

FILED  
CLARK COUNTY AUDITOR

Tax year 2023  
County Clark

BOR no. 2023-042  
Date received 3/20/2024

DTE 1  
Rev. 12/22

MAR 20 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	Solar Collective, LLC & Ohio Housing Investment Opportunities LLC, 1140 E. Home Rd., Springfield, OH 45503		
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 address of contact person:	(614) 228-5822; mgillis@richgillislawgroup.com		
5. Complainant's relationship to property if not owner:	Section 5715.19, Ohio Revised Code		
If more than one parcel is included, see "Multiple Parcels" instruction.			
6. Parcel numbers from tax bill	Address of property		
See-attached.	See attached.		
7. Principal use of property:	520 Two family dwelling		
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
See-attached.	1,646,000	920,980	725,020
9. The requested change in value is justified for the following reasons: Recent arm's length sale of subject property for \$1,646,000			

10. Was property sold within the last three years? Yes  No  Unknown  If yes, show date of sale 07/10/23 and sale price \$1,646,000 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 N/A and total cost \$ N/A

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;
- Property's occupancy changed by 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 2/20/24 Complainant or agent (printed) Mark H. Gillis, Esq. Title (if Agent) Attorney for Complainant

Complainant or agent (signature) [Signature]

Sworn to and signed in my presence, this 20 day of February 2024

Notary [Signature]



Bobbi Jo Leitz  
Notary Public, State of Ohio  
My Commission Expires 01-18-2025

(6) and (8) Continuation

(6)

(8) Complainant's Opinion Of:

	Parcel Number	Address Of Property	(A) Market Value	(B) Current Value	(C) Change in Value
1	340-06-00004-113-010	1235 Jefferson St. Springfield, OH 45506	78,000	43,660	34,340
2	340-06-00004-218-022	526 W. Mulberry St. Springfield, OH 45506	32,300	18,100	14,200
3	340-06-00004-218-026	508 W. Mulberry St. Springfield, OH 45506	42,400	23,770	18,630
4	340-06-00004-220-006	909 Jefferson St. Springfield, OH 45506	71,500	40,030	31,470
5	340-06-00004-403-011	523 W. Clark St. Springfield, OH 45506	68,300	38,260	30,040
6	340-06-00005-401-008	826 Grant St. Springfield, OH 45504	64,700	36,240	28,460
7	340-06-00005-402-020	722-724 Rubsam St. Springfield, OH 45504	59,500	33,310	26,190
8	340-07-00029-206-020	1572 Oakland Ave. Springfield, OH 45503	52,400	29,360	23,040
9	340-07-00029-307-017	1038 Middle St. Springfield, OH 45503	47,800	26,760	21,040
10	340-07-00029-429-022	127-129 N. Belmont Ave. Springfield, OH 45503	130,800	73,190	57,610
11	340-07-00033-117-014	55-57 W. Parkwood Ave. Springfield, OH 45506	121,400	67,970	53,430
12	340-07-00033-203-020	520 E. Rose St. Springfield, OH 45505	37,300	20,880	16,420
13	340-07-00033-208-018	514 Catherine St. Springfield, OH 45505	42,300	23,690	18,610
14	340-07-00034-119-010	213 Jefferson St. Springfield, OH 45506	33,100	18,530	14,570
15	340-07-00034-307-068	814-816 S. Center St. Springfield, OH 45506	72,000	40,300	31,700
16	340-07-00034-323-015	30-32 W. Southern Ave. Springfield, OH 45506	121,000	67,170	53,830
17	150-08-00012-401-006	28 W. Main St. Rear South Vienna, OH 45369	11,300	6,370	4,930
18	150-08-00012-401-007	21 W. North St. South Vienna, OH 45369	106,000	59,350	46,650
19	150-08-00012-401-013	28 W. Main St. South Vienna, OH 45369	239,300	133,930	105,370
20	150-08-00012-401-014	28 1/2 W. Main St. South Vienna, OH 45369	101,200	56,640	44,560
21	150-08-00012-408-007	17 E. Main St. South Vienna, OH 45369	110,900	62,060	48,840

