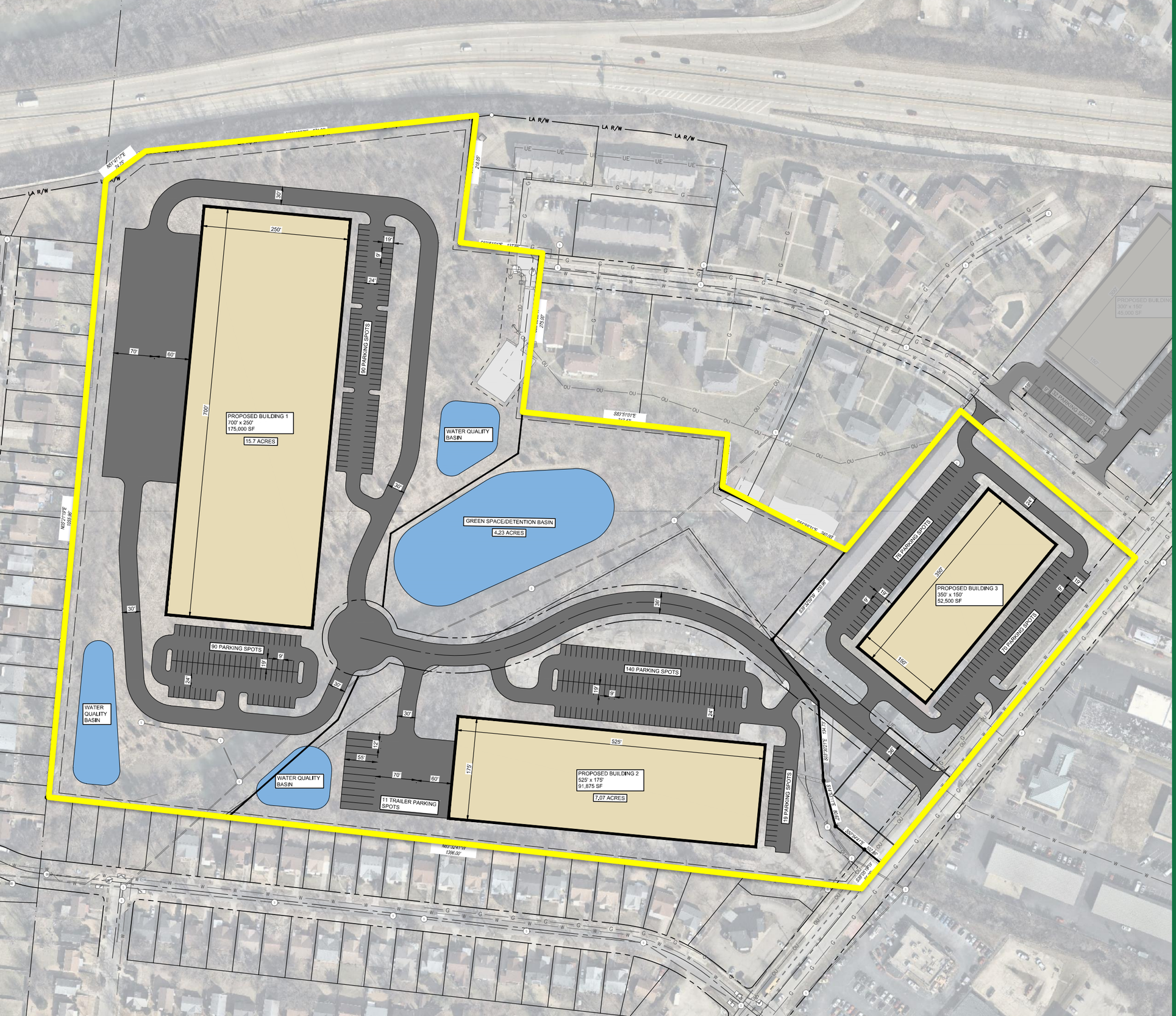

Request for Proposals | Preferred Developer

Canterbury Gardens Revitalization: 33.8-Acre Brownfield Site in the Reading Road Corridor

Sycamore Township Community Improvement Corporation

Issued: Nov. 25, 2026
Responses Due: Jan. 29, 2027

SYCAMORE TOWNSHIP

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- Tax Map
- Public Roadway Improvement
- Concept Plan

SYCAMORE TOWNSHIP

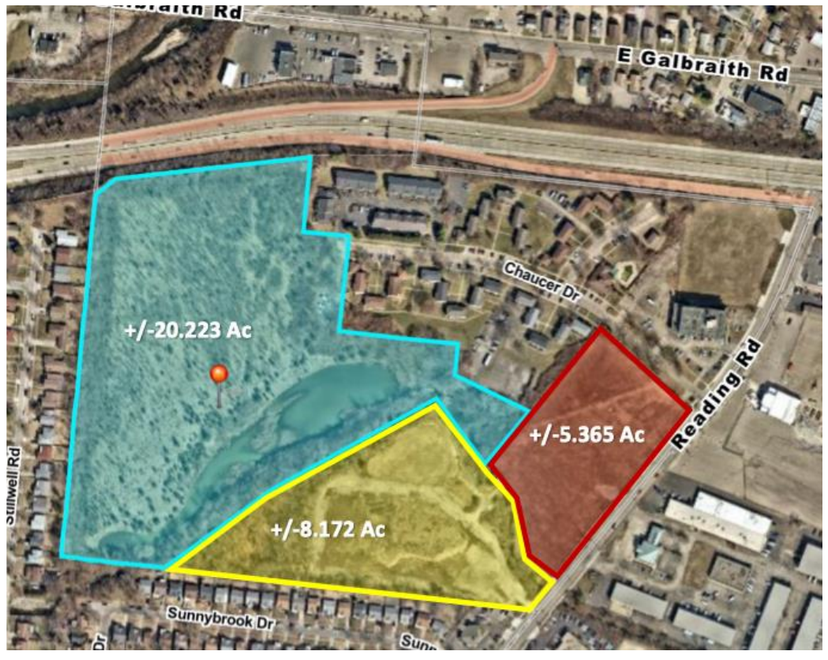
Section 1. Background

1.01 Preferred Developer: Request for Proposal (RFP)

The Sycamore Township CIC, Inc. (the "CIC") is pleased to issue an RFP to serve as the CIC's preferred development partner for the following parcels:

Parcel	Address/Street	Acres+/-
600-0360-0113-00	Chaucer Drive	20.233
600-0360-0008-00	7965 Reading Rd.	8.172
600-0360-0142-00	7979 Reading Rd.	5.365
	Total	**33.770**

(the "Property").



