

Sponsored by:

FINANCE

V. Stewart III  
J. Baird  
M. Jessie  
B. Davis  
P. Tollett

ORDINANCE NO. 2021- 76

AN ORDINANCE DETERMINING TO PROCEED WITH THE CONSTRUCTION, IMPROVEMENT AND OPENING OF A PUBLIC STREET AND EASEMENTS BY CONSTRUCTING AND INSTALLING ON CERTAIN PROPERTY WITHIN THE CITY STREET IMPROVEMENTS, WATER AND SEWER LINES, STORM DRAINS, LIGHTING, SIDEWALKS, TRAFFIC SIGNALIZATION, SIGNAGE AND ALL NECESSARY APPURTENANCES.

WHEREAS, the owner of 100% of the lots and lands to be assessed for the Improvement (described in Section 1) has submitted a petition to this City Council (the "Petition") for the construction of the Improvement, and further, that there be assessed against the real property described in the Petition certain costs of the Improvement; and

WHEREAS, this City Council has adopted Resolution No. 2021-12 on 5/3, 2021 (the "Resolution of Necessity"), declaring the necessity of making the Improvement described in Section 1;

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ELYRIA, STATE OF OHIO, THAT:

SECTION 1. It is determined to proceed with the construction, improvement and opening of public streets and easements by constructing and installing on or abutting the Development Property (as described in the Petition) street improvements, water and sewer lines, storm drains, lighting, sidewalks, traffic signalization, signage, and all necessary appurtenances and more fully described in the Petition (collectively, the "Improvement").

SECTION 2. The Improvement shall be completed in accordance with the provisions of the Resolution of Necessity (including the Petitions referenced therein and attached thereto) and with the plans, specifications, profiles and estimate of cost previously approved and now on file in the office of the Clerk of this City Council.

SECTION 3. The portion of the cost of the Improvement to be assessed in accordance with the Resolution of Necessity and the related Petition shall be assessed in the manner and pursuant to the payment schedule set forth, and on the lots and lands described, in that Resolution and the related Petition.

SECTION 4. All claims for damages resulting from the Improvement that have been or are legally filed shall be inquired into after completion of the Improvement, and the Law Director is authorized and directed to institute legal proceedings in a court of competent jurisdiction to inquire into those claims.

SECTION 5. The estimated special assessments previously prepared and filed in the office of the Clerk of this City Council and in accordance with the Resolution of Necessity and the related Petition are adopted.

CERTIFICATION

I HEREBY CERTIFY THAT THIS IS AN EXACT &

TRUE COPY OF 2021-76

*Michael J. Stroh III*  
5/6/2021

MICHAEL J. STROH III, CLERK OF COUNCIL  
CITY OF ELYRIA, OHIO  
DATE

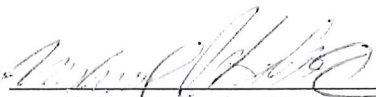
SECTION 6. The Clerk of this City Council shall deliver a certified copy of this Ordinance to the County Auditor of Lorain County, Ohio within 15 days after its passage.

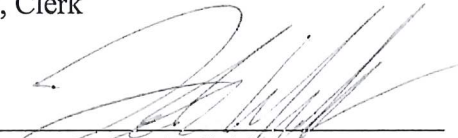
SECTION 7. All contracts for the construction of the Improvements will be let in accordance with the Petition, and the costs of the Improvements shall be financed as provided in the Resolution of Necessity.

SECTION 8. This City Council finds and determines that all formal actions of this Council concerning and relating to the adoption of this resolution were adopted in an open meeting of this Council and that all deliberations of this Council and of any of its committees that resulted in those formal actions were in meetings open to the public, in compliance with the law.

SECTION 9. This Ordinance shall be in full force and effect on the earliest date permitted by law.

