

EXHIBIT C

COMMERCIAL PUBLIC INFRASTRUCTURE IMPROVEMENTS

The Commercial Public Infrastructure Improvements benefiting all Commercial Property include the construction of the following improvements and all related costs (as defined in Ohio Revised Code Section 133.15(B)):

- Morrison Road southbound left turn to Claycraft Road;
- Taylor Station Road northbound & southbound left turn to Claycraft Road and signalization of Taylor Station/Claycraft Road intersection;
- Taylor Station Road southbound left turn to Lucent Site Drive 1;
- Taylor Station Road northbound right turn to Lucent Site Drive 1;
- Taylor Station Road southbound left turn to Lucent Site Drive 3;
- Traffic signal improvements at Taylor Station Road and Site Drive 3;
- Taylor Station Road widening;
- East Broad Street eastbound right turn to Mount Carmel Drive;
- East Broad Street westbound right turn to Lucent Site Drive 4;
- East Broad Street westbound right turn to Lucent Site Drive 5;
- East Broad Street westbound right turn to Lucent Site Drive 6;
- Sidewalk on Lucent Drive (Site Drive 6);
- Traffic signal improvements at East Broad Street and Rosehill Road;
- Reynoldsburg-New Albany Road improvements;
- Taylor Station Road southbound left turn onto East Broad Street;
- Traffic signal improvements at East Broad Street and Taylor Station Road;
- McNaughten Road northbound right turn onto East Broad Street;
- McNaughten Road northbound left turn onto East Broad Street;
- Pavement coring on Lucent Drive (Site Drive 6);
- Outerbelt Street extension;
- Reconstruction of Lucent Drive (Site Drive 6);
- One westbound lane addition on East Broad Street from Taylor Station Road to Reynoldsburg-New Albany Road;
- One eastbound lane addition on East Broad Street from Taylor Station Road to Reynoldsburg-New Albany Road;
- East Broad Street eastbound right turn lane to site drive opposite Taylor Station Road;
- Sidewalk on the north and south sides of East Broad Street;
- Concrete slab bridge replacement over Mason Run (20'Lx140'W);
- East Broad Street traffic signal improvements; and
- East Broad Street eastbound left turn onto Taylor Station Road;

together with constructing and installing curbs and gutters, public utilities which include water mains, sanitary sewer, and storm sewer, burial of utility lines, street lighting, sidewalks, bikeways, and landscaping, traffic signalization, and including design and other related costs, any right-of-way acquisition, erosion and sediment control measures, grading and other related

work, survey work, soil engineering and construction staking, and in each case, all other costs and improvements necessary and appurtenant thereto.

The Commercial Public Infrastructure Improvements on or near the “Lucent” site as depicted on Exhibit A and benefiting only those parcels consist generally of the following improvements and all related costs (as defined in Ohio Revised Code Section 133.15(B)):

- Construction, reconstruction, extension, opening, improving, widening, grading, draining, curbing or changing of the lines and traffic patterns of roads, highways, streets, bridges (both roadway and pedestrian), sidewalks, bikeways, medians and viaducts accessible to and serving the public, and providing lighting systems, signalization, and traffic controls, and all other appurtenances thereto;
- Construction, reconstruction or installation of public utility improvements (including any underground municipally owned utilities), storm and sanitary sewers (including necessary site grading therefore), water and fire protection systems, and all appurtenances thereto;
- Construction, reconstruction or installation of gas, electric and communication service facilities and all appurtenances thereto;
- Construction or reconstruction of one or more public parks, including grading, trees and other park plantings, park accessories and related improvements, together with all appurtenances thereto;
- Construction or installation of streetscape and landscape improvements including trees, tree grates, signage, curbs, sidewalks, street and sidewalk lighting, trash receptacles, benches, newspaper racks, burial of overhead utility lines and related improvements, together with all appurtenances thereto;
- Construction of one or more parking structures and related improvements, together with all appurtenances thereto;
- Demolition and excavation, including demolition and excavation on private property when determined to be necessary for economic development purposes;
- Acquisition of real estate or interests in real estate (including easements) necessary to accomplish the foregoing improvements; and
- All inspection fees and other governmental fees related to the foregoing.