1.02 Development Objectives for the Property

The CIC seeks a well-designed, Class A industrial development that makes effective use of the Property. **The number of jobs created—and, in particular, the number of high-paying jobs—is the CIC's most crucial priority.** Proposals should also attract high-quality employers, strengthen the local economy, and expand the tax base. Proposals that do not support these objectives will not be considered.

1.03 Project Overview

The Reading Road Corridor covers areas of Cincinnati's first suburbs and is divided by Sycamore Township, the City of Reading, and the City of Cincinnati. Half a century ago, this was an incredibly lively business stretch. By the early 2000s, the area had fallen into disrepair.

Beginning in 2016, Hamilton County Planning + Development spearheaded a coalition comprising of first-ring suburbs, Sycamore Township, Cincinnati, and Reading, along with the Greater Cincinnati Port Authority, to initiate an economic and real estate strategy, aimed at harnessing the corridor's potential and capitalizing on its advantageous proximity to key transportation routes like I-75.

The CIC is converting the Property into +/- 27 developable acres for a speculative industrial site (the "Project"). This initiative, known as the Canterbury Gardens Revitalization, is set to act as a driving force for the growth and transformation of the Reading Rd. Corridor.

1.04 Property History

Fifty years ago, the Reading Road Corridor was an incredibly lively business stretch anchored by the Carousel Inn and Mobile 5 Star La Ronde restaurant.

In the 1950s, the northern 20.233 acres housed the Canterbury Apartments, which later deteriorated and were razed. During the late 1980s and early 1990s, the land was utilized by ODOT as a borrow pit while constructing a segment of the Ronald Reagan Cross County HWY.

The south 8.17 acres and the east 5.36 acres were originally part of the former Carrousel Inn site, which closed in 2013. In 2014, the CIC purchased +/-8.17 acres of the former Carrousel Motel site for approximately $70,000. In 2016, the CIC acquired the former +/-20.23-acre ODOT "Cross County Highway borrow site" for approximately $400,000. In 2026, the CIC purchased +/-5.36 acres from the Greater Cincinnati Port Authority for $727,260.

1.05 Public Road

The public road, Canterbury Gardens Road, is being planned and constructed by Sycamore Township to provide access to the Property from Reading Road. ***Its alignment and location are fixed and cannot be changed, as grant funding is in place and the road plan has been finalized.*** The road is expected to be completed by Q4 2027. See the Appendix for the Public Road Improvement Plan.

The Township will be securing ***the NWP#39*** for the Roadway and Commercial Development.

The Township has a geotechnical report for the roadway construction. The Geotechnical information is available upon request.

ARLINGTON HEIGHTS

Greyhound Bus Station

E Galbraith Rd

GALBRAITH ROAD

E Galbraith Rd

I-26 RONALD REAGAN

Rail

Metro Bus Stop

Metro Bus Stop

US 42 / READING RD.

1

1.06 Site Development

The Township will provide the public roadway improvements shown in the Appendix. The selected Developer will be responsible for the remaining site development and private infrastructure improvements. Site engineering and design may proceed simultaneously with public roadway construction. Site preparation, utility installation, and building construction may begin during the later phases of roadway construction, subject to required approvals and coordination with Sycamore Township regarding timing, access, and sequencing.

1.07 Tax Increment Financing (TIF) District

A TIF district has been established for the Project to support its financing and development.

1.08 Joint Economic Development District (JEDD)

The Property is included in a JEDD established by Sycamore Township and the City of Reading, which includes a 2.0% income tax.

1.09 Development Objectives for the Property

The CIC seeks a well-designed, Class A industrial development that makes effective use of the Property, attracts high-quality employers and targeted industries, creates high-paying jobs, strengthens the local economy, and expands the tax base. Proposals that do not support these objectives will not be considered.

1.10 Conceptual Information

The CIC recognizes that information regarding the Respondent's vision for the Property and any future Project may be conceptual, and that some details may not yet be available. Please clearly identify any responses that are unavailable, estimated, or subject to change.

1.11 Public Records and Trade Secrets Notice

Respondents are advised that materials submitted in response to this RFP are subject to the Ohio Public Records Act (Ohio Revised Code Section 149.43). Pursuant to R.C. 9.28, proposals will not be considered public records or open to public inspection until a contract is officially awarded or the solicitation is canceled. Following the contract award, all proposals will become public records open to public inspection, except for information that constitutes a legal trade secret under R.C. 1333.61.

Any respondent seeking to protect proprietary trade secret information must clearly mark those specific sections within their proposal and submit a separate, redacted copy of the proposal along with a detailed legal justification for each redaction.

1.12 Cost of Proposal Preparation

The CIC and Township are not responsible for costs incurred by Respondents or their subcontractors in connection with the RFP process. Such costs include, but are not limited to, preparing a proposal or participating in presentations or negotiations related to the RFP.

1.13 Mandatory Indemnification and Duty to Defend

By submitting a proposal, the Respondent agrees that if it designates any portion of its submission as a confidential trade secret, the Respondent shall indemnify, defend, and hold harmless the Township, the CIC, and their respective officials, employees, and agents from and against any and all claims, demands, lawsuits, liabilities, losses, damages, costs, and expenses—including but not limited to reasonable attorneys' fees and court costs—arising out of or related to the Township's or CIC's withholding of such redacted or designated trade secret information from public disclosure. The Respondent assumes all responsibility and financial burden for defending its trade secret designations against any public records requests or legal actions brought to compel disclosure. The Township and CIC reserve the right to make the final determination regarding disclosure under Ohio law.

Section 2. Developer Obligations

2.01 Development Agreement

The Developer will be required to enter into a Development Agreement (the "Agreement") and any other agreements required by the Township. The Agreement will describe the development proposed for the Property, where applicable, and establish safeguards—including reverter rights—to ensure that the development meets the CIC's expectations and is constructed substantially as proposed. It will also define the Developer's development rights and specify any other conditions precedent required by the Township. The Sycamore Township Board of Trustees must approve the Agreement.

2.02 Design & Finance Program

The Developer shall work with the appropriate Township departments to prepare a site design plan, a phasing plan and schedule, and a detailed financial plan. These plans shall address the Developer's needs while advancing the Project's goals. The Developer shall also present plans for the Property's maintenance and operation, leasing, community relations, and stakeholder engagement.

2.03 Development Activities

After the Township provides the public roadway illustrated in the Appendix, the selected Developer will be responsible for all remaining development activities, including preparing the development program, architectural and engineering plans, any required private infrastructure improvements, and vertical construction.