PASSED: 5/3/2021   
Victor F. Stewart III, President

ATTEST:  APPROVED: 5/3/2021  
Michael J. Lotko III, Clerk

  
Frank Whitfield, Mayor  
5/4/21  
Date

Approved as to form:


 4/29/2021  
Amanda R. Deery, Law Director

NOTARIZATION  
CERTIFICATION

CERTIFICATE OF PUBLICATION

I, THE UNDERSIGNED CLERK OF COUNCIL OF THE CITY OF ELYRIA, OHIO, HEREBY CERTIFY THAT THE FULL TEXT OF THE FOREGOING ORDINANCE NO. 2021- 76 WAS POSTED IN THREE PLACES WITHIN THE CITY AS DETERMINED BY COUNCIL, AND THAT SUCH PLACES WERE AS FOLLOWS: CITY HALL, CENTRAL FIRE STATION AND THE POLICE STATION.

DATED: 5/4/2021

  
CLERK OF COUNCIL  
CITY OF ELYRIA, OHIO

Date presented to the Mayor: 5/4/2021

Sponsored by:

FINANCE

V. Stewart III

J. Baird

M. Jessie

B. Davis

P. Tollett

RESOLUTION NO. R2021-12

A RESOLUTION DECLARING IT NECESSARY TO CONSTRUCT, IMPROVE AND OPEN A PUBLIC STREET AND EASEMENT, CONSTRUCT AND INSTALL WATER AND SEWER LINES, STORM DRAINS, LIGHTING, SIDEWALKS, TRAFFIC SIGNALIZATION, SIGNAGE AND ALL NECESSARY APPURTENANCES THERETO.

WHEREAS, the owner of 100% of the lots and lands to be assessed for the Improvement (described in Section 2) has submitted a petition to this Council (the Petition is attached hereto as Exhibit A and incorporated herein by reference and is referred to herein as the "*Petition*") for the construction of the Improvement, and further, that there be assessed against the real property described in the Petition certain costs of the Improvement; and

WHEREAS, the plans, specifications, profiles and estimate of cost have been prepared for the Improvement and filed with the Clerk of this City Council; and

WHEREAS, an estimate of the amount of the assessment against each parcel has been prepared and filed with the Clerk of this City Council; and

WHEREAS, this City Council has determined to adopt this Resolution to accept the Petition and approve the plans, specifications, profiles and estimate of cost of the Improvement, as prepared by the City Engineer and TranSystems, and to further provide for such other terms and provisions relating to the Improvement as are set forth in this Resolution;

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF ELYRIA, STATE OF OHIO, THAT:

SECTION 1. This City Council hereby finds that the Petition has been signed by the owner of 100% of the lots and lands to be assessed for the Improvement.

SECTION 2. It is declared necessary to construct, improve and open public streets and easements by constructing and installing on or abutting the Development Property (as described in the Petition) street improvements, water and sewer lines, storm drains, lighting, sidewalks, traffic signalization, signage, and all necessary appurtenances, as more fully described in the Petition (collectively, the "*Improvement*").

SECTION 3. The plans, specifications, profiles and estimate of cost of the Improvement, which have been prepared by the City Engineer and TranSystems, and which are now on file in the office of the Clerk of this City Council, are approved. The Improvement shall be completed in accordance with, and the grade of the Improvement and of any street shall be the grade as shown on, the plans, specifications and profiles for the Improvement.

SECTION 4. This City Council finds and determines that (a) the Improvement is conducive to the public health, convenience and welfare of this City and the inhabitants thereof and (b) the lots and lands to be assessed, as described in Section 5 hereof and in the Petition, are specially benefited by the Improvement.

SECTION 5. This City Council hereby accepts the Petition. Subject to the provisions of and limitations set forth in the Petition, certain of the costs of the Improvement shall be assessed against the real property described in and pursuant to the Petition. The City shall pay the remainder of the cost of the Improvement, after application of the special assessments, from other funds available for that purpose including tax increment financing revenues.

SECTION 6. The cost of the Improvement shall include, but will not necessarily be limited to, the cost of preliminary and other surveys, plans, specifications, profiles and estimates and of printing, serving and publishing notices, resolutions and ordinances, the amount of any damages resulting from the Improvement and the interest thereon, the costs incurred in connection with the preparation, levy and collection of the special assessments, the cost of purchasing, appropriating, and otherwise acquiring any real estate or interest therein required for the Improvement, expenses of legal services incurred by reason of the Improvement including obtaining legal opinions, cost of labor and material and interest on securities issued in anticipation of the levy and collection of the special assessments, together with all necessary expenditures.

