

ATTACHMENT A

**LIST OF SPECIAL ASSESSMENTS AND
SCHEDULE OF SPECIAL ASSESSMENTS**

4710 MADISON ROAD
LIST OF SPECIAL ASSESSMENTS

Name	Assessed Properties Description	Portion of Benefit and Special Assessment	Amount of Special Assessments
	Hamilton County Parcel No: 051-0007-0041-00	56%	\$154,066.15
Oakley Capital Partners 2, LLC	Hamilton County Parcel Number: 051-0007-0042-00	44%	\$120,009.43

Schedule of Special Assessments

The Property will be subject to special assessments for the Authorized Improvements in accordance with Ohio Revised Code Chapter 1710.

Total assessment costs:	\$15,896,383.64
Estimated semi-annual special assessments for 29 years:	\$274,075.58
Number of semi-annual assessments:	58
First semi-annual installment due:	January 31, 2026

The schedule of Special Assessments for the Authorized Improvements is as follows:

Special Assessment Payment Date ¹	Total Special Assessment Installment Amount ²	Special Assessment Installment Amount for Parcel ID. No. 051-0007-0041	Special Assessment Installment Amount for Parcel ID No. 051-0007-0042
1/31/2026	\$274,075.58	\$154,066.15	\$120,009.43
7/31/2026	274,075.58	154,066.15	120,009.43
1/31/2027	274,075.58	154,066.15	120,009.43
7/31/2027	274,075.58	154,066.15	120,009.43
1/31/2028	274,075.58	154,066.15	120,009.43
7/31/2028	274,075.58	154,066.15	120,009.43
1/31/2029	274,075.58	154,066.15	120,009.43
7/31/2029	274,075.58	154,066.15	120,009.43
1/31/2030	274,075.58	154,066.15	120,009.43
7/31/2030	274,075.58	154,066.15	120,009.43
1/31/2031	274,075.58	154,066.15	120,009.43
7/31/2031	274,075.58	154,066.15	120,009.43
1/31/2032	274,075.58	154,066.15	120,009.43
7/31/2032	274,075.58	154,066.15	120,009.43
1/31/2033	274,075.58	154,066.15	120,009.43
7/31/2033	274,075.58	154,066.15	120,009.43
1/31/2034	274,075.58	154,066.15	120,009.43
7/31/2034	274,075.58	154,066.15	120,009.43
1/31/2035	274,075.58	154,066.15	120,009.43
7/31/2035	274,075.58	154,066.15	120,009.43
1/31/2036	274,075.58	154,066.15	120,009.43
7/31/2036	274,075.58	154,066.15	120,009.43
1/31/2037	274,075.58	154,066.15	120,009.43

¹ Pursuant to Ohio Revised Code Chapter 323, the Special Assessment Payment Dates identified herein are subject to adjustment under certain conditions.

² Pursuant to Ohio Revised Code Section 727.36, the Hamilton County Auditor may charge and collect a fee in addition to the amounts listed in this Attachment A.

Special Assessment Payment Date ¹	Total Special Assessment Installment Amount ²	Special Assessment Installment Amount for Parcel ID. No. 051-0007-0041	Special Assessment Installment Amount for Parcel ID No. 051-0007-0042
7/31/2037	274,075.58	154,066.15	120,009.43
1/31/2038	274,075.58	154,066.15	120,009.43
7/31/2038	274,075.58	154,066.15	120,009.43
1/31/2039	274,075.58	154,066.15	120,009.43
7/31/2039	274,075.58	154,066.15	120,009.43
1/31/2040	274,075.58	154,066.15	120,009.43
7/31/2040	274,075.58	154,066.15	120,009.43
1/31/2041	274,075.58	154,066.15	120,009.43
7/31/2041	274,075.58	154,066.15	120,009.43
1/31/2042	274,075.58	154,066.15	120,009.43
7/31/2042	274,075.58	154,066.15	120,009.43
1/31/2043	274,075.58	154,066.15	120,009.43
7/31/2043	274,075.58	154,066.15	120,009.43
1/31/2044	274,075.58	154,066.15	120,009.43
7/31/2044	274,075.58	154,066.15	120,009.43
1/31/2045	274,075.58	154,066.15	120,009.43
7/31/2045	274,075.58	154,066.15	120,009.43
1/31/2046	274,075.58	154,066.15	120,009.43
7/31/2046	274,075.58	154,066.15	120,009.43
1/31/2047	274,075.58	154,066.15	120,009.43
7/31/2047	274,075.58	154,066.15	120,009.43
1/31/2048	274,075.58	154,066.15	120,009.43
7/31/2048	274,075.58	154,066.15	120,009.43
1/31/2049	274,075.58	154,066.15	120,009.43
7/31/2049	274,075.58	154,066.15	120,009.43
1/31/2050	274,075.58	154,066.15	120,009.43
7/31/2050	274,075.58	154,066.15	120,009.43
1/31/2051	274,075.58	154,066.15	120,009.43
7/31/2051	274,075.58	154,066.15	120,009.43
1/31/2052	274,075.58	154,066.15	120,009.43
7/31/2052	274,075.58	154,066.15	120,009.43
1/31/2053	274,075.58	154,066.15	120,009.43
7/31/2053	274,075.58	154,066.15	120,009.43
1/31/2054	274,075.58	154,066.15	120,009.43
7/31/2054	274,075.58	154,066.15	120,009.43