

MAR 20 2026

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.
 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		Agree Limied Partnership, 32301 Woodward Ave., Royal Oak, MI 48073	
2. Complainant if not owner		Board of Education of the Clark-Shawnee Local Schools	
3. Complainant's agent		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; bor@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	
330-06-00006-300-017		1705 N. Bechtle Ave.	
7. Principal use of property: 422 Discount stores and jr. dept. stores			
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
330-06-00006-300-017	16,500,000	13,628,460	2,871,540
9. The requested change in value is justified for the following reasons: Recent arm's length sale of subject property for \$16,500,000			

10. Was property sold within the last three years? Yes No Unknown If yes, show date of sale 07/24/24 and sale price \$16,500,000 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.

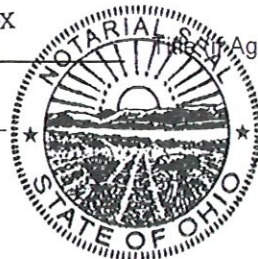
- The complainant has complied with the requirements of R.C. section 5715.19(A)(6)(b) and (7) and provided notice prior to the adoption of the resolution required by division (A)(6)(b) of that section as required by division (A)(7) of that section.

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 3/11/2026 Complainant or agent (printed) KAROL FOX (Agent) Attorney for Complainant

Complainant or agent (signature) Karl Fox
 Sworn to and signed in my presence, this 11th day of March, 20 26.

Notary Richelle Thoburn Ford



Richelle Thoburn Ford
 Attorney At Law
 Notary Public, State of Ohio
 My commission has no expiration date
 Sec. 147.03 R.C.



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>LD</u>	Tax list year <u>2003</u>	County number <u>D</u>	Tax. dist. number <u>3000</u>	Date <u>7/24/04</u>
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Property located in Spind Corp taxing district
 Name on tax duplicate ARG SCSPFOH001 LLC Tax duplicate year 2003
 Acct. or permanent parcel no. 330-06-00000-300-017 Map book _____ Page _____
 Description _____ Platted _____ Unplatted _____

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

Number	<u>2795</u>
No. of Parcels	<u>1</u>
DTE Code No.	<u>4122</u>
Neigh. Code	
No. of Acres	
Land Value	<u>919880</u>
Bldg. Value	<u>225980</u>
Total Value	<u>3179740</u>
DTE Use Only	
DTE Use Only	
DTE Use Only	
Consideration	
DTE Use Only Valid sale	1. Yes 2. No
Receipt Number	

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

1. Grantor's name ARG SCSPFOH001, LLC Phone (401) 436-0100
 2. Grantee's name Agree Limited Partnership Phone (248) 419-6329
 Grantee's address 32301 Woodward Avenue, Royal Oak, MI 48073
 3. Address of property 1601 N. Bechtle Avenue, Springfield, OH 45504
 4. Tax billing address 32301 Woodward Avenue, Royal Oak, MI 48073
 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 Commercial
 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 Commercial
 7. a) New mortgage amount (if any) \$ _____
 b) Balance assumed (if any) \$ _____
 c) Cash (if any) \$ _____
 d) Total consideration (add lines 7a, 7b and 7c) \$ 16,500,000.00
 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) \$ 16,500,000.00
 g) Name of mortgagee _____
 h) Type of mortgage Conv. F.H.A. V.A. Other _____
 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
 Will this property be a multi-unit dwelling? Yes No
 I declare under penalties of perjury that this statement is true and correct and to the best of my knowledge and belief it is a true, correct and complete statement.
 Signature of grantee or representative [Signature] Date 07/24/04

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

2795
 16500.00
 16500.00
 16500.00
 16500.00
 16500.00
 0.50
 566000.50
 566000.50
 566000.50
 CHK # : 1
 TIME 14:36
 07/24/04
 08947
 2795

202400009090 07/24/2024 02:24 PM
Filed for Record in CLARK County, Ohio
Nancy Pence, Recorder Rec Fees: \$102.00
WARR OR Vol 2240 Pgs 765 - 772

APPROVED
Clark County Tax Map

Transferred
Sale Price 16,500,000
2795 JUL 24 2024 JBL

JUL 24 2024
TSM
 Legal Description
 Survey Plat / Lotsplit
 Subdivision / Annexation

HILLARY HAMILTON
AUDITOR

(ABOVE LINE FOR RECORDER'S USE ONLY)

LIMITED WARRANTY DEED

ARG SCSPFOH001, LLC, a Delaware limited liability company, whose address is c/o Global Net Lease, Inc., 38 Washington Square, Newport, RI 02840, Attn: Legal ("Grantor"), for valuable consideration to them paid by **AGREE LIMITED PARTNERSHIP**, a Delaware limited partnership, whose mailing address is 32301 Woodward Avenue, Royal Oak, MI 48073 ("Grantee"), the receipt and sufficiency of which are hereby acknowledged, hereby GRANTS, BARGAINS, SELLS AND CONVEYS, with limited warranty covenants, to said Grantee, its successors and assigns forever, all of its right, title and interest in and to the real property situated in the State of Ohio, County of Clark, City of Springfield, more particularly described as follows (the "Real Estate");

**SEE EXHIBIT A ATTACHED
HERETO AND MADE A PART HEREOF**

Together with all tenements, hereditaments, privileges, appurtenances thereto belonging in or in any way appertaining thereto, all right rights, and the use of appurtenant easements, whether or not of record, strips and rights of way abutting, adjacent and contiguous or adjoining the Premises.

