGENT: Ohio Real Estate Title, Inc.
PLACE OF SETTLEMENT: 1111 N. Plum Street, Suite 9, Springfield, OH 45504 (937) 322-7333

I. SETTLEMENT DATE: 12/21/2022 DISBURSEMENT DATE: 12/21/2022

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	875,000.00	401. Contract sales price	875,000.00
102. Personal property		402. Personal property	
103. Settlement charges to borrower: (line 1400)	4,640.50	403.	
104.		404.	
105.		405.	
Adjustments For Items Paid By Seller In Advance:		Adjustments For Items Paid By Seller In Advance:	
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.	
113.		413.	
114.		414.	
115.		415.	
116.		416.	
120. Gross Amount Due From Borrower:	879,640.50	420. Gross Amount Due To Seller:	875,000.00
200. Amounts Paid By Or In Behalf Of Borrower:		500. Reductions In Amount Due To Seller:	
201. Deposit or earnest money	10,000.00	501. Excess deposit (see instructions)	
202. Principal amount of new loan(s)		502. Settlement charges to seller (line 1400)	56,573.39
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	
204.		504. Payoff 1st Mtg. Ln.	
205.		505. Payoff 2nd Mtg. Ln.	
206.		506. Deposit To Seller	10,000.00
207.		507.	
208.		508.	
209.		509.	
Adjustments For Items Unpaid By Seller:		Adjustments For Items Unpaid By Seller:	
210. City/town taxes to		510. City/town taxes to	
211. County taxes to		511. County taxes to	
212. Assessments to		512. Assessments to	
213.		513. Closing Costs from Purchase	3,421.75
214.		514.	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. Total Paid By/For Borrower:	10,000.00	520. Total Reductions In Amount Due Seller:	69,995.14
300. Cash At Settlement From/To Borrower:		600. Cash At Settlement From/To Seller:	
301. Gross amount due from borrower (line 120)	879,640.50	601. Gross amount due to seller (line 420)	875,000.00
302. Less amount paid by/for borrower (line 220)	10,000.00	602. Less reductions in amount due seller (line 520)	69,995.14
303. Cash (X) FROM () TO Borrower:	869,640.50	603. Cash (X) TO () FROM Seller:	805,004.86

L.		SETTLEMENT	CHARGES	Escrow: 22-08631-VR	
700. Total Sales/Broker's Commission:					
Based On Price \$		875,000.00	@ 6.00 % =	52,500.00	
Division of Commission (line 700) As Follows:					
701. \$	26,250.00 to	Midland Properties			
702. \$	26,250.00 to	Coldwell Banker Heritage			
703. Commission paid at settlement					52,500.00
704.					
800. Items Payable In Connection With Loan:					
801. Loan Origination fee		%			
802. Loan Discount		%			
803. Appraisal fee to:					
804. Credit report to:					
805. Lender's inspection fee					
806. Mortgage insurance application fee to					
807. Assumption fee					
808.					
809.					
810.					
811.					
812.					
813.					
814.					
815.					
816.					
817.					
818.					
819.					
820.					
821.					
900. Items Required By Lender To Be Paid In Advance:					
901. Interest from	to	@ \$	/day	(0 days)	
902. Mortgage insurance premium for	mo. to				
903. Hazard insurance premium for	vrs. to				
904. Flood insurance premium for	vrs. to				
905.					
906.					
1000. Reserves Deposited With Lender:					
1001. Hazard insurance	0 months @ \$	0.00	per month		
1002. Mortgage insurance	0 months @ \$	0.00	per month		
1003. City property taxes	0 months @ \$	0.00	per month		
1004. County property taxes	0 months @ \$	0.00	per month		
1005. Annual assessments	0 months @ \$	0.00	per month		
1006. Flood insurance	0 months @ \$	0.00	per month		
1007.	0 months @ \$	0.00	per month		
1008. Aggregate Adjustment					
1009.					
1100. Title Charges					
1101. Settlement or closing fee to Ohio Real Estate Title, Inc.				100.00	100.00
1102. Escrow Fee: \$200.00				375.00	375.00
1103. Title examination to Ohio Real Estate Title, Inc.				37.50	37.50
1104. Title insurance binder to Ohio Real Estate Title, Inc.					
1105. Document preparation to					
1106. Notary fees to					
1107. Attorney's fees to					
(includes above item Numbers:)		
1108. Title insurance to Ohio Real Estate Title, Inc.					2,253.13
(includes above item Numbers:)		
1109. Lender's coverage \$					
1110. Owner's coverage \$ 875,000.00 Premium: \$2,253.13				25.00	
1111. Wire Fee to Ohio Real Estate Title, Inc.				37.50	37.50
1112. Deed Preparation Fee to David R. Miles, Attorney at Law					
1113.					
1114.					
1200. Government Recording and Transfer Charges:					
1201. Recording fees: Deed \$ 50.00	Mortgage \$ 0.00	Releases \$ 0.00		25.00	25.00
1202. City/county tax/stamps: Deed \$ 0.00	Mortgage \$ 0.00				
1203. State tax/Stamp: Deed \$ 0.00	Mortgage \$ 3.00			1.50	1.50
1204.					
1205.					
1300. Additional Settlement Charges:					
1301. Survey to					
1302. Pest Inspection to					
1303. ALTA 35 Endorsement to Ohio Real Estate Title, Inc.					321.88
1304. Survey Coverage Premium - Owner's to Ohio Real Estate Title, Inc.					100.00
1305. No Risk Rate Endorsement to Ohio Real Estate Title, Inc.					321.88
1306. Location Survey to EAM Geodata Solutions				4,039.00	500.00
1307. Attorney Fee to Sikora Law LLC					
1308.				4,640.50	56,573.39
1400. Total Settlement Charge (Enter on line 103, Section J - and - line 502, Section K)					
				4,640.50	56,573.39

