

THE CLARK COUNTY BOARD OF REVISION

ORDER TO APPEAR AND PRODUCE DOCUMENTS

Case No. 2024-029

1378 West First LLC

Owner

Clark County Board of Revision

Government Party

Address:

7953 Washington Woods Drive
Dayton, Ohio 45459

31 North Limestone Street
P.O. Box 1325
Springfield, Ohio 45501

Additional parties: Clark Shawnee Local Schools Board of Education

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To the Parties:

Pursuant to Section 5715.10 of the Ohio Revised Code, the parties are hereby ordered to APPEAR before the Clark County Board of Revision, at the following date, time, and location, and personally (if an individual) or by authorized representative (if a corporation, partnership, or other business entity; or if a governmental entity) to be examined under oath, and to produce relevant documents, as to the real property that is the subject of the case before the Board of Revision:

Date: 06/12/2025

Time: 9:20 am

Location: A.B. Graham Building - 2nd Floor Conference Room - 31 N. Limestone Street - Springfield, Ohio 45502

Real Property that is the subject of this case:

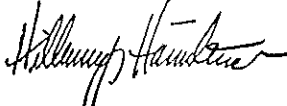
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You are FURTHER ORDERED to bring with you the following documents:

- Full name and contact information with whom a property inspection can be scheduled
- Full and complete copy of the purchase contract(s) for the parcel(s) that are the subject of this case between 1/1/21 and today if the property owner acquired the property or a membership interest therein between 1/1/21 and today)
- In relation to said transaction(s), all closing statements and other documents executed at said closing (if the property owner acquired the property or a membership interest therein between 1/1/21 and today)
- Copies of any and all appraisal reports prepared in conjunction with the sale of the subject property including, but not limited to all bank appraisals
- Copies of all exhibits the property owner expects to use at the trial of the subject case, including, but not limited to, any appraisal report or reports which purport to express an opinion of value
- Any and all AIA construction documents relating to the subject property from 1/1/22 to the present date (if applicable)
- Any and all STR reports relating to the subject property from 1/1/21 to the present date (if applicable)
- Copies of income and expenses statements for 2022, 2023, 2024 and 2025
- Copies of rent rolls/occupancy reports for 2022, 2023, 2024 and 2025
- Full and complete copies of any and all leases for the subject property in effect for any time between 1/1/21 and the present date.

DATED this 2nd day of June, 2025

Issued by: THE CLARK COUNTY BOARD OF REVISION

By: 
Clark County Auditor Hillary Hamilton, Secretary to the Board

RETURN OF SERVICE

I, Hillary Hamilton, hereby certify under penalty of law that I served the
Order to Appear and Produce Documents upon the parties to Case No. 2024-029, on
June 2, 2025 (month, day, year), by the following means:

Name of Party: 1378 West First LLC

How Served: Certified Mail

(Attorney: Robert K. Danzinger - Email & Certified Mail)

Name of Party: Clark Shawnee Local Board of Education

How Served: Email & Regular Mail



[signature of person effecting service]

June 2, 2025

[date signed]