

EXHIBIT A

PLAN FOR SERVICES REAUTHORIZED DISCOVERY SPECIAL IMPROVEMENT DISTRICT OF COLUMBUS, INC.

Summary of Plan

The Discovery Special Improvement District of Columbus, Inc. (“District”) proposes a Plan for Services (“Plan”), to commence January 1, 2016, and expire after December 31, 2020. The Plan will provide for supplemental security, capital improvements to make the District more attractive, promotions, cleaning, and member services at an annual cost of \$862,000 within boundaries described in attached below.

The Plan will be funded by an annual assessment of \$662,000 and anticipated annual contributions in the estimated amount of \$200,000 from Columbus State Community College, Columbus Metropolitan Library, Columbus Board of Education, ADAMH Board, School Employees Retirement System, Ohio Public Employees Retirement System, State Teachers Retirement System, and Franklin County Commissioners.

Background

In response to concerns about crime, perceptions about crime, and a desire to improve the appearance of the District, property owners asked Capitol South in 2004 to circulate a petition to create a special improvement district.

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 at least 60% of the front feet along public streets and alleys or at least 75% of the real property within a district agree to create a SID and provide services, then all owners within the district are required to contribute their proportionate share of the cost.

Property owners in a 35-square block area of downtown petitioned Columbus City Council in July, 2005 to create a SID and, in August, 2005, incorporated the District. Property owners elected a board of trustees in September, 2005. On October 19, 2005, trustees approved a Plan for Services to run from January 1, 2007 through December 31, 2011. Trustees voted to petition property owners to reauthorize the District on September 17, 2009, beginning January 1, 2011 with a Plan for Services approved by Columbus City Council on April 6, 2010. That Plan terminates on December 31, 2015.

Plan for Services

The District intends to deliver the following services, as determined from time to time by the District’s board of trustees:

Supplemental Security

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

- Radio-equipped and uniformed 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, the number of inebriates, and intimidating behavior;
- Outreach services to connect street people to services and off the streets;
- Coordination of security functions, including the Columbus Division of Police, private security operated by members, and District ambassadors;
- Linked communications, including web sites and radio networks;
- Crime advisories;
- Crime prevention advice, literature, and programs;
- Engagement of attorneys, court liaisons, and other professional services.

Environmental Maintenance

Services that are incidental to the District's primary mission to provide supplemental safety services, often provided in response to a call from a member; for example:

- Graffiti removal from fixtures in pedestrian rights of way;
- Graffiti removal from the pedestrian level of building facades that front public streets and alleys;
- A system to report and correct the failure of public and private entities to deliver services or maintain property, including the City of Columbus, private property owners, private trash collectors, and other service providers;
- Coordination of City of Columbus and other services;
- Removal of a safety or health hazard.

Improvements

Installation of improvements that make the District more visually appealing and interesting; for example:

- Special lighting;
- Landscaping;
- Public art;
- Gateway features.

Promotions

Services to promote the image of the District; for example:

- Dissemination of crime statistics and information about safety services;
- Sponsored media campaigns;
- Public relations and earned media;
- Data collection and information management;
- Cooperative programs with members;
- Electronic and printed marketing materials;
- Social media;
- Special events.

Member Services

Services that add value to membership in the SID, 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;
- Assistance as needed in response to requests by members.

Budget

The cost of the Plan will be \$862,000 per year. Trustees will be given discretion on how to allocate funds among the services to be provided. Trustees will produce an annual report for members of the District, describing how funds are allocated. Trustees will survey members annually to secure broad input about how to allocate funds.

Area to Be Served

Unless otherwise directed by the District's board of trustees, services for properties that are exempt from District assessments 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 outside the District may contract with the District to provide services, provided that the contract price covers no less than the full cost of providing such services.

The Plan will be executed within the area described in the attached Exhibit "B" and shown in the map in the attached Exhibit "C".

Method of Assessment

Pursuant to Ohio Revised Code Section 1710.06, the costs of the Plan shall be assessed against properties in proportion to the benefits which may result from the Plan. The determination of the special assessments for each calendar year of the Plan shall be made as of May 1 of the preceding calendar year. The tax valuation of each tax parcel shall be based on the values then shown on the records of the Franklin County Auditor. The front footage of 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.