(6) (8) Complainant's Opinion Of:

22

Parcel Number	Address Of Property	(A) Market Value	(B) Current Value	(C) Change in Value
150-08-00012-408-015	E. Main St. Rear South Vienna, OH 45369	2,500	1,410	1,090
<b>TOTALS</b>		<b>1,646,000</b>	<b>920,980</b>	<b>725,020</b>

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

DTE 100 Rev. 5/20

If exempt by Ohio Revised Code section 319.54(G)(3), use form DTE 100(EX).  
**TYPE OR PRINT ALL INFORMATION.**

Type Instrument: <u>GW</u>	Tax list year: <u>2022</u>	County number: <u>12</u>	Tax. dist. number: <u>3000/2100</u>	Date: <u>7/10/2023</u>
Property located in: <u>Spida Corp / South Viennet Corp</u>			taxing district: <u>0002</u>	
Name on tax duplicate: <u>Premier Property Rentals LTD</u>		Tax duplicate year: <u>2022</u>		
Acct. or permanent parcel no.: <u>see attached</u>		Map book: _____ Page: _____		
Description: _____		Platted: _____ Unplatted: _____		

Auditor's comments: Split  New plat  New improvements  Partial value   
 C.A.U.V  Building removed  Other R

Number	<u>2284</u>
No. of Parcels	<u>22</u>
DTE Code No.	<u>500</u>
Neigh. Code	
No. of Acres	
Land Value	<u>47720</u>
Bldg. Value	<u>274610</u>
Total Value	<u>322330</u>
DTE Use Only	
DTE Use Only	
DTE Use Only	
DTE Use Only	
Consideration	
DTE Use Only Valid sale	1. Yes 2. No
Receipt Number	

**Grantor or Representative Must Complete All Questions in This Section. See instructions on reverse.**

1. Grantor's name Premier Property Rentals LTD Phone \_\_\_\_\_

2. Grantee's name Solar Collective, LLC and Ohio Housing Investment Opportunities LLC Phone \_\_\_\_\_

Grantee's address 7407 Tam O Shanter Dr., Stockton, CA 95210

3. Address of property Multi Properties

4. Tax billing address c/o Real Estate II, 1140 E. Home Rd., Springfield, OH 45503

5. Are there buildings on the land?  Yes  No If yes, check type:  
 1, 2 or 3 family dwelling  Condominium  Apartment: No. of units \_\_\_\_\_  
 Manufactured (mobile) home  Farm buildings  Other \_\_\_\_\_  
 If land is vacant, what is intended use? \_\_\_\_\_

6. Conditions of sale (check all that apply) Grantor is relative  Part interest transfer  Land contract   
 Trade  Life estate  Leased fee  Leasehold  Mineral rights reserved  Gift  
 Grantor is mortgagee  Other \_\_\_\_\_

7. a) New mortgage amount (if any).....\$ 1,235,000.00

b) Balance assumed (if any).....\$ \_\_\_\_\_

c) Cash (if any).....\$ 411,000.00

d) Total consideration (add lines 7a, 7b and 7c).....\$ 1,646,000.00

e) Portion, if any, of total consideration paid for items other than real property.....\$ \_\_\_\_\_

f) Consideration for real property on which fee is to be paid (7d minus 7e).....\$ 1,646,000.00

g) Name of mortgagee New Carlisle Federal Savings Bank

h) Type of mortgage  Conv.  F.H.A.  V.A.  Other Commercial

i) If gift, in whole or part, estimated market value of real property.....\$ \_\_\_\_\_

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  No  If yes, complete form DTE 102.

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  No If yes, is the property a multi-unit dwelling?  Yes  No

I declare under penalties of perjury that this statement has been examined by me and to the best of my knowledge and belief it is a true, correct and complete statement.

[Signature] 7-10-23  
 Signature of grantee or representative Date

### Receipt for Payment of 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. 322, in the total amount of \$ \_\_\_\_\_ has been paid by \_\_\_\_\_ and received by the \_\_\_\_\_ county auditor.

