

EXHIBIT B-1

DESCRIPTION OF IMPROVEMENT

The Improvement is the increase in assessed value of the Property, including both land and structures, subsequent to the acquisition of the Property by the City, which increase may result in part from structural improvements including, but not necessarily limited to, the following:

The remodeling of the Company's existing corporate headquarters at a cost of between \$7,000,000 and \$7,500,000, and the construction of an additional office building of approximately 238,500 gross square feet at a cost of between \$68,000,000 and \$69,500,000 on the property described in Exhibit A-1 attached hereto.