

EXHIBIT A

DESCRIPTION OF ADDITIONAL INFRASTRUCTURE IMPROVEMENTS

The Infrastructure Improvements include the construction of the following improvements on or near the Eastgate TIF District that will benefit the Eastgate TIF District, and all related costs of permanent improvements (including, but not limited to, those costs listed in Section 133.15(B) of the Ohio Revised Code):

- **Roadways.** Construction, reconstruction, extension, opening, improving, 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, including, but not limited to, improvements to (a) Deffenbaugh Court, (b) Blatt Boulevard, (c) Research Drive, (d) Eastgate Parkway and (e) Taylor Station Road;
- **Water/Sewer.** Construction, reconstruction or installation of public utility improvements (including any underground municipally owned utilities), storm and sanitary sewer projects (including necessary site grading), water and fire protection systems, and all appurtenances thereto, including, without limitation, (a) a water line booster and a water tower serving the Eastgate TIF District and (b) wetland mitigation and remediation projects for wetlands within the Eastgate TIF District;
- **Utilities.** Construction, reconstruction or installation of gas, electric and communication service facilities and all appurtenances thereto, including, but not limited to, the installation of fiber optic cable to the Eastgate TIF District and along the roadways within and adjacent to the Eastgate TIF District;
- **Stormwater.** Construction, reconstruction and installation of stormwater and flood remediation projects and facilities, including such projects and facilities on private property when determined to be necessary for public health, safety and welfare;
- **Demolition.** Demolition, including demolition on private property when determined to be necessary for public health, safety and welfare;
- **Parks.** 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;
- **Streetscape/Landscape.** Construction or installation of streetscape and landscape improvements including trees, tree grates, signage, curbs, sidewalks, street and sidewalk lighting, trash receptacles, benches, newspaper racks, burial of overhead utility lines and related improvements, together with all appurtenances thereto, including, but not limited to, the specific projects described under “Roadways” above;

- **Service Facilities.** Design, construction and equipping of service buildings and other facilities necessary or convenient to the operation and maintenance of the foregoing improvements and other public infrastructure improvements within the Eastgate TIF District;
- **Real Estate.** Acquisition of real estate or interests in real estate (including easements) (a) necessary to accomplish any of the foregoing improvements or (b) in aid of industry, commerce, distribution or research; and
- **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.

EXHIBIT B

DESCRIPTION OF ORIGINAL INFRASTRUCTURE IMPROVEMENTS

The Infrastructure Improvements include the construction of approximately 6,000 lineal feet of roadway including lighting, approximately 6,000 lineal feet of sanitary sewer service, approximately 7,000 lineal feet of storm sewer improvements and related storm water retention basins, and the realignment and reconstruction of the existing water main, together with all necessary appurtenances.