Section 3. Proposal Criteria & Qualifications

Responses must include, at a minimum, the following components and will be evaluated based on the following criteria:

3.01 Cover Letter & Statement of Understanding

Each Proposal shall include a cover letter signed by an individual with the legal authority to commit the Responder to this RFP. The cover letter shall also identify the Responder's authorized point of contact as well as that point of contact's phone number and e-mail address. Provided shall be a statement regarding the Responder's understanding of the Project, the CIC's objectives, the major issues, and other relevant considerations.

3.02 Developer Profile

Please provide a summary of your company. Include the following:

Company Description

- Name and legal name of entity
- Headquarters address, other office locations, and number of employees
- Number of years in business
- Financial wherewithal
- Website address
- Single point of contact (name, email address, and phone number)

Project Lead

Identify the person who will represent the Developer in meetings with the CIC, the Township, stakeholders, and the community, and provide a description of the position within the Development Team.

Consulting Members

Identify potential professional consultants you envision collaborating with, including real estate brokers, architects, land use planners, civil engineers, general contractors, equity partners, institutional lenders, and any others.

Public-Private Partnership Experience

Please explain any experience you have in participating in public-private partnerships and working with the public sector such as townships, municipalities, etc. Explain your experience working with the following (or similar entities):

- Hamilton County
- REDI Cincinnati
- JobsOhio
- Ohio Department of Development
- Port of Greater Cincinnati Development Authority

Potential Conflicts of Interest

Disclose all potential existing client relationships and projects, which may impact the CIC's selection of a firm to serve as the Developer. The Township shall be the sole decision-maker about whether a conflict exists between its interests and those of the Developer's other clients or projects.

3.03 Envisioned Project

Please provide a summary of the following:

Narrative & Concept Plan

Please submit a narrative description and concept plan outlining your vision for the project, including, but not limited to, the following information:

- Redevelopment of the Property.
- Uses on the Property and proposed uses, users, and/or tenants of the Property.
- Improvements made to the Property, including square footage of specific components, anticipated materials, and design style.
- Anticipated timing of the improvements and the programming of the Project.
- Plan for transportation access, including parking needs.
- Include preliminary concept plans and elevations.
- Any other pertinent details.

Preliminary Development Program, Schedule, and Estimated Budget

Please furnish a preliminary development program, phasing plan, and schedule for the Project, along with an anticipated timeline. Include an estimated development budget that outlines the anticipated sources and uses of funds for the project. Additionally, specify the type of financing planned (such as debt, equity, or other) for the sources of funds. If applicable, indicate any public financial assistance that will be requested, with specific attention to assistance from the Township.

Marketing Strategy

Please discuss Responder's envisioned marketing and recruitment strategy for the Property. Make sure to address the following:

- What brokerage firm and team will Responder use to market the Project?
- How will Responder differentiate the Project from competitive developments?
- How is Property's location optimized within the surrounding market?
- How will Responder market the Project beyond Greater Cincinnati and on a national level?
- Envisioned tenants and/or end-users.

Developer's Expectations for the Township

Please explain any expectations the Responder has for the Township. What public investment, if any, does the Responder envision for the Project beyond the TIF?

Priority for Identified End-Users

Proposals that identify potential end-users aligned with the CIC's Project objectives—especially those that maximize the number of jobs and high-paying jobs—will receive the highest interest.

3.04 Relevant Project Experience

Project Examples

Provide examples of at least three (3) similar high-impact development projects (the selection team may visit one or more projects). Please include the following information for each project:

- Detailed project description
- Location
- Description of Responder's role(s)
- Completion date
- Financial structuring of the project
- Partner references
- Any other pertinent details about the project

References

Respondents must provide at least three (3) references for individuals or organizations with whom they have provided similar services or collaborated in relation to the services requested in this RFP. Listed organizations may be contacted to determine the quality of work performed and the experience collaborating among the various project stakeholders. Please provide:

- Name of the organization
- Dates of service
- Project and process overview
- Contact name, title/position with the organization, email address, and phone number

3.05 Any Other Pertinent Information.

Please provide any other information you believe is pertinent.

The CIC will review and evaluate the proposals. From this process, the CIC may elect to follow up with Respondent presentations to the Trustees. From the presentations, the Trustees will select a winning proposal. Following the selection, an "exclusive negotiation period" will be entered into to negotiate and process a Development Agreement as discussed in **Section 2.01**.

Section 4. Selection Process

Responders will be evaluated based on their relevant experience, management team and structure, financial resources, and programming vision. The Developer will be selected for exclusive negotiations based on how well the Responders meet the selection criteria described in **Section 3.**

4.01 Presentations

The CIC and the Trustees reserve the right to have any or all Responders submitting a proposal provide a presentation to the Trustees. Although presentations will take place, the proposal should be comprehensive and complete on its face.

4.02 Selection

Following the presentation(s), the Trustees will select the best Developer that (a) meets the needs as outlined in this RFP and (b) is most qualified.

4.03 Exclusive Negotiation Period

The selected Developer will be expected to enter into an exclusive negotiation period for the purpose of entering into a binding Development Agreement.

Section 5. Submission Instructions

5.01 Schedule

The schedule for this procurement is given below. If the schedule changes, it will do so through email to the Responders.

RFP Issued

November 25, 2026

RFP Responses Due

January 29, 2027

Developer Presentations

The Township may, at its discretion, require potential developers to make an in-person presentation to the trustees, staff, or other parties designated by the Township.

5.02 Submission Method

Three (3) bound copies, plus an electronic (PDF) copy.

Bound responses should be received at the following address:

Sycamore Township CIC
8540 Kenwood Road
Sycamore Township, Ohio 45236
Attn: Greg Bickford, Executive Director

Submission Requirements

Please return the responses as described in this RFP, properly executed, and placed in envelopes clearly marked and delivered or mailed to the above address. Physical submissions shall have "Canterbury Gardens RFP Response" on the outside of the envelope. All responses shall be delivered by 4:00 p.m. EST on January 29, 2027.

PDF Copies may be physically delivered via flash drive or electronically submitted to:

gbickford@sycamoretownship.org

Electronic submissions shall include "Canterbury Gardens RFP Response" in the email subject line.

5.03 Questions

Questions concerning the RFP should be directed to Greg Bickford, CIC Executive Director, by electronic submission at: **gbickford@sycamoretownship.org**

Section 6. General RFP Conditions

6.01 Response Reservations

The CIC reserves the right to reject any or all proposals; to negotiate with parties interested in developing the site; to change, without notice, the RFP and evaluation process; to award the Project in whole or in part; and to waive minor immaterial defects in the responses. The CIC may consider any alternative proposal that meets its basic needs.

