

EXHIBIT A
DESCRIPTION OF PROPERTY

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

PARCEL 1: (Tax Parcel No. 14-55959):

A parcel of land being part of Lot 2 in Seagate, a Subdivision in the City of Toledo, Lucas County, Ohio, said parcel of land being bounded are described as follows:

Commencing at the point of intersection of the centerline of Adams Street, with the centerline of Summit Street;

Thence in a Northeasterly direction along the said centerline of Summit Street, having an assumed bearing of North forty- one (41) degrees, fifty-four (54) minutes, eleven (11) seconds East, a distance of thirty-three and one hundredths (33.01) feet to the intersection of the Northwesterly extension of the Southwesterly lot line of said Lot 2 in Seagate;

Thence South forty-eight (48) degrees, six (06) minutes, thirty-five (35) seconds East along the said Northwesterly extension of the Southwesterly lot line of Lot 2 in Seagate, a distance of seventy-five and zero hundredths (75.00) feet to the intersection of a line drawn seventy-five and zero hundredths (75.00) feet Southeasterly of and parallel with the said centerline of Summit Street, said point of intersection being the True Point of Beginning;

Thence North forty-one (41) degrees, fifty-four (54) minutes, eleven (11) seconds East along said line drawn seventy-five and zero hundredths (75.00) feet Southeasterly of and parallel with the centerline of Summit Street, a distance of one hundred four and eighty-two hundredths (104.82) feet to a turning point;

Thence South forty-eight (48) degrees, eight (08) minutes, four (04) seconds East along a line, a distance of seventy and seventy-six hundredths (70.76) feet to a turning point;

Thence North eighty-six (86) degrees, fifty-one (51) minutes, fifty-six (56) seconds East along a line, a distance of twenty-three and twenty-three hundredths (23.23) feet to a turning point;

Thence North forty-one (41) degrees, fifty-one (51) minutes, fifty-six (56)seconds East along a line, a distance of thirty- six and seven hundredths (36.07) feet to a turning point;

Thence South forty-eight (48) degrees, eight (08) minutes, four (04) seconds East along a line, a distance of one hundred sixty-five and two hundredths (165.02) feet to the intersection of a line drawn thirty-three and zero hundredths (33.00) feet Northwesterly of and parallel with the centerline of the vacated portion of Water Street, said vacated portion of Water Street recorded in City of Toledo Ordinance [196-83](#), dated March 8, 1983;

Thence South fifty-four (54) degrees, forty-four (44) minutes, fourteen (14) seconds West along said line drawn thirty- three and zero hundredths (33.00) feet Northwesterly of and parallel with the said centerline of the vacated portion of Water Street, a distance of one hundred fifty-five and seventy-nine hundredths (155.79) feet to an angle point in said line drawn thirty-three and zero hundredths (33.00) feet Northwesterly of and parallel with the centerline of the vacated portion of Water Street;

Thence South forty-eight (48) degrees, forty-nine (49) minutes, eighteen (18) seconds West along said line drawn thirty-three and zero hundredths (33.00) feet Northwesterly of and parallel with the centerline of Water Street, a distance of five and fifty-seven hundredths (5.57) feet to the intersection of the Southwesterly lot line of said Lot 2 in Seagate;

Thence North forty-eight (48) degrees, six (06) minutes, thirty-five (35) seconds West along said Southwesterly lot line of Lot 2 in Seagate, a distance of two hundred sixteen and eighty-nine hundredths (216.89) feet to the True Point of Beginning.

Said parcel of land containing an area of 32,421 square feet, or 0.744 acre of land, more or less.

PARCEL 2 (Tax Parcel No. 12-25307)

A parcel of land being part of Lots 930 through 936 in Port Lawrence Division and part of the vacated portion of Water Street, all being in the City of Toledo, Lucas County, Ohio, said parcel of land being bounded and described as follows:

Commencing at the point of intersection of the centerline of the centerline of Adams Street, with the centerline of Summit Street;

Thence in a Northeasterly direction along the said centerline of Summit Street, being an assumed bearing of North forty- one (41) degrees, fifty-four (54) minutes, eleven (11) seconds East, a distance of thirty-three and one hundredths (33.01) feet to the intersection of the Northwesterly extension of the Southwesterly lot line of Lot 2 in Seagate;

Thence South forty-eight (48) degrees, six (06) minutes, thirty-five (35) seconds East along said Northwesterly extension of the Southwesterly lot line of Lot 2 in Seagate and along said Southwesterly lot line of Lot 2 in Seagate, a distance of two hundred ninety-one and eighty-nine hundredths (291.89) feet to the intersection of a line drawn thirty-three and zero hundredths (33.00) Northwesterly of and parallel with the centerline of Water Street, said point of intersection being the True Point of Beginning;

Thence North forty-eight (48) degrees, forty-nine (49) minutes, eighteen (18) seconds East along said line drawn thirty- three and zero hundredths (33.00) feet Northwesterly of and parallel with the centerline of Water Street, a distance of five and fifty-seven hundredths (5.57) feet to the intersection of a line drawn thirty-three and zero hundredths (33.00) feet Northwesterly of and parallel with the centerline of said vacated portion of Water Street said vacated portion of Water Street recorded in City of Toledo Ordinance No. [196-83](#), dated March 8, 1983;

Thence North fifty-four (54) degrees, forty-four (44) minutes, fourteen (14) seconds East along said line drawn thirty- three and zero hundredths (33.00) feet Northwesterly of and parallel with the centerline of the vacated portion of Water Street, a distance of one hundred fifty-five and seventy-nine hundredths (155.79) feet to a point;

Thence South forty-eight (48) degrees, eight (08) minutes, four (04) seconds East along a line, a distance of twenty-four and seventy-seven hundredths (24.77) feet to a point;

Thence North eighty-six (86) degrees, fifty-one (51) minutes, fifty-six (56) seconds East along a line, a distance of sixty- nine and eighty-three hundredths (69.83) feet to a point;

Thence North forty-one (41) degrees, fifty-one (51) minutes, fifty-six (56) seconds East along a line, a distance of seven and seven hundredths (7.07) feet to a point;

Thence North eighty-six (86) degrees, fifty-one (51) minutes, fifty-six (56) seconds East along a line, a distance of sixteen and ninety-seven hundredths (16.97) feet to a point;

Thence South forty-eight (48) degrees, eight (08) minutes, four (04) seconds East along a line, a distance of forty-five and zero hundredths (45.00) feet to a point;

Thence South three (03) degrees, eight (08) minutes, four (04) seconds East along a line, a distance of seventy and zero hundredths (70.00) feet to a point;

Thence South forty-one (41) degrees, fifty-one (51) minutes, fifty-six (56) seconds West along a line, a distance of seventy-one and eighty-five hundredths (71.85) feet to the intersection of the Southeasterly line of the recorded Subdivision Plat of Port Lawrence Division;

Thence South fifty-four (54) degrees, forty-four (44) minutes, fifty-nine (59) seconds West along said Southeasterly line of the recorded Subdivision Plat of Port Lawrence Division, a distance of ninety-one and thirty-nine hundredths (91.39) feet to a point;

Thence South eighty-six (86) degrees, fifty-one (51) minutes, fifty-six (56) seconds West along a line, a distance of twenty-one and ninety-two hundredths (21.92) feet to the intersection of the Southeasterly extension of said Southwesterly lot line of Lot 2 in Seagate, said Southeasterly extension of the Southwesterly lot line of Lot 2 in Seagate also being a line drawn thirty-three and zero hundredths (33.00) feet Northeasterly of and parallel with the centerline of Adams Street;

Thence North forty-eight (48) degrees, six (06) minutes, thirty-five (35) seconds West along said Southeasterly extension of the Southwesterly lot line of Lot 2 in Seagate, a distance of one hundred eighty and fifteen hundredths (180.15) feet to the True Point of Beginning.

Said parcel of land containing an area of 37,142 square feet, or 0.853 acre of land, more or less.

