



REQUEST FOR NONBINDING LETTERS OF INTENT: ADDENDUM NO. 1

Acquisition or Long-term Lease opportunity

Issued By: Cleveland State University

Property: The Cole Center, 3100 Chester Avenue, Cleveland, Ohio

Solicitation: Acquisition or Long-Term Lease

Submission: Nonbinding Letter of Intent

Contact (only via email): Travis W. Jeric, Associate General Counsel

Email address: t.jeric@csuohio.edu

Questions & Answers

1. We have a question that would help us in preparing our LOI: What is the usable square footage of each floor?
 - Please see attached documents.
2. Is it possible to receive a copy of the occupancy permit, most recent fire inspection report and any utility invoices prior to the move out of the last tenant?
 - Please see attached documents.
3. Please provide certified gross and net square footage by floor and the certificate of occupancy, including use group.
 - Please see attached documents.
4. Would CSU consider phased premises, rent that steps up with enrollment, and a purchase option? Could a lease or license for 2027–28 occupancy be executed before Controlling Board action on a sale?
 - Yes; CSU shall “consider proposals for either a sale or long-term lease and reserves the right to pursue whichever transaction structure provides the greatest overall benefit to the University.” CSU anticipates having all the necessary approvals for a sale prior to allowing occupancy of the building.
5. Please provide three years of utility, maintenance, and capital history, including HVAC, roof, elevator, and fire systems, plus any hazardous materials, environmental, or structural reports.

- Please see attached documents.
6. Is an appraisal available?
- Respondents may acquire their own appraisal, if desired.
7. May our trades teams return to test renovation assumptions, and what inspection access is available before LOIs are due?
- Yes: Respondents are invited with their trades teams on the following date and time:
Monday, October 26th from 11am – 2pm.
8. Please confirm parking rights, site boundaries, easements, and restrictions associated with the state-owned land.
- An access easement is stated in section 2 of the RFLOI and a complimentary title Report was attached as Exhibit C.
9. What furniture, kitchen equipment, and lab casework would remain? Are there restrictions on renovating Floor 4 or removing the former radio studio's construction and contents?
- The property is offered “AS IS, WHERE IS” and includes existing improvements, kitchen equipment and labs.
 - The former radio studio’s contents will be removed prior to transfer/sale/lease.
10. Would CSU accept a closing timeline that accommodates Controlling Board action and a financing close?
- CSU shall consider the “whichever transition structure provides the greatest overall benefit to the University.”
11. May [Respondent] continue existing academic partnership conversations with CSU faculty and staff during the RFP, and are there individuals with whom we should not discuss the property?
- Discussions about existing academic partnerships with CSU faculty and staff involved with those academic partnerships may continue, but those discussions should not include specific discussions about the property or potential real estate transaction.
12. Broker Commissions: A standard fee on commercial transactions is 6%. Can you confirm what CSU is offering to cooperating buyer/tenant brokers?
- As included in the RFLOI (see Section 6.B), any purchase or lease proposal should include specific information about brokerage representation and corresponding fees associated with the proposal. CSU will not be paying a Seller or Landlord brokerage fee. CSU is receptive to paying a commission if a buyer or tenant representative broker is involved with the transaction, but those costs will be part of the overall evaluation of the proposals. If you expect CSU to pay a brokerage fee, the proposal must include specific details about the fees and timing of proposed payments.



John R. Kasich
Governor

Ohio Department of Commerce

Division of Industrial Compliance & Labor

Certificate of Partial Occupancy

David Goodman
Director

Geoffrey D. Eaton
Chief

Bureau of Building Code Compliance

Property Address:	3100 CHESTER AVE CLEVELAND OH 44115	County:	CUYAHOGA
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Project Information: (The following information apply to the construction project area only)

Building / Business Name: COLE CENTER	Project Description: PARTIAL OCCUPANCY FOR ALL OF LOWER LEVEL , ALL OF FIRST FLOOR WITH EXCEPTION OF ROOMS 108 & 109, ALL OF SECOND FLOOR, & ALL OF THIRD FLOOR.
Certificate of Plan Approval No.: 2012000666 COO1	Plan Approval Date: 07/16/2012
	Type of Project: Alteration
	Governing Building Code: OBC 2011

Building Information: (The following information apply to the entire building)

Use Occupancy Group(s): B E	Construction Type: Type II A	Number of Stories: 4
Fire Sprinkler System: YES	Demand @ Base of Riser: 0	Building Occupant Load: 562
Limited Area Sprinkler System: NA	Fire Alarm System: FULL BUILDING	Smoke Detection System: FULL BUILDING
Automatic Fire Detection: FULL BUILDING	Storage Height (ft.): 0	Storage Aisle Width (f.t.) NA

Special Stipulations and/or Conditions:

PARTIAL OCCUPANCY FOR ALL OF LOWER LEVEL , ALL OF FIRST FLOOR WITH EXCEPTION OF ROOMS 108 & 109, ALL OF SECOND FLOOR, & ALL OF THIRD FLOOR.

Areas or Rooms approved for Occupancy:

BBA Case No. (if applicable):

Superintendent: David M. Williamson

Signature:

Certificate Issue Date:

08/14/2012

No building or structure shall be used or occupied, and no change in existing occupancy classification of a building or structure or portion thereof shall be made until the building official has issued a certificate of occupancy thereof as provided herein. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinance of the jurisdiction. This certifies with the applicable provisions of the current building code and chapter 3781 and 3791 of the Ohio Revised Code. If applicable, the Plumbing Certificate of Use shall accompany this Certificate of Use and Occupancy.



**Department
of Commerce**

Division of Industrial Compliance &
Labor
John R. Kasich, Governor
David Goodman, Director

08/14/2012

CLEVELAND STATE UNIVERSITY
JACK BAUMANN
2121 EUCLID AVENUE
CLEVELAND OH 44115

CPA No.: 2012000666 COO1

Dear Building Owner:

In accordance with Ohio Building Code Section 111, a Certificate of Partial Occupancy has been issued for the building. The work submitted under the Certificate of Plan Approval has received final inspections per OBC 108.

The Certificate of Partial Occupancy represents an approval that is valid only when the building or structure is used as approved, and certifies conformance with the applicable provisions of the Ohio Building Code and Ohio revised Code Chapters 3781 and 3791. The approval is conditioned upon all building systems and equipment being maintained and tested in accordance with Ohio Building Code and applicable equipment and systems schedules.

A building or structure hereafter changed, in whole or in part, from one occupancy to another, shall not be occupied for the new occupancy until the building conforms to the applicable provisions of the Ohio Building Code. A new Certificate of Partial Occupancy shall be issued by the Building Official for the changed portions of the building.

If you have any questions regarding this information, please contact the Bureau of Construction Compliance office at 800-523-3581.

Thank you.

Bureau of Building Code Compliance
6606 Tussing Road
PO Box 4009
Reynoldsburg, OH 43068-9009 U.S.A.

