

RE: BOARD OF COUNTY COMMISSIONERS ENTERS INTO A COMMUNITY REINVESTMENT AREA AGREEMENT IN COMMUNITY REINVESTMENT AREA NO. 1 WITH BISTROZZI, LLC.

The Board of County Commissioners of Allen County, Ohio met in regular session on the 10th day of July, 2025 with the following members present: Beth Seibert and Cory Noonan Not Present: Cory Noonan

Commissioner Seibert moved the adoption of the following:

RESOLUTION

WHEREAS, the Board of Commissioners (the "Board") of Allen County, Ohio (the "County"), by Resolution No 304-25 adopted April 17, 2025 (the "CRA Resolution"), created and designated the area specified in the CRA Resolution as the Allen County Community Reinvestment Area No. 1 (the "CRA") pursuant to Ohio Revised Code ("R.C.") Sections 3735.65 to 3735.70 (the "CRA Act") and thereafter transmitted a copy of the CRA Resolution and map of the CRA to the Director of the Ohio Department of Development; and

WHEREAS, the Director of the Ohio Department of Development has assigned to the CRA a unique designation by which that area is identified for purposes of the CRA Act; and

WHEREAS, BISTROZZI LLC (the "Company") has acquired or intends to acquire the real property contained within the CRA described and depicted on **Exhibit A** attached hereto (the "Project Site"), and intends to develop, construct (in one or more phases) and operate on that Project Site one or more data center(s) as well as certain buildings, structures and infrastructure for administrative, accessory, supporting, associated or related uses, such as (but not limited to) offices and utility buildings, structures and appurtenances together with related site improvements (collectively, the "Project," with each individual building or structure within the Project being referred to herein as a "Building"), provided that the appropriate development incentives are available to support the economic viability of the Project; and

WHEREAS, pursuant to the CRA Resolution and the CRA Act, the County and the Company desire to execute a Community Reinvestment Area Agreement (the "CRA Agreement"), substantially in the form of **Exhibit B** attached hereto, in order to incentivize the proposed development of the Project and benefit the economic climate of the County; and

WHEREAS, the CRA Agreement will provide the Company with a fifteen (15) year, seventy-five percent (75%) real property tax exemption applicable to the construction of each Building on the Project Site (collectively, the "Exemptions") as set forth under the terms of the CRA Agreement; and

WHEREAS, the Project Site is located within the territory of the Elida Local School District (the "School District") and the Apollo Career Center ("Apollo"), and the School District and Apollo have each received notice of the CRA Agreement in accordance with R.C. Sections 3735.671 and 5709.83, and have been given a copy of the CRA Agreement; and

WHEREAS, the School District by Resolution No. 5-25-2, dated May 20, 2025, has approved a School District Compensation Agreement with the Company, pursuant to which the Company during the period of the Exemptions shall make certain annual payments to the School District and Apollo as set forth in the School District Compensation Agreement, with such approval by the School District contingent upon the County's approval of the CRA Agreement;

NOW, THEREFORE, be it resolved by the Board of Commissioners for Allen County, Ohio, that:

Section 1. The CRA Agreement is hereby approved. This Board, for and in the name of the County, hereby authorizes the Board commissioners to execute the CRA Agreement substantially in the form of Exhibit B. This Board further hereby authorizes and directs the appropriate officers of the County, to sign any instruments and make any arrangements as are necessary to carry out the purposes of this Resolution.

Section 2. Once the CRA Agreement has been executed by the County and the Company, the Clerk of this Board is hereby directed to deliver a copy of the fully executed CRA Agreement to the Director of the Ohio Department of Development.

Section 3. The Board of County Commissioners hereby finds and determines that all formal actions relative to the adoption of this resolution were taken in an open meeting of this Board; and that all deliberations of this Board and of its committees, if any, which resulted in formal action, were taken in meetings open to the public in full compliance with applicable legal requirements, including Section 121.22 of the Revised Code

Section 4. This Resolution shall be in full force and effect immediately upon passage.

Commissioner Winegardner seconded the resolution and upon the roll being called the vote resulted as follows: Commissioner Seibert, yes; Commissioner Noonan, Not Present; Commissioner Winegardner, yes.

