

EXHIBIT A
Phase I Commonwealth of Kentucky
Solicitation Form



Commonwealth of Kentucky SOLICITATION

TITLE: RFP 080417 NOTICE - Built to Suit RFP-Capital Plaza Area

DATE ISSUED 05/16/2017	SOLICITATION CLOSING Date: 05/31/2017 Time: 10:30:00	SOLICITATION NO. RFP 785 1700000299
RECORD DATE 05/16/2017		

ISSUED BY	Finance Div of Real Property Nancy Brownlee	ADDRESS TO	RP Division of Real Properties Bush Building, Third Floor, 403 Wapping Street FRANKFORT KY 40601 US

V E N D O R

ORDER ADDRESS	Name:	PAYMENT ADDRESS	Name:
	Address:		Address:
	City, State Zip Code:		City, State Zip Code:
	Phone #:		Phone #:
	Fax #:		Fax #:
	Email Address:		Email Address:
	Contact Name:		Contact Name:
Contact Email:	Contact Email:		
Vendor Customer (VC) #:	Vendor Customer (VC) #:		

FOR INFORMATION CALL: Nancy Brownlee 502-564-2205

ONLINE BIDDING PROHIBITED yes

OWNERSHIP TYPE: Sole Proprietorship Partnership Corporation

**SIGNATURE OF AUTHORIZED AGENT IS REQUIRED UNLESS RESPONSE IS SUBMITTED ELECTRONICALLY
FAILURE TO SIGN SHALL RENDER THE BID INVALID.**

Signature X _____ FEIN# _____ DATE _____

All offers subject to all terms and conditions contained in this solicitation.

Line Items

Commodity Group Default

Line	CL Description	Due Date	Quantity	Unit Issue	Unit Cost	Line Total Or Contract Amt
------	----------------	----------	----------	------------	-----------	----------------------------

1	RFP 080417-NOTICE BUILT TO SUIT RFP CAPITAL PLAZA AREA		0.00			
---	---	--	------	--	--	--

Comm Code	Comm Description	Manufacturer	Model #	Manuf Part #
-----------	------------------	--------------	---------	--------------

97100	REAL PROPERTY RENTAL OR LEASE			
-------	----------------------------------	--	--	--

Extended Description

THROUGH A BUILT-TO-SUIT AGREEMENT FOR A STATE OFFICE BUILDING WITH THE SUCCESSFUL OFFEROR TO FINANCE, DESIGN, DEVELOP, CONSTRUCT, MAINTAIN AND LEASE TO THE COMMONWEALTH AN OFFICE BUILDING AND PARKING GARAGE, ACCOMMODATING 1,500 EMPLOYEES (MINIMUM OF 385,500 GROSS SQUARE FEET) AND RELATED INFRASTRUCTURE

as well as

A BUILT-TO-SUIT AGREEMENT FOR DEMOLITION OF THE CAPITAL PLAZA TOWER, THE FARNHAM DUDGEON CONVENTION CENTER, TWO PLAZA AREA GARAGES, THE PLAZA AND PLAZA INFRASTRUCTURE, THE FOUNTAIN PLACE SHOPS, THE WILKINSON BOULEVARD OFFICES, COOLING TOWERS ON WILKINSON BOULEVARD, AND IMPROVEMENTS (INCLUDING GREENSPACE) TO THE DEMOLITION PROPERTY, TO THE EASTERN CONNECTION TO PEDESTRIAN BRIDGE TRAVERSING WILKINSON BOULEVARD, TO THE CAPITAL PLAZA HOTEL FAÇADE, TO THE YMCA PARKING GARAGE, AND TO THE ELEVATED PLAZA AREAS THAT OVERPASS MERO AND CLINTON STREETS - FRANKFORT KY

B I L L T O	421083		S H I P T O
	FAC FSS REAL PROPERTIES		
	403 WAPPING STREET		
	BUSH BLDG 3RD FLOOR		
	FRANKFORT	KY 40601-2607	
	US		

EXHIBIT B

Draft Deed of Conveyance from
Commonwealth (Grantor) to
Offeror (Grantee)

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE, made and entered into this ____ day of _____, by and between the **COMMONWEALTH OF KENTUCKY**, acting by and through William M. Landrum, III, Secretary of the Finance and Administration Cabinet, the "COMMONWEALTH" or "GRANTOR" and the Successful Offeror, address, "GRANTEE."

WITNESSETH:

WHEREAS, the Grantee is the successful bidder in response to a built-to-suit request for proposals, RFP#080417, as amended, issued by the Grantor pursuant to K.R.S. 56.8161, et. seq.;

WHEREAS, as part of a built-to-suit project, K.R.S. 56.820 requires the Commonwealth of Kentucky to convey the property being utilized for a built-to-suit project to the successful bidder with such property to be leased back to the Commonwealth;

WHEREAS, the afore-mentioned built-to-suit project and conveyance of the propert to the Grantee under the terms and conditions set forth herein is in the public interest and the best interest of the Commonwealth;

WHEREAS, through Official Order #____, the Secretary of the Finance and Administration Cabinet has approved the transfer of the land at and near 500 Mero Street, Frankfort, Franklin County, Kentucky, described herein, to the Grantee; and,

NOW, THEREFORE, for and in consideration of the foregoing and other good and valuable consideration (but no monetary consideration), the receipt of which is hereby acknowledged by the parties, the Grantor hereby does grant, transfer, and convey unto the Grantee, its successors and assigns, the following ____ acres of property located in Franklin County, Kentucky, and more particularly described as follows:

Property description.....

TO HAVE AND TO HOLD said property right unto the Grantee, its successors and assigns, in fee simple, with all rights and privileges thereunto belonging, with covenants of General Warranty.

The Grantor and the Grantee hereto further mutually covenant and agree that upon expiration or termination certain lease agreement being executed by the Grantor and the Grantee hereto simultaneously with this Deed of Conveyance, the Grantee herein shall reconvey the property described herein to the Commonwealth of Kentucky by Deed of Conveyance with Covenant of General Warranty with the Grantee herein to receive as consideration such amount calculated under such lease agreement.

CONSIDERATION CERTIFICATE

The Grantor and the Grantee hereby certify that the consideration stated herein is the full and actual consideration being paid for the property transferred herein. The Grantee joins this deed for the purpose of certifying the consideration paid. The estimated fair market value of the property conveyed herein, according to the records maintained by the Franklin County Property Valuation Administrator, is \$ _____.

IN TESTIMONY WHEREOF, William M. Landrum, III, Secretary of the Finance and Administration Cabinet, acting for and on behalf of the Commonwealth of Kentucky, pursuant to the authority granted by KRS Chapters 45A and 56, Grantor, and _____, Grantee, have executed this Deed of Conveyance, including the foregoing Consideration Certificate of Grantor and Grantee, as of this ____ day of _____, 2017.