County auditor

Date

• 340-06-00004-21A-026x

• 340-06-00005-401-008x

340-06-00004-21A-022x

340-06-00004-403-011x

340-07-00029-206-020x

340-07-00033-117-014x

340-07-00034-119-010x

150-08-00012-408-007x

150-08-00012-408-015x

340-06-00005-402-020x

340-07-00029-429-022x

340-06-00004-113-010x

340-07-00029-307-017x

150-08-00012-401-013x

150-08-00012-401-014x

150-08-00012-401-014x

150-08-00012-401-006x

340-07-00034-307-068x

340-07-00033-208-018x

340-07-00034-323-015x

340-06-00004-220-006x

340-07-00033-203-020x

Parcel	Land	Building	Total
150-08-00012-401-006	2230	0	2230
150-08-00012-401-007	6260	14510	20770
150-08-00012-401-013	3690	43190	46880
150-08-00012-401-014	2740	17080	19820
150-08-00012-408-007	3520	18200	21720
150-08-00012-408-015	490	0	490
340-06-00004-113-010	2420	12870	15290
340-06-00004-218-022	700	5630	6330
340-06-00004-218-026	850	7470	8320
340-06-00004-220-006	2370	11640	14010
340-06-00004-403-011	1160	12230	13390
340-06-00005-401-008	3500	9180	12680
340-06-00005-402-020	4080	7570	11650
340-07-00029-206-020	2580	7690	10270
340-07-00029-307-017	1910	7460	9370
340-07-00029-429-022	1940	23670	25610
340-07-00033-117-014	2120	21670	23790
340-07-00033-203-020	830	6480	7310
340-07-00033-208-018	1130	7160	8290
340-07-00034-119-010	620	5870	6490
340-07-00034-307-068	1090	13020	14110
340-07-00034-323-015	1490	22020	23510
	47720	274610	322330



Transferred  
Sale Price 1,046,000  
2084 JAC  
JUL 10 2023

20230007476 07/11/2023 10:35 AM  
Filed for Record in CLARK County, Ohio  
Nancy Pance, Recorder Rec Fees: \$118.00  
WARR OR Vol 2225 Pgs 3717 - 3726

JOHN S. FEDERER  
AUDITOR  
**APPROVED**  
Clark County Tax Map

Parcel 13  
"CONDITIONAL APPROVAL"  
CLARK COUNTY ENGINEER  
JOHNATHANA BURR, P.E., P.S.  
Tax Map Department  
BY: RMT  
DATE: 7/10/23  
NEW SURVEY REQUIRED  
FOR NEXT CONVEYANCE

JUL 10 2023  
RMT  
Legal Description  
 Survey, Plat, or Split  
 Subdivision, Alteration

**GENERAL WARRANTY DEED**

**Premier Property Rentals LTD.**, an Ohio Limited Liability Company of Clark County, Ohio, Grantor, for valuable consideration paid, grant(s) with general Warranty covenants to **Solar Collective, LLC**, a California Limited Liability Company, and **Ohio Housing Investment Opportunities LLC**, an Ohio Limited Liability Co., Grantees, whose tax-mailing address is c/o Real Estate II, 1140 E. Home Rd., Springfield, OH the following described **REAL PROPERTY**: 45503

See attached Exhibit A

The warranties of this Deed are subject to zoning ordinances, easements, reservations, covenants, and restrictions of record, if any, and taxes and assessments, general or special, which are a lien but not yet due and payable.

Prior Instrument Ref: Noted on Exhibit A Legal Description  
Parcel No. Noted on Exhibit A Legal Description  
Property Address: Noted on Exhibit A Legal Description

Executed this 30<sup>th</sup> day of June, 2023.

**Premier Property Rentals LTD**  
[Signature]  
By: **Clay Chester**, Sole member

STATE OF OHIO, COUNTY OF CLARK, ss:

Be it remembered, that on this 30<sup>th</sup> day of June, 2023, before me, the subscriber, personally came the above named **Premier Property Rentals LTD**, an Ohio Limited Liability Company, by **Clay Chester**, its Sole Member, the Grantor(s) in the foregoing deed.

[Signature]  
Notary Public

This instrument prepared by:  
Cole Acton Harmon Dunn  
A Legal Professional Association  
333 N. Limestone St., Suite 102  
Springfield, OH 45503  
(937) 322-0891



**SCOTT R. BEALS**  
Notary Public  
State of Ohio  
Commission Indefinite

COLE ACTON HARMON DUNN  
HOLD





202300007476  
BK 2225 PG 3718

EXHIBIT A

Situated in the City of Springfield, County of Clark, and State of Ohio:

Being Lot No. Twenty-Three Hundred and Thirty-Seven (2337) as the same is numbered and designated on John Grube's Addition to said City recorded in Vol. 4, Page 74 of the Clark County Plat Records, fronting on the north side of Mulberry Street 45 feet and running back north of equal width 101 3/4 feet to an alley 10 feet wide.

Subject to all legal highways, easements and restrictions of record.

PPN: 340-06-00004-218-026  
508 W. Mulberry St., Springfield, Ohio 45506  
Prior Instrument Ref: Vol. 2179, Page 1402 OR

and

Situate in the City of Springfield, County of Clark and State of Ohio, and described as follows, to wit:

Being Lot No. 5390 as the same is numbered and designated on the Plat of Henry J. Funk's Addition to said City, as recorded in Volume 5, Page 44, Plat Records of Clark County, Ohio.

Parcel No. 340-06-00005-401-008  
Address: 826 Grant St., Springfield, OH 45504  
Prior Instrument Ref: Vol. 2178, Page 2250 OR

and

Situated in the City of Springfield, County of Clark and State of Ohio:

And known as and being part of the Northeast quarter of Section 4, Township 4, Range 9, M.R.S. and being Lot Numbered 2333 as the same is numbered and designated on John Grube's recorded plat of an addition to the City of Springfield, and plat being recorded in Volume 4, Page 74, Plat Records of Clark County, Ohio. Also a strip of ground 1.8 feet, more or less, off the entire east end of Lot Number 2331, Grube's Addition, being so much off the east end of Lot 2331, as is now used and occupied by the foundation of the dwelling erected on Lot No. 2333, together with a right of easement to permit the overhanging of eaves on said dwelling on said Lot No. 2333, to remain the life of said dwelling.

Parcel No. 340-06-00004-218-022



202300007476  
BK 2225 PG 3719

Address: 526 W. Mulberry St., Springfield, Ohio  
Prior Instrument Ref: Vol. 2178, Page 2250 OR

**and**

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

Being Lot No. One Thousand Eight Hundred Eleven (1811) as the same is numbered and designated on Thomas C. Stewart's Addition to said City of Springfield, Ohio recorded in Volume 4, Page 61. Plat Records of Clark County, Ohio. Also including that part of the alley vacated by Ordinance No. 53-179, be the same more or less, but subject to recording of legal highways.

Parcel No. 340-06-00004-403-011  
Address: 523 West Clark Street, Springfield, Ohio 45506  
Prior Instrument Ref: Vol. 2161, Page 1391 OR

**and**

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

Being Lot No. 4165 as the same is numbered and designated on the plat or Edwardsville as recorded in Plat Book 5, Page 16, of the Plat Records of Clark County, Ohio

Parcel Number: 340-07-00029-206-020  
Address: 1572 Oakland Avenue, Springfield, Ohio 45503  
Prior Instrument Ref: Vol. 2196, Page 1822 OR

**and**

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

Being 60 feet taken off the West end of Lot No. 6705 as the same is numbered and designated on the recorded plat of "The Highlands" Addition dedicated by John E. Perrin, Sidney L. Briggs, and others, to the City of Springfield, and recorded in Vol. 6, Page 17 of the Plat Records of Clark County, Ohio. Together with the perpetual right and easement through, over and in the following described premises:

Situate in the County of Clark, State of Ohio, and City of Springfield, and bounded and described as follows:

Being Lot No. 6730 as the same is numbered on "The Highlands" Addition to the City of Springfield, Ohio, and dedicated by John E. Perrin, Sidney L. Briggs, and others, and