6.02 Changes/Alterations

Responders may change or withdraw responses at any time before proposal deadline; however, no oral modifications will be permitted. Only formal written requests for modifications or corrections of a previously submitted response, which is addressed in the same manner as the expression of interest and/or response and received by the Township prior to the scheduled closing time, will be accepted. The response, when opened, will then be corrected in accordance with the written request(s), provided that the written request is plainly marked **"modifications of response"**.

6.03 Confidentiality

Sycamore Township complies with all applicable laws regarding public meetings and public records. Any confidentiality afforded to information submitted by the Developer or prospective users is subject to **Section 1.11** of this RFP and applicable public-records laws. The Township will endeavor to maintain the confidentiality of financial information or disclosures submitted by the Developer or prospective users during the selection and review process but cannot guarantee that such information will be withheld from disclosure.

To request confidential treatment, the submitting party must segregate the information into a separate volume in the original or any subsequent submission and clearly mark it **"CONFIDENTIAL—TRADE SECRETS."** Marking information confidential, segregating it, or requesting confidential treatment does not establish that the information qualifies as a trade secret or is exempt from disclosure under applicable law.

If the Township receives a public-records request for such information, it will determine whether disclosure is required under applicable law. To the extent permitted by law, the Township will give the affected parties reasonable notice before disclosure and will comply with any applicable protective order.

6.04 Indemnity

All Responders are on notice that the CIC and its affiliates will not be liable for any costs incurred by a Responder in responding to this RFP, regardless of whether the Township selects the Responder as the Preferred Developer through this process, decides not to go forward with the project, cancels this RFP for any reason, or awards the Preferred Developer through some other process or issuing another RFP.

6.05 Questions and Contact with Township Officials/Staff

The CIC is committed to providing all responding parties with accurate and consistent information to ensure that no one obtains an undue competitive advantage. All questions and inquiries shall be submitted via email to: Greg Bickford, CIC Executive Director, by electronic submission at: **gbickford@sycamoretownship.org**

If the answer or information sought is of procedural or substantive significance, the CIC will make the answer or information available to all prospective Responders. Questions and answers with general relevance will also be posted on the Township's website.

6.06 Project Plans

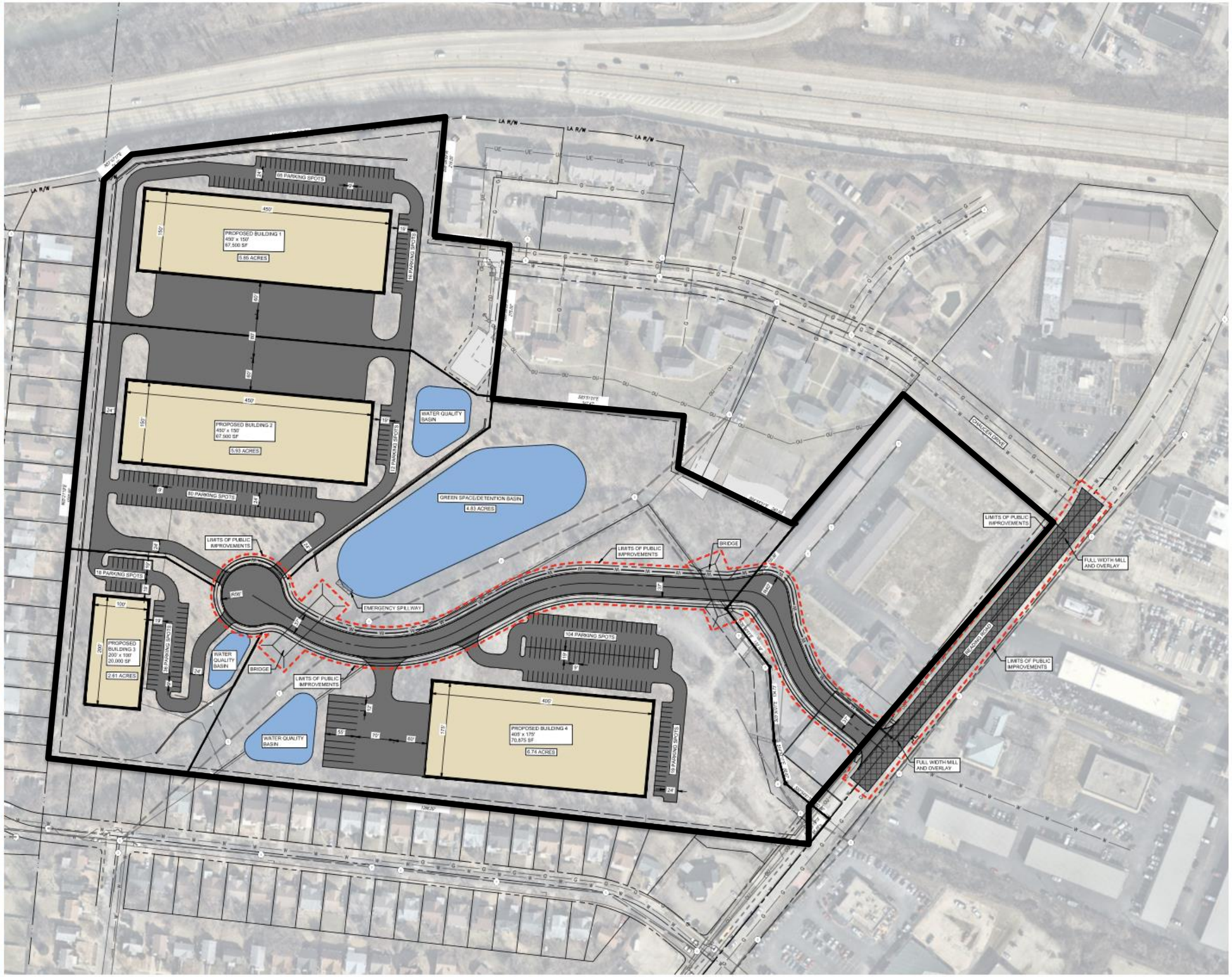
For plans (e.g., concept plans, public improvement plans, boundary survey, etc.), please contact Kevin Elliott, The Kleingers Group, **kevin.elliott@kleingers.com**.