SECTION 7. The Finance Director is authorized and directed to prepare and file, or cause to be prepared and filed, in the office of the Clerk of this City Council the estimated special assessments of the cost of the Improvement described in this Resolution. Those estimated special assessments shall be based upon the estimate of cost of the Improvement now on file in the office of the Clerk of this City Council and shall be prepared pursuant to the provisions of this Resolution and the Petition.

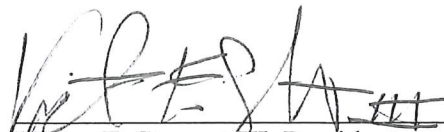
SECTION 8. The special assessments to be levied in 15 annual installments as provided in the Petition (each annual installment to be payable semi-annually at the time real estate taxes in Lorain County, Ohio are payable), together with interest on the unpaid principal amount of each special assessment as provided for by law, and in accordance with the Petition and the ordinance levying the final special assessments.

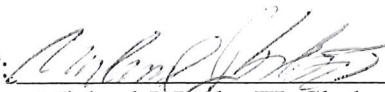
SECTION 9. The City, in reliance on the Petition, has issued securities in anticipation of the levy and collection of the special assessments to pay costs of the Improvement. The remainder of the entire cost of the Improvement, after application of the special assessments and monies provided from that borrowing, shall be paid in the manner provided by law or from other funds available for that purpose, including tax increment financing revenues.

SECTION 10. This City Council finds and determines that all formal actions of this Council concerning and relating to the adoption of this resolution were adopted in an open meeting of this Council and that all deliberations of this Council and of any of its committees that resulted in those formal actions were in meetings open to the public, in compliance with the law.

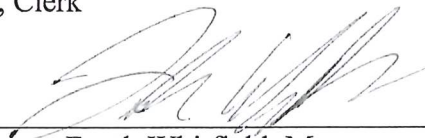
SECTION 11. That this Resolution shall take effect and be in force from and after the earliest period allowed by law.

PASSED: 5/3/2021


  
Victor F. Stewart III, President

ATTEST:   
Michael J. Lotko III, Clerk

APPROVED: 5/3/2021

  
Frank Whitfield, Mayor  
5/4/21  
Date


Approved as to form:

 4/29/2021  
Amanda R. Deery, Law Director

CERTIFICATE OF PUBLICATION

I, THE UNDERSIGNED CLERK OF COUNCIL OF THE CITY OF ELYRIA, OHIO, HEREBY CERTIFY THAT THE FULL TEXT OF THE FOREGOING RESOLUTION NO. R2021- 12 WAS POSTED IN THREE PLACES WITHIN THE CITY AS DETERMINED BY COUNCIL, AND THAT SUCH PLACES WERE AS FOLLOWS: CITY HALL, CENTRAL FIRE STATION AND THE POLICE STATION.

DATED: 5/4/2021

  
CLERK OF COUNCIL  
CITY OF ELYRIA, OHIO

Date presented to the Mayor: 5/4/2021

EXHIBIT A

PETITION

## P E T I T I O N

To the Council of the City of Elyria, Ohio:

The undersigned, being the legal owner of record of the property set forth in Attachment 1 hereto (the "Development Property"), does hereby respectfully petition the Council for the public improvements described in Attachment 2 hereto (collectively, the "Improvement") and as further described and detailed in the plans, specifications, profiles and estimates of cost (collectively, the "Plans") which are filed in the office of the Clerk of Council of the City of Elyria concurrently with the filing of this petition. We further request that 100% of the total cost of the Improvement (presently estimated at \$2,695,101), including the cost of acquiring real estate, easements and any other necessary interests in real estate, construction, construction management and inspection, interest, legal fees, note and bond issuance costs, and costs set forth in Section 727.08 of the Ohio Revised Code, be allocated and assessed to the Development Property as identified in Attachment 1 hereto, (which assessments are in proportion to the benefits that may result from the Improvement), and with those special assessments when levied to be payable in thirty semi-annual installments over fifteen years together with interest thereon as provided in Chapter 727 of the Ohio Revised Code. The undersigned acknowledges and agrees that such an assessment does not exceed the benefit to be received by the Development Property as a result of the Improvement. The undersigned further requests that the City not pass the ordinance levying those assessments earlier than June 1, 2027 (or such earlier date as provided in Section 4 of the Development Agreement dated December 2, 2019 between the undersigned and the City with respect to the acquisition by the City of the real property and easements referenced in Attachment 2 hereto).