202300007476  
BK 2225 PG 3720

recorded in Vol. 6, Page 17 of the Plat Records of Clark County, Ohio, for the purposes of a water line carrying water from a main in the South Center Boulevard, Springfield, Ohio, the

premises herein conveyed, together with the right of the Grantee, her heirs, executors, administrators and assigns to enter in and upon the said premises for the purpose of maintaining and keeping said water line in repair, together with the right to maintain a separate meter for purpose of metering said water through said water line, and so such things as are necessary to maintain said water line in such conditions so that it will deliver water to the premises herein conveyed.

Being the same premises conveyed to Grantor by deed dated August 28, 1959 as recorded in Vol. 504, Page 135 of the Deed Records of Clark County, Ohio.

Parcel No. 340-07-00033-117-014  
Property Address: 55 Parkwood Ave., Springfield, OH 45506  
Prior Instrument Ref: Vol. 2061, Page 1242 OR

**and**

Situated in the State of Ohio, County of Clark, City of Springfield and being part of Section 34, Town 5, Range 9, Between the Miami Rivers Survey, and being more specifically part of Lot 16 of David Lowry's Plat, recorded Book 4, Page 5 of the Plat Records of Clark County, Ohio, and being also known as part of City Lot 316 as renumbered by the City of Springfield and being described as follows:

Beginning at a point on the north line of said Lot 316, 62.5 feet east of the northwest corner of said Lot, the TRUE POINT OF BEGINNING HEREIN:

Thence, with the north line of said Lot 316 and the south line of W. Jefferson Street (30 feet right-of-way), east, 36 feet more or less;

Thence, parallel with the west line of S. Wittenberg Avenue (66 feet right-of-way) and 105.5 feet distance therefrom, south, 66 feet;

Thence, west, 36 feet, more or less;

Thence, parallel with said S. Wittenberg Avenue, north, 66 feet to the point of beginning, and containing 0.055 acres more or less, subject to all rights-of-way, easements, and restrictions of record.

Being the same premises described in deed to Truhome Investments, LLC recorded Book 2053, Page 2532 of the Official Records of Clark County, Ohio.

The purpose of this description is to correct errors in the prior deed descriptions and is not the result of an actual field survey.



202300007476  
BK 2225 PG 3721

PARCEL LD. 340-07-00034-119-010  
Property Address: 213 West Jefferson Street, Springfield, Ohio 45506  
Prior Instrument Ref: Vol. 2060, Page 2692 OR

**and**

Situated in the Village of South Vienna, Township of Harmony, County of Clark and State of Ohio, bounded and described as follows:

Being the West halves of Lots No. 13 and 14 as numbered and designated on the plat of said Village, as recorded in Plat Book 3, Page 17 of the Plat Records of Clark County, Ohio.

Commencing at the Northwest corner of said Lot No. 13 running South 16 poles to the Southwest corner of said Lot No. 14; thence East 41 feet and 3 inches; thence North 16 poles; thence West 41 feet and 3 inches to the place of beginning.

PARCEL I.D. 150-08-00012-408-007 & 150-08-00012-408-015  
Address: 0 & 17 East Main Street, South Vienna, Ohio 45369  
Prior Instrument Ref: Vol. 2096, Page 686 OR

**and**

**TRACT I:**

Situate in the City of Springfield, County of Clark and State of Ohio, and bounded and described as follows:

Being Lot No. 5422 as the same is numbered and designated on the plat of lots laid out in addition to said city by Henry J. Funk, recorded in Vol. 2, Pages 192 and 193 of the Plat Records of Clark County, Ohio.

ALSO, part vacated alley per Ord. No. 70-205

**TRACT II:**

Situate in the City of Springfield, County of Clark and State Ohio, and bounded and described as follows:

Being a strip of ground fronting 6.85 feet on Rubsam Street and taken off of the entire East side of Lot No. 5423 as the same is numbered and designated on the plat of lots laid out in the city by Henry J. Funk, recorded in Vol. 2, Pages 192 and 193 of the Plat Records of Clark County, Ohio.

