



*Legal Counsel.*

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January 20, 2015

HAND DELIVERED

Board of Township Trustees  
Sycamore Township  
Attn: Clerk of Board  
8540 Kenwood Road  
Cincinnati, OH 45236

Zoning Commission  
Sycamore Township  
Attn: Zoning Administrator  
8540 Kenwood Road  
Cincinnati, OH 45236

**RE: Application for Major Adjustment to PUD for Sycamore Plaza/Staples;  
Letter of Intent**

Dear Township Trustees and Members of the Sycamore Township Zoning Commission:

On behalf of BRE DDR Crocodile Sycamore Plaza LLC ("DDR"), the Owner of Sycamore Plaza, we wish to submit this Application for a Major Adjustment to the Sycamore Plaza PUD for your review and approval. This application will allow DDR to accommodate the need to relocate one of its existing tenants and to create opportunities for redevelopment of the main building in the Sycamore Plaza (the "Plaza").

In this immediate application, DDR proposes to relocate Staples from its current location on the northeast side of the main Plaza building to the spaces formerly occupied by Arirang Japanese Bistro and Identity Salon on the southwest side. To accommodate this relocation, the Applicant requests approval for the following activities:

- (a) Demolish the structure formerly occupied by Arirang Japanese Bistro located on the southwest corner of the main Plaza building;
- (b) Expand the space formerly occupied by Identity Salon, comprising 12,466 square feet, and build on a portion of the Arirang Japanese Bistro site, comprising approximately 2,534 square feet, to create a new Staples space comprising approximately 15,000 square feet;

- (c) Convert a portion of the demolished Arirang Japanese Bistro site and install approximately 6,300 square feet of green space directly across from the Kenwood Road entrance to the Plaza; and
- (d) Relocate Staples from its current space measuring 19,530 square feet to the newly expanded space, measuring approximately 15,000 square feet, formerly occupied by Identity Salon.

The foregoing activities are depicted in greater detail on the enclosed drawings.

There are several aspects to this Application which are important for consideration by the Trustees and the Zoning Commission.

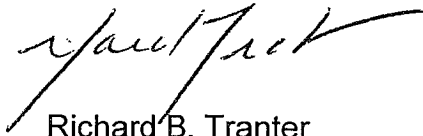
1. Demolishing Arirang Japanese Bistro will allow for the installation of 6,300 square feet of green space. This green space, which will face the Kenwood Road entrance and will feature attractive plantings and bench seating, will greatly enhance and beautify the Plaza.
2. Signage for the new Staples will conform to the Localized Alternative Signage Resolution. As depicted on the enclosed Architectural Graphics, the new Staples will have two signs: a front elevation sign measuring 85 square feet and a west elevation sign measuring 100 square feet.
3. The architectural features will be in keeping with the current Staples and with the Plaza as a whole.
4. The proposal involves the relocation of an existing tenant of the Plaza, and thus no new uses are requested.
5. The redevelopment of will not alter vehicular movement within the Plaza.

As noted above, this Application will create opportunities for a substantial redevelopment of the Plaza. Relocation of Staples to a space that better suits its needs in the long term is a necessary step, and will facilitate more efficient use of space in the Plaza.

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On behalf of DDR, we look forward to working with Sycamore Township to make Sycamore Plaza a premier shopping experience.

Sincerely,

A handwritten signature in black ink, appearing to read "Richard B. Tranter", written over a horizontal line.

Richard B. Tranter  
Applicant and Attorney for the Owner

Enclosures

cc: Kevin M. Detroy, Esq.

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