

EXHIBIT B PUBLIC IMPROVEMENTS

The Public Improvements include but are not limited to any of the following improvements that will directly benefit the .41 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):

- Phase I: HAMILTON CROSSING LLC will develop a portion of the parcels depicted in Exhibit A for the Big Lots Corporate Headquarters project. This development will include approximately 300,000 square feet of commercial office space along with all necessary parking, roadway infrastructure, utility work and storm water retention facilities required to support the corporate office space.
- Phase II: HAMILTON CROSSING LLC will develop the remaining parcel(s) as additional commercial office space along with all necessary parking, roadway infrastructure, utility work and storm water retention facilities required to support the commercial office space.
- 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), parking spaces and structures, 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.