Appendix

- Boundary Survey Parcels (a) 600-0360-0113-00 and (b) 600-0360-0008-00
- Boundary Survey Parcel 600-0360-0142-00
- Tax Map
- Public Roadway Improvement
- Concept Plan

SYCAMORE TOWNSHIP

INSPIRED PEOPLE ▲ CREATIVE DESIGN ▲ TRANSFORMING COMMUNITIES



The drawings illustrate potential development concepts for the Property. The CIC is open to alternative building layouts, sizes, and configurations that meet the Project's development objectives. The public roadway alignment is fixed as described in Section 1.05.

THE KLEINGERS GROUP
CIVIL ENGINEERING
SURVEYING
LANDSCAPE ARCHITECTURE
www.kleingers.com
8219 Centre Park Dr.
West Chester, OH 45069
513.779.7851

SEAL:

NO: DATE DESCRIPTION

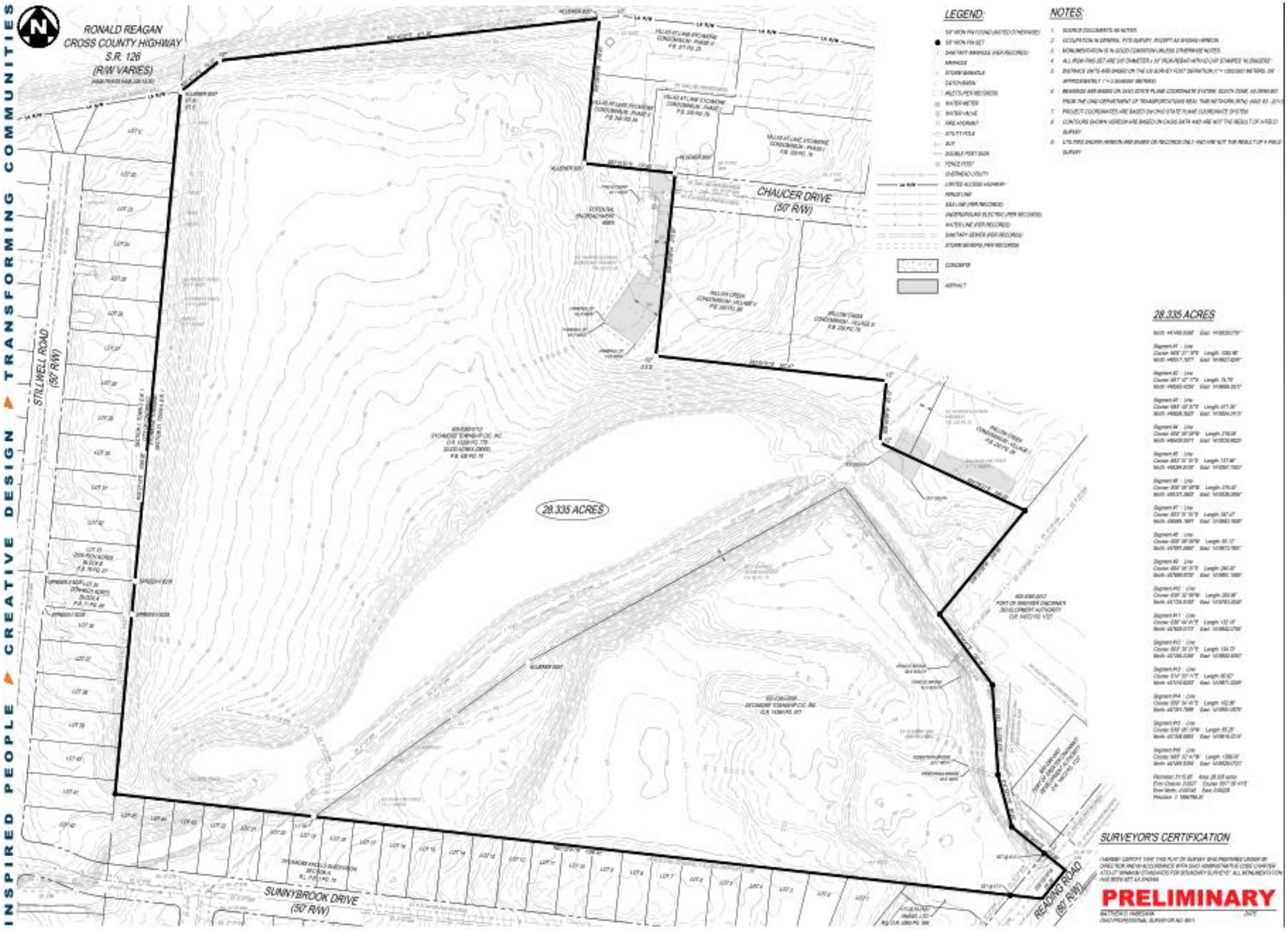
PROJECT
CANTERBURY GARDENS REVITALIZATION
SECTION 31, TOWN 4, E.R. 1
SYCAMORE TOWNSHIP
HAMILTON COUNTY, OHIO

PROJECT NO: 220651.000
DATE: 06.11.2025
SCALE: 0 40 80 160

SHEET NAME:
DEVELOPMENT CONCEPT EXHIBIT

SHEET NO:
2 OF 2

INSPIRED PEOPLE ▲ CREATIVE DESIGN ▲ TRANSFORMING COMMUNITIES



INSPIRED PEOPLE ▲ CREATIVE DESIGN ▲ TRANSFORMING COMMUNITIES

3.978 ACRES

North: 440270.883ft East: 1478662.331ft

Segment #1 : Line
Course: S85°27'46"W Length: 48.30'
North: 440286.446ft East: 1478571.402ft

Segment #2 : Curve
Length: 49.38' Radius: 30.00'
Delta: 094° 31' 03" Tangent: 35.11'
Chord: 43.95' Course: S38° 18' 47"W
Course In: N35° 27' 46"E Course Out: S39° 35' 19"W
RP North: 440310.542' East: 1478559.347'
End North: 440292.259' East: 1478526.431'

Segment #3 : Line
Course: N85° 54' 41"E Length: 64.01'
North: 440332.631' East: 1478589.733'

Segment #4 : Curve
Length: 91.87' Radius: 160.00'
Delta: 033° 19' 51" Tangent: 47.05'
Chord: 90.59' Course: N39° 15' 16"W
Course In: N39° 05' 16"E Course Out: S66° 24' 27"W
RP North: 440966.916ft East: 1479046.816ft
End North: 440397.535ft East: 1478991.849ft

Segment #5 : Line
Course: N21° 38' 39"W Length: 89.22'
North: 440482.998ft East: 1478930.476ft

