

ADDITIONAL PROVISIONS FOR
ARTICLES OF INCORPORATION
OF
REAUTHORIZED CAPITAL CROSSROADS SPECIAL IMPROVEMENT DISTRICT
OF COLUMBUS, INC.

The undersigned, desiring to form a nonprofit corporation under Chapter 1702 of the Ohio Revised Code (“ORC”), adopt the following Articles of Incorporation.

FIRST: *(Continued from main portion of Articles)* The name of this corporation is REAUTHORIZED CAPITAL CROSSROADS SPECIAL IMPROVEMENT DISTRICT OF COLUMBUS, INC. (hereafter referred to as the “Corporation”).

THIRD: *(Continued from main portion of Articles)*

- C. *(Continued from main portion of Articles)* and other agencies and groups in providing programming which will preserve the economic well-being and opportunities in the Reauthorized Capital Crossroads area of the City of Columbus.
- D. To engage in any lawful act or activity for which corporations may be formed under ORC Chapter 1702 and amendments thereto, as may be deemed appropriate by the trustees of the Corporation, and to exercise any powers or rights now or hereafter conferred on nonprofit corporation’s under the laws of the State of Ohio which are in furtherance of any of the purposes for which the Corporation is formed.
- E. To engage in any lawful act or activity for which corporations may be formed under ORC Chapter 1710 and amendments thereto, as may be deemed appropriate by the trustees of the Corporation.
- F. The above enumerated purposes shall be interpreted in connection with the limitation that the Corporation is organized not organized for profit but operated exclusively for the promotion of social welfare, and for charitable, religious, educational and scientific purposes, including, for such purposes, the making of distributions to organizations that qualify as exempt organizations under Section 501(c)(3) of the Internal Revenue Code of 1986, as amended (the “Code”).

THIRD, FOURTH and FIFTH are set forth in the main part of the Articles.

SIXTH: The name of the special improvement district formed by the Corporation under ORC Chapter 1710 shall be the “Reauthorized Capital Crossroads Special Improvements District of Columbus.”

SEVENTH: The territory within the District shall be generally described as that portion of the City of Columbus, Ohio, which is located within the following area:

- a) Beginning at the corner of Front Street and Nationwide Blvd., and proceeding south along Front Street to Hickory Street, excluding Franklin County tax parcel 010-025416; then proceeding
- b) West on Hickory Street to Ludlow Street; then proceeding
- c) South on Ludlow Street to Long Street; then proceeding
- d) South along the western boundary of Franklin County tax parcels 010-041949, 010-039010, 010-066576, and 010-018405 to the northerly boundary of Franklin County tax parcel 010-067474; then proceeding
- e) West along the northerly boundary of Franklin County tax parcel 010-067474 to Marconi Boulevard; then proceeding
- f) South along Marconi Boulevard and Civic Center Drive to Town Street; then proceeding
- g) East along Town Street to Ludlow Street; then proceeding
- h) South on Ludlow Street to Mound Street; then proceeding
- i) East on Mound Street to Front Street; then proceeding
- j) South on Front Street to Fulton Street; then proceeding
- k) East on Fulton Street to Third Street; then proceeding
- l) North on Third Street to Engler Street; then proceeding
- m) East on Engler Street to the easterly boundary of Franklin County tax parcel 010-006471; then proceeding
- n) North along the easterly boundary of Franklin County tax parcel 010-006471 to Mound Street; then proceeding
- o) North along the easterly boundary of Franklin County tax parcel 010-267639 to Noble Street; then proceeding
- p) North along Lazelle Street to Rich Street; then proceeding

- q) East along Rich Street to Fourth Street; then proceeding
- r) North along Fourth Street to Chapel Street; then proceeding
- s) West along Chapel Street to Lazelle Street; then proceeding
- t) North on Lazelle Street to Capital Street; then proceeding
- u) East on Capital Street to Fifth Street; then proceeding
- v) North on Fifth Street to Lynn Street; then proceeding
- w) West on Lynn Street to Young Street; then proceeding
- x) North on Young Street to Elm Street; then proceeding
- y) West on Elm Street to Fourth Street; then proceeding
- z) North on Fourth Street to Long Street; then proceeding
- aa) West on Long Street to Lazelle Street; then proceeding
- bb) North on Lazelle Street to Chestnut Street; then proceeding
- cc) North along the easterly boundary of Franklin County tax parcels 010-032920, 010-053339, and 010-033279 to Nationwide Boulevard; then proceeding
- dd) West on Nationwide Boulevard to the easterly boundary of Franklin County tax parcel 010-255887 (but expressly excluding any frontage that such parcel may have along the elevated portion of Third Street, if any); then proceeding
- ee) North along the easterly boundary of Franklin County tax parcels 010-255887 and 010-248376 to Convention Center Drive (but expressly excluding any frontage that such parcel may have along the elevated portion of Third Street or Convention Center Drive, if any); then proceeding
- ff) Westerly and Southerly along Convention Center Drive to High Street; then proceeding
- gg) South on High Street to Nationwide Blvd.; then proceeding
- hh) West on Nationwide Blvd. to Front Street.