Prior Instrument Reference: Volume 2210, Page 1657, Clark County, Ohio Records.

Tax Parcel No.: 3300600006300017

The Real Estate is conveyed subject to the Permitted Exceptions set forth on Exhibit B attached hereto and made a part hereof.

Grantor hereby binds itself and its successors to warrant and forever defend the right and title to the Real Estate, unto Grantee, its successors and assigns, against the claims of all persons owning, holding or claiming by, through or under Grantor, but not otherwise.

CHICAGO TITLE Ins. Co.
Order # 245342607 Escrow LLC

ACTIVE 699240633v2

CHICAGO TITLE COMPANY LLC
SUITE 320
30195 CHAGRIN BOULEVARD
PEPPER PIKE, OH 44124



202400009090
BK 2240 PG 766

TO HAVE AND TO HOLD, the Real Estate, together with all privileges and appurtenances thereunto belonging to the Grantee, its successors and assigns forever.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors and assigns and shall include singular, plural, masculine, feminine or neuter, as required by context.

Grantor has effectively executed this Deed as of the 28th day of June, 2024.

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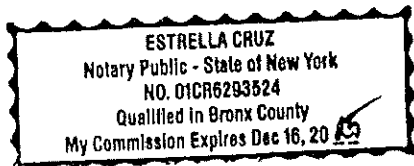
GRANTOR:

ARG SCSPFOH001, LLC,
a Delaware limited liability company

By: *Ch. Masterson*
Name: Christopher Masterson
Title: Authorized Signatory

STATE OF NEW YORK)
) SS:
COUNTY OF NEW YORK)

The foregoing instrument was acknowledged before me this 25th day of June, 2024, by Christopher Masterson, the Authorized Signatory of ARG SCSPFOH001, LLC, a Delaware limited liability company, on behalf of the limited liability company.



(Seal)

Estrella Cruz
Notary Public
Print Name: Estrella Cruz

This instrument prepared by:

Jonathan M. Perry, Esq.
Greenberg Traurig, P.A.
450 S. Orange Avenue, Suite 650
Orlando, FL 32801

EXHIBIT A



202400009090
BK 2240 PG 768

Real Estate

Tract 1:

Situate in Sections 6 and 12, Township 4, Range 9 M.R.S., City of Springfield, County of Clark, State of Ohio, and being part of lot 1 (24.127 acres original) of Springfield commons as recorded in Plat Book 16, Page 240, said lot also being part of City Lot No. 18767 of the consecutive numbers of lots of said City of Springfield (all references to deeds, microfiche, plats, surveys, etc. refer to the records of the Clark County Recorder's Office, unless noted otherwise).

Excepting from the above land all of lot 4 of Springfield Commons – Section 4 as recorded in Plat Book 18, Page 98 of the Plat Records of Clark County, Ohio, said lot also known as city Lot No. 19012 of the consecutive numbers of lots of said City of Springfield, leaving a net area of 22.883 acres.

Said tract of land being more particularly described as follows:

Beginning at an iron pin found at the intersection of the Easterly extension of the North line of a 4.022 acre tract of land as conveyed to USPG Portfolio by deed recorded in Deed Volume 1559, 891 with the West right of way of Bechtle Avenue, said point also being North forty-three degrees fifty-one minutes nineteen seconds West (N 43° 51' 19" W) for one thousand three hundred ninety-one and 18/100 feet (1391.18') from NGS Monument "Clark 22";

Thence along the North line of said 4.022 acre tract and the North line of a tract of land as conveyed to the state of Ohio by deed recorded in Deed Volume 645, Page 23 North eighty-four degrees twelve minutes thirty seconds West (N 84° 12' 30" W) for nine hundred and 57/100 feet (900.57') to an iron pin found on the East right of way line of Consolidated Rail Corporation;

Thence along said East line North thirty-six degrees forty-eight minutes forty seconds East (N 36° 48' 40" E) for one thousand nine hundred fifty-nine and 35/100 feet (1959.35') to an iron pin found at a corner of City Lot No. 18849 as conveyed to H&A Properties, LLC, by deed recorded in official records Volume 1530, Page 964;

Thence along the West line of said City Lot No. 18849 South six degrees twenty-eight minutes fifty-five seconds West (S 06° 28' 55" W) for two hundred seventy-five and 39/100 feet (275.39') to an iron pin found at the Southwest corner thereof;

Thence along the South line of said City Lot No. 18849 South eighty-three degrees forty-five minutes two seconds East (S 83° 45' 02" E) for two hundred eighty-five and 00/100 feet (285.00') to an iron pin found on the West right of way line of said Bechtle Avenue;

