

SPECIAL ASSESSMENT AGREEMENT

by and among

COUNTY TREASURER OF FRANKLIN COUNTY, OHIO
("Treasurer"),

And

CITY OF COLUMBUS, OHIO
("City"),

And

COLUMBUS REGIONAL ENERGY SPECIAL IMPROVEMENT DISTRICT("District"),

And

NORTHWOODS ONE LP ("Owner")

And

GREENWORKS LENDING, LLC
("Investor")

Dated as of [_____], 2017

SPECIAL ASSESSMENT AGREEMENT

THIS SPECIAL ASSESSMENT AGREEMENT (this “Agreement”) is made effective as of [_____], 2017, by and among the County Treasurer of Franklin County, Ohio (the “Treasurer”), the City of Columbus, Ohio (the “City”), the Columbus Regional Energy Special Improvement District (“District”), Columbus (the “Owner), and Greenworks Lending, LLC (together with its permitted successors and assigns, the “Investor”).

BACKGROUND:

WHEREAS, the District was created under Ohio Revised Code Chapters 1702 and 1710 and established pursuant to Resolution No. 0261X-2015 of the Council of the City (the “Council”) approved on November 23, 2015; and

WHEREAS, the Owner has determined that it is in their best interests to cause the acquisition and installation and subsequent operation of certain improvements, including but not limited to the acquisition, construction, installation, improvement, LED lighting, DDC Controls, water conservation, rooftop unit upgrades, envelope upgrades, roof upgrades, and other related improvements (collectively, the “Project”) on the real property located within Franklin County, Ohio (the “County”) and the City, and as more fully described in **Exhibit A** to this Agreement (the “Assessed Lands”); and

WHEREAS, the costs of the Project are being funded in part through an advance in the amount of \$1,057,139.22 (the “Project Advance”) to the Owner pursuant to an Energy Project and Cooperative Agreement dated as of [_____], 2017 (the “Energy Project Cooperative Agreement”) between the District, Greenworks Lending, LLC (the “Investor”), the Owner, and the City; and

WHEREAS, to secure the repayment of the principal of, and the payment of any premium, fees, and unpaid interest on the Project Advance used to finance the Project (the “Project Costs”), (i) the Owner has signed and delivered to the Clerk of the Council a Petition for Special Assessments for Creation of Energy Special Improvement District and for Special Assessments for Special Energy Improvement Projects (the “Petition”), for the acquisition, construction, installation, equipment and improvement of the Project and evidencing the Owner’s agreement to the levy and collection of special assessments by the City (the “Special Assessments”) on the Assessed Lands, which are located within the District, in amounts sufficient to pay the Project Costs, and (ii) the City (a) has taken all the necessary actions required by Chapter 727 of the Ohio Revised Code, including, without limitation, the passage of the assessing ordinance pursuant to the requirements of Ohio Revised Code Section 727.25, for the levying of the Special Assessments and has caused or will cause the Special Assessments to be certified to the County Auditor of Franklin County, Ohio (the “County Auditor”) for collection by the Treasurer in annual installments, and (b) hereby has agreed to transfer to the Investor the payments of Special Assessments received to pay the Project Costs; and

WHEREAS, the Owner agrees that its delivery of the Petition and the requests and agreements made in the Petition are irrevocable and that the parties to this Agreement have acted and will act in reliance on the agreements contained in the Petition; and

WHEREAS, pursuant to the Petition, the Special Assessments have been levied against the Assessed Lands as described in the Petition and pursuant to this Agreement the Owner is willing to agree to make Special Assessment payments in accordance with the Petition; and

WHEREAS, Chapters 323 and 5721 of the Ohio Revised Code set forth certain parameters and timing requirements for the foreclosure of property on which taxes and assessments, including the Special Assessments, are due and owing and remain unpaid; and

WHEREAS, upon the occurrence of an Event of Default pursuant to the Energy Project Cooperative Agreement, it may be necessary for the District to foreclose on the lien of the Special Assessments with respect to the Assessed Lands as set forth in Section 2 of this Agreement; and