1. Base Formula
 - a. 45% of the total annual assessment will be assessed against the benefited parcels in proportion to the tax valuation of the parcels as reflected on the records of the Franklin County Auditor.
 - b. 55% of the total annual assessment will be assessed against the benefited parcels in proportion to the front footage of each tax parcel on public streets and alleys that are more than 30 feet in width.

2. Assessment Limits

- a. No parcel shall be assessed more than \$567,500 during the five-year term of the Plan.
- b. All parcels that are owned or leased as of October 16, 2014 by the same or related business entities and operated as a single business enterprise shall be treated as a single parcel.
- c. Condominium properties shall be treated as a single parcel.

3. Boundary Changes.

- a. If the SID boundaries expand beyond the boundaries established in 2010, the total annual assessment shall increase to a number equal to \$630,000 plus assessments generated by additional parcels. Additional assessments shall be calculated using the formula above.
- b. If the SID boundaries contract from the boundaries established in 2010, the total annual assessment shall be \$630,000 less the amount generated by properties excluded in the new boundaries, using the formula above.

Term of Assessment and Service Plan

Assessments will begin to accrue on July 1, 2015, and will terminate after June 30, 2020. Services to be provided by the Plan will begin on January 1, 2016. Services provided by the Plan will terminate after December 31, 2020.

Trustees for the District will have the option of terminating the Plan for Services prior to December 31, 2020 if one or more exempt, government property owners do not make their annual, voluntary contribution.

EXHIBIT B

The Plan will be executed within the following area:

- a) Beginning at the corner of East Broad Street and North Fifth Street, and proceeding north along North Fifth Street to East Gay Street; then proceeding
- b) East along East Gay Street to Milton Street; then proceeding
- c) North along Milton Street to the eastern property line of tax parcel number 010-035206; then proceeding
- d) West along the southern property line of tax parcel number 010-035206 to North Sixth Street; then proceeding
- e) North along North Sixth Street to the eastern property line of tax parcel number 010-291350; then proceeding
- f) West along the southern property line of tax parcel number 010-291350 to Normandy Ave.; then proceeding
- g) North along Normandy Ave. to East Long Street; then proceeding
- h) East on East Long Street to the western property line of 010-052596; then proceeding
- i) North along the western property line of tax parcels 010-052596 and 010-042888 to East Lafayette Street; then proceeding
- j) East on East Lafayette Street to North Sixth Street; then proceeding
- k) South on North Sixth Street to East Long Street; then proceeding
- l) East along East Long Street to Milton Street; then proceeding
- m) North along Milton Street to the northern property line of tax parcel number 010-043324; then proceeding
- n) East along the northern boundary of tax parcel number 010-043324 to Grant Avenue; then proceeding
- o) North along Grant Avenue to Interstate 670; then proceeding
- p) East along Interstate 670 to the eastern-most point of tax parcel number 010-031721; then proceeding
- q) South along the eastern property line of tax parcel numbers 010-001711, and 010-018088 to Jefferson Avenue; then proceeding
- r) South on Jefferson Avenue to Kiefer Street; then proceeding

