

EXHIBIT C-1

DESCRIPTION OF THE DESIGNATED IMPROVEMENTS

The Designated Improvements are the development and construction of an approximately 1,050-space parking garage and approximately 15,000 square feet of office space on the real property located immediately north of Sycamore Street and east of Front Street (across Sycamore Street from the Property), at a cost of between \$21,500,000 and \$23,500,000.