

## **EXHIBIT A**

### **LEGAL DESCRIPTION OF PROPERTY**

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

Toledo Legal Building Office Condominium, Units 1, 2, 3, 4 and 5, City of Toledo, Lucas County, Ohio, according to the Declaration of Condominium Ownership, its By-Laws and Drawings, filed for record in the Office of the County Recorder, Lucas County, Ohio in Deed [80-499A01](#) and in [Volume 90 of Plats, page 1](#), together with the undivided interest in the common elements declared in the said Declaration, and Amendment thereto, to be appurtenant to such unit.

Parcel Nos. 15-02985, 15-02986, 15-02987, 15-02988 and 15-02989

## EXHIBIT B

### Project Plan for Toledo Legal Building

The real property owned by the The Law Offices of Stevin J. Groth, LLC, Toledo Legal Building, Ltd, and 416 North Erie Street, LLC at 416 N. Erie Street, Toledo, Ohio 43604, 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. New HVAC units

Total project cost: \$85,900.00

Total cost including financing and other charges: \$99,105.86

Total assessment payments to be collected: \$142,222.59

Estimated Annual assessment payment: \$10,158.76

Estimated semi-annual special assessments for 14 years\*: varies per tables below

Number of semi-annual installments: 28

First annual installment due: January 31, 2019

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

#### Toledo Legal Building Project 1:

County Taxable Year	Total Annual Assessment Parcel 1502985	Year Payments Are Due	1st Half (Due 1/31)	2nd Half (Due 7/31)
2018	\$1,960.63	2019	\$980.32	\$980.31
2019	\$1,960.63	2020	\$980.32	\$980.31
2020	\$1,960.63	2021	\$980.32	\$980.31
2021	\$1,960.63	2022	\$980.32	\$980.31
2022	\$1,960.63	2023	\$980.32	\$980.31
2023	\$1,960.63	2024	\$980.32	\$980.31
2024	\$1,960.63	2025	\$980.32	\$980.31
2025	\$1,960.63	2026	\$980.32	\$980.31
2026	\$1,960.63	2027	\$980.32	\$980.31
2027	\$1,960.63	2028	\$980.32	\$980.31
2028	\$1,960.63	2029	\$980.32	\$980.31
2029	\$1,960.63	2030	\$980.32	\$980.31
2030	\$1,960.63	2031	\$980.32	\$980.31
2031	\$1,960.62	2032	\$980.31	\$980.31
<b>Total Assessment</b>	<b>\$27,448.81</b>			

**Toledo Legal Building Project 2:**

County Taxable Year	Total Annual Assessment Parcel 1502986	Year Payments Are Due	1st Half (Due 1/31)	2nd Half (Due 7/31)
2018	\$1,838.73	2019	\$919.37	\$919.36
2019	\$1,838.73	2020	\$919.37	\$919.36
2020	\$1,838.73	2021	\$919.37	\$919.36
2021	\$1,838.73	2022	\$919.37	\$919.36
2022	\$1,838.73	2023	\$919.37	\$919.36
2023	\$1,838.73	2024	\$919.37	\$919.36
2024	\$1,838.73	2025	\$919.37	\$919.36
2025	\$1,838.73	2026	\$919.37	\$919.36
2026	\$1,838.73	2027	\$919.37	\$919.36
2027	\$1,838.73	2028	\$919.37	\$919.36
2028	\$1,838.73	2029	\$919.37	\$919.36
2029	\$1,838.73	2030	\$919.37	\$919.36
2030	\$1,838.73	2031	\$919.37	\$919.36
2031	\$1,838.72	2032	\$919.36	\$919.36
<b>Total Assessment</b>	<b>\$25,742.21</b>			