SELLER'S AND/OR BORROWER'S STATEMENT

Escrow: 22-00631-VR

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.

Borrowers/Purchasers

Leffel Lane 130 LLC

By: [Signature]
Dennis Grogan, Managing Member

Sellers

Clark County Land Reutilization Corporation

By: [Signature]
Ethan Harris, Executive Director

The HUD-1 Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused or will cause the funds to be disbursed in accordance with this statement.

Settlement Agent: [Signature]
Ohio Real Estate Title, Inc.

Date: 12-21-2022

WARNING: It is a crime to knowingly make false statements to the United States on this or any other similar form. Penalties upon conviction can include a fine or imprisonment. For details see: Title 18 U.S. Code Section 1001 and Section 1010.

4. On January 21, 2020, 110 W. Leffel Lane, which at this time included the parcels of all the Leffel Lane Properties with a vacant building, was appraised at \$2,220,000.

5. Between 2019 and 2022 Clark County Land Reutilization Corporation attempted to sell the Leffel Lane Properties as 50 & 110 W. Leffel Lane. The original asking price was \$2,200,000. After the property did not sell at that price, the asking price was lowered to \$1,500,000 and then finally sold for \$875,000 to Leffel Lane 110, LLC.

6. On December 21, 2022, Leffel Lane 110, LLC purchased the Leffel Lane Properties from Clark County Land Reutilization Corporation in an arm's length transaction for \$875,000, but was provided a \$50,000 business development grant from the County to help offset known building defects, making their net purchase price \$825,000.

7. The very next day, December 22, 2022, Leffel Lane 110, LLC sold 50 W. Leffel Lane (Parcel IDs: 330-07-00033-311-030 and 340-07-00033-314-1022) to Infinity Lines LLC in an arm's length transaction for \$225,000.

8. Based upon the two arm's length transactions, it is my opinion that the fair market value of the Property is \$600,000, the difference between the sale price of both properties together on December 21, 2022 and the sale price of 50 W. Leffel Lane on December 22, 2022 and the \$50,000. The Leffel Lane Properties were marketed to the public at the County's prior listing values and ultimately sold for much less. Therefore, the actual market value of the Property is \$600,000.