WHEREAS, in consideration of the Project Advance, the Owner is willing to consent to an expedited foreclosure process with respect to the lien of the Special Assessments, the form of the consent being attached hereto as Exhibit B (the "Owner Consent") and the Owner Consent with respect to the foreclosure of the Special Assessments as soon as possible (as referenced in Section 2 hereof) shall be a covenant running with Assessed Lands and binding upon the Owner and upon future owners of the Assessed Lands until the Project Costs are paid in full; and

WHEREAS, based on the Owner Consent and other considerations, at the request of the District, upon the occurrence of an Event of Default under the Energy Project Cooperative Agreement, the Treasurer and the City have agreed to foreclose the lien of the Special Assessments as soon as possible as described herein; and

WHEREAS, if any assessments, including, without limitation, the Special Assessments, payments in lieu of taxes, real property taxes, or other governmental charges levied on the Assessed Lands are not paid when due and thereafter remain delinquent, the Treasurer, pursuant to Ohio Revised Code Sections 5721.30 through 5721.41 (the "Delinquent Tax Lien Sale Act"), specifically Ohio Revised Code Section 5721.33, may, in his discretion, but is not required to, negotiate with one or more persons the sale of any number of tax certificates ("Tax Certificates") which evidence the liens (the "Tax Liens") of the State of Ohio (the "State") and its applicable taxing districts for such delinquent assessments, including Special Assessments, real property taxes, payments in lieu of taxes, governmental charges, or penalties and interest on such Assessed Lands; and

WHEREAS, pursuant to the Delinquent Tax Lien Sale Act, the Treasurer, in his discretion, may sell such Tax Certificates at a discount from the full amount of the general real estate taxes, assessments, including the Special Assessments, penalties and interest that have become delinquent; and

WHEREAS, if the Treasurer were to sell such Tax Certificates at a discount (other than in accordance with the provisions of this Agreement), the proceeds of such sale representing the delinquent Special Assessments might be insufficient to pay the Project Costs; and

WHEREAS, the Treasurer does not desire to take any action with respect to the collection of the Special Assessments that might adversely affect the repayment of the Project Advance without the consent of the District or adversely affect the payment of the Project Costs without the consent of the District; and

WHEREAS, the Treasurer has agreed to remit to the District, in the event of a default under the Energy Project Cooperative Agreement, as set forth in this Agreement, amounts collected by the Treasurer and relating to the Special Assessments, including without limitation amounts collected by the Treasurer as a result of foreclosure of the lien of the Special Assessments on the Assessed Lands and including amounts received from a sale of Tax Certificates pursuant to the Delinquent Tax Lien Sale Act;

NOW, THEREFORE, in consideration of the foregoing and of the mutual covenants contained herein and other good and valuable consideration, the receipt of which is hereby acknowledged, and desiring to be legally bound hereunder, the parties hereto covenant and agree as follows:

Section 1. Special Assessments.

1.1 The Owner, prior to the execution and delivery of this Agreement, has signed and delivered to the Clerk of the Council the Petition for the acquisition, construction, installation, equipment and improvement of the Project and evidencing the agreement of the Owner to the levy of the Special Assessments as security for the Project Advance. The Owner agrees that its delivery of the Petition and the requests and agreements made therein are irrevocable and that the parties hereto have acted and will act in reliance on the agreements contained in that Petition. The City shall take all necessary actions required by Chapter 727 of the Ohio Revised Code to levy and collect the Special Assessments on the Assessed Lands. On [_____], 2017 the City passed the Assessing Ordinance pursuant to the requirements of Section 727.25 of the Ohio Revised Code (the "Assessing Ordinance") for the levying of the Special Assessments. The Clerk of the Council certified (or caused to be certified) the Assessing Ordinance to the County Auditor as set forth in the Petition.

1.2 The City shall cause the Special Assessments, as set forth in the Assessment Schedule attached to the Petition, to be certified to the County Auditor on or before the last date for the certification of special assessments to the County Auditor of each year during which the Special Assessments are to be levied pursuant to the Assessment Schedule. The parties acknowledge that pursuant to such certification, the Special Assessments are expected to be collected and paid to the City pursuant to Ohio Revised Code Chapters 319, 321, 323, and 727.

1.3 In the event the Project Advance is prepaid or redeemed in accordance with the Energy Project Cooperative Agreement, in whole or in part, the parties shall, in cooperation with the Owner, and to the extent permitted by law, cause the aggregate lien of the Special Assessments to be no greater than the remaining principal of and interest and premium, if any, on the Project Advance through maturity.

