

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

PARCEL 1:

Situated in the City of Toledo, County of Lucas, State of Ohio, described as follows:

Lot 1 in The Regency, as recorded in Plat Volume 108, Page 3, City of Toledo, Lucas County, Ohio.

Parcel Number 24-22181

Property Address: 1000 Regency Court, Toledo, Ohio, 43623

PARCEL 2:

Situated in the City of Toledo, County of Lucas, State of Ohio, described as follows:

Lot 2 in The Regency, as recorded in Plat Volume 108, Page 3, City of Toledo, Lucas County, Ohio, furthermore described as follows:

A parcel of land being part of the East 1/2 of the Northeast 1/4 of Section 13, Town 9 South, Range 6 East, City of Toledo, Lucas County, Ohio, said parcel of land being bounded and described as follows:

Commencing at the intersection of the centerline of Talmadge Road, with the centerline of Regency Court;

Thence in a Westerly direction along the centerline of Regency Court, having an assumed bearing of South 89 degrees, 59 minutes, 45 seconds West, a distance of 50.00 feet to the Westerly right of way line of Talmadge Road;

Thence in a Northerly direction along the Westerly right of way line of Talmadge Road, a bearing of North 00 degrees, 00 minutes, 15 seconds West, a distance of 30.00 feet to the Northerly right of way line of Regency Court, said point being the True Point of Beginning of the parcel herein described;

Thence in a Westerly direction along the Northerly right of way line of Regency Court, a bearing of South 89 degrees, 59 minutes, 45 seconds West, a distance of 28.98 feet to a point of curve;

Thence in a Westerly direction along an arc of curve to the right along the Northerly right of way line of Regency Court, an arc distance of 90.32 feet to a point of tangency, said arc of curve to the right having a radius of 345.00 feet, a central angle of 15 degrees, 00 minutes, 00 seconds, a chord length of 90.06 feet, a chord bearing of North 82 degrees, 30 minutes, 15 seconds West, and a tangent length of 45.42 feet;

Thence North 75 degrees, 00 minutes, 15 seconds West along the Northerly right of way line of Regency Court, a distance of 63.46 feet to a point of curve;

Thence continuing along the Northerly right of way line of Regency Court, an arc of curve to the right, an arc distance of 43.82 feet to a point of reverse curve, said arc of curve to the right having a radius of 50.00 feet, a central angle of 50 degrees, 12 minutes, 30 seconds, a chord length of 42.43 feet, a chord bearing of North 49 degrees, 54 minutes, 00 seconds West, and a tangent length of 23.43 feet;

Thence continuing along the Northerly right of way line of Regency Court, an arc of curve to the left, an arc distance of 164.51 feet to the intersection of a point on curve, said arc of curve to the left having a radius of 75.00 feet, a central angle of 125 degrees, 40 minutes, 27 seconds, a chord length of 133.45 feet, a chord bearing of North 87 degrees, 37 minutes, 56 seconds West, and a tangent length of 146.16 feet;

Thence in a Northwesterly direction, a bearing of North 45 degrees, 00 minutes, 15 seconds West, a distance of 172.17 feet to a point of intersection;

Thence in a Northerly direction a bearing of North 00 degrees, 00 minutes, 15 seconds West, a distance of 219.16 feet to the intersection of the Southerly right of way line of Laskey Road, said point of intersection being a point on curve;

Thence in an Easterly direction along an arc of curve to the left along said Southerly right of way line of Laskey Road, an arc distance of 218.31 feet to a point of tangency, said arc of curve to the left having a radius of 5777.31 feet, a central angle of 02 degrees, 09 minutes, 54 seconds, a chord length of 218.30 feet, a chord bearing of South 89 degrees, 43 minutes, 03 seconds East, and a tangent length of 109.17 feet;

Thence continuing along the Southerly right of way line of Laskey Road, a bearing of North 89 degrees, 12 minutes, 00 seconds East, a distance of 248.83 feet to a point of intersection with the Westerly right of way line of Talmadge Road;

Thence in a Southerly direction along the Westerly right of way line of Talmadge Road, a bearing of South 00 degrees, 00 minutes, 15 seconds East, a distance of 404.30 feet to the True Point of Beginning of the parcel herein described; containing 3.635 acres of land.

Parcel Number 24-22191

Property Address: 2000 Regency Court, Toledo, Ohio, 43623

PARCEL 3:

Situated in the City of Toledo, County of Lucas, State of Ohio, described as follows:

Lot 3 in The Regency, as recorded in Plat Volume 108, Page 3, City of Toledo, Lucas County, Ohio.

Parcel Number 24-22201

Property Address: 3000 Regency Court, Toledo, Ohio, 43623

EXHIBIT B

Project Plan for Barone Brothers, LLC

The real property owned by Barone Brothers, LLC. at 1000, 2000 & 3000 Regency Court, Toledo Ohio 43623, the legal description of the property is set forth on the attached Exhibit A, will be subject to special assessments for energy improvements in accordance with Revised Code Chapter 1710.

The Project is expected to consist of the following energy efficiency elements:

1. HVAC Systems Replacement
2. Building Controls & VFDs
3. LED Lighting Interior & Exterior
4. Boiler Replacements

Total project cost: \$1,529,324.00

Total cost including financing and other charges: \$1,806,777.22

Total assessment payments to be collected: \$2,728,670.66

Estimated Annual assessment payment: \$182,578.04

Estimated semi-annual special assessments for 15 years*: varies – see table below

Number of semi-annual installments: 30

First annual assessment due: January 31, 2019

**Note: Lucas County will add 1% processing charge to the annual assessment amount.*

Regency Court Project 1 (1000 Regency)

| County Taxable Year | Total Annual Assessment Parcel 24-22181 | Year Payments Are Due | 1st Half (Due 1/31) | 2nd Half (Due 7/31) |
|-------------------------|---|-----------------------|---------------------|---------------------|
| 2018 | \$60,859.02 | 2019 | \$30,429.67 | \$30,429.67 |
| 2019 | \$60,859.02 | 2020 | \$30,429.67 | \$30,429.67 |
| 2020 | \$60,859.02 | 2021 | \$30,429.67 | \$30,429.67 |
| 2021 | \$60,859.02 | 2022 | \$30,429.67 | \$30,429.67 |
| 2022 | \$60,859.02 | 2023 | \$30,429.67 | \$30,429.67 |
| 2023 | \$60,859.02 | 2024 | \$30,429.67 | \$30,429.67 |
| 2024 | \$60,859.02 | 2025 | \$30,429.67 | \$30,429.67 |
| 2025 | \$60,859.02 | 2026 | \$30,429.67 | \$30,429.67 |
| 2026 | \$60,859.02 | 2027 | \$30,429.67 | \$30,429.67 |
| 2027 | \$60,859.02 | 2028 | \$30,429.67 | \$30,429.67 |
| 2028 | \$60,859.02 | 2029 | \$30,429.67 | \$30,429.67 |
| 2029 | \$60,859.02 | 2030 | \$30,429.67 | \$30,429.67 |
| 2030 | \$60,859.02 | 2031 | \$30,429.67 | \$30,429.67 |
| 2031 | \$60,859.02 | 2032 | \$30,429.67 | \$30,429.67 |
| 2032 | \$60,859.02 | 2033 | \$30,429.67 | \$30,429.67 |
| Total Assessment | \$912,890.25 | | \$912,890.10 | |

Regency Court Project 2 (2000 Regency)

| County Taxable Year | Total Annual Assessment Parcel 24-22191 | Year Payments Are Due | 1st Half (Due 1/31) | 2nd Half (Due 7/31) |
|-------------------------|---|-----------------------|---------------------|---------------------|
| 2018 | \$60,859.02 | 2019 | \$30,429.67 | \$30,429.67 |
| 2019 | \$60,859.02 | 2020 | \$30,429.67 | \$30,429.67 |
| 2020 | \$60,859.02 | 2021 | \$30,429.67 | \$30,429.67 |
| 2021 | \$60,859.02 | 2022 | \$30,429.67 | \$30,429.67 |
| 2022 | \$60,859.02 | 2023 | \$30,429.67 | \$30,429.67 |
| 2023 | \$60,859.02 | 2024 | \$30,429.67 | \$30,429.67 |
| 2024 | \$60,859.02 | 2025 | \$30,429.67 | \$30,429.67 |
| 2025 | \$60,859.02 | 2026 | \$30,429.67 | \$30,429.67 |
| 2026 | \$60,859.02 | 2027 | \$30,429.67 | \$30,429.67 |
| 2027 | \$60,859.02 | 2028 | \$30,429.67 | \$30,429.67 |
| 2028 | \$60,859.02 | 2029 | \$30,429.67 | \$30,429.67 |
| 2029 | \$60,859.02 | 2030 | \$30,429.67 | \$30,429.67 |
| 2030 | \$60,859.02 | 2031 | \$30,429.67 | \$30,429.67 |
| 2031 | \$60,859.02 | 2032 | \$30,429.67 | \$30,429.67 |
| 2032 | \$60,859.02 | 2033 | \$30,429.67 | \$30,429.67 |
| Total Assessment | \$912,890.25 | | \$912,890.10 | |

Regency Court Project 3 (3000 Regency)

| County Taxable Year | Total Annual Assessment Parcel 24-22201 | Year Payments Are Due | 1st Half (Due 1/31) | 2nd Half (Due 7/31) |
|-------------------------|---|-----------------------|---------------------|---------------------|
| 2018 | \$60,859.02 | 2019 | \$30,429.67 | \$30,429.67 |
| 2019 | \$60,859.02 | 2020 | \$30,429.67 | \$30,429.67 |
| 2020 | \$60,859.02 | 2021 | \$30,429.67 | \$30,429.67 |
| 2021 | \$60,859.02 | 2022 | \$30,429.67 | \$30,429.67 |
| 2022 | \$60,859.02 | 2023 | \$30,429.67 | \$30,429.67 |
| 2023 | \$60,859.02 | 2024 | \$30,429.67 | \$30,429.67 |
| 2024 | \$60,859.02 | 2025 | \$30,429.67 | \$30,429.67 |
| 2025 | \$60,859.02 | 2026 | \$30,429.67 | \$30,429.67 |
| 2026 | \$60,859.02 | 2027 | \$30,429.67 | \$30,429.67 |
| 2027 | \$60,859.02 | 2028 | \$30,429.67 | \$30,429.67 |
| 2028 | \$60,859.02 | 2029 | \$30,429.67 | \$30,429.67 |
| 2029 | \$60,859.02 | 2030 | \$30,429.67 | \$30,429.67 |
| 2030 | \$60,859.02 | 2031 | \$30,429.67 | \$30,429.67 |
| 2031 | \$60,859.02 | 2032 | \$30,429.67 | \$30,429.67 |
| 2032 | \$60,859.02 | 2033 | \$30,429.67 | \$30,429.67 |
| Total Assessment | \$912,890.25 | | \$912,890.10 | |

EXHIBIT C

AGREEMENT TO IMPOSE SPECIAL ASSESSMENTS

(See Attached)