

The Project shall include at least Five Million Dollars (\$5,000,000.00) in value and improvements to the Transfer Station consisting of at least the following:

- i. Remodel 2-story office building to be consistent with renderings approved by the Planning Commission;
- ii. Demolition of certain facilities to accommodate additional space;
- iii. Landscaping and fencing improvements to beautify area;
- iv. Additional paving as needed;
- v. Install new truck scale on site as approved by the Planning Commission;
- vi. Ventilation/Air Filtration System installed to prevent odor issues;
- vii. Electrical upgrades and power to scales;
- viii. Install new overlay panels on existing Transfer Station building and appropriate doors consistent with renderings approved by the Planning Commission;
- ix. A wall or other agreed upon visual barrier on the maintenance facility lot (AIN 7336-005-052) to improve appearance from Main Street; and
- x. All as further illustrated and described in those Transfer Station renderings approved by the Planning Commission.

The Project Plans attached hereto may be modified and/or amended as required by the Building Department, and such final, approved Plans shall be attached to and made a part of this Agreement upon final approval of the Project Plans by the Building Department.