Segment #6 : Line
Course: N39° 38' 39"W Length: 61.01'
North: 440512.229ft East: 1478990.268ft

Segment #7 : Curve
Length: 89.29' Radius: 61.50'
Delta: 083° 11' 33" Tangent: 54.58'
Chord: 81.64' Course: N80° 11' 26"W
Course In: S50° 21' 21"W Course Out: N33° 49' 12"W
RP North: 440501.970' East: 1479289.910ft
End North: 440503.481' East: 1479338.844ft

Segment #8 : Line
Course: N39° 32' 59"E Length: 394.13'
North: 440867.359' East: 1479547.849ft

Segment #9 : Line
Course: S55° 27' 01"E Length: 360.07'
North: 440161.409ft East: 1479840.167ft

Segment #10 : Line
Course: S38° 32' 14"W Length: 450.48'
North: 440203.017ft East: 1479662.534ft

Perimeter: 1678.84' Area: 3.978 acres
Error Closure: .018952 Course: S23° 29' 38"E
Error North: -.017413 East: 0.00741

Precision 1: 88553.05

1.411 ACRES

North: 440057.699ft East: 1478532.749ft

Segment #1 : Line
Course: N85° 54' 41"E Length: 189.14'
North: 440113.868ft East: 1478702.126ft

Segment #2 : Line
Course: N14° 33' 11"W Length: 89.02'
North: 440191.359ft East: 1478711.674ft

Segment #3 : Line
Course: N23° 35' 11"W Length: 104.13'
North: 440285.357ft East: 1478733.175ft

Segment #4 : Line
Course: N38° 44' 41"W Length: 132.16'
North: 440402.998ft East: 1478854.111ft

Segment #5 : Line
Course: N39° 37' 57"E Length: 169.36'
North: 440510.354ft East: 1479123.461ft

Segment #6 : Curve
Length: 86.25' Radius: 61.50'
Delta: 080° 17' 57" Tangent: 53.05'
Chord: 81.64' Course: S51° 10' 35"E
Course In: S50° 48' 12"E Course Out: N87° 24' 21"E
RP North: 440484.556ft East: 1479129.483ft
End North: 440468.128ft East: 1479187.193ft

Segment #7 : Line
Course: S39° 38' 39"E Length: 61.01'
North: 440408.872ft East: 1479197.268ft

Segment #8 : Line
Course: S21° 38' 39"E Length: 89.22'
North: 440390.536ft East: 1479274.899ft

Segment #9 : Curve
Length: 61.87' Radius: 160.00'
Delta: 022° 09' 57" Tangent: 41.95'
Chord: 61.48' Course: S28° 13' 10"E
Course In: N39° 24' 21"E Course Out: S39° 35' 19"W
RP North: 440468.128' East: 1479367.493'
End North: 440393.334' East: 1479384.550'

Segment #10 : Line
Course: S39° 54' 41"E Length: 64.02'
North: 440345.162ft East: 1479516.291'

Segment #11 : Curve
Length: 46.56' Radius: 30.00'
Delta: 089° 01' 00" Tangent: 29.71'
Chord: 42.00' Course: N84° 18' 47"E
Course In: N39° 05' 19"E Course Out: S50° 21' 40"E
RP North: 440369.447' East: 1479535.198'
End North: 440345.300' East: 1479566.332'

Segment #12 : Line
Course: S5° 27' 46"E Length: 48.30'
North: 440297.867' East: 1479596.180'

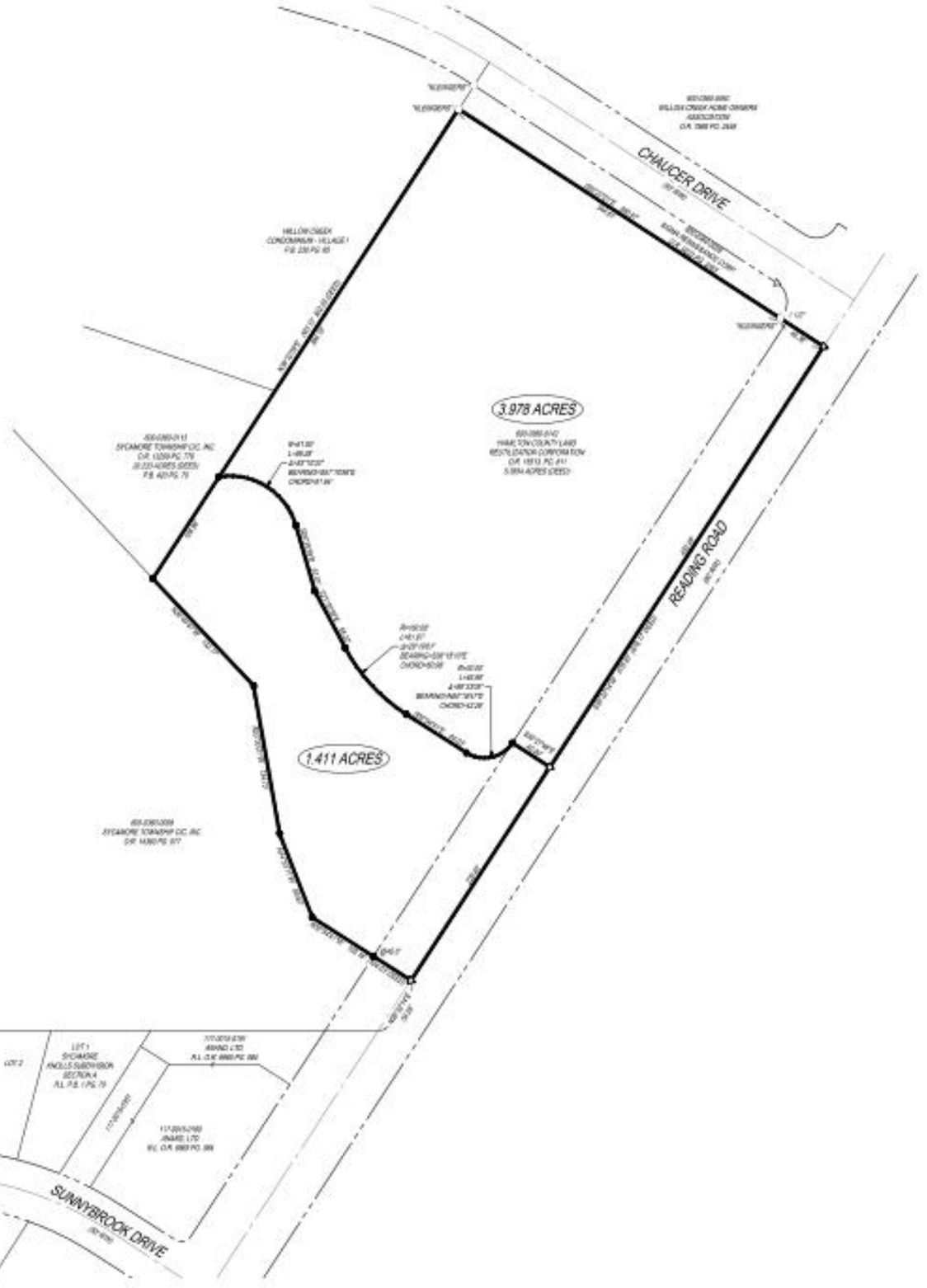
Segment #13 : Line
Course: S38° 32' 14"W Length: 209.68'
North: 440067.696' East: 1479453.748'