Thence along said West line South six degrees fourteen minutes fifty-eight seconds West (S 06° 14' 58" W) for ninety-one and 24/100 feet (91.24') to an iron pin found at the Northeast corner of Lot 4 of said Springfield Commons;



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Thence along the North line of said Lot 4 North eighty-five degrees thirty-three minutes forty-three seconds West (N 85° 33' 43" W) for one hundred forty-five and 08/100 feet (145.08') to an iron pin found at the Northwest corner thereof; thence along a West line of said Lot 4 South six degrees fourteen minutes fifty-eight seconds West (S 06° 14' 58" W) for two hundred fifty-eight and 70/100 feet (258.70') to an iron pin found at a corner thereof;

Thence along a North line of said Lot 4 North eighty-three degrees forty-five minutes two seconds West (N 83° 45' 02" W) for nineteen and 99/100 feet (19.99') to an iron pin found at a corner thereof;

Thence along a West line of said lot 4 South six degrees fourteen minutes fifty-eight seconds West (S 06° 14' 58" W) for one hundred one and 64/100 feet (101.64') to an iron pin found at the Southwest corner thereof;

Thence along the South line of said Lot 4 South eighty-three degrees forty-five minutes two seconds East (S 83° 45' 02"E) for one hundred fifty-three and 36/100 feet (153.36') to an iron pin found at the Southeast corner thereof, said point being on the West right of way line of said Bechtle Avenue;

Thence along said West line for the following six (6) courses:

1. On a curve to the right with a radius of five hundred fifty and 00/100 feet (550.00') for an arc distance of forty-five and 20/100 feet (45.20') (chord bearing South twenty degrees twenty-four minutes forty-four seconds West (S 20° 24' 44" W) for forty-five and 19/100 feet (45.19') delta angle of said curve being four degrees forty-two minutes thirty-two seconds (4° 42' 32") to an iron pin found;
2. South twenty-two degrees forty-six minutes zero seconds West (S 22° 46' 00" W) for two hundred eighty and 00/100 feet (280.00') to an iron pin found;
3. On a curve to the right with a radius of three hundred fifty and 00/100 feet (350.00') for an arc distance of one hundred three and 17/100 feet (103.17') (chord bearing South thirty-one degrees twelve minutes thirty-nine seconds West (S 31° 12' 39" W) for one hundred two and 79/100 feet (102.79'), delta angle of said curve being sixteen degrees fifty-three minutes eighteen seconds (16° 53' 18") to an iron pin found;
4. South thirty-nine degrees thirty-nine minutes eighteen seconds West (S 39° 39' 18" W) for one hundred seventy-three and 83/100 feet (173.83') to an iron pin found;
5. On a curve to the right with a radius of four hundred fifty and 00/100 feet (450.00') for an arc distance of one hundred thirty-two and 64/100 feet (132.64') (chord bearing South thirty-one degrees twelve minutes thirty-nine seconds West (S 31° 12' 39" W) for one hundred thirty-two and 16/100 feet (132.16'), delta angle of said curve being sixteen degrees fifty-three minutes eighteen seconds (16° 53' 18") to an iron pin found;
6. South twenty-two degrees forty-six minutes zero seconds West (S 22° 46' 00" W) for two hundred ninety and 00/100 feet (290.00') to the point of beginning, containing twenty-two and 883/1000 (22.883) acres, more or less. This description was prepared from a field survey



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performed by Woolpert, Inc., in August, 2005, with bearings based upon the section line being South six degrees twenty-eight minutes fifty-five seconds West (S 06° 28' 55" W) as shown on the plat of survey for Harold C. Gross as recorded in Volume 5, Plat 1211.

Being the same premises conveyed to Springfield Commons Plaza, LLC by deed dated October 31, 2005 and Recorded in Official Record Volume 1751, Page 1072.

Tract 2:

Appurtenant Easement(s) as established in that certain Declaration of Easements, Covenants and Restrictions for Springfield Commons, dated October 31, 2005 and recorded November 7, 2005 in Official Records Volume 1751, Page 1092, Recorder's Office, Clark County, Ohio.

