

RELEASE OF
OWNER CONSENT AND SPECIAL ASSESSMENT AGREEMENT


KNOW ALL MEN BY THESE PRESENTS, that 1275 Olentangy LLC, an Ohio limited liability company (the “Owner”), does hereby certify that certain Special Assessment Agreement, dated as of January 31, 2020 (“Special Assessment Agreement”) by the Owner and certain Owner Consent, dated as of November 10, 2021 (“Owner Consent”) by the Owner, and recorded on January 31, 2020 as **Instrument Number 202001310015479** in the Franklin County Recorder’s office are hereby released, and the Franklin County Recorder is authorized to discharge the same of record.

As required by the Owner Consent and Special Assessment Agreement, PACEWell 3 LLC (as successor in interest to Greenworks Lending LLC, the “Investor”) and the BEXLEY, COLUMBUS, DUBLIN, GAHANNA, GRANDVIEW HEIGHTS, GROVE CITY, HILLIARD, MARBLE CLIFF, PERRY TOWNSHIP, SHARON TOWNSHIP, UPPER ARLINGTON, WHITEHALL, WORTHINGTON REGIONAL ENERGY SPECIAL IMPROVEMENT DISTRICT, INC., D/B/A COLUMBUS REGIONAL ENERGY SPECIAL IMPROVEMENT DISTRICT, INC., (f/k/a Bexley, Columbus, Dublin, Grove City, Hilliard, Perry Township, Whitehall, Worthington Regional Energy Special Improvement District, Inc. d/b/a Columbus Regional Energy Special Improvement District, Inc.) an Ohio nonprofit corporation and special improvement district (the “District”) have joined in the execution of this release to evidence their consent to this release.

IN WITNESS WHEREOF, that the Owner, the Investor and the District have each caused this Release to be executed in its respective name and capacity by its respective duly authorized officers, all as of the 6th day of April, 2026.

[Signature and Notary Page Follows]

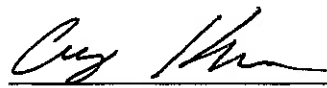
“INVESTOR”
PACEWELL 3 LLC

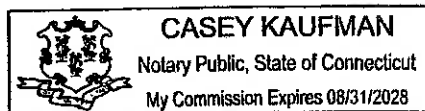
By: 
Name: Linda Baxter
Title: Senior Legal Assistant and Contracts Administrator

STATE OF CONNECTICUT)
) SS: Darien
COUNTY OF FAIRFIELD)

BEFORE ME, a Notary Public in and for said County and State, personally appeared the above named PACEWELL 3 LLC by Linda Baxter, its Senior Legal Assistant and Contracts Administrator, who acknowledged that she did sign the foregoing Release of Owner Consent and that the same is her free act and deed as such officer and of said limited liability company. The notarial act certified hereby is an acknowledgment. No oath or affirmation was administered to the signer with regard to the notarial act certified to hereby.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 5th day of May, 2026.


Notary Public



This instrument prepared by: J. Caleb Bell, Esq., Bricker Graydon Wyatt LLP, 100 South Third Street, Columbus, Ohio 43215

EXHIBIT A

Legal Description of Property

1.118 Acres

Situated in the State of Ohio, County of Franklin, City of Columbus, being part of Lot Number 8 of William Neil's Heirs Land, of record in Plat Book 3, Page 164 and being all of the 0.960 acre tract conveyed as Parcel I (Auditor's Parcel Number: 010-027783) and all of the 0.161 acre tract conveyed as Parcel II (Auditor's Parcel Number: 010-095194) to Charles E. Westervelt, Jr. by deed of record in Official Record 28365 A17 and Official Record 28364 A20 (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and more particularly bounded and described as follows:

Beginning for Reference, at a 1 inch solid iron pin found in a Monument Box at the intersection of the centerlines of Third Avenue (60 feet wide R/W) and Olentangy River Road (100 feet wide R/W);

Thence North $86^{\circ}25'45''$ West, a distance of 50.54 feet with the centerline of said Third Avenue, to a point;

Thence North $03^{\circ}34'15''$ East, a distance of 30.00 feet, leaving the centerline of said Third Avenue, to a point at the intersection of the northerly right-of-way line of said Third Avenue and the westerly right-of-way line of said Olentangy River Road;

With the westerly right-of-way line of said Olentangy River Road and a curve to the left, having a central angle of $55^{\circ}58'29''$, a radius of 840.00 feet, an arc length of 820.63 feet, and a chord which bears North $26^{\circ}27'48''$ West, a chord distance of 788.39 feet, to a railroad spike found at the northeasterly corner of a 0.244 acre tract conveyed as Parcel Two to 1245 Olentangy River Road, L.L.C. by deed of record in Instrument Number: 199803190063859, the southeasterly corner of said 0.161 acre tract, and the TRUE POINT OF BEGINNING;

The following courses and distances along the lines common to said 0.244 acre and 0.161 acre tracts:

South $37^{\circ}55'40''$ West, a distance of 268.65 feet, to a railroad spike found at a point of curvature;

With the arc of a curve to the left, having a central angle of $12^{\circ}39'23''$, a radius of 50.00 feet, an arc length of 11.04 feet, and a chord which bears South $31^{\circ}37'46''$ West, a chord distance of 11.02 feet, to a railroad spike found at a common corner of said 0.244 acre tract, 0.161 acre tract and a 0.080 acre tract conveyed as Parcel 3 to National RX Services No. 2, Inc. by deed of record in Official Record 21176 D13;

Thence North $55^{\circ}59'14''$ West, a total distance of 176.23 feet, (passing a 5/8 inch rebar found at a distance of 26.23 feet at the northwesterly corner to said 0.161 acre tract, the southwest corner of said 0.960 acre tract and passing a 3/4 inch iron pipe found with a cap marked "HOCKADEN" at a distance of 175.70 feet), along a northerly line of said 0.080 acre tract and a 0.575 acre tract conveyed as Parcel No. 2 to 1299 Olentangy, LLC by deed of record in Instrument Number: 199809240243009, to an iron pin set, at a common corner of said 0.960 acre tract, said 0.080 acre tract and a 2.483 acre tract conveyed as Parcel No. 1 to 1299 Olentangy, LLC by deed of record in Instrument Number: 199809240243009;

1.118 Acres

-2-

Thence North 37°55'46" East, a distance of 279.89 feet, with a southerly line of said 2.483 acre tract, to an iron pin set in the westerly right-of-way of said Oleanangy River Road at the southeasterly corner of said 2.483 acre tract, being the northeasterly corner of said 0.960 acre tract;

The following courses and distances along the westerly right-of-way line of said Oleanangy River Road.

With a curve to the left (passing a 1 solid iron pin found at a distance of 0.86 feet), having a central angle of 06°44'02", a radius of 940.00 feet, an arc length of 110.48 feet, and chord which bears South 55°29'27" East, a chord distance of 110.41 feet, to an iron pin set at a point of reverse curvature.

With a curve to the right (passing a 3/4 iron pipe found at a distance of 0.75 feet), having a central angle of 04°24'26", a radius of 840.00 feet, an arc length of 64.61 feet, and a chord which bears South 56°39'15" East, a chord distance of 64.61 feet, to the TRUE POINT OF BEGINNING. Containing 1.118 acres of land, more or less, of which 0.161 acres are from Auditor's Parcel Number: 010-095194 and 0.957 acres are from Auditor's Parcel Number: 010-027788.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

Bearings for this description are based on the centerline bearing for Third Avenue, North 86°52'50" West, as contained in the State of Ohio plans FRA-315-039.



EVANS, MECHWART, HAMBLETON AND TILTON, INC.

Robert L. Clay February 10, 2005
Robert L. Clay Date
Registered Surveyor No. 8121

RLC:February 05
1_118 acres 30305.dwg

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all of
(010)
027788
&
095194~~

