

EXHIBIT B (1)
PUBLIC INFRASTRUCTURE IMPROVEMENTS

The Public Infrastructure Improvements include but are not limited to any of the following improvements that will directly benefit the Parcels, together with all related costs of permanent improvements (including, but not limited to, those costs listed in Section 133.15(B) of the Ohio Revised Code):

- Traffic Study for the area surrounding Riverside Hospital that will include State Route 315 entrance and exit ramps, Olentangy River Road, Ackerman Road, North Broadway Blvd and other roadways affected by changing traffic patterns in the area.
- Construction, reconstruction, relocation, extension, opening, widening, grading, draining, curbing, changing of the lines and traffic patterns, adding through lanes, turn lanes and sidewalks and otherwise improving (i) Thomas Lane, including the intersection of Thomas Lane and Olentangy River Road, (ii) the entrance ramp from Olentangy River Road to S.R. 315 and the turn lanes on Olentangy River Road, (iii) Whetsone entry drive from Olentangy River Road and the turn lanes on Olentangy River Road, and (iv) roads, highways, streets, alleys, bridges (both roadway and pedestrian), bikeways, medians and viaducts accessible to and serving the public in connection with the development of the site west of Turkey Run Creek behind the current McConnell Heart Health Center, and providing lighting systems, signalization and traffic controls, and all other appurtenances to the improvements identified in (i) through (iv) above.
- Construction, reconstruction, installation or relocation of public utility improvements (including any underground municipally owned utilities), storm and sanitary sewers (including necessary site grading therefor), water and fire protection systems, and all appurtenances thereto in connection with the Turkey Run, Thomas Lane and Whetstone improvements identified above.
- Construction, reconstruction, installation, relocation or other improvement of gas, electric and communication service facilities, and all appurtenances thereto in connection with the Turkey Run, Thomas Lane and Whetstone improvements identified above.
- Construction or installation of streetscape and landscape improvements, including trees and other plantings, tree grates, signage, curbs, gutters, irrigation, sidewalks, street and sidewalk lighting, trash receptacles, benches, newspaper racks, bike racks, relocation or burial of overhead utility lines and related improvements, together with all appurtenances thereto in connection with the Turkey Run, Thomas Lane and Whetstone improvements identified above. Any non-standard items in the public right-of-way requested by OhioHealth shall require an Infrastructure Maintenance Agreement and be maintained by OhioHealth.
- Acquisition of real estate or interests in real estate (including easements) and demolition and excavation, including demolition and excavation on private property in connection with the Turkey Run, Thomas Lane and Whetstone improvements identified above.

OhioHealth may, in its sole discretion, elect to undertake any of the foregoing Turkey Run improvements as private improvements, in which case those improvements shall not be considered Public Infrastructure Improvements hereunder and not be eligible for reimbursements by TIF or City funds.