An Equal Opportunity Employer and Service Provider

614 | 644 2622
Fax 614 | 644 3145
TTY/TDD 800 | 750 0750
www.com.ohio.gov



John R. Kasich
Governor

Ohio Department of Commerce Division of Industrial Compliance

Jacqueline T. Williams
Director

Geoffrey D. Eaton
Chief Building Official

Certificate of Use and Occupancy

Property Address:	3100 CHESTER AVE CLEVELAND OH 44115		County:	CUYAHOGA
Project Information: (The following information apply to the construction project area only)				
Building / Business Name: CAMPUS INTERNATIONAL HIGH SCHOOL	Project Description: The proposed work for this property is the abatement and renovation of an existing five story buildi			
Certificate of Plan Approval No.: 2017020979	Plan Approval Date: 10/03/2017	Type of Project: Alteration	Governing Building Code: OBC 2011	
Building Information: (The following information apply to the entire building)				
Use Occupancy Group(s): E	Construction Type: Type II A		Number of Stories: 4	
Fire Sprinkler System: YES	Demand @ Base of Riser: 95		Building Occupant Load: 998	
Limited Area Sprinkler System: NA	Fire Alarm System: FULL BUILDING	Type I Hood & Suppression: NA	Smoke Detection System: FULL BUILDING	
Automatic Fire Detection: FULL BUILDING	Storage Height (ft.): 0	In-Rack Sprinkler System: NA	Storage Aisle Width (f.t.) NA	

Special Stipulations and/or Conditions:

Plumbing Fixture Variance Granted. In accordance with BBA CASE NO. 17-0100, a plumbing fixture variance was granted, provided: 1) The use of the multi-purpose room is limited to those occupying other areas of the school; and 2) A maximum occupancy of 998 persons shall be listed on the Certificate of Occupancy. This variance is granted based on the use, construction, occupant load, square footage and level of activity identified on the approved construction documents including the maintenance of all building systems and any conditions required herein.

BBA Case No. (if applicable):
17-0100

Building Official Signature

Issue Date
01/05/2018

No building or structure shall be used or occupied, and no change in existing occupancy classification of a building or structure or portion thereof shall be made until the building official has issued a certificate of occupancy thereof as provided herein. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinance of the jurisdiction. This certifies with the applicable provisions of the current building code and chapter 3781 and 3791 of the Ohio Revised Code. If applicable, the Plumbing Certificate of Use shall accompany this Certificate of Use and Occupancy.



Department of Commerce

Division of Industrial Compliance

John R. Kasich, **Governor**
Jacqueline T. Williams, **Director**

01/05/2018

CLEVELAND METRO SCHOOL DIST
HOLLY DELISANTI
1111 SUPERIOR AVE
CLEVELAND OH 44114

CPA No.: 2017020979

Dear Building Owner:

In accordance with Ohio Building Code Section 111, a Certificate of Use and Occupancy has been issued for the building. The work submitted under the Certificate of Plan Approval has received final inspections per OBC 108.

The Certificate of Occupancy represents an approval that is valid only when the building or structure is used as approved, and certifies conformance with the applicable provisions of the Ohio Building Code and Ohio revised Code Chapters 3781 and 3791. The approval is conditioned upon all building systems and equipment being maintained and tested in accordance with Ohio Building Code and applicable equipment and systems schedules.

A building or structure hereafter changed, in whole or in part, from one occupancy to another, shall not be occupied for the new occupancy until the building conforms to the applicable provisions of the Ohio Building Code. A new Certificate of Occupancy shall be issued by the Chief Building Official for the changed portions of the building.

If you have any questions regarding this information, please contact the Bureau of Construction Compliance office at 800-523-3581.

Thank you.



John R. Kasich
Governor

Ohio Department of Commerce Division of Industrial Compliance

David Goodman
Director

Geoffrey D. Eaton
Chief

Bureau of Building Code Compliance

Certificate of Use and Occupancy

Property Address:	3100 CHESTER AVE CLEVELAND OH 44115	County:	CUYAHOGA
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Project Information: (The following information apply to the construction project area only)			
Building / Business Name: COLE CENTER	Project Description: RENOVATION OF AN EXISTING UNIVERSITY EDUCATION CLASSROOM BUILDING INTO A K-6 SPECIALTY GRADE SCHOOL		
Certificate of Plan Approval No.: 2012000666	Plan Approval Date: 07/16/2012	Type of Project: Alteration	Governing Building Code: OBC 2011

Building Information: (The following information apply to the entire building)			
Use Occupancy Group(s): B E	Construction Type: Type II A		
Fire Sprinkler System: YES	Demand @ Base of Riser: 0		
Limited Area Sprinkler System: NA	Fire Alarm System: FULL BUILDING	Type I Hood & Suppression: NA	Smoke Detection System: FULL BUILDING
Automatic Fire Detection: FULL BUILDING	Storage Height (ft.): 0	In-Rack Sprinkler System: NA	Storage Aisle Width (f.t.) NA

Special Stipulations and/or Conditions:

No children under the age of 2 1/2 year are to be in the class.
Class room occupant load is as follows (number of students plus one or two instructors): Room No 1 - 23, 3 - 46, 4 -18, 6 - 18, 8-18, 5 -223, 15 -23, 105 + 107 - 25, 201 - 30, 202 - 23, 208 - 23, 214 - 23, 304 + 306 - 30, 311 + 312 + 314 - 30 only.

BBA Case No. (if applicable):

Superintendent: David M. Williamson Signature:  Certificate Issue Date: 10/04/2012

No building or structure shall be used or occupied, and no change in existing occupancy classification of a building or structure or portion thereof shall be made until the building official has issued a certificate of occupancy thereof as provided herein. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinance of the jurisdiction. This certifies with the applicable provisions of the current building code and chapter 3781 and 3791 of the Ohio Revised Code. If applicable, the Plumbing Certificate of Use shall accompany this Certificate of Use and Occupancy.