The undersigned acknowledges, understands and agrees that the City in undertaking the Improvement will be dependent upon, the receipt of all regulatory approvals and permits, environmental or wetlands issues, and the sale and delivery of the City's bond anticipation notes for the Improvement.

In consideration of the Improvement, the undersigned agrees to pay promptly all special assessments levied against the Development Property as they become due, and agree that the determination by the Council of the special assessment against the Development Property will be final, conclusive and binding upon the undersigned and further represents, acknowledges and agrees that only the Development Property is specially benefited by, and should be specially assessed, for the Improvement.

The undersigned consents and requests that these special assessments be levied and collected without limitation as to the value of the Development Property assessed, and waive all the following relating to the Improvement and the special assessments:

(1) any and all rights, benefits and privileges specified by Sections 727.03 and 727.06 of the Ohio Revised Code or by any other provision restricting these special assessments to 33-1/3% of the actual improved value of the Development Property as enhanced by the Improvement to be made;

(2) any and all rights, benefits and privileges specified by Section 727.04 of the Ohio Revised Code or by any other provision limiting special assessments for reimprovement when a special assessment has been levied and paid previously;

(3) any and all damages or claims for damages of whatsoever kind, character or description resulting from the Improvement or the making of the Improvement, including but not limited to all rights, benefits and privileges specified by Sections 727.18 through 727.22 and Section 727.43 of the Ohio Revised Code;

(4) any and all resolutions, ordinances and notices required for the making of the Improvement, including the notice of the adoption of the resolution of necessity and the filing of estimated special assessments, the equalization of the estimated special assessments, any

increase in the cost of labor and materials over the estimated cost, and the passage of the assessing ordinance, including but not limited to notices authorized and required by Sections 727.13, 727.16, 727.17, 727.24 and 727.26 of the Ohio Revised Code; and

(5) any and all irregularities and defects in the proceedings.

The undersigned further consents and requests that all legislation required to be enacted pursuant to Chapter 727 of the Ohio Revised Code to permit the improvement to commence immediately be enacted at one Council meeting, including the resolution of necessity specified in Section 727.12 of the Ohio Revised Code and the ordinance to proceed specified in Section 727.23 of the Ohio Revised Code.

The undersigned further agrees that it will not contest, in a judicial or administrative proceeding, the special assessments levied against the Development Property for the Improvement, and that it will include in any deed conveying the Development Property or any portion thereof a covenant running therewith to be bound by the provisions of this petition, to timely pay the installments of the special assessments as they come due, and to acknowledge that the aggregate of those unpaid installments are a valid lien thereon.

WHEREFORE, the undersigned has executed this petition as of June 5<sup>th</sup>, 2020.

DBR Commercial Realty, LLC, an Ohio  
limited liability company

By 

Member

ATTACHMENT 1

DEVELOPMENT PROPERTY

The Development Property consists of the real property currently identified in the Lorain County Auditor's records as Parcel Number 0625001000063 and Parcel Number 0625007000255, excepting only the portions of those parcels to be dedicated to the City as further detailed in the legal descriptions attached hereto.

**Chestnut Commons Connector Drive Dedication**  
**Across Parcel 06-25-001-000-063**  
**3.0386 Acres**  
**Page 1 of 2**

**Situated** in the City of Elyria, County of Lorain, State of Ohio and being a part of Original Elyria Township Lot No. 1, East of Black River. Also being part of "Parcel No. 4" conveyed to DBR Commercial Realty, LLC as recorded in Instrument No. 20180698200 of the Lorain County Records, being more definitely described as follows;

**Commencing** at a 1" iron pin found in a monument box at the intersection of the centerline of State Route 57 (width varies) and the centerline of East Broad Street (width varies);

Thence, along the centerline of East Broad Street, South 73° 20' 17" East, 2001.55 feet to a 1" iron pin found in a monument box in the easterly line of Original Elyria Township Lot No. 7, East of Black River;

Thence, along the easterly line of Original Elyria Township Lot No. 7 and Lot No. 1, East of Black River, South 00° 23' 42" West, 3295.34 feet to the southeasterly corner of said "Parcel No. 4" conveyed to DBR Commercial Realty, LLC;

Thence, leaving the easterly line of Original Elyria Township Lot No. 1, East of Black River, along the southerly line of said "Parcel No. 4" conveyed to DBR Commercial Realty, LLC, South 89° 59' 57" West, 284.76 feet to an iron pin set at the **True Point of Beginning** for the parcel herein described;

Thence, continuing along the southerly line of said "Parcel No. 4" conveyed to DBR Commercial Realty, LLC, South 89° 59' 57" West, 60.00 feet to an iron pin set;

Thence, leaving the southerly line of said "Parcel No. 4" conveyed to DBR Commercial Realty, LLC, North 00° 23' 56" East, 828.62 feet to an iron pin set;

Thence, along the arc of a curve which deflects to the left, 388.81 feet to an iron pin set, said curve having a radius of 2969.75 feet, a central angle of 07° 30' 05", and a chord of 388.54 feet which bears North 03° 21' 06" West;

Thence, along the arc of a curve which deflects to the right, 396.67 feet to an iron pin set, said curve having a radius of 3029.75 feet, a central angle of 07° 30' 05", and a chord of 396.39 feet which bears North 03° 21' 06" West;

Thence, North 00° 23' 56" East, 427.78 feet to an iron pin set;

Thence, South 89° 36' 04" East, 3.00 feet to an iron pin set;

Thence, North 00° 23' 56" East, 173.00 feet to the southerly line of "Parcel No. 2" conveyed to DBR Commercial Realty, LLC as recorded in Instrument No. 20180698200 of the Lorain County Records;

Thence, along the southerly line of said "Parcel No. 2" conveyed to DBR Commercial Realty, LLC, South 89° 35' 44" East, 57.00 feet to an iron pin set;

Thence, leaving the southerly line of said "Parcel No. 2" conveyed to DBR Commercial Realty, LLC, South 00° 23' 56" West, 600.78 feet to an iron pin set;

Legal description reviewed by RS  
on 5/7/21 per ORC, Section 5713.09

**Chestnut Commons Connector Drive Dedication  
Across Parcel 06-25-001-000-063  
3.0386 Acres  
Page 2 of 2**

Thence, along the arc of a curve which deflects to the left, 388.81 feet to an iron pin set, said curve having a radius of 2969.75 feet, a central angle of 07° 30' 05", and a chord of 388.54 feet which bears South 03° 21' 06" East;

Thence, along the arc of a curve which deflects to the right, 396.67 feet to an iron pin set, said curve having a radius of 3029.75 feet, a central angle of 07° 30' 05", and a chord of 396.39 feet which bears South 03° 21' 06" East;

Thence, South 00° 23' 56" West, 828.20 feet to the point of beginning.

Containing within said bounds 3.0386 acres (132,362 square feet) of land as surveyed by KS Associates, Inc. under the supervision of Trevor A. Bixler, Professional Surveyor, No. 7730 in December, 2019.

Bearings are based on Ohio State Plane, North Zone NAD 83 (2011) Grid North.

All iron pins set are 5/8" x 30" capped rebar inscribed "KS ASSOCS INC PROP MARKER".