ALSO, part vacated alley per Ord. No. 70-205.

It is agreed by the grantors and grantee herein, their heirs, successor and assigns, that the cement driveway between the dwellings on Lots 5422 and 5423 Henry J. Funk Addition, which driveway extends from the South line of said lots Northwardly to the



20230007476  
BK 2225 PG 3722

four car garage which is located partly on both of said lots and the cement approaches to said garage shall be use in common by the abutting owners, their heirs and assigns, of said lots and shall be

maintained and kept in repair by them. It is also understood by the parties hereto that the East half of said four car garage is located on the premise hereby conveyed and that the West half of said four car garage belongs to the remainder of said lot 5423, now owned by John Schaudt and Alice Schaudt.

Parcel No: 340-06-00005-402-020  
Address: 722-724 Rubsam Street, Springfield, Ohio 45504  
Prior Instrument Ref: Vol. 2191, Page 1363 OR

**and**

Situate in the City of Springfield, in the County of Clark and State of Ohio, and bounded and described as follows:

Being located in Section 29, Township 5, Range 9, M.R.S.

Beginning at the southwest corner of Belmont Avenue and Warder Street; thence southwardly with the west line of said Belmont Avenue fifty (50) feet to a stake; thence westwardly parallel with the south line of said Warder Street One Hundred Six and Five Tenths (106.5) feet to a stake in the east line of a twelve (12) foot alley; thence northwardly with the east line of said twelve (12) foot alley and parallel with the west line of said Belmont Avenue fifty (50) feet to the line of said Warder Street One Hundred and Six and five tenths (106.5) feet to the southwest corner of Belmont Avenue and Warder Street, and the place of beginning.

Parcel No. 340-07-00029-429-022  
Property Address: 127-129 N. Belmont Avenue, Springfield, OH 45503  
Prior Instrument Ref: Vol. 2084, Page 1074 OR

**and**

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

Being Lots Number Ten Thousand Forty-Seven (10,047) and Ten Thousand Forty-Eight (10,048) as the same is numbered and designated on the Brian McGregor Real Estate Company's Jefferson Street Addition to the City, Plat of which is recorded In Volume 6, Page 94, Plat Records of Clark County, Ohio. Excepting from the above, 33 feet of the West side of Lot 10,047 transferred in Deed Volume 311, Page 475, Deed Records, Clark County, Ohio.

Parcel No. 340-06-00004-113-010  
Property Address: 1235 W. Jefferson Street, Springfield, OH 45506  
Prior Instrument Ref: Vol. 2084, Page 1074 OR



20230007476  
BK 2225 PG 3723

**and**

Situated in the City of Springfield in the County of Clark and in the State of Ohio:  
Being Part of Lot No. Two Thousand Four Hundred Twenty-Nine (2429) Warder's Addition as recorded in Plat Book 4, Page 76, Plat Records of Clark County.

Beginning at the southeast corner of said Lot No. 2429; thence with the south line of said Lot No. 2429 in the northwesterly direction 75 feet; thence, in a northeasterly direction parallel with the west line of Middle St., 40 feet to a point; thence in a southeasterly direction parallel with the south line of said lot No. 2429, 15 feet to a point; thence in a northeasterly direction parallel with the west line of Middle St., 10 feet to the north line of said lot thence in a southeasterly direction parallel with the north line of said Lot No. 2429, 60 feet to a point in the west line of Middle Street; thence with the west line of Middle St, 50 feet to the place of beginning.

Parcel No. 340-07-00029-307-017

Property Address: 1038 Middle Street, Springfield, OH 45503

Prior Instrument Ref: Vol. 2084, Page 1074 OR

**and**

Situate in the Village of South Vienna. County of Clark and State of Ohio, and bounded and described as follows:

Being all of Lot No. 29 and part of Lots No. 30, 31 and 32, as the same are numbered and designated on the Plat of the Town of Vienna as laid out for John H. Dynes by Rueben Miller  
C.S. and recorded in Volume 3, Page 17 of the Plat Records of Clark County, Ohio.