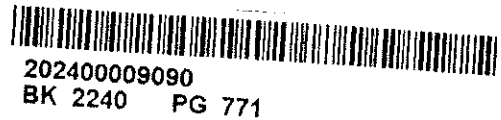


EXHIBIT B

Permitted Exceptions

1. Reservations, restrictions, covenants, limitations, easements and/or other conditions as shown on plat filed for record June 24, 1994, in Plat Book 16, Page 240, of the Clark County, Ohio Records.
2. Easement to The City of Springfield, Ohio, an Ohio municipal corporation, filed for record January 7, 2005, in OR Volume 1708, Page 1500, of the Clark County, Ohio Records.
3. Easement to Ohio Bell Telephone Company, filed for record September 20, 1929, in Deed Volume 265, Page 325, of the Clark County, Ohio Records.
4. Easement to Shell Oil Company, Incorporated, filed for record September 29, 1941, in Deed Volume 332, Page 590, of the Clark County, Ohio Records.
5. Easement for Sanitary Sewer Line to the Board of Clark County Commissioners, Clark County, Ohio, filed for record December 18, 1987, in Deed Volume 833, Page 420, of the Clark County, Ohio Records.
6. Easement to The Ohio Bell Telephone Company, filed for record August 5, 1994, in Official Records Volume 219, Page 195, of the Clark County, Ohio Records.
7. Easement to The Ohio Bell Telephone Company, filed for record August 5, 1994, in Official Records Volume 219, Page 199, of the Clark County, Ohio Records.
8. Easement to Ohio Edison Company, an Ohio corporation, filed for record August 30, 1994, in Official Records Volume 232, Page 5, of the Clark County, Ohio Records.
9. Easement to Ohio Edison Company, an Ohio corporation, filed for record February 7, 1995, in Official Records Volume 313, Page 8, of the Clark County, Ohio Records.
10. Right-of-Way to Columbia Gas of Ohio, Inc., filed for record February 13, 1996, in Official Records Volume 518, Page 104 of the Clark County, Ohio Records.
11. Plat Agreement by and between Glimcher Properties limited partnership and the City of Springfield, Ohio as disclosed by the document recorded June 13, 2001 in Official Records Volume 1476, Page 855, of the Clark County, Ohio Records.
12. Easement of record in the Judgment Entry Case No. 73-CIV-478, by and between Richard D. Jackson, Director of Transportation, State of Ohio, and Nicholas B. Pavlatos, et al., filed for record March 30, 1976, of record in Deed Book 717, Page 67, of the Clark County, Ohio Records.
13. Utility Agreement by and between Nicholas B. Pavlato sand Thalís Pavlatos and the State of Ohio, filed for record October 7, 1992 in Deed Book 887, Page 206, of the Clark County, Ohio Records.



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14. Easement to Ohio Edison Company, an Ohio corporation, filed for record June 13, 1995, in Official Records Volume 377, Page 186, of the Clark County, Ohio Records.

15. Lease as evidenced by Memorandum of Lease by and between The Glimcher Company, a corporation (Lessor) and Lowe's Companies, Inc., a North Carolina corporation (Lessee), filed February 9, 1995, and recorded in Official Records Volume 314, Page 9, of the Clark County Records.

First Amendment to Memorandum of Lease by and between Glimcher Properties Limited Partnership, a limited partnership, Landlord, as the successor-in-interest to The Glimcher Company, a corporation, and Lowe's Home Centers, Inc., Tenant, as the successor and assigns of Lowe's Companies, Inc., dated March 15, 1997 and recorded April 22, 1997 in Official Records Volume 806, Page 346, of the Clark County, Ohio Records.

Second Amendment to Memorandum of Lease filed for record January 26, 2017 in OR Volume 2107, Page 19 of the Clark County, Ohio Records.

Third Amendment to Memorandum of Lease filed for record August 19, 2019 in OR Volume 2160, Page 4072, of the Clark County, Ohio Records.

16. Lease as evidenced by Memorandum of Lease by and between USPG Portfolio Two, LLC (Lessor) and Best Buy Stores, L.P. (Lessee), dated October 22, 2004, filed November 8, 2004, and recorded in Volume 1700, Page 840, of the Clark County Records.

17. Reservations, restrictions, covenants, limitations, easements, and/or conditions, as established in instrument, filed for record November 7, 2005, in OR Volume 1751, Page 1092, of the Clark County, Ohio Records.

18. Assignment of Developer's Rights filed for record December 13, 2005, in OR Volume 1756, Page 1312, of the Clark County, Ohio Records.

19. Taxes and assessments, if any, for the year 2024 and subsequent years are a lien, but not yet due and payable.

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 1705 N BECHTLE AVE Map ID: 330-06-00006-300-017 LUC: 422-DISCOUNT STORES & JR. DEPT Card: 1 of 2 Tax Year: 2025 Printed: 03/26/26

CURRENT OWNER	GENERAL INFORMATION
AGREE LIMITED PARTNERSHIP	Routing No. 0006-02 012-00 Class C-Commercial Living Units Neighborhood 340C6000 Alternate Id District Zoning CAUV
Field Review Flag:	

Property Notes
 TY19 GREEN HSE & CNPY HAS SPRINKLERS Note Codes:
 F0-Fema Flood Zone 0%-25%

Type	Rate	Size	Influence Factors	Inf %	Value
6-Primary Site	AC	609840	22.890		6,132,550
Total Acres: 22.89					Legal Acres: 22.89



Assessment Information					
Assessed	Appraised	Cost	Income	Market	
Land 2,146,390	6,132,550	6,132,550	0	0	0
Building 2,623,570	7,495,910	7,495,910	0	0	0
Total 4,769,960	13,628,460	13,628,460	0	0	0
Value Flag 1-COST APPROACH Manual Override Reason Base Date of Value Effective Date of Value					