TOGETHER with that part of vacated Adams Street adjoining;

AND ALSO TOGETHER with the North 1/2 of vacated Water Street adjoining.

PARCELS 1 AND 2 ARE ALSO DESCRIBED AS FOLLOWS:

A parcel of land being part of Lot number two (2) in Seagate, part of Lots numbers nine hundred thirty (930) through nine hundred thirty-six (936) in Port Lawrence Division and also part of Water Street, all being located in the City of Toledo, Lucas County, Ohio, said parcel of land being bounded and described as follows:

Commencing at the point of intersection of the centerline of Adams Street, with the centerline of Summit Street;

Thence in a Northeasterly direction along the said centerline of Summit Street, having an assumed bearing of North forty- one (41) degrees, fifty-four (54) minutes, eleven (11) seconds East, a distance of thirty-three and one hundredths (33.01) feet to the intersection of the Northwesterly extension of the Southwesterly lot line of said Lot number two (2) in Seagate;

Thence South forty-eight (48) degrees, six (06) minutes, thirty-five (35) seconds East along the said Northwesterly extension of the Southwesterly lot line of Lot number two (2) in Seagate, a distance of seventy-five and zero hundredths (75.00) feet to the intersection of a line drawn seventy-five and zero hundredths (75.00) feet Southeasterly of and parallel with the said centerline of Summit Street, said point of intersection being the True Point of Beginning;

Thence North forty-one (41) degrees, fifty-four (54) minutes, eleven (11) seconds East along said line drawn seventy-five and zero hundredths (75.00) feet Southeasterly of and parallel with the centerline of Summit Street, a distance of one hundred four and eighty-two hundredths (104.82) feet to a turning point;

Thence South forty-eight (48) degrees, eight (08) minutes, four (04) seconds East along a line, a distance of seventy and seventy-six hundredths (70.76) feet to a turning point;

Thence North eighty-six (86) degrees, fifty-one (51) minutes, fifty-six (56) seconds East along a line, a distance of twenty-three and twenty-three hundredths (23.23) feet to a turning point;

Thence North forty-one (41) degrees, fifty-one (51) minutes, fifty-six (56) seconds East along a line, a distance of thirty- six and seven hundredths (36.07) feet to a turning point;

Thence South forty-eight (48) degrees, eight (08) minutes, four (04) seconds East along a line, a distance of one hundred eighty-nine and seventy-nine hundredths (189.79) feet to a turning point;

Thence North eighty-six (86) degrees, fifty-one (51) minutes, fifty-six (56) seconds East along a line, a distance of sixty- nine and eighty-three hundredths (69.83) feet to a turning point;

Thence North forty-one (41) degrees, fifty-one (51) minutes, fifty-six (56) seconds East along a line, a distance of seven and seven hundredths (7.07) feet to a turning point;

Thence North eighty-six (86) degrees, fifty-one (51) minutes, fifty-six (56) seconds East along a line, a distance of sixteen and ninety-seven hundredths (16.97) feet to a turning point;

Thence South forty-eight (48) degrees, eight (08) minutes, four (04) seconds East along a line, a distance of forty-five and zero hundredths (45.00) feet to a turning point;

Thence South three (03) degrees, eight (08) minutes, four (04) seconds East along a line, a distance of seventy and zero hundredths (70.00) feet to a turning point;

Thence South forty-one (41) degrees, fifty-one (51) minutes, fifty-six (56) seconds West along a line, a distance of seventy-one and eighty-five hundredths (71.85) feet to the intersection of the Southeasterly line of the recorded Subdivision Plat of said Port Lawrence Division;

Thence South fifty-four (54) degrees, forty-four (44) minutes, fifty-nine (59) seconds West along said Southeasterly line of the recorded Subdivision Plat of Port Lawrence Division, a distance of ninety-one and thirty-nine hundredths (91.39) feet to a turning point;