**Department
of Commerce**

Division of Industrial Compliance

John R. Kasich, Governor
David Goodman, Director

08/81/4804

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YA2J KATB AVV
4040 LT2 CUN AELVTL
2 CLELCAVN MO 1100H

2 5A VPo 4804888: : :

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St edb yPro

Cole Center

3100 Chester Avenue

PP#: 103-06-034

*** Information available via Cuyahoga County website (Property Data)*

Square Footage Summary

Building	Story	Usable Area
1	4	26,640 total <i>includes basement</i>
2	2	6,048 total <i>does not include basement</i>
3	1	18,144 total <i>includes basement</i>
		50,832 total

Building 1

Use Description	Floor Level	Area
STGE WHSE BASEMENT	BMT	5,328
SCHOOL	1ST	5,328
SCHOOL	2ND	5,328
SCHOOL	UPP <i>3rd and 4th floors</i>	10,656

26,640 subtotal

26,640 county usable

Building 2

Use Description	Floor Level	Area
STGE WHSE BASEMENT	BMT	3,024
SCHOOL	1ST	3,024
SCHOOL	2ND	3,024

9,072 subtotal

6,048 county usable

Building 3

Use Description	Floor Level	Area
SCHOOL-BSMT	BMT	4,536
STGE WHSE BASEMENT	BMT	4,536
SCHOOL	1ST	9,072

