

SYCAMORE TOWNSHIP, OH
 DEPARTMENT OF PLANNING & ZONING
 8540 KENWOOD ROAD, CINCINNATI, OH 45236

513.792.7250 PHONE 513.792.8564 FAX

ZONING COMMISSION APPLICATION			
FEES:			
ZONE CHANGE	\$1,000	MINOR ADJUSTMENT TO A PUD	\$200
PUD I	\$1,000	MAJOR ADJUSTMENT TO A PUD	\$1,000
PUD II	\$1,200	MINOR ADJUSTMENT TO LASR	\$200
LASR	\$1,000	MAJOR ADJUSTMENT TO LASR	\$1,000
THERE SHALL BE NO REFUND OR PART THEREOF ONCE PUBLIC NOTICE HAS BEEN GIVEN			

APPLICATION NUMBER
2022-11MA
DO NOT WRITE IN THIS SPACE

1. **PROJECT ADDRESS:** 4650 East Galbraith Rd Cincinnati, OH **ZIP CODE:** 45236

2. NAME	STREET ADDRESS	CITY	ST	ZIP	PHONE NUMBER
OWNER Well Path Landlord, LLC	4500 Dorr Street	Toledo	OH	43615	646.677.8772
CONTRACTOR TBD					
DESIGNER TBD					
APPLICANT Landmark Recovery of Louisville, LLC	720 Cool Springs Blvd	Franklin	TN	37067	615.961.1413
APPLICANTS E-MAIL ADDRESS c/o Michelle Lubbert	michelle.lubbert@landmarkrecovery.com				

3. **ZONING COMMISSION ACTION REQUESTED:**

ZONE CHANGE FROM ZONE _____ TO ZONE _____

PUD I PUD II LASR

MAJOR ADJUSTMENT TO A PUD MINOR ADJUSTMENT TO A PUD

MAJOR ADJUSTMENT TO A LASR MINOR ADJUSTMENT TO A LASR

4. **STATE IN DETAIL ALL EXISTING & PROPOSED USES OF THIS BUILDING OR PREMISES:**
 Please see attached letter of intent.

5. **SQUARE FEET:** 65,000 6. **USE:** Hospital 7. **HEIGHT:** _____

8. **EST. START DATE:** _____ 9. **EST. FINISH DATE:** _____ 10. **# OF SIGNS:** _____

THE DEPARTMENT OF PLANNING & ZONING IS DEDICATED TO THE CONTINUING PROSPERITY OF SYCAMORE TOWNSHIP. WE PROMOTE HIGH STANDARDS FOR DEVELOPMENT AND QUALITY PROJECTS. WE LOOK FORWARD TO SERVING OUR CITIZENS AND BUSINESS COMMUNITY TO MAKE SYCAMORE TOWNSHIP THE BEST IT CAN BE.

The owner of this project and undersigned do hereby certify that all of the information and statements given on this application, drawings and specifications are to the best of their knowledge, true and correct. The applicant and owner of the real property agree to grant Sycamore Township access to the property for review and inspection related to this Zoning Commission application.

NOTE: FILING THIS APPLICATION DOES NOT CONSTITUTE PERMISSION TO BEGIN WORK.

Michelle Lubbert 7/18/2022
 APPLICANT'S SIGNATURE DATE

Mukul Chaudhri 7/18/2022
 PROPERTY OWNER'S SIGNATURE DATE

2. Landmark Recovery's Letter of Intent - Major Modification to Existing PUD



LANDMARK RECOVERY

July 18, 2022

Mr. Skylor Miller
Planning & Zoning Administrator
Sycamore Township
8540 Kenwood Road
Sycamore Township, Ohio 45236

RE: Major Adjustment to the PUD for 4650 E. Galbraith Road Cincinnati, OH 45236

Dear Mr. Miller,

This letter, along with the enclosed application and requested documentation, shall serve as our request for a major adjustment to the previously approved Planned Unit Development for the property located at 4650 East Galbraith Road, Cincinnati, OH 45236 (“Property”). The plan was initially adopted by the Hamilton County Commissioners in February of 1997 (HCC Resolution No. 97-1). Landmark Recovery, as applicant, requests that the plan be amended to permit the Proposed Use (as defined herein), which is most similar to a hospital, as defined under the Sycamore Township Zoning Resolution.

Landmark Recovery is proposing to convert the Property, which most recently operated as a 119 bed assisted living/memory care community, to a 136 bed inpatient/outpatient substance use disorder treatment facility (“Proposed Use”). The legal description of the property is attached as Exhibit “A” and a detailed narrative describing the scope of services currently provided and proposed to be provided by Landmark Recovery is attached as Exhibit “B”. The Property is located in a DD-Planned Multi-Residence District. The Proposed Use would serve Sycamore Township and the greater Cincinnati metropolitan area and would not be detrimental to the DD District in which it is located or otherwise detrimental to the public welfare for the reasons set forth herein.

According to the most recent Zoning Map of Sycamore Township, current adjoining property uses and corresponding zoning districts are: 1) to the North - 8303 Kenwood Road consists of residential apartments and is located in a DD-Planned Multi-Residence District; 2) to the West – 8250 Kenwood Crossing consists of medical offices and is located in a OO-Planned Office District; 3) to the South – 4605 E. Galbraith Road and 4665 E Galbraith Road consist of business offices and medical offices and are located in a OO-Planned Office District; and 4) to the East – 4700 E Galbraith Road consists of medical offices and is located in a OO-Planned Office District. The adjacent properties consist primarily of medical offices medical-related are in line with the Proposed Use as far as scale and intensity. Additionally, the Proposed Use is aligned with the character of the immediate area in which the Property is located, which has transformed

into a business/medical district, primarily containing medical-related uses, including Jewish Hospital, Jewish Hospital Medical Building, Cincinnati General Surgeons, Mercy Health – The Heart Institute, Kenwood Surgery Center and Kenwood Breast Surgery Center, to name a few.

The Proposed Use will also help to achieve the economic development goals of Sycamore Township, that being to develop and promote opportunities for business retention, expansion, development and redevelopment, consistent with the goal of maximizing economic development while maintaining the Township’s residential character. Accordingly, the Proposed Use will provide an estimated 103 jobs to the community, with an estimated average salary between \$55,000 and \$65,000.

The Proposed Use is not anticipated to increase in scale or intensity from the existing use, thereby likely to result in no negative impact to the Township’s public facilities and services. Landmark Recovery strives to work in conjunction with local hospital systems to help alleviate some of the strain on the hospital workforce as it relates to substance use disorder withdrawals and related symptoms that can be better managed by Landmark Recovery’s detoxification and residential treatment programs. Additionally, it is the policy of Landmark Recovery to contact the facility’s contracted medical transportation provider in non-emergent situations where a patient may require a higher level of care. Patients in need of a higher level of care will only be transported by ambulance in situations where they are experiencing a life-threatening emergency or are presenting signs and symptoms beyond the facility’s scope and practice. Landmark Recovery does not accept walk-in patients, so patients would be required to complete the admission screening process prior to arriving at the facility at a scheduled date and time. This pre-admission screening process helps to ensure that the need for emergency transfer via local ambulance is held to a minimum.

It is important to note that the Proposed Use and operation would adhere to all operating standards for Landmark Recovery’s existing facilities. Landmark Recovery’s existing facilities are secured with state-of-the art equipment, including card-only access, delayed egress door alarms and staff and video monitored interior and exterior cameras. Additionally, Landmark Recovery’s programs and facility-specific operations are subject to regulation by the State of Ohio, as well as annual auditing by The Joint Commission, which is the basis of an objective evaluation process that can help health care organizations such as Landmark Recovery, measure, assess, and improve performance and safety measures. For accreditation, The Joint Commission standard EC.01.01.01 EP 5 requires behavioral health organizations such as Landmark Recovery to develop a security management plan based on the facility’s circumstances, which would include how the security risks will be assessed and mitigated and how the facility will be secured.

Landmark Recovery considers the prevention of discharges that are against staff advice (“ASA”) among the highest priorities of every staff member, and one of the strongest indicators of the

quality of treatment provided by each Landmark facility. As such, hiring managers would screen prior to hire for employees who align philosophically with Landmark's commitment to patient engagement and retention, and all staff would receive extensive training on patient engagement and retention during orientation and no less than annually thereafter. Landmark Recovery recognizes and adheres to the ASA 24-Hour Rule, which would be implemented at the proposed facility. Landmark Recovery's ASA 24-Hour Rule states that any patient that expresses an intent to leave prior to recommendation of the treatment team should be encouraged to stay for an additional 24 hours to encourage additional dialogue between patient and staff regarding the decision. When a patient indicates a desire to leave ASA, staff shall implement all standard engagement procedures over a 24-hour period in an effort to encourage the patient to remain in treatment. Nonetheless, if staff have exhausted all options of engagement, staff are required to permit the patient to leave, in which case protocol is followed to inform the patient's emergency contact of the decision and to arrange for proper transportation from the facility upon discharge.

Patients in Landmark Recovery's residential treatment program are not permitted to leave the facility, nor are they permitted to keep a vehicle on site during the course of treatment. It is also Landmark Recovery's policy that visitors are not allowed, unless invited for a family treatment session provided for on a limited basis. Such policies alleviate any significant increases in traffic through the immediate vicinity and corresponding parking issues.

Ultimately, the Proposed Use would not be a detriment to the DD District nor to the public welfare because the Proposed Use is not anticipated to increase in scale or intensity from the existing use as a continuing care facility, resulting in no negative impacts to the surrounding public infrastructure capacities or public facilities and services. Additionally, safety measures and protocol adhered to above would help ensure that the Proposed Use would not result in a detriment to the public welfare. The Proposed Use is very much aligned with the character of the immediate area and adjacent properties, consisting primarily of various medical uses. And lastly, community economic development objectives will be enhanced by the Proposed Use.

Accordingly, Landmark Recovery seeks approval of a major adjustment to the existing Planned Use Development to include the Proposed Use as an inpatient/outpatient substance use disorder treatment facility as a permitted use, which is of the same general character as a hospital under the Sycamore Township Zoning Resolution. We therefore ask that this request be approved.

Sincerely,



Michelle Lubbert for Applicant, Landmark Recovery

EXHIBIT "A"

Legal Description

Parcel One

Situated in Sycamore Township, Section 14, Town 4, Entire Range 1, Miami Purchase, Hamilton County, Ohio, and being more particularly described as follows:

Commencing as the southeast corner of Section 14; thence North 85° 30' 00" West, along the South line of Section 14 and the centerline of Galbraith Road, 964.54 feet; thence departing the said South line of Section 14 and the centerline of Galbraith Road, North 02° 50' 00" East, 50.02 feet to the North line of Galbraith Road and the real point of beginning of the tract herein described; thence along the said North line of Galbraith Road, North 85° 30' 00" West, 300.00 feet; thence departing said North line of Galbraith Road, North 02° 50' 00" East, parallel to the East line of said Section 14, 519.98 feet to an iron pin; thence South 85° 30' 00" East, parallel to the South line of said Section 14, 300.00 feet to an iron pin; thence South 02° 50' 00" West, parallel to the East line of the said Section 14, 519.98 feet to the point of beginning.

The above-described tract contains approximately 3.580 acres of land.

PPN: 600-0202-0378

Parcels Two and Three

Together with appurtenant easement rights of ingress and egress for the benefit of Parcel One, as created by First Amended and Restated Easement Agreement for access and signage by and between RACF, LLC Jewish Health System, Inc., Duke Realty Limited Partnership and Circle Housing Limited Partnership, filed June 1, 2003, and recorded in O.R. 9299, Page 4856, of the Hamilton County Records.

EXHIBIT “B”

Landmark Recovery Narrative

Landmark Recovery (“Landmark”) is a privately funded, family-owned organization, currently operating 10 facilities located in Kentucky, Nevada, Indiana, Oklahoma, Tennessee and Ohio. Landmark specializes in providing top quality inpatient and outpatient services and programs for those affected by alcohol and drug addiction as well as co-occurring mental health conditions. Landmark has a very ambitious plan to open 6 additional facilities this year alone, including facilities in Colorado, Indiana, Virginia, Wisconsin and Ohio. This narrative will provide you with more information about our operation and the services we provide.

Overview

Landmark is unique because we provide a full continuum of care. Yes, detox is the first step in recovery, but while recognizing that genetics play a significant role in the predisposition of addiction, we also focus on causes, beyond genetics, of why a person has fallen into addiction. We want to get to the root of what is not being dealt with or is burdensome in the life of the addict. We provide life-skills and services to create a healthier and more hopeful way of living. We believe these are cornerstones of success with long-term recovery.

Our patients typically stay, on average, between 28 and 35 days. Our facilities serve both male and female adult patients in gender-separated areas and are equipped with a staff made up of nurse practitioners, registered nurses, licensed practical nurses, licensed clinical social workers, individual therapists, group therapists, intake therapists, patient advocates, technicians, maintenance and custodial staff, kitchen staff, administrative staff, and other staff as needed. Our facilities are staffed and monitored twenty-four hours a day, seven days a week, and patients are under continuous care and supervision, accordingly.

Our facilities are secured with state-of-the-art equipment, including card-only access, delayed egress door alarms, staff and video-monitored interior and exterior cameras. Visitors are not allowed, unless invited for a family treatment session. Landmark does not accept walk-in patients, so patients must complete our admissions process prior to arriving at our facility at a scheduled date and time. Additionally, the proposed facility would be subject to regulation by the state and annual auditing by The Joint Commission.

Clinical Services Provided

Landmark provides a wide range of services and programs in each of our clinical service levels, consisting of medical detox, residential treatment, partial hospitalization, and intensive outpatient care. A more detailed description of the services and programs that are offered within each clinical service level is provided below.

Medical Detoxification: *Carefully tapering of the body from the harmful side effects of substance withdrawal.*

Detoxification is a crucial step in rehabilitation and recovery but depending on the severity and type of substance addiction, the detoxification process may be uncomfortable and present potentially severe health complications. Landmark's detox unit exists to provide a safe environment in which to help manage moderate to severe withdrawal symptoms associated with alcohol and drugs like opiates and sedatives. The detoxification program also serves to prepare the patient for appropriate ongoing treatment within our facility with the goal of restoring the patient to a healthy and sober state of life.

Upon admission to our detox unit, Landmark staff perform a comprehensive history and physical exam on the patient. Further, within 24 hours of admittance to our detox unit, the intake clinician or primary addiction counselor completes a biopsychosocial evaluation, and using the results, in conjunction with information learned from the comprehensive history assessment and physical exam, compiles a Master Treatment Plan for the duration of the patient's stay. A discharge plan involving a variation of intensive outpatient services and alumni support after completion of residential treatment is also crafted to ensure that appropriate care continues after detoxification.

Depending on the severity of the addiction and type of substances that have been used, Landmark clinicians may prescribe specific supplements designed for detoxification, such as Suboxone, Buprenorphine or Campral. Depending on usage history and intensity, detoxification often lasts for the first ten days of treatment. At Landmark's detox unit, patient withdrawal is medically managed in a supportive residential environment by 24/7 registered clinicians, with both a psychiatrist and an internal medicine specialist monitoring daily for possible life-threatening withdrawal symptoms such as seizures and/or hallucinations.