1.4 To the extent that the Owner prepays any of the required payments to the Investor pursuant to the Energy Project Cooperative Agreement, then the amounts of the Special Assessments shall be reduced in accordance with the appropriate Assessment Schedule attached to the Petition, and the District shall provide written notice to the parties by January 15 of each calendar year that the Assessment Schedule remains in effect or the same has been modified, as long as the Project Advance remains outstanding.

1.5 To facilitate the repayment of the Project Advance, the City, pursuant to Section 2.2 of the Energy Project Cooperative Agreement, assigned to the Investor all of its right, title, and interest in and to the Special Assessments, the funds of the City established to collect and hold the Special Assessment, and any other property received or to be received from the City under the Energy Project Cooperative Agreement. The Treasurer, the City, the District, the Owner, and the Investor each hereby acknowledges, agrees with, and consents to those assignments.

1.6 Pursuant to Section 2.5 of the Energy Project Cooperative Agreement, the District assigned to the Investor any and all of its right, title, and interest it may have in and to the Special Assessments related to the District actually received by or on behalf of the City under the Energy Project Cooperative Agreement. The Treasurer, the City, the District, the Owner, and the Investor each hereby acknowledges, agrees with, and consents to those assignments.

1.7 Notwithstanding anything in this Agreement to the contrary, the Treasurer's obligations under this Agreement are not and shall not be secured by an obligation or pledge of any moneys raised by taxation. The Treasurer's obligations shall be limited to the moneys levied, collected and received in respect of the Special Assessments and any County-imposed collection fees, charges, or penalties. The Treasurer's obligations under this Agreement do not and shall not represent or constitute a debt or pledge of the faith and credit or taxing power of the County.

1.8 Notwithstanding anything in this Agreement to the Contrary, the City's obligations under this Agreement are not and shall not be secured by an obligation or pledge of any moneys raised by taxation. The City's obligation under this Agreement shall be limited to any moneys received from the County in respect of the Special Assessments and any County-imposed collection fees, charges, or penalties. The City's obligations under this Agreement do not and shall not represent or constitute a debt or pledge of the faith and credit or taxing power of the City.

Section 2. Foreclosure Process.

2.1 The Treasurer, the City and the Owner each acknowledge that the Special Assessments are to secure payments relating to the Project Advance, including the Project Costs and other amounts as provided under the Energy Project Cooperative Agreement. The Treasurer agrees that so long as the Project Advance is outstanding and the Project Costs and other amounts under the Energy Project Cooperative Agreement are secured, at least in part, by the revenues derived from the Special Assessments, upon the Treasurer's receipt of written notice from the Investor or the District, with a copy to the other of the Investor or the District, and to the Owner and the City, that an Event of Default (as defined under the Energy Project Cooperative Agreement, as applicable) has occurred and is continuing and which notice directs Treasurer to foreclose on the lien of the Special Assessments, the Treasurer will, not later than thirty (30) days from the date of the receipt of such notice, file and diligently prosecute a foreclosure action against the Assessed Lands, following the procedures for lien foreclosures established in Ohio Revised Code § 323.25 and related sections. The foreclosure action shall be to collect all Special Assessments then due and owing on the Assessed Lands in accordance with the Petition. Without the prior written consent of the District and the Investor, the Treasurer will not confirm the sale of the Assessed Lands for an amount less than 100% of the amount of the Special Assessments and other general real estate taxes, payments in lieu of taxes, and assessments then due and owing with respect to the Assessed Lands, as shall be certified by the District to the Treasurer pursuant to the records of the Treasurer. All fees and expenses of the Treasurer in collecting the Special Assessments are to be included and paid for by the Owner.

2.2 The Treasurer hereby acknowledges that the City has assigned all of its right, title, and interest in and to the Special Assessments to the Investor, and that the District has assigned all of its right, title and interest it may have in and to the Special Assessments to the Investor, and the Treasurer hereby agrees that so long as the Project Advance is outstanding and the Project Costs and other amounts under the Energy Project Cooperative Agreement are secured, at least in part, by the revenues derived from the Special Assessments, the Treasurer will not sell or negotiate the sale of one or more Tax Certificates related to the Assessed Lands for an amount less than 100% of the amount levied and certified for collection without the prior written consent of the District and the Investor.