9. Since the purchase of the Leffel Lane Properties, Leffel Lane 110, LLC has invested an estimated \$305,500 in the Property to repair previously undisclosed and unknown conditions in order to restore the structure on the Property the condition in which was marketed and purchased without substantial improvement. The work done to the Property includes replacing four roof top

HVAC units, replacing one interior HVAC unit, roof maintenance, interior paint, and electrical work, where approximately \$35,000 of the electrical work was considered an improvement. The HVAC units and roofing system were represented as working at the time the Property was purchased, and as a result the Property was valued for purchase accordingly in negotiating the purchase price.

FURTHER AFFIANT SAYETH NAUGHT



Dennis Grogan

Sworn to before me and subscribed in my presence on this 1st day of April ^(ce) 2024.



CHRIS RHODEN
Notary Public
State of Ohio
My Comm. Expires
June 3, 2025



Notary Public

FINAL
A. SETTLEMENT STATEMENT (HUD-1)




B. TYPE OF LOAN		
1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> FHMA	3. <input type="checkbox"/> CONV. UNINS.
4. <input type="checkbox"/> VA	5. <input type="checkbox"/> CONV. INS.	
6. FILE NUMBER: 22-00631-VR		7. LOAN NUMBER
8. MORTGAGE INS. CASE NO.:		

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 "(p.o.c.)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.

D. NAME & ADDRESS OF BORROWER: **Leffel Lane 110 LLC**
1619 Commerce Road, Springfield, OH 45504

E. NAME & ADDRESS OF SELLER: **Clark County Land Reutilization Corporation**
3130 East Main Street, Suite 1A, Springfield, OH 45503

F. NAME & ADDRESS OF LENDER:

G. PROPERTY LOCATION: **50 & 110 West Leffel Lane, Springfield, OH 45506**

H. SETTLEMENT AGENT: **Ohio Real Estate Title, Inc.**
PLACE OF SETTLEMENT: **1111 N. Plum Street, Suite 9, Springfield, OH 45504 (937) 322-7333**

I. SETTLEMENT DATE: **12/21/2022** DISBURSEMENT DATE: **12/21/2022**

J. Summary of Borrower's Transaction		K. Summary of Seller's Transaction	
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102. Personal property		402. Personal property	
103. Settlement charges to borrower (line 1400)	4,640.50	403.	
104.		404.	
105.		405.	
Adjustments For Items Paid By Seller In Advance:		Adjustments For Items Paid By Seller In Advance:	
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.	
113.		413.	
114.		414.	
115.		415.	
116.		416.	
120. Gross Amount Due From Borrower:	879,640.50	420. Gross Amount Due To Seller:	875,000.00
200. Amounts Paid By Or In Behalf Of Borrower:		500. Reductions In Amount Due To Seller:	
201. Deposit or earnest money	10,000.00	501. Excess deposit (see instructions)	
202. Principal amount of new loan(s)		502. Settlement charges to seller (line 1400)	56,573.39
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	
204.		504. Payoff 1st Mtg. Ln.	
205.		505. Payoff 2nd Mtg. Ln.	
206.		506. Deposit To Seller	10,000.00
207.		507.	
208.		508.	
209.		509.	
Adjustments For Items Unpaid By Seller:		Adjustments For Items Unpaid By Seller:	
210. City/town taxes	to	510. City/town taxes	to
211. County taxes	to	511. County taxes	to
212. Assessments	to	512. Assessments	to
213.		513. Closing Costs from Purchase	3,421.75
214.		514.	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. Total Paid By/For Borrower:	10,000.00	520. Total Reductions In Amount Due Seller:	69,995.14
300. Cash At Settlement From/To Borrower:		600. Cash At Settlement From/To Seller:	
301. Gross amount due from borrower (line 120)	879,640.50	601. Gross amount due to seller (line 420)	875,000.00
302. Less amount paid by/for borrower (line 220)	10,000.00	602. Less reductions in amount due seller (line 520)	69,995.14
303. Cash (<input checked="" type="checkbox"/> FROM) (<input type="checkbox"/> TO) Borrower:	869,640.50	603. Cash (<input checked="" type="checkbox"/> TO) (<input type="checkbox"/> FROM) Seller:	805,004.86