Beginning at a point on the South line of said Lot No. 30, said point being the Southwest corner of a part of said lot as conveyed to the I.O.O.F. Lodge of South Vienna, Ohio, by deed from Orissa A. Rice and recorded in Volume 38, Page 183 of the Deed Records of Clark County, Ohio; thence with the South line of said Lots No. 30, 31 and 32, South 83 deg. 20' West 75.98 feet to a point on the South line of said Lot No. 32; thence with the East line of that part of said Lots No. 31 and 32, now owned by Edward H. Smith, North 6 deg. 40' West 264 feet to a point in the North line of Lot No. 31 at the Northeast corner to said Smith; thence with the North line of said Lots No. 31 and 29; North 83 deg. 20' East 126.10 feet to the Northeast corner of said Lot No. 29; thence with the East line of Lots No. 29 and 30 and the West line of a one-pole alley, South 6 deg. 40' East 156 feet to a spike at the Northeast corner of said premises of said lodge; thence with the North line of the same, South 83 deg. 20' West 50 feet to a spike; thence with the West line of said premises, South 6 deg. 40' East 108 feet to the place of beginning.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED REAL ESTATE:



202300007476  
BK 2225 PG 3724

Beginning at a point in the Northerly marginal line of Lot No. 29, 9 feet East of the Northwest corner of said Lot No. 29; thence South on a line parallel to the West line of Lot No. 29, 132 feet to the South line of said lot; thence along the South line of Lot No. 29 and

the North line of Lot No. 30, Eastwardly 23 ½ feet, more or less, to a point in said line where the same would be intersected by the West line of the I.O.O.F. Lodge lot, if extended; thence South 24 feet along said extended line to the Northwest corner of the I.O.O.F. Lodge lot; thence Eastwardly 50 feet along the North line of the I.O.O.F. Lodge lot to the East line of Lot No. 30 and the West line of an alley; thence Northwardly along the West line of said alley, and the East line of Lots No. 30 and 29 to the Northeast corner of Lot No. 29, 156 feet, more or less; thence Westwardly along the North line of Lot No. 29, 73.5 feet, more or less, to the beginning.

PARCEL I.D. 150-08-00012-401-013: 150-08-00012-401-014 & 150-08-00012-401-006

Property Address: 28 W. Main Street and 28 ½ W. Main St and 28 W. Main St. Rear, South Vienna, Ohio 45369

Prior Instrument Ref: Vol. 2096, Page 686 OR

**and**

Situated in the Village of South Vienna, County of Clark and State of Ohio, and bounded and described as follows:

Being a part of Lots 29 and 30 as numbered and designated on the Plat of the Town of Vienna as laid out for John J. Dynes by Reuben Mill, C.S. and recorded in Volume 3, Page 17 of the Plat Records of Clark County, Ohio.

Beginning at a point in the Northerly marginal line of Lot No. 29 and 9 feet East of the Northwest corner of said Lot No. 29; thence South, on a line parallel to the West line of Lot No. 29, 132 feet to the South line of said lot; thence along the South line of Lot No. 29 and the North line of Lot No. 30, Eastwardly 23 ½ feet, more or less, to a point in said line where the same would be intersected by the West line of the I.O.O.F. Lodge lot, if extended; thence South 24 feet along said extended line to the Northwest corner of the I.O.O.F. Lodge lot; thence Eastwardly 50 feet along the North line of the I.O.O.F. Lodge lot to the East line of Lot No. 30 and the West line of an alley; thence Northwardly along the West line of said alley and the East line of Lots No. 30 and No. 29 to the Northeast corner of Lot No. 29, 156 feet, more or less; thence Westwardly along the North line of Lot No. 29, 73.5 feet, more or less, to the place of beginning.

Excepting Therefrom a tract of 0.028 acres as conveyed to the Vienna Lodge, I.O.O.F., as recorded in Volume 537, Page 626, Deed Records, Clark County, Ohio.





