

**18-134**

**EXHIBIT A**

**SPECIAL ASSESSMENT AGREEMENT**

**by and among**

**THE COUNTY OF SUMMIT, OHIO  
("County"),**

**And**

**TOWNSHIP OF BATH, SUMMIT COUNTY, OHIO  
("Township"),**

**And**

**AKRON, BARBERTON, BATH TOWNSHIP, COVENTRY TOWNSHIP  
ENERGY SPECIAL IMPROVEMENT DISTRICT, INC. d/b/a**

**AKRON-SUMMIT COUNTY ENERGY SPECIAL IMPROVEMENT DISTRICT, INC.  
("District"),**

**And**

**CRYSTAL CLINIC, LLC  
("Owner")**

**And**

**THE DEVELOPMENT FINANCE AUTHORITY OF SUMMIT COUNTY  
("DFA")**

**Dated as of [DATE], 2018**

## SPECIAL ASSESSMENT AGREEMENT

THIS SPECIAL ASSESSMENT AGREEMENT (this “Agreement”) is made effective as of [DATE], 2018, by and among the County of Summit, Ohio (the “County”), through its Executive for and on behalf of the County and the County Fiscal Officer, the Township of Bath, Summit County, Ohio (the “Township”), the Akron, Barberton, Bath Township, Coventry Township, Energy Special Improvement District, Inc. d/b/a Akron-Summit County Energy Special Improvement District, Inc. (“District”), Crystal Clinic, LLC (the “Owner”), and the Development Finance Authority of Summit County (together with its permitted successors and assigns, the “DFA”).

### BACKGROUND:

WHEREAS, the District was created under Ohio Revised Code Chapters 1702 and 1710 and established pursuant to a resolution of the Council of the City of Akron, Ohio; and

WHEREAS, the Owner has determined that it is in its best interests to cause the acquisition and installation and subsequent operation of certain improvements, including but not limited to the acquisition, construction, installation, improvement, and equipping of high-efficiency lighting upgrades, high-efficiency HVAC upgrades, and other related improvements (collectively, the “Project”) on the parcel of real property subject to the Petition (as defined below; and

WHEREAS, the costs of the Project are being financed by making the proceeds of the DFA’s \$[AMOUNT] Development Finance Authority of Summit County Jobs & Investment Fund Program Taxable Development Revenue Bonds, Series 2018C (Crystal Clinic, LLC Project) (the “Bonds”) to the Owner pursuant to a Cooperative Agreement dated as of [DATE] (the “Cooperative Agreement”) between the District, the DFA, the Owner, the Township, and U.S. Bank National Association, as Trustee (the “Trustee”); and

WHEREAS, to secure the repayment of the principal of, and the payment of any premium, fees, and interest on the Bonds (the “Project Costs”), (i) the Owner has signed and delivered to the Board of Trustees a Petition 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 Township (the “Special Assessments”) on the Assessed Lands, which are located within the District, in amounts sufficient to pay the Project Costs, and (ii) the Township (a) has taken all the necessary actions required by Chapters 1710 and 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 Fiscal Officer of the County (the “County Fiscal Officer”) for collection by the County Fiscal Officer in annual installments, and (b) has agreed to transfer to the DFA 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 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 availability of the proceeds of the Bonds, 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 Cooperative Agreement, the County and the Township 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 County, through the County Fiscal Officer, 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 its 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 County, through the County Fiscal Officer, in its 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 County, through the County Fiscal Officer, was permitted 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 County does not desire to take any action with respect to the collection of the Special Assessments that might adversely affect the repayment of the Bonds without the consent of the District and the DFA or adversely affect the payment of the Project Costs without the consent of the District and the DFA; and

WHEREAS, the County has agreed to remit to the District, in the event of a default under the Cooperative Agreement, as set forth in this Agreement, amounts collected by the County, through the County Fiscal Officer, and relating to the Special Assessments, including without limitation amounts collected by the County, through the County Fiscal Officer, 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 Board of Township 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 repayment of the Bonds. 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 Township 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 [DATE], 208 the Township 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 Board of Trustees certified (or caused to be certified) the Assessing Ordinance to the County Fiscal Officer as set forth in the Petition.

1.2 The Township shall cause the Special Assessments, as set forth in the Assessment Schedule attached to the Petition, to be certified to the County Fiscal Officer on or before the last date for the certification of special assessments to the County Fiscal Officer 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 Township pursuant to Ohio Revised Code Chapters 319, 321, 323, and 727.

1.3 In the event the Bonds are prepaid or redeemed in accordance with the Cooperative Agreement, in whole or in part, the parties, in cooperation with the Owner, and to the extent permitted by law, shall cause the aggregate lien of the Special Assessments to be reduced such that the aggregate amount of Special Assessments remaining after such reduction shall be equal to the aggregate amount of Project Costs remaining to be paid on the Bonds.

1.4 To facilitate the repayment of the Bonds, the Township, pursuant to the Cooperative Agreement, assigned to the DFA all of its right, title, and interest in and to the Special Assessments, the funds of the Township established to collect and hold the Special Assessment, and any other property received or to be received from the Township under the Cooperative Agreement. The County, the Township, the District, the Owner, and the DFA each hereby acknowledges, agrees with, and consents to those assignments.

1.5 Pursuant to the Cooperative Agreement, the District assigned to the DFA 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 Township under the Cooperative Agreement. The County, the Township, the District, the Owner, and the DFA each hereby acknowledges, agrees with, and consents to those assignments.

1.6 Notwithstanding anything in this Agreement to the contrary, the County's obligations under this Agreement are not and shall not be secured by an obligation or pledge of any moneys raised by taxation. The County'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 County'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.

1.7 Notwithstanding anything in this Agreement to the Contrary, the Township's obligations under this Agreement are not and shall not be secured by an obligation or pledge of any moneys raised by taxation. The Township's obligation under this Agreement shall be limited to any moneys received from the County in respect of the Special Assessments. The Township'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 Township.

## Section 2. Foreclosure Process.

2.1 The County, the Township and the Owner each acknowledge that the Special Assessments are to secure payments relating to the Bonds, including the Project Costs and other amounts as provided under the Cooperative Agreement. The County agrees that so long as the Bonds are outstanding and the Project Costs and other amounts under the Cooperative Agreement are secured, at least in part, by the revenues derived from the Special Assessments, upon the County's receipt of written notice from the DFA or the District, with a copy to the other of the DFA or the District, and to the Owner and the Township, that an Event of Default (as defined under the Cooperative Agreement, as applicable) has occurred and is continuing and which notice directs the County, through the County Fiscal Officer, to foreclose on the lien of the Special Assessments, the County, through the County Fiscal Officer, 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 DFA, the County, through the County Fiscal Officer, 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 County Fiscal Officer pursuant to the records of the County Fiscal Officer. All fees and expenses of the County in collecting the Special Assessments are to be included and paid for by the Owner.

2.2 The County hereby acknowledges that the Township has assigned all of its right, title, and interest in and to the Special Assessments to the DFA, and that the District has assigned all of its right, title and interest it may have in and to the Special Assessments to the DFA, and the County hereby agrees that so long as the Bonds are outstanding and the Project Costs and other amounts under the Cooperative Agreement are secured, at least in part, by the revenues derived from the Special Assessments, the County 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 DFA.

2.3 The County 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 County, through the County Fiscal Officer, to negotiate the sale of Tax Certificates with respect thereto, the County, through the County Fiscal Officer, 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 DFA regarding the same and state therein whether the County Fiscal Officer 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 County Fiscal Officer 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 DFA for such a sale.

2.4 The County agrees 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 DFA.

2.5 Nothing in this Agreement shall, or shall be construed to, prevent the County, through the County Fiscal Officer, 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 DFA each hereby agrees that upon written notice from the County, through the County Fiscal Officer, pursuant to Section 2.3 of this Agreement, it, within thirty (30) days of receipt of the County's notice, shall give a written response to the County Fiscal Officer 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 DFA to give a written response shall be construed to be a 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 DFA in response to a request by the County shall extend to or affect any subsequent request of the County or shall impair the rights of the District or the DFA with respect to any such subsequent request.

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

2.9 The County hereby agrees that it shall not charge or collect a special assessment collection fee in excess of 1% per installment of the Special Assessments.

### Section 3. Indemnification by Owner

3.1 The Owner hereby releases, the District, the Township, the County, the County Fiscal Officer, the DFA 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 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 Township and the County 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 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 Cooperative Agreement of the Indemnified Parties or as a result of a failure of the Indemnified Parties to follow legal procedures related to the collection and payment of the Special Assessments.

