BASE SERVICES PLAN
CAPITAL CROSSROADS SPECIAL IMPROVEMENT DISTRICT
OF COLUMBUS, INC.

Summary of Base Services Plan

The Capital Crossroads Special Improvement District of Columbus, Inc. ("District") proposes this Base Services Plan ("Base Services Plan"), to commence January 1, 2022, and expire after December 31, 2025. The Base Services Plan will provide for environmental maintenance, maintenance of capital improvements and landscaping, supplemental security, promotions, and member services at an initial annual cost of $1,834,987 for service year 2022, to be increased by 3% in each year during which the Base Services Plan is in effect, plus unrestricted contributions from exempt property owners.

The Base Services Plan will be funded by an annual special assessment on property within the District in the initial annual amount of $1,834,987 for service year 2022, to be increased by 3% in each year during which the Base Services Plan is in effect (in aggregate, the "Assessment," and in any portion, the "Assessments"), plus unrestricted contributions from exempt property owners. Fifty percent of the annual Assessment will be allocated among property owners according to the front feet of each tax parcel on public streets and alleys, and 50% of the annual Assessment will be allocated according to the value of real property and improvements of each tax parcel as determined by the Franklin County Auditor, subject to additional provisions described in this Base Services Plan.

Background

In response to growing concern about conditions in the core area of downtown Columbus, Capitol South, the City of Columbus, Ohio ("Columbus") and the Greater Columbus Chamber of Commerce surveyed area property owners in 1999 to gauge their interest in funding a management district for the area. Owners expressed an interest in creating a special improvement district ("SID") to fund a variety of services.

A SID is a self-help tool, governed by Chapter 1710 of the Ohio Revised Code, allowing property owners within a self-defined district to organize and assess themselves the cost of providing area-wide services. If owners representing 60% of the front feet along public streets and alleys within a district agree to create a SID and provide services, then all owners within the district are required to contribute their fair share of the cost.

Property owners in a 25-square block area of downtown petitioned Columbus City Council in July, 2000, to create a SID and, later that month, incorporated the District. Property owners elected a board of trustees (the "District Board") in September, 2000. Property owners in an expanded 38-block area petitioned Columbus City Council in 2006. Since January 2002, the District has executed four plans for services. The fourth plan for services is scheduled to end on December 31, 2021. The District Board seeks to approve the service plan described in this document to begin on January 1, 2022 and continue through December 31, 2025.

Plan for Base Services

The District intends to deliver the following services, as determined from time to time by the District Board:

Environmental Maintenance

Services that make the District cleaner and control litter on publicly-owned sidewalks and publicly-owned connecting pedestrian spaces, including High Street pocket parks at intersecting alleys and dedicated pedestrian alleys; for example:

- Washing and power washing of sidewalks and other pedestrian rights of way;
- Washing and power washing of public telephones, benches, trash containers, and other fixtures in pedestrian rights of way;
- Removal of weeds and litter;
- Sidewalk sweeping;
- Sweeping and washing of pedestrian rights of way, as needed, to remove vomit, urine, beverage spills, and other organic materials;
- Graffiti removal from fixtures in pedestrian rights of way;
- Graffiti removal from the pedestrian level of building facades that front public streets and alleys;
- Limited snow and ice removal in areas that are not the responsibility of property owners or Columbus, for example, crosswalks at street curbs and storm sewer openings and grates;
- Systems to report and correct the failure of public and private entities to deliver services or maintain property, including Columbus, private property owners, private trash collectors, and other service providers.

Maintenance of Capital Improvements and Landscaping

Services that improve the appearance of the District, for example:

- Required landscaping and maintenance of capital improvements completed under the District's 2009 Downtown Public Realm Enhancement Plan;
- Required landscaping and maintenance of Gay Street improvements;
- Pole-mounted flowers on pedestrian street lights;
- Trash containers;
- Maintenance of other public space, including dog parks and pocket parks.

Supplemental Security

Services that make the District safer and improve perceptions of safety; for example:

- Radio-equipped and uniformed foot and bicycle patrols;
- Community "ambassador" services for the general public, including directions, assistance, general information, and hospitality;

- Surveillance to assist in the intervention and prevention of crime;
- Efforts to reduce panhandling, public consumption of alcohol, inebriates, and intimidating behavior;
- Deployment of a uniformed presence to improve perception of safety;
- Crime advisories;
- Crime prevention advice, literature, and programs;
- Communication services among street-level commercial tenants.

Promotions and Marketing

Services to improve the image of the District, increase consumer traffic, and generate interest in leasing commercial space; for example:

- Advertising, including co-operative ventures with retail, restaurant, entertainment, and other District attractions;
- Sponsored media campaigns;
- Directories of services and attractions;
- Public relations and earned media;
- Promotional programs and events;
- Data collection and information management;
- Commercial marketing assistance, including awareness marketing that "packages" downtown;
- Cooperative programs with property owners and real estate brokers;
- Electronic and printed marketing materials.

