

EXHIBIT B-1 ORIGINAL PUBLIC INFRASTRUCTURE IMPROVEMENTS

The original Public Infrastructure Improvements include but are not limited to any of the following improvements that will directly benefit the .40 (B) parcels, together with all related costs of those permanent improvements (including, but not limited to, those costs listed in Section 133.15(B) of the Ohio Revised Code):

- Construction, reconstruction, relocation, extension, opening, improving, widening, grading, draining, curbing, changing of the lines and traffic patterns and other improvement of roads, highways, streets, alleys, bridges (roadway/pedestrian), sidewalks, bikeways, medians and viaducts accessible to and serving the public, and providing lighting systems, signalization, and traffic controls, and all other appurtenances thereto.
- Construction, reconstruction, installation or relocation of public utility improvements (including any underground municipally owned utilities), storm and sanitary sewers (including necessary site grading therefore), water and fire protection systems, and all appurtenances thereto.
- Construction, reconstruction, installation or relocation of gas, electric and communication service facilities and all appurtenances thereto.
- Construction or reconstruction of one or more public parks, including grading, trees and other park plantings, park accessories and related improvements, together with all appurtenances thereto.
- Construction/installation of streetscape and landscape improvements including trees and other plantings, tree grates, signage, curbs, gutters, irrigation, sidewalks, street and sidewalk lighting, trash receptacles, benches, newspaper racks, bike racks, relocation burial of overhead utility lines and related improvements, together with all appurtenances thereto.
- Storm water and flood remediation, together with all necessary appurtenances.
- Demolition and excavation, including demolition and excavation on private property when determined to be necessary for economic development purposes, and land acquisition in aid of industry, commerce, distribution, or research.
- Environmental remediation in connection with the development of the Parcels.
- Acquisition of real estate or interests in real estate (including easements) necessary to accomplish the foregoing improvements, together with all necessary appurtenances.

EXHIBIT B-1
SUPPLEMENTED LIST OF PUBLIC INFRASTRUCTURE IMPROVEMENTS

The following list identifies and depicts the supplemented Public Infrastructure Improvements and constitutes part of this Exhibit B.

Without priority as to funding, any “public infrastructure improvement” defined under ORC 5709.40(A)(8) and all related costs of those permanent improvements (including, but not limited to, those costs listed in ORC 133.15(B)), including, without limitation, the following:

- **Roadways.** Construction, reconstruction, extension, opening, improving, maintaining, widening, grading, draining, curbing or changing of the lines and traffic patterns of roads, highways, streets, intersections, bridges (both roadway and pedestrian), sidewalks, bikeways, medians and viaducts accessible to and serving the public, and providing signage (including traffic signage and informational/promotional signage), lighting systems, signalization, and traffic controls, and all other appurtenances thereto.
- **Transit.** Permanent infrastructure (including without limitation, transit centers, traffic lanes, and bus shelters) associated with public transit systems and all other appurtenances thereto
- **Water/Sewer.** Construction, reconstruction or installation of public utility improvements (including any underground municipally owned utilities), storm and sanitary sewers (including necessary site grading therefore), water and fire protection systems, and all appurtenances thereto.
- **Parking.** Construction, reconstruction, improving, and equipping of surface or structured off-street parking facilities, including those in which all or a portion of the parking spaces are reserved for specific uses when determined to be necessary for economic development purposes.
- **Utilities.** Construction, reconstruction, burial or installation of gas, electric and communication service facilities and all appurtenances thereto.
- **Parks.** Construction or reconstruction of one or more public parks, multi-use trails and bridges, and park or recreational facilities, including grading, trees and other park and trail plantings, park or trail accessories and related improvements, together with all appurtenances thereto.
- **Streetscape/Landscape.** Construction or installation of streetscape and landscape improvements including trees and plantings, tree grates, signage, curbs, sidewalks, scenic fencing, street and sidewalk lighting, trash receptacles, benches, newspaper racks, bike racks, burial of overhead utility lines and related improvements, together with all appurtenances thereto.

- **Stormwater.** Construction, reconstruction, relocation, modification and installation of stormwater and flood remediation projects and facilities, both for storm water quantity and quality, including the payment and reimbursement for such projects and facilities on private property when determined to be necessary for public health, safety and welfare.
- **Demolition.** Demolition and excavation, including demolition and excavation on private property when determined to be necessary for economic development purposes.
- **Environmental/Health.** Implementation of environmental remediation measures necessary to enable the implementation of the public infrastructure improvements.
- **Real Estate.** Acquisition of real estate or interests in real estate (including easements) necessary to accomplish the foregoing improvements, and land acquisition in aid of industry, commerce, distribution, or research, together with all necessary appurtenances.
- **Public Art.** Public art as part of the foregoing improvements, together with all necessary appurtenances.
- **Professional Services.** Engineering, consulting, legal, administrative, and other professional services associated with the planning, design, acquisition, construction and installation of the foregoing improvements and real estate.