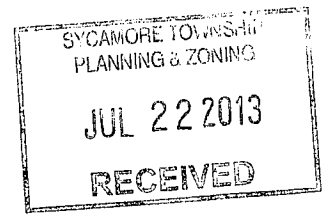




Creative Architectural Solutions



June 22, 2013

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

RE: Letter of Intent

To Sycamore Township:

The project intent is to renovate the existing former "Old Saloon" building located at 7711 Montgomery Road, at the corner of Montgomery Road and Chetbert Drive, and construct a LoanMax office in the vacated space.

The scope of the project involves the remodeling of the 1652 square feet main floor area of the building to house the new business. The basement area is not being used as part of the new business and will only be accessed to service the utility equipment located there.

The exterior roof and walls will be painted in the LoanMax corporate colors. The existing landscaping is to remain and a graveled courtyard area will be resurfaced with grass. The parking spaces shall be re-stripped and an ADA space added as indicated on the site plan. The exterior lighting is limited to low wattage fixtures on the building that illuminate the entrances into the building only. There are no pole lights in the parking areas.

The project will replace a vacant building with a viable business that generates a much lower volume of vehicular traffic than the previous tenant, and will not require the addition of more parking spaces.

Respectfully submitted:

Richard S. Hunter - Architect

9394 Montgomery Road Cincinnati, Ohio 45242
Fax: 513-984-0700

Phone: 513-984-2000
Email: hunter48@zoomtown.com