

Fusaro: EXHIBIT 1 - Nov 6

November 6, 2018

Mr. Ted Hubbard
Hamilton County Engineer
138 East Court St. Suite 700
Cincinnati, OH 45202

RE: Gallery at Kenwood Project Right of Way

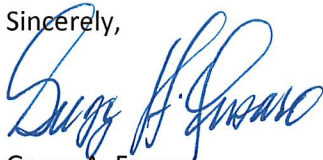
Dear Ted:

I am writing this to follow-up from our conversation of last week regarding our proposed development, the Gallery at Kenwood. As you are aware, we are currently seeking approval of this project from the Sycamore Township Trustees. Since this project does not involve a zone change, we are not required to adhere to the Hamilton County Thoroughfare Plan. Notwithstanding that, we understand the County traffic engineer's concern about the 2040 traffic projections along Kenwood Road. This is also a concern to us, as we want to insure that traffic from our development can flow smoothly and without undue delays.

In light of this we are prepared to donate, at no cost to the County, an additional eight (8) feet of ROW along the entire eastern border of our property, that abuts Kenwood Road (See attached exhibit). This additional ROW will insure that there will be sufficient area on the west side of Kenwood Road to add another southbound lane in the event that it is deemed to be necessary at some point in the future. We would ask that the county grant us a temporary easement over any undeveloped ROW for landscaping or green space until such time as the county decides to construct additional roadway improvements in this area. We also understand that no underground utilities would be permitted to be constructed by us in this eight foot strip of ROW without prior approval from the County.

Please let this letter serve as a preliminary understanding of our commitment to Hamilton County for additional ROW in the event that the current proposed development plan is approved. I presume that once our development plan is approved we would have a legally binding agreement prepared between us and the County. If you have any questions please don't hesitate to call me.

Sincerely,



Gregg A. Fusaro
Regional Development Partner
Capital Investment Group, Inc.