

## **EXHIBIT A**

### **DESCRIPTION OF PROPERTY**

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

Parcel I: That part of River Tracts seventeen (17) and eighteen (18) in Town three (3) of the United States Reserve of twelve (12) miles square at the foot of the Rapids of the Miami of Lake Erie, in the City of Toledo, Lucas County, Ohio, bounded as follows:

On the North by the North line of said River Tract seventeen (17); on the Southeast by the Maumee River; on the Southwest by the Northeasterly line of the Plat of Copland's River View Addition as recorded in Volume 22 of Plats, Page 19, Lucas County, Ohio records; and on the Northwest by the Southeasterly line of Broadway, also known as the River Road.

Excepting from said premises, however, that part thereof conveyed by The Country Club Company to Robert Hixon by deed dated March 11, 1920, and recorded in Volume 530 of Deeds, Page 271, Lucas County, Ohio records and described as follows: The Northerly sixty (60) feet measured along Broadway or the River Road, so-called, of that part of River Tract seventeen (17) lying between said Broadway and the Maumee River together with all riparian rights to the same belonging; said property having a frontage on Broadway of sixty (60) feet measured on said Broadway and extending back between parallel lines to the Maumee River, the North line of said property being the North line of said River Tract seventeen (17).

Also excepting therefrom that part thereof bounded and described as follows:

Beginning at a point on the Southeast right of way line of River Road that is sixty and zero hundredths (60.00) feet Southwesterly thereon from the North line of said River Tract seventeen (17); then South fifty-seven (57) degrees, fortynine (49) minutes, forty-one (41) seconds East two hundred sixty-six and one hundredth (266.01) feet; then South twenty-seven (27) degrees, ten (10) minutes, nineteen (19) seconds West six hundred forty-one and sixty-nine hundredths (641.69) feet parallel with the Southeast right of way line of River Road; then North seventy-seven (77) degrees, forty-nine (49) minutes, forty-one (41) seconds West two hundred seventy-four and thirty-five hundredths (274.35) feet to a point on the Southeast right of way line of River Road; then North twenty-seven (27) degrees, ten (10) minutes, nineteen (19) seconds East seven hundred thirty-five and eighty-eight hundredths (735.88) feet along the Southeast right of way line of River Road to the point of beginning; containing four and nineteen hundredths (4.19) acres of land, more or less.

Parcel II: That part of River Tracts seventeen (17) and eighteen (18) in Town three (3) of the United States Reserve of twelve (12) miles square at the foot of the Rapids of the Miami of Lake Erie, in the City of Toledo, Lucas County, Ohio, bounded as follows:

On the North by the North line of said River Tract seventeen (17); on the Southeast by the Northwesterly line of the abandoned right-of-way of The Maumee Valley Railway Company, which has since been conveyed to The City of Toledo, Ohio, by deed dated July 11, 1929, and

recorded in Volume 798 of Deeds, Page 86, Lucas County, Ohio Records; On the Southwest by the Northeasterly line of the plat of Copland Heights as recorded in Volume 22 of Plats, Page 23, Lucas County, Ohio Records; and on the Northwest by the Southeasterly line of the former right-of-way of the New York, Chicago and St. Louis Railroad Company which has since been conveyed to The City of Toledo, Ohio, by deed dated May 1, 1931 and recorded in Volume 858 of Deeds, Page 75, Lucas County, Ohio Records.

Parcel III: That part of the former right-of-way of the New York, Chicago and St. Louis Railroad Company in River Tract seventeen (17), Town three (3), of the United States Reserve of twelve (12) miles square at the foot of the Rapids of the Miami of Lake Erie in the City of Toledo, Lucas County, Ohio, lying between the North line of said River Tract seventeen (17) and the North line of Chevy Chase Lane, extended.

Parcel No. 18-75351

Property Address: 3900 River Rd., Toledo, Ohio 43614

**EXHIBIT B**

**PETITION**

[See attached.]

## EXHIBIT C

### Project Plan for 3900 River Rd., Toledo, Ohio 43614

The real property is owned by Toledo Country Club, at 3900 River Rd., Toledo, Ohio 43614. 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. Boiler & Water Heater upgrades
2. Rooftop HVAC Unit Replacements
3. LED Lighting upgrades

Total project cost: \$276,483.00

Total cost including financing and other charges: \$330,586.61

Total direct payments to be collected: \$0.00

Total assessment payments to be collected: \$435,789.48

Annual assessment payment: \$31,127.82\*\*

Estimated semi-annual special assessments for fourteen years: \$15,563.91

Number of semi-annual installments: 28

First annual installment due: January 31, 2022\*

**\*\*Note: Lucas County will add a processing charge to the annual assessment amount.**

County Taxable Year	Total Annual Assessment Parcel #18-75351	Year Payments Are Due	1st Half (Due 1/31)	2nd Half (Due 7/31)
2021	\$ 31,127.82	2022	\$ 15,563.91	\$ 15,563.91
2022	\$ 31,127.82	2023	\$ 15,563.91	\$ 15,563.91
2023	\$ 31,127.82	2024	\$ 15,563.91	\$ 15,563.91
2024	\$ 31,127.82	2025	\$ 15,563.91	\$ 15,563.91
2025	\$ 31,127.82	2026	\$ 15,563.91	\$ 15,563.91
2026	\$ 31,127.82	2027	\$ 15,563.91	\$ 15,563.91
2027	\$ 31,127.82	2028	\$ 15,563.91	\$ 15,563.91
2028	\$ 31,127.82	2029	\$ 15,563.91	\$ 15,563.91
2029	\$ 31,127.82	2030	\$ 15,563.91	\$ 15,563.91
2030	\$ 31,127.82	2031	\$ 15,563.91	\$ 15,563.91
2031	\$ 31,127.82	2032	\$ 15,563.91	\$ 15,563.91
2032	\$ 31,127.82	2033	\$ 15,563.91	\$ 15,563.91
2033	\$ 31,127.82	2034	\$ 15,563.91	\$ 15,563.91
2034	\$ 31,127.82	2035	\$ 15,563.91	\$ 15,563.91
<b>Total Assessment</b>	<b>\$ 435,789.48</b>			

\* 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, Ohio under certain conditions.

\*\* 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 County Fiscal Officer of Lucas County, Ohio to each Semiannual Assessment payment.