Entrance Information			
Date	ID	Entry Code	Source
03/08/25	STP	10-Adv	3-Other
11/16/17	KAR	1-Entrance (Inspection)	4-Employee
05/25/12	ABC	1-Entrance (Inspection)	3-Other
01/16/06	GS		

Permit Information			
Date Issued	Number	Price Purpose	Note
11/14/07	07-1473	HVAC	
			Status Closed Permit

Sales/Ownership History			
Transfer Date	Price	Type	Validity
07/24/24	16,500,000	2-Land & Building	0-Valid Sale
05/23/22	14,709,700	2-Land & Building	3-Property Changed After Sale
05/14/15	19,900,000	2-Land & Building	0-Valid Sale
11/04/05	17,676,600		

Deed Reference			Deed Type	Grantor
				ARG SCSPFOH001 LLC
				ARCP MT SPRINGFIELD OH LLC
				SPRINGFIELD COMMONS PLAZA LLC
				U S P G PORTFOLIO TWO LLC

Property Factors
 Topo: 1-Level
 Utilities: 1-All Public
 Street/Road: 1-Paved
 Traffic: 3-Heavy
 Location: 3-Business Cluster
 Spot Loc:

Legal Description
 Parcel TieBack:
 Range - Township - Section: - - -
 Legal Descriptions:
 SPRINGFIELD COMMONS SEC 1
 18767
 Addl TieBack:

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 1705 N BECHTLE AVE

Parcel Id: 330-06-00006-300-017

LUC: 422-DISCOUNT STORES & JR. DEPT

Card: 1 of 2

Tax Year: 2025

Printed: 03/26/26

Building Information

Year Built/Eff Year 1994 / 2005
 Building # 1
 Structure Type 345-Discount Dept's
 Identical Units
 Total Units
 Grade C
 # Covered Parking
 # Uncovered Parking
 DBA LOWE'S SUPER STORE

Building Other Features

Line Type	Meas1	Meas2	# Stp	IU	Line Type	Meas1	Meas2	# Stp	IU
1 CP6-Canopy Roof/Slab	4,286	1	1	1	SS1-Sprinkler Sys Wet	119,692	1	1	1
1 CP6-Canopy Roof/Slab	9,082	1	1	1	SS1-Sprinkler Sys Wet	13	99	1	1
1 CP6-Canopy Roof/Slab	540	1	1	1	SS1-Sprinkler Sys Wet	13,444	1	1	1
1 CP5-Canopy Only	1,500	1	1	1	LP3-Patio, Concrete	14,036	1	1	1
1 CP6-Canopy Roof/Slab	3,318	1	1	1	LP3-Patio, Concrete	7,892	1	1	1
1 GH5-Greenhse-Average	40	146	1	1					
1 LD4-Truck & Train Wells	46	72	1	1					

Interior/Exterior Information

Line	Lvl	Fr	To	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Int Fin	Partitions	Heating	Cooling	Plumbing	Phy Fun	Phy Fun	%Comp	%Rent
1	01	01	01	118,860	1,502	033-Discount Stor	22	03-Concret	2-Fire Resistant	100	2-Normal	2-Normal	1-Central	2-Normal	3	3		
2	01	01	01	1,287	224	033-Discount Stor	13	03-Concret	2-Fire Resistant	100	2-Normal	2-Normal	1-Central	2-Normal	3	3		
3	01	01	01	832	154	033-Discount Stor	13	03-Concret	2-Fire Resistant	100	2-Normal	0-None	0-None	0-None	3	3		

Interior/Exterior Valuation Detail

Line	Area	Use Type	% Good	% Comp	Use Value/RCLND
1	118,860	033-Discount Store/Mkt	75		5,357,910
2	1,287	033-Discount Store/Mkt	73		83,970
3	832	033-Discount Store/Mkt	75		48,620

Outbuilding Data

Line	Type	Yr Bit	Meas1	Meas2	Area Gr	Qty	ModCd	Phy Fun	MA	%Comp	Value
2	CL1-Asph Pave	1994			214,600	C	1	A	A		135,260
3	CLF-Fence Chik	1994	8	800	6,400	C	1	A	A		4,160
6	CLF-Fence Chik	1994	20	600	12,000	C	1	A	A		7,800

