

EXHIBIT A

PLAN FOR SERVICES CAPITAL CROSSROADS SPECIAL IMPROVEMENT DISTRICT OF COLUMBUS, INC.

Summary of Plan

The Capital Crossroads Special Improvement District of Columbus, Inc. (“District”) proposes a Plan for Services (“Plan”), to commence January 1, 2012, and expire after December 31, 2016. The Plan will provide for environmental maintenance, supplemental security, promotions, and member services at an annual cost of \$2,030,000.

The Plan will be funded by an annual assessment on property within the District of \$1,740,000 and anticipated annual contributions in the amount of \$190,000 from the City of Columbus and \$100,000 from the Central Ohio Transit Authority. Fifty percent of the annual assessment will be distributed among property owners according to the front feet of each tax parcel on public streets and alleys and 50% of the annual assessment will be distributed according to the value of real property and improvements of each tax parcel as determined by the Franklin County Auditor, subject to additional provisions described in this Plan.

If the SID boundaries expand beyond the original boundaries or contract from the boundaries established in 2005, increases or decreases in the annual assessment shall be calculated by using the formula described in the Plan.

Background

In response to growing concern about conditions in the core area of downtown Columbus, Capitol South, the City of Columbus and Greater Columbus Chamber of Commerce surveyed area property owners in 1999 to gauge their interest in funding a management district for the area. Owners expressed an interest in creating a special improvement district (“SID”) to fund a variety of services.

A SID is a self-help tool, governed by Chapter 1710 of the Ohio Revised Code, allowing property owners within a self-defined district to organize and assess themselves the cost of providing area-wide services. If owners representing 60% of the front feet along public streets and alleys within a district agree to create a SID and provide services, then all owners within the district are required to contribute their fair share of the cost.

Property owners in a 25-square block area of downtown petitioned Columbus City Council in July, 2000, to create a SID and, later that month, incorporated the Capital Crossroads. Property owners elected a board of trustees in September, 2000. Property owners in an expanded 38-block area petitioned Columbus City Council in 2006 to continue the SID through December 31, 2011. On September 1, 2010 trustees of Capital Crossroads voted to propose the service plan described in this document.

Plan for Service

The District intends to deliver the following services, as determined from time to time by the District's board of trustees:

Environmental Maintenance

Services that make the District cleaner and control litter on publicly-owned sidewalks and publicly-owned connecting pedestrian spaces, including High Street pocket parks at intersecting alleys, dedicated pedestrian alleys, and skywalk interiors; for example:

- Washing and power washing of sidewalks and other pedestrian rights of way;
- Washing and power washing of public telephones, benches, trash containers, and other fixtures in pedestrian rights of way;
- Removal of weeds and litter;
- Sidewalk sweeping;
- Sweeping and washing of pedestrian rights of way, as needed, to remove vomit, urine, beverage spills, and other organic materials;
- Graffiti removal from fixtures in pedestrian rights of way;
- Graffiti removal from the pedestrian level of building facades that front public streets and alleys;
- Limited snow and ice removal in areas that are not the responsibility of property owners or the City of Columbus, for example, crosswalks at street curbs and storm sewer openings and grates;
- Systems to report and correct the failure of public and private entities to deliver services or maintain property, including the City of Columbus, private property owners, private trash collectors, and other service providers;

Supplemental Security

Services that make the District safer and improve perceptions of safety; for example:

- Radio-equipped and uniformed foot and bicycle patrols;
- Community "ambassador" services for the general public, including directions, assistance, general information, and hospitality;
- Surveillance to assist in the intervention and prevention of crime;
- Efforts to reduce panhandling, public consumption of alcohol, inebriates, and intimidating behavior;
- Deployment of a uniformed presence to improve perception of safety;
- Crime advisories;
- Crime prevention advice, literature, and programs;
- Communication services among street-level commercial tenants.

Promotions and Marketing

Services to improve the image of the District, increase consumer traffic, and generate interest in leasing commercial space; for example:

- Advertising, including co-operative ventures with retail, restaurant, entertainment, and other District attractions;
- Sponsored media campaigns;
- Directories of services and attractions;
- Public relations and earned media;
- Promotional programs and events;
- Data collection and information management;
- Commercial marketing assistance, including awareness marketing that “packages” downtown;
- Cooperative programs with property owners and real estate brokers;
- Electronic and printed marketing materials;

Member Services

Services and information management designed to increase appreciation for downtown, strengthen the cohesiveness of the District, and improve communication among members of the District and governmental or quasi-governmental agencies; for example:

- Access to data and information collected by the District;
- Aggregate purchasing of common-area services not furnished by the District;
- Advocacy of property owner interests to governmental and quasi-public entities;
- Membership lists;
- Assistance as needed in response to requests by members.

Budget

The cost of the Plan will be \$2,030,000 per year. Trustees will be given discretion on how to allocate funds among the services to be provided. Trustees will produce an annual report for members of the District, describing how funds are allocated. Trustees will survey members annually to secure broad input about how to allocate funds.

Area to Be Served

Unless otherwise directed by the District’s board of trustees, services for properties that are exempt from District assessments under Chapter 1710 of the Ohio Revised Code will be provided only if such properties have requested inclusion in the District or have committed to voluntary payments, in lieu of being included in the District, for each service to be provided. Properties outside the District may contract with the District to provide services, provided that the contract price covers the full cost of providing such services.

The Plan will be executed within the area described in the attached Exhibit B and shown in the map in the attached Exhibit C.

Method of Assessment

Pursuant to Ohio Revised Code Section 1710.06, each member's share of the cost of the Plan and of the special assessment will be in proportion to the benefits which may result from the Plan.

The determination of each member's proportionate share of the cost of the Plan and of the special assessment, for each calendar year of the Plan, shall be made as of May 1 of the preceding calendar year. The value of real property and improvements of each tax parcel shall be based on the values then shown on the records of the Franklin County Auditor. The front feet of each tax parcel and the gross floor area of building improvements situated on each tax parcel shown on the records of the Franklin County Auditor shall be presumed to be accurate, unless and until rebutted by more accurate information.

The total annual assessment shall be \$1,740,000 per year, to be assessed against the benefited parcels according to the following formula, which is in proportion to the benefits resulting from the Plan:

1. Base Formula

- a. 50% will be assessed against the property of members according to the value of real property and improvements of each tax parcel as determined by the Franklin County Auditor.
- b. 50% will be assessed against the property of members according to the front feet of each tax parcel on public streets and alleys that are more than 30 feet in width.

2. Assessment Limits

- a. With respect to a tax parcel, the principal use of which is other than parking or a public park, the members' proportionate share of the cost of the Plan and of the special assessment will not be less than 6.6 cents per square foot, or more than 11 cents per square foot, for the gross floor area of building improvements situated on such tax parcel.
- b. Whenever any building improvement is situated on two or more adjacent tax parcels under common ownership, then the member's proportionate share of the cost of the Plan and of the special assessment will be computed first by combining such tax parcels. Costs will then be allocated among such tax parcels in proportion to the aggregate value of real property and improvements of the respective tax parcels as determined by the Franklin County Auditor. If such a building improvement is a condominium, costs will be allocated among such tax parcels in proportion to each unit's par value relative to the aggregate par value of all parcels as provided in the condominium declaration on file with the Franklin County Recorder.

3. Boundary Changes

- a. If the SID boundaries expand beyond the boundaries established in 2005, the total annual assessment shall increase to a number equal to \$1,738,000 plus assessments generated by additional parcels. Additional assessments shall be calculated using the formula above.
- b. If the SID boundaries contract from the boundaries established in 2005, the total annual assessment shall be \$1,738,000 less the amount generated by properties excluded in the new boundaries, using the formula above.

Term of Assessment and Service Plan

Assessments will begin to accrue on July 1, 2011, and will terminate after June 30, 2016. Services to be provided by the Plan will begin on January 1, 2012. Services provided by the Plan will terminate after December 31, 2016.

Trustees for the District will have the option of terminating the Plan for Services prior to December 31, 2016 if the City of Columbus or COTA do not make an annual contribution of \$190,000 and \$100,000, respectively.

EXHIBIT B

The Plan will be executed 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 westerly boundary of Franklin County tax parcels 010-041949, 010-039010, 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 Gay Street; then proceeding
- y) West on Gay Street to Fourth Street; then proceeding
- z) North on Fourth Street to the southerly boundary of Franklin County tax parcel 010-012554; then proceeding
- aa) East along the southerly boundary of Franklin County tax parcel 010-012554 to the easterly boundary of Franklin County tax parcel 010-012554; then proceeding
- bb) North along the easterly boundary of Franklin County tax parcel 010-012554 to Elm Street; then proceeding
- cc) West along Elm Street to Young Street; then proceeding
- dd) North along Young Street to the northerly boundary of Franklin County tax parcel 010-001216; then proceeding
- ee) West along the northerly boundary of Franklin County tax parcel 010-001216 to Fourth Street; then proceeding
- ff) North on Fourth Street to Long Street; then proceeding
- gg) West on Long Street to Lazelle Street; then proceeding
- hh) North on Lazelle Street to Chestnut Street; then proceeding
- ii) North along the easterly boundary of Franklin County tax parcels 010-032920, 010-053339, and 010-033279 to Nationwide Boulevard; then proceeding
- jj) 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

- kk) 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
- ll) Westerly and Southerly along Convention Center Drive to High Street; then proceeding
- mm) South on High Street to Nationwide Blvd.; then proceeding
- nn) West on Nationwide Blvd. to Front Street.

