

EXHIBIT B-1

Description of Public Improvements

The public improvements necessary to provide public utility services and ingress and egress to the Property, including but not limited to:

1. The widening and expansion of Polaris Parkway, with appropriate signalization, turn lanes and related improvements.
2. The extension, widening and expansion of Gemini Parkway, with appropriate signalization, turn lanes and related improvements.
3. Improvements to the Polaris I-71 Interchange, and improvements to I-71 between I-270 and three miles north of the Polaris I-71 Interchange.
4. Expansion and extension of Lyra Drive north, with appropriate signalization, turn lanes and related improvements.
5. Improvements to the existing bridge over I-71 and the development and construction of another bridge or bridges over I-71, and all improvements related thereto, including entrance and exit ramps, ingress and egress to the bridges and related improvements.
6. Water, sanitary, storm sewer or other public utility improvements.