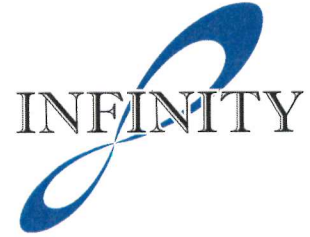


November 19, 2018

Sycamore Township
Beth Gunderson
8540 Kenwood Road
Cincinnati, Ohio 45236
513-792-7250



INFINITY ENGINEERING
GROUP, LLC

**RE: Letter of Intent
PUD II Submittal
7796 Montgomery Road
Cincinnati, Ohio 45236**

Dear Ms. Gunderson,

Please accept this Letter of Intent for the above referenced project.

The following is a summary of the project site:

<u>SITE DATA</u>	
<u>PROPERTY</u>	7796 Montgomery Road Cincinnati, Ohio 45236 Parcel No. 600-0211-0336-00
<u>LOT AREA</u>	28,466 SF or 0.65 Acres
<u>EXISTING ZONING</u>	E – Retail Business District
<u>EXISTING USE</u>	One (1) commercial building occupied by multiple restaurant and retail tenants

The accompanying PUD II submittal is made in connection with a redevelopment proposal for the project site. As described in the accompanying plans, the redeveloped project site would continue to be occupied by a single commercial building. Occupants of the project site would be consistent with uses currently permitted under the existing E – Retail Business District zoning designation.

The character of the development will be similar to those of surrounding properties, each of which are existing commercial uses.

As currently developed, the project site does not meet requirements of the existing E – Retail Business District zoning with respect to Impervious Surface Area. As a result, a PUD II zoning is necessary for the proposed redevelopment of the property.

The density of the project site following the proposed redevelopment will be similar to the existing density. We do not anticipate that the development will have an adverse impact on the character of the immediate area, public services or facilities.

Should you have any questions or require any additional information, please do not hesitate to contact us at (813) 434-4770.

Sincerely,

A handwritten signature in blue ink, appearing to read 'DLR', written over the word 'Sincerely,'.

Dick La Rosa, Jr., P.E.

Infinity Engineering Group, LLC.