

EXHIBIT A

DESCRIPTION OF FACILITIES TO BE FINANCED BY THE EIFD

The EIFD shall be authorized to finance all or a portion of the costs of the purchase, construction, expansion, improvement, seismic retrofit, rehabilitation, repair, replacement or maintenance of the public capital facilities or other projects of communitywide significance that are authorized by the EIFD Law and advance the goals of the EIFD (the "Facilities"), including, but not limited to, the actual costs of those Facilities, and those costs described below.

Facilities may be physically located within or outside the boundaries of the EIFD; any Facilities that are located outside the boundaries of the EIFD must have a tangible connection to the work of the EIFD.

The Facilities include, but are not limited to, the following:

- Projects outlined in the Mendocino Avenue and Santa Rosa Avenue Corridor Plans, as they may be amended from time to time
- Projects identified in the Downtown Pedestrian Access Improvement Plan, as it may be amended from time to time, including Courthouse Square upgrades, reconstruction of both sides of the Fourth Street streetscape, lighting, sidewalk reconstruction, public parklets, planting, additional wayfinding, ADA improvements, bike racks, intersection special paving, downtown entry monuments, etc.
- Alleyway and vest pocket area reconstruction such as the reconstruction of Jeju Way and Comstock Mall with lighting, security features, plantings/plant structures, wayfinding and placemaking, and family friendly features
- B Street corridor / Mall / Seventh Street linkage
- Transit Mall upgrades and other regional transit needs

OTHER EXPENSES

The EIFD may also finance any of the following:

1. Costs described in Government Code Sections 53398.53, 53398.56, 53398.57 and 53398.58, including, but not limited to, the reimbursement for any costs advanced to file and prosecute an action or proceeding pursuant Government Code Sections 53398.57 and 53398.58.
2. Costs incurred in connection with the division of taxes pursuant to Government Code Section 53398.75.
3. The ongoing or capitalized costs to maintain the Facilities financed in whole or in part by the EIFD.

4. Expenses related to bonds and other debt of the EIFD, including underwriters discount, reserve fund, capitalized interest, letter of credit fees and expenses, bond and disclosure counsel fees and expenses, bond remarketing costs, and all other incidental expenses.
5. Administrative fees of the City, the County, the EIFD and the bond trustee or fiscal agent related to the bonds and other debt of the EIFD.
6. Reimbursement of costs related to the formation of the EIFD advanced by the City, the County, the landowner(s) in the EIFD, or any party related to any of the foregoing, as well as reimbursement of any costs advanced by the City, the landowner(s) in the EIFD or any party related to any of the foregoing, for Facilities, fees or other purposes or costs of the EIFD.
7. Costs otherwise incurred in order to carry out the authorized purposes of the EIFD; and any other expenses incidental (including administrative and legal costs) to the EIFD and to the construction, expansion, improvement, seismic retrofit, rehabilitation, completion, inspection, or acquisition of the Facilities.