Perimeter: 1231.28' Area: 1.411 acres
Error Closure: .018953 Course: N57° 35' 41"E
Error North: .010002 East: 0.01571

Precision 1: 103664

NOTES:

1. SCENIC DOCUMENTS AS NOTED
2. OCCUPATION IN GENERAL FITS SURVEY, EXCEPT AS SHOWN HEREON
3. MONUMENTATION IS IN GOOD CONDITION UNLESS OTHERWISE NOTED
4. ALL IRON PINS SET ARE 5/8" DIAMETER x 30" IRON REBAR WITH A CAP STAMPED "KLEINGERS"
5. DISTANCE UNITS ARE BASED ON THE US SURVEY FOOT (SFTWFOOT) 1 = 1200/3937 METERS, OR APPROXIMATELY 1' 1' = 0.3048001 METERS).
6. BEARINGS ARE BASED ON OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, AS DERIVED FROM THE OHIO DEPARTMENT OF TRANSPORTATION'S REAL TIME NETWORK (RTN), NAD 83 - (2011)
7. PROJECT COORDINATES ARE BASED ON OHIO STATE PLANE COORDINATE SYSTEM



LEGEND:

- 5/8" IRON PIN FOUND (UNLESS NOTED OTHERWISE)
- 5/8" IRON PIN SET
- MAGNAIL FOUND
- MAGNAIL SET
- PIPE FOUND

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT OF SURVEY WAS PREPARED UNDER MY DIRECTION AND IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733-37 "MINIMUM STANDARDS FOR BOUNDARY SURVEYS". ALL MONUMENTS WERE FOUND OR SET AS SHOWN.

MATTHEW D. HARDMAN — DATE
OHIO PROFESSIONAL SURVEYOR NO. 8611

THE KLEINGERS GROUP
CIVIL ENGINEERING | www.kleingers.com
SURVEYING
LANDSCAPE ARCHITECTURE
8219 Centre Park Dr.
West Chester, OH 45069
Fax (714) 881-

NO.	DATE	DESCRIPTION
1	10-13-25	SPLIT PLAT - 4PR

BOUNDARY SURVEY AND DIVISION
5.389 ACRES
SECTION 31, TOWN 4, E.R. 1
MIAMI PURCHASE
SYCAMORE TOWNSHIP
HAMILTON COUNTY, OHIO

PROJECT NO: 23065YY5B001
DATE: 10.13.2025
SCALE: 1" = 50'
0 25 50 100

SHEET TITLE
HAMILTON COUNTY LAND REUTILIZATION CORPORATION

SHEET NO
1 OF 1

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ENGINEER'S OFFICE

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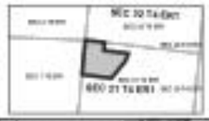
Phone (513) 946-4250 Fax (513) 946-4288
www.hamilton-co.org/engineer

