

FNC REALTY CORPORATION
C/O KIMCO REALTY CORP.
5737 BIGGER ROAD
DAYTON, OH 45440

March 14, 2013

Sycamore Township Zoning Commission
8540 Kenwood Road
Cincinnati, OH 45236

**RE: PUD Application – Letter of Intent
Split of Parcel #600-0030-0001-00**

To Whom It May Concern:

We are requesting PUD approval to split the above-referenced parcel based on the following:

- a. Tract #1 will be the larger of the two parcels and will include the building housing Eddie Merlot's Restaurant. Tract #2 will be located at the southern end of the existing, single tract (see attached plan).
- b. Tract #1 will be 2.2378 acres and Tract #2 will be 0.2007 acres.
- c. Tract #1 will continue to be used as a restaurant and Tract #2 is proposed for a retail or restaurant use(s).
- d. We are splitting this parcel to enable us to sell Tract #1 and retain Tract #2 with a recorded REA defining the ongoing relationship between the two parcels.
- e. Surrounding area is primarily retail and office use.
- f. There have been no changes in the character or condition of the area necessitating a change of zoning classification or proposed use.
- g. We do not anticipate that the split would have any effect on community objectives and plans, character of the immediate area, adjacent property, or public facilities and services.

Please feel free to contact me at 937/291-8061 should you have any questions.

Sincerely,

As Authorized Agent for FNC Realty Corporation



Daniel R. Gibson
Vice President – Dayton Region

DRG/erk