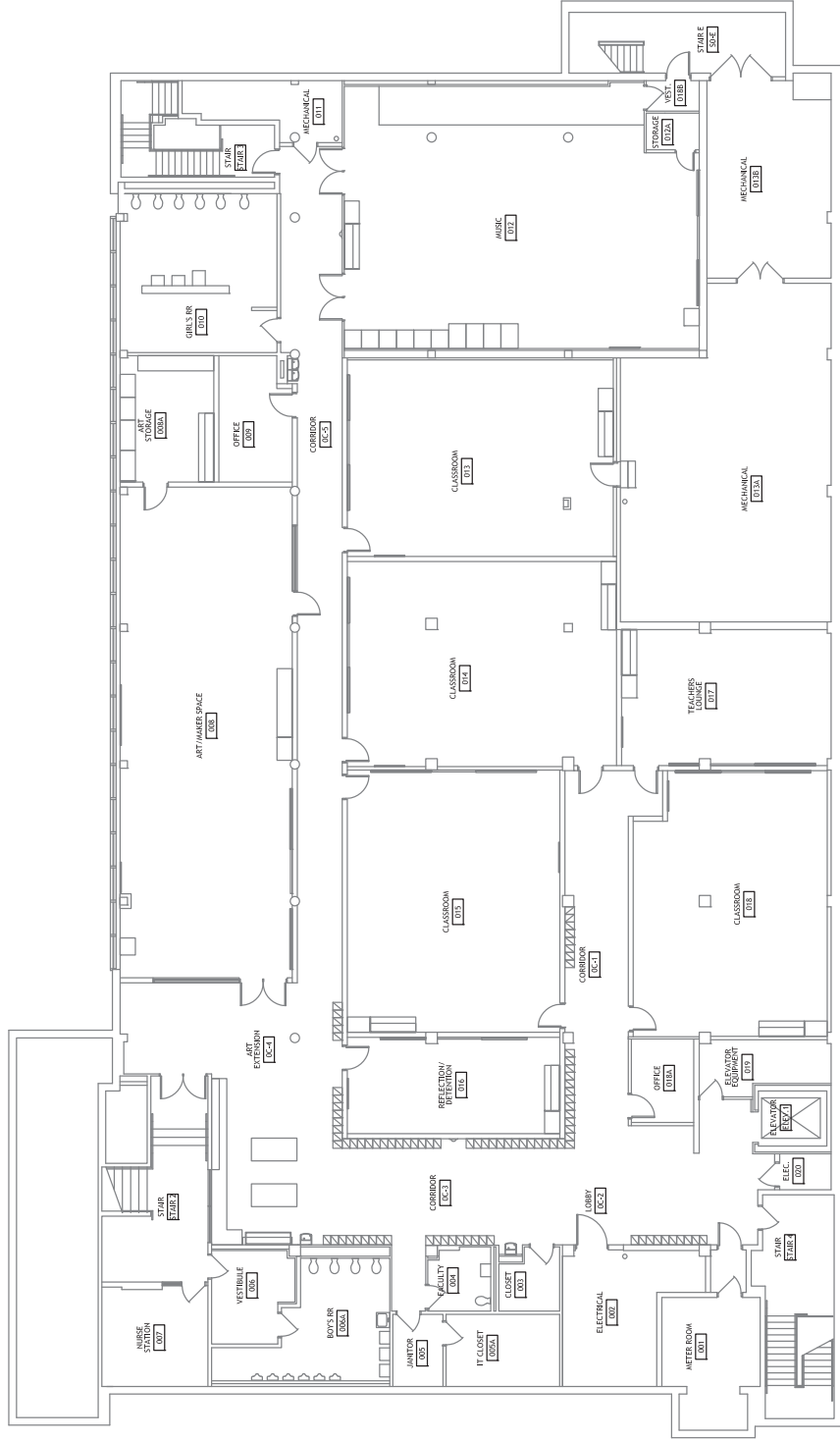
18,144 subtotal

18,144 county usable

53,856 total SF

50,832 usable

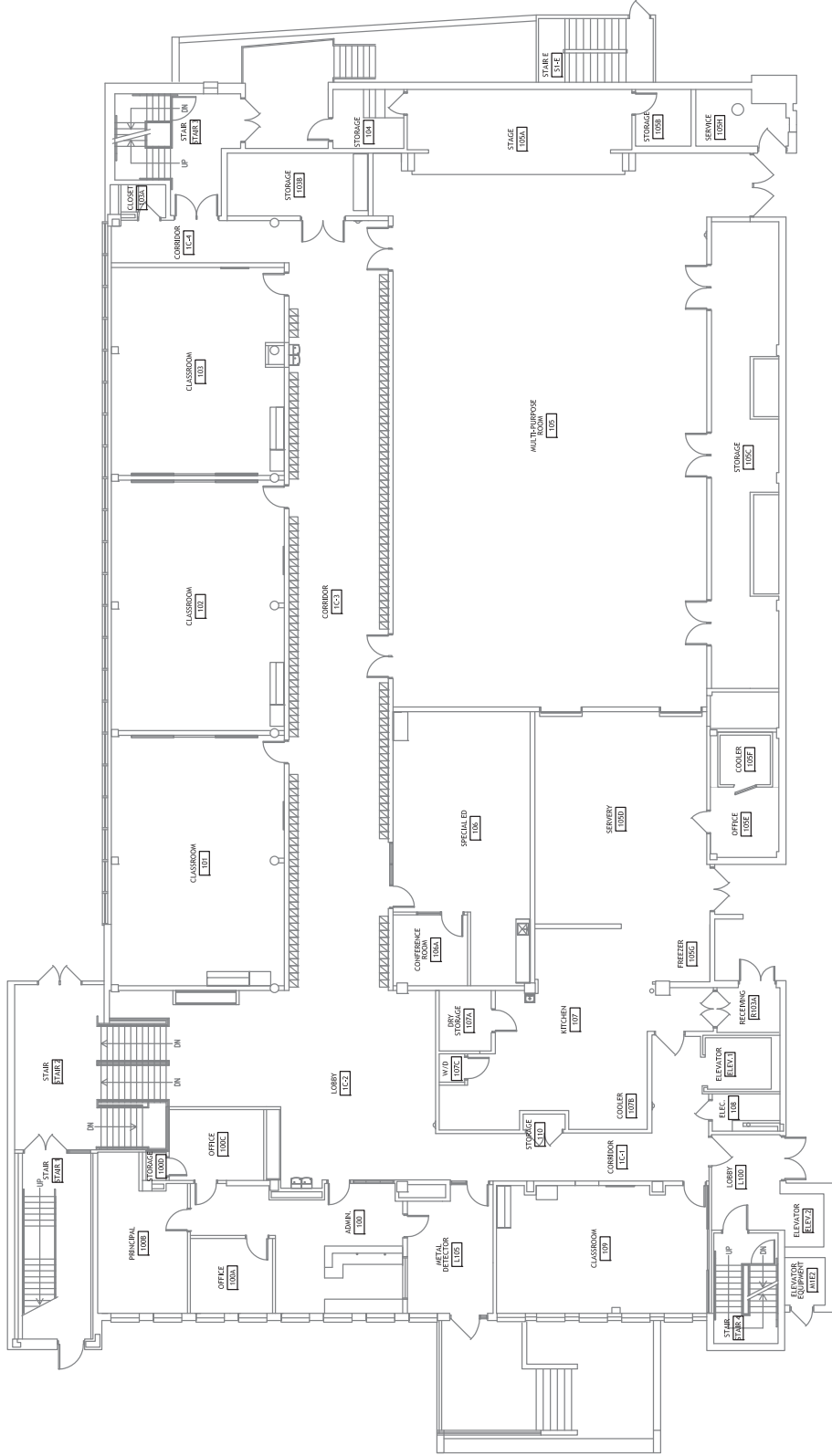
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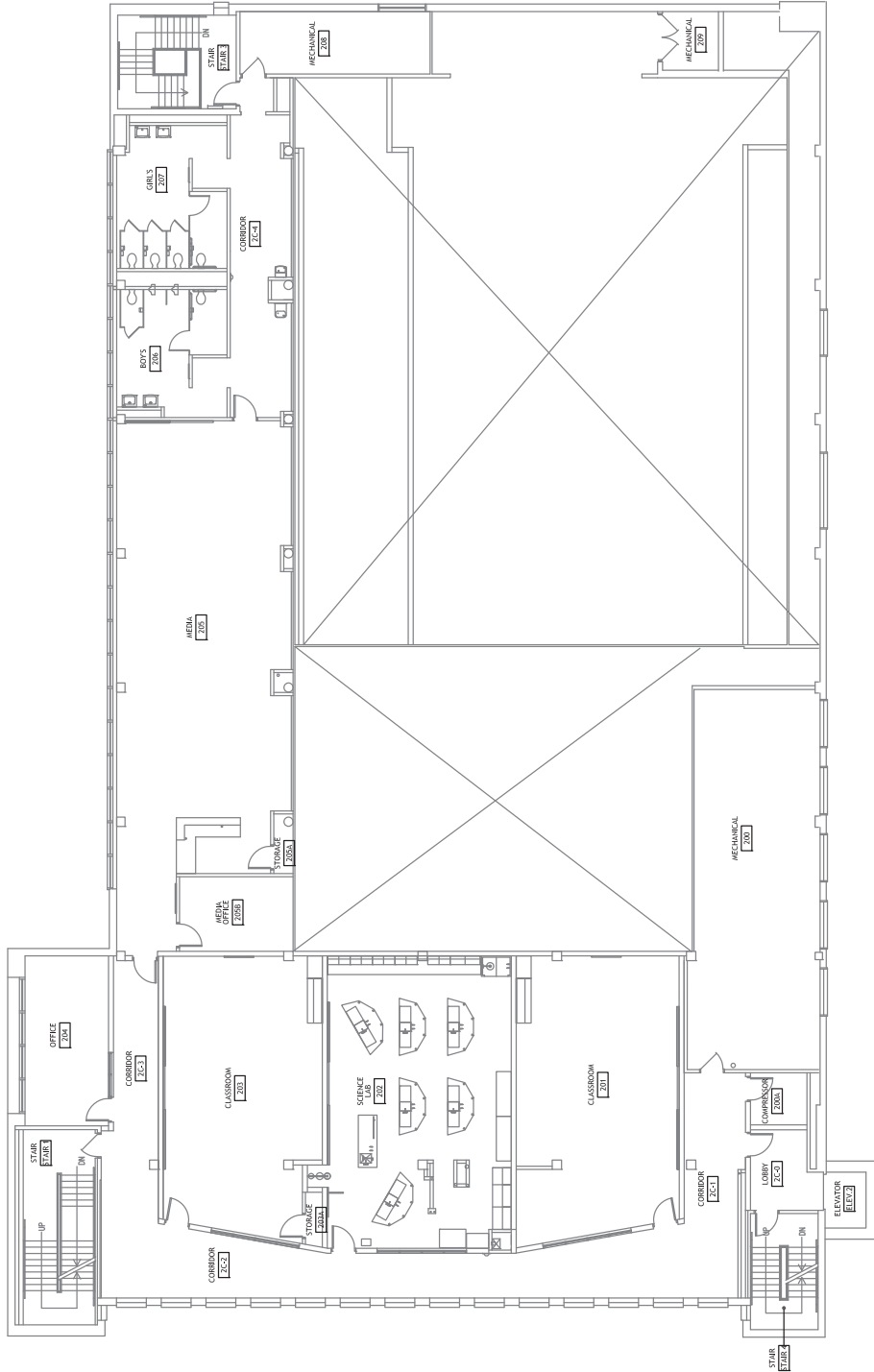
NORTH 	SCALE: 		BACKGROUND FLOOR PLAN
			COLE CENTER
			LOWER LEVEL
DATE REVISED 05/17/24	REVIEWED BY S.HAPPER	CE-LL	