**Toledo Legal Building Project 3:**

County Taxable Year	Total Annual Assessment Parcel 1502987	Year Payments Are Due	1st Half (Due 1/31)	2nd Half (Due 7/31)
2018	\$2,021.60	2019	\$1,010.80	\$1,010.80
2019	\$2,021.60	2020	\$1,010.80	\$1,010.80
2020	\$2,021.60	2021	\$1,010.80	\$1,010.80
2021	\$2,021.60	2022	\$1,010.80	\$1,010.80
2022	\$2,021.60	2023	\$1,010.80	\$1,010.80
2023	\$2,021.60	2024	\$1,010.80	\$1,010.80
2024	\$2,021.60	2025	\$1,010.80	\$1,010.80
2025	\$2,021.60	2026	\$1,010.80	\$1,010.80
2026	\$2,021.60	2027	\$1,010.80	\$1,010.80
2027	\$2,021.60	2028	\$1,010.80	\$1,010.80
2028	\$2,021.60	2029	\$1,010.80	\$1,010.80
2029	\$2,021.60	2030	\$1,010.80	\$1,010.80
2030	\$2,021.60	2031	\$1,010.80	\$1,010.80
2031	\$2,021.59	2032	\$1,010.80	\$1,010.79
<b>Total Assessment</b>	<b>\$28,302.39</b>			

**Toledo Legal Building Project 4:**

County Taxable Year	Total Annual Assessment Parcel 1502988	Year Payments Are Due	1st Half (Due 1/31)	2nd Half (Due 7/31)
2018	\$2,194.30	2019	\$1,097.15	\$1,097.15
2019	\$2,194.30	2020	\$1,097.15	\$1,097.15
2020	\$2,194.30	2021	\$1,097.15	\$1,097.15
2021	\$2,194.30	2022	\$1,097.15	\$1,097.15
2022	\$2,194.30	2023	\$1,097.15	\$1,097.15
2023	\$2,194.30	2024	\$1,097.15	\$1,097.15
2024	\$2,194.30	2025	\$1,097.15	\$1,097.15
2025	\$2,194.30	2026	\$1,097.15	\$1,097.15
2026	\$2,194.30	2027	\$1,097.15	\$1,097.15
2027	\$2,194.30	2028	\$1,097.15	\$1,097.15
2028	\$2,194.30	2029	\$1,097.15	\$1,097.15
2029	\$2,194.30	2030	\$1,097.15	\$1,097.15
2030	\$2,194.30	2031	\$1,097.15	\$1,097.15
2031	\$2,194.29	2032	\$1,097.15	\$1,097.14
<b>Total Assessment</b>	<b>\$30,720.19</b>			

**Toledo Legal Building Project 5:**

County Taxable Year	Total Annual Assessment Parcel 1502989	Year Payments Are Due	1st Half (Due 1/31)	2nd Half (Due 7/31)
2018	\$2,143.50	2019	\$1,071.75	\$1,071.75
2019	\$2,143.50	2020	\$1,071.75	\$1,071.75
2020	\$2,143.50	2021	\$1,071.75	\$1,071.75
2021	\$2,143.50	2022	\$1,071.75	\$1,071.75
2022	\$2,143.50	2023	\$1,071.75	\$1,071.75
2023	\$2,143.50	2024	\$1,071.75	\$1,071.75
2024	\$2,143.50	2025	\$1,071.75	\$1,071.75
2025	\$2,143.50	2026	\$1,071.75	\$1,071.75
2026	\$2,143.50	2027	\$1,071.75	\$1,071.75
2027	\$2,143.50	2028	\$1,071.75	\$1,071.75
2028	\$2,143.50	2029	\$1,071.75	\$1,071.75
2029	\$2,143.50	2030	\$1,071.75	\$1,071.75
2030	\$2,143.50	2031	\$1,071.75	\$1,071.75
2031	\$2,143.49	2032	\$1,071.75	\$1,071.74
<b>Total Assessment</b>	<b>\$30,008.99</b>			

**EXHIBIT C**

**AGREEMENT TO IMPOSE SPECIAL ASSESSMENTS**

(See Attached)