Adopted this 10th
day of July, 2025

**BOARD OF COUNTY COMMISSIONERS
ALLEN COUNTY, OHIO**




Beth Seibert

Cory Noonan



Brian Winegardner



Brittany N. Woods
Clerk of the Board

COMMUNITY REINVESTMENT AREA AGREEMENT

This Community Reinvestment Area Agreement, including its exhibits (this "CRA Agreement") is made and entered into as of July 10, 2025 (the "Effective Date") by and among Allen County (the "County"), a political subdivision of the State of Ohio (the "State"), through the Allen County Board of County Commissioners (the "Board"), and **BISTROZZI LLC**, a Delaware limited liability company (together with any permitted successors, assigns or transferees, referred to herein as the "Company"). The Company and the County may be referred to herein individually as a "Party" and, collectively, as the "Parties."

WITNESSETH:

WHEREAS, the County desires to pursue all reasonable and legitimate incentive measures to assist and encourage development in the County; and

WHEREAS, to encourage development, the County has designated Allen County Community Reinvestment Area No. 1 (the "CRA" or the "Area"); and

WHEREAS, the Company has acquired or intends to acquire the real property contained within the CRA described and depicted on Exhibit A attached hereto (the "Project Site"), and intends to develop, construct (in one or more phases) and operate on that Project Site one or more data center(s) as well as certain buildings, structures and infrastructure for administrative, accessory, supporting, associated or related uses, such as (but not limited to) offices and utility buildings, structures and appurtenances together with related site improvements (collectively, the "Project," with each individual building or structure within the Project being referred to herein as a "Building"), provided that the appropriate development incentives are available to support the economic viability of the Project; and

WHEREAS, the Project Site is located entirely within American Township (the "Township") in the County, and all parcels comprising the Project Site have the M-2 zoning designation, which is suitable for the Project and have received a Conditional Use Permit dated February 4, 2025, from the Township Board of Zoning Appeals (the "Conditional Use Permit"); and

WHEREAS, the County, through its Board of Commissioners, by Resolution No 304-25 adopted April 17, 2025, created the area designated as the CRA, and thereafter: (i) transmitted a copy of the resolution and map of the CRA to the Director of the Ohio Department of Development, and (ii) published the resolution in a newspaper of general circulation in the County once a week for two consecutive weeks in accordance with Ohio Revised Code Section 3735.66; and

WHEREAS, the Director of the Ohio Department of Development on June 2, 2025, assigned to the CRA a unique designation number (003-99003-396) by which the area shall be identified for purposes of Ohio Revised Code Sections 3735.65 to 3735.70 (collectively, the "CRA Act"); and



WHEREAS, the County, having the appropriate authority for the Project, desires to provide the Company with the incentives set forth herein to support the development of the Project on the Project Site; and

WHEREAS, the County, subject to the terms of this CRA Agreement, has agreed to provide the Company with a fifteen-year, 75% real property tax exemption applicable to the construction of each Building on the Project Site (collectively, the "Exemptions")

WHEREAS, the Project Site is located in the Elida Local School District (the "School District") and the Apollo Career Center, a joint vocational school district (the "JVSD"), and the Boards of Education of each of the School District and the JVSD have been notified of the proposed approval of the CRA Agreement in accordance with R.C. Sections 3735.671 and 5709.83, or have waived such notice, and have been given a copy of this CRA Agreement; and

WHEREAS, the Company has or will enter into a compensation agreement with the School District (the "School District Compensation Agreement"); and

WHEREAS, the Company, in exchange for receiving the Exemptions, has agreed to make (i) an annual payment to the School District in an amount set forth in the School District Compensation Agreement, and (ii) an annual payment to the JVSD under the same rate and terms as received by the School District (relative to the proportion of the JVSD's millage for the real property included in the Project Site) as required by Ohio Revised Code Section 5709.82(B)(1); and

WHEREAS, the Board of Education of the School District, pursuant to Resolution No. 5-25-2, adopted on May 20, 2025, has authorized the execution of the School District Compensation Agreement; and

WHEREAS, pursuant to R.C. Sections 3735.67(A) and 3735.671(A) and in conformance with the terms required under R.C. Section 3735.671(B), the County and the Company desire to formalize their agreement with respect to matters hereinafter contained; and

WHEREAS, the Board, by Resolution No. [548-25], adopted on [July 10], 2025], has approved the terms of this CRA Agreement and authorized its execution on behalf of the County.