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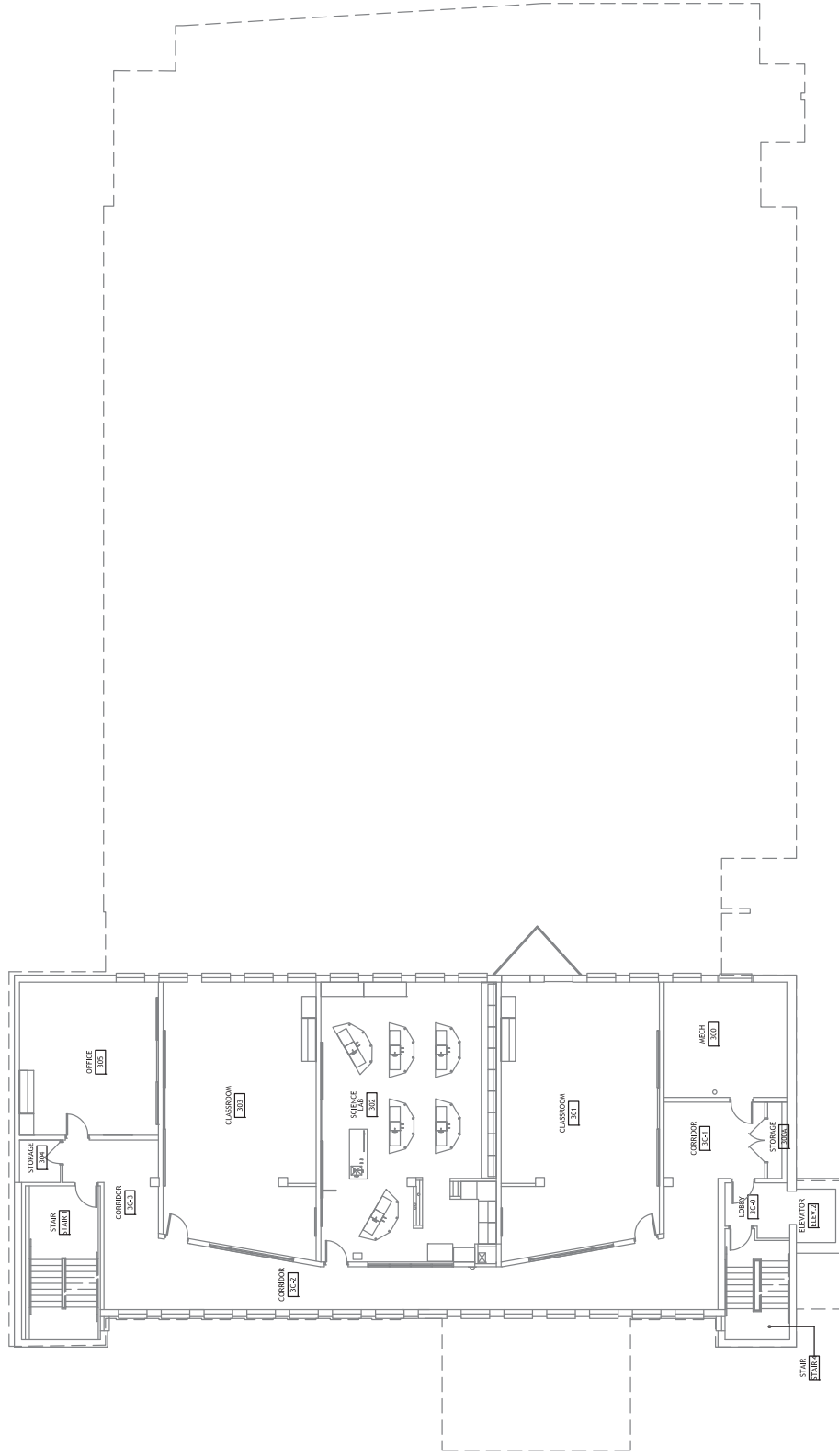
CHESTER AVE.



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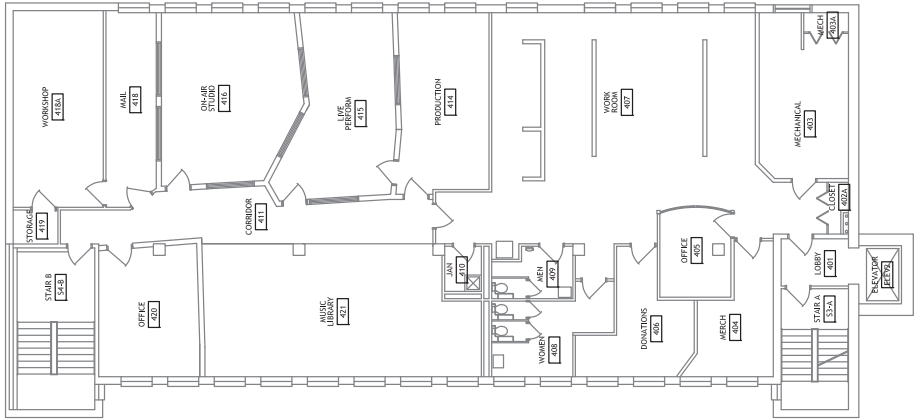


NORTH			SCALE: 	BACKGROUND FLOOR PLAN	
DATE REVISED				COLE CENTER	
05/17/24				SECOND FLOOR	
				CE-02	



NORTH	SCALE:	 	BACKGROUND FLOOR PLAN
			COLE CENTER
			THIRD FLOOR
DATE REVISED	REVISED BY	REVIEWED BY	CE-03
05/17/24	S. HARPER		

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NORTH 	SCALE: 	BACKGROUND FLOOR PLAN	
		COLE CENTER	FOURTH FLOOR
DATE REVISED 05/17/24	REVIEWED BY S. HARPER	CE-04	
		BUILDING PLANS 5 OF 5	



Northeast Ohio Regional Sewer District

neorsd.org

Billing Questions: 216-664-3130

ACCOUNT INFORMATION

ACCOUNT:

CUSTOMER NAME:

CSU COLE CENTER

SERVICE ADDRESS:

3100 CHESTER AVE
CLEVELAND, OH 44114-4617

BILLING DATE:

09/04/2026

DUE DATE:**09/28/2026****Previous Balance**

\$1,010.33

Payments (Credits)

-\$1,010.33

Bill Corrections

\$0.00

Balance Forward

\$0.00

Current Charges

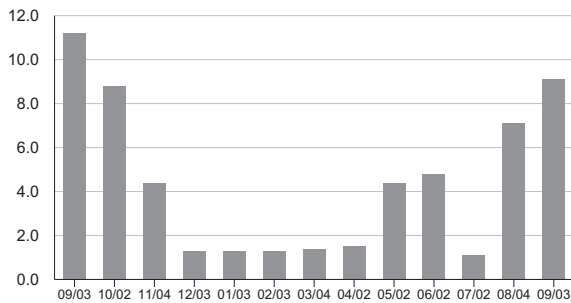
\$1,271.83

Total Amount Due

\$1,271.83

USAGE INFORMATION

Monthly Usage (in 1,000 cubic foot increments)



Meter Number	Previous Read			Current Read			Usage
	Date	Read	Type	Date	Read	Type	
B-12650817	8/4/26	963.7	Est	9/3/26	972.8	Est	9.1

ACCOUNT ACTIVITY

Balance Forward

\$0.00

Current Charges

Fixed Charge - 08-05-2026 to 09-03-2026

\$11.90

Sewage Charge - 9.100 MCF at \$130.75 per MCF

\$1,189.83

Stormwater EED Charge \$2.54 per ERU for 1 month(s)

27.60 ERU, 08-06-2026 to 09-04-2026

\$70.10

TOTAL AMOUNT DUE**\$1,271.83****IMPORTANT MESSAGE**

RATES: 2026 sewer and stormwater rates are effective January 1, 2026. Details: neorsd.org/rates. See if you qualify for a reduced rate by visiting neorsd.org/save or call 216-881-8247.