Residential Treatment: *Individualized and group treatment programs, inclusive of detox and partial hospitalization.*

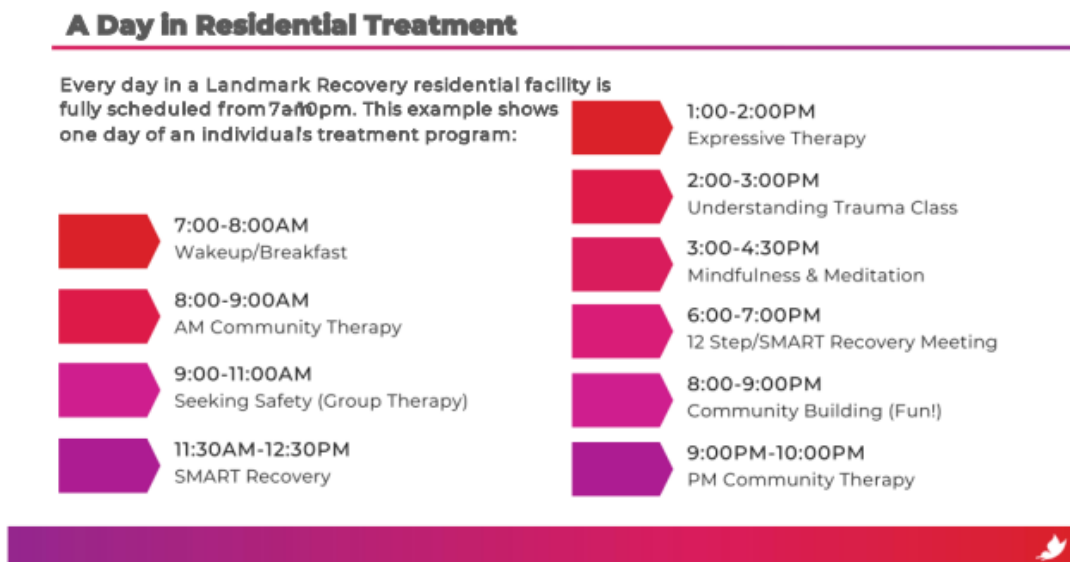
Landmark's residential treatment program takes place at our inpatient facilities and involves inpatient residential care lasting typically between 28-35 days. The goal of Landmark's residential treatment program is to stabilize and improve the life and functionality of patients who have experienced withdrawal from alcohol, opiates, sedatives, or other mind-altering substances. Our program is transitional in nature and aims to ultimately return the patient to their community sober, healthy, and prepared to continue and maintain their recovery. Landmark's residential treatment program includes

individual and group therapy containing nine evidence-based curriculums, including Seeking Safety, SMART Recovery, Adverse Childhood Experiences, and Family Programming.

Our program is centered around teaching skills related to continued sobriety, with therapy sessions designed to explore the underlying triggers of substance use disorder and support groups designed to help recovering addicts share their story in a safe, private environment. Here, patients have the opportunity to build a network of support and skills that can last well beyond our doors.

Our residential treatment program is carefully structured, so patients have a balance of structure and free time. Not all residential treatment centers operate the same way, but many offer some form of both group and individual therapy sessions. Patients are assigned to therapists and counselors in either group blocks or assigned to meet with their individual clinician daily.

Below is a typical day in Landmark’s residential treatment program.



Partial Hospitalization: A transitional program that provides support for patients integrating back into their communities.

Landmark’s partial hospitalization program offers daily scheduling of group therapy and extracurricular activities comparable to our residential treatment program. However, patients on the partial hospitalization level of care receive just one individual therapy session per week, compared to two on the residential level of care.

Our partial hospitalization program functions as an outpatient program based on the patient's need for additional structure due to a compromised recovery environment, need for increased motivational interventions, or moderate to severe risk of relapse. Patients in our partial hospitalization program typically attend morning and/or evening sessions Monday through Friday and engage in structured programming, weekly individual therapy and ongoing psychiatric evaluation and treatment as needed.

Intensive Outpatient Program: *An ongoing program designed to help patients stay motivated and focused on their sobriety.*

An intensive outpatient program (“IOP”) is an outpatient substance use disorder treatment program recommended by clinicians and medical staff for many individuals who have already stabilized from the symptoms of withdrawal and are newly sober or in need of continuing support resources to help with maintaining their recovery. Patients in our IOP attend multiple support sessions per week but continue to live at home and meet work and personal obligations.

Landmark's IOP is designed to offer patients a multi-modal, multi-disciplinary program for substance use disorder that is more rigorous than standard outpatient therapy. Patients in our IOP are expected to attend at least one 3-hour session, four days per week. These sessions are typically held during the evening to allow the patient to meet employment needs during the day. Sessions are determined by need according to the individual facility's Medical Director and the patient's specific needs, but can include individual therapy, family therapy, group therapy, crisis intervention, rehabilitation services, case management services, SMART Recovery programming and/or trauma-focused psychoeducation.

Patients are provided with an individualized treatment plan, a behavioral health professional and access to psychiatrists, nurses, and drug and alcohol counselors. When outside of Landmark facilities, patients in need of support services are encouraged to contact appropriate staff members, as needed.

Zoning Meeting, Cincinnati, OH

Testimony by Landmark Recovery regarding Application for a Major Adjustment to an Existing PUD for 4650 East Galbraith Road, Cincinnati, OH 45236

August 8, 2022

Chairman Stallworth, Vice Chairman Samad, member of the Commission, thank you for the opportunity to appear before you today regarding Landmark Recovery's application for a major adjustment to an existing PUD for the property located at 4650 East Galbraith Road, Cincinnati, OH 45236

Through my remarks, I will be providing you with background on Landmark Recovery and high-level facts about our patients, facilities, staff and as well as why we have chosen Cincinnati to expand our treatment facilities.

Landmark Recovery, founded in 2016, is a privately funded, family-owned organization, currently operating 10 facilities located in Kentucky, Nevada, Indiana, Oklahoma, Tennessee, and Ohio. Landmark specializes in providing the highest quality, evidenced-based services and programs for those affected by alcohol and drug addiction as well as co-occurring mental health conditions. We are pleased to share that we have recently graduated our 11,000th patient!

Our organization was born out of a family's prevalence of addiction and the need to move out of state to find available, comprehensive treatment. The son who moved with his mother so that she would receive the care she needed has made it his mission to develop licensed, accredited, evidenced-based, and compassionate treatment programs throughout the country.

- Landmark patients typically stay, on average, between 28 and 35 days.
- Our facilities serve both male and female adult patients in gender separated areas.
- We are staffed with a full continuum of medical professionals certified in addiction medicine, treatment, and recovery, including:
 - Physicians
 - Nurses who are licensed at all levels and specialties
 - Therapists
 - Patient advocates and support staff

Each day our patients go to work -- on themselves -- for a full 10-12 hour day. They attend individual and group therapy, have supervised recreation, participate in curriculum that addresses trauma, life skills, coping skills focused on anxiety, depression, relationship appropriateness and management, boundary setting, and work with patient advocates to create discharge planning that will address return-to-work, on-going sobriety support, community integration and continuous medical care.

We recognize and appreciate a proposed substance use disorder treatment facility presents a fear of the unknown, especially related to our patients, safety, and property values. Following are key amongst our facilities:

- Landmark does not accept walk-in patients, so patients must complete our admissions process prior to arriving at our facility at a scheduled date and time and are greeted by a patient advocate and walked into our building.

- Our facilities are staffed and monitored twenty-four hours a day, seven days a week, and patients are under continuous care and supervision. There is no idle time at Landmark.
- Our facilities are secured with state-of-the-art equipment, including card-only access, delayed egress door alarms, staff and video-monitored interior and exterior cameras.
- Visitors are not allowed, unless invited and approved for a family treatment session. They too are escorted to and from the building and may not bring belongings with them.
- We maintain a designated smoking section.
- We do not use nor distribute Methadone. While we detox patients from the drug, we do not use it as part of our treatment protocol, rather we use drugs such as Suboxone to aid in detox.
- Substance use disorder facilities, by law, cannot be “locked-down.” Should a patient express their desire to leave treatment, we have evidenced-based practices and protocols in place to address their concerns and to successfully maintain their patient status. If the final decision is to leave the facility, we work with their loved ones and community resources so that they leave a safety/support plan.
- Parking lot is used for staff and approved visitor parking only. Patients do not bring their own transportation.
- Additionally, the proposed facility is subject to regulation by the state and federal government, and annual auditing by The Joint Commission.

Our growth strategy is based on state, county and city addiction statistics, as well as a needs assessment within a GSA.

The Cincinnati region has many aligning and collaborating goals of the Cincinnati Community Health Needs Assessment, the Hamilton County Addiction Response Coalition, and the State Health Improvement Plan of Ohio which include striving for health equality and available local healthcare access.

In 2021, the county’s annual report outlines the state of the addiction crisis. The need for rehabilitation and prevention services can be clearly understood in the context of impact on many community issues including but not limited to crime, poverty, and physical health and in the saddening factors found in the addiction crisis’ annual report including:

- 4,056 of Hamilton Counties resident’s deaths were a result of overdose in the last 10 years (Hamilton County Coroner’s Office).
- In 2021, 205 of the 212 cases investigated by the Hamilton County Heroin Task Force were heroin/ opioid deaths. The report notes that this was a 17% increase in overdose deaths from 2020.
- 28% of the population will experience addiction within their lifetime.

Studies by The Recovery Research Institute, ResearchGate, Public Health Journal and fact-checked news articles have concluded that addiction treatment centers don’t raise neighborhood violence, spending funds on drug treatment saves on crime, and violent crime near drug treatment clinics are lower than other community businesses.

Studies by the National Bureau of Economic Research and published in Market Watch and Barron’s has found that substance abuse treatment centers do not lower property values.

We have chosen this specific site as it is in line with the type of properties we look for – traditionally those that have had a previous life as sub-acute medical facility, assisted living or nursing home. The layout is easily adapted for our use allowing us to keep construction costs down, thus ultimately maintaining a fair fee schedule for our patients.

To summarize a portion of the information in our application packet:

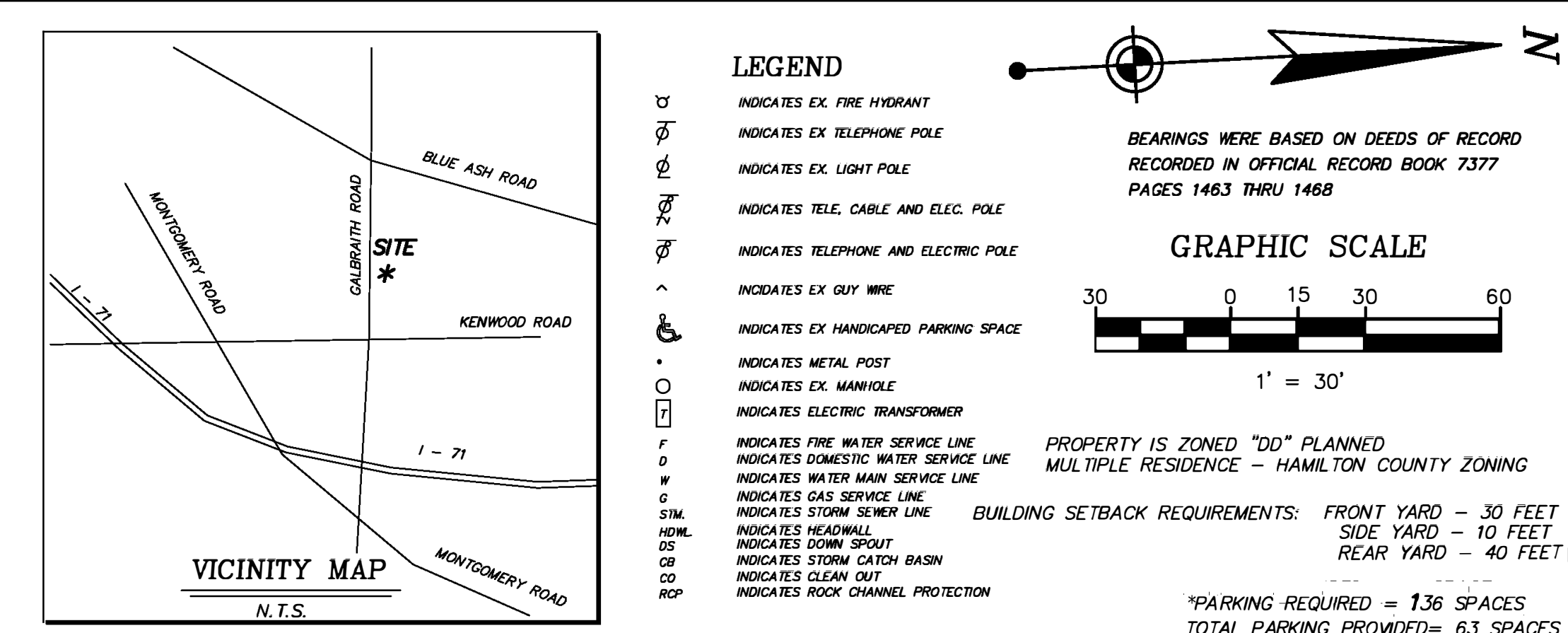
- Facility size is approximately 65,000 sq. ft
- We provide services to Veterans and to those who are covered by commercial insurance or are private pay. We will not be able to accept Medicaid patients at this facility.
- Occupancy of 136
- Creation of 103 new jobs
- The estimated average salary is between \$55and \$65K
- The tax revenue realized through payroll and property is estimated to be more than \$537,000 (\$465,000 – payroll; \$72,000 – property)

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Revisions	
No.	Date
1	11-8-05
2	11-17-05
3	12-18-06

A.L.T.A. SURVEY
CARRIAGE COURT
 SECTION 14, TOWN 4, E. RANGE 1
 SYCAMORE TOWNSHIP
 HAMILTON COUNTY, OHIO
 Purpose
 For the major modification of the existing PUD proposed by applicant Landmark Recovery of Louisville, LLC

Applicant - Landmark Recovery (07/18/22)



SURVEYOR'S CERTIFICATE

THE UNDERSIGNED, BEING A REGISTERED SURVEYOR OF THE STATE OF OHIO CERTIFIES TO WAKEFIELD CAPITAL, LLC, DELAWARE LIMITED LIABILITY COMPANY (AND ITS NOMINEES, AFFILIATES, DESIGNEES AND ASSIGNEES), GENERAL ELECTRIC CAPITAL CORPORATION, LAWYERS TITLE INSURANCE CORPORATION, AND BLANK ROMEL, LLP THAT:

- THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARDS FOR DETAIL REQUIREMENTS FOR ALIENAS TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED IN 1999 BY THE AMERICAN LAND TITLE ASSOCIATION (ALTA), THE AMERICAN CONGRESS ON SURVEYING AND MAPPING (ACSM) AND THE NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS (NSPS), MEETS THE ACCURACY REQUIREMENTS OF AN URBAN SURVEY AND INCLUDES ITEMS 1 THROUGH 16 OF TABLE A THEREOF (EXCEPT FOR ITEM 5 RELATING TO CONTOURS OF THE LAND), PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, THE UNDERSIGNED FURTHER CERTIFIES THAT THE POSITIONAL UNCERTAINTIES RESULTING FROM THE SURVEY MEASUREMENTS MADE ON THE SURVEY DO NOT EXCEED THE ALLOWABLE POSITIONAL TOLERANCE.
- THE SURVEY AND THE PROPERTY DESCRIPTION SET FORTH HEREON WAS PREPARED BY ME, A REGISTERED LAND SURVEYOR OF THE STATE OF OHIO. THE SURVEY WAS MADE ON THE GROUND ON DECEMBER 18, 2006 BY AN ACTUAL TRANSIT-TAPE SURVEY AND CORRECTLY SHOWS THE AREA OF THE SUBJECT PROPERTY, THE LOCATION AND TYPE OF ALL BUILDINGS, PARKING AREAS (INCLUDING NUMBER AND TYPE OF SPACES), STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE SUBJECT PROPERTY, THE DISTANCE FROM THE BUILDING TO EXTERIOR PROPERTY LINES, AND ANY OTHER MATTERS SITUATED ON THE SUBJECT PROPERTY.
- EXCEPT AS SHOWN ON THE SURVEY, THERE ARE NO VISIBLE EASEMENTS OR RIGHTS OF WAY OF WHICH THE UNDERSIGNED HAS BEEN ADVISED.
- EXCEPT AS SHOWN ON THE SURVEY, THERE ARE NO OBSERVABLE, ABOVE GROUND ENCROACHMENTS (A) BY THE IMPROVEMENTS ON THE SUBJECT PROPERTY UPON ADJOINING PROPERTIES, STREETS OR ALLEYS, OR (B) BY THE IMPROVEMENTS ON ADJOINING PROPERTIES, STREETS OR ALLEYS UPON THE SUBJECT PROPERTY.
- THE LOCATION OF EACH EASEMENT, DEDICATION, RIGHT OF WAY, LICENSE, SERVITUDE, AND OTHER MATTER (ABOVE OR BELOW GROUND) AFFECTING THE SUBJECT PROPERTY AND LISTED IN THE TITLE INSURANCE COMMITMENT DATED DECEMBER 5, 2006, ISSUED BY LAND AMERICA COMMERCIAL SERVICES AS AGENT FOR COMMONWEALTH LAND TITLE INSURANCE COMPANY WITH RESPECT TO THE SUBJECT PROPERTY, OR OF WHICH THE UNDERSIGNED HAS KNOWLEDGE, HAS BEEN SHOWN ON THE SURVEY, TOGETHER WITH APPROPRIATE RECORDING REFERENCES, TO THE EXTENT THAT SUCH MATTERS CAN BE LOCATED, AND TO THE EXTENT SUCH MATTERS CANNOT BE LOCATED, WE HAVE MADE REFERENCE TO SUCH FACT IN THE NOTES TO THE SURVEY. THE PROPERTY SHOWN ON THE SURVEY IS THE PROPERTY DESCRIBED IN THAT TITLE COMMITMENT. THE LOCATION OF ALL IMPROVEMENTS ON THE SUBJECT PROPERTY IS IN ACCORD WITH MINIMUM SETBACK PROVISIONS AND RESTRICTIONS OF RECORD REFERENCED IN SUCH TITLE COMMITMENT OR IMPOSED BY HAMILTON COUNTY, OHIO.
- THE SUBJECT PROPERTY HAS ACCESS TO AND FROM A DULY DEDICATED AND ACCEPTED PUBLIC STREET OR HIGHWAY AND THE NAME OF AND DISTANCE TO SUCH STREET OR HIGHWAY IS SHOWN ON THE SURVEY TOGETHER WITH THE APPLICABLE RECORDING INFORMATION FOR THE DEDICATION OF SUCH STREET OR HIGHWAY.
- EXCEPT AS SHOWN ON THE SURVEY, THE SUBJECT PROPERTY DOES NOT SERVE ANY ADJOINING PROPERTY FOR DRAINAGE, UTILITIES, OR INGRESS OR EGRESS, AND, INCEPT AS SHOWN ON THE SURVEY, NONE OF THE UTILITIES SERVING THE SUBJECT PROPERTY ENTER THE SUBJECT PROPERTY FROM AN ADJOINING PROPERTY. THE DIRECTION OF FLOW AND POINTS OF INGRESS AND EGRESS OF ALL UTILITY LINES ARE AS SHOWN ON THE SURVEY.
- THE RECORD DESCRIPTION OF THE SUBJECT PROPERTY FORMS A MATHEMATICALLY CLOSED FIGURE. THE PROPERTY CONSTITUTES ONE CONTIGUOUS PARCEL WITHOUT GAPS OR GORES.
- THE SURVEY CORRECTLY IDENTIFIES AND DELINEATES ANY PORTION OF THE PROPERTY THAT LIES WITHIN AN AREA DESIGNATED AS A FLOOD HAZARD AREA, 100-YEAR FLOOD PLAIN OR FLOOD PRONE AREA UNDER THE FLOOD DISASTER PROTECTION ACT OF 1973 OR IN ZONES A, A1-30, A1-60, A1-90, V-V00 OR M AS DESIGNATED ON THE FLOOD INSURANCE RATE MAP AS REFLECTED BY FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 390204, MAP 0209, DATED MAY 17, 2004, WHICH SUCH MAP PANEL COVERS THE AREA IN WHICH THE PROPERTY IS SITUATED. THE PROPERTY LIES IN ZONE "X".
- ALL ZONING REQUIREMENTS RELATED TO BUILDING SETBACKS, PARKING AND BUILDING HEIGHT AND THE ZONING USE AND DENSITY CLASSIFICATION ARE SHOWN HEREON.
- THE PARTIES LISTED ABOVE ARE ENTITLED TO RELY ON THE SURVEY AND THIS CERTIFICATE AS BEING TRUE AND ACCURATE.

ROBERT W. TRENKAMP
 REGISTRATION NO. 6452 IN OHIO
 DATED: _____

COMMONWEALTH LAND TITLE INSURANCE COMPANY
 COMMITMENT FOR TITLE INSURANCE
 SCHEDULE B - SECTION 2
 EXCEPTIONS
 Commitment No: 08-001312/10887234
 Effective Date: DECEMBER 05, 2006

- Easement and/or Right-of-Way for private drainage limits for storm water detention, together with all appurtenances, set forth in Plat Book 340, Page 89, of the Hamilton County Records. AFFECTS PROPERTY, SHOWN HEREON.
- Easement and/or Right-of-Way for storm water detention, together with all appurtenances, set forth in Easement Plat recorded in Plat Book 368, Page 43, of the Hamilton County Records. AFFECTS PROPERTY, SHOWN HEREON.
- First Amended and Restated Easement Agreement for access and signage by and between RACF, LLC, Jewish Health System, Inc., Duke Realty Limited Partnership and Circle Housing Limited Partnership, filed June 18, 2003, and recorded in O.R. 9299, Page 4856, of the Hamilton County Records. AFFECTS PROPERTY, SHOWN HEREON.
- Easement and/or Right-of-Way for sewage purposes, together with all appurtenances, filed July 29, 1950, set forth in Deed Book 2430, Page 65, of the Hamilton County Records.
- Right-of-Way and/or Easement for transmission and/or distribution of electric energy, including underground facilities, if any, granted to The Cincinnati Gas and Electric Company, by instrument dated January 27, 1949, filed April 11, 1949, and recorded in Deed Book 2352, Page 591, of the Hamilton County Records. AFFECTS PROPERTY, NOT PLOTTABLE DUE TO AMBIGUOUS DESCRIPTION.
- Right-of-Way and/or Easement for transmission and/or distribution of electric energy, including underground facilities, if any, granted to The Cincinnati Gas and Electric Company, by instrument dated March 16, 1951, filed April 24, 1951, and recorded in Deed Book 2475, Page 71, of the Hamilton County Records. AFFECTS PROPERTY, NOT PLOTTABLE DUE TO AMBIGUOUS DESCRIPTION.
- Right-of-Way and/or Easement for transmission and/or distribution of electric energy, including underground facilities, if any, granted to The Cincinnati Gas and Electric Company, by instrument dated September 22, 1950 and filed April 24, 1951, and recorded in Deed Book 2475, Page 63, of the Hamilton County Records. AFFECTS PROPERTY, NOT PLOTTABLE DUE TO AMBIGUOUS DESCRIPTION.
- Right-of-Way and/or Easement for transmission and/or distribution of electric energy, including underground facilities, if any, granted to The Cincinnati Gas and Electric Company, by instrument dated November 24, 1969, filed December 11, 1969, and recorded in Deed Book 3710, Page 797, of the Hamilton County Records. AFFECTS PROPERTY, NOT PLOTTABLE DUE TO AMBIGUOUS DESCRIPTION.

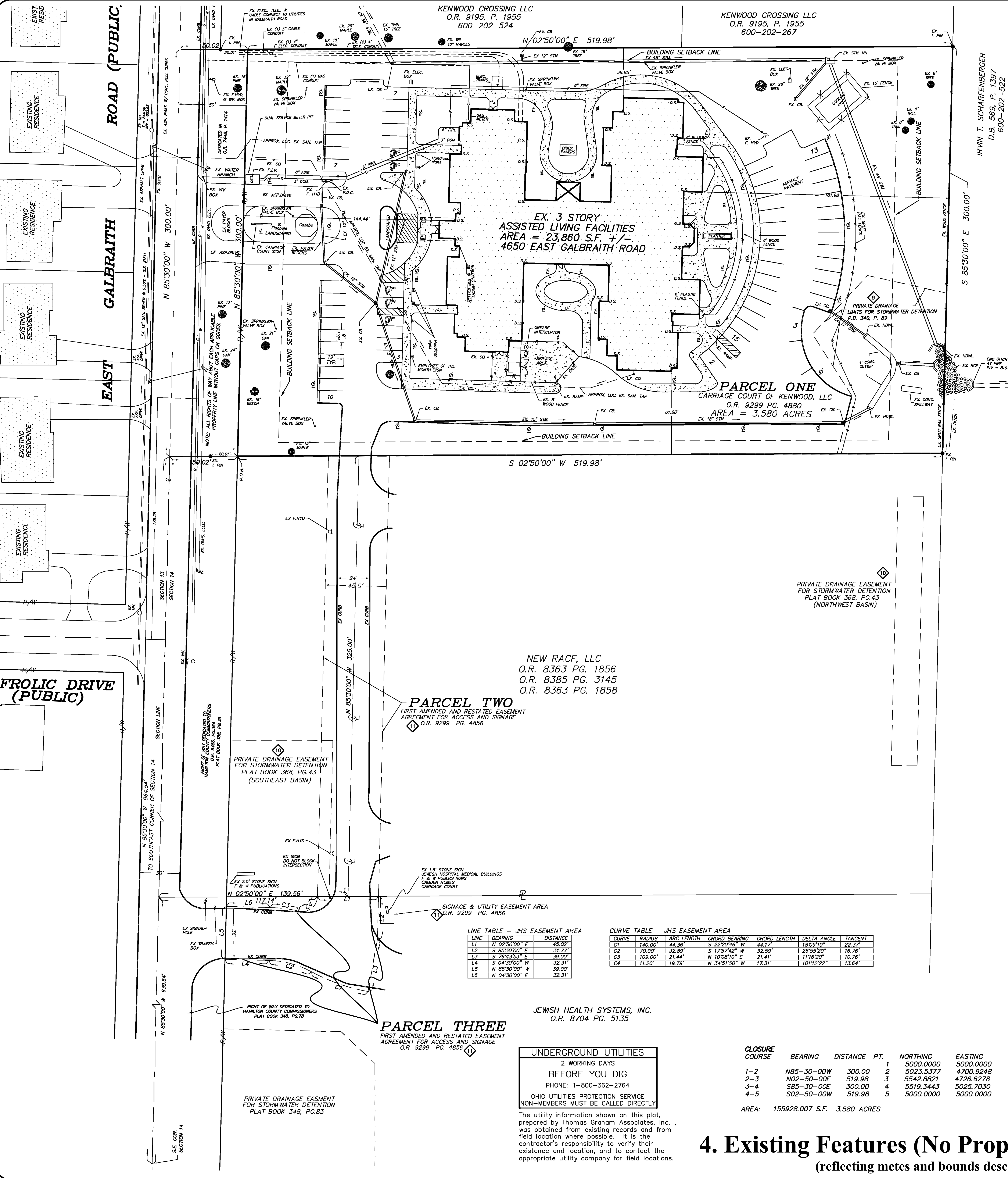
LEGAL DESCRIPTION: PARCEL ONE

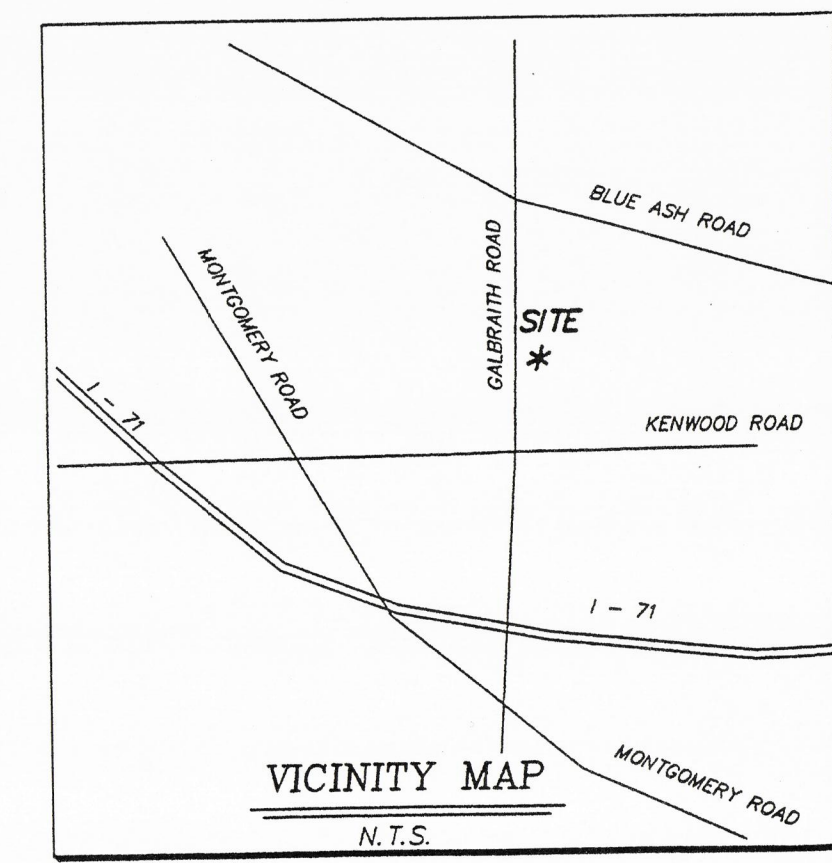
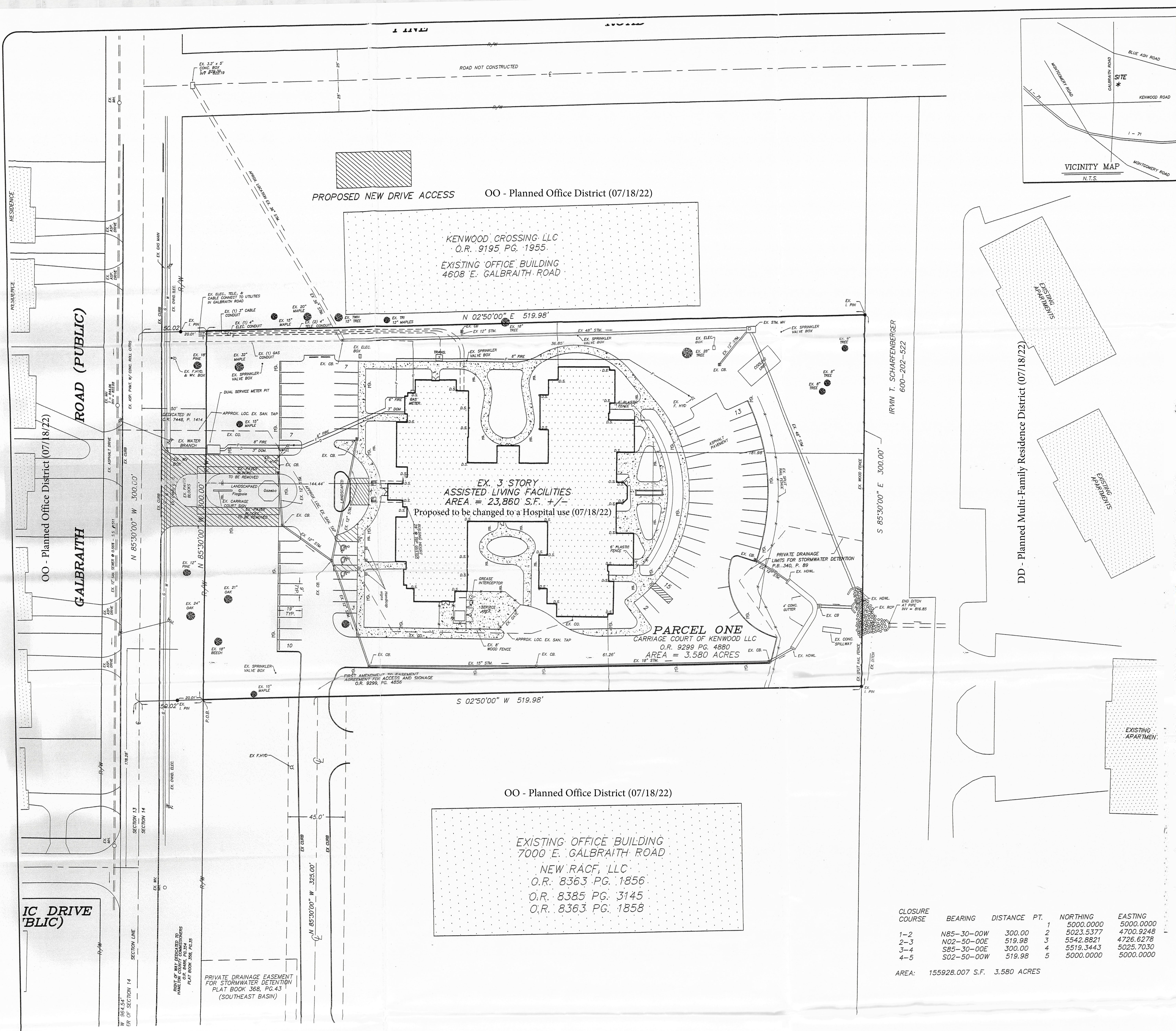
SITUATE IN SYCAMORE TOWNSHIP, SECTION 14, TOWN 4, ENTIRE RANGE 1, MAAMI PURCHASE, HAMILTON COUNTY, OHIO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTHWEST CORNER OF SECTION 14, THENCE NORTH 85° 30' 00" WEST, ALONG THE SOUTH LINE OF SECTION 14 AND THE CENTERLINE OF GALBRAITH ROAD, 964.54 FEET; THENCE DEPARTING THE SAID SOUTH LINE OF SECTION 14 AND THE CENTERLINE OF GALBRAITH ROAD, NORTH 02° 50' 00" EAST, 300.00 FEET TO THE NORTH LINE OF GALBRAITH ROAD AND THE CENTERLINE OF THE TRACT HERIN DESCRIBED; THENCE ALONG THE SAID NORTH LINE OF GALBRAITH ROAD, NORTH 85° 30' 00" WEST, 300.00 FEET; THENCE DEPARTING THE SAID NORTH LINE OF GALBRAITH ROAD, NORTH 02° 50' 00" EAST, PARALLEL TO THE EAST LINE OF THE SAID SECTION 14, 519.98 FEET TO AN IRON PIN; THENCE SOUTH 85° 30' 00" EAST, PARALLEL TO THE SOUTH LINE OF SAID SECTION 14, 300.00 FEET TO AN IRON PIN; THENCE SOUTH 02° 50' 00" WEST, PARALLEL TO THE EAST LINE OF THE SAID SECTION 14, 519.98 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT CONTAINS 3.580 ACRES OF LAND.

