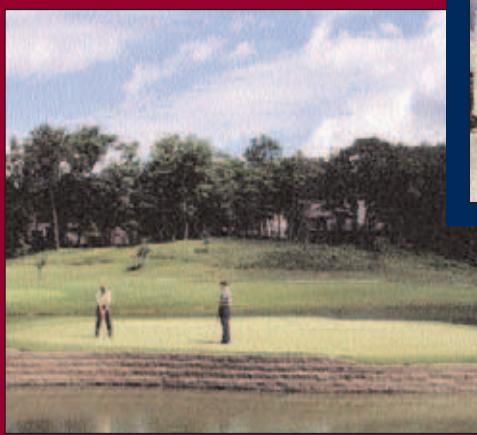
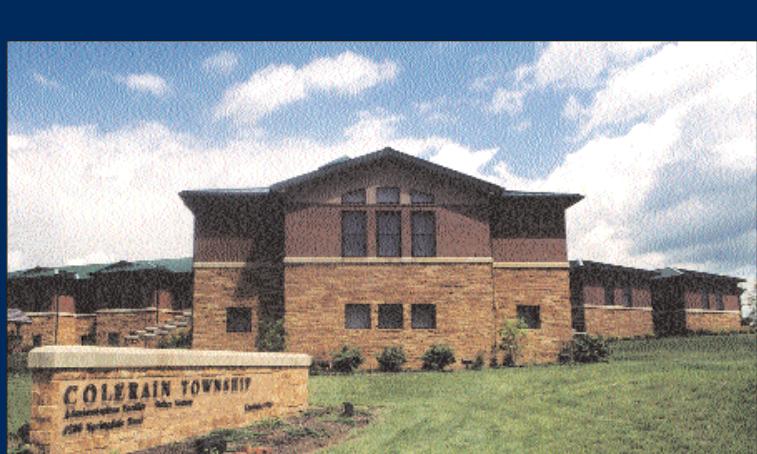


Colerain

TOWNSHIP



Destination for Business in
Hamilton County, Ohio



Colerain Township

Colerain Township has an area of 45 square miles
with thirty percent of the Township undeveloped.

We are truly Hamilton County's last frontier.

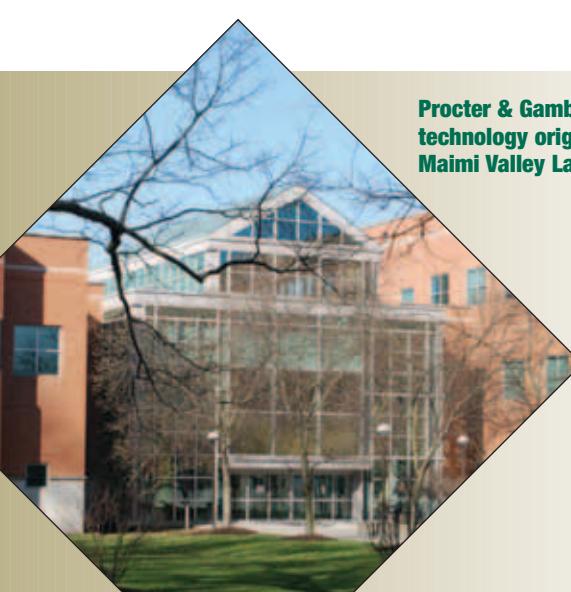


Growth & De

Colerain Township takes a proactive approach to economic development. All Township Departments are committed to customer service for both residents and businesses.

Colerain employs a full-time Development Director who focuses on business recruitment and retention. Businesses that have chosen to locate in Colerain Township can take full advantage of the services and opportunities Colerain Township offers without the burden of an income tax. The Township has encouraged development by utilizing the following tax incentives where appropriate:

- 1. Enterprise Zone** - property tax abatement for light commercial expansion or new construction
- 2. Tax Increment Financing** - provides needed infrastructure/aesthetic improvement for retail and office development
- 3. Community Reinvestment Area (CRA)** - If qualified businesses within the Community Reinvestment Area construct a new facility, they will not pay property taxes for ten years on the improvements to their property.



Procter & Gamble's global technology originates from Maimi Valley Laboratory.

William L. Clippard, Jr. founded Clippard Instrument Laboratory in 1941. He invented the first miniature fluid power devices designed and built by Clippard for use in the manufacture of their equipment. The minimate line was successful enough to become Clippard's primary product line and remains so today.



Clippard Instrument Laboratory corporate headquarters in Colerain Township, Ohio.

The Taylor Creek Sewer Treatment Plant was recently constructed to provide sanitary sewer service to the Northwest portion of Colerain Township and Western Hamilton County. *The Taylor Creek Treatment facility has opened up more than 40,000 acres for development in Western Hamilton County and currently contains more than 140 miles of sewer lines.*

Taylor Creek's average flow is approximately 2 million gallons per day (MGD). The design flow is 5.5 MGD with a peak hydraulic flow of approximately 13.75 MGD during wet-weather events. Obviously there is plenty of room for growth, as indicated by six subdivisions currently under construction in the Taylor Creek Service Area. Western Hamilton County is one of the last development frontiers in Hamilton County, and with the completion of the Taylor Creek sewer project, the area is poised for growth.

Colerain Township has experienced more residential population growth in the past ten years than any other community in Western Hamilton County. Residents enjoy the rural atmosphere, coupled with the convenience of retail shopping within minutes from a majority of Township homes. A number of Township residents work downtown and enjoy the convenience of being only *twenty minutes from downtown Cincinnati* and major universities such as the University of Cincinnati, Xavier University and Miami University of Oxford.

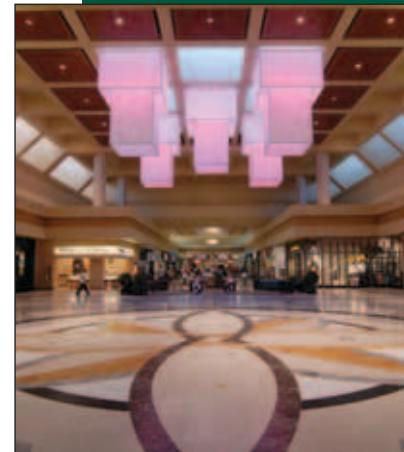
development

As a result of strategic planning, Colerain Avenue qualified for more than 22 million dollars from the State and Federal governments in road improvements. The project was completed in 2003 and has resulted in **lowering the accident rates by more than 35% with an increased capacity of approximately 20%**. Highlights of the project include additional traffic signals, turning lanes, access/service roads, better lighting and sidewalks, resulting in increased capacity and pedestrian access to the corridor. With the implementation of the improvements to Colerain Avenue, Colerain Township will continue to be a business hub in Western Hamilton County.

Colerain Township's development motto is "progress with a purpose." The ultimate purpose is to serve the residents and businesses of Colerain Township to the best of our ability. Through customer service, progressive planning and responsive services, Colerain Township will continue to fulfill its purpose and foster the environment of growth which residents and businesses alike experience when they choose to call Colerain Township "Home."

*Progressive
planning and
responsive
services
will continue
to foster the
growth of
Colerain
Township.*

Northgate Mall-
Macy's Wing



Starbucks,
Colerain Twp.



Stone Creek
Towne Center
Entrance



Stone Creek
Towne Center
Rendering

Colerain - Progress with a Purpose

The Northgate retail area is the closest retail development to Miami University, Argosy Casino, and just 20 minutes from the Airport and Downtown Cincinnati.

Retail development has "a captive audience" as US 27 is the only route to reach Miami University of Ohio.

Lifestyle Q

As the largest Township in the state of Ohio, Colerain Township offers those who choose to work and live in the community the “best of both worlds.” The expansive rural countryside is minutes away from Colerain Avenue, the business epicenter of Western Hamilton County.

Twelve township and county parks are located within Colerain Township, encompassing more than 750 acres of public park land. The park most used by residents of Colerain Township is Colerain Park, which features Colerain Mega-land, hiking and biking trails, shelters and basketball courts for the community’s enjoyment. Colerain Township’s most recent update to Colerain Park features a one-mile hiking and biking trail, amphitheater and press box, as well as dugouts for our future “big leaguers.”

Heritage Park, with one mile of frontage on the Great Miami River, is believed to be the site of Fort Dunlap, the first settlement in Colerain Township. The park features walking trails, disk golf, a canoe ramp, a rain garden, an eco lab, a playground and four NCAA regulation-size baseball fields. Hamilton County Park District’s Farbach Werner Nature Preserve features a prairie, forest, pond and the Pin Oak Trail

Colerain Township is one of the last opportunities for large lot development in Hamilton County.

that includes fully-accessible Braille signage for patrons. The Preserve’s Ellenwood Nature Barn, built in the 1830s, is the site of many nature programs for adults and children.

Colerain Township is also home to the **Vinoklet Winery**, which is featured as **an Official Tourist Attraction for the State of Ohio**. Perched on top of picturesque rolling hills, Vinoklet’s glass enclosed solarium and fresh air gazebo provide a panoramic view of the winery’s vineyards and lakes. The winery offers more than 30 acres of nature with a beautiful heart-shaped lake featuring some of the best views of the sunset in the tri-state area. The winery has meeting facilities for business guests with full-service menus offering businesses a charming alternative location for all day lunch, dinner or breakfast meetings. When the business is completed, enjoy a free tour and wine tasting for all of your guests.

COLERAIN TOWNSHIP SERVICES

Colerain Township is among the leaders in providing the best services to businesses in the tri-state area. The top-notch services to area businesses and residents include fire and EMS, police department, road maintenance, a senior and community center facility, zoning and parks department.

Colerain Township’s services exist to make living and doing business a pleasure for all. The Colerain Township Department of Fire and E.M.S. has a Class 2 fire rating



uality

from the Insurance Services Office of Ohio. The Fire Department's motto is "Customer Service for Life." This Department has won numerous awards for its dedication to customer service and professionalism, including The Award of Excellence by the International Association of Fire Chiefs. Most recently, the Fire Department was once again recognized for its efforts and given the **Award of the Decade for ongoing innovation and customer service** through the continued use of the Northgate Station Facility.

The Colerain Police Department constantly strives to maintain the **highest level of professionalism** as evidenced by being **accredited through the Commission on the Accreditation of Law Enforcement Agencies (CALEA)**.

The Colerain Police Department continues to operate through a philosophy of community-oriented policing. The department utilizes Neighborhood Resource Officers, a School Resource Officer, bike patrols, the DARE program and its motorcycle patrol to solve any problems that may arise.

All of these services are brought to businesses and residents **without the burden of an income tax**. We "do it all" and "do it well" without taking income out of the pockets of our residents and businesses.

Colerain Township has four golf courses. The newly revamped Pebblecreek facility features single-family homes on the golf course surrounding a southern style clubhouse facility. The clubhouse includes a pro shop, numerous meeting and banquet rooms, and a large wrap around porch, perfect for overlooking the course and watching the sunset after playing eighteen holes.



Colerain Township Department of Fire and E.M.S.

Colerain Township Police Department



e ducation

The Northwest Local School District is a source of pride and a major part of the community serving approximately 10,000 students in eight elementary schools, three middle schools, two high schools, and two career technology centers. It is located in Northwest Hamilton County, hence the name, and effectively serves pupils from Colerain, Green, Ross and Springfield Townships, with Colerain Township serving as its nucleus.

The Northwest Local School District offers a range of academic programs to its students through advanced placement courses, gifted education, college preparatory courses, as well as special education programs. Academically, the district continues to improve its reputation for excellence. **This past year, ten schools earned an excellent or effective rating on the Ohio State Report Card.**

The recent Northwest Local School District and Butler Tech merger will provide our students increased opportunities in career vocational programs. Northwest School District Superintendent Rick Glatfelter states, “Butler Tech will maintain the current award winning programs located at both Northwest high schools, and Northwest students will

The Northwest District actively works to integrate technology into the curriculum and to evaluate the effectiveness of its programming in order to maximize student achievement.



have the opportunity to enroll in additional programs located on the Butler Tech campuses.” Butler Tech offers a wide variety of programming and additional options that are not offered at NLSD high schools.