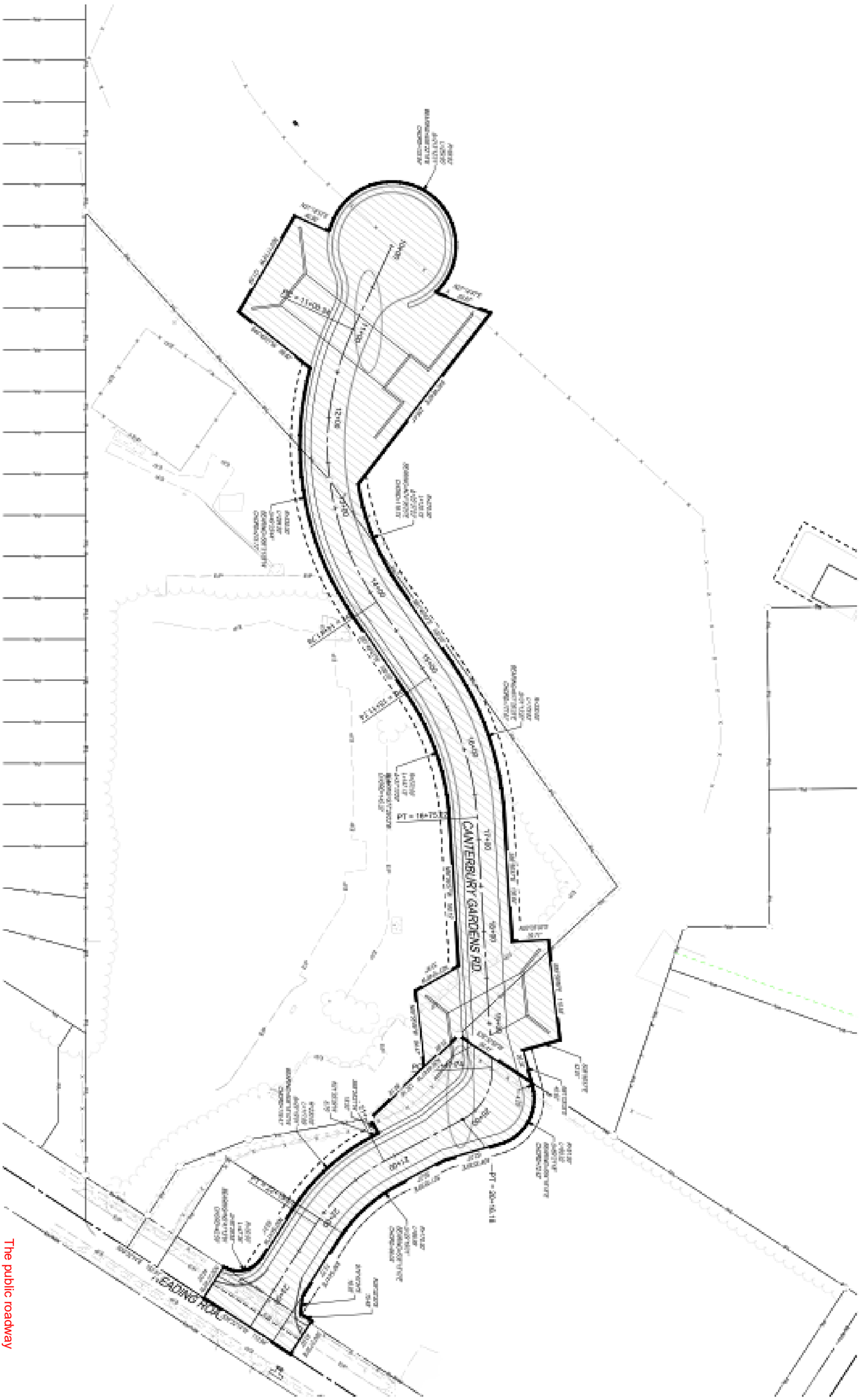






SYCAMORE TWP
Book 600 Page 360
PT SEC 31 T4 ER1
1 Inch = 100 feet
Date: 9/11/2025 1:29:19 PM
0 50 100 200 300 400 Feet





The public roadway alignment is fixed as described in Section 1.05.

NOT FOR CONSTRUCTION

CANTERBURY GARDENS ROADWAY IMPROVEMENTS

SCHEMATIC LAYOUT

0 25 50 100

DRAWN: DAU

CHECKED: YSY

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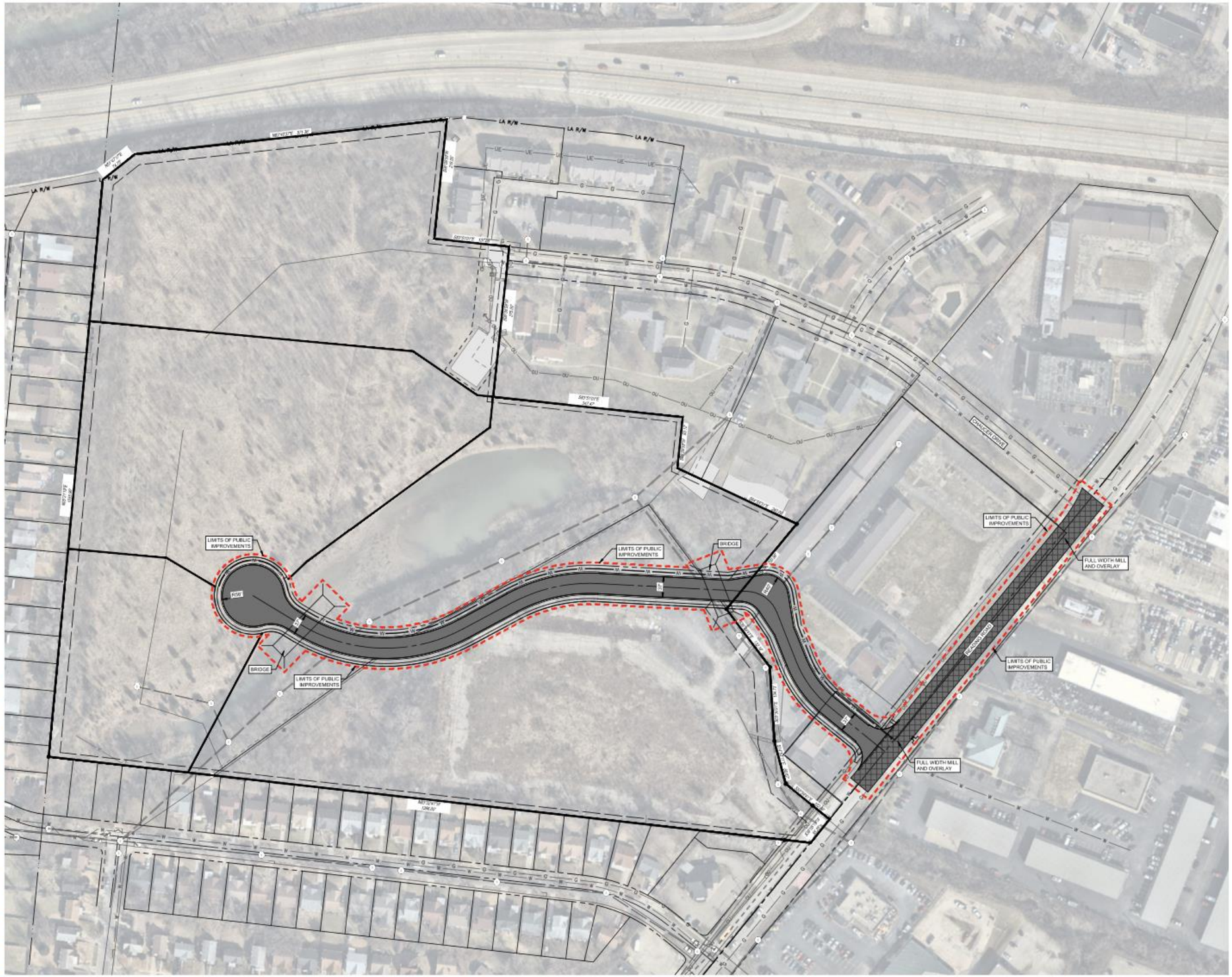
INSPIRED PEOPLE ▶ CREATIVE DESIGN ▶ TRANSFORMING COMMUNITIES



The public roadway alignment is fixed as described in Section 1.05.

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6219 Centre Park Dr.
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513.779.7851

SEAL:

NO. DATE DESCRIPTION

PROJECT CANTERBURY GARDENS REVITALIZATION

SECTION 31, TOWN 4, E.R. 1
SYCAMORE TOWNSHIP
HAMILTON COUNTY, OHIO

PROJECT NO: 220651.000
DATE: 06.11.2025
SCALE: 0 40 80 160

SHEET NAME:
PUBLIC IMPROVEMENT EXHIBIT

SHEET NO:
1 OF 2

INSPIRED PEOPLE ▲ CREATIVE DESIGN ▲ TRANSFORMING COMMUNITIES



The drawings illustrate potential development concepts for the Property. The CIC is open to alternative building layouts, sizes, and configurations that meet the Project's development objectives. The public roadway alignment is fixed as described in Section 1.05.

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CANTERBURY GARDENS REVITALIZATION
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SHEET NAME:
DEVELOPMENT CONCEPT EXHIBIT

SHEET NO:
2 OