

**PETITION FOR SPECIAL ASSESSMENTS FOR
SPECIAL ENERGY IMPROVEMENT PROJECTS**

**A PETITION TO THE CITY OF TOLEDO, LUCAS COUNTY, OHIO SEEKING THE
IMPOSITION OF SPECIAL ASSESSMENTS AGAINST PROPERTY OWNED BY THE
PETITIONER TO PAY THE COSTS OF VARIOUS SPECIAL ENERGY
IMPROVEMENT PROJECTS WHICH SPECIALLY BENEFIT SUCH PROPERTY,
INCLUDING A WAIVER OF ALL RIGHTS TO NOTICES, HEARINGS, AND
APPEALS RESPECTING THE REQUESTED SPECIAL ASSESSMENTS**

To: The City Council of the City of Toledo, Lucas County, Ohio (the “City”)

PLT Holdings, LLC, Trustee, an Ohio limited liability company (the “Petitioner”), is the owner of 100% of the real property described on **Exhibit A** attached hereto (the “Property”). The undersigned represents that he or she is the duly authorized signatory or officer of the Petitioner. Toledo PI Acquisitions, LLC, an Ohio limited liability company, (the “Anticipated Owner”) plans to acquire the Property and implement special energy improvement projects on the Property (the “Authorized Improvements,” as further described in **Exhibit B** attached hereto and incorporated by reference), and be subject to the Special Assessments (as herein defined).

The Board of Directors of the Toledo, Oregon, Maumee, Northwood, Perrysburg, Sylvania, Whitehouse, Township of Monclova, Township of Springfield, Township of Swanton, Township of Sylvania, Ohio Advanced Energy Improvement Corporation (the “Corporation”), an Ohio nonprofit formed to govern the Northwest Ohio Advanced Energy Improvement District (the “District”) created within the boundaries of the City of Toledo, the City of Oregon, the City of Maumee, the City of Northwood, the City of Perrysburg, the City Sylvania, the Village of Whitehouse, the Township of Monclova, the Township of Springfield, the Township of Swanton, and the Township of Sylvania, Ohio, has approved a plan (the “Project Plan”) for the purpose of developing and implementing special energy improvement projects as defined in Ohio Revised Code Section 1710.01(I).

Pursuant to the Project Plan, the Corporation has caused special energy improvement projects to be provided from time to time. In accordance with Ohio Revised Code Chapter 1710 and the Project Plan, the Project Plan may be amended from time to time by supplemental plans (the “Supplemental Plans”) (the Project Plan and every Supplemental Plan together constituting the “Plan”) to provide for additional special energy improvement projects, and the District may be enlarged from time to time to include additional property so long as at least one special energy improvement project is designated for each parcel of real property within the additional territory added to the District.

As required by Ohio Revised Code Section 1710.02, the Petitioner, as the current owner of the Property, and the Anticipated Owner, as the anticipated owner of the Property, being 100% of the area proposed to be assessed for the Authorized Improvements, hereby petitions the Council (the “City Council”) of the City to approve the addition of the Property to the District, for the Authorized Improvements to be undertaken by the District, and for the total cost of those

Authorized Improvements to be assessed on the Property in proportion to the special benefits that will result from the Authorized Improvements.

In connection with this Petition and in furtherance of the purposes hereof, the Petitioner and the Anticipated Owner acknowledge that they have reviewed or caused to be reviewed (i) the Plan, (ii) the plans, specifications and profiles for the Authorized Improvements, (iii) the estimate of cost for the Authorized Improvements included in **Exhibit B** and (iv) the schedule of maximum special assessments to be levied for the Authorized Improvements also included in **Exhibit B**. The Petitioner and the Anticipated Owner acknowledge that the maximum special assessment for each parcel is in proportion to the benefits that may result from the Authorized Improvements.

Accordingly, the Petitioner hereby petitions for the acquisition, installation, equipment, and improvement of the Authorized Improvements identified in this Petition and the Supplemental Plan attached hereto as **Exhibit B**, as authorized under Ohio Revised Code Chapter 1710, and for the imposition of the special assessments identified herein and authorized under Ohio Revised Code Chapters 727 and 1710 (the "Special Assessments") to pay the costs thereof, and the Anticipated Owner hereby acknowledges, consents to, and joins in those requests. The Petitioner and the Anticipated Owner hereby certify, represent, and warrant to the City and the Authority that the actual costs of the Authorized Improvements have been ascertained. The Petitioner and the Anticipated Owner further agree that they will be solely responsible for any costs of the Authorized Improvements in excess of the amount set forth on **Exhibit B**.

In consideration of the City's acceptance of this Petition and the imposition of the requested Special Assessments, the Petitioner and the Anticipated Owner consent and agree that the Property as identified in **Exhibit A** shall be assessed for all of the costs of the Authorized Improvements, including any and all: architectural, engineering, legal, insurance, consulting, energy auditing, planning, acquisition, installation, construction, survey, testing, and inspection costs; the amount of any damages resulting from the Authorized Improvements and the interest thereon; the costs incurred in connection with the preparation, levy, and collection of the special assessments; the cost of purchasing and otherwise acquiring any real estate or interests therein; expenses of legal services; costs of labor and material; financing costs incurred in connection with the issuance, sale, and servicing of securities or other obligations which provide a loan to the Corporation, the Petitioner, or the Anticipated Owner or to otherwise pay costs of the Authorized Improvements in anticipation of the provider of such financing receiving the special assessments, capitalized interest on, and financing reserve funds for, such obligations; and the Authority and District program administration fees; an amount to reflect interest on unpaid Special Assessments which shall be treated as part of the cost of the Authorized Improvements for which the Special Assessments are made at an interest rate determined by the Authority; together with all other necessary expenditures. The Petitioner, during its period of ownership of the Property, and the Anticipated Owner, during its period of ownership of the Property, if any, agrees to pay the Special Assessments in a timely manner whether or not the Petitioner or the Anticipated Owner, as applicable, receives annual and timely notices of the Special Assessments.

In consideration of the Authorized Improvements, the Petitioner and the Anticipated Owner, for themselves and their grantees and other successors with respect to the Property, agree to pay promptly all Special Assessments as they become due, and agree that the determination by the City Council of the Special Assessments in accordance with the terms hereof will be final, conclusive and binding upon the Petitioner, the Anticipated Owner, their grantees or other successors, and the Property. In further consideration of the Authorized Improvements, the Petitioner and the Anticipated Owner covenant and agree to disclose, upon the transfer of the Property or any portion of the Property to be subject to the Special Assessments for the actual costs of the Authorized Improvements set forth in **Exhibit B** in the deed to the transferee or in a separate instrument recorded with respect to the Property, the existence of any outstanding Special Assessments for the Authorized Improvements and to require that transferee covenant to disclose that information in any subsequent deed or in a separate instrument recorded with respect to the Property at the time of the subsequent transfer so long as the Special Assessments remain unpaid. As a condition to each subsequent transfer while the Special Assessments remain unpaid, the Petitioner and the Anticipated Owner further covenant and agree to provide expressly in the deed to any transferee or in a separate instrument recorded with respect to the Property at the time of the subsequent transfer (a) for the acquisition by the transferee of the Property subject to any outstanding Special Assessments and the transferee's assumption of responsibility for payment thereof and for the waiver by the transferee of any rights that the Petitioner or the Anticipated Owner has waived pursuant to this Petition, and (b) the requirement that each transferee from time to time of the Property covenant to include in the deed to any subsequent transferee or in a separate instrument recorded with respect to the Property at the time of the subsequent transfer the conditions described in clause (a) so long as the Special Assessments remain unpaid.

The Petitioner and the Anticipated Owner further acknowledge and confirm that the maximum Special Assessments set forth herein and in **Exhibit B** are in proportion to, and do not exceed, the special benefits to be conferred on the Property by the Authorized Improvements identified herein. The Petitioner and the Anticipated Owner further consent to the levying of the Special Assessments against the Property by the City. The Petitioner and the Anticipated Owner acknowledge that these Special Assessments are fair, just, and equitable and being imposed at the specific request of the Petitioner and the Anticipated Owner.

The Petitioner and the Anticipated Owner each hereby waives notice and publication of all resolutions, legal notices, and hearings provided for in the Ohio Revised Code with respect to the Authorized Improvements and the Special Assessments, particularly those in Ohio Revised Code Chapters 727 and 1710 and consents to proceeding with the Authorized Improvements. Without limiting the foregoing, the Petitioner and the Anticipated Owner each specifically waives any notices and rights under the following Ohio Revised Code Sections:

- The right to notice of the adoption of the Resolution of Necessity under Ohio Revised Code Sections 727.13 and 727.14;
- The right to limit the amount of the Special Assessments under Ohio Revised Code Sections 727.03 and 727.06, including the right to consider the Special Assessments authorized by this Petition within the limitations contained in Ohio Revised Code

Sections 727.03 and 727.06 applicable to the Special Assessments and any other special assessments properly levied now or in the future;

- The right to file an objection to the Special Assessments under Ohio Revised Code Section 727.15;
- The right to the establishment of, and any proceedings by, and any notice from, an Assessment Equalization Board under Ohio Revised Code Sections 727.16 and 727.17;
- The right to file any claim for damages under Ohio Revised Code Sections 727.18 through 727.22 and Ohio Revised Code Section 727.43;
- The right to notice that bids or quotations for the Authorized Improvements may exceed estimates by 15%;
- The right to seek a deferral of payments of Special Assessments under Ohio Revised Code Section 727.251; and
- The right to notice of the passage of the Assessing Ordinance under Ohio Revised Code Section 727.26.

The Petitioner and the Anticipated Owner, in accordance with Ohio Revised Code Section 1710.02(A), further agree that the Property may be included in more than one district formed under Ohio Revised Code Chapter 1710. The Petitioner and the Anticipated Owner further agree not to take any actions, or cause to be taken any actions, to place any of the Property in an agricultural district as provided for in Ohio Revised Code Chapter 929, and if any of the Property is in an agricultural district, the Petitioner and the Anticipated Owner, in accordance with Ohio Revised Code Section 929.03, hereby grant permission to collect any Special Assessments levied against such Property.

The Petitioner and the Anticipated Owner further agree and consent to the Council promptly proceeding with all actions necessary to facilitate the acquisition, installation, equipment, and improvement of the Authorized Improvements and to impose the Special Assessments.

The Petitioner and the Anticipated Owner acknowledge that the Special Assessments set forth herein and in the Exhibits hereto are based upon an estimate of costs, and that the final Special Assessments shall be calculated in the same manner, which, regardless of any statutory limitation thereon, may be more or less than the respective estimated assessments for the Authorized Improvements. In the event the final assessments exceed the estimated assessments, the Petitioner and the Anticipated Owner, without limitation of the other waivers contained herein, also waive any rights they may now or in the future have to object to those assessments, any notice provided for in Ohio Revised Code Chapters 727 and 1710, and any rights of appeal provided for in such Chapters or otherwise. The Petitioner and the Anticipated Owner further acknowledge and represent that the respective final assessments may be levied at such time as determined by the City and regardless of whether or not any of the parts or portions of the Authorized Improvements have been completed.

The Petitioner and the Anticipated Owner further acknowledge that the final Special Assessments for the Authorized Improvements, when levied against the Property, ordinarily are payable in cash within 30 days from the date of passage of the ordinance confirming and levying the final assessments and that if any of such assessments are not paid in cash they will be

certified to the Auditor of the County, as provided by law, to be placed on the tax list and duplicate and collected as other taxes are collected. The Petitioner and the Anticipated Owner hereby waive the right to pay the final assessments for the Authorized Improvements in cash within 30 days after the passage of the ordinance confirming and levying the final assessments and requests that the unpaid final assessments for the Authorized Improvements be payable in 56 semi-annual special assessments, together with interest at the rate determined in accordance with this Petition and **Exhibit B**.

Pursuant to Ohio Revised Code Section 1710.03(C), the Petitioner and the Anticipated Owner hereby appoint the Anticipated Owner's Vice President as its designee to carry out the rights and responsibilities of District members under Ohio Revised Code Chapter 1710 such representative as may be duly appointed by the Petitioner or the Anticipated Owner during their respective periods of ownership of the Property from time to time, which designation shall not expire unless and until the Petitioner or the Anticipated Owner shall notify the Secretary of the District that said designation is no longer in effect or that the Petitioner or the Anticipated Owner has made a new designation to replace said designation.

The Petitioner and the Anticipated Owner further waive any and all questions as to the constitutionality of the laws under which Authorized Improvements shall be acquired, installed, equipped, and improved or the proceedings relating thereto, the jurisdiction of the City acting in connection therewith, all irregularities, errors, and defects, if any, procedural or otherwise, in the levying of the assessments or the undertaking of the Authorized Improvements, and specifically waives any and all rights of appeal, including any right of appeal as provided in Ohio Revised Code Title 7, and specifically but without limitation, Ohio Revised Code Chapters 727 and 1710, as well as all such similar rights under the Constitution of the State of Ohio. The Petitioner and the Anticipated Owner represent that they will not contest, in a judicial or administrative proceeding, the undertaking of the Authorized Improvements, the estimated assessments, the final assessments, and any Special Assessments levied against the Property for the Authorized Improvements, or any other matters related to the foregoing.