- s) East along the northern property lines of tax parcel numbers 010-015985, 010-022133, 010-034535, and 010-005357 to the eastern-most point of tax parcel number 010-005357; then proceeding
- t) South along the eastern property line of tax parcel number 010-005357 to East Long Street; then proceeding
- u) East on East Long Street to Willow Street; then proceeding
- v) South along Willow Street to Boone Street; then proceeding
- w) West along Boone Street to Jefferson Avenue; then proceeding
- x) South along the eastern side of Jefferson Avenue to the northern boundary of tax parcel number 010-022522; then proceeding
- y) East along the northern boundary of tax parcel number 010-022522 to Willow Street; then proceeding
- z) South on Willow Street to the eastern property line of tax parcel 010-023469; then proceeding
- aa) South along the eastern property line of tax parcels 010-023469, 010-023468, 010-027471, 010-027472, 010-047768, 010-047880, 010-001754, 010-010810, and 010-031587 to Walnut Street; then proceeding
- bb) West on East Walnut Street to the eastern boundary of tax parcel 010-034539; then proceeding
- cc) South along the eastern boundary of tax parcel 010-034539 to East Rich Street; then proceeding
- dd) East along East Rich Street to the western boundary of tax parcel 010-034539; then proceeding
- ee) North along the western boundary of tax parcel 010-034539 to East Walnut Street; then proceeding
- ff) West along East Walnut Street to South Washington Avenue; then proceeding
- gg) South along South Washington Avenue to East Rich Street; then proceeding
- hh) West along East Rich Street to the western boundary of tax parcel 010-015707; then proceeding
- ii) North along the western boundary of tax parcel 010-015707 to East Walnut Street; then proceeding
- jj) West along East Walnut Street to the eastern boundary of tax parcel 010-013261; then proceeding
- kk) South along the eastern boundary of tax parcel 010-013261 to East Rich Street; then proceeding
- ll) West along East Rich Street to tax parcel number 010-007603; then proceeding
- mm) South along the eastern boundary of tax parcel 010-007603 to East Cherry Street; then proceeding

- nn) West along East Cherry Street to the eastern boundary of tax parcel number 010-008270; then proceeding
- oo) South along the eastern boundary of tax parcel number 010-008270 to East Main Street; then proceeding
- pp) East on East Main Street to the eastern boundary of tax parcel number 010-038683; then proceeding
- qq) South along the eastern boundary of tax parcel number 010-038683 to Noble Street; then proceeding
- rr) West along Noble Street to Waldo Alley; then proceeding
- ss) South along Waldo Alley to East Mound Street; then proceeding
- tt) West on East Mound Street to the eastern boundary of tax parcel number 010-018388; then proceeding
- uu) South along the eastern boundary of tax parcel numbers 010-018388, 010-056388, 010-038647, 010-035015 to Engler Street; then proceeding
- vv) East on Engler Street to the eastern boundary of tax parcel number 010-018957; then proceeding
- ww) South along the eastern boundary of tax parcel number 010-018957 to East Fulton Street; then proceeding
- xx) West on East Fulton Street to the western boundary of tax parcel number 010-013468; then proceeding
- yy) North along the western boundary of tax parcel number 010-013468 to the northern boundary of tax parcel 010-013468; then proceeding
- zz) East along the northern boundary of tax parcel number 010-013468 to South Grant Avenue; then proceeding
- aaa) North on South Grant Avenue to East Mound Street; then proceeding
- bbb) West along East Mound Street to the western boundary of tax parcel 010-180992; then proceeding
- ccc) North along the western boundary of tax parcels 010-180992 and 010-187650 to East Main Street; then proceeding
- ddd) West along East Main Street to the western boundary of 010-013668; then proceeding
- eee) North along the western boundary of tax parcels 010-013668, 010-262392, 010-262393, 010-262394, and 010-262395 to East Cherry Street; then proceeding
- fff) West along East Cherry Street to the western boundary of tax parcel 010-123438; then proceeding

- ggg) North along the western boundary of tax parcel 010-123438 to East Rich Street; then proceeding
- hhh) East along East Rich Street to the western boundary of tax parcel 010-015952; then proceeding
- iii) North along the western boundary of tax parcel numbers 010-015952, 010-286115, 010-004179, 010-013555 to Town Street; then proceeding
- jjj) East on East Town Street to the western boundary of tax parcel number 010-012904; then proceeding
- kkk) North along the western boundary of tax parcel number 010-012904 to East Chapel Street; then proceeding
- lll) East on East Chapel Street to the western boundary of tax parcel number 010-044652; then proceeding
- mmm) North along the western boundary of tax parcel numbers 010-044652, 010-004201, and 010-039375 to Oak Street; then proceeding
- nnn) East on Oak Street to South Fifth Street; then proceeding
- ooo) North on South Fifth Street to East Broad Street.

EXHIBIT C

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