2.3 The Treasurer hereby covenants and agrees that if any of the general real estate taxes, payments in lieu of taxes, assessments, including the Special Assessments, governmental charges, or penalties and interest on the Assessed Lands are delinquent and the Delinquent Tax Lien Sale Act would permit the Treasurer to negotiate the sale of Tax Certificates with respect thereto, the Treasurer will, prior to giving any notice under the Delinquent Tax Lien Sale Act of a sale of Tax Certificates with respect to the Assessed Lands, give written notice to the District and the Investor regarding the same and state therein whether the Treasurer reasonably anticipates receiving no less than 100% of the general real estate taxes, payments in lieu of taxes, and assessments, including the Special Assessments, penalties and interest, originally levied and certified for collection plus other charges, including attorney's fees, or whether the Treasurer reasonably expects to receive less than 100% of the general real estate taxes, payments in lieu of taxes, and assessments, including the Special Assessments, penalties and interest, levied and certified for collection plus other charges, including attorney's

fees, and in accordance with this Agreement is requesting the consent of the District and the Investor for such a sale.

2.4 The Treasurer agrees, on behalf of the County, not to utilize the authority contained in Ohio Revised Code Chapter 5722 to transfer any of the Assessed Lands to the county land reutilization corporation, to sell or convey any of the Assessed Lands to any political subdivision under the authority contained in Ohio Revised Code Chapter 5722, or to clear the liens and encumbrances applicable to the Assessed Lands under the authority contained in Ohio Revised Code Chapter 5722 without the express written consent of the District and the Investor.

2.5 Nothing in this Agreement shall, or shall be construed to, prevent the Treasurer from selling one or more Tax Certificates with respect to the Assessed Lands to a third party without the consent of the District if the price received for the Tax Certificate or Tax Certificates equals or exceeds 100% of the delinquent general real estate taxes, assessments, including the Special Assessments, penalties and interest on the Assessed Lands outstanding against the Assessed Lands at the time of such sale.

2.6 The District and the Investor each hereby agrees that upon written notice from the Treasurer pursuant to Section 2.1 of this Agreement, it, within thirty (30) days of receipt of the Treasurer's notice, shall give a written response to the Treasurer indicating therein whether it consents to the request for sale of a Tax Certificate or Tax Certificates.

2.7 No delay or failure of the District or the Investor to give a written response shall be construed to be consent to such request or to be a waiver of the right to give such consent. No consent or refusal thereof by the District or the Investor in response to a request by the Treasurer shall extend to or affect any subsequent request of the Treasurer or shall impair the rights of the District or the Investor with respect any such subsequent request.

2.8 So long as the Project Costs are outstanding, the Treasurer hereby covenants and agrees (a) to remit to the City all Special Assessments collected from the Assessed Lands in annual installments in the same manner and at the same time as real property taxes are paid to the City in accordance with Chapter 323 of the Revised Code, including any delinquency procedures, penalties, and interest provided for therein; (b) to the extent the Treasurer receives amounts collected from Tax Certificates, as provided for in Chapter 323 of the Revised Code, after payment of reasonable fees and expenses of the Treasurer, all amounts collected by the Treasurer from Tax Certificates shall be remitted to the City; and (c) to the extent the Treasurer seeks and is appointed as receiver for the Assessed Lands, as provided for in Chapter 323 of the Revised Code, after payment of reasonable fees and expenses of the Treasurer, all amounts collected by the Treasurer, as receiver for the Assessed Lands and collected as a result of the Special Assessments, shall be remitted to the City.

Section 3. Indemnification by Owner

3.1 The Owner hereby releases, the District, the City, the Treasurer, the Investor and their respective officers, directors and employees (the "Indemnified Parties"), from,

agrees that the Indemnified Parties, shall not be liable for, and indemnifies the Indemnified Parties against, all liabilities, claims, costs and expenses, including out-of-pocket and incidental expenses and legal fees, imposed upon, incurred or asserted against Indemnified Parties, on account of: (i) any loss or damage to property or injury to or death of or loss by any person that may be occasioned by any cause whatsoever pertaining to the acquisition, construction, installation, equipment, improvement maintenance, operation and use of the Owner's Project; (ii) any breach or default on the part of the Owner in the performance of any covenant, obligation or agreement of the Owner under the Energy Project Cooperative Agreement, or arising from any act or failure to act by the Owner, or any of the Owner's agents, contractors, servants, employees or licensees; (iii) the Owner's failure to comply with any requirement of this Agreement; (iv) the efforts of the City and the Treasurer to collect Special Assessments; (v) any legal costs or out-of-pocket costs incurred by the District specifically related to additional approvals or actions that may be required by the District arising after the date of the Energy Project Cooperative Agreement (and in the case of such legal costs or out-of-pocket costs, agrees to pay such costs directly to the District); and (vi) any claim, action or proceeding brought with respect to any matter set forth in clause (i), (ii), (iii), (iv), or (v) above, provided, however that the Owner shall not indemnify the Indemnified Parties as provided above to the extent that any liability, claim, cost or expenses arises out of or results from the gross negligence, willful misconduct, or breach of this Agreement or the Energy Project Cooperative Agreement of the Indemnified Parties.

3.2 The Owner agrees to indemnify, agrees to pay and hold each of the Indemnified Parties, harmless from and against all liabilities, and all reasonable costs and expenses, including out-of-pocket expenses and attorneys' fees, arising out of any federal, state or local environmental laws, regulations or ordinances, incurred by any of the Indemnified Parties as a result of the existence on, or release from the Owner's Project Site of Hazardous Materials which in any way result from any act of omission or commission of the Owner or any of its agents, employees, independent contractors, invitees, licensees, successors, assignees or tenants.

Section 4. Additional Agreements and Covenants.

4.1 The agreements of the parties hereafter with respect to the foreclosure process shall be a covenant running with the Assessed Lands and, so long as Project Costs are payable from or secured, at least in part, by the revenues derived from the Special Assessments, such covenant shall be binding upon the Assessed Lands (except as released as provided in the Owner Consents), the Owner and any future owner of all or any portion of the Assessed Lands. This Agreement, the Owner Consents, and all other required documents and agreements, shall be recorded with the Franklin County, Ohio Recorder's Office, so that the agreements of the parties hereafter with respect to the foreclosure process established pursuant to this Agreement is a covenant running with and is enforceable against the Assessed Lands.

4.2 If any provision of this Agreement shall be held invalid or unenforceable by any court of competent jurisdiction, such holding shall not invalidate or render unenforceable any other provision hereof.

4.3 This Agreement shall inure to the benefit of each of the parties, and each of their successors and assigns, all subject to the provisions of this Agreement. This Agreement may be amended only by a written instrument of the parties, and any attempt to amend or modify this Agreement without a written instrument signed by all of the parties to this Agreement shall be null and void. Notices given hereunder shall be in writing and shall be effective when actually received if delivered by hand or overnight courier, or three days after being sent by registered or certified mail, postage prepaid, the certification receipt therefore being deemed the date of such notice, and addressed to the parties as follows:

If to City: City of Columbus, Ohio

Attention: _____

If to Treasurer: County Treasurer
Franklin County, Ohio
[_____]
[_____]
Attention: [_____]

If to the District: Columbus Regional Energy Special Improvement District
[_____]
[_____]
Attention: [_____]

With a Copy To: J. Caleb Bell
Bricker & Eckler LLP
100 South Third Street
Columbus, Ohio 43215

If to the Owner: NORTHWOODS ONE LP

Attention: _____

If to the Investor: Greenworks Lending, LLC
28 Thorndal Circle, Third Floor
Darien, Connecticut 06820
Attention: Chief Compliance Officer

4.4 (a) The Investor shall have the unrestricted right at any time or from time to time, and without the Treasurer, the City, the District, or the Owner's consent, to assign all or any portion of its rights and obligations under this Agreement and may sell or assign any and all liens received directly or indirectly from the City to any person (each, an "Investor Assignee"), and the Owner agrees that it shall execute, or cause to be executed, such documents, including without limitation, amendments to this Agreement and to any other documents, instruments and agreements executed in connection with this Agreement as the Investor shall deem necessary to effect the foregoing. Any Investor Assignee shall be a party to this Agreement and shall have all of the rights and obligations of the Investor under this Agreement (and under any and all other guaranties, documents, instruments and agreements executed in connection with this Agreement) to the extent that such rights and obligations have been assigned by the Investor pursuant to the assignment documentation between the Investor and such Assignee, and the Investor shall be released from its obligations under this Agreement and under any and all other guaranties, documents, instruments and agreements executed in connection with this Agreement to a corresponding extent.

(b) The Investor shall have the unrestricted right at any time and from time to time, and without the consent of or notice of the Treasurer, the City, the District, or the Owner, to grant to one or more persons (each, a "Participant") participating interests in the Investor's obligation to make Project Advances under the Energy Project Cooperative Agreement or any or all of the loans held by Investor under the Energy Project Cooperative Agreement. In the event of any such grant by the Investor of a participating interest to a Participant, whether or not upon notice to the Treasurer, the City, the District, and the Owner, the Investor shall remain responsible for the performance of its obligations under the Energy Project Cooperative Agreement and the Owner shall continue to deal solely and directly with the Investor in connection with the Investor's rights and obligations under the Energy Project Cooperative Agreement.

(c) The Investor may furnish any information concerning the Owner in its possession from time to time to prospective Investor Assignees and Participants.

4.5 This Agreement shall be construed in accordance with the laws of the State of Ohio.

4.6 This Agreement may be executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

(Signature Pages Immediately Follow)

IN WITNESS WHEREOF, each party to this Agreement has caused this Agreement to be executed in its respective name and capacity by its respective duly authorized officers, all as of the day and the year first written above.

Approved as to form on behalf of
Franklin County, Ohio:

“TREASURER”
COUNTY TREASURER OF FRANKLIN
COUNTY, OHIO

Assistant Franklin County Prosecuting
Attorney

Treasurer
County of Franklin, Ohio

STATE OF OHIO)
)
COUNTY OF FRANKLIN)

SS:

BEFORE ME, a Notary Public in and for said County and State, personally appeared the above named FRANKLIN COUNTY TREASURER, _____, who acknowledged that such officer did sign the foregoing instrument and the same is such officer’s free act and deed as such officer of Franklin County, Ohio.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this _____ day of _____, 2017.

Notary Public

Approved as to form:

“CITY”
CITY OF COLUMBUS, OHIO

City Attorney

[____], [_____]

STATE OF OHIO)
)
COUNTY OF FRANKLIN)

SS:

BEFORE ME, a Notary Public in and for said County and State, personally appeared the above named CITY OF COLUMBUS, OHIO by _____, its _____, who acknowledged that such officer did sign the foregoing instrument and that the same is the free act and deed as such officer of such city.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this _____ day of _____, 2017.

FISCAL OFFICER'S CERTIFICATE

The undersigned Fiscal Officer of Franklin County, Ohio, certifies that the moneys required to meet the obligations of Franklin County under the foregoing Agreement have been lawfully appropriated by the Board of County Commissioners of Franklin County for such purposes and are in the treasury of the County or in the process of collection to the credit of an appropriate fund, free from any previous encumbrances. This Certificate is given in compliance with Ohio Revised Code Sections 5705.41 and 5705.44.

Dated: _____, 2017

Fiscal Officer
Franklin County, Ohio

FISCAL OFFICER'S CERTIFICATE

The undersigned, Fiscal Officer of the City of Columbus, Ohio, hereby certifies that the City has established a special assessment fund, into which the Special Assessments (as that term is defined in the foregoing Agreement) received by the City shall be deposited, free from any previous encumbrances. The City shall use the moneys deposited in such special assessment fund to meet its obligations under the foregoing Agreement. This Certificate is given in compliance with Ohio Revised Code Sections 5705.41 and 5705.44

Dated: _____, 2017

Fiscal Officer
City of Columbus, Ohio

EXHIBIT A

DESCRIPTION OF ASSESSED LANDS

TRACT I:

Situated in the State of Ohio, County of Franklin, City of Columbus, being in Section 2, Township 2, Range 18, United States military Lands, being a part of Reserve "E" of North Woods Section 4, the plat of which is of record in Plat Book 61, Pages 81 and 82, and being a part of that original 0.802 acre tract and that original 1.373 acre tract as both are described in deeds to Northwoods Venture, Inc., of record in Official Records Volume 5149, Page F05 and Official Records Volume 4327, Page B01, respectively, (all references herein being to the records located in the Recorder's Office, Franklin County, Ohio), and being more particularly described as follows:

Beginning, for reference, at the southerly centerline intersection of North Woods Boulevard, 60 feet in width, and North High Street (U.S. Route 23); thence South 84° 52' 50" West, along the centerline of North Woods Boulevard, a distance of 70.00 feet to a point; thence North 5° 07' 10" West, a distance of 30.00 feet to a point in the right-of-way line of North Woods Boulevard, said point being the true point of beginning:

Thence along said right-of-way line the following three courses:

1. South 84° 52' 50" West, a distance of 388.82 feet to a point of curvature;
2. With the arc of a curve to the right, having a radius of 270.00 feet, a central angle of 80° 53' 01", the chords of which bears North 54° 40' 40" West, a chord distance of 350.28 feet to a point of compound curvature;
3. With the arc of a curve to the right, having a radius of 890.00 feet, a central angle of 2° 55' 31", the chord of which bears North 12° 46' 24" West, a chord distance of 45.43 feet to a point;

Thence through said Reserve "E" and through said original 0.802 acre and original 1.373 acre tracts, the following six courses:

1. North 84° 52' 50" East, a distance of 200.64 feet to a point;
2. North 5° 07' 10" West, a distance of 138.00 feet to a point;
3. North 84° 52' 50" East, a distance of 227.18 feet to a point;
4. North 24° 22' 50" East, a distance of 78.46 feet to a point;
5. North 5° 07' 10" West, a distance of 93.72 feet to a point;
6. North 84° 52' 50" East, a distance of 215.00 feet to a point in the westerly line of that 0.396 acre tract as described in a deed to the City of Columbus, of record in Official Records Volume 5271, Page J01;

Thence South 5° 07' 10" East, 50.00 feet westerly of and parallel to the centerline of North High Street, a distance of 552.25 feet to a point of curvature;

Thence with the arc of a curve to the right, having a radius of 20.00 feet, a central angle of 90° 00' 00", the chord of which bears South 39° 52' 50" West, a chord distance of 28.28 feet to the true point of beginning and containing 6.236 acres of land, and all of the estate, title and interest of said Linclay and in to the said premises; together with all the privileges and appurtenances to the same belonging, and all the rents, issues and profits thereof.

Bearings herein conform to those of the referenced plat "North Woods Section 4", of record in Plat Book 61, Pages 81 and 82, Recorder's Office, Franklin County, Ohio.

Being the land conveyed to Northwoods I Limited Partnership by Deed filed for record February 7, 1997 and recorded in ORV 34253, Page G04, of Franklin County Records.

Excepting from the above described land, that portion conveyed by deed filed for record as Franklin County Recorder's Instrument No. 200006160119402 and more particularly described as follows:

Situated in the State of Ohio, Franklin County, Sharon Township, Section 610, and being part of that land owned by Northwoods I L.P. and recorded in O.R. 34253, Page G04 in the Deed Records of said Franklin County, Ohio and more particularly described as follows:

Commencing at a steel rod monument found at the point of tangent on the centerline of U.S. 23 (N. High Street), said point being at U.S. 23 (N. High Street) Station 112+93.76;

Thence N 2° 51' 53" W along the centerline of U.S. 23 (N. High Street) a distance of 1144.19 feet to the centerline Station 124+37.95;

Thence S 87° 08' 07" W a distance of 64.18 feet to a point on the westerly existing right of way line of U.S. 23, said point being 64.18 feet left of Station 124+37.95 and being the True Place of Beginning;

Thence along the curve to the right, a distance of 30.32 feet, following the existing right of way line, a radius of 23.33 feet, a chord distance of 28.23 feet, on a chord bearing of S 42° 21' 54" W to a point on the northerly right of way line of Northwoods Boulevard South, said point being 84.22 feet left of centerline Station 124+18.08;

Thence N 28° 51' 20" E, a distance of 38.09 feet to a point on the westerly existing right of way line of U.S. 23, said point being 64.20 feet left of Station 124+50.47;

Thence following the westerly existing right of way line S 2° 55' 37" E, a distance of 12.52 feet to the True Place of Beginning containing 0.005 acres, more or less.