*T. A. Bixler* 3-19-20

Trevor A. Bixler, P.S.  
Professional Surveyor, Ohio No. 7730

**KS ASSOCIATES**  
Civil Engineers + Surveyors  
260 Burns Road, Suite 100  
Elyria, OH 44035  
440 365 4730



R:\19000\19168 CC Connector\Legal Description\06-25-001-000-063 Dedication.doc

Legal description reviewed by *TB*  
on 5/7/21 per ORC, Section 5713.09

**Chestnut Commons Connector Drive Dedication**  
**Across Parcel 06-25-007-000-255**  
**1.7289 Acres**  
**Page 1 of 2**

**Situated** in the City of Elyria, County of Lorain, State of Ohio and being a part of Original Elyria Township Lot No. 7, East of Black River. Also being part of "Parcel No. 2" conveyed to DBR Commercial Realty, LLC as recorded in Instrument No. 20180698200 of the Lorain County Records, being more definitely described as follows;

**Commencing** at a 1" iron pin found in a monument box at the intersection of the centerline of State Route 57 (width varies) and the centerline of East Broad Street (width varies);

Thence, along the centerline of East Broad Street, South 73° 20' 17" East, 1240.44 feet to a point in the northerly prolongation of the westerly line of "Parcel No. 3" conveyed to DBR Commercial Realty, LLC as recorded in Instrument No. 20180698200 of the Lorain County Records;

Thence, along the northerly prolongation of said westerly line conveyed to DBR Commercial Realty, LLC, South 00° 24' 16" West, 48.96 feet to the southerly right of way of East Broad Street;

Thence, along the southerly right of way of East Broad Street, South 73° 20' 17" East, 146.27 feet to an iron pin set at the northeasterly corner of said "Parcel No. 3" conveyed to DBR Commercial Realty, LLC and the **True Point of Beginning** for the parcel herein described;

Thence, continuing along the southerly right of way of East Broad Street, South 73° 20' 17" East, 62.41 feet to an iron pin set at the northwesterly corner of "Parcel No. 1" conveyed to DBR Commercial Realty, LLC as recorded in Instrument No. 20180698200 of the Lorain County Records;

Thence, leaving the southerly right of way of East Broad Street, along the westerly line of said "Parcel No. 1" conveyed to DBR Commercial Realty, LLC, South 00° 40' 56" West, 91.75 feet to an iron pin set;

Thence, continuing along the westerly line of said "Parcel No. 1" conveyed to DBR Commercial Realty, LLC and its southerly prolongation, along the arc of a curve which deflects to the left, 153.05 feet to an iron pin set, said curve having a radius of 220.00 feet, a central angle of 39° 51' 34", and a chord of 149.98 feet which bears South 19° 14' 51" East;

Thence, South 39° 10' 38" East, 126.05 feet to an iron pin set;

Thence, along the arc of a curve which deflects to the right, 193.41 feet to an iron pin set, said curve having a radius of 280.00 feet, a central angle of 39° 34' 34", and a chord of 189.58 feet which bears South 19° 23' 21" East;

Thence, South 00° 23' 56" West, 682.30 feet to an iron pin set in the northerly line of "Parcel No. 4" conveyed to DBR Commercial Realty, LLC as recorded in Instrument No. 20180698200 of the Lorain County Records;

Thence, along the northerly line of said "Parcel No. 4" conveyed to DBR Commercial Realty, LLC, North 89° 35' 44" West, 57.00 feet;

Thence, leaving the northerly line of said "Parcel No. 4" conveyed to DBR Commercial Realty, LLC, North 00° 23' 56" East, 2.00 feet to an iron pin set;

Thence, North 89° 36' 04" West, 3.00 feet to an iron pin set;

Legal description reviewed by TS  
on 5/7/21 per ORC, Section 5713.09

**Chestnut Commons Connector Drive Dedication**  
**Across Parcel 06-25-007-000-255**  
**1.7289 Acres**  
**Page 2 of 2**

Thence, North 00° 23' 56" East, 680.30 feet to an iron pin set;

Thence, along the arc of a curve which deflects to the left, 151.96 feet to an iron pin set, said curve having a radius of 220.00 feet, a central angle of 39° 34' 34", and a chord of 148.96 feet which bears North 19° 23' 21" West;

Thence, North 39° 10' 38" West, 126.05 feet to an iron pin set in the southerly prolongation of the easterly line of said "Parcel No. 3" conveyed to DBR Commercial Realty, LLC;

Thence, along the easterly line of said "Parcel No. 3" conveyed to DBR Commercial Realty, LLC and its southerly prolongation, along the arc of a curve which deflects to the right, 194.79 feet, said curve having a radius of 280.00 feet, a central angle of 39° 51' 34", and a chord of 190.89 feet which bears North 19° 14' 51" West;

Thence, North 00° 40' 56" East, 108.94 feet to the point of beginning.

