

## **EXHIBIT A**

### **DESCRIPTION OF PROPERTY**

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

Lot Number 4 in the Subdivision of Lots C and D in Nopper Garden Estates, Plat II, a Subdivision in the City of Toledo, Lucas County, Ohio, same being recorded in Volume 58 of Plats, page 59, excepting therefrom the Northerly 120 feet thereof, also excepting therefrom that part thereof, bounded and described as follows:

Beginning at the Southeasterly corner of Lot Number 3 in the Subdivision of Lots C & D in Nopper Garden Estates Plat II, thence Southerly 20 feet to a point; thence Westerly, a distance of 194 feet to a point; thence Northerly a distance of 20 feet; thence Easterly a distance of 194 feet along the Southerly line of Lot Number 3, to the point of beginning.

Also excepting therefrom the following described property:

The South 18.00 feet of the North 138.00 feet of the East 42.60 feet of the West 220.00 feet of Lot 4 in the Subdivision of Lots C and D in Nopper Garden Estates Plat II, a Subdivision in the City of Toledo, Lucas County, Ohio, same being recorded in Volume 58 of Plats, page 59.

Parcel No. 2420286

Property Address: 4352 W. Sylvania Ave., Toledo, Ohio 43623

**EXHIBIT B**

**PETITION**

[See attached.]

**EXHIBIT C**

**Project Plan for 4352 W. Sylvania Ave., Toledo, Ohio 43623**

The real property is owned by SBB Rouge, LLC, at 4352 W. Sylvania Ave., Toledo, Ohio 43623. 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. Lighting
3. Envelope upgrades

Total project cost: \$282,233.50

Total cost including financing and other charges: \$333,137.21

Number of semi-annual installments: 29

Total direct payments prior to establishment of assessment to be collected\*: \$14,904.69

Total assessment payments to be collected: \$417,331.27

Estimated annual assessment payment\*\*: \$29,809.38

Estimated semi-annual special assessments for 14 years\*\*: \$14,904.69

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 2420286	Year Payments Are Due	1st Half (Due 1/31)	2nd Half (Due 7/31)
2021	\$ 14,904.69 *	2022		\$ 14,904.69 *
2022	\$ 29,809.38	2023	\$ 14,904.69	\$ 14,904.69
2023	\$ 29,809.38	2024	\$ 14,904.69	\$ 14,904.69
2024	\$ 29,809.38	2025	\$ 14,904.69	\$ 14,904.69
2025	\$ 29,809.38	2026	\$ 14,904.69	\$ 14,904.69
2026	\$ 29,809.38	2027	\$ 14,904.69	\$ 14,904.69
2027	\$ 29,809.38	2028	\$ 14,904.69	\$ 14,904.69
2028	\$ 29,809.38	2029	\$ 14,904.69	\$ 14,904.69
2029	\$ 29,809.38	2030	\$ 14,904.69	\$ 14,904.69
2030	\$ 29,809.38	2031	\$ 14,904.69	\$ 14,904.69
2031	\$ 29,809.38	2032	\$ 14,904.69	\$ 14,904.69
2032	\$ 29,809.38	2033	\$ 14,904.69	\$ 14,904.69
2033	\$ 29,809.38	2034	\$ 14,904.69	\$ 14,904.69
2034	\$ 29,809.38	2035	\$ 14,904.69	\$ 14,904.69
2035	\$ 29,809.38	2036	\$ 14,904.69	\$ 14,904.69
<b>Total Assessment</b>	<b>\$ 432,236.01</b>			

\*Direct payment

\*\*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.