The Petitioner and the Anticipated Owner acknowledge and understand that the City and the Corporation will be relying upon this Petition in taking actions pursuant thereto and expending resources. Therefore this Petition shall be binding upon the Petitioner, the Anticipated Owner, any successors or assigns thereof, the Property, and any grantees, mortgagees, lessees, or transferees thereof. This Petition shall be revocable by the Petitioner in its sole discretion without the consent of any other party to and including September 21, 2020. After September 21, 2020, this Petition shall be irrevocable. The Petitioner and the Anticipated Owner acknowledge that they have had an opportunity to be represented by legal counsel in this undertaking and have knowingly waived the rights identified in this Petition. The Petitioner and the Anticipated Owner further depose and state that this Petition and actions provided for herein impose burdens and obligations upon the Property and provide for Special Assessments to be levied upon the Property in accordance with this Petition, and that this Petition is to be made available by the City for inspection at the office of the Clerk of Council of the City.

IN WITNESS WHEREOF, the Petitioner has caused this petition to be executed by their respective authorized officers.

PETITIONER:

PLT HOLDINGS, LLC, TRUSTEE

By: Thomas A. Lupica
Name: Thomas A. Lupica
Title: Manager

Address for notices to Petitioner: 900 Adams St.
Toledo, OH
43604
Attention: Thomas A. Lupica

STATE OF Ohio)
)
COUNTY OF Lucas) SS:

On the 10th day of September 2020, personally appeared before me, a notary public in and for the State of Ohio, the manager of PLT Holdings, LLC, Trustee, who acknowledged that such officer did execute the foregoing Petition on behalf of such limited liability company, and that the same was the free act and deed of such officer. The notarial act certified hereby is a jurat. An oath or affirmation was administered to the signer with regard to the notarial act certified to hereby.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year aforesaid.

Anita C. Simon
Notary Public

Anita C. Simon
Notary Public, State of Ohio
My Commission Expires 1/1/2024

IN WITNESS WHEREOF, the Anticipated Owner has caused this petition to be executed by their respective authorized officers.

ANTICIPATED OWNER:

TOLEDO PI ACQUISITIONS, LLC

By: 

Name: Mark A. Damante

Title: Vice President

Address for notices to Petitioner:

Toledo PI Acquisitions, LLC
c/o Continental Real Estate Companies
150 East Broad Street
Columbus, Ohio 43215
Attention: Mark A. Damante

STATE OF OHIO)
)
COUNTY OF FRANKLIN) SS:

On the 10th day of September 2020, personally appeared before me, a notary public in and for the State of Ohio, Mark A. Damante, the Vice President of Toledo PI Acquisitions, LLC, who acknowledged that such officer did execute the foregoing Petition on behalf of such limited liability company, and that the same was the free act and deed of such officer. The notarial act certified hereby is a jurat. An oath or affirmation was administered to the signer with regard to the notarial act certified to hereby.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year aforesaid.



NANNETTE C. BUEL
Notary Public, State of Ohio
My Commission Expires 10-07-24



Notary Public

[Signature Page to Petition]

EXHIBIT A

DESCRIPTION OF PROPERTY

The Property subject to this Petition is located at the commonly used address of 101 N. Summit Street, Toledo, Ohio having Lucas County Auditor Parcel ID No. 03-55007, and the following legal description:

Lot Number Three (3) in the Convention Center, a Subdivision in the City of Toledo, Lucas County, Ohio, in accordance with the plat thereof recorded in Volume 109 of Plats, page 61.

Together with the easement shown in a Reciprocal Easement Agreement recorded as Deed No. 86-0119-B07 and amendment recorded as Deed No. 92-257-D07.

Parcel No. 03-55007

EXHIBIT B

SUPPLEMENTAL PLAN

As more fully provided by the Initial Plan For the Improvements, Services, and Operation of the Toledo Ohio Advanced Energy Improvement District (together with all previously approved supplemental plans, the “Plan”), the Northwest Ohio Advanced Energy Improvement District (the “District”) has undertaken the administration of a property assessed clean energy (“PACE”) program (the “Program”). The Program will provide financing secured by special assessments on real property for special energy improvement projects.