GRANTOR:
COMMONWEALTH OF KENTUCKY
Finance and Administration Cabinet,
Pursuant to KRS 45A.045

By: _____
William M. Landrum, III, Secretary
Finance and Administration Cabinet

GRANTEE:

CERTIFICATE OF ACKNOWLEDGEMENT

COMMONWEALTH OF KENTUCKY)
)
COUNTY OF FRANKLIN)

I, the undersigned, certifying that the foregoing Deed of Conveyance, including the Consideration Certificate of Grantor, was produced before me in my said County and State and duly acknowledged and sworn to by William M. Landrum, III, Secretary, Finance and Administration Cabinet, on behalf of the Commonwealth of Kentucky, Grantor, on this the ____ day of _____, 2017.

My Commission Expires:

NOTARY PUBLIC

EXHIBIT C
Commonwealth Source Deed

Capital Plaza

Deed Book 231
Page 361

DEED OF CONVEYANCE
AND
DEED OF CORRECTION

THIS DEED, made and entered into at Frankfort, Kentucky this the 17th day of November, 1970, by and between the URBAN RENEWAL AND COMMUNITY DEVELOPMENT AGENCY OF FRANKFORT, KENTUCKY, (formerly the Slum Clearance and Redevelopment Agency of Frankfort, Kentucky), Grantor, and THE COMMONWEALTH OF KENTUCKY, Grantee, for the purpose of conveying tracts numbers one, two and three, and for the purpose of correcting the description of tract number four heretofore conveyed by Grantor to Grantee by deed dated August 22, 1968, and recorded in Deed Book 217 page 176.

Handwritten initials

WITNESSETH: For and in consideration of the sum of Eight Hundred Five Thousand, Two Hundred Twenty Dollars, Fifty-Four Cents (\$805,220.54), all heretofore paid, or paid herewith, and the receipt of which is hereby acknowledged by Grantor; Grantor does hereby grant, sell, alien and convey to the Grantee, its successors and assigns the parcels of land hereinafter designated as tracts numbers one, two and three, and for and in consideration of the receipt by Grantor from Grantee at the sum of Two Hundred Six Thousand, One Hundred Eighty-Six Dollars, Ninety Cents (\$206,186.90), heretofore paid or paid herewith and of a deed from Grantee to Grantor of even date hereto reconveying to Grantor that certain parcel of land described in a deed from Grantor to Grantee dated August 22, 1968, and recorded in Deed Book 217, page 176, in which an error in description was contained, and in order to correct said error and to accomplish Grantees' wish and request that a single deed show the conveyance to Grantee of

LAW OFFICE
DANIELSON, DANIELSON
& SMITH
WELLS BUILDING
FRANKFORT, KY.

362

all of the sites in Frankfort, Franklin County, Kentucky, heretofore contracted for by Grantee, The Commonwealth of Kentucky, for the construction and development of a public project to be known as the "Capital Plaza Complex". Grantor does hereby grant, sell, alien and convey unto Grantee, its successors and assigns, the parcels of land hereinafter designated.

All of said tracts of land are more particularly described as follows:

TRACT NO. ONE (Survey Tract 3)

Beginning at the intersection of the northern right-of-way line of Mero Street with the eastern right-of-way line of Wilkinson Street; thence, N.29° 54' 00" E 6.151 feet to a point; thence, with a 25-foot radius curve to the right, 41.173 feet to a point in the Wilkinson Street right-of-way, said point also being N 20° 29' 53" W 36.806 feet from the previous point; thence, continuing with Wilkinson Street, N 27° 03' 00" E 330.20 feet to a point; thence, with a thirty-foot radius curve to the right, 28.80 feet to a point, said point also being N 53° 38' 54" E 27.951 feet from the previous point, thence, N 29° 54' 00" E 8.24 feet to a point in the southern right-of-way of Hill Street; thence, with Hill Street, S 80° 06' 00" E 865.12 feet to a point; thence, N 29° 54' 00" E 2.92 feet to a point; thence, with a 25-foot radius curve to the right, 23.788 feet to a point in the western right-of-way of St. Clair Street, said point also being S 32° 49' 54" E 22.808 feet from the previous point; thence, with St. Clair Street, S 29° 41' 00" W 383.863 feet to a point in the northern right-of-way of Mero Street; thence, with Mero Street, N 60° 06' 00" W 853.397 feet to the point of beginning and containing 7.975 acres.

a. Being a part of the property acquired by Grantor from the Board of Education of Frankfort, Kentucky, by deed dated the 7th day of December, 1966, and recorded in Deed Book 204, page 494, and

b. Being a part of the property acquired by Grantor from the Frankfort Electric and Water Plant Board and the City of Frankfort, Kentucky by deed dated the 31st day of December, 1959, and recorded in Deed Book 161, page 547, and

c. Being a part of the property acquired by Grantor from Robert Switzer, et al., by deed dated the 13th day of May, 1960, and recorded in Deed Book 163, page 508, and

d. Being a part of the property acquired by Grantor by two deeds, one from Florence Wakefield, et al., by deed dated June 2, 1951, and recorded in Deed Book 172, page 348, and the other from William A. Young, statutory guardian for Ronnie Van Cleave, by deed dated January 31, 1962, and recorded in Deed Book 172, page 335, and

e. Being a part of the property acquired by Grantor from Cecil Warren, et al., by deed dated the 30th day of June, 1960, and recorded in Deed Book 164, page 208, and

LAW OFFICES
MANUEL L. GARRETT
6 SOUTH
WELLS BUILDING
FRANKFORT, KY.

- f. Being a part of the property acquired by Grantor from Paul J. McDaniel, et al., by deed dated the 15th day of June, 1962, and recorded in Deed Book 176, page 63, and ³⁶³
- g. Being a part of the property acquired by Grantor from Ben Turner, et al., by deed dated the 23rd day of April, 1962, and recorded in Deed Book 174, page 61, and .
- h. Being a part of "Tract One" acquired by Grantor from O. T. Moore, by deed dated the 17th day of June, 1959, and recorded in Deed Book 159, page 260, and
- i. Being a part of the property acquired by Grantor from Ruby C. Jackson, et al., by deed dated the 28th day of November, 1962, and recorded in Deed Book 176, page 451, and
- j. Being a part of the property acquired by Grantor from Laura F. Chase, by deed dated the 2nd day of November, 1960, and recorded in Deed Book 168, page 99, and
- k. Being a part of "Tract No. 11" and all of "Tract No. 10" and all of "Tract No. 13" acquired by Grantor from Charles E. Weisenburgh, et al., by deed dated the 19th day of February, 1962, and recorded in Deed Book 172, page 561, and
- l. Being all of the property acquired by Grantor from Clara M. Britton, et al., by deed dated the 16th day of April, 1962, and recorded in Deed Book 174, page 35, and
- m. Being a part of "Tract No. 316-17" and all of "Tract No. 316-11" acquired by Grantor from Sim Handy, et al., by deed dated the 12th day of April, 1961, and recorded in Deed Book 168, page 105, and
- n. Being a part of the property acquired by Grantor from Ida Howard, by deed dated the 11th day of June, 1961, and recorded in Deed Book 169, page 251, and
- o. Being a part of the property acquired by Grantor from Leslie Humphrey, et al., by deed dated the 6th day of February, 1963, and recorded in Deed Book 177, page 242, and
- p. Being all of "Tract No. 3" and "Tract No. 4" and "Tract No. 5" acquired by Grantor from Emma P. Utterback, Executrix, by deed dated the 10th day of September, 1959, and recorded in Deed Book 160, page 318, and
- q. Being all of the property acquired by Grantor from Nina H. O'Banton, et al., by deed dated the 10th day of June, 1965, and recorded in Deed Book 183, page 443, and
- r. Being all of the property acquired by Grantor from Ellen Taylor, et al., by deed dated the 28th day of October, 1964, and recorded in Deed Book 186, page 404, and

364

s. Being all of "Tract One" and "Tract Two" acquired by Grantor from A. Douglas Estill, et al., by deed dated the 11th day of June, 1959, and recorded in Deed Book 159, page 224, and

t. Being all of the property acquired by Grantor from Marcellz Curry, by deed dated the 27th day of June, 1960, and recorded in Deed Book 164, page 322, and

u. Being all of the property acquired by Grantor from James C. Brown, et al., by deed dated the 28th day of July, 1961, and recorded in Deed Book 169, page 581, and

v. Being all of "Parcel III" and "Parcel V" acquired by Grantor from Jane Duvall, et al., by deed dated the 28th day of June, 1963, and recorded in Deed Book 179, page 289, and

w. Being all of first tract described in deed acquired by Grantor from Slother Moore, et al., by deed dated the 20th day of October, 1959, and recorded in Deed Book 161, page 83, and

x. Being all of the property acquired by Grantor from Ovela Blades Girton, et al., by deed dated the 7th day of March, 1962, and recorded in Deed Book 172, page 559, and

y. Being all of the property acquired by Grantor from Edgar E. Hume, et al., by deed dated the 30th day of March, 1963, and recorded in Deed Book 178, page 110, and

z. Being all of the property acquired by Grantor from Susan Scott, et al., by deed dated the 19th day of December, 1964, and recorded in Deed Book 189, page 285, and

aa. Being all of "Block No. 316-31; 316-33; and 317-27" acquired by Grantor from Bowman Gaines Realty Company, by deed dated the 18th day of October, 1960, and recorded in Deed Book 165, page 560, and

bb. Being all of the property acquired by Grantor from Mary C. Williams, by deed dated the 3rd day of August, 1961, and recorded in Deed Book 170, page 220, and

cc. Being all of Parcels No's. 6-7 and 8 acquired by Grantor from John R. Buckner, et al., by deed dated the 24th day of April, 1961, and recorded in Deed Book 168, page 192, and

dd. Being all of the property acquired by Grantor from John R. Buckner, et al., by deed dated the 30th day of April, 1962, and recorded in Deed Book 174, page 53, and

ee. Being all of the property acquired by Grantor from Jessie Hale, et al., by deed dated the 7th day of March, 1962, and recorded in Deed Book 172, page 554, and

ff. Being all of the property acquired by Grantor from Robert S. Henry, et al., by deed dated the 6th day of January, 1961, and recorded in Deed Book 188, page 596, and

365

gg. Being all of the property acquired by Grantor from Katie Combs by deed dated the 24th day of November, 1959, and recorded in Deed Book 161, page 312, and

hh. Being all of "Tract No. 316-41" acquired by Grantor from Silas Ford, et al., by deed dated the 8th day of December, 1961, and recorded in Deed Book 171, page 409, and

ii. Being all of the property acquired by Grantor from Estate of Lizzie P. Brown, et al., by deed dated the 22nd day of June, 1961, and recorded in Deed Book 189, page 248, and

jj. Being all of the property acquired by Grantor from Jessie P. Roach, by deed dated the 7th day of September, 1961, and recorded in Deed Book 170, page 215, and

kk. Being all of "Parcel 316-44" acquired by Grantor from Mack Miller, et al., by deed dated the 22nd day of October, 1960, and recorded in Deed Book 165, page 609, and

ll. Being all of the property acquired by Grantor from Marie Henry, et al., by deed dated the 28th day of December, 1965, and recorded in Deed Book 188, page 157, and

mm. Being all of the property acquired by Grantor from Edrena Marsh, by deed dated the 1st day of November, 1960, and recorded in Deed Book 166, page 85, and

nn. Being all of the property acquired by Grantor from Katie McClain, et al., by deed dated the 17th day of August, 1960, and recorded in Deed Book 164, page 569, and

oo. Being a part of the property acquired by Grantor from Izetta Hancock Ashby, et al., by deed dated the 26th day of July, 1960, and recorded in Deed Book 165, page 5, and

pp. Being a part of the property acquired by Grantor from A. L. Gordon, et al., by deed dated the 12th day of August, 1959, and recorded in Deed Book 160, page 82, and

qq. Being all of "Block 317, parcel 3, tracts 1 and 2" acquired by Grantor from Mary E. Tracey Ellis, et al., by deed dated the 3rd day of May, 1941, and recorded in Deed Book 168, page 273, and

rr. Being all of the property acquired by Grantor from Scott Jameson, et al., by deed dated the 30th day of April, 1964, and recorded in Deed Book 184, page 560, and

366

ss. Being all of the property acquired by Grantor from Viola Anderson, et al., by deed dated the 22nd day of March, 1963, and recorded in Deed Book 178, page 76, and

tt. Being all of the property acquired by Grantor from Georgia Lindsey, et al., by deed dated the 31st day of October, 1962, and recorded in Deed Book 176, page 440, and

uu. Being all of the property acquired by Grantor from Lucy Anderson, et al., by deed dated the 9th day of June, 1959, and recorded in Deed Book 159, page 274, and

vv. Being all of the property acquired by Grantor from Ben Turner, et al., by deed dated the 7th day of June, 1961, and recorded in Deed Book 188, page 597, and

ww. Being all of the property acquired by Grantor from Mary Lee Hunter, by deed dated the 8th day of March, 1962, and recorded in Deed Book 172, page 550, and

xx. Being all of the property acquired by Grantor from Anna B. Williams, by deed dated the 7th day of March, 1962, and recorded in Deed Book 174, page 33, and

yy. Being all of the property acquired by Grantor from Lou Ward Johnson, et al., by deed dated the 8th day of December, 1964, and recorded in Deed Book 189, page 288, and

zz. Being all of the property acquired by Grantor from Lucille Clay Lampkins, et al., by deed dated the 7th day of January, 1964, and recorded in Deed Book 166, page 598, and

aaa. Being all of the property acquired by Grantor from Fannie Feamster Smock, et al., by deed dated the 21st day of January, 1961, and recorded in Deed Book 167, page 34, and

bbb. Being all of the property acquired by Grantor from Alice Anderson, et al., by deed dated the 29th day of April, 1961, and recorded in Deed Book 168, page 487, and

ccc. Being all of the property acquired by Grantor from Prudence M. Darnell, et al., by deed dated the 19th day of November, 1963, and recorded in Deed Book 182, page 157, and

ddd. Being all of the property acquired by Grantor from Willye Graham Conda, et al., by deed dated the 11th day of January, 1961, and recorded in Deed Book 167, page 126, and

eee. Being all of the property acquired by Grantor from Carrie Louise Hayes, by deed dated the 21st day of July, 1960, and recorded in Deed Book 184, page 400, and

iii. Being all of the property acquired by Grantor from Lalola Marshall, by deed dated the 31st day of October, 1982, and recorded in Deed Book 176, page 446, and 367

ggg. Being all of the property acquired by Grantor from Margaret Campbell, by deed dated the 23rd day of April, 1982, and recorded in Deed Book 174, page 45, and

hhh. Being all of the property acquired by Grantor from Emma P. Utterback by deed dated September 10, 1959, and recorded in Deed Book 160, page 318, and

iii. Being "Parcel No. 317-22 and No. 317-25" acquired by Grantor from Emma L. Dreyer, by deed dated the 31st day of March, 1981, and recorded in Deed Book 168, page 99, and

jjj. Being "Third tract" of property acquired by Grantor from Ruth Jilson Duvall, et al., by deed dated the 2nd day of July, 1959, and recorded in Deed Book 159, page 360, and

kkk. Being "Tract No. One and Tract No. Two" acquired by grantor from Irving Rosenstein, et al., by deed dated the 3rd day of September, 1950, and recorded in Deed Book 165, page 72, and

lll. Being all of the property acquired by Grantor from Nellie Samuels, et al., by deed dated the 9th day of March, 1964, and recorded in Deed Book 184, page 50, and

mmm. Being all of the property acquired by Grantor from Ada Adams, et al., by deed dated the 11th day of September, 1959, and recorded in Deed Book 180, page 391, and

nnn. Being all of the property acquired by Grantor from W. I. Fields, by deed dated the 13th day of September, 1960, and recorded in Deed Book 165, page 140, and

ooo. Being all of the property acquired by Grantor from Alfred Million, et al., by deed dated the 2nd day of November, 1962, and recorded in Deed Book 176, page 448, and

ppp. Being all of the property acquired by Grantor from Geneva Jones, et al., by deed dated the 1st day of December, 1962, and recorded in Deed Book 176, page 460, and

qqq. Being all of the property acquired by Grantor from Rosa Workins, et al., by deed dated the 14th day of January, 1964, and recorded in Deed Book 183, page 297, and

rrr. Being all of the property acquired by Grantor from Alice Johnson, et al., by deed dated the 29th day of June, 1964, and recorded in Deed Book 187, page 166, and

sss. Being all of the property acquired by Grantor from Nelle Harris, by deed dated the 8th day of February, 1962, and recorded in Deed Book 172, page 318, and

368

ttt. Being all of the property acquired by Grantor from Annie Graham, et al., by deed dated the 30th day of April, 1963, and recorded in Deed Book 179, page 27, and

uuu. Being all of the property acquired by Grantor from Stewart R. Gordon, by deed dated the 6th day of May, 1960, and recorded in Deed Book 153, page 389, and

vvv. Being all of the property acquired by Grantor from Mary E. Bryant, by deed dated the 23rd day of May, 1962, and recorded in Deed Book 174, page 38, and

www. Being all of the property acquired by Grantor from B. T. Holmes, et al., by deed dated the 31st day of May, 1962, and recorded in Deed Book 174, page 50, and

xxx. Being all of the property acquired by Grantor from Lucinda Hutchinson, by deed dated the 1st day of May, 1961, and recorded in Deed Book 168, page 263, and

yyy. Being all of the property acquired by Grantor from Mary Holmes, by deed dated the 25th day of May, 1962, and recorded in Deed Book 174, page 43, and

zzz. Being a part of the property acquired by Grantor from Silas Kirby, et al., trustees, by deed dated the 13th day of February, 1965, and recorded in Deed Book 182, page 488, and

aaaa. Being part of the property acquired by Grantor from Elizabeth W. Simpson, et al., by deed dated the 8th day of July, 1962, and recorded in Deed Book 174, page 482, and

bbbb. Being part of "Tract No. One (317-45)" acquired by Grantor from Earnest Wooldridge, et al., by deed dated the 29th day of March, 1962, and recorded in Deed Book 179, page 29, and

cccc. Being part of the property acquired by Grantor from Pearl Evans, et al., by deed dated the 13th day of December, 1962, and recorded in Deed Book 177, page 5, and

dddd. Being part of the property acquired by Grantor from Ann Johnson Sanders, et al., by deed dated the 9th day of March, 1962, and recorded in Deed Book 172, page 557, and

eees. Being part of "Tract One and Tract Two" acquired by Grantor from O. T. Moore, by deed dated the 17th day of June, 1959, and recorded in Deed Book 159, page 280, and

fff. Being part of the property acquired by Grantor from Sarah Ann Perkins, et al., by deed dated the 30th day of November, 1959, and recorded in Deed Book 161, page 409, and

gggg. Being part of the property acquired by Grantor from Mary C. Papa, by deed dated the 13th day of March, 1962, and recorded in Deed Book 172, page 544, and

hhh. Being part of the property acquired by Grantor from Mary Louise Dreyer, by deed dated the 31st day of March, 1961, and recorded in Deed Book 168, page 92, and

369

iii. All of that portion of Blanton Street, Washington Street, and Center Street, lying between Wilkinson Street on the West Hill Street, on the North St. Clair Street, on the East and Mero Street, on the South, were acquired by Grantor by judgment of the Franklin Circuit Court duly entered in Action No. 70962, styled City of Frankfort, Kentucky Vs. Urban Renewal and Community Development Agency of Frankfort, Kentucky, dated September 26, 1967, and recorded in Order Book 106, page 524 in the Office of the Clerk of said Court.

TRACT NO. TWO (Survey Tract 2)

Beginning at the intersection of the eastern right-of-way line of St. Clair Street with the northern right-of-way line of Blanton Street; thence, with the northern right-of-way of Blanton Street, S 60° 24' 20" E 428.06 feet to a point in the western right-of-way of Ann Street; thence, with the western right-of-way of Ann Street, N 28° 24' 20" E 114.22 feet to a point; thence, with a stone fence, N 25° 55' 24" E 46.98 feet to a point; thence, N 58° 07' 27" W 425.23 feet to a point in the eastern right-of-way of St. Clair Street; thence, with the eastern right-of-way of St. Clair Street, S 29° 11' 20" W 192.84 feet to the point of beginning and containing 1.732 acres.

a. Being all of the property acquired by Grantor from Abbie Clark, by deed dated the 23rd day of May, 1967, and recorded in Deed Book 206, page 74, and

b. Being all of the property acquired by Grantor from Ernest Wooldridge, et al., by deed dated the 9th day of March, 1967, and recorded in Deed Book 206, page 243, and

c. Being all of the property acquired by Grantor from Pascall Powell, by deed dated the 9th day of March, 1967, and recorded in Deed Book 206, page 246, and

d. Being all of the property acquired by Grantor from Jake Conda, by deed dated the 23rd day of May, 1966, and recorded in Deed Book 202, page 152, and

e. Being all of the property acquired by Grantor from Silas Kirby, et al., trustees, by deed dated the 2nd day of August, 1968, and recorded in Deed Book 218, page 341, and

g. Being all of the property acquired by Grantor from Annie Beaty, by deed dated the 11th day of April, 1968, and recorded in Deed Book 214, page 358, and