X _____
X _____

X _____
X _____

L.		SETTLEMENT	CHARGES	Escrow: 22-00631-VR	
700. Total Sales/Broker's Commission:					
Based On Price \$		875,000.00	@ 6.00 % =	\$2,500.00	
Division of Commission (line 700) As Follows:					
701. \$	26,250.00	to Midland Properties			
702. \$	26,250.00	to Coldwell Banker Heritage			
703. Commission paid at settlement					\$2,500.00
704.					
800. Items Payable In Connection With Loan:					
801. Loan Origination fee		%			
802. Loan Discount		%			
803. Appraisal fee to:					
804. Credit report to:					
805. Lender's inspection fee					
806. Mortgage insurance application fee to					
807. Assumption fee					
808.					
809.					
810.					
811.					
812.					
813.					
814.					
815.					
816.					
817.					
818.					
819.					
820.					
821.					
900. Items Required By Lender To Be Paid In Advance:					
901. Interest from		to	@ \$	/day	(0 days)
902. Mortgage insurance premium for		mo. to			
903. Hazard insurance premium for		yrs. to			
904. Flood insurance premium for		yrs. to			
905.					
906.					
1000. Reserves Deposited With Lender:					
1001. Hazard insurance	0 months @ \$		0.00 per month		
1002. Mortgage insurance	0 months @ \$		0.00 per month		
1003. City property taxes	0 months @ \$		0.00 per month		
1004. County property taxes	0 months @ \$		0.00 per month		
1005. Annual assessments	0 months @ \$		0.00 per month		
1006. Flood insurance	0 months @ \$		0.00 per month		
1007.	0 months @ \$		0.00 per month		
1008. Aggregate Adjustment					
1009.					
1100. Title Charges					
1101. Settlement or closing fee to Ohio Real Estate Title, Inc.				100.00	100.00
1102. Escrow Fee: \$200.00					
1103. Title examination to Ohio Real Estate Title, Inc.				375.00	375.00
1104. Title insurance binder to Ohio Real Estate Title, Inc.				37.50	37.50
1105. Document preparation to					
1106. Notary fees to					
1107. Attorney's fees to					
(includes above item Numbers:)					
1108. Title insurance to Ohio Real Estate Title, Inc.					2,253.13
(includes above item Numbers:)					
1109. Lender's coverage \$					
1110. Owner's coverage \$ 875,000.00 Premium: \$2,253.13				25.00	
1111. Wire Fee to Ohio Real Estate Title, Inc.				37.50	37.50
1112. Deed Preparation Fee to David R. Milles, Attorney at Law					
1113.					
1114.					
1200. Government Recording and Transfer Charges:					
1201. Recording fees: Deed \$ 50.00		Mortgage \$ 0.00		Releases \$ 0.00	25.00
1202. City/county tax/stamps: Deed \$ 0.00		Mortgage \$ 0.00			
1203. State tax/stamps: Deed \$ 0.00		Mortgage \$ 3.00			1.50
1204.					
1205.					
1300. Additional Settlement Charges:					
1301. Survey to					
1302. Post inspection to					321.88
1303. ALTA 35 Endorsement to Ohio Real Estate Title, Inc.					100.00
1304. Survey Coverage Premium - Owner's to Ohio Real Estate Title, Inc.					321.88
1305. No Risk Rate Endorsement to Ohio Real Estate Title, Inc.					500.00
1306. Location Survey to EAM Geodata Solutions				4,039.00	
1307. Attorney Fee to Sikora Law LLC					
1308.				4,640.50	\$6,573.39
1400. Total Settlement Charge (Enter on line 103, Section J - and - line 502, Section K)					

X _____ X _____ X _____ X _____

SELLER'S AND/OR BORROWER'S STATEMENT

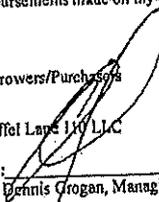
Escrow: 22-00631-VR

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.

Borrowers/Purchasers

Leffel Lane 140 LLC

By:


Dennis Grogan, Managing Member

Sellers

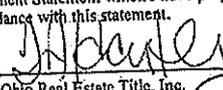
Clark County Land Reutilization Corporation

By:


Ethan Harris, Executive Director

The HUD-1 Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused or will cause the funds to be disbursed in accordance with this statement.