Member Services

Services and information management designed to increase appreciation for downtown, strengthen the cohesiveness of the District, and improve communication among members of the District and governmental or quasi-governmental agencies; for example:

- Access to data and information collected by the District;
- Aggregate purchasing of common-area services not furnished by the District;
- Advocacy of property owner interests to governmental and quasi-public entities;
- Membership lists;
- Assistance as needed in response to requests by members.

Budget

The initial cost of the Base Services Plan will be $1,834,987 for service year 2022 and will increase by 3% each year during which the Base Services Plan is in effect, plus unrestricted contributions from exempt property owners. The District Board will be given discretion on how to allocate funds among the services to be provided. The District Board will produce an annual report for members of the District, describing how funds are allocated. The District Board will survey members annually to secure broad input about how to allocate funds.

Area to Be Served

Unless otherwise directed by the District Board, services for properties that are exempt from the Assessment under Chapter 1710 of the Ohio Revised Code will be provided only if such properties have requested inclusion in the District or have committed to voluntary payments, in lieu of being included in the District, for each service to be provided. Properties that will be added to the District for service year 2022 may contract for base services under this Base Services Plan for service year 2021 at the same rate paid by special assessment payors under the District's 2017 Base Services Plan. Other properties outside the District may contract with the District to provide services, provided that the contract price covers the full cost of providing such services.

The Base Services Plan will be executed within the area described in the attached Exhibit A and shown in the map in the attached Exhibit B.

Method of Assessment

Pursuant to Ohio Revised Code Section 1710.06, each member's share of the cost of the Base Services Plan and of the Assessment will be in proportion to the benefits which may result from the Base Services Plan.

The determination of each member's proportionate share of the cost of the Base Services Plan and of the Assessments, for each calendar year of the Base Services Plan, shall be made as of May 1 of the preceding calendar year. The value of real property and improvements of each tax parcel shall be based on the values then shown on the records of the Franklin County Auditor. The front feet of each tax parcel and the gross floor area of building improvements situated on each tax parcel shown on the records of the Franklin County Auditor shall be presumed to be accurate, unless and until rebutted by more accurate information.

The total initial annual Assessment shall be $1,834,987 for service year 2022 and will be increased by 3% for each year during which the Base Services Plan is in effect, to be assessed against the benefited parcels according to the following formula, which is in proportion to the benefits resulting from the Base Services Plan:

1. Base Formula

    a. 50% will be assessed against the property within the District according to the value of real property and improvements of each tax parcel as determined by the Franklin County Auditor.

    b. 50% will be assessed against the property within the District according to the front feet of each tax parcel on public streets and alleys that are more than 30 feet in width.

2. Assessment Limits

a. With respect to a tax parcel, the principal use of which is other than parking or a public park, the members' proportionate share of the cost of the Base Services Plan and of the Assessment for the gross floor area of building improvements situated on such tax parcel will not be: (1) for service year 2022, less than 7.3 cents per square foot, or more than 12.1, (2) for service year 2023, less than 7.5 cents per square foot, or more than 12.5, (3) for service year 2024, less than 7.7 cents per square foot, or more than 12.8, (4) for service year 2025, less than 7.9 cents per square foot, or more than 13.2.

b. No property owner shall be assessed more than the following amounts for services under this Base Services Plan: (1) for service year 2022, $242,000, (2) for service year 2023, $249,260, (3) for service year 2024, $256,738, and (4) for service year 2025, $264,440. If a property owner subject to the capped amount stated above purchases additional property within the District, the cap shall not apply to the additional property.

c. Whenever any building improvement is situated on two or more adjacent tax parcels under common ownership, then the member's proportionate share of the cost of the Base Services Plan and of the Assessment will be computed first by combining such tax parcels. Costs will then be allocated among such tax parcels in proportion to the aggregate value of real property and improvements of the respective tax parcels as determined by the Franklin County Auditor. If such a building improvement is a condominium, costs will be allocated among such tax parcels in proportion to each unit's par value relative to the aggregate par value of all parcels as provided in the condominium declaration on file with the Franklin County Recorder.

3. Boundary Changes

a. If the District boundaries expand beyond the boundaries established in 2016, the total annual Assessment shall increase to an amount equal to the then-current total annual Assessment plus Assessments generated by additional parcels. Additional Assessments shall be calculated using the formula above.

b. If the District boundaries contract from the boundaries established in 2016, the total annual Assessment shall decrease to an amount equal to the then-current total annual Assessment less the amount of Assessments that would have generated by properties excluded by the new boundaries using the formula above.

Term of Assessment and Base Services Plan

Assessments will begin to accrue on July 1, 2021, and will terminate after June 30, 2025. Services to be provided by the Base Services Plan will begin on January 1, 2022. Services provided by the Base Services Plan will terminate after December 31, 2025.

The District Board will have the option of terminating all or a portion of the Base Services Plan prior to December 31, 2025 if Columbus or COTA does not make an annual contribution of $190,000 and $100,000, respectively. If the District Board determines to terminate all or a portion of the Base Services Plan prior to December 31, 2025, the annual Assessment shall be adjusted downward such that annual Assessments shall be levied in amounts sufficient to fund the base services provided under the Base Services Plan through its termination but no longer.

EXHIBIT A

The Plan will be executed within the following area:

a) Beginning at the corner of Front Street and Nationwide Blvd., and proceeding south along Front Street to the northern boundary of Franklin County tax parcel 010-024396,

b) West along the northern boundary of Franklin County tax parcel 010-024396 to Ludlow Street; then proceeding

c) South on Ludlow Street to Long Street; then proceeding

d) South along the westerly boundary of Franklin County tax parcel 010-018405 to the northerly boundary of Franklin County tax parcel 010-067474; then proceeding

e) West along the northerly boundary of Franklin County tax parcel 010-067474 to Marconi Boulevard; then proceeding

f) South along Marconi Boulevard and Civic Center Drive to the northern boundary of Franklin County tax parcel 010-272985; then proceeding

g) Northerly and easterly along the northern boundary of Franklin County tax parcel 010-272985 to Front Street; then proceeding

h) South on Front Street to State Street; then proceeding

i) East on State Street to Wall Street; then proceeding

j) South on Wall Street to the northern boundary of Franklin County tax parcel 010-018007; then proceeding

k) East along the northerly boundary of tax parcel 010-018007 to High Street; then proceeding

l) South on High Street to Town Street; then proceeding

m) West on Town Street to Front Street; then proceeding

n) North on Front Street to the southern boundary of Franklin County tax parcel 010-272985; then proceeding

o) Northerly and westerly along the southern boundary of Franklin County tax parcel 010-272985 to Civic Center Drive; then proceeding

p) South on Civic Center Drive to Town Street; then proceeding

q) East along Town Street to Ludlow Street; then proceeding

r) South on Ludlow Street to Mound Street; then proceeding

s) East on Mound Street to Front Street; then proceeding

t) South on Front Street to Fulton Street; then proceeding

u) East on Fulton Street to Third Street; then proceeding

v) North on Third Street to Engler Street; then proceeding

w) East on Engler Street to the easterly boundary of Franklin County tax parcel 010-006471; then proceeding

x) North along the easterly boundary of Franklin County tax parcel 010-006471 to Mound Street; then proceeding

y) North along the westerly boundary of Franklin County tax parcel 010-002251 to Noble Street; then proceeding

z) North along Lazelle Street to Cherry Street; then proceeding

aa) East along Cherry Street to the easterly boundary of Franklin County tax parcel 010-020210; then proceeding

bb) North along the easterly boundary of Franklin County tax parcel 010-020210 to the southern boundary of Franklin County tax parcel 010-002125; then proceeding

cc) East along the southerly boundary of Franklin County tax parcel 010-002125 to Fourth Street; then proceeding

dd) North along Fourth Street to Chapel Street; then proceeding

ee) West along Chapel Street to Lazelle Street; then proceeding

ff) North on Lazelle Street to Capital Street; then proceeding

gg) East on Capital Street to Fifth Street; then proceeding

hh) North on Fifth Street to Lynn Street; then proceeding

ii) West on Lynn Street to Young Street; then proceeding

jj) North on Young Street to Gay Street; then proceeding

kk) West on Gay Street to Fourth Street; then proceeding

ll) North on Fourth Street to the southerly boundary of Franklin County tax parcel 010-012554; then proceeding

mm) East along the southerly boundary of Franklin County tax parcel 010-012554 to the easterly boundary of Franklin County tax parcel 010-012554; then proceeding

nn) North along the easterly boundary of Franklin County tax parcel 010-012554 to Elm Street; then proceeding

oo) West along Elm Street to Young Street; then proceeding

pp) North along Young Street to the northerly boundary of Franklin County tax parcel 010-001216; then proceeding

qq) West along the northerly boundary of Franklin County tax parcel 010-001216 to Fourth Street; then proceeding

rr) North on Fourth Street to Long Street; then proceeding

ss) West on Long Street to Lazelle Street; then proceeding

tt) North on Lazelle Street to Chestnut Street; then proceeding

uu) North along the easterly boundary of Franklin County tax parcels 010-032920, 010-053339, and 010-033279 to Nationwide Boulevard; then proceeding

vv) West on Nationwide Boulevard to the easterly boundary of Franklin County tax parcel 010-255887 (but expressly excluding any frontage that such parcel may have along the elevated portion of Third Street, if any); then proceeding

ww) North along the easterly boundary of Franklin County tax parcels 010-255887 and 010-248376 to Convention Center Drive (but expressly excluding any frontage that such parcel may have along the elevated portion of Third Street or Convention Center Drive, if any); then proceeding

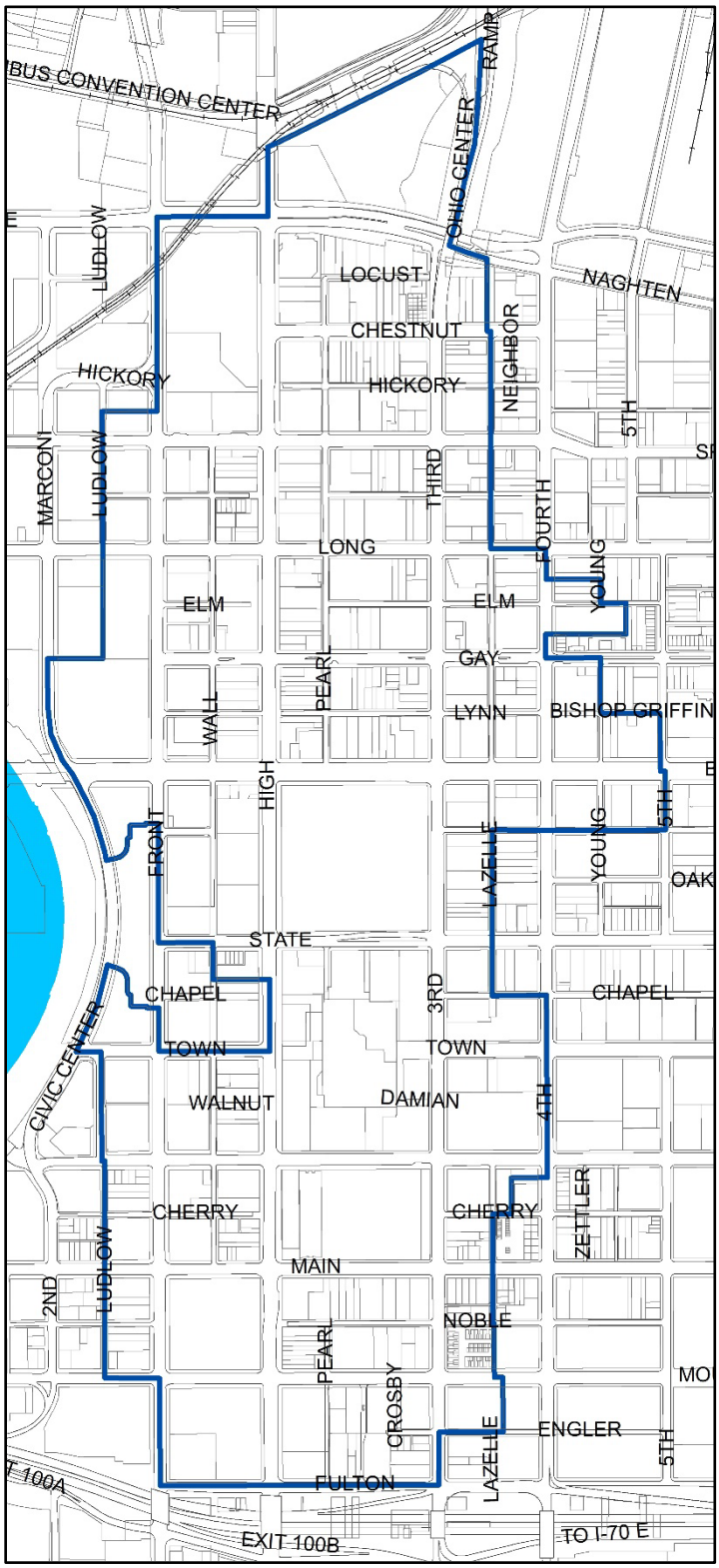
xx) Westerly and Southerly along Convention Center Drive to High Street; then proceeding

yy) South on High Street to Nationwide Blvd.; then proceeding

zz) West on Nationwide Blvd. to Front Street.

EXHIBIT B

The Base Services Plan will be executed within the area shown in the map below:



TRANSIT SERVICES PLAN
CAPITAL CROSSROADS SPECIAL IMPROVEMENT DISTRICT
OF COLUMBUS, INC.

Summary of Transit Services Plan

The Capital Crossroads Special Improvement District of Columbus, Inc. ("District") proposes this Transit Services Plan ("Transit Services Plan"), to commence January 1, 2021, and expire after December 31, 2025. This Transit Services Plan will be in addition to the District's Base Services Plan, and will only apply to the subset of properties or portions of properties within the District described on Exhibit A and shown on Exhibit B that are not residential or parking property and is not nonprofit theater auditorium space ("Transit District"). This Transit Services Plan proposes to provide employees of Transit District properties with unlimited access to Central Ohio Transit Authority ("COTA") services at a projected annual cost which will be consistent with the annual costs of such access in previous years and may be negotiated from time to time between the District and COTA during the term of this Transit Services Plan.

This Transit Services Plan will be funded by an annual special assessment on property within the Transit District (in aggregate, the "Assessment," and in any portion, the "Assessments"), grants, funds from a Parking Benefit District created by the City of Columbus, Ohio ("Columbus"), and contract service payments. The Assessment will be allocated among Transit District property owners according to the gross floor area of building improvements on the property.

Residential and parking properties, and nonprofit theater auditorium space within the District (i) will not be included in the Transit District; (ii) will not be subject to the Assessment under this Transit Services Plan; and (iii) will not be eligible to receive transit services under this Transit Services Plan except under the terms and conditions stated in this Transit Services Plan.

If a property within the District changes use during this Transit Services Plan, or if a property within the District has mixed uses, adjustments in the annual Assessment shall be calculated by using the formula described in this Transit Services Plan.

Background

In response to growing concern about conditions in the core area of downtown Columbus, Capitol South, Columbus, and the Greater Columbus Chamber of Commerce surveyed area property owners in 1999 to gauge their interest in funding a management district for the area. Owners expressed an interest in creating a special improvement district ("SID") to fund a variety of services.

A SID is a self-help tool, governed by Chapter 1710 of the Ohio Revised Code, allowing property owners within a self-defined district to organize and assess themselves the cost of providing area-wide services. If owners representing 60% of the front feet along public streets and alleys within a district agree to create a SID and provide services, then all owners within the district are required to contribute their fair share of the cost.

Since 2002, the District has executed four plans for the provision of cleaning, safety, marketing, beautification, and advocacy services. In response to growing concerns from property owners within the District regarding parking shortages in the core downtown area and the ability to retain employees, the District executed a Transit Plan for Services beginning in 2018. That plan terminates on December 31, 2020.

Plan for Transit Services

The District intends to deliver the following services, as determined from time to time by the District's Board of Trustees (the "District Board"):

COTA Services

The Transit Services Plan would provide employees working in buildings of Transit District member properties with unlimited access to COTA transit services including mainstream services and all regularly-scheduled Standard, Frequent and Rush Hour services. The District Board will establish criteria for employee eligibility under the Transit Services Plan.

This Transit Services Plan aims to open up several thousand parking spaces by shifting commuters from personal vehicles to public transportation. It is anticipated that this Transit Services Plan will facilitate the following benefits on the Transit District member properties:

- Higher commercial office occupancy rates;
- More stable workforce for employers in the hospitality industry, as well as other employers of lower-wage workers; and
- The ability of existing companies to bring more employees downtown.

Budget

The projected cost of this Transit Services Plan will be consistent with the cost of the services provided under this Transit Services Plan in previous years and may be negotiated from time to time between the District and COTA during the term of this Transit Services Plan. This Transit Services Plan will be financed through a combination of Assessments on property within the Transit District, grants, funds from a Parking Benefit District created by the Columbus, and contract service payments.

Area to Be Served

This Transit Services Plan only applies to the Transit District, which consists of a portion of the property within the District, as described in the attached Exhibit A and shown in the map in the attached Exhibit B, that is not a residential or parking property and is not nonprofit theater auditorium space.

In addition, properties that expect to be included within the territory of the District upon the next renewal of its Base Services Plan (expected to occur for services beginning January 1, 2022) may contract with the District to provide transit services at an annual price of $0.06 per square foot of gross floor area of building improvements situated on the tax parcel as determined by the Franklin

County Auditor beginning in 2021 and continuing through the termination of this Transit Services Plan.

Certain properties outside the Transit District or outside the District may contract with the District to provide transit services as described and on the terms and conditions stated under the heading "Method of Assessment."

Residential and parking properties, and portions of properties consisting of nonprofit theater auditorium space ("Exempt Properties" and each "Exempt Property") are exempt from the Transit District Assessment. For purposes of this Transit Services Plan, "nonprofit theater auditorium space" means gross floor area of building improvements shown in the records of the Franklin County Auditor as "auditorium/theater" and situated on a tax parcel that is exempt from real property taxation due to its ownership by a nonprofit entity or due to use for an exempt purpose.

Unless otherwise directed by the District Board, Exempt Properties will not be provided with the services under this Transit Services Plan unless such properties have committed to voluntary payments covering for the full costs of providing such services.

Method of Assessment

Pursuant to Ohio Revised Code Section 1710.06, each member's share of the cost of this Transit Services Plan and of the Assessment will be in proportion to the benefits which may result from this Transit Services Plan. The member's proportionate share will be based on the gross floor area of the building improvements situated on the tax parcel; provided, that for mixed-use properties the member's proportionate share shall be based on the gross floor area of non-Exempt Property within the building improvements situated on the tax parcel.

The determination of each member's proportionate share of the cost of this Transit Services Plan and of the Assessment, for each calendar year of this Transit Services Plan, shall be made as of May 1 of the preceding calendar year.

1. Transit Services Plan Formula

   Transit District properties will be assessed $0.06 per square foot of gross floor area of building improvements situated on the tax parcel as determined by the Franklin County Auditor.

2. Mixed-Use Properties

   If a property within the boundaries of the Transit District has more than one use such that a portion of the improvement(s) are not Exempt Property, but a portion of the improvement(s) are Exempt Property, the portion of the property that is not Exempt Property is subject to this Transit Services Plan. Assessments shall be based on gross floor area of the non-Exempt Property within the building improvements situated on the tax parcel. Only the employees of the assessed portion of the property may receive the services under this Transit Services Plan.

3. Property Use Changes

If a non-Exempt Property within the Transit District changes use such that it becomes Exempt Property, the District Board may do either of the following:

a. Waive Assessments for such property to reflect that the property is no longer within the Transit District; or
b. In the case of non-residential property that becomes residential use property, retain Assessments on such property and provide the transit services under the Transit Services Plan for any new residents until the expiration of the Transit Services Plan.

If an Exempt Property within the boundaries of the District changes use such that it becomes non-Exempt Property, the District may enter into a contract with the property for the provision of individual services for the duration of the Transit Services Plan.

4. Property owned by Franklin County

Property owned by Franklin County, Ohio ("Franklin County") is not currently subject to the Assessment or special assessments under the Base Services Plan, however, Franklin County wishes to participate in this Transit Services Plan. The District and Franklin County will enter into an agreement, pursuant to which Franklin County will agree to make annual service payments to the District for services under this Transit Services Plan. The amount of the annual service payments will be determined by the District Board but in any case shall cover the full cost of providing such services.

5. Employees Located Outside the District

Some property owners within the District have employees outside of the Transit District and may want to extend the transit benefits to all employees in their company. The District Board may allow a property owner paying Assessments under the Transit Services Plan for property in the Transit District to contract with the District to provide transit services to employees that are assigned to a work site outside of the Transit District or outside of the District subject to terms with COTA.

The property owner may contract for transit services for an entire building within downtown Columbus at an annual price of $0.06 per square foot of gross floor area of building improvements situated on the tax parcel as determined by the Franklin County Auditor.

The property owner may contract for transit services for only a portion of the building on a per-employee basis to cover the full cost of providing such services.

6. Residential Property

   The District Board may allow the owner of a residential property in the District to contract with the District to provide transit services to residents in that property subject to terms with COTA. The contract price shall cover the full cost of providing such services including an administration fee. That cost plus that administration fee, for illustration purposes only, is currently $56.70 per residential unit per year.

7. Property Owned by the State of Ohio

   Property owned by the State of Ohio or any of its agencies (the "State") is not currently subject to the Assessment or special assessments for the Base Services Plan, however, the State may wish to participate in this Transit Services Plan. The District and the State may enter into agreements, pursuant to which the State will agree to make annual service payments to the District for services under this Transit Services Plan. The amount of the annual service payments will be determined by the District Board as follows: (1) if the property for which the State wishes to contract for transit services pays the same fee rate for base services under the Base Services Plan, the contract price will be $0.06 per square foot of gross floor area of building improvements situated on the tax parcel as determined by the Franklin County Auditor or (2) if the property for which the State wishes to contract for transit services pays a reduced rate for base services under the Base Services Plan, the contract price will be on a per person basis and shall cover the full cost of providing such services including an administration fee, which cost without an administration fee, for illustration purposes only, is currently $40.50 per person per year.

8. Excess Third-Party Funding

   If more third-party funding is received than is needed to fund the Transit Services Plan through 2025, the District Board may waive or reduce all or a portion of the Assessment for Transit District property owners in subsequent years by using the formula described in this Transit Services Plan.

Term of Assessment and Transit Service Plan

Assessments will be levied commencing in tax year 2020 (to be collected in calendar year 2021) and continue through tax year 2024 (to be collected in calendar year 2025). Services to be provided by the Transit Services Plan will begin on January 1, 2021. Services provided by the Transit Services Plan will terminate after December 31, 2025.

The District Board shall by resolution determine the Assessments to be levied to pay the costs of the Transit Services Plan in each year in which the Transit Services Plan is in effect commencing in 2021 and continuing through 2024. The resolution shall identify the properties to be assessed, the amount of the assessments (which may be $0.00), and any other necessary or useful terms and conditions of the special assessments that the District Board may include.

The District Board will have the option of terminating all or a portion of the Transit Services Plan prior to December 31, 2025 if third-party funds from grants, a Parking Benefit District, contract service payments, and any other source, together with Assessments, are not sufficient to cover the cost of the Transit Plan for Services or if the District Board determines that the special benefits provided by the Transit Services Plan are not being realized by the owners of property within the Transit District. If the District Board determines to terminate all or a portion of the Transit Services Plan prior to December 31, 2025, the annual Assessments shall be adjusted downward such that annual Assessments shall be levied in amounts sufficient to fund the transit services provided under the Transit Services Plan through its termination but no longer.

EXHIBIT A

The Transit Services Plan will be executed within the following area:

a) Beginning at the corner of Front Street and Spring St., and proceeding west along Spring St. to Ludlow Street; then proceeding

b) South on Ludlow Street to Long Street; then proceeding

c) South along the westerly boundary of Franklin County tax parcel 010-018405 to the northerly boundary of Franklin County tax parcel 010-067474; then proceeding

d) West along the northerly boundary of Franklin County tax parcel 010-067474 to Marconi Boulevard; then proceeding

e) South along Marconi Boulevard and Civic Center Drive to the northern boundary of Franklin County tax parcel 010-272985; then proceeding

f) Northerly and easterly along the northern boundary of Franklin County tax parcel 010-272985 to Front Street; then proceeding

g) South on Front Street to State Street; then proceeding

h) East on State Street to Wall Street; then proceeding

i) South on Wall Street to the northern boundary of Franklin County tax parcel 010-018007; then proceeding

j) East along the northerly boundary of tax parcel 010-018007 to High Street; then proceeding

k) South on High Street to Town Street; then proceeding

l) West on Town Street to Front Street; then proceeding

m) North on Front Street to the southern boundary of Franklin County tax parcel 010-272985; then proceeding

n) Northerly and westerly along the southern boundary of Franklin County tax parcel 010-272985 to Civic Center Drive; then proceeding

o) South on Civic Center Drive to Town Street; then proceeding

p) East along Town Street to Ludlow Street; then proceeding

q) South on Ludlow Street to Mound Street; then proceeding

r) East on Mound Street to Front Street; then proceeding

s) South on Front Street to Fulton Street; then proceeding

t) East on Fulton Street to Third Street; then proceeding

u) North on Third Street to Engler Street; then proceeding

v) East on Engler Street to the easterly boundary of Franklin County tax parcel 010-006471; then proceeding

w) North along the easterly boundary of Franklin County tax parcel 010-006471 to Mound Street; then proceeding

x) North along the westerly boundary of Franklin County tax parcel 010-002251 to Noble Street; then proceeding

y) North along Lazelle Street to Cherry Street; then proceeding

z) East along Cherry Street to the easterly boundary of Franklin County tax parcel 010-020210; then proceeding

aa) North along the easterly boundary of Franklin County tax parcel 010-020210 to the southern boundary of Franklin County tax parcel 010-002125; then proceeding

bb) East along the southerly boundary of Franklin County tax parcel 010-002125 to Fourth Street; then proceeding

cc) North along Fourth Street to Chapel Street; then proceeding

dd) West along Chapel Street to Lazelle Street; then proceeding

ee) North on Lazelle Street to Capital Street; then proceeding

ff) East on Capital Street to Fifth Street; then proceeding

gg) North on Fifth Street to Lynn Street; then proceeding

hh) West on Lynn Street to Young Street; then proceeding

ii) North on Young Street to Gay Street; then proceeding

jj) West on Gay Street to Fourth Street; then proceeding

kk) North on Fourth Street to the southerly boundary of Franklin County tax parcel 010-012554; then proceeding

ll) East along the southerly boundary of Franklin County tax parcel 010-012554 to the easterly boundary of Franklin County tax parcel 010-012554; then proceeding

mm) North along the easterly boundary of Franklin County tax parcel 010-012554 to Elm Street; then proceeding

nn) West along Elm Street to Young Street; then proceeding

oo) North along Young Street to the northerly boundary of Franklin County tax parcel 010-001216; then proceeding

pp) West along the northerly boundary of Franklin County tax parcel 010-001216 to Fourth Street; then proceeding

qq) North on Fourth Street to Long Street; then proceeding

rr) West on Long Street to Lazelle Street; then proceeding

ss) North on Lazelle Street to Chestnut Street; then proceeding

tt) North along the easterly boundary of Franklin County tax parcels 010-032920, 010-053339, and 010-033279 to Nationwide Boulevard; then proceeding

uu) West on Nationwide Boulevard to the easterly boundary of Franklin County tax parcel 010-255887 (but expressly excluding any frontage that such parcel may have along the elevated portion of Third Street, if any); then proceeding

vv) North along the easterly boundary of Franklin County tax parcels 010-255887 and 010-248376 to Convention Center Drive (but expressly excluding any frontage that such parcel may have along the elevated portion of Third Street or Convention Center Drive, if any); then proceeding

ww) Westerly and Southerly along Convention Center Drive to High Street; then proceeding

xx) South on High Street to Nationwide Blvd.; then proceeding

yy) East on Nationwide Blvd. to the westerly boundary of Franklin County tax parcel 010-003391; then proceeding

zz) South along the westerly boundary of Franklin County tax parcel 010-003391 to the intersection of Locust St. and Pearl St.; then proceeding

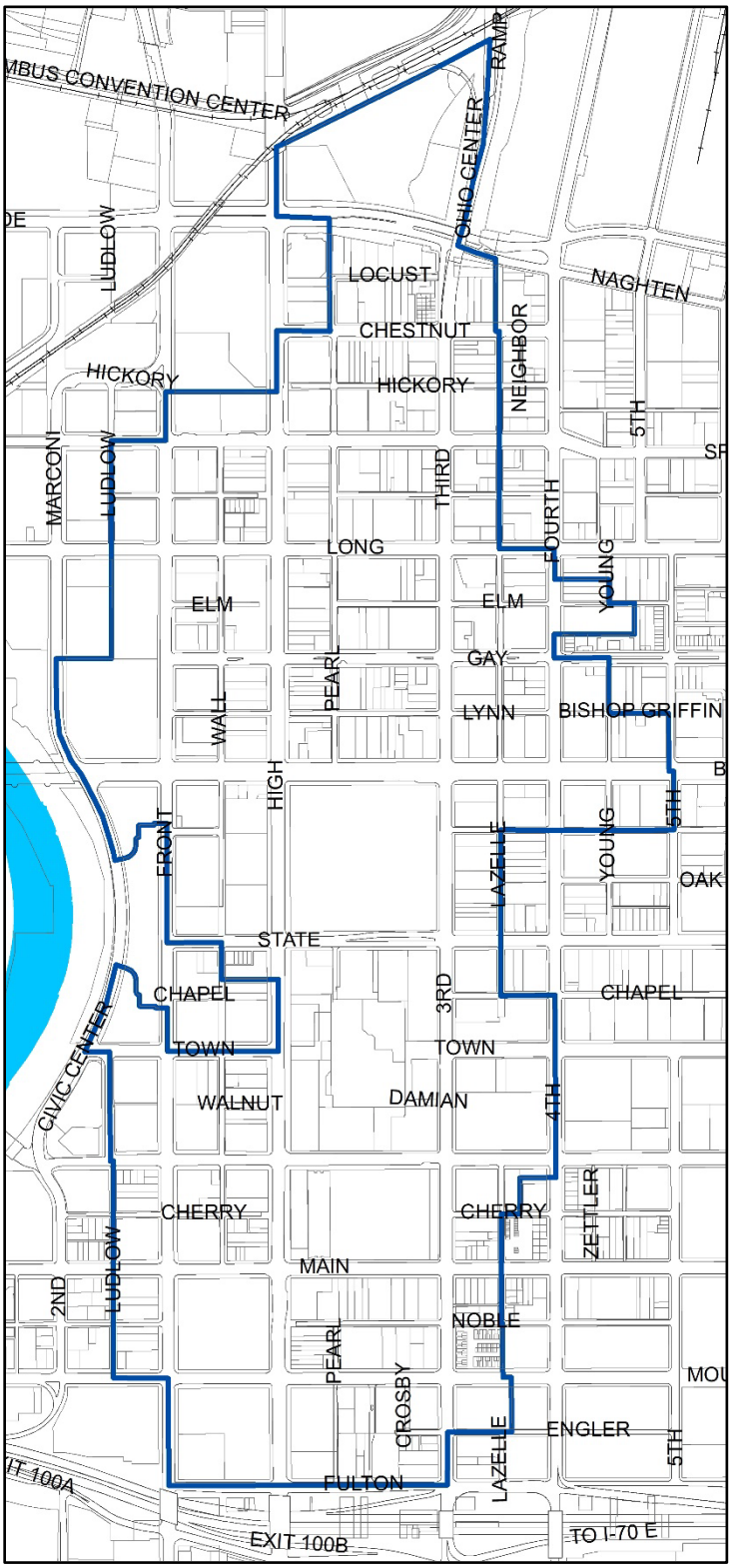
aaa) South along Pearl St. to Chestnut St.; then proceeding

bbb) West along Chestnut St. to High St.; then proceeding

ccc) South along High St. to the northern boundary of Franklin County tax parcel 010-204662; then proceeding

ddd) West along the northern boundary of Franklin County tax parcels 010-204662 and 010-204661 to Front St.; then proceeding

eee) South on Front St., to Spring St.

EXHIBIT B

The Transit Services Plan will be executed within the area shown in the map below: