

EXHIBIT B
To Ordinance No. 38-21

DESCRIPTION OF INFRASTRUCTURE IMPROVEMENTS

The Public Infrastructure Improvements consist of any “public infrastructure improvements” defined under Section 5709.40(A)(8) of the Ohio Revised Code that directly benefit the Parcels and specifically include, but are not limited to, any of the following improvements that will directly benefit the Parcels 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):

Construction of the State Route 83 extension including extension, installation and or/acquisition, relocation of utilities, sidewalks, bike paths, landscaping and other public infrastructure improvements which may serve the proposed development, and including engineering costs related thereto.

Construction of the Nagel Road interchange project including extension, installation and or/acquisition, relocation of utilities, sidewalks, bike paths, landscaping and other public infrastructure improvements which may serve the proposed development, and including engineering costs related thereto.

Construction of the extension of Chester Road at Moore Road and State route 611, including extension, installation and/or acquisition, relocation of utilities, sidewalks, bike paths, landscaping and other public infrastructure improvements which may serve the proposed development, and including engineering costs related thereto.

Construction of the widening of Chester and Moore Roads, including extension, installation and/or acquisition, relocation of utilities, sidewalks, bike paths, landscaping and other public infrastructure improvements which may serve the proposed development, and including engineering costs related thereto.

Construction and/or acquisition of a recreational facility, including a swimming facility, baseball diamonds, soccer fields and appurtenances and land acquisition in connection thereto and the Miller/Chester/611 area to serve the commercial Properties and other parcels within the City, including installation and/or acquisition, relocation of utilities, sidewalks, bike paths, landscaping and other public infrastructure improvements which may serve the proposed development, and including engineering costs related thereto.

Construction of the widening of State Route 83, including extension, installation and/or acquisition, relocation of utilities, sidewalks, bike paths, landscaping and other public infrastructure improvements which may serve the proposed development and including engineering costs related thereto.

Construction of the Jaycox Road and State Route 254/Detroit Road intersection improvements including extension, installation and/or acquisition, relocation of utilities, sidewalks, bike paths,

landscaping and other public infrastructure improvements which may serve the proposed development and including engineering costs related thereto.

Construction of the State Route 83 and State Route 254/Detroit Road intersection improvements including extension, installation and/or acquisition, relocation of utilities, sidewalks, bike paths, landscaping and other public infrastructure improvements which may serve the proposed development and including engineering costs related thereto.

Construction of the Mills Road and Nagel Road intersection improvements including extension, installation and/or acquisition, relocation of utilities, sidewalks, bike paths, landscaping and other public infrastructure improvements which may serve the proposed development and including engineering costs related thereto.

Construction of the State Route 254/Detroit Road and Nagel Road intersection improvements including extension, installation and/or acquisition, relocation of utilities, sidewalks, bike paths, landscaping and other public infrastructure improvements which may serve the proposed development and including engineering costs related thereto.

The provision of water and sewer lines, stormwater and flood remediation, and the provision of gas, electric and communications service facilities for the property, together with engineering costs related thereto.

All of the Public Improvements described above are hereby determined to be Public Infrastructure Improvements (as defined in the Act) that directly benefit the real property described in Exhibit A. All of the Public Infrastructure Improvements not already made or in the process of being made are anticipated to be made, subject to further approval by Council.