

PACEWELL 3 LLC

April 5, 2022

Michael Stevens
Director of Development
City of Columbus, Ohio
50 West Gay Street
Columbus, OH. 43215

RE: **Oak Grocery II LLC – Notice of PACE Loan Payoff**

Mr. Stevens:

Please be advised that Oak Grocery II LLC (the “Owner”) has notified PACEWell 3 LLC as assignee of Greenworks Lending LLC (the “Investor”), that it plans to fully repay the Project Advance (PACE loan) associated with its qualified special energy improvement projects on or about April 18, 2022. Under Section 4.7 of the Energy Project Cooperative Agreement between the Columbus Regional Energy Special Improvement District, Inc., the Owner, the Investor, and the City of Columbus, Ohio, we are required to provide notice to you of any prepayment. Please note that 100% of the Project Advance including accrued interest will be paid, and upon such payment we will consider the loan closed.

Any special installments levied by the City of Columbus, Ohio and associated with our loan due or to be due following the date of prepayment should also be reduced to \$0.00.

Please let me know if you have any further questions and if you require any further documentation to this matter.

Best Regards,



Tara Crotty
Secretary
PACEWell 3 LLC
p) 917-208-4016
e) Tara.Crotty@nuveen.com

cc: Colin Kalvas, Bricker & Eckler LLP
Patty Huddle, CFCFA
Tara Crotty, Greenworks Lending
Gregory G. Gallas, GZIS Ventures LLC

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PACEWell 3 LLC may discuss the structure, timing, terms and other similar matters concerning the proposed bonds or other debt in connection with and as part of its due diligence process, but PACEWell 3 LLC is not a financial advisor, a broker dealer or underwriter. The primary role of PACEWell 3 LLC is to fund capital in an arms-length commercial transaction between you. PACEWell 3 LLC, its partners, syndicate members and/or affiliates, PACEWell 3 LLC has financial and other interests that differ from your interests.