

EXHIBIT A

Baseline Parameters for the Authorization of a Long-Term Leasehold Concession

Parameter	Resolution
Transaction Scope	Exclusive rights over all of the University's Parking Assets, including parking spaces, meters and related or ancillary parking assets owned and/or operated by the University, including those assets leased by the University to Euclid Avenue Development Corporation.
Term of the Agreement	The Agreement shall not exceed 50 years from the date of financial close, except where extensions are required to remedy a contractually authorized Delay Event.
Parking Rates	The Concessionaire shall not be permitted to raise parking rates more than the amount stipulated in the Agreement, which in no case shall be greater than CPI plus 5% per annum during the first ten (10) years of the Term of the Agreement and after such 10-year period, no more than the CPI applicable for the period of adjustment plus 1.5%. During the Term of the Agreement, and subject to University review and approval (including consultations with appropriate University representatives and governance committees), the Concessionaire may establish new parking service offerings, change the designation of parking spaces or permit classes and/or adjust parking rates.
Relocation Rights	The University shall have the right to relocate a portion of the Parking Assets to another area of campus to maintain certain flexibility to accommodate growth and other changes on campus. The specific terms of such relocation rights shall be those that the Authorized Officers approve and deem necessary, advisable or appropriate.
University Liabilities and Compensation Events	Concessionaire financing arrangements shall be non-recourse to the University and compensation events stipulated in the Agreement that could expose the University to direct or contingent liabilities deriving from the Agreement shall be limited to those required to maintain the original balance of rights and obligations contemplated in the Agreement.