

EXHIBIT A

DESCRIPTION OF THE DESIGNATED IMPROVEMENTS

The Designated Improvements may include, but are not necessarily limited to, the following:

A. Streetscape and other public infrastructure improvements to be owned by the City, including, but not necessarily limited to, grading, draining, curbing, paving, resurfacing, constructing or reconstructing of public roads; storm sewers; sanitary sewers; water mains; sidewalks; driveway approaches and aprons; public parking spaces and structures; electrical lighting; removal and placement of overhead utilities underground and installation of the desired conduit; environmental remediation; related land acquisition; demolition; traffic control devices, including traffic lights, signs and other markings; public benches, seating areas and trash receptacles; trees, shrubbery and other landscaping materials; and any other public improvements, together with all other necessary and appropriate appurtenances; and

B. Development and construction of an approximately 1,050-space parking garage and approximately 15,000 square feet of office space.