B-

370

h. Being all of the property acquired by Grantor from Ewing Adkins, by deed dated the 26th day of January, 1965, and recorded in Deed Book 182, page 478, and

i. Being all of the property acquired by Grantor from Mrs. Earl Parrish, by deed dated the 31st day of August, 1965, and recorded in Deed Book 200, page 308, and

j. Being all of the property acquired by Grantor from Earl Tracey, et al., by deed dated the 18th day of March, 1963, and recorded in Deed Book 178, page 102, and

k. Being all of the property acquired by Grantor from Addie Lindsey, by deed dated the 21st day of May, 1968, and recorded in Deed Book 215, page 212, and

l. Being all of the property acquired by Grantor from Andrew Hayes by deed dated the 28th day of March, 1967, and recorded in Deed Book 214, page 353, and

m. Being all of the property acquired by Grantor from Verletta Beaty Hackett, et al., by deed dated the 31st day of August, 1968, and recorded in Deed Book 204, page 201, and

n. Being all of the property acquired by Grantor from Mrs. Cecil Burbridge, by deed dated the 31st day of July, 1965, and recorded in Deed Book 185, page 358, and

o. Being all of the property acquired by Grantor from John Salyers, et al., by deed dated the 6th day of December, 1965, and recorded in Deed Book 197, page 489, and

p. Being all of the property acquired by Grantor from Costella Wolf, by deed dated the 18th day of April, 1968, and recorded in Deed Book 200, page 281, and

q. Being all of the property acquired by Grantor from Etta Blanton, et al., by deed dated the 30th day of June, 1966, and recorded in Deed Book 202, page 137, and

r. Being all of the property acquired by Grantor from Julia Baxter, by deed dated the 22nd day of December, 1965, and recorded in Deed Book 198, page 141.

TRACT NO. THREE (Survey Tract No. 10)

Beginning at the intersection of the southern right-of-way line of Mero Street with the eastern right-of-way of Wilkinson Street; thence, with the southern right-of-way of Mero Street, S 60° 06' 00" E 824.13 feet to a point in the western right-of-way of St. Clair Street; thence, with the western right-of-way of St. Clair Street, S 29° 54' 00" W 397.172 feet to a point in the northern right-of-way of Clinton Street; thence, with the northern right-of-way of Clinton Street, N 60° 08' 00" W 824.15 feet to a point in the eastern right-of-way of Wilkinson Street; thence, with the eastern right-of-way of Wilkinson Street, N 29° 54' 00" E 7.29

LAW OFFICES
CHANCELLOR, DANWELL
& SMITH
MILLIKEN BUILDING
TRANSPORT, ST.

feet to a point; thence, continuing with Wilkinson Street and with a 25-foot radius curve to the right, 39.273 feet to a point, said point also being N 15° 05' 48" W 35.358 feet from the previous point; thence, continuing with Wilkinson Street N 29° 54' 25" E 334.076 feet to a point; thence, continuing with the eastern right-of-way of Wilkinson Street and with a 25-foot radius curve to the right 39.267 feet to a point, said point also being N 74° 54' 13" E 35.353 feet from the previous point; thence, continuing with Wilkinson Street, N 29° 54' 00" E 5.855 feet to the point of beginning and containing 7.729 acres. 371

a. Being all of the property acquired by Grantor from Valentine B. Christopher, et al., by deed dated the 16th day of February, 1962, and recorded in Deed Book 177, page 381, and

b. Being all of the property acquired by Grantor from Mable Brown, et al., by deed dated the 29th day of October 1964, and recorded in Deed Book 188, page 410, and

c. Being all of the property acquired by Grantor from Ernest Woodriddle, et al., by deed dated the 27th day of March, 1963, and recorded in Deed Book 178, page 70, and

d. Being all of the property acquired by Grantor from James B. Scott, et al., by deed dated the 21st day of May, 1963, and recorded in Deed Book 179, page 230, and

e. Being all of the property acquired by Grantor from Charles Fields, et al., by deed dated the 29th day of January, 1963, and recorded in Deed Book 177, page 214, and

f. Being all of the property acquired by Grantor from Annie Stone by deed dated the 13th day of December, 1962, and recorded in Deed Book 177, page 16, and

g. Being all of the property acquired by Grantor from John H. Stockfletch, by deed dated the 31st day of October, 1962, and recorded in Deed Book 176, page 437, and

h. Being all of the property acquired by Grantor from Eugene Crouse Estate, by deed dated the 6th day of September, 1960, and recorded in Deed Book 165, page 124, and

i. Being all of the property acquired by Grantor from Ermina J. Darnell, by deed dated the 6th day of July, 1959, and recorded in Deed Book 159, page 411, and

j. Being all of the property acquired by Grantor from Lou Bush Miller, et al., by deed dated the 22nd day of October, 1960, and recorded in Deed Book 165, page 809, and

372

k. Being "Tract 313 A-13 and Tract 22" acquired by Grantor from Ernest Wooldridge, et al., by deed dated the 29th day of March, 1963, and recorded in Deed Book 179, page 29, and

l. Being all of the property acquired by Grantor from James Linston, et al., by deed dated the 6th day of February, 1961, and recorded in Deed Book 167, page 179, and

m. Being all of the property acquired by Grantor from Annie W. McClain, et al., by deed dated the 8th day of August, 1960, and recorded in Deed Book 184, page 471, and

n. Being all of the property acquired by Grantor from Joe McClain, et al., by deed dated the 23rd day of August, 1961, and recorded in Deed Book 170, page 155, and

o. Being all of the property acquired by Grantor from Frankfort Electric and Water Plant Board, et al., by deed dated the 11th day of February, 1964, and recorded in Deed Book 183, page 274, and

p. Being all of the property acquired by Grantor from Cecilia Noel by deed dated the 9th day of November, 1960, and recorded in Deed Book 166, page 324, and

q. Being all of the property acquired by Grantor from Alice Simpson, by deed dated the 13th day of May, 1961, and recorded in Deed Book 168, page 349, and

r. Being "Parcel No. Two and Parcel No. Four" acquired by Grantor from Jane Duvall, et al., by deed dated the 28th day of June, 1963, and recorded in Deed Book 179, page 269, and

s. Being all of the property acquired by Grantor from James R. Ellis, by deed dated the 14th day of July, 1961, and recorded in Deed Book 169, page 458, and

t. Being "Tract 313A-12 and Tract 313B-10 and 11" acquired by Grantor from Silas Ford, et al., by deed dated the 8th day of December, 1961, and recorded in Deed Book 171, page 408, and

u. Being all of the property acquired by Grantor from Clattia B. Ellis, by deed dated the 13th day of June, 1961, and recorded in Deed Book 188, page 599, and

v. Being all of the property acquired by Grantor from Eva Cox, et al., by deed dated the 11th day of September, 1964, and recorded in Deed Book 188, page 397, and

w. Being "Tract 313A9, 313A-3B, 313A-4B, 313B-19, 312B-4, 313B-15, 312B-1, 313C-1, Tract No's. 14, 15, 16, 17, and 18" acquired by Grantor from Anna S. Welsenburgh, et al., by deed dated the 19th day of February, 1962, and recorded in Deed Book 172, page 561, and

x. Being all of the property acquired by Grantor from Emma Utterback, Executrix, by deed dated the 10th day of October, 1959, and recorded in Deed Book 160, page 318, and