Through a Petition submitted in connection with this Supplemental Plan, PLT Holdings, LLC, Trustee (the “Property Owner”) and Toledo PI Acquisitions, LLC (the “Anticipated Owner”) have requested and consented to certain maximum special assessments by the District with respect to certain real property currently owned by the Property Owner and located at the commonly used addresses of 101 N. Summit Street, Toledo, Ohio, with Lucas County Auditor Parcel ID No. 03-55007 (the “Property”). A proposed schedule of maximum special assessments to be assessed against the Property to pay the costs of the Authorized Improvements is attached hereto as Attachment A. The Special Assessments are allocated to the Property pursuant to the Petition and this Supplemental Plan. The Property Owner and the Anticipated Owner hereby consent and agree that the maximum schedule of special assessments represents the final hard costs of the Authorized Improvements described below, together with an assumed rate of interest on those costs in excess of the rate of interest expected to be available for financing the costs of the Authorized Improvements. The Property Owner and the Anticipated Owner hereby consent and agree that final rate of interest will be determined after the City of Toledo, Ohio (the “City”) approves the levy of the maximum special assessments. The Property Owner and the Anticipated Owner hereby authorize and request the City to certify the special assessments to the County Auditor of Lucas County, Ohio for collection, as provided in the Petition, in amounts which, in aggregate, are less than or equal to the aggregate amount of the maximum special assessments shown on Attachment A, and are in the amounts necessary to pay the costs of financing the Authorized Improvements.

The Property Owner and the Anticipated Owner hereby certify, represent, and warrant to the City and the District that the actual hard costs of the Authorized Improvements have been ascertained. The Authorized Improvements applicable to the Property will include: high-efficiency LED lighting and electrical systems, high-efficiency building envelope improvements, high-efficiency HVAC systems, energy efficiency elevators, and related improvements. As required by Ohio Revised Code Section 1710.01(K), said Authorized Improvements are anticipated to reduce or support the reduction of energy consumption, allow for reduction in demand, or support the production of clean, renewable energy. A detailed description of the Authorized Improvements is attached to this Supplemental Plan as Attachment B.

The Property Owner and the Anticipated Owner will cause this Supplemental Plan promptly to be filed with the Board of Directors of the District and with the Clerk of Council of the City.

The undersigned owner of real property to be located within the District acknowledges that the District and the City are subject to Ohio public records laws, including Ohio Revised Code Section 149.43 *et seq.* The undersigned property owner agrees to the disclosure of certain property owner information by the District or the City to the extent required by law.

BY EXECUTING THIS SUPPLEMENTAL PLAN, THE PROPERTY OWNER IDENTIFIED BELOW HEREBY AUTHORIZES AND CONSENTS TO THIS SUPPLEMENTAL PLAN, AND ALL DISTRICT DOCUMENTS (AS DEFINED IN THE PLAN) AND AGREES TO PERFORM THE OBLIGATIONS OF THE PROPERTY OWNER CONTAINED IN THIS SUPPLEMENTAL PLAN.

PROPERTY OWNER:

PLT HOLDINGS, LLC, TRUSTEE

By: Thomas A. Lupica
Name: Thomas A. Lupica
Title: Manager

Address for notices to Property Owner:

900 Adams St.
Toledo OH
43614
Attention: Thomas A. Lupica

The undersigned anticipated owner of real property to be located within the District acknowledges that the District and the City are subject to Ohio public records laws, including Ohio Revised Code Section 149.43 *et seq.* The undersigned anticipated property owner agrees to the disclosure of certain property owner information by the District or the City to the extent required by law.

BY EXECUTING THIS SUPPLEMENTAL PLAN, THE ANTICIPATED OWNER IDENTIFIED BELOW HEREBY AUTHORIZES AND CONSENTS TO THIS SUPPLEMENTAL PLAN, AND ALL DISTRICT DOCUMENTS (AS DEFINED IN THE PLAN) AND, FOLLOWING ITS ACQUISITION OF THE PROPERTY, AGREES TO PERFORM THE OBLIGATIONS OF THE PROPERTY OWNER CONTAINED IN THIS SUPPLEMENTAL PLAN.

ANTICIPATED OWNER:

TOLEDO PI ACQUISITIONS, LLC

By: _____



Name: Mark A. Damante

Title: Vice President

Address for notices to Property Owner:

Toledo PI Acquisitions, LLC
c/o Continental Real Estate Companies
150 East Broad Street
Columbus, Ohio 43215
Attention: Mark A. Damante

SUPPLEMENTAL PLAN—ATTACHMENT A

DESCRIPTION OF PROPERTY

The Property subject to this Supplemental Plan is located at the commonly used address of 101 N. Summit Street, Toledo, Ohio and has Lucas County Auditor Parcel ID No. 03-55007, and the following legal descriptions:

Lot Number Three (3) in the Convention Center, a Subdivision in the City of Toledo, Lucas County, Ohio, in accordance with the plat thereof recorded in Volume 109 of Plats, page 61.

