

EXHIBIT "A"

THE "IMPROVEMENTS"

The following building projects are the commercial "Improvements" declared to be a public purpose by the City Council of the City of Mason per Ordinance No. 2011-61 on June 13, 2011:

Lot No.	Lot Size	Potential Use or User*	Description
3	2.64 acres	Marion's Piazza	10,000 sf family-style restaurant
4	1.59 acres	<i>Unknown</i>	3,000 sf +/- retail use
5	1.83 acres	<i>Unknown</i>	4,000 sf +/- office use
6	1.11 acres	Dermatologists of Southwest Ohio, Inc.	9,000 sf professional office
7	1.30 acres	<i>Unknown</i>	6,000 sf +/- office use

The City and Developer acknowledge that no less than fifty percent (50%) of the Improvements described herein, Phase I on 9.34 acres, shall be office use, consistent with Mason City zoning district O-1 as a requirement of the property tax exemption and public improvement funding commitments of the City.

* The City and Developer acknowledge that the "Improvements" itemized above are projected only and that the "Potential Users" listed are not closed transactions as of the date of execution of this Service Agreement.