

INFRASTRUCTURE DEVELOPMENT ASSISTANCE AGREEMENT

EXHIBIT B-1

ELIGIBLE COSTS OF IN-PLACE PUBLIC INFRASTRUCTURE IMPROVEMENTS

All Costs associated with the provision of the "Public Realm" elements, as more particularly described in the CWD and the Chapter 91 Public Realm License, and all street and sidewalk areas within the Economic Development District not included in the Vertex Buildings Public Infrastructure Improvements or the Additional Public Infrastructure Improvements, including without limitation, the following:

- o 82% of the approximately 1.75 acre public open space known as the Public Green
- o Portions of the vehicle circulation roadways identified as Marina Park Drive from Northern Avenue to Bond Drive, Fan Pier Boulevard from Northern Avenue to Bond Drive, and Bond Drive from Marina Park Drive to Fan Pier Boulevard;
- o The sidewalks which abut Parcel F/One Marina Park Drive where the circulation roadways have been completed as identified in the Economic Development Project;
- o Water, sewer, gas, storm drain, electric and telecommunications utilities beneath Marina Park Drive;
- o The "southerly" section of the permanent Harborwalk;
- o A 420' section of the Floating Wave Attenuator containing 9,600 square feet; and
- o The "westerly" Floating Dock.

The parties to this Agreement agree that the aggregate amount of Costs of the In-Place Public Infrastructure Improvements described in this Exhibit B-1 is \$35,488,007 (lesser of incurred Costs and appraised value of In-Place Public Infrastructure Improvements).

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EXHIBIT B-2

ELIGIBLE COSTS OF VERTEX BUILDINGS PUBLIC INFRASTRUCTURE IMPROVEMENTS

- All Costs associated with the following Vertex Buildings Public Infrastructure Improvements:
 - o Bond Drive from Courthouse Way to Fan Pier Boulevard
 - o 2/3 of width of Fan Pier Boulevard from Bond Drive to Liberty Drive and 1/3 of the width of Fan Pier Boulevard from Northern Avenue to Bond Drive
 - o 2/3 of the width of Liberty Drive from Courthouse Way to Fan Pier Boulevard
 - o Construct water, sewer and drainage utilities in Courthouse Way; re-construct traveled way and construct sidewalks on the easterly side of Courthouse Way
 - o Construct water, sewer and drainage utilities in Northern Avenue from Fan Pier Boulevard to Courthouse Way, restore; traveled way and construct sidewalks on northerly side of Northern Avenue
 - o Re-contouring (Dredging) of Fan Pier Cove
 - o Water Transportation Terminal

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EXHIBIT B-3

ELIGIBLE COSTS OF ADDITIONAL BOND PUBLIC INFRASTRUCTURE IMPROVEMENTS

All Costs associated with the provision of the "Public Realm" elements, as more particularly described in the CWD and the Chapter 91 License, and all street and sidewalk areas within the Economic Development District not included in the In-Place Public Infrastructure Improvements or the Vertex Buildings Public Infrastructure Improvements, including, without limitation, the following.

- o Fan Pier Park and Pavilion
- o 1/3 of the width of Fan Pier Boulevard from Bond Drive to Liberty Drive
- o Liberty Drive from Fan Pier Boulevard to Marina Park Drive
- o 1/3 of the width of Liberty Drive from Courthouse Way to Fan Pier Boulevard
- o Fan Pier Boulevard from Liberty Drive to Water Side Avenue
- o Marina Park Drive from Bond Drive to Water Side Avenue (including water, sewer and drainage utilities)
- o Water Side Avenue (including water and drainage utilities)
- o Harbor Shore Drive (including relocation of water, sewer and drainage serving Parcel J/ICA)
- o Completion of Wave Attenuator
- o Harborwalk/Seawall Repair to Support Harborwalk