

Exhibit A

The Brenneman
Financial Group
4228 Town Crossing
parcel 2816246



Coordinate System: North American 1983
Datum: StatePlane Ohio North FIPS Feet
Projection: Lambert Conformal Conic

0 25 50 US Feet

Base data provided by Summit County GIS Department 1 inch = 50 feet

Path: C:\GIS mxd & aprx\Planning Dept\TIF parcel 2816246 4228 Town Crossing.aprx

Map created by Dave Woodrum for the City of Green Planning Department July 20, 2026



 Potential TIF Parcel  Address Points  Parcels



**Exhibit B
Legal Description**

Parcel Number(s): 28-16246

For: Bull Run Ventures DBA Brenneman Group
4228 Town Crossing Road
Uniontown, Ohio 44685

Development Property:

Situated in the City of Green, County of Summit, State of Ohio, and being part of the Northwest Quarter of Section 22, and being part of lands now or formerly owned by GFD Properties LLC (reception no. 55154473) and SHC Properties LLC (reception no. 56114033) further described as follows:

Being at the intersection of Steese Road (60' R/W) and Town Crossing (R/W varies) referenced by a 1" iron bar found in a monument box South 88° 08' 28" East a distance of 452.77 feet; Thence North 88° 08' 28" West along the centerline of Steese Road a distance of 43.80 feet to a mag spike set; Thence North 03° 11' 54" East along the west right of way of Steese Road a distance of 201.34 feet to a capped rebar set being the True Place of Beginning for the parcel herein described;

1. Thence North 86° 48' 06" West traversing through lands now or formerly owned by GFD Properties LLC (reception no. 55154473) and SHC Properties LLC (reception no. 56114033) a distance of 267.57 feet to a capped rebar set;
2. Thence North 03° 07' 12" East along the east line of a parcel now or formerly owned by William J. and Miriam R. Heilman (Vol. 5183, Pg. 102) a distance of 162.75 feet to a capped rebar set;
3. Thence South 86° 48' 06" East traversing through lands now or formerly owned by GFD Properties LLC (reception no. 55154473) and SHC Properties LLC (reception no. 56114033) a distance of 267.79 feet to a 5/8" capped rebar set;
4. Thence South 03° 11' 54" West along the west line of Town Crossing (R/W varies) a distance of 162.75 feet to the True Place of Beginning and containing 1.000 Acres of land, 0.413 acres lie within GFD Properties LLC (reception no. 55154473) and 0.587 acres lie within SHC Properties LLC (reception no. 56114033), of which 0.000 acre lie within the right of way of Town Crossing (R/W varies), as surveyed by Charles W. Kuchenbecker, P.S. (OH #8645) on December 11, 2015.

Basis of Bearings; being the centerline of Town Crossing: South 03° 12' 51" West per Town Crossing-Phase 2 Plat (reception no. 55444864)

PPN: 2816246 ALT ID: GR00022B6002000

Exhibit C

Development Improvements

Development Improvements:

- a.** Construction of a 4,213 SF multi-tenant office building at 4228 Town Crossing
- b.** Estimated Value of New Construction: Approximately \$1 million
- c.** Anticipated Opening: Q4 2026
- d.** Tax Year in which the improvements first appear on the tax list and duplicate: 2027

Exhibit D

The Public Improvements

The Public Improvements consist of, but are **not limited** to, the following:

- a. Construction of Town Park Boulevard at Massillon Road, Inclusive of design, engineering, surveying roadway, curbs, gutters, storm water collection system, sidewalks, street lighting, waterlines and if determined necessary, sanitary sewer, gas, electricity, phone and cable lines. Total project estimated to cost: \$3,200,000. Construction completed in 2011.
- b. Connector road between Town Park Boulevard and Burgess Drive.
- c. Cost and any debts of construction of Town Crossing.
- d. Provide for related design and construction of public art in the Town Park Boulevard/Massillon Road corridor.