Containing within said bounds 1.7289 acres (75,312 square feet) of land as surveyed by KS Associates, Inc. under the supervision of Trevor A. Bixler, Professional Surveyor, No. 7730 in December, 2019.

Bearings are based on Ohio State Plane, North Zone NAD 83 (2011) Grid North.

All iron pins set are 5/8" x 30" capped rebar inscribed "KS ASSOCS INC PROP MARKER".

*T. A. Bixler* 3-19-20

Trevor A. Bixler, P.S.  
Professional Surveyor, Ohio No. 7730

**KS ASSOCIATES**  
Civil Engineers + Surveyors  
260 Burns Road, Suite 100  
Elyria, OH 44035  
440 365 4730



R:\19000\19168 CC Connector\Legal Description\06-25-007-000-255 Dedication.doc

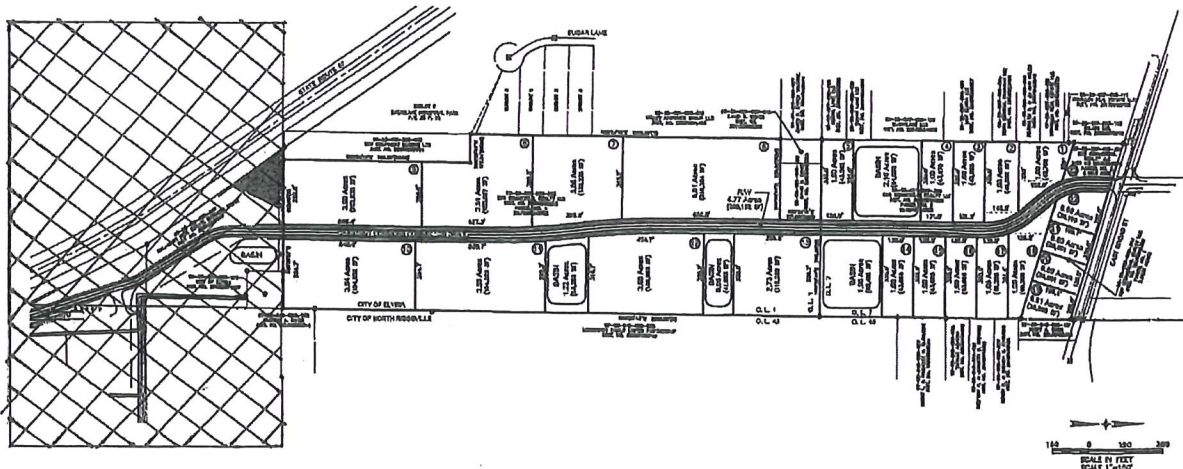
Legal description reviewed by *[Signature]*  
on 5/7/21 per ORC, Section 5713.09

## ATTACHMENT 2

### PUBLIC IMPROVEMENTS

The Public Improvements consist of those improvements detailed in the Plans (but excluding improvements in the area shown by diagonal crosshatching below), including the following:

- The construction and reconstruction of streets, together with all water and sewer lines, utilities (including the provision of gas, electric and communication services), including the provision on private property as necessary for economic development);
- Sidewalks, lighting and all other related improvements, including any intersection improvements and traffic signalization and signage;
- Continued maintenance of those streets and water and sewer lines;
- Installation, improvement or relocation of utilities in streets, public areas and public easement areas;
- Traffic signalization and other signage;
- Storm water drainage improvements (including on the Development Property); and
- Other public improvements



\* Sublots are shown for illustration and are not official or approved.