

EXHIBIT B

PUBLIC INFRASTRUCTURE IMPROVEMENTS

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

- Upgrades and improvements to the road system in the area, including but not limited to Shook Road, London-Groveport Road, Alum Creek Drive, Rohr Road, Entrance Drive, Spiegel Drive and SR-317, by constructing, reconstructing, extending, opening, widening, grading, draining, curbing or changing of the lines and traffic patterns of roads, and providing lighting systems, signalization, and traffic controls, and adding or making provision for turn lanes, together with all other appurtenances thereto.
- Relocation of electric lines and construction, reconstruction, installation or extension of public utility improvements (including any underground municipally owned utilities), storm and sanitary sewers (including necessary site grading therefor), including but not limited to installation of a water line from SR-317 to Rohr Road, extension of a sanitary line from Spiegel Drive northward along the project's entire Shook Road frontage, and extension of a sanitary line west from Shook Road, together with all appurtenances thereto.
- Acquisition of real estate or interests in real estate (including easements) necessary to accomplish any of the foregoing improvements, together with all necessary appurtenances.

Further details for these public infrastructure improvements will be provided in the TIF Agreement approved in Section 6 of the foregoing TIF Ordinance.