20230007476  
BK 2225 PG 3725

PARCEL I.D. 150-08-00012-401-007  
Property Address: 21 North Street, South Vienna, Ohio 45369  
Prior Instrument Ref: Vol. 2096, Page 686 OR

**and**

Situated in the County of Clark, in the State of Ohio, and in the City of Springfield, being part of Lot No. One Thousand Two Hundred Fifty-Five (1255) in Elizabeth S. Clark's Addition to said City, as recorded in Plat Book No. 1, Page 103, Clark County, Ohio.  
Beginning at a point in the east line of Center Street, at the southwest corner of said Lot No. 1255; thence North 45 feet, 6 inches along the east line of Center Street to the northwest corner of said Lot No. 1255; thence east along the north line of said lot, 102 feet; thence south, parallel with Center Street, 45 feet, 6 inches to the north line of a 12 foot alley; thence west along the north line of said alley, 102 feet to the place of beginning.  
Also, one half a vacated alley per Ordinance No. 00-389.

Parcel No: 340-07-00034-307-068  
Address: 814-816 S. Center Street, Springfield, Ohio 45506  
Prior Instrument Ref: Vol. 2191, Page 1363 OR

**and**

Situate in the State of Ohio, County of Clark and City of Springfield, and bounded and described as follows:  
Being Lot No. Six Thousand Five Hundred Fifty (6650) as the same is numbered and designated on the plat of Joel L. Little, as Assignee of Ida Belle Little to the said City of Springfield, Ohio, which plat is recorded in Vol. 6, Page 12 of the Plat Records of Clark County, Ohio.

Parcel No: 340-07-00033-208-018  
Address: 514 Catherine Street, Springfield, Ohio 45505  
Prior Instrument Ref: Vol. 2191, Page 1363 OR

**and**

Situated in the County of Clark, in the State of Ohio and In the City of Springfield:

Being a part of Lot No. Thirteen (13) as the same is numbered on the Plat of the division or the Estate of Oliver Clark, deceased.  
Beginning on the North line of Southern Avenue N. 88°W 282 feet from the West Line of Market Street (now Fountain Avenue); thence N. 2° E. 129 feet to the South line or a one (1) pole alley; thence with the same N. 88° W. 42 feet to the East line of a ten (10) foot alley; thence with the same S. 2° W. 129 feet to the line of said Southern Avenue; thence with the same S 88° E. 42 feet to the place of beginning.



202300007476  
BK 2225 PG 3726

Being Lot No. Four Thousand Five Hundred Twenty (4520) as the same is numbered and designated in H.W. Houck's Addition recorded in Vol 5, Page 23 of the Clark County Plat Records.

Also one half of the vacated alley west of the property per Ordinance Number 81-26, City of Springfield, Ohio, of January 27, 1981.

Permanent Parcel Number: 340-07-00034-323-015  
Address: 30-32 W. Southern Avenue, Springfield, Ohio 45506

Prior Instrument Ref: Vol. 2216, Page 5977 OR

**and**

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

Being Lot Number Nine Thousand Three Hundred Twenty Eight (9328) as the same is numbered and designated in Elizabeth Max Loomis Western Avenue Place Addition to said City as set forth in Plat Book 6, Page 83 of the Plat Records of Clark County, Ohio.

Permanent Parcel Number: 340-06-00004-220-006  
Permanent Address: 909 West Jefferson Street, Springfield, Ohio 45506  
Prior Instrument Ref: Vol. 2216, Page 5973 OR

**and**

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

Being part of Range 9, Town 5, Section 33, M.R.S.

Beginning on the North line of Rose Street at a point 171 feet East of the intersection of the North line of Rose Street with the East line of Clay Street;

Thence North, parallel with the East line of Clay Street 125 feet to a 14 foot alley;  
Thence East with the South line of said alley 33 feet more or less;  
Thence South parallel with Clay Street 125 feet to the North line of Rose Street 33 feet, more or less, to the place of beginning, be the same more or less, but subject to all legal highways.

Parcel No: 340-07-00033-203-020  
Address: 520 East Rose Street, Springfield, OH 45505

Prior Instrument Ref: Vol. 2176, Page 3903 OR