NOW, THEREFORE, in consideration of the mutual covenants hereinafter contained and the benefit to be derived by the Parties from the execution hereof, the receipt and sufficiency of which are hereby acknowledged, the Parties herein agree as follows:

1. Project. The Company proposes to establish, in one or more phases, the Project at the Project Site.

2. Employee Positions. The Company currently estimates that as a result of the construction of the Project there will be created at the Project Site, cumulatively, approximately fifty (50) permanent, full-time employment opportunities with an aggregate annual payroll of approximately four million dollars (\$4,000,000) by approximately December 31, 2030. Currently, the Company has zero (0) employees at the Project Site; therefore, no employee positions and no payroll will be



retained by the Company in connection with the Project. In addition, the Company currently estimates that as a result of the construction of the Project, the capital investment for the Project (including but not limited to, for construction, on-site infrastructure and equipment) will be approximately five hundred million dollars (\$500,000,000) by approximately December 31, 2030. The estimates provided in this Section 2 are good faith estimates provided pursuant to R.C. Section 3735.671(B)(8) and shall not be construed in a manner that would limit the amount or term of the Exemptions (as defined in Section 3 of this CRA Agreement). The Parties recognize that the actual employment, payroll, and investment associated with the Project may increase or decrease significantly from the current estimates. The Parties to this CRA Agreement also recognize that the employees referenced herein may be employed by the Company or one or more entities that control the Company, are controlled by the Company, or are under common control with the Company (each an "Affiliate," and collectively, the "Affiliates").

3. Real Property Tax Exemption. The County hereby grants a fifteen (15) year, seventy-five percent (75%) real property tax exemption pursuant to the CRA Act for each new Building constructed at the Project Site (each an "Exemption" or collectively, the "Exemptions"). The Exemption shall first apply to each new Building for the tax year that such Building would first be taxable, were that property not hereby exempted from taxation. In any case in which one or more new Buildings are partially constructed as of the tax lien date for a particular tax year, the Company may choose, to the extent allowed under applicable law, whether the Exemption commences with a partial construction year or with a full construction year. No Exemption shall commence after tax year 2040 (i.e., tax lien date January 1, 2040) nor extend beyond tax year 2054 (i.e., tax lien date January 1, 2054). For the avoidance of doubt, the Exemptions for the Project may exceed fifteen (15) years, but the Exemptions shall not exceed fifteen (15) years for any particular Building at the Project Site. Each Exemption shall apply irrespective of whether the real property is owned by Company, or, in accordance with Section 14 of this CRA Agreement, by its parent, subsidiaries and/or affiliates.

4. Provision of Information. Company shall provide, or cause to be provided, to the applicable tax incentive review council ("TIRC") any information reasonably necessary for the applicable TIRC to make the determinations required under R.C. Section 5709.85 and to evaluate Company's compliance with the provisions of this CRA Agreement.

5. Application for Exemption. The Company acknowledges that the Exemption with respect to each new Building is subject to the filing of a real property tax exemption application with the community reinvestment area housing officer designated by the County for the CRA. Pursuant to R.C. Section 3735.67, the County agrees that upon receipt of each real property tax exemption application, the housing officer shall certify the tax exemption to the Allen County Auditor.

6. Payment of Non-Exempt Taxes. The Company shall pay real property taxes not exempted under this CRA Agreement, as required by law. If the Company fails to pay such taxes beginning in and after the year any such taxes are charged and such failure is not corrected within sixty (60) days of written notice thereof from the County to the Company, then this CRA Agreement shall be rescinded beginning with the year for which such unpaid taxes are charged or such unfiled reports or returns are required to be filed and thereafter. Notwithstanding the foregoing, nothing contained in this CRA Agreement shall restrict or limit the Company's right to



contest the valuation of any property associated with the Project Site or any Building located thereon under R.C. Sections 5715.13 and 5715.19 or to contest any other Ohio State and local tax matters.

7. Cooperation of the County. The County shall perform such acts as are reasonably necessary or appropriate to approve, effect, claim, reserve, preserve and maintain the Exemptions from taxation granted under this CRA Agreement, including, without limitation, joining in the execution of all documentation and providing any necessary certificates required in connection with such Exemptions.