The Northwest District actively works to integrate technology into the curriculum and to evaluate the effectiveness of its programming in order to maximize student achievement. While academics and technology are major goals, extracurricular activities are also an important part of a well-rounded student life. The district offers numerous opportunities for students to participate in a variety of high-quality athletics, musical organizations, career vocational and other academic clubs. A major driving force behind the district’s success is the community of caring stakeholders, including a successful Business Partnership Program, active Booster and Alumni Programs, and the Clippard YMCA. The Northwest Local School District has outstanding faculty and staff, who have crafted a progressive educational agenda to guide the work of the district. Their dedication and commitment to educating the whole child is unsurpassed. Northwest Local School District is a community with a proud heritage of caring people who are justifiably proud of its accomplishments. NLSD is an ideal place to raise a family.



The Northwest School District provides a comprehensive academic program including honors and advanced placement classes for high school students. A solid academic core and a well-rounded elective program enable our graduates to experience success in higher education and the workplace.

SP rogress

Trustees and Fiscal Officer oversee the largest township in the State of Ohio.

BusinessWeek

According to BusinessWeek Magazine

"This unincorporated suburb of Cincinnati was tops on our list because it has superb schools and is less than a half-hour drive from attractions such as the Cincinnati Zoo, City of Cincinnati, and Kings Island amusement park."

Some credit for Groesbeck's top marks goes to nearby Saint James School, a private elementary school honored for the fourth time in 2007 by the No Child Left Behind Blue Ribbon Schools Program, the most ever in the Country. Groesbeck is home to many very good public and parochial schools, all located within the census place known as Groesbeck.

Colerain Township, OH,

January 4, 2008: BusinessWeek magazine has rated Colerain Township's Groesbeck neighborhood as the best Place to Raise Your Kids in the Nation.

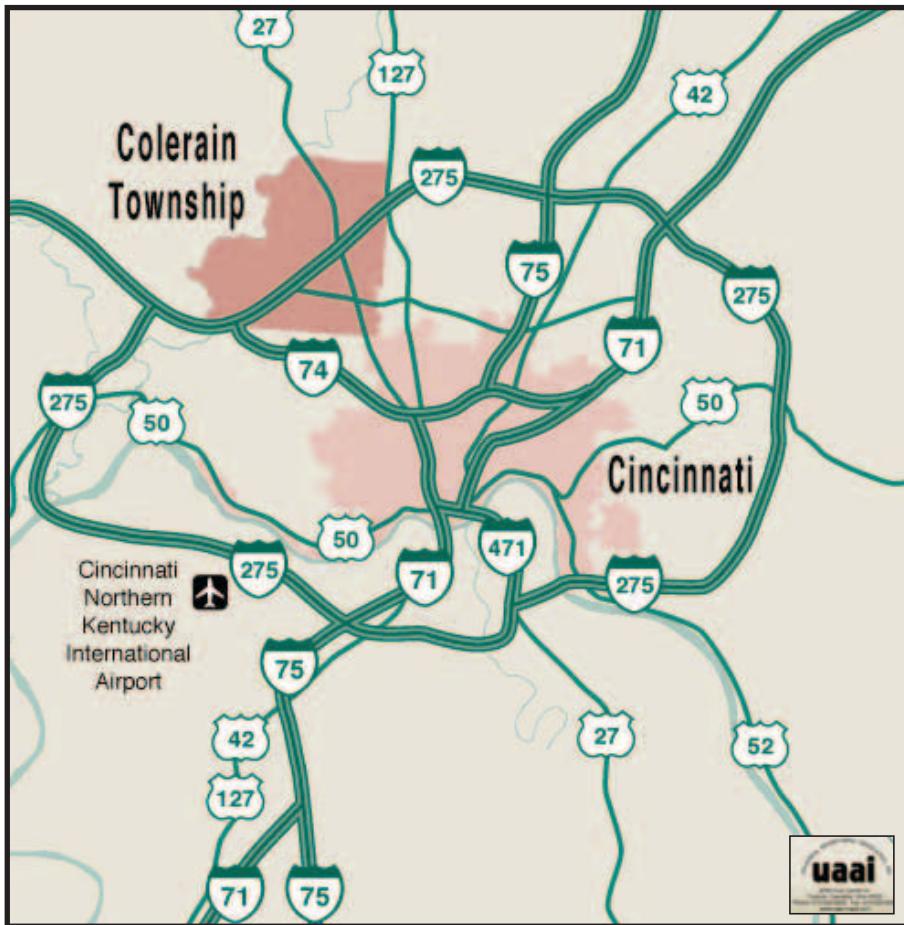


Nov. 2007, Money Magazine's America's Best Place to Live – Affordable Homes:
#1 Northbrook,
Colerain Township, Ohio



The Administrator and Director of Development review site plans for future growth.

Colerain Township



I-275, I-75, U.S. 27 and the Ronald Reagan Highway intersect Colerain Township, the development crossroads. Colerain Township is just minutes from the Greater Cincinnati International Airport and is positioned within 600 miles of approximately 66% of the U.S. population and buying power.

Colerain Township offers those who choose to work and live

in the community the “best of both worlds.” The expansive

rural countryside is minutes away from Colerain Avenue,

the business epicenter of western Hamilton County.

Frank Birkenhauer
Director of Development



Colerain
Township



COVER PHOTOS

*Pebble Creek Golf Course
and Conference Facility*

The Cas-Ker Co.

*Residential Development
Chapel Heights, Colerain Township, Ohio*

*Background:
Landscape of Vinoklet
winery and vineyards.*

4200 SPRINGDALE ROAD

COLERAIN TOWNSHIP, OHIO 45251

513-385-7500

WWW.COLERAITWP.ORG



Household By Type*

	Number	Percent
Total Households	22,418	100.0
Family households (families)	16,644	74.2
with own children under 18 years	7,992	35.6
Married-couple family	13,160	58.7
with own children under 18 years	6,039	26.9
Female Householder, no husband present with own children under 18 years	2,601	11.6
1,499	6.7	
Non-family households	5,774	25.8
householder living alone	4,902	21.9
householder 65 years and over	1,841	8.2
Households with individuals under 18 years	8,698	38.8
Households with individuals 65 years and over	5,125	22.9
Average household size	2.67	NA
Average family size	3.13	NA

Race*

White	52,791
Black or African American	5,635
Asian	616
Other	103

* Source – Census 2000 U.S. Census Bureau

Housing Occupancy*

	Number	Percent
Total housing units	23,093	100.00
Occupied housing units	22,418	97.1
Vacant housing units for seasonal, recreational or occasional use	675 71	2.9 .3
Homeowner vacancy rate (percent)	NA	1.0
Rental vacancy rate (percent)	NA	5.3

Housing Tenure*

	Number	Percent
Occupied housing units	22,418	100.00
Owner-occupied housing units	18,235	81.3
Renter-occupied housing units	4,183	18.7
Average household size of owner-occupied units	2.73	NA
Average household size of renter-occupied units	2.43	NA

Employment Status*

	Number	Percent
Population 16 years and over	45,628	100.00
In labor force	31,971	70.1

Population (2006)

Total Population	62,205
Male	29,506
Female	32,699

Population and Household Income Surrounding Lifestyle Centers/Malls (by Community, 2006)

Distance from Mall	POPULATION		AVG. HH INCOME		MEDIAN HH INCOME	
	3 Mile	5 Mile	3 Mile	5 Mile	3 Mile	5 Mile
Colerain/Northgate	57,913	157,879	\$67,510	\$67,558	\$56,413	\$56,156
Florence	49,977	106,366	\$57,924	\$62,203	\$58,173	\$62,187
Crestview	64,905	153,271	\$75,516	\$62,879	\$60,376	\$55,103
Deerfield	68,022	142,682	\$99,347	\$96,211	\$86,261	\$84,904
Kenwood	67,341	173,899	\$74,021	\$70,128	\$56,917	\$53,669

Number of Households per Income Bracket

Distance from Mall	#HH INCOMES \$50k+		#HH INCOMES \$75k+		#HH INCOMES \$100k+	
	3 Mile	5 Mile	3 Mile	5 Mile	3 Mile	5 Mile
Colerain/Northgate	12,478	34,568	7,312	20,636	3,818	11,035
Florence	9,906	22,315	6,753	15,539	4,198	9,876
Crestview	13,530	28,485	9,592	19,459	6,331	12,335
Deerfield	14,788	30,835	12,092	25,031	9,171	18,940
Kenwood	13,825	34,599	10,734	25,142	7,070	17,299

Existing Traffic Conditions (2002)

Intersection	Average Daily Traffic (ADT) No. of Cars at Intersection
Galbraith/Colerain	41,210
Springdale/Colerain	43,340
Colerain/Dry Ridge Road	31,790
I-275 at Colerain Exit	84,780

Total Retail Square Feet & Vacancy Rate

Northgate, Colerain Township

2007 Total Square Footage	3,269,812	2007 Vacancy Percent Average	3.95%
2006 Total Square Footage	3,079,085	2006 Vacancy Percent Average	4.06%
2005 Total Square Footage	3,000,000	2005 Vacancy Percent Average	4.20%

Lowest rate out of 11 trade areas 3 years in a row!

(Source: CB Richard Ellis Market Report 2007)

Major Corporations

Cas-Ker Co.
Procter & Gamble
Metalworking Grp *
Northwest Schools
Universal Associates *
Rumpke *
Trilogy Healthcare
RB Tool & Manufacturing
Cincinnati Mine Machinery *
Porter Precision Products *
Clippard Instrument Laboratory *
Grippo Foods Inc. *
Goettle *
Nolte Precise *
Thinkware Inc. *
Western Building Products
Taylor's Pointe Nursing Home

2006 Average Single-Family Home Sale Price

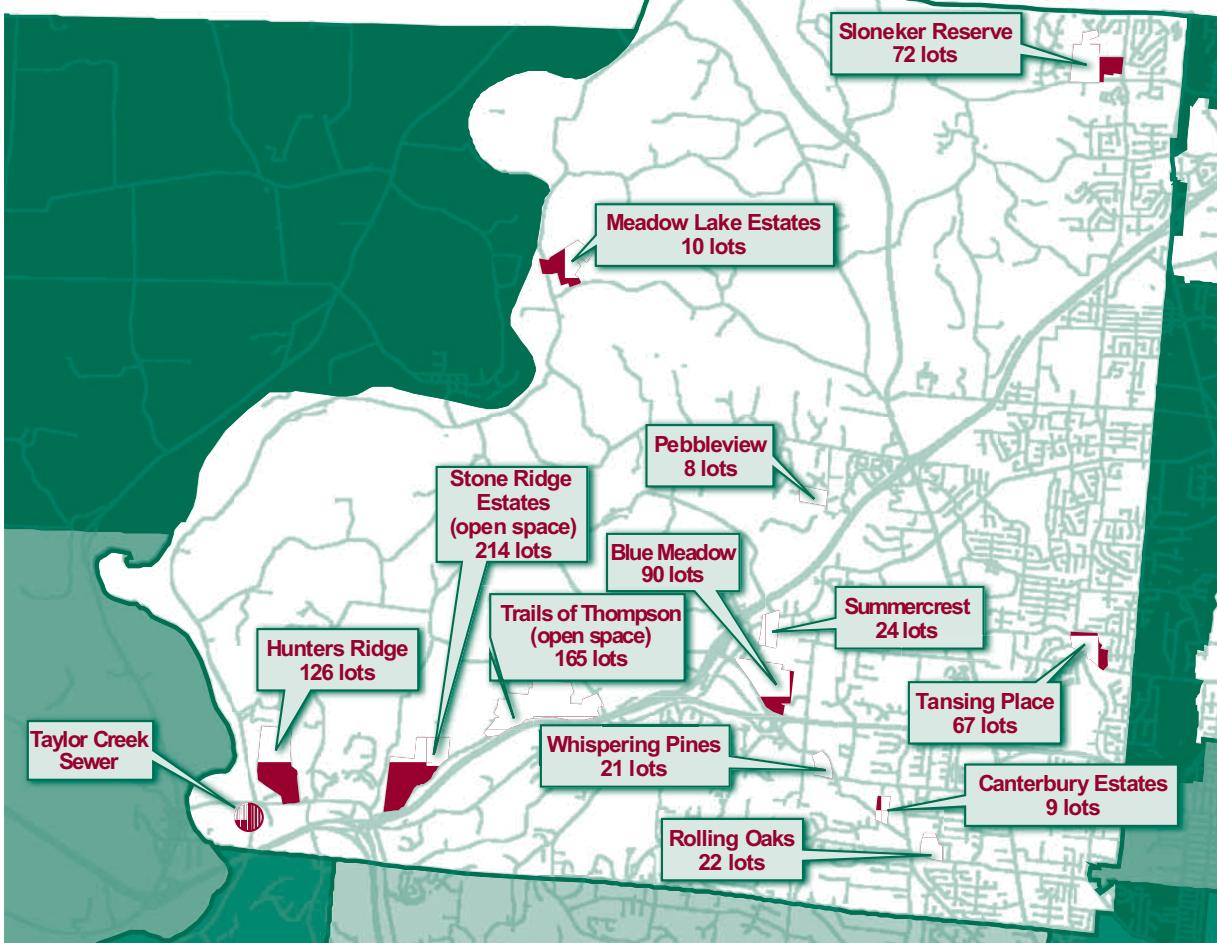
NEIGHBORHOOD	# SALES	AVERAGE PRICE(\$)
Colerain West	155	197,959.00
Colerain East	424	107,591.00
White Oak	175	180,319.00
Monfort Heights	126	209,024.00

-Source Multiple Listing Service Greater Cincinnati

The Taylor Creek Sewer Treatment Facility has opened up a substantial portion of the Township for single family development. In 2007-08 alone Colerain Township approved over 800 homes for construction, most of which will be served by the new Taylor Creek Facility. Average market prices of homes offered for new construction areas are as follows:

Hunters Ridge	\$250,000
Tansing Place	\$275,000
Meadow Lake Estates	\$450,000
Pebbleview	\$375,000

Subdivisions 2007 - 2008



Colerain TOWNSHIP NEWS



TWO BIG PROJECTS BRING Township Vision to Life



The new Stone Creek Towne Center and the upgraded Northgate Mall are exactly the kinds of projects called for in the Colerain Township Comprehensive Plan.

The two legacy retail projects under construction near I-275 and Colerain Avenue are dreams come true for Township planners. "One of our goals is to improve the quality and selection of our retail," explained Frank Birkenhauer, Assistant Township Administrator. "These projects will not only give residents more options, but their location should make them destinations for visitors as well."

The two projects, representing some of the largest projects currently underway in Hamilton County, also meet the Plan's preference for the reuse of commercial real estate over new development.

While some new ground is being broken for Stone Creek, much of the plot is already vacant retail space.

What can you expect when the two 'lifestyle centers' open later this year?

- Stone Creek Towne Center, a \$50 million project being developed by Knoxville, Tennessee-based Trinity Development Inc., will have 440,000 square feet of retail, including a Meijer store, a Bed, Bath and Beyond, water features, five restaurants, a five-story Guardian Savings Bank headquarters, and a 1.5-mile bike path ending at the Colerain Township Senior and Community Center. Trinity's Bill Zanoni promises "a 'main street' feel, incorporating roughly 14 acres of green space, sidewalks and open-air retail."

Northgate Mall, acquired in May 2005 for \$110 million by New York-based Feldman Mall Properties, is getting a \$40 million upgrade, the highlight of which will be an open-air component with restaurants, a cinema and, potentially, J.C. Penney. The design of this outdoor component carries a more distinguished look, with a lot of glass, overlapping facades and curving walls. Mall manager Jerry Weller expects the first-rate retail to "attract shoppers from all over Cincinnati."

With new housing popping up around the Township, the new shopping centers may get plenty of business from their neighbors. More than 500 homes at an average price of \$240,000 are planned or under construction within the Township.

"Stone Creek and Northgate Mall are the largest economic redevelopment projects happening in Hamilton County at this time. Their wide selection of shopping and eateries will bring Colerain Township to a higher competitive level."

—Keith Corman, Township Trustee