NEORS-SDL 11/15

PLEASE FOLD ON PERFORATION BEFORE TEARING - RETURN BOTTOM PORTION WITH YOUR PAYMENT

Northeast Ohio Regional Sewer District

PO Box 94970

Cleveland, OH 44101



Account	Due Date	Total Amount Due
	09/28/2026	\$1,271.83

Amount Paid: \$ _____

11609060002000012718303095

CSU COLE CENTER
2121 Euclid Ave
Cleveland, OH 44115-2214

Please make check payable to:

Northeast Ohio Regional Sewer District
PO Box 94550
Cleveland, OH 44101-4550



City of Cleveland Division of Water
1201 Lakeside Avenue
Cleveland, OH 44114

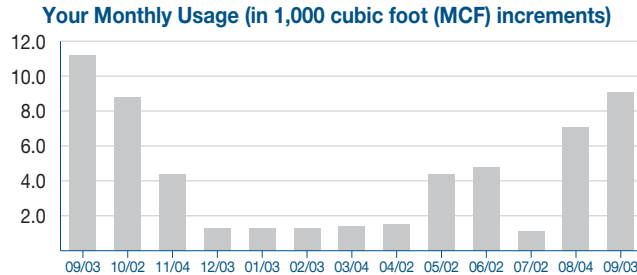
Customer Name: CSU COLE CENTER
Account Number:
Service Address: 3100 CHESTER AVE
CLEVELAND OH 44114-4617

Save time and pay online. Easily and securely pay your bill and manage your account at my.clevelandwater.com.

Due Date: September 24, 2026

USAGE COMPARISON

Page 1 of 2



Account Summary as of Sep 04, 2026

Previous Balance	579.54
Payments Received	-579.54
Balance Forward	0.00

Your current Bill has 2 Charges:

① Cleveland Water Charges (page 1)	438.75
② Local Charges (page 2)	264.69

Total Amount Due: 703.44

Meter Number	Previous Meter Read			Current Meter Read			Usage/Consumption
	Date	Read	Type	Date	Read	Type	
B-12650817	08/04/2026	963.7	ESTIMATE	09/03/2026	972.8	ESTIMATE	9.1 MCF



① Cleveland Water Current Charges

? www.clevelandwater.com | Billing Questions: 216.664.3130 | Emergency: 216.664.3060

Having trouble making payments? We're here to help. Learn about programs that can lower the cost of your bill and payment plans that can help you manage your balance by calling us at 216-664-3130 or visiting clevelandwater.com/discount-programs.

Fixed Charge - 08-05-2026 to 09-03-2026	66.05
Water - 0.200 MCF at \$24.32 for first 0.200 MCF	4.86
Water - 8.900 MCF at \$41.33 per additional MCF	367.84
Cleveland Water Total	438.75

*Local and Other Current charges detailed on page 2

Please return this portion with payment made **payable to City of Cleveland Division of Water** - Do not send cash

City of Cleveland Division of Water
1201 Lakeside Avenue
Cleveland, OH 44114

Account Number	Due Date	Total Amount Due	Amount Enclosed
	09/24/2026	\$703.44	



Amount Paid: \$

17683610000800007034403090

CSU COLE CENTER
2121 EUCLID AVE
CLEVELAND OH 44115-2214

Please make check payable to:
City of Cleveland Division of Water
PO Box 94540
Cleveland, OH 44101-4540



☐ Check here and fill out the back of this slip if your billing address has changed or you are adding or changing your email address.

② Local & Other Current Charges

? Questions on these items... please contact your city or municipality

ONLY RAIN DOWN THE STORM DRAIN - Help protect local waterways for a safe and sustainable environment. Don't dump yard waste, trash, oil, or chemicals in storm drains. Report dumping to (216) 664-DUMP (3867). Questions? Visit www.ClevelandWPC.com.

Billing Period 08-04-2026 to 09-03-2026

Water Pollution Control Fixed Charge	77.05
Water Pollution Control Charge - 9.100 MCF at \$20.62 per MCF	187.64
Local & Other Current Charges Total	264.69

Cleveland Water

CUSTOMER SERVICE LOBBY AND CALL CENTER

Monday-Friday from 7:30 a.m. to 5:30 p.m.
(216)-664-3130

Carl B. Stokes Public Utilities Building
1201 Lakeside Avenue
Cleveland, Ohio 44114-1132

ONLINE PAYMENTS, USAGE AND ACCOUNT INFORMATION www.clevelandwater.com

AUTOMATED PHONE PAYMENT

(216) 446-6834

24-HR EMERGENCY SERVICE

(216) 664-3060

For additional information and services, please
visit www.clevelandwater.com.

Please write your account number on your check and return it in the enclosed envelope along with the bottom portion of this bill.

Payment may also be made at the City of Cleveland Carl B. Stokes Public Utilities Building. Please bring entire bill when paying in person.

Change the address where we send your bill below:

New Address: _____

City: _____ State: _____ Zip: _____

Daytime Phone: _____ Evening Phone: _____

Email: _____

City of Cleveland Division of Water
1201 Lakeside Avenue
Cleveland, OH 44114

Customer Name: CSU COLE CENTER
Account Number:
Service Address: 3100 CHESTER AVE
CLEVELAND OH 44114-4604

Due Date: September 21, 2026

Save time and pay online. Easily and securely pay your bill and manage your account at my.clevelandwater.com.

Page 1 of 2

Account Summary as of Sep 01, 2026

Previous Balance	70.69
Payments Received	-70.69
Balance Forward	0.00

Your current Bill has 1 Charge:

① Cleveland Water Charges (page 1) 70.69

Total Amount Due: 70.69



① Cleveland Water Current Charges

? www.clevelandwater.com | Billing Questions: 216.664.3130 | Emergency: 216.664.3060

Having trouble making payments? We're here to help. Learn about programs that can lower the cost of your bill and payment plans that can help you manage your balance by calling us at 216-664-3130 or visiting clevelandwater.com/discount-programs.

Fireline Charge - 08-04-2026 to 09-01-2026	70.69
Cleveland Water Total	70.69

Please return this portion with payment made payable to **City of Cleveland Division of Water** - Do not send cash

City of Cleveland Division of Water
1201 Lakeside Avenue
Cleveland, OH 44114

Account Number	Due Date	Total Amount Due	Amount Enclosed
	09/21/2026	\$70.69	



Amount Paid: \$

19175610000300000706903091

CSU COLE CNTR
2121 EUCLID AVE
CLEVELAND OH 44115-2214

Please make check payable to:
City of Cleveland Division of Water
PO Box 94540
Cleveland, OH 44101-4540



☐ Check here and fill out the back of this slip if your billing address has changed or you are adding or changing your email address.

Cleveland Water

CUSTOMER SERVICE LOBBY AND CALL CENTER

Monday-Friday from 7:30 a.m. to 5:30 p.m.
(216)-664-3130

Carl B. Stokes Public Utilities Building
1201 Lakeside Avenue
Cleveland, Ohio 44114-1132

ONLINE PAYMENTS, USAGE AND ACCOUNT INFORMATION
www.clevelandwater.com

AUTOMATED PHONE PAYMENT
(216) 446-6834

24-HR EMERGENCY SERVICE
(216) 664-3060

For additional information and services, please
visit www.clevelandwater.com.

Please write your account number on your check and return it in
the enclosed envelope along with the bottom portion of this bill.

Payment may also be made at the City of Cleveland Carl B.
Stokes Public Utilities Building. Please bring entire bill when
paying in person.

Change the address where we send your bill below:

New Address: _____

City: _____ State: _____ Zip: _____

Daytime Phone: _____ Evening Phone: _____

Email: _____

CLEVELAND STATE UNIVERSITY

3100 CHESTER AVE CSU-COLE CENTER
CLEVELAND OH 44114-4604

Account Number Date Prepared Next Meter Reading

6 4407 0012 8731 Sep 10/09 - 10/10/2026

For questions about Enbridge Gas Ohio charges call 1-800-362-7557

Credits and Charges Since Your Last Bill

Balance from Last Bill \$466.91
Payment on Sep 8, 2026 - Thank You 466.91 CR
Balance **\$0.00**

Current Charges

Enbridge Gas Ohio Distribution Charges

Service Charge \$280.56
Gas Transportation Charges
27.0 MCF @ \$2.2944 61.95
Tax Savings Credit 1.32 CR
Gross Receipts Tax (4.98%) 16.99

Total Enbridge Gas Ohio Charges **\$358.18**

For questions about Enbridge Gas Ohio charges, call us at 1-800-362-7557.

I G S ENERGY Charges

Gas Cost 27.0 MCF @ \$4.36 \$117.72
Total I G S ENERGY Charges **\$117.72**

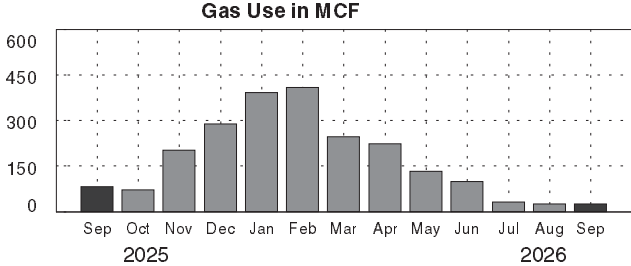
For questions about gas supply costs or contract terms and conditions,
contact I G S ENERGY at 1-800-280-4474 or P. O. Box 9060 Dublin, OH 43017
or igsenenergy.com.

Total Current Charges **\$475.90**
Total Account Balance **\$475.90**

Rate Schedule: Large Volume Energy Choice Transportation Service

Monthly Usage Comparison

Average Daily Temperature 2025 2026
For This Billing Period 65°F 68°F



Avg Monthly Use: 179.8 MCF.
Total Annual Use: 2,158.0 MCF.

Billing Period and Meter Readings

Date	Read Type	Reading	Difference
Meter Number	11552061		
Sep 11, 2026	Actual	2438.4	
Aug 13, 2026	Actual	2411.4	27.0
MCF Used in 29 Days			27.0

PLEASE PAY Account Balance of \$475.90 by Sep 30, 2026 to Avoid Late Payment Charge of 1.5% per month.

Attention, Landlords

Own or manage rental properties? Consider signing up for our Landlord Reversion Agreement. This service keeps the gas on when your tenant moves out. You benefit by having a warm place to show possible renters. Plus, you avoid costly damage from frozen water pipes.

We leave the gas on when one of your tenants calls us to stop service. We list the bill in your name until your new tenant calls us with the information to transfer the bill.

To sign up for the Landlord Reversion Agreement, go to enbridgegas.com/ohio-landlords or call the number listed at the top of this bill.

HEAT CARE: Help people without heat by donating to HEAT CARE. To donate, mail a separate check payable to HEAT CARE, Salvation Army, P.O. Box 5847, Cleveland, OH 44101.

Please detach and return this coupon with a check made payable to Enbridge Gas Ohio.

PLEASE PAY BY Sep 30/2026

\$475.90

Amount Enclosed

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CSU COLE CENTER
ATTN CSU UTILITIES DEPT PLANT SERVICES/ CS
2121 EUCLID AVE
CLEVELAND OH 44115-2214

Infrastructure Development Rider (IDR)

Bills rendered on or after Sept. 2, 2026 reflect \$0.21 per month for infrastructure development costs associated with the Public Utilities Commission of Ohio (PUCO) approved economic development projects. As a result, the Basic Service Charge changed to \$273.06. The PUCO approved the change in Case No. 26-0519-GA-IDR.

ENBRIDGE GAS OHIO
PO BOX 88783
CHICAGO, IL 60680-1783

01644070012873100000000047590000000475903

Payment Programs for Eligible Customers

Budget Payment Plan - A fixed monthly plan calculated on current rates and actual usage that is reviewed periodically and adjusted, with an annual true up in May.

Budget Plus - Pay a budget amount, plus one of seven to twelve equal payments of the past-due amount.

Current Plus - Pay current charges, plus one of two to twelve equal payments of the past-due amount.

One-Third Winter Heating Plan - Pay one-third of the account balance if current charges include gas used between November 1 and April 15.

One-Ninth Plan - Pay a budget amount, plus one of nine equal payments of the past-due amount.

PIPP Plus - This program allows income-eligible residential customers to pay 5% of their monthly gross household income or \$10, whichever is greater. Call the Ohio Department of Development at 1-800-282-0880 for an application or for the location of the nearest Community Action Agency.

Graduate PIPP Plus - A special plan for customers no longer enrolled in PIPP Plus. Monthly amount is the average of the most recent PIPP Plus amount and budget billing amount.

Explanation of Billing Terms

Basic Service Charges - A service charge for each billing period that covers the fixed costs for delivering gas, plus associated riders.

Cancel Billing - A credit issued to the account when a correction is needed on past charges.

CR - Credit

Estimated Gas Bill - When we cannot obtain a meter reading, your bill is based on previous gas usage, gas rates and the weather. An estimated bill will be verified when your meter is read or you may enter your own meter reading online at enbridgegas.com/ohio.

Gas Cost - The price charged to cover the cost of natural gas.

Gas Usage Charge - Covers expenses, including SSO gas cost and transportation charges, involved in providing gas services to customers who purchase gas from Enbridge Gas Ohio.

Gross Receipts Tax - Ohio tax levied on public utilities.

Investigation Fee - Fee to be levied in those circumstances where Enbridge Gas Ohio has reasonable proof of the customer's fraudulent or damaging practice related to gas service.

Late Payment Charge - A 1.5% late payment charge (LPC) may be imposed if the current month's charges are not paid in full by the time the next bill is generated. For Payment Plan and Budget customers, the LPC applies only to the past-due plan amount.

MCF - An abbreviation for the standard measure of gas meaning 1,000 Cubic Feet.

Meter Test Fee - Fee charged for a meter test performed at the customer's request.