Description prepared by Walter T. Olmstead, Registered Surveyor No. 4700 based on plans prepared by Barr Engineering, Inc. for the City of Columbus.

The Bearings are based upon the Centerline of U.S. 23 as being North 2° 51' 53" West, as shown on a plan entitled "CENTERLINE SURVEY PLAT, CITY OF COLUMBUS, U.S. 23, NORTH HIGH STREET, TOWNSHIP OF SHARON, FRANKLIN COUNTY, OHIO, 1994 (1451-DR. E), of record with the Franklin County Engineer's Office.

TRACT II:

All right, title and interest, without limitation except as recited therein, in and under the easement of record in Official Records Volume 10737, Page C13 and as shown in Plat Book 67, Page 54, Recorder's Office, Franklin County, Ohio, as supplemented by Document No. 200609250190434, Recorder's Office, Franklin County, Ohio.

Known As: 7965 North High Street, Columbus, OH 43235
Parcel Nos. 610-198383-00, 610-185137-00 and 610-185132-00

EXHIBIT B

OWNER CONSENT

This consent is given by [_____], an Ohio limited liability company (the “Owner”) pursuant to the Special Assessment Agreement dated as of [_____], 2017 (the “Agreement”) by and among the County Treasurer of Franklin County, Ohio (the “Treasurer”), the City of Columbus, Ohio (the “City”), the Columbus Regional Energy Special Improvement District (the “District”), Greenworks Lending, LLC (together with its permitted successors and assigns under the Agreement, the “Investor”) and the Owner. Terms not otherwise defined herein shall have the meaning ascribed to such terms in the Agreement.

The Agreement provides for an accelerated foreclosure process with respect to the Special Assessments on the Assessed Lands, such Assessed Lands being described in Exhibit A to the Agreement. The Agreement further provides that if an event of default occurs and is continuing with respect to a required annual payment of Special Assessments or an “Event of Default” (as that term is defined in the Energy Project Cooperative Agreement, as appropriate) under the Energy Project Cooperative Agreement occurs and is continuing, the Treasurer will pursue an accelerated foreclosure of the lien of the Special Assessments, all as provided in the Agreement. In consideration of the Project Advance to finance the Project, the Owner hereby consents to the accelerated foreclosure process with respect to the lien of the Special Assessments then due and owing with respect to the Assessed Lands, as provided in the Agreement.

The Owner is the owner of the Assessed Lands. The Owner covenants and agrees that so long as the Project Advance remains outstanding, except as the covenant may be released by the District and the Investor, as applicable, in writing, the accelerated foreclosure process established pursuant to the Agreement shall be a covenant on and running with, and shall be binding upon, the Assessed Lands, the Owner and all future owners of the Assessed Lands. Any release, modification or waiver of the covenant running with the land by the District, or the Investor, as applicable, shall be filed of record with the Franklin County, Ohio Recorder’s Office. The Owner agrees that this Owner Consent shall be recorded with the Franklin County, Ohio Recorder’s Office and the Owner covenants and agrees to record such documents and to take such reasonable steps as are necessary, so that the accelerated foreclosure process with respect to

the lien of the Special Assessments is a covenant on and running with the Assessed Lands and is binding on the Owner and any and all future owners of all or any portion of the Assessed Lands.

Anything in this Owner Consent to the contrary notwithstanding, this Owner Consent shall in no way be construed as a waiver by the Owner of its statutory right of redemption, including the full applicable redemption period.

(Signature Page Immediately Follows)

IN WITNESS WHEREOF, the Owner has executed and delivered this Owner Consent as of this first day of _____, 2017.

“OWNER”

NORTHWOODS ONE LP

By: _____

Name: _____

Title: _____

STATE OF _____)

)

SS:

COUNTY OF _____)

BEFORE ME, a Notary Public in and for said County and State, personally appeared the above named COLUMBUS by _____, its _____, who acknowledged that he did sign the foregoing instrument and that the same is such officer’s free act and deed as such officer and of said company.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this _____ day of _____, 2017.

Notary Public

Description of Real Property

[Insert Legal Description of Owner's Property]