

EXHIBIT B

PUBLIC IMPROVEMENTS

The Public Improvements consist generally of, without limitation: (i) construction of one or more parking structures and related improvements, together with all appurtenances thereto, (ii) 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, and providing lighting systems, signalization, and traffic controls, and all other appurtenances thereto, (iii) construction, reconstruction or installation of municipally owned public utility improvements (including any underground municipally owned utilities), storm and sanitary sewers, water and fire protection systems, and all appurtenances thereto, (iv) construction or reconstruction of one or more public parks, including grading, trees, park plantings, park accessories and related improvements, together with all appurtenances thereto, (v) 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, (vi) design and traffic studies related to the foregoing, and (vii) acquisition of real estate or interests in real estate necessary to accomplish the improvements enumerated in clauses (i) through (vi).