

MONTGOMERY POINTE, LLC

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July 24, 2014

Sycamore Township, Ohio
Department of Planning & Zoning
8540 Kenwood Road
Cincinnati, Ohio 45236

LETTER OF INTENT
BZA VARIANCE APPLICATION – 8740 Montgomery Road

Dear Board,

The property in question is located at 8740 Montgomery Road, Cincinnati, Ohio 45236. The size of the property is 2.791 acres.

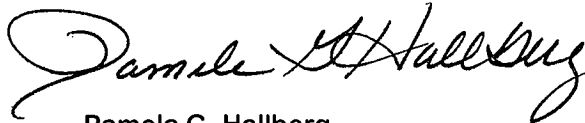
We are looking to update our center with new landscaping and signage and provide signage for 11,675 square feet behind our center.

We presently have 11,675 square feet behind and below the shopping center that has no signage available to them because they have no frontage on Montgomery Road. This has been a high deterrent for signing up new tenants. One space that is 5,296 sq. ft. has been vacant for 2 years, revenue lost is \$125,000. The other space is 6,379 sq. ft. has been vacant for 22 months, revenue lost \$179,000. Not to mention what our township is losing in tax revenues.

Our former tenant, Genetica DNA Lab, had a huge, ugly metal sign which we removed when they moved out. We felt it dated our center and was an eye sore along Montgomery Road. We feel the Wing Eye Care sign does the same. Wing Eye Care is willing to have us remove their sign if we get the variance for the monument sign we have proposed.

Thank you for your time and your consideration.

Regards,



Pamela G. Hallberg
Property Manager