8. Revocation of CRA. If for any reason the CRA designation expires, the Director of the Ohio Department of Development revokes certification of the Area, or the County revokes or purports to revoke the designation of the CRA, the Exemptions granted under this CRA Agreement shall continue for the number of years specified in this CRA Agreement, unless the Company materially fails to fulfill its obligations under this CRA Agreement and such failure is not corrected within sixty (60) days of written notice thereof to the Company, and consequently, the County terminates or modifies the Exemptions from taxation granted in this CRA Agreement with respect to property of the Company from the date of the material failure. Except for any amendment, rescission, revocation, modification, suspension or termination otherwise permitted under this CRA Agreement, the County agrees that it will not amend or revoke the CRA designation as to the Project Site, or modify the Exemptions available under that designation for any Building on the Project Site, unless otherwise mandated by State law. Further, due to the materiality of the Assurances of the Company (or any assignee/transferee) in Section 13, the CRA Agreement may be revoked or terminated by the County, effective on the date of such revocation or termination, if it is discovered that: (1) the Company (or any assignee/transferee) has fraudulently made any Assurance in Section 13; (2) the Company (or any assignee/transferee) has knowingly made any Assurance in Section 13 when the same is not true; (3) the Company (or any assignee/transferee) is using the Project Site for any use other than the Intended Use as described in Section 13(C); or (4) the Company (or any assignee/transferee) is using the Project Site to house any hazardous waste not (i) typically associated with a data center or the Intended Use (defined below) or (ii) otherwise permitted by the applicable Federal or State Environmental Protection Agency standard. The Company hereby agrees to be bound by any remedies that may be available to the County in R.C. 3735.68 even if the Company does not own all of the real property comprising the Project Site as of the Effective Date of this CRA Agreement.

9. Certification as to No Delinquent Taxes. The Company hereby certifies that at the time this CRA Agreement is executed, (i) the Company and its parent do not owe any delinquent property taxes or taxes for which the Company and its parent are liable under R.C. Chapters 5735, 5739, 5741, 5743, 5747, or 5753, or, if such delinquent taxes are owed, the Company and its parent are currently paying the delinquent taxes pursuant to an undertaking enforceable by the State of Ohio or an agent or instrumentality thereof, (ii) the Company and its parent have not filed a petition in bankruptcy, and (iii) no such bankruptcy petition has been filed against the Company or its parent. For the purposes of this certification, delinquent taxes are taxes that remain unpaid on the latest day prescribed for payment without penalty under the chapter of the R.C. governing payment of those taxes.



10. Revocation upon Default. If the Company materially fails to fulfill its obligations under this CRA Agreement, and such failure is not corrected within sixty (60) days after written notice thereof to the Company, or if the County determines that the certification as to delinquent taxes required by this CRA Agreement is fraudulent, the County may terminate or modify the exemptions from taxation granted under this CRA Agreement, from the date of such material failure.

11. Non-Discriminatory Hiring. Pursuant to R.C. 5709.832, by executing this CRA Agreement, the Company is committing to following non-discriminating hiring practices in its operations, acknowledging that no individual may be denied employment solely on the basis of race, religion, sex, disability, color, national origin, or ancestry.

12. Revocation of Exemptions. Company represents that it is not ineligible to enter this CRA Agreement under R.C. Section 3735.671(C). Exemptions from taxation granted under this CRA Agreement shall be revoked with respect to the Company if it is determined that the Company, any successor to the Company, or any related member of the Company (as those terms are defined in R.C. Section 3735.671(C)), has violated the prohibition against entering into the CRA Agreement under Division (C) of R.C. Section 3735.671 or R.C. Sections 5709.62, 5709.63, or 5709.632 prior to the expiration of three (3) years after the person's discontinuation of operations.

13. Assurances of Company. The Company makes the following Assurances as of the Effective Date, which the County materially relies upon in granting the Exemptions herein:

- A. The Company's parent is a Fortune 100 Company that is publicly traded and headquartered in the United States;
- B. The Company is based in the United States and is subject to the laws of the United States and the State of Ohio;
- C. The Company intends to develop, construct (in one or more phases) and operate on that Project Site one or more data center(s) as well as certain buildings, structures and infrastructure for administrative, accessory, supporting, associated or related uses, such as (but not limited to) offices and utility buildings, structures and appurtenances together with related site improvements (collectively, the "Intended Use"); and
- D. The Company will not develop the Project Site for uses not associated with or related to the Intended Use and will not use the Project Site to house any hazardous waste not (i) typically associated with a data center or the Intended Use or (ii) otherwise permitted by the applicable Federal or State Environmental Protection Agency standard.