LEGAL DESCRIPTION: PARCEL TWO AND THREE

APPURTENANT EASEMENT RIGHTS OF INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL ONE, AS CREATED BY FIRST AMENDED AND RESTATED EASEMENT AGREEMENT FOR ACCESS AND SIGNAGE BETWEEN NEW RACF, LLC, JEWISH HEALTH SYSTEM, INC., DUKE REALTY LIMITED PARTNERSHIP AND CIRCLE HOUSING LIMITED PARTNERSHIP, FILED JUNE 18, 2003 AND RECORDED IN OFFICIAL RECORD VOLUME 9299, PAGE 4856, RECORDER'S OFFICE, HAMILTON COUNTY, OHIO.





LEGEND

- INDICATES EX. FIRE HYDRANT
- INDICATES EX. TELEPHONE POLE
- INDICATES EX. LIGHT POLE
- INDICATES TELE. CABLE AND ELEC. POLE
- INDICATES TELEPHONE AND ELECTRIC POLE
- INDICATES EX. GUY WIRE
- INDICATES EX. HANDICAPPED PARKING SPACE
- INDICATES METAL POST
- INDICATES EX. MANHOLE
- INDICATES ELECTRIC TRANSFORMER
- INDICATES FIRE WATER SERVICE LINE
- INDICATES DOMESTIC WATER SERVICE LINE
- INDICATES WATER MAIN SERVICE LINE
- INDICATES GAS SERVICE LINE
- INDICATES STORM SEWER LINE
- INDICATES STORM DRAIN
- INDICATES STORM CATCH BASIN
- INDICATES ROOF CHANNEL PROTECTION

BEARINGS WERE BASED ON DEEDS OF RECORD RECORDED IN OFFICIAL RECORDED BOOK 7377 PAGES 1463 THRU 1468

GRAPHIC SCALE

1" = 30'

PROPERTY IS ZONED "DD" PLANNED MULTIPLE RESIDENCE - HAMILTON COUNTY ZONING

SETBACK REQUIREMENTS: FRONT YARD - 35 FEET
SIDE YARD - 8 FEET
REAR YARD - 35 FEET

tga
THOMAS GRAHAM ASSOCIATES, INC.
Engineers
Planners
Surveyors
793 Compton Road
Cincinnati, Ohio 45231
513-521-4760
Fax # 521-2439

Date: AUG. 13, 2004
Scale: 1" = 30'
Job No: 6805

Revisions

No.	Date

SUMMARY TABLE

SITE AREA = 170927.658 S.F. (GROSS)
3.924 ACRES (GROSS)
= 155,928.000 S.F. (NET W/50' R/W)
3.580 ACRES (NET W/50' R/W)

PROPERTY IS CURRENTLY ZONED "DD" PLANNED MULTI RESIDENCE - HAMILTON COUNTY ZONING

CURRENT SETBACK REQUIREMENTS:
FRONT YARD - 35 FEET
SIDE YARD - 8 FEET
REAR YARD - 35 FEET

TOTAL NUMBER OF BEDS = 136

LANDMARK RECOVERY PROPOSED DEVELOPMENT DATA:

(1) - 3 STORY HOSPITAL
FLOOR AREA = 64,000 SQUARE FEET
PARKING REQUIRED = 136 SPACES
1 SPACE PER RESIDENT = 136 SPACES

PARKING PROVIDED = 63 SPACES
FLOOR AREA RATIO = 0.37
BUILDING COVERAGE RATIO = 0.13
IMPERVIOUS SURFACE RATIO = 0.65
OPEN SPACE RATIO = 0.35

THIS PROPERTY LIES WITHIN ZONE "C" INDICATING MINIMAL FLOODING

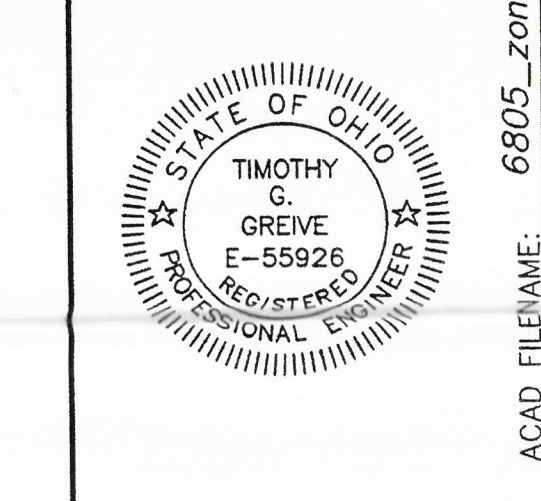
CLOSURE COURSE	BEARING	DISTANCE	PT.	NORTHING	EASTING
1-2	N85-30-00W	300.00	1	5000.0000	5000.0000
2-3	N02-50-00E	519.98	3	5023.5377	4700.9248
3-4	S85-30-00E	300.00	4	5542.8821	4726.8278
4-5	S02-50-00W	519.98	5	5519.3443	5025.7030
				5000.0000	5000.0000

AREA: 155928.007 S.F. 3.580 ACRES

UNDERGROUND UTILITIES
2 WORKING DAYS
BEFORE YOU DIG
PHONE: 1-800-362-2764
OHIO UTILITIES PROTECTION SERVICE
NON-MEMBERS MUST BE CALLED DIRECTLY

PRELIMINARY DEVELOPMENT PLAN
MAJOR ADJUSTMENT TO EXISTING RID
SECTION 14, TOWN 4, E. RANGE 1
STAMORE TOWNSHIP
HAMILTON COUNTY, OHIO