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 1705 N BECHTLE AVE

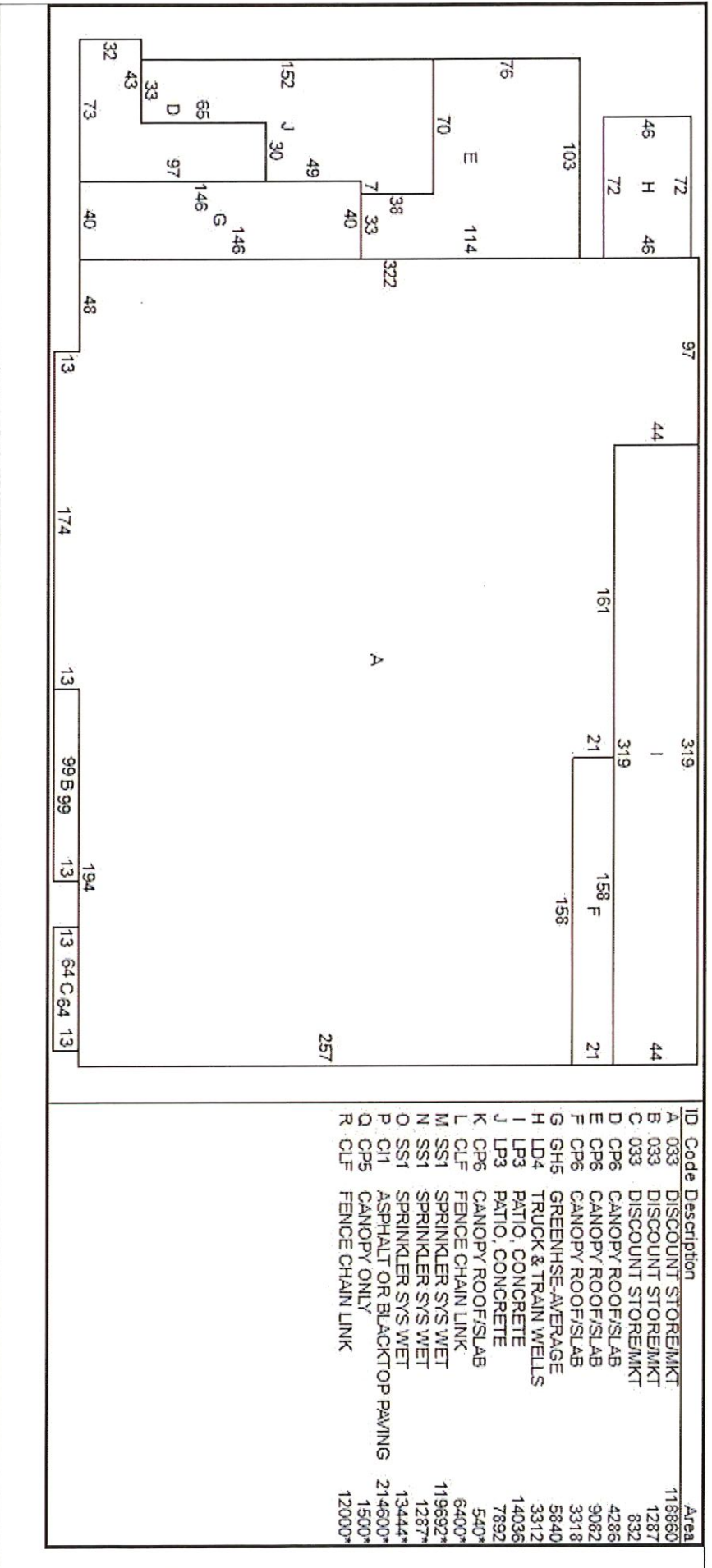
Parcel Id: 330-06-00006-300-017

LUC: 422-DISCOUNT STORES & JR. DEPT

Card: 1 of 2

Tax Year: 2025

Printed: 03/26/26



Additional Property Photos



3300600006300017 09/21/2017



3300600006300017 09/21/2017



3300600006300017 09/21/2017

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 1705 N BECHTLE AVE

Parcel Id: 330-06-00006-300-017

LUC: 422-DISCOUNT STORES & JR. DEPT

Card: 1 of 2

Tax Year: 2025

Printed: 03/26/26

Income Detail (Includes all Buildings on Parcel)

Use Mod Grp	Inc Type	Model Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income
00	S	000	00-None	0	160,352	0.00				0							

Line	Use Type	Per Bldg	Beds	Baths	Other	Units	Rent	Income
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Apartment Detail - Building 1 of 2

Building Cost Detail - Building 1 of 2	
Total Gross Building Area	120,979
Replace, Cost New Less Depr	5,490,500
Percent Complete	100
Number of Identical Units	
Economic Condition Factor	5,490,500
Final Building Value	1,0000
NBHD Fact	
Value per SF	45.38

Notes - Building 1 of 2

Income Summary (Includes all Building on Parcel)

Misc & Gross Bulding Values	
Misc Building No	Misc Adjusted Value
BOR 05-114	
Total Gross Rent Area	
	160,352
Total Gross Building Area	
	160,352
Total Net Income	
Capitalization Rate	0.023300
Sub total	
Residual Land Value	
Final Income Value	

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 1705 N BECHTLE AVE Map ID: 330-06-00006-300-017

LUC: 422-DISCOUNT STORES & JR. DEPT

Card: 2 of 2

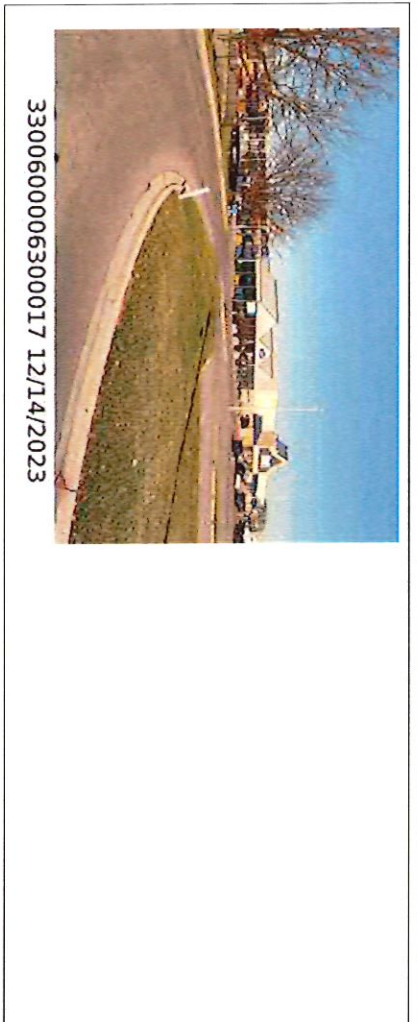
Tax Year: 2025

Printed: 03/26/26

CURRENT OWNER	GENERAL INFORMATION
AGREE LIMITED PARTNERSHIP	Routing No. 0006-02 012-00 Class C-Commercial Living Units Neighborhood 340C6000 Alternate Id District Zoning CAUV
Field Review Flag:	

Property Notes	Note Codes:
TY19 GREEN HSE & CNPY HAS SPRINKLERS	F0-Fema Flood Zone 0%-25%

Land Information				
Type	Rate	Size	Influence Factors	Value
6-Primary Site AC	609840	22.890		6,132,550
Total Acres: 22.89		Legal Acres: 22.89		



Assessment Information				
Assessed	Appraised	Cost	Income	Market
Land 2,146,390	6,132,550	6,132,550	0	0
Building 2,623,570	7,495,910	7,495,910	0	0
Total 4,769,960	13,628,460	13,628,460	0	0
Value Flag 1-COST APPROACH Manual Override Reason Base Date of Value Effective Date of Value				

Entrance Information			
Date	ID	Entry Code	Source
03/08/25	STP	10-Adv	3-Other
11/16/17	KAR	1-Entrance (Inspection)	4-Employee
05/25/12	ABC	1-Entrance (Inspection)	3-Other
01/16/06	GS		

Permit Information			
Date Issued	Number	Price Purpose	Note
11/14/07	07-1473	HVAC	
			Status Closed Permit

Sales/Ownership History			
Transfer Date	Price	Type	Validity
07/24/24	16,500,000	2-Land & Building	0-Valid Sale
05/23/22	14,709,700	2-Land & Building	3-Property Changed After Sale
05/14/15	19,900,000	2-Land & Building	0-Valid Sale
11/04/05	17,676,600		

Deed Reference			Deed Type	Grantor
				ARG SCSPFOH001 LLC ARCP MT SPRINGFIELD OH LLC SPRINGFIELD COMMONS PLAZA LLC U S P G PORTFOLIO TWO LLC

Property Factors	
Topo: 1-Level	
Utilities: 1-All Public	
Street/Road: 1-Paved	
Traffic: 3-Heavy	
Location: 3-Business Cluster	
Spot Loc:	

Legal Description	
Parcel Tieback:	Addl Tieback:
Range - Township - Section: - - -	
Legal Descriptions: SPRINGFIELD COMMONS SEC 1 18767	

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 1705 N BECHTLE AVE

Parcel Id: 330-06-00006-300-017

LUC: 422-DISCOUNT STORES & JR. DEPT

Card: 2 of 2

Tax Year: 2025

Printed: 03/26/26

Building Information

Year Built/Eff Year 2005 /
 Building # 2
 Structure Type 345-Discount Dept S
 Identical Units
 Total Units
 Grade C
 # Covered Parking
 # Uncovered Parking
 DBA BEST
 BUY/PETSMART

Building Other Features

Line Type	Meas1	Meas2 #	Stp	IU	Line Type	Meas1	Meas2 #	Stp	IU
1 SS1-Sprinkler Sys Wet	39,373	1	1	1					
1 LD4-Truck & Train Wells	12	72	1	1					
1 LD4-Truck & Train Wells	14	72	1	1					

Interior/Exterior Information

Line	Lvl	Fr - To	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Int Fin	Partitions	Heating	Cooling	Plumbing	Phy Fun	Phy Fun	%Comp	%Rent
1	01	01	39,373	900	033-Discount Store	22	03-Concrete	2-Fire Resistant	100	2-Normal	2-Normal	1-Central	2-Normal	3	3		

Interior/Exterior Valuation Detail

Line	Area	Use Type	% Good	% Comp	Use Value/RCNLD
1	39,373	033-Discount Store/Mkt	75		1,787,770

Outbuilding Data

Line	Type	Yr Bld	Meas1	Meas2	Area Gr	Qty	ModCd	Phy Fun	Phy Fun	MA	%Comp	Value
4	C11-Asph Pave	1996			105,000	1		A	A			67,170
5	C12-Conc Pave	1996	32	80	2,560	1		A	A			3,250

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 1705 N BECHTLE AVE

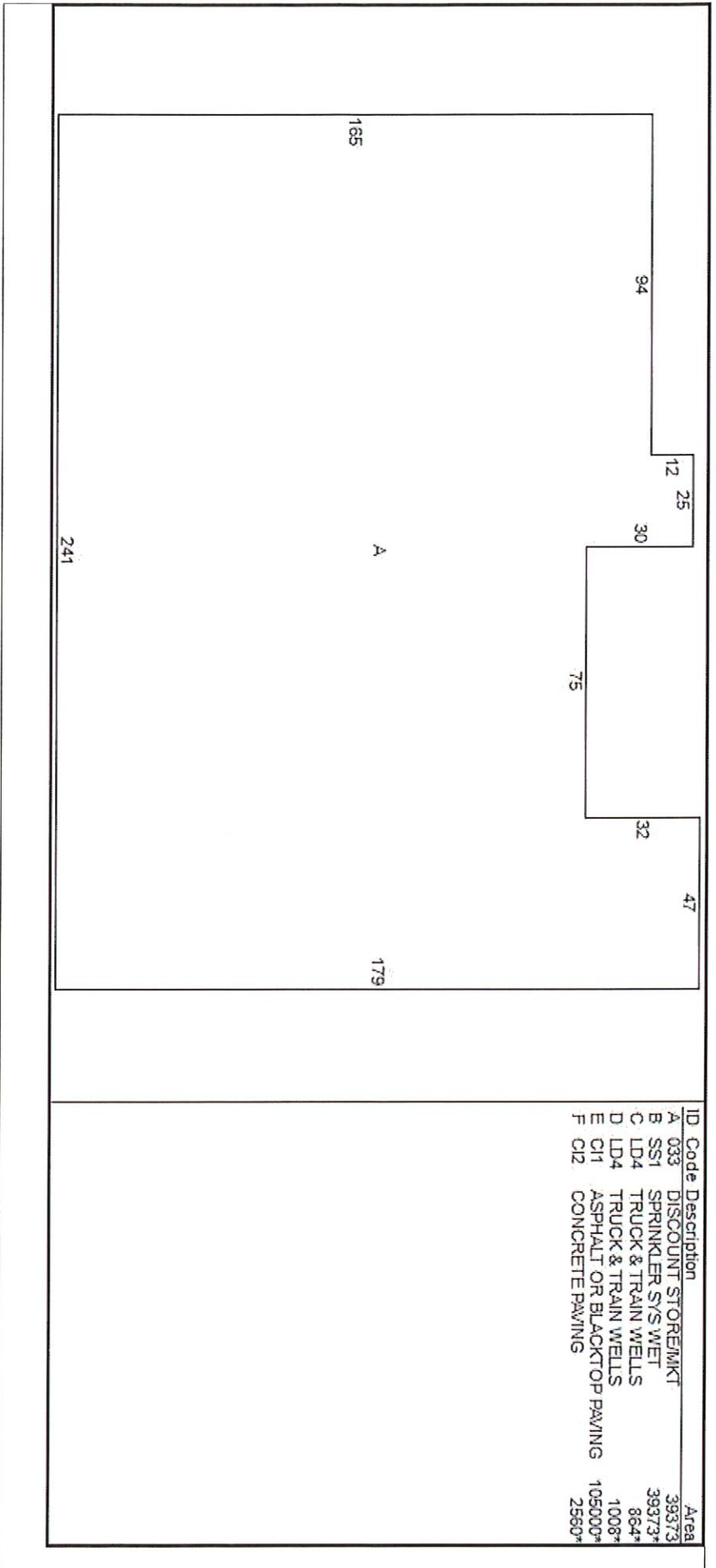
Parcel Id: 330-06-00006-300-017

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Card: 2 of 2

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Additional Property Photos



3300600006300017 09/21/2017



3300600006300017 09/21/2017



3300600006300017 09/21/2017

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

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Income Detail (Includes all Buildings on Parcel)

Use Mod Grp Type	Inc Mod Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income
00 S	000 00-None	0	160,352	0.00					0							

Apartment Detail - Building 2 of 2

Line	Use Type	Per Bldg	Beds	Baths	Other	Units	Rent	Income
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Building Cost Detail - Building 2 of 2

Total Gross Building Area	39,373
Replace, Cost New Less Depr	1,787,770
Percent Complete	100
Number of Identical Units	
Economic Condition Factor	
Final Building Value	1,787,770
NBHD Fact	1,0000
Value per SF	45.41

Notes - Building 2 of 2

Income Summary (Includes all Building on Parcel)

Total Net Income	0.023300
Capitalization Rate	
Sub total	
Residual Land Value	
Final Income Value	
Total Gross Rent Area	160,352
Total Gross Building Area	

Misc & Gross Building Values

Misc Building No	Misc Adjusted Value
BOR 05-114	