3.2 The Owner agrees to indemnify and further 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 County Fiscal Officer, 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 the Township: Township of Bath, Summit County, Ohio  
3864 W. Bath Road  
Akron, Ohio 44333
  
- If to the County: Summit County Fiscal Officer  
The County of Summit, Ohio  
175 S. Main Street, Fourth Floor  
Akron, Ohio 44308
  
- With a Copy To: Summit County Executive  
Attn: Director of Law  
175 S. Main St., Eighth Floor  
Akron, Ohio 44308
  
- If to the District: Akron-Summit County Energy Special Improvement District, Inc.  
c/o Development Finance Authority of Summit County  
47 North Main Street, Suite 407  
Akron, Ohio 44308  
Attention: Chairperson
  
- With a Copy To: Caleb Bell  
Bricker & Eckler LLP  
100 South Third Street  
Columbus, Ohio 43215
  
- If to the Owner: Crystal Clinic, LLC  
3925 Embassy Parkway, Suite 100  
Akron, Ohio 44333  
Attention: Daniel Ferry, CFO
  
- If to the DFA: Development Finance Authority of Summit County  
47 North Main Street, Suite 407  
Akron, Ohio 44308  
Attention: President
  
- With a Copy To: Roetzel & Andress  
222 South Main Street  
Akron, Ohio 44308  
Attn: George R. Sarkis, Esq.

4.4 (a) The DFA shall have the unrestricted right at any time or from time to time, and without the County, the Township, 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 Township to any person (each, an "DFA 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 DFA shall deem reasonably necessary to effect the foregoing. Any DFA Assignee shall be a party to this Agreement and shall have all of the rights and obligations of the DFA 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 DFA and accepted by the DFA Assignee pursuant to the assignment documentation between the DFA and such Assignee, and the DFA 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 DFA shall have the unrestricted right at any time and from time to time, and without the consent of or notice of the County, the Township, the District, or the Owner, to grant to one or more persons (each, a "Participant") participating interests in the DFA's obligation to make the proceeds of the Bonds available under the Cooperative Agreement or any or all of the loans held by DFA under the Cooperative Agreement. In the event of any such grant by the DFA of a participating interest to a Participant, whether or not upon notice to the County, the Township, the District, and the Owner, the DFA shall remain responsible for the performance of its obligations under the Cooperative Agreement and the Owner shall continue to deal solely and directly with the DFA in connection with the DFA's rights and obligations under the Cooperative Agreement.

(c) The DFA may furnish any information concerning the Owner in its possession from time to time to prospective DFA Assignees and Participants which is reasonably necessary in order to allow the DFA to the assignment or participation of this Agreement.

4.5 This Agreement shall be construed in accordance with the laws of the State of Ohio. Any action brought under this Agreement shall be brought in a court of competent jurisdiction located in Summit County, 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 Township by its respective duly authorized officers, all as of the day and the year first written above.

Approved as to form on behalf of  
The County of Summit, Ohio:

“COUNTY”  
THE COUNTY OF SUMMIT, OHIO

\_\_\_\_\_  
Deborah S. Matz, Director of Law

\_\_\_\_\_  
Kristen M. Scalise CPA, CFE, Fiscal Officer

\_\_\_\_\_  
Ilene Shapiro, Executive

STATE OF OHIO )  
 )  
COUNTY OF SUMMIT )

SS:

BEFORE ME, a Notary Public in and for said County and State, personally appeared the above named SUMMIT COUNTY FISCAL OFFICER, KRISTEN M. SCALISE CPA, CFE, 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 Summit County, Ohio.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
Notary Public

STATE OF OHIO )  
 )  
COUNTY OF SUMMIT )

SS:

BEFORE ME, a Notary Public in and for said County and State, personally appeared the above named SUMMIT COUNTY EXECUTIVE, ILENE SHAPIRO, 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 Summit County, Ohio.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
Notary Public

Approved as to form:

“TOWNSHIP”  
TOWNSHIP OF BATH, SUMMIT COUNTY,  
OHIO

\_\_\_\_\_  
Township Attorney

\_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

STATE OF OHIO                    )  
  )  
COUNTY OF SUMMIT            )

SS:

BEFORE ME, a Notary Public in and for said County and State, personally appeared the above named TOWNSHIP OF BATH, SUMMIT COUNTY, 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 Township.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_, 2018.