Settlement Agent:


Ohio Real Estate Title, Inc.

Date:

12-21-2022

WARNING: It is a crime to knowingly make false statements to the United States on this or any other similar form. Penalties upon conviction can include a fine or imprisonment. For details see: Title 18 U.S. Code Section 1001 and Section 1010.

FINAL
A. SETTLEMENT STATEMENT (HUD-1)

ORET
Ohio Real Estate Title

B. TYPE OF LOAN

1. FHA 2. FHMA 3. CONV. UNINS.
 4. VA 5. CONV. INS.

6. FILE NUMBER: 7. LOAN NUMBER
 22-00662-VR

8. MORTGAGE INS. CASE NO.:

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 "(p.o.c.)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.

D. NAME & ADDRESS OF BORROWER: Infinity Lines LLC
 3331 Arrowwood Street, Tipp City, OH 45371

E. NAME & ADDRESS OF SELLER: Leffel Lane 110 LLC
 1619 Commerces Road, Springfield, OH 45504

F. NAME & ADDRESS OF LENDER: CASH SALE

G. PROPERTY LOCATION: 50 West Leffel Lane, Springfield, OH 45505

H. SETTLEMENT AGENT: Ohio Real Estate Title, Inc.
 PLACE OF SETTLEMENT: 1111 N. Plum Street, Suite 9, Springfield, OH 45504 (937) 322-7333

I. SETTLEMENT DATE: 12/22/2022 DISBURSEMENT DATE: 12/22/2022

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	225,000.00	401. Contract sales price	225,000.00
102. Personal property		402. Personal property	
103. Settlement charges to borrower: (line 1400)	1,183.00	403.	
104.		404.	
105.		405.	
Adjustments For Items Paid By Seller In Advance:		Adjustments For Items Paid By Seller In Advance:	
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.	
113.		413.	
114.		414.	
115.		415.	
116.		416.	
120. Gross Amount Due From Borrower:	226,183.00	420. Gross Amount Due To Seller:	225,000.00
200. Amounts Paid By Or In Behalf Of Borrower:		500. Reductions In Amount Due To Seller:	
201. Deposit or earnest money	5,000.00	501. Excess deposit (see instructions)	
202. Principal amount of new loan(s)		502. Settlement charges to seller (line 1400)	16,691.00
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	
204.		504. Payoff 1st Mtg. Ln.	
205.		505. Payoff 2nd Mtg. Ln.	
206.		506.	
207.		507.	
208.		508.	
209.		509.	
Adjustments For Items Unpaid By Seller:		Adjustments For Items Unpaid By Seller:	
210. City/town taxes to		510. City/town taxes to	
211. County taxes to		511. County taxes to	
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:	5,000.00	520. Total Reductions In Amount Due Seller:	16,691.00
300. Cash At Settlement From/To Borrower:		600. Cash At Settlement From/To Seller:	
301. Gross amount due from borrower (line 120)	226,183.00	601. Gross amount due to seller (line 420)	225,000.00
302. Less amount paid by/for borrower (line 220)	5,000.00	602. Less reductions in amount due seller (line 520)	16,691.00
303. Cash (X) FROM () TO Borrower:	221,183.00	603. Cash (X) TO () FROM Seller:	208,309.00

L.		SETTLEMENT	CHARGES	Escrow: 22-00662-VR	Paid From Borrower's Funds At Settlement	Paid From Seller's Funds At Settlement	
700. Total Sales/Broker's Commission:							
Based On Price \$		225,000.00	@ 6.00 % =	13,500.00			
Division of Commission (line 700) As Follows:							
701. \$	6,750.00 to	Coldwell Banker Heritage					
702. \$	6,750.00 to	Coldwell Banker Heritage				13,500.00	
703. Commission paid at settlement							
704. EM Deposit \$5,000.00 held by Coldwell Banker Heritage							
800. Items Payable In Connection With Loan:							
801. Loan Origination fee		%					
802. Loan Discount		%					
803. Appraisal fee to:							
804. Credit report to:							
805. Lender's inspection fee							
806. Mortgage insurance application fee to							
807. Assumption fee							
808.							
809.							
810.							
811.							
812.							
813.							
814.							
815.							
816.							
817.							
818.							
819.							
820.							
821.							
900. Items Required By Lender To Be Paid In Advance:							
901. Interest from	to	@ \$	/day	(0 days)			
902. Mortgage insurance premium for	mo. to						
903. Hazard insurance premium for	yrs. to						
904. Flood insurance premium for	yrs. to						
905.							
906.							
1000. Reserves Deposited With Lender:							
1001. Hazard insurance	0 months @ \$	0.00	per month				
1002. Mortgage insurance	0 months @ \$	0.00	per month				
1003. City property taxes	0 months @ \$	0.00	per month				
1004. County property taxes	0 months @ \$	0.00	per month				
1005. Annual assessments	0 months @ \$	0.00	per month				
1006. Flood insurance	0 months @ \$	0.00	per month				
1007.	0 months @ \$	0.00	per month				
1008. Aggregate Adjustment							
1009.							
1100. Title Charges:							
1101. Settlement or closing fee to							
1102. Abstract or title search to							
1103. Title examination to							75.00
1104. Title insurance binder to Ohio Real Estate Title, Inc.							
1105. Document preparation to							
1106. Notary fees to							
1107. Attorney's fees to							
(includes above item Numbers:							
1108. Title insurance to Ohio Real Estate Title, Inc.							840.00
(includes above item Numbers:							
1109. Lender's coverage \$							
1110. Owner's coverage \$225,000.00 Premium: \$840.00							200.00
1111. Closing Fee to Ohio Real Estate Title, Inc.							25.00
1112. Wire Fee to Ohio Real Estate Title, Inc.							25.00
1113.							
1114.							
1200. Government Recording and Transfer Charges:							
1201. Recording fees: Deed \$	42.00	:Mortgage \$	0.00	:Releases \$	0.00	900.00	
1202. City/county tax/stamps: Deed \$	900.00	:Mortgage \$	0.00		1.00		
1203. State tax/stamps: Deed \$	0.00	:Mortgage \$	1.00			138.00	
1204. Easement Recording Fee to Clark County Recorder							
1205.							
1300. Additional Settlement Charges:							
1301. Survey to							2,128.00
1302. Pest inspection to							
1303. Attorney Fee to Sikora Law LLC							
1304.							
1305.							
1306.							
1307.							
1308.							1,183.00
1400. Total Settlement Charge (Enter on line 103, Section J - and - line 502, Section K)							16,691.00

X _____ X _____ X _____ X _____

SELLER'S AND/OR BORROWER'S STATEMENT

Escrow: 22-00662-VR

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.

Borrowers/Purchasers

Infinity Lines LLC

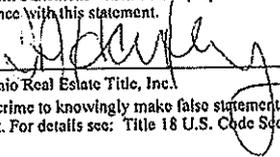
By: 
Bayram Gulaliev, Sole Member

Sellers

Leffel Land, IV LLC

By: 
Dennis Glogan, Managing Member

The HUD-1 Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused or will cause the funds to be disbursed in accordance with this statement.

Settlement Agent: 
Ohio Real Estate Title, Inc.

Date: 12-22-2022

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ADDENDUM TO PURCHASE AGREEMENT

Re: 50 West Leffel Lane, Springfield, OH 45505

The undersigned, **Infinity Lines LLC, "Buyer"** and **Leffel Lane 110 LLC, "Seller"**, being all the parties to a certain Real Estate Purchase Agreement dated December 2, 2022 for the real estate referenced above, hereby covenant and agree as follows:

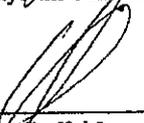
1. Closing date to be on or before December 22, 2022

All other covenants and agreements shall remain the same.

Dated this **December 22, 2022**.



Buyer - Infinity Lines LLC
By Bayram Gulaliev, Sole Member



Seller - Leffel Lane 110 LLC
By Dennis Grogan, Managing Member