Thence South eighty-six (86) degrees, fifty-one (51) minutes, fifty-six (56) seconds West along a line, a distance of twenty-one and ninety-two hundredths (21.92) feet to the intersection of the Southeasterly extension of said Southwesterly lot line of Lot number two (2) in Seagate, said Southeasterly extension of the Southwesterly lot line of Lot number two (2) in Seagate, also being a line drawn thirty-three and zero hundredths (33.00) feet Northeasterly of and parallel with the centerline of Adams Street;

Thence North forty-eight (48) degrees, six (06) minutes, thirty-five (35) seconds West along the said Southeasterly extension of the Southwesterly lot line of Lot number two (2) in Seagate and along said Southwesterly lot line of Lot number two (2) in Seagate, a distance of three hundred ninety-seven and four hundredths (397.04) feet to the True Point of Beginning.

The above described parcel of land contains an area of sixty-nine thousand five hundred sixty-three (69,563) square feet, or one and five hundred ninety-seven thousandths (1.597) acres of land, more or less.

TOGETHER with that part of vacated Adams Street adjoining;

AND ALSO TOGETHER with the North 1/2 of vacated Water Street adjoining.

Parcels No. 14-55959 and 12-25307

EXHIBIT B

PETITION

[See attached.]

EXHIBIT C

Project Plan for the City of Toledo – Imagination Station Project

The real property owned by the City of Toledo, 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. Air Handling Units
2. LED Lighting
3. Roofing & Insulation

Total project cost: \$1,374,900.00

Total cost including financing and other charges: \$1,626,969.70

Total assessment payments to be collected: \$2,167,474.68

Estimated Annual assessment payment: \$154,819.62

Estimated semi-annual special assessments for 14 years*: \$77,409.81

Number of semi-annual installments: 28

First annual installment due: January 31, 2021

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

County Taxable Year	Total Annual Assessment Parcel 12-25307	Total Annual Assessment Parcel 14-55959	Year Payments Are Due	1st Half (Due 1/31) Parcel 12-25307	1st Half (Due 1/31) Parcel 14-55959	2nd Half (Due 7/31) Parcel 12-25307	2nd Half (Due 7/31) Parcel 14-55959
2020	\$30,963.92	\$123,855.70	2021	\$15,481.96	\$61,927.85	\$15,481.96	\$61,927.85
2021	\$30,963.92	\$123,855.70	2022	\$15,481.96	\$61,927.85	\$15,481.96	\$61,927.85
2022	\$30,963.92	\$123,855.70	2023	\$15,481.96	\$61,927.85	\$15,481.96	\$61,927.85
2023	\$30,963.92	\$123,855.70	2024	\$15,481.96	\$61,927.85	\$15,481.96	\$61,927.85
2024	\$30,963.92	\$123,855.70	2025	\$15,481.96	\$61,927.85	\$15,481.96	\$61,927.85
2025	\$30,963.92	\$123,855.70	2026	\$15,481.96	\$61,927.85	\$15,481.96	\$61,927.85
2026	\$30,963.92	\$123,855.70	2027	\$15,481.96	\$61,927.85	\$15,481.96	\$61,927.85
2027	\$30,963.92	\$123,855.70	2028	\$15,481.96	\$61,927.85	\$15,481.96	\$61,927.85
2028	\$30,963.92	\$123,855.70	2029	\$15,481.96	\$61,927.85	\$15,481.96	\$61,927.85
2029	\$30,963.92	\$123,855.70	2030	\$15,481.96	\$61,927.85	\$15,481.96	\$61,927.85
2030	\$30,963.92	\$123,855.70	2031	\$15,481.96	\$61,927.85	\$15,481.96	\$61,927.85
2031	\$30,963.92	\$123,855.70	2032	\$15,481.96	\$61,927.85	\$15,481.96	\$61,927.85
2032	\$30,963.92	\$123,855.70	2033	\$15,481.96	\$61,927.85	\$15,481.96	\$61,927.85
2033	\$30,963.92	\$123,855.70	2034	\$15,481.96	\$61,927.85	\$15,481.96	\$61,927.85
Total Assessment	\$433,494.88	\$1,733,979.80					

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.