Miscellaneous Charge(s) - An additional debit or credit applied to the account. An explanation of the reason for the charge or credit will be provided.

Monthly Retail Rate (MRR) - Default natural gas price for nonresidential customers with annual consumption over 200 Mcf. Such customers will be randomly assigned or reassigned by Enbridge Gas Ohio to a participating supplier at the MRR rate if the customer does not choose to receive commodity service through the SCO (subject to customer eligibility), an Energy Choice Supplier, or a governmental aggregation program where available. The MRR rate is recalculated monthly and reflects the lower of the assigned supplier's lowest monthly variable rate offer and the median price offered by participating suppliers.

Reconnection Fee - Fee charged to restore gas service that was terminated by Enbridge Gas Ohio or at a customer's request.

Reset Read - Adjusted meter reading that establishes the point from which you are responsible for gas use.

Returned Payment Fee - Fee for each returned item tendered or authorized as payment on the customer's account and returned for any reason.

Security Deposit Installment - One-third of the total security deposit required. Security deposits are billed to customers in three equal monthly installments. A 3% rate of interest is paid if the full deposit is held for 180 days or longer. Deposits are refunded with interest to residential and small commercial accounts if required payments are made for 12 consecutive months and were not late more than two months during that time, you are not delinquent, or an account is closed for 10 days or longer. Deposits for large commercial and industrial accounts are reviewed every 24 months.

Service Charge - This charge includes fixed costs for delivering gas.

Standard Choice Offer (SCO) - Cost of acquiring default natural gas for sale to Energy Choice-eligible residential customers by a participating supplier assigned by Enbridge Gas Ohio to provide gas supply at the regulated rate.

Standard Service Offer (SSO) - Cost of acquiring natural gas for sale to customers who purchase gas from Enbridge Gas Ohio.

Tax Savings Credit - This credit is being provided to pass on 100% of the tax savings Enbridge Gas Ohio gained through federal tax reform effective January 1, 2018.

Transportation Charges / Usage-Based Charges - Cover costs associated with delivering gas to the meter, including all applicable riders and taxes. All customers are required to pay these charges regardless if they choose an alternate supplier through the Energy Choice or other transport programs. These charges do not include the cost of the gas.



Paying Your Bill

All bills may be paid from your bank account for free by registering in "Manage Your Account" as described below, or it may be paid at any authorized payment center. A convenience fee may be charged by the authorized payment center, which must be paid in cash. Be sure to bring the entire bill when paying in person. For the location of a payment center near you, please visit enbridgegas.com/ohio or call 1-800-362-7557. Also, pay online anytime at enbridgegas.com/ohio via debit/credit card or electronic check or call Paymentus Corporation, toll free at 833-261-1469. **Service fee applies.** For your own protection, do not send cash through the mail. Allow six days for payments to be applied to your account. Please record your account number on your check or money order and mail to Enbridge Gas Ohio, PO Box 88783, Chicago, IL 60680-1783. Do not include correspondence with your payment.

AUTOPAY - Sign up for AutoPay and have your bill automatically deducted from your checking or savings account. Enroll online at enbridgegas.com/ohio, "Manage Your Account."

ELECTRONIC CHECK CONVERSION - Paying by check authorizes us to use the information from your check to make a one-time electronic fund transfer from your account. The funds may be withdrawn as early as the date we receive your payment, and you will not receive your check back from your financial institution.

MANAGE YOUR ACCOUNT - Register for free at enbridgegas.com/ohio. Make payments, get eBills, update your contact information, start, stop or transfer service, and view billing and usage history 365 days a year!

Billing, Service Inquiries or Concerns

If you have a billing or service problem, please call Enbridge Gas Ohio first at 1-800-362-7557 between 7 a.m. and 7 p.m. weekdays. If your complaint is not resolved after you have called Enbridge Gas Ohio or your Energy Choice supplier or governmental aggregator at the number listed on the front of your bill, or for general utility information, residential and business customers may contact the Public Utilities Commission of Ohio (PUCO) for assistance at 1-800-686-7826 (toll-free) from 8 a.m. to 5 p.m. weekdays or puco.ohio.gov. Hearing or speech impaired customers may contact PUCO via 7-1-1 (Ohio Relay Service). The Ohio Consumers' Counsel (OCC) represents residential utility customers in matters before the PUCO. The OCC can be contacted at 1-877-742-5622 (toll-free) from 8 a.m. to 5 p.m. weekdays or at pickocc.org. The PUCO address is 180 E. Broad St. Columbus, Ohio 43215.

EMERGENCY SERVICE - We consider it an emergency when you smell a gas odor or when none of your gas appliances are working. Call toll free 1-877-542-2630. Our 24-hour emergency personnel will take your call.

CALL BEFORE YOU DIG - Call Ohio811 by dialing 811 at least two working days before digging.

FOR HELP WITH YOUR BILL - There are several programs available that could help you with your winter heating bills. For more information, call us at 1-800-362-7557.

Medical Certification - Delays a shutoff when it would be especially dangerous to the health of a permanent member of your household. It allows you time to get financial help. It does not reduce the amount you owe. You can request a medical certification form by calling 1-800-362-7557. A licensed medical professional must sign the form. If gas service is off, return the signed form within 21 days of the shut-off date to restore service.

Energy Choice - When shopping for a natural gas supplier, it may be useful to compare supplier offers with the standard choice offer (SCO) rate available to eligible customers, which varies monthly based on the market price of natural gas. Price represents one feature of any offer; there may be other features which you consider of value. More information about the SCO and other suppliers' offers is available at energychoice.ohio.gov or by contacting the PUCO.

Removing Yourself from Customer Listing - We are required to include your name, address and usage information on a list of eligible customers that is made available to other retail natural gas suppliers or governmental aggregators. If you do not wish to be included on this list, please let us know: Call us at 1-800-362-7557, say "Energy Choice" and follow the prompts, write us at P.O. Box 5759, Cleveland, OH 44101-0759, sign in or register your account at enbridgegas.com/ohio and select "Opt-in/Opt-out of Supplier Lists" from Edit Account Settings, or choose the "Email Us" option on the Contact Us page. However, this does not prevent a supplier from getting your information from another source or using information from a previous list.

HOW TO REACH US -

By Internet - Visit us online at enbridgegas.com/ohio to 'Manage Your Account' 365 days a year!

By Phone - Call us at 1-800-362-7557. Our office hours are 7 a.m. to 7 p.m. Monday through Friday. The best days to call are Tuesdays through Fridays. Mondays and days after a holiday are typically the busiest.

For Hearing/Speech-Impaired Customers - Customers with a Telecommunications Device for the Deaf can dial 711.

By Mail - Write to Enbridge Gas Ohio, PO Box 5759, Cleveland, OH 44101. Please do not include payment with your correspondence.

NOTE - For mailing address changes, visit Manage Your Account at enbridgegas.com/ohio.

