

EXHIBIT A

DESCRIPTION OF PROPERTY

The Property subject to this Petition is situated in the City of Toledo, County of Lucas, State of Ohio, and is further described as follows:

That part of Lots numbers three hundred forty (340), three hundred forty-one (341), three hundred forty-two (342), and three hundred forty-three (343) in Wentworth III, a Subdivision in the City of Toledo, Lucas County, Ohio, same being recorded in Plat 42B-44, and part of the West one-half (1/2) of the Southwest one-quarter (1/4) of Section twenty-one (21), Town nine (9) South, Range seven (7) East, all in the City of Toledo, Lucas County, Ohio, described as follows with bearings being based on an assumed meridian and used only to show angular relationships:

Beginning at a point on the original Northeasterly line of Monroe Street that is 135 feet Northwest of the Northwest right of way line of Algonquin Parkway (being also the Northwesterly line of premises conveyed to Shell Oil Company by deed recorded in Volume 1735 of Deeds, page 12);

Thence North thirty-three (33) degrees, zero (00) minutes, zero (00) seconds East along the Northwesterly line of premises so conveyed to Shell Oil Company, a distance of one hundred thirty (130) feet to the Southwesterly line of premises conveyed to Congregation Anshai Sfar by Deed recorded in Volume 1726 of Deeds, page 190;

Thence North fifty-seven (57) degrees, zero (00) minutes, zero (00) seconds West along the Southwesterly line of premises so conveyed to Congregation Anshai Sfar, a distance of one hundred fifteen and fifty-seven hundredths (115.57) feet, record (one hundred fifteen and eighteen hundredths (115.18) feet, measured) to the Southeasterly right of way of Meadowbrook Court;

Thence South thirty-three (33) degrees, zero (00) minutes, zero (00) seconds West along the Southeasterly right of way of Meadowbrook Court, a distance of one hundred thirty (130) feet to the original Northeasterly line of Monroe Street;

Thence South fifty-seven (57) degrees, zero (00) minutes, zero (00) seconds East along the original Northeasterly line of Monroe Street, a distance of one hundred fifteen and fifty-seven hundredths (115.57) feet, record (one hundred fifteen and eighteen hundredths (115.18) feet, measured) to the place of beginning.

Parcel Number(s): 16-10799

Property Address: 4062 Monroe Street, Toledo, Ohio 43606

EXHIBIT B

PETITION

[See attached.]

EXHIBIT C

Project Plan for 4062 Monroe Street, Toledo, Ohio 43606

The real property is owned by Studio 329, LLC, at 4062 Monroe Street, Toledo, Ohio 43606. The legal description of the property is set forth on the attached Exhibit A. The property will be subject to special assessments for energy improvements in accordance with Revised Code Chapter 1710.

The energy efficiency savings for the project are expected to be 15% or more annually and consist of the following energy efficiency elements:

1. HVAC
2. LED Lighting
3. Door seals

Total project cost: \$61,164.00

Total cost including financing and other charges: \$63,000.00

Number of semi-annual installments: 19

Total direct payments prior to establishment of assessment to be collected*: \$4,188.66

Total assessment payments to be collected: \$75,395.88

Estimated annual assessment payment**: \$8,377.32

Estimated semi-annual special assessments for 9 years**: \$ 4,188.66

First annual assessment due: January 31, 2023***

Note: Lucas County may add a processing charge to the assessment amount.

County Taxable Year	Total Annual Assessment Parcel #16-10799	Year Payments Are Due	1st Half (Due 1/31)	2nd Half (Due 7/31)
2021	\$ 4,188.66 *	2022		\$ 4,188.66 *
2022	\$ 8,377.32	2023	\$ 4,188.66	\$ 4,188.66
2023	\$ 8,377.32	2024	\$ 4,188.66	\$ 4,188.66
2024	\$ 8,377.32	2025	\$ 4,188.66	\$ 4,188.66
2025	\$ 8,377.32	2026	\$ 4,188.66	\$ 4,188.66
2026	\$ 8,377.32	2027	\$ 4,188.66	\$ 4,188.66
2027	\$ 8,377.32	2028	\$ 4,188.66	\$ 4,188.66
2028	\$ 8,377.32	2029	\$ 4,188.66	\$ 4,188.66
2029	\$ 8,377.32	2030	\$ 4,188.66	\$ 4,188.66
2030	\$ 8,377.32	2031	\$ 4,188.66	\$ 4,188.66
Total Assessment	\$ 79,584.54			

**The Auditor of Lucas County, Ohio may impose a special assessment collection fee with respect to each Special Assessment payment. If imposed, this special assessment collection fee will be added by the Auditor of Lucas County, Ohio to each Assessment payment.

***Pursuant to Chapter 323 of the Ohio Revised Code, the Special Assessment Payment Dates identified in this Schedule of Special Assessments are subject to adjustment by the Auditor of Lucas County, Ohio under certain conditions.