

## **EXHIBIT A**

### **LEGAL DESCRIPTION OF PROPERTY**

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

The Northeasterly 1/2 of Lot 311 in the Port Lawrence Division, as recorded in Plat Volume 16, Page 47, City of Toledo, Lucas County, Ohio.

ALSO:

That portion of the abandoned Miami and Erie Canal lands lying in the rear of the Northeasterly 1/2 of said Lot 311 in the Port Lawrence Division and bounded on the Southwest by the Southwesterly line of the Northeast 1/2 of said Lot 311 extended Northwesterly in a straight line, to a point that it is 120 feet distant from the Northwesterly line of Erie Street, and on the Northwest by a line drawn parallel to and 120 feet distant from said Northwest line of Erie Street and on the Northeast by the Northeast line of said Lot 311 extended Northwesterly in a straight line, to a point that is 120 feet distant from the Northwest line of Erie Street, and on the Southeast by the Southeast line of the Miami and Erie Canal Land.

Parcel No. 12-15891

**EXHIBIT B**  
**Project Plan for 123 N Erie, LLC**

The real property owned by 123 N Erie, LLC, 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. Window Replacement
2. (6) HVAC units
3. Insulation
4. LED Lighting
5. Low Flow Fixtures

Total project cost: \$237,200.00

Total cost including financing and other charges: \$280,240.23

Total direct loan payments to be collected: \$13,042.50

Total assessment payments to be collected: \$392,896.00

Estimated Annual assessment payment: \$28,064.00

Estimated semi-annual special assessments for 14 years\*: \$14,032.00

Number of semi-annual installments: 28

First annual installment due: January 31, 2020

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

<b>County Taxable Year</b>	<b>Total Annual Assessment Parcel 12-15891</b>	<b>Year Payments Are Due</b>	<b>1st Half (Due 1/31)</b>	<b>2nd Half (Due 7/31)</b>
2019	\$28,064.00	2020	\$14,032.00	\$14,032.00
2020	\$28,064.00	2021	\$14,032.00	\$14,032.00
2021	\$28,064.00	2022	\$14,032.00	\$14,032.00
2022	\$28,064.00	2023	\$14,032.00	\$14,032.00
2023	\$28,064.00	2024	\$14,032.00	\$14,032.00
2024	\$28,064.00	2025	\$14,032.00	\$14,032.00
2025	\$28,064.00	2026	\$14,032.00	\$14,032.00
2026	\$28,064.00	2027	\$14,032.00	\$14,032.00
2027	\$28,064.00	2028	\$14,032.00	\$14,032.00
2028	\$28,064.00	2029	\$14,032.00	\$14,032.00
2029	\$28,064.00	2030	\$14,032.00	\$14,032.00
2030	\$28,064.00	2031	\$14,032.00	\$14,032.00
2031	\$28,064.00	2032	\$14,032.00	\$14,032.00
2032	\$28,064.00	2033	\$14,032.00	\$14,032.00
<b>Total Assessment</b>	<b>\$392,896.00</b>			

Pursuant to Ohio Revised Code Chapter 323, the Assessment Payment Dates identified in this Exhibit B to the Plan are subject to adjustment by the Lucas County Fiscal Officer under certain conditions. The County Fiscal Officer of Lucas County, Ohio may impose a special assessment collection fee with respect to each Semiannual 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.

**EXHIBIT C**

**ENERGY PROJECT AGREEMENT**

(See Attached)