14. Transfer and/or Assignment; Release from Liability. Except as provided for in this Section, this CRA Agreement is not transferable or assignable without the express written approval of the County, which shall not be unreasonably withheld, conditioned or delayed, with the understanding that any such express written approval by the County may be conditioned on the County receiving the same assurances from the transferee or assignee as the Company has provided in Section 13, with the exception of subsection A, in writing to the County prior to such



assignment or transfer. The County and the Company acknowledge that the exact legal and financing structure used by the Company in developing, equipping and operating the Project may include additional legal entities; therefore, the County hereby approves the assignment or transfer by the Company of this CRA Agreement, in whole or in part, without the approval of the County to (i) any Affiliate, (ii) any entity resulting from the merger or consolidation of or with the Company, (iii) any person or entity which acquires all (or substantially all) of the assets of the Company, (iv) any successor of the Company by reason of public offering, reorganization, dissolution, or sale of stock, membership or partnership interests or assets, or (v) in connection with any financing transaction entered into for the Project, including, but not limited to, any financing transaction under Ohio Revised Code Chapter 4582, so long as the assignee or transferee can and does make the same assurances as the Company has in Section 13, with the exception of subsection A. The Company shall provide written notice to the County within sixty (60) days after any assignment or transfer permitted hereunder. Upon delivery to the County of such notice, the Company (or any subsequent permitted assignee or transferee under this Section, as applicable) will be released from liability for any defaults occurring after the date of the permitted assignment or transfer.

15. Counterparts. This CRA Agreement may be signed in one or more counterparts or duplicate signature pages, each of which shall be deemed to be an original, and all of which together shall constitute one and the same agreement and shall have the same force and effect as if all required signatures were contained in a single, original instrument. Any one or more of such counterparts or duplicate signature pages may be removed from any one or more original copies of this CRA Agreement and annexed to other counterparts or duplicate signature pages to form a completely executed, original instrument.

16. Severability; Construction; Headings. If any provision of this CRA Agreement or the application of any such provision to any such person or any circumstance shall be determined to be invalid or unenforceable, then such determination shall not affect any other provision of this CRA Agreement or the application of such provision to any other person or circumstance, all of which other provisions shall remain in full force and effect. If any provision of this CRA Agreement is capable of two constructions, one of which would render the provision valid, then such provision shall have the meaning which renders it valid. The captions and headings in this CRA Agreement are for convenience only and in no way define, limit, prescribe or modify the meaning, scope or intent of any provisions hereof.

17. Modifications. If, notwithstanding Section 14 of this CRA Agreement, it becomes necessary to modify the terms of this CRA Agreement to reflect the exact legal and financing structure used by the Company in developing, equipping and operating the Project, the County will reasonably cooperate with the Company to execute an amendment to this CRA Agreement, so long as the Company at the time of such amendment can make the same assurances that Company has made in Section 13, with exception of subsection A.

18. Notices. Any notices, statements, acknowledgements, consents, approvals, certificates or requests required to be given on behalf of any Party to this CRA Agreement shall be made in writing addressed as follows and sent by (i) registered or certified mail, return receipt requested, and shall be deemed delivered when the return receipt is signed, refused or unclaimed, or (ii) by nationally recognized overnight delivery courier service and shall be deemed delivered the next



business day after acceptance by the courier service with instructions for next-business-day delivery:

If to the County, to:

Allen County Board of Commissioners
204 North Main Street, Suite 301
Lima, Ohio 45801
Attention: President of the Board

With email copy to:

1. bwoods@allencountyohio.com
2. Prosecutor@allencountyohio.com
3. bwinegardner@allencountyohio.com

If to the Company, to:

BISTROZZI LLC
c/o Vorys, Sater, Seymour and Pease LLP
52 East Gay Street
Columbus, Ohio 43215
Attention: Scott J. Ziance

With copy to:

Vorys, Sater, Seymour and Pease LLP
52 East Gay Street
Columbus, OH 43215
Attention: Scott J. Ziance
sjziance@vorys.com

or to any such other addresses as may be specified by any Party, from time to time, by prior written notification.