“DFA”  
DEVELOPMENT FINANCE AUTHORITY OF  
SUMMIT COUNTY

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

STATE OF \_\_\_\_\_ )

COUNTY OF \_\_\_\_\_ )

SS:

BEFORE ME, a Notary Public in and for said County and State, personally appeared the above named DEVELOPMENT FINANCE AUTHORITY OF SUMMIT COUNTY by \_\_\_\_\_, its \_\_\_\_\_, who acknowledged that such officer did sign the foregoing instrument and that the same is such officer’s free act and deed as such officer and of said authority.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
Notary Public

This instrument prepared by:  
Colin J. Kalvas, Esq.  
Bricker & Eckler LLP  
100 South Third St.  
Columbus, Ohio 43215

FISCAL OFFICER'S CERTIFICATE

The undersigned, Fiscal Officer of the Township of Bath, Summit County, Ohio, hereby certifies that the Township has established a special assessment fund, into which the Special Assessments (as that term is defined in the foregoing Agreement) received by the Township shall be deposited, free from any previous encumbrances. The Township 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: \_\_\_\_\_, 2018

\_\_\_\_\_  
Fiscal Officer  
Township of Bath, Summit County, Ohio



**FISCAL OFFICER'S CERTIFICATE**

The undersigned, Assistant Secretary and Assistant Fiscal Officer of the Development Finance Authority of Summit County, hereby certifies that that the moneys required to meet the obligations of the Issuer during the year 2018 under the Agreement have been lawfully appropriated by the legislative authority of the DFA for such purposes and are in the treasury of the DFA 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 Sections 5705.41 and 5705.44, Ohio Revised Code.

Dated: \_\_\_\_\_, 2018

\_\_\_\_\_  
Assistant Secretary and Assistant Fiscal Officer  
Development Finance Authority of Summit County

EXHIBIT A

DESCRIPTION OF ASSESSED LANDS

Situated in the Township of Bath, County of Summit, State of Ohio and known as being part of Original Lot 97 in said Bath Township and more fully described as follows:

Beginning at the centerline intersection of Crystal Lake Road, (C.H. 200) 60' wide, and Embassy Parkway as recorded in Cabinet C, Slides 201 & 202 of the Summit County Records of Plats;

Thence S. 89 deg. 35' 10" E. along the centerline of said Embassy Parkway a distance of 452.63 feet to a point of curvature;

Thence continuing along the centerline of said Embassy Parkway which is the arc of a circle curving to the left having a central angle of 72 deg. 00' 00", a radius of 300.00 feet, a tangent of 217.96 feet, a chord of 352.67 feet, a chord bearing N. 54 deg. 24' 50" E. and an arc length of 376.99 feet to a point of tangency;

Thence N. 18 deg. 24' 50" E. along the centerline of said Embassy Parkway a distance of 500.43 feet to a point of curvature;

thence continuing along the centerline of said Embassy Parkway which is the arc of a circle curving to the right having a central angle of 36 deg. 15' 22", a radius of 300.00 feet, a tangent of 98.22 feet, a chord of 186.69 feet, a chord bearing N. 36 deg. 32' 31" E. and an arc length of 189.84 feet to a point;

Thence N. 35 deg. 19' 48" W. a distance of 35.00 feet to a point on the westerly line of said Embassy Parkway which is the True Place of Beginning for the parcel of land herein described;

Thence N. 86 deg. 43' 46" W. along the northerly line of land now or formerly owned by Summit County a distance of 13.73 feet to a point;

Thence N. 37 deg. 07' 06" W. along the northerly line of said Summit County land a distance of 62.60 feet to a point;

Thence N. 71 deg. 35' 10" W. a distance of 50.00 feet to a point;

Thence N. 18 deg. 24' 00" E. a distance of 852.69 feet to a point;

Thence S. 43 deg. 06' 02" E. a distance of 488.64 feet to a point;

Thence S. 30 deg. 03' 55" W. a distance of 531.51 feet to a point;

Thence along the northerly line of said Embassy Parkway which is the arc of a circle curving to the left having a central angle of 42 deg. 55' 42", a radius of 335.00 feet, a tangent of 131.72 feet, a chord of 245.17 feet, a chord bearing S. 76 deg. 08' 03" W. and an arc length of 251.00 feet to a point which is the True Place of Beginning.

The foregoing real property is also described as follows:

Situated in the Township of Bath, County of Summit, State of Ohio and known as being part of Original Lot 97 in said Bath Township and more fully described as follows:

Beginning at the centerline intersection of Crystal Lake Road, (C.H. 200) 60' wide, and Embassy Parkway as recorded in Cabinet C, Slides 201 & 202 of the Summit County Record of Plats;

Thence S. 89 deg. 35' 10" E. along the centerline of said Embassy Parkway a distance of 452.63 feet to a point of curvature;

thence continuing along the centerline of said Embassy Parkway which is the

arc of a circle curving to the left having a central angle of 72 deg. 00' 00", a radius of 300.00 feet, a tangent of 217.96 feet, a chord of 352.67 feet, a chord bearing N. 54 deg. 24' 50" E. and an arc length of 376.99 feet to a point of tangency;

Thence N 18 deg. 24' 50" E. along the centerline of said Embassy Parkway a distance of 500.43 feet to a point of curvature;

thence continuing along the centerline of said Embassy Parkway which is the arc of a circle curving to the right having a central angle of 36 deg. 14' 44", a radius of 300.10 feet, a tangent of 98.22 feet, a chord of 186.70 feet, a chord bearing N. 36 deg. 32' 54" E. and an arc length of 189.85 feet to a point;

Thence N. 35 deg. 19' 44" W. a distance of 35.00 feet to a point on the westerly line of said Embassy Parkway which is the True Place of Beginning for the parcel of land herein described;

Thence N. 85 deg. 29' 31" W. along the northerly line of land now or formerly owned by Summit County a distance of 13.81 feet to a point;

Thence N. 37 deg. 07' 09" W. along the northerly line of said Summit County land a distance of 62.00 feet to a point;

Thence N. 71 deg. 35' 13" W. a distance of 50.00 feet to a point;

Thence N. 18 deg. 25' 24" E. a distance of 852.69 feet to a point;

Thence S. 43 deg. 06' 05" E. a distance of 488.64 feet to a point;

Thence S. 30 deg. 03' 53" W. a distance of 531.5 feet to a point;

Thence along the northerly line of said Embassy Parkway which is the arc of a circle curving to the left having a central angle of 42 deg. 55' 34", a radius of 335.10 feet, a tangent of 131.75 feet, a chord of 245.23 feet, a chord bearing S. 76 deg. 08' 05" W. and an arc length of 251.06 feet to a point which is the True Place of Beginning as determined in February, 1990 by Bruce J. Campbell, Registered Surveyor with Campbell & Associates, Inc.

## EXHIBIT B

### OWNER CONSENT

This consent is given by Crystal Clinic, LLC, an Ohio limited liability company (the "Owner") pursuant to the Special Assessment Agreement dated as of [DATE], 2018 (the "Agreement") by and among the County of Summit, Ohio (the "County"), the Township of Bath, Summit County, Ohio (the "Township"), the Akron, Barberton, Bath Township, Coventry Township Energy Special Improvement District d/b/a Akron-Summit County Energy Special Improvement District, Inc. (the "District"), the Development Finance Authority of Summit County (together with its permitted successors and assigns under the Agreement, the "DFA") 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 Cooperative Agreement, as appropriate) under the Cooperative Agreement occurs and is continuing, the County, through the County Fiscal Officer, will pursue an accelerated foreclosure of the lien of the Special Assessments, all as provided in the Agreement. In consideration of the DFA's agreement to make the proceeds of its \$[AMOUNT] Development Finance Authority of Summit County Jobs & Investment Fund Taxable Development Revenue Bonds, Series 2018C (Crystal Clinic, LLC) (the "Bonds") 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 Bonds remain outstanding, except as the covenant may be released by the District and the DFA, 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 DFA, as applicable, shall be filed of record with the County Fiscal Officer. The Owner agrees that this Owner Consent shall be recorded with the County Fiscal Officer 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 \_\_\_\_\_, 2018.

“OWNER”

**CRYSTAL CLINIC, LLC**

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 Crystal Clinic, LLC 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 \_\_\_\_\_, 2018.

\_\_\_\_\_  
Notary Public

### Description of Real Property

Situated in the Township of Bath, County of Summit, State of Ohio and known as being part of Original Lot 97 in said Bath Township and more fully described as follows:

Beginning at the centerline intersection of Crystal Lake Road, (C.H. 200) 60' wide, and Embassy Parkway as recorded in Cabinet C, Slides 201 & 202 of the Summit County Records of Plats;

Thence S. 89 deg. 35' 10" E. along the centerline of said Embassy Parkway a distance of 452.63 feet to a point of curvature;

Thence continuing along the centerline of said Embassy Parkway which is the arc of a circle curving to the left having a central angle of 72 deg. 00' 00", a radius of 300.00 feet, a tangent of 217.96 feet, a chord of 352.67 feet, a chord bearing N. 54 deg. 24' 50" E. and an arc length of 376.99 feet to a point of tangency;

Thence N. 18 deg. 24' 50" E. along the centerline of said Embassy Parkway a distance of 500.43 feet to a point of curvature;

thence continuing along the centerline of said Embassy Parkway which is the arc of a circle curving to the right having a central angle of 36 deg. 15' 22", a radius of 300.00 feet, a tangent of 98.22 feet, a chord of 186.69 feet, a chord bearing N. 36 deg. 32' 31" E. and an arc length of 189.84 feet to a point;

Thence N. 35 deg. 19' 48" W. a distance of 35.00 feet to a point on the westerly line of said Embassy Parkway which is the True Place of Beginning for the parcel of land herein described;

Thence N. 86 deg. 43' 46" W. along the northerly line of land now or formerly owned by Summit County a distance of 13.73 feet to a point;

Thence N. 37 deg. 07' 06" W. along the northerly line of said Summit County land a distance of 62.60 feet to a point;

Thence N. 71 deg. 35' 10" W. a distance of 50.00 feet to a point;

Thence N. 18 deg. 24' 00" E. a distance of 852.69 feet to a point;

Thence S. 43 deg. 06' 02" E. a distance of 488.64 feet to a point;

Thence S. 30 deg. 03' 55" W. a distance of 531.51 feet to a point;

Thence along the northerly line of said Embassy Parkway which is the arc of a circle curving to the left having a central angle of 42 deg. 55' 42", a radius of 335.00 feet, a tangent of 131.72 feet, a chord of 245.17 feet, a chord bearing S. 76 deg. 08' 03" W. and an arc length of 251.00 feet to a point which is the True Place of Beginning.

The foregoing real property is also described as follows:

Situated in the Township of Bath, County of Summit, State of Ohio and known as being part of Original Lot 97 in said Bath Township and more fully described as follows:

Beginning at the centerline intersection of Crystal Lake Road, (C.H. 200) 60' wide, and Embassy Parkway as recorded in Cabinet C, Slides 201 & 202 of the Summit County Record of Plats;

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arc of a circle curving to the left having a central angle of 72 deg. 00' 00", a radius of 300.00 feet, a tangent of 217.96 feet, a chord of 352.67 feet, a chord bearing N. 54 deg. 24' 50" E. and an arc length of 376.99 feet to a point of tangency;

Thence N 18 deg. 24' 50" E. along the centerline of said Embassy Parkway a distance of 500.43 feet to a point of curvature;

thence continuing along the centerline of said Embassy Parkway which is the arc of a circle curving to the right having a central angle of 36 deg. 14' 44", a radius of 300.10 feet, a tangent of 98.22 feet, a chord of 186.70 feet, a chord bearing N. 36 deg. 32' 54" E. and an arc length of 189.85 feet to a point;

Thence N. 35 deg. 19' 44" W. a distance of 35.00 feet to a point on the westerly line of said Embassy Parkway which is the True Place of Beginning for the parcel of land herein described;

Thence N. 85 deg. 29' 31" W. along the northerly line of land now or formerly owned by Summit County a distance of 13.81 feet to a point;

Thence N. 37 deg. 07' 09" W. along the northerly line of said Summit County land a distance of 62.00 feet to a point;

Thence N. 71 deg. 35' 13" W. a distance of 50.00 feet to a point;

Thence N. 18 deg. 25' 24" E. a distance of 852.69 feet to a point;

Thence S. 43 deg. 06' 05" E. a distance of 488.64 feet to a point;

Thence S. 30 deg. 03' 53" W. a distance of 531.5 feet to a point;

Thence along the northerly line of said Embassy Parkway which is the arc of a circle curving to the left having a central angle of 42 deg. 55' 34", a radius of 335.10 feet, a tangent of 131.75 feet, a chord of 245.23 feet, a chord bearing S. 76 deg. 08' 05" W. and an arc length of 251.06 feet to a point which is the True Place of Beginning as determined in February, 1990 by Bruce J. Campbell, Registered Surveyor with Campbell & Associates, Inc.