373

y. Being all of the property acquired by Grantor from Frankfort Electric and Water Plant Board, by deed dated the 6th day of March, 1958, and recorded in Deed Book 218, page 350, and

z. Being all of the property acquired by Grantor from Janie B. West, et al., by deed dated the 11th day of September, 1959, and recorded in Deed Book 160, page 387, and

aa. Being "Tracts 312B-1, 312B-9, 312B-10, 313B-3, and 313B-5A" acquired by Grantor from John R. Buckner, et al., by deed dated the 24th day of April, 1961, and recorded in Deed Book 168, page 192, and

bb. Being all of the property acquired by Grantor from Silas Kirby, by deed dated the 3rd day of October, 1960, and recorded in Deed Book 165, page 461, and

cc. Being "Tract No. 2 and Tract No. 3" acquired by Grantor from Frankfort Electric and Water Plant Board, by deed dated the 31st day of December, 1959, and recorded in Deed Book 161, page 547, and

dd. Being "Tracts 313B-7 and 312A-5" acquired by Grantor from Jane Duvall, et al., by deed dated the 31st day of January, 1962, and recorded in Deed Book 172, page 349, and

ee. Being all of the property acquired by Grantor from Dean Van Meter, et al., by deed dated the 19th day of October, 1961, and recorded in Deed Book 170, page 539, and

ff. Being "Tract No. 313B-8" acquired by Grantor from Raymond Brawner, et al., by deed dated the 19th day of October, 1961, and recorded in Deed Book 170, page 539, and

gg. Being all of the property acquired by Grantor from Silas Ford, et al., by deed dated the 8th day of December, 1961, and recorded in Deed Book 171, page 409, and

hh. Being all of the property acquired by Grantor from Nellie Samuels, et al., by deed dated the 2nd day of March, 1961, and recorded in Deed Book 167, page 371, and

ii. Being all of the property acquired by Grantor from Carl W. Gaines, et al., by deed dated the 18th day of October, 1960, and recorded in Deed Book 165, page 566, and

jj. Being all of the property acquired by Grantor from Jane Duvall, et al., by deed dated the 29th day of January, 1962, and recorded in Deed Book 172, page 349, and

374

kk. Being all of the property acquired by Grantor from Lesley W. Morris, et al., by deed dated the 21st day of May, 1963, and recorded in Deed Book 179, page 224, and

ll. Being all of the property acquired by Grantor from Mary E. Tracey Ellis, et al., by deed dated the 3rd day of May, 1961, and recorded in Deed Book 168, page 273, and

mm. Being all of the property acquired by Grantor from Flossy Carrier Landis, et al., by deed dated the 30th day of November, 1964, and recorded in Deed Book 189, page 291, and

nn. Being "Tracts 312A-6, 312B-3, 312C-2, and 312A-1, 7" acquired by Grantor from Bwoman Gaines Realty Company, Inc., by deed dated the 18th day of October, 1960, and recorded in Deed Book 165, page 560, and

oo. Being all of the property acquired by Grantor from Atha Current, et al., by deed dated the 20th day of April, 1960, and recorded in Deed Book 163, page 223, and

pp. Being all of the property acquired by Grantor from Lucy Gaines, by deed dated the 14th day of August, 1961, and recorded in Deed Book 169, page 572, and

qq. Being all of the property acquired by Grantor from Bethel Tempel Apostolic Faith, et al., by deed dated the 1st day of November, 1966, and recorded in Deed Book 204, page 221, and

rr. Being all of the property acquired by Grantor from Pauline Jasper, et al., by deed dated the 19th day of May, 1966, and recorded in Deed Book 201, page 180, and

ss. Being all of the property acquired by Grantor from Lewis J. Jones, et al., by deed dated the 30th day of January, 1962, and recorded in Deed Book 172, page 552, and

tt. Being all of the property acquired by Grantor from Sanford Krinsky, et al., by deed dated the 15th day of December, 1959, and recorded in Deed Book 161, page 558, and

uu. Being all of the property acquired by Grantor from William Ratliff, et al., by deed dated the 28th day of June, 1963, and recorded in Deed Book 179, page 282, and

vv. Being all of the property acquired by Grantor from Dudley M. Sheets, et al., by deed dated the 18th day of May, 1963, and recorded in Deed Book 179, page 221, and

ww. Being all of the property acquired by Grantor from J. K. Robb, et al., by deed dated the 1st day of August, 1968, and recorded in Deed Book 222, page 169, and

xx. Being all of the property acquired by Grantor from Mattie Smith Purvis, et al., by deed dated the 14th day of November, 1960, and recorded in Deed Book 186, page 210, and

375

yy. Being all of the property acquired by Grantor from Bertha Mitchell, by deed dated the 15th day of November, 1960, and recorded in Deed Book 177, page 249, and

zz. Being all of the property acquired by Grantor from Stella Redding, by deed dated the 5th day of February, 1963, and recorded in Deed Book 177, page 249, and

aaa. Being all of the property acquired by Grantor from Mary J. Robb, et al., by deed dated the 1st day of August, 1968, and recorded in Deed Book 222, page 171, and

bbb. Being all of the property acquired by Grantor from Christine Gore, by deed dated the 16th day of July, 1968, and recorded in Deed Book 218, page 346, and

ccc. Being all of the property acquired by Grantor from Frances Gore, by deed dated the 18th day of July, 1968, and recorded in Deed Book 218, page 348, and

ddd. Being all of the property acquired by Grantor from Anna S. Weisenburgh, et al., by deed dated the 18th day of December, 1968, and recorded in Deed Book 220, page 282, and

eee. Being all of the property acquired by Grantor from James Ellis, St., et al., by deed dated the 10th day of May, 1968, and recorded in Deed Book 215, page 89, and

fff. Being all of the property acquired by Grantor from Bertha Mitchell, by deed dated the 17th day of June, 1968, and recorded in Deed Book 218, page 344, and

ggg. Being all of the property acquired by Grantor from Stella Redding, by deed dated the 10th day of May, 1968, and recorded in Deed Book 215, page 91, and

hhh. Being all that portion of Center Street (or alley), Madison Alley, Whitehead Street, and Washington Street, lying between Clinton Street on the south and Mero Street, on the north acquired by Grantor by judgment of the Franklin Circuit Court duly entered in Action No. 72474, styled City of Frankfort, Kentucky Vs. Urban Renewal and Community Development Agency of Frankfort, Kentucky dated July 29, 1968, and recorded in Order Book 108, page 303, in the Office of the Clerk of said Court.

TRACT NO. FOUR (Survey Tract No. 11)

Beginning at the intersection of the southern right-of-way line of Clinton Street with the eastern right-of-way line of Wilkinson Street; thence, with the southern right-of-way of Clinton Street S 80° 06' 00" E 419.83 feet to a point; thence,

376

S 29° 54' 00" W 409.54 feet to a point; thence, N 58° 45' 28" W 291.40 feet to a point in the northern right-of-way of Broadway; thence, with northern right-of-way of Broadway N 58° 01' 50" W 129.51 feet to a point in the eastern right-of-way of Wilkinson Street; thence with the eastern right-of-way of Wilkinson Street and with a 25-foot radius curve to the right, 38.367 feet to a point in the eastern right-of-way of Wilkinson Street, said point also being N 14° 03' 53" W 34.711 feet from the previous point; thence, continuing with the eastern right-of-way of Wilkinson Street, N 29° 54' 04" E 343.32 feet to a point; thence, with a 25-foot radius curve to the right, 39.270 feet to a point, said point also being N 74° 54' 09" E 35.355 feet from the previous point; thence, N 29° 54' 00" E 4.47 feet to the point of beginning and containing 4.118 acres.

Being the same property acquired by Grantor by Deed of Reconveyance of even date herewith and recorded in Deed Book _____, page _____.

All references herein, except where otherwise specifically stated, are to the records in the Office of the Franklin County Court Clerk.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever with the Covenant of General Warranty of Title.

This conveyance is, however, subject to the following conditions and restrictions.

A. Grantee, its successors and assigns shall devote the land conveyed to, and only to, the uses and controls specified in the Urban Renewal Plan for Urban Renewal Project No. KY. R-4, as amended, which plan is on file in the Office of the City Cler, of the City of Frankfort, Kentucky, and is referred to and made a part hereof for a more particular reference of said uses and control

B. Diligently prosecute the construction of any improvements agreed upon in the disposition contract and begin and complete such improvements, if any, within a reasonable time as determined in said contract. This restriction, however, is not applicable to mortgages and their successors in interest.

C. Make no changes, additions or alterations in such improvements after their construction that are not in conformity with said Urban Renewal Plan.

D. Grantee will not reassign contract rights or resell, or otherwise transfer the land (or interest therein) conveyed hereby prior to the completion of any improvements contemplated by the disposition contract without the approv

LAW OFFICES
WHEELER, DARNELL
& SMITH
1021 W. GUYTON
FRANKFORT, KY.

of Grantor and will not speculate in or with respect to such land. Upon the ³⁷⁷ proper completion of improvements, if any, as required in the disposition contract, Grantor will provide certification to the owner that such improvements have been completed in accordance with said contract.

E. The purchaser agrees for itself, its successors and assigns, to or of the property or any part thereof, that the purchaser and such successors or assigns shall:

Not discriminate upon the basis of race, color or national origin in the sale; lease, or rental or in the use or occupancy of the property or any improvements erected or to be erected thereon or any part thereof; and this covenant shall be binding to the fullest extent permitted by law and equity, for the benefit and in favor of, and enforceable by (a) the Agency, its successors and assigns, (b) the City of Frankfort, Kentucky and any successor in interest to the property, or any part thereof, (c) the owner of any other land, or of any interest in such land, within the Project Area which is subject to the land use requirements and restrictions of the Urban Renewal Plan, and (d) the United States, against the purchaser, its successors and assigns and every successor in interest to the property, or any part thereof or interest therein, and any party in possession or occupancy of the property or any part thereof.

In amplification, and not in restriction of, the provisions of Sections A, and E, it is intended and agreed that the Agency and its successors and assigns shall be deemed beneficiaries of the Covenants provided in Sections A, and E, hereof, and the United States shall be deemed a beneficiary of the Covenant provided in Section E hereof, both for and in their or its own right, and also for the purposes of protecting the interests of the community and other parties, public or private, in whose favor or for whose benefit such covenants have been provided. Such covenants shall run in favor of the Agency and the United States, for the entire period during which such covenants shall be in force and effect, without

378

regard to whether the Agency or the United States has at any time been, remains, or is an owner of any land or interest therein to, or in favor of which such covenants relate. The Agency shall have the right, in the event of any breach of any such covenants, and the United States shall have the right in the event of any breach of the covenant provided in Section E hereof, to exercise all the rights and remedies and to maintain any actions or suits at law or in equity or other proper proceedings to enforce the curing of such breach of covenant, to which it or any other beneficiaries of such covenant may be entitled.

F. Restrictions, A, B, C, and D, shall remain in effect for thirty (30) years from and after June 17, 1958. Restriction E, shall be permanent.

IN TESTIMONY WHEREOF, WITNESS the signature of the Grantor by and through its Chairman, at Frankfort, Kentucky, this the first day and date hereinabove written.

FILED
NOV 17 3 38 PM '70
DAVID C. COLLINS OFCC
BY [Signature]

THE URBAN RENEWAL AND
COMMUNITY DEVELOPMENT
AGENCY OF FRANKFORT,
KENTUCKY

By [Signature]
M. G. Scott, Chairman

STATE OF KENTUCKY

COUNTY OF FRANKLIN

I, Chattanooga, a Notary Public in and for the State and County aforesaid, do hereby certify that the foregoing Deed from the Urban Renewal & Community Development Agency of Frankfort, Kentucky, Grantor, to The Commonwealth of Kentucky, was this day produced to me in my office in said County by Grantor, and was duly signed and acknowledged by M. G. Scott, as Chairman of Urban Renewal and Community Development Agency of Frankfort, Kentucky, to be his act and deed, for the said agency.

Witness my hand this the 17th day of November, 1970.

[Signature]
Notary Public

My Comm. Exp. 5-10-1971

LAW OFFICE
MCELLEN, BARKELL
& SMITH
NICHOLS BUILDING
FRANKFORT, KY.

379

This is to certify that execution and delivery, by M. G. Scott of the foregoing Deed to Commonwealth of Kentucky is authorized by a certain resolution duly adopted by the Board of Commissioners of The Urban Renewal & Community Development Agency of Frankfort, Kentucky, which resolution, still in force and effect, is duly recorded in the Minutes of said Agency of which I am custodian.

Elbert G. Hinds
Elbert G. Hinds, Secretary
The Urban Renewal & Community
Development Agency of Frankfort,
Kentucky

I HEREBY CERTIFY THAT THIS
INSTRUMENT HAS BEEN DRAFTED BY
CHAT CHANCELLOR
ATTORNEY AT LAW
609 1/2 McCLURE BLDG.
FRANKFORT, KY. 40601

Chat Chancellor

STATE OF KENTUCKY | SCT.
COUNTY OF FRANKLIN |
I, DAVID C. COLLINS, CLERK OF SAID
COUNTY COURT, HEREBY CERTIFY
THAT THE FOREGOING INSTRUMENT
HAS BEEN DULY RECORDED *Deed*
BOOK 231 PAGE 1361 IN MY
SAID OFFICE. *7/17/1970*
DAVID C. COLLINS, CLERK
BY *David C. Collins* D. C.

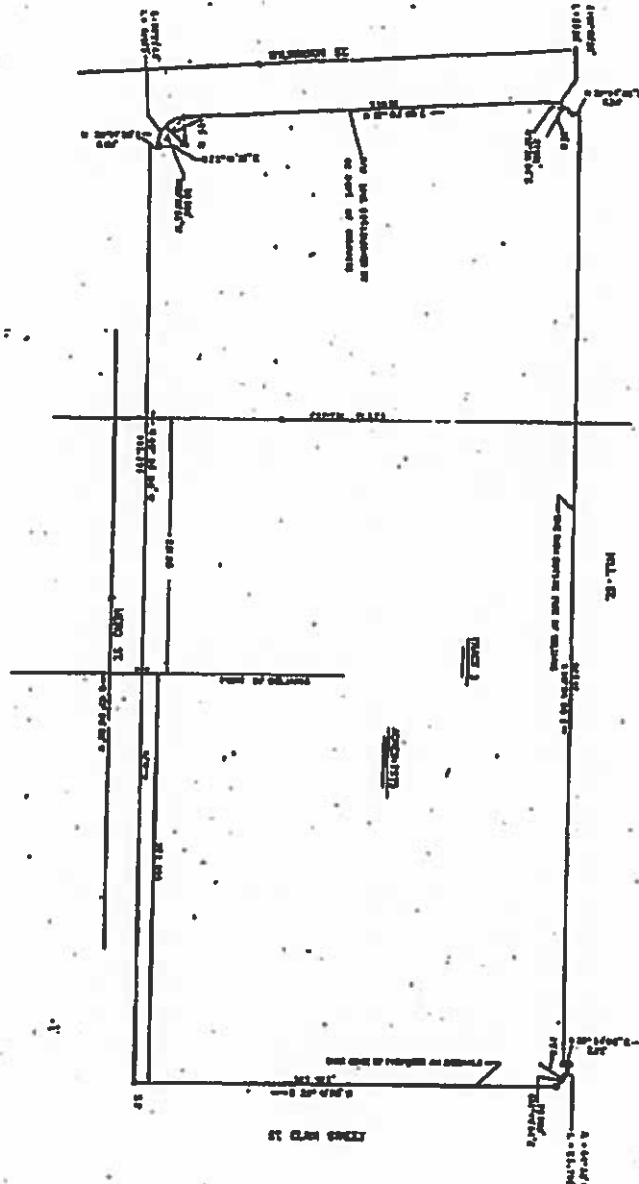
LAW OFFICES
CHANCELLOR, DANWELL
& SMITH
McCLURE BUILDING
FRANKFORT, KY.

380



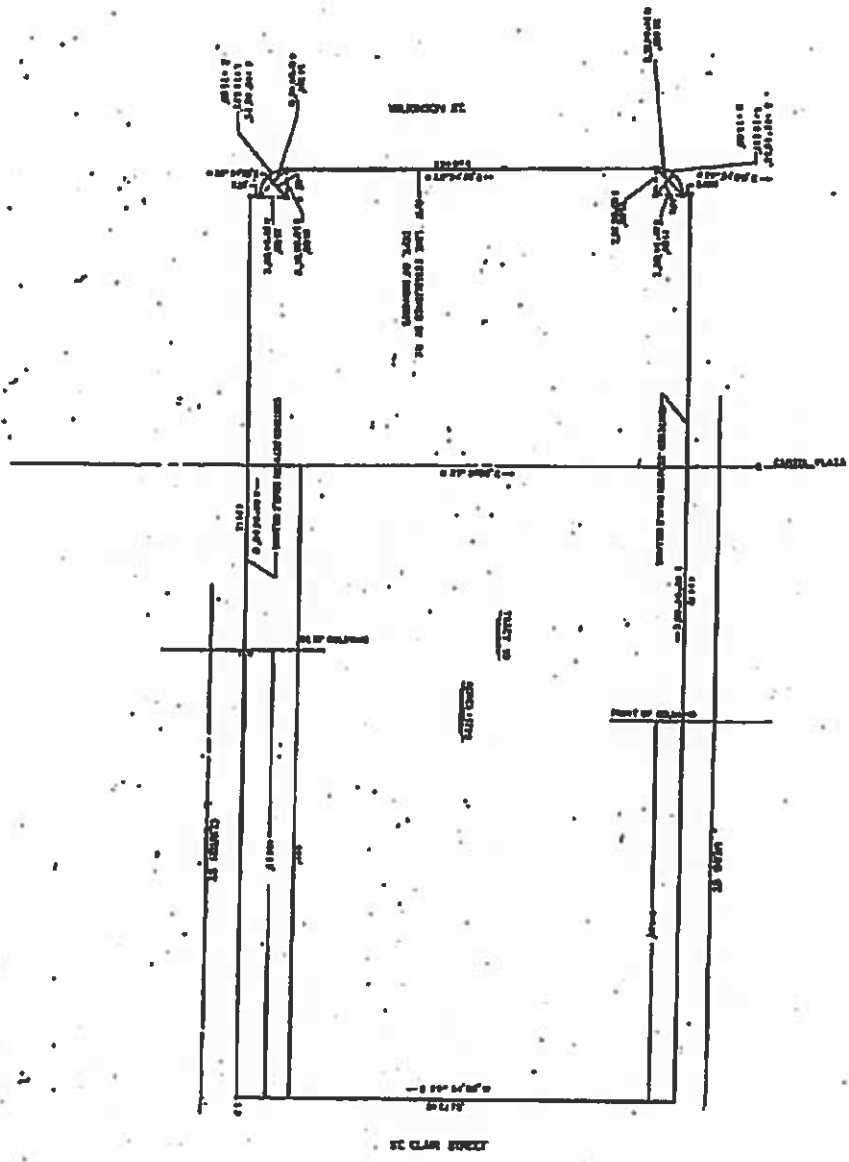
11-1-1906

PLAN OF
 TRACT NO. 2
 CAPITAL FLAZA PROJECT
 PREPARED AND
 RECORDED
 IN
 RECORDS OF THE
 COUNTY OF
 LOS ANGELES
 CALIFORNIA
 11-1-1906
 O. J. [Signature]



PLAN OF
 TRACT NOS
 CAPITAL PLAZA PROJECT
 PREPARED BY
 ENGINEER
 QUINCY ENGINEERING CO.
 SOUTHWEST - MISSOURI
 C. J. Miller

382



PLAN OF
 THE
 CAPITAL PLAZA PROJECT
 DRAWING NUMBER
 BY
 MUNICIPAL ENGINEERING CO.
 3047 ASH ST. BIRMINGHAM

J. H. Hill

EXHIBIT D
Plan of Construction Area (Parcel A) and
Demolition Area (Parcel B)



Capital Plaza Area Redevelopment Plan – Phase I
 DESIGN-BUILD-FINANCE-OPERATE, BUILT-TO-SUIT

- Office Building**
- Parking Garage**
- 1,500 Employees**
- 385,500 gross square feet**

Developer to be responsible for demolition of:

- Capital Plaza Tower**
- Frankfort Convention Center**
- Two plaza area parking garages**
- Elevated plaza and plaza infrastructure**
- Fountain Place Shops**
- Wilkinson Boulevard Offices**
- Cooling towers on Wilkinson Boulevard**

Developer to be responsible for improvements to:

- Wilkinson Blvd pedestrian bridge**
- Capital Plaza Hotel facade**
- YMCA parking garage**
- Elevated areas on Mero and Clinton Streets**

Capital Plaza Complex
 Areas Affected by New Development