

EXHIBIT B

PUBLIC INFRASTRUCTURE IMPROVEMENTS

The Public Infrastructure Improvements consist of “public infrastructure improvements” defined under ORC Section 5709.40(A)(7) that directly benefit the Parcels and specifically include the following improvements and all related costs of those permanent improvements (including, but not limited to, those costs listed in ORC Section 133.15(B)):

Seldom Seen Park Improvements

- Development and construction of Seldom Seen Park, including grading and draining, landscaping, providing for recreation areas and playing fields, and providing related parking, together with all appurtenances thereto.
- Extending a public bike path from south of the Powell Grand Site to Seldom Seen Park.

Sawmill Parkway Improvements

- Improving Sawmill Parkway by constructing and installing turn and deceleration lanes and traffic controls and signalization, together with all necessary appurtenances.

Bunker Lane Improvements

- Extending Bunker Lane from its current terminus to an intersection with Sawmill Parkway, together with traffic controls and signalization and related storm water drainage improvements, together with all other appurtenances thereto.

Storm Water Drainage Improvements

- Installing a storm sewer to improve storm water drainage in the area.