Certain property within this area may be excluded in accordance with ORC Chapter 1710. A detailed listing of all property included in the District, as identified by its current tax parcel number assigned by the Franklin County Auditor's Office, is attached hereto as Exhibit 1.

EIGHTH: Each owner of real property within the District, other than the State of Ohio, Franklin County, the City of Columbus, the United States of America or the owners of any Church Property (as such term is ORC Section 1710.02) will be a member of the District ("Members"); provided, however, that Franklin County, the City of Columbus, or the owners of any Church Property, as the case may be, shall be Members to the extent (but only to the extent) that they voluntarily submit to the District and to the provisions of Chapter 1710 all or a portion of their real property in the District, as provided by Chapter 1710. Members shall have such voting rights as described in the Code of Regulations of the Corporation.

NINTH: The Board of Trustees of the Corporation shall consist of at least five (5) individuals, one of whom shall be the Chief Executive of the City of Columbus, or alternatively an employee of the City of Columbus who shall serve at the pleasure of the Chief Executive, and the remainder of whom shall be Members or executive representatives of Members elected by the Members.

The persons whose names and addresses are set forth in Article FIFTH and who are the same persons as the Incorporators of the Corporation, plus two (2) temporary Trustees to be appointed by the Incorporators, shall serve the Corporation as Trustees until the election of Trustees, which will occur at the first meeting of the entire membership or thereafter at the annual meeting of the District after its creation.

The Trustees of the Corporation from time to time shall constitute the Board of Directors of the Special Improvement District under Chapter 1710 of the Ohio Revised Code.

TENTH: These Articles may be amended only (a) by the vote of Members entitling them to exercise a majority of the voting power on such proposal, and (b) after receipt of approval of such amendment or amended articles by resolution of the legislative authority of the City of Columbus, and (c) upon filing of such amendment or amended articles and a certified copy of such resolution with the Ohio Secretary of State.

ELEVENTH: No part of the net earnings of the Corporation shall inure to the benefit of, or be distributable to its members, trustees, officers or other private persons, except that the Corporation shall be authorized and empowered to pay reasonable compensation for services rendered and to make payments and distributions in furtherance of the purposes set forth in Article III

hereof. No substantial part of the activities of the Corporation shall be the carrying on of propaganda, or otherwise attempting to influence legislation, and the Corporation shall not participate in, or intervene in (including the publishing or distribution of statements) any political campaign on behalf of or in opposition to any candidate for public office. Notwithstanding any other provision of these articles, the Corporation shall not carry on any other activities not permitted to be carried on (a) by a corporation exempt from federal income tax under Section 501(c)(3) of the Code or (b) by a corporation, contributions to which are deductible under Section 170(c)(2) of the Code.

TWELFTH: Upon the dissolution of the Corporation, all assets remaining after paying or making provision for the payment of all of the liabilities of the Corporation shall be distributed for one or more exempt purposes within the meaning of Section 501(c)(3) of the Code or shall be distributed to the federal government, or to a state or local government, for a public purpose. Any such assets not so disposed of shall be disposed of by the Court of Common Pleas of the County in which the principal office of the Corporation is then located, exclusively for such purposes or to such organization or organizations as said Court shall determine, which are organized and operated exclusively for such purposes.

IN WITNESS WHEREOF, the undersigned have executed this instrument on this _____ day of _____, 2006.

_____ Mark Barbash	Address: Dept. of Development 50 West Gay Street, 3 rd Floor Columbus, Ohio 43215-9040
_____ Scott F. Linville	Address: Hines 41 South High Street Columbus, Ohio 43215
_____ John C. Rosenberger	Address: Capitol South Community Urban Redevelopment Corporation 20 East Broad Street, Suite 100 Columbus, Ohio 43215

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