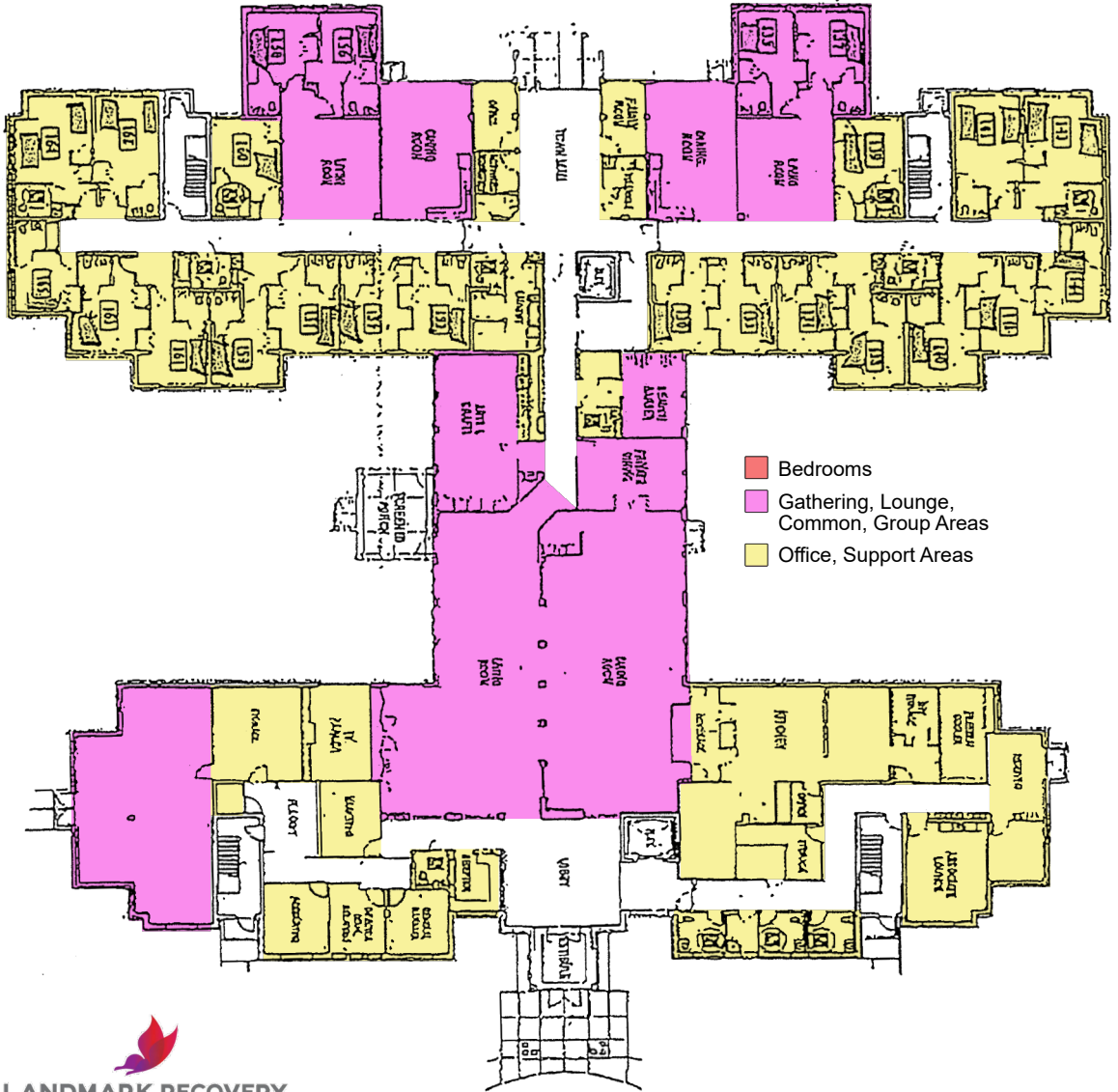
APPLICANT
LANDMARK RECOVERY OF LOUISVILLE, LLC



Drawn By: _____
Sheet _____ of _____
Job No: 6805-03

3. Zoning Plat and Summary Table (Landmark Recovery 07/18/22)

5. Landmark Recovery's Proposed Features - Conceptual Design





Request for Deviation from Parking Requirements

Parking Calculations

The Sycamore Township Zoning Resolution includes the following parking requirements that could be applicable to the Proposed Use:

- Hospital use requires 1 parking space per bed
 - 136 beds = 136 parking spaces
- Nursing Home use requires 1 parking space for every 6 beds + 1 parking space per employee
 - $136 \text{ beds} / 6 = 23 + 63 \text{ employees} = 86 \text{ parking spaces}$

Parking Deviation Request

The requirements above should not apply to the Proposed Use. Landmark Recovery requests to deviate from the parking requirements contained in the Sycamore Township Zoning Resolution for the following reasons:

1. Landmark Recovery's patients are not permitted to leave a vehicle on site during the course of treatment.
2. The maximum number of employees there could be on site at this Property during peak hours is 63. This is generally not the case as this is the maximum potential and not all peak hour staff members will present during peak times. See the attached Parking Calculations Spreadsheet
3. Many Landmark employees carpool with each other.
4. Visitor hours are not scheduled during peak hours.

Conclusion

The Proposed Use does not require more than 63 parking spaces at any given time, and therefore the requirements outlined in the Sycamore Township Zoning Resolution should not apply.

Number of Patients (enter this number)	136
Max Staff Total (This will pre-populate)	63

TIME OF DAY	12a	1a	2a	3a	4a	5a	6a	7a	8a	9a	10a	11a	12p	1p	2p	3p	4p	5p	6p	7p	8p	9p	10p	11p
Alumni Coordinator	0	0	0	0	0	0	0	0	0	1	1	1	1	1	1	1	1	1	0	0	0	0	0	0
APRN	0	0	0	0	0	0	0	0	0	3	3	3	3	3	3	3	3	3	0	0	0	0	0	0
Assistant Director of Nursing	0	0	0	0	0	0	0	0	0	1	1	1	1	1	1	1	1	1	0	0	0	0	0	0
Assistant Clinical Director	0	0	0	0	0	0	0	0	0	2	2	2	2	2	2	2	2	2	0	0	0	0	0	0
Business Office Manager	0	0	0	0	0	0	0	0	0	1	1	1	1	1	1	1	1	1	0	0	0	0	0	0
Clinical Director	0	0	0	0	0	0	0	0	0	1	1	1	1	1	1	1	1	1	0	0	0	0	0	0
Cook	0	0	0	0	0	0	1	1	1	1	1	1	1	1	1	1	1	1	1	1	0	0	0	0
Dietary Manager	0	0	0	0	0	0	0	0	1	1	1	1	1	1	1	1	1	1	0	0	0	0	0	0
Director of Nursing	0	0	0	0	0	0	0	0	1	1	1	1	1	1	1	1	1	1	0	0	0	0	0	0
Executive Director	0	0	0	0	0	0	0	0	1	1	1	1	1	1	1	1	1	1	0	0	0	0	0	0
Facilities Manager	0	0	0	0	0	0	0	0	1	1	1	1	1	1	1	1	1	1	0	0	0	0	0	0
Float Nurse	0	0	0	0	0	0	1	1	1	1	1	1	1	1	1	1	1	1	1	0	0	0	0	0
Group Therapist	0	0	0	0	0	0	0	0	9	9	9	9	9	9	9	9	9	9	0	0	0	0	0	0
Housekeeper	0	0	0	0	0	0	0	0	0	2	2	2	2	2	2	2	2	2	0	0	0	0	0	0
Individual Therapist	0	0	0	0	0	0	0	0	14	14	14	14	14	14	14	14	14	14	0	0	0	0	0	0
IOP PES	0	0	0	0	0	0	0	0	0	1	1	1	1	1	1	1	1	1	3	3	3	3	0	0
IOP Therapist	0	0	0	0	0	0	0	0	0	1	1	1	1	1	1	1	1	1	3	3	3	3	0	0
LPN Pods	2	2	2	2	2	2	4	4	4	4	4	4	4	4	4	4	4	4	4	2	2	2	2	2
NOC PES Pods	5	4	4	4	4	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	5
Overnight RN	1	1	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	1	1	1
Patient Advocate	0	0	0	0	0	0	0	0	0	3	3	3	3	3	3	3	3	3	0	0	0	0	0	0
Patient Engagement Manager	0	0	0	0	0	0	0	0	1	1	1	1	1	1	1	1	1	1	0	0	0	0	0	0
Patient advocate manager	0	0	0	0	0	0	0	0	1	1	1	1	1	1	1	1	1	1	0	0	0	0	0	0
PES Pods	0	0	0	0	0	0	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9	0
Receptionist	0	0	0	0	0	0	0	0	1	1	1	1	1	1	1	1	1	1	0	0	0	0	0	0
RN Pods	0	0	0	0	0	0	1	1	1	1	1	1	1	1	1	1	1	1	1	0	0	0	0	0
Enterprise Patient Navigator	0	0	0	0	0	0	0	0	1	1	1	1	1	1	1	1	1	1	0	0	0	0	0	0
TOTAL EMPLOYEES	8	7	7	7	7	7	16	16	61	63	63	63	63	63	63	63	63	22	19	18	18	12	8	