Together with the easement shown in a Reciprocal Easement Agreement recorded as Deed No. 86-0119-B07 and amendment recorded as Deed No. 92-257-D07.

Parcel No. 03-55007

SUPPLEMENTAL PLAN—ATTACHMENT B

Schedule of Special Assessments

The Property will be subject to special assessments for the Authorized Improvements in accordance with Ohio Revised Code Chapter 1710.

Total maximum assessment costs: \$17,716,747.36
Maximum semi-annual special assessments: Varies as shown below
Number of semi-annual special assessments: 56
First semi-annual installment due: January 31, 2023

Special Assessment Payment Date ¹	Maximum Special Assessment Installment Amount ²
January 31, 2023	\$286,357.10
July 31, 2023	284,613.10
January 31, 2024	282,869.10
July 31, 2024	286,125.10
January 31, 2025	284,272.10
July 31, 2025	287,419.10
January 31, 2026	285,457.10
July 31, 2026	283,495.10
January 31, 2027	286,533.10
July 31, 2027	284,462.10
January 31, 2028	287,391.10
July 31, 2028	285,211.10
January 31, 2029	316,101.84
July 31, 2029	318,526.84
January 31, 2030	320,823.09
July 31, 2030	317,990.59
January 31, 2031	320,158.09
July 31, 2031	317,196.84
January 31, 2032	319,235.59
July 31, 2032	316,145.59
January 31, 2033	318,055.59

¹ 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 under certain conditions.

² 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 to the payment amounts listed above

Special Assessment Payment Date ¹	Maximum Special Assessment Installment Amount ²
July 31, 2033	\$319,836.84
January 31, 2034	316,489.34
July 31, 2034	318,141.84
January 31, 2035	319,665.59
July 31, 2035	316,060.59
January 31, 2036	317,455.59
July 31, 2036	318,721.84
January 31, 2037	319,859.34
July 31, 2037	320,868.09
January 31, 2038	316,748.09
July 31, 2038	317,628.09
January 31, 2039	318,379.34
July 31, 2039	319,001.84
January 31, 2040	332,144.44
July 31, 2040	332,086.44
January 31, 2041	331,887.94
July 31, 2041	331,548.94
January 31, 2042	331,069.44
July 31, 2042	330,449.44
January 31, 2043	329,688.94
July 31, 2043	333,787.94
January 31, 2044	332,605.94
July 31, 2044	331,283.44
January 31, 2045	329,820.44
July 31, 2045	333,216.94
January 31, 2046	331,332.44
July 31, 2046	329,307.44
January 31, 2047	332,141.94
July 31, 2047	329,700.94
January 31, 2048	332,194.94
July 31, 2048	329,410.94
January 31, 2049	331,487.94
July 31, 2049	333,286.94
January 31, 2050	329,807.94
July 31, 2050	331,189.94

SUPPLEMENTAL PLAN—ATTACHMENT C

Description of Authorized Improvements

The Authorized Improvements are expected to consist of the following special energy improvement projects:

Energy Conservation & Facility Improvement Measures Financial Analysis		Effective Useful Life (EUL)	Financials		Annual Savings		
			Measure Investment	Rebate	Electricity Savings (\$/yr)	Natural Gas Savings (\$/yr)	Total (\$/yr)
1	LED Lighting + Electrical	22.0	\$ 2,759,553	\$ -	\$ 51,552	\$ -	\$ 51,552
2	Building Envelope	30.7	\$ 1,542,422	\$ -	\$ 5,996	\$ -	\$ 5,996
3	HVAC	31.5	\$ 2,573,563	\$ -	\$ 53,967	\$ -	\$ 53,967
4	Elevators	35.0	\$ 1,675,000	\$ -	\$ 115	\$ -	\$ 115
5	Design Costs	0	\$ 256,200	\$ -	\$ -	\$ -	\$ -
Total		29.0	\$ 8,806,738	\$ -	\$ 111,631	\$ -	\$ 111,631

Total project hard costs to be funded: approx. \$7,300,000

Total estimated annual energy savings: \$111,631

Total amount financed including financing and other charges: \$9,355,000