19. R.C. Section 9.66 Covenants. The Company affirmatively covenants that it has made no false statements to the State or any local political subdivision concerning an application for economic development assistance related to the Project; and that it does not owe: (i) any delinquent taxes to the State or a political subdivision of the State, (ii) any moneys to the State or a State agency for the administration or enforcement of any environmental laws of the State, and (iii) any other moneys to the State, a State agency or a political subdivision of the State that are past due, whether the amounts owed are being contested in a court of law or not.

20. Estoppel Certificate. Upon request of the Company, the County shall execute and deliver to the Company or any proposed purchaser, mortgagee or lessee a certificate stating: (a) that the CRA Agreement is in full force and effect, if the same is true, (b) that the Company is not in default under any of the terms, covenants or conditions of the CRA Agreement, or if the Company is in default, specifying the same, and (c) such other related matters as the Company reasonably requests.



21. Termination. Unless terminated earlier pursuant to its terms, this CRA Agreement shall be in full force and effect until December 31 of the later of (i) 2055, or (ii) the year following the last tax year for which an Exemption remains in effect, after which this CRA Agreement and the obligations of all Parties hereto shall terminate. The Company has the right to terminate this CRA Agreement for any reason or no reason by delivering a signed writing to the County at least ninety (90) days prior to the desired termination date.

22. Public Records; Confidentiality. The Company acknowledges and agrees that this Agreement is a public record subject to disclosure under the State's public records laws. The County acknowledges and agrees that the State's public records laws exempt from disclosure certain types of records, materials and information, as set forth in the Ohio Revised Code (*e.g.* R.C. Sections 122.36, 122.75, 149.433, 149.45, 718.13, 1333.61 et seq., 5703.21, 5711.101). The County agrees to use adequate safeguards to maintain the security and confidentiality of those exempt records. The County may disclose records, or such portions of records, which are not exempt from the State's public record laws to the extent required by law, provided that the County shall: (a) give the Company written notice at least five (5) business days prior to responding to all records requests related to the Company or Project; (b) reasonably cooperate with the Company in responding to any such records requests; (c) disclose in response to such requests only such records, or portion of records, as are required to be disclosed under Ohio public records laws; and (d) redact, omit or refuse to provide any records not required to be disclosed under Ohio public records law. Nothing in this CRA Agreement shall be interpreted as contrary to the Ohio Public Records Act (Ohio Revised Code Section 149.43). In the event an action or writ is maintained against the County, or an employee or elected official of the County, alleging a violation of the State's public records laws, and the County has denied a public records request for a document or withheld a document from a response to a public records request in accordance with this section, that it otherwise could have disclosed in its discretion, then the Company shall indemnify the County for any such action and pay any reasonable attorney's fees the County incurs in defending such an action.

23. Cooperation. The County and the Company believe it is important for the Company to be a good neighbor to the surrounding areas. In furtherance, the Company is subject to the terms and conditions of the Conditional Use Permit. The Company agrees to abide by all terms and conditions required of their Conditional Use Permit as the same may be amended from time to time. Further, the Company agrees to designate a local contact in writing to the County once construction begins on the Project. The local contact may change from time to time via written notice to the County, but there shall always be a local contact from the time construction begins on the Project until the termination of this CRA Agreement pursuant to Section 21.

24. Applicable Law. This CRA Agreement and all related documents are governed by, and shall be construed in accordance with, the laws of the State of Ohio, without giving effect to any conflict of laws provisions thereof to the extent such principles or rules would require or permit the application of the laws of any jurisdiction other than those of the State of Ohio. To the extent permitted by the laws of the State of Ohio, this Agreement and all related documents shall be construed in accordance with law and any applicable regulations in effect as of the Effective Date.

25. Entire Agreement. This CRA Agreement constitutes the entire agreement between the Company and the County pertaining to the subject matter contained herein and supersedes all other



prior or contemporaneous agreements or understandings between the Company and the County in connection with such subject matter.

IN WITNESS WHEREOF, the Parties have caused this CRA Agreement to be executed by their duly authorized representatives, effective as of the 10 day of July, 2025.

THE BOARD OF COMMISSIONERS OF ALLEN COUNTY, OHIO

By: _____
Cory Noonan

By: Beth Seibert
Beth Seibert

By: Brian Winegardner
Brian Winegardner

BISTROZZI LLC

By: _____
Its: Authorized Representative
Date: July 28, 2025



EXHIBIT A TO CRA AGREEMENT

Description of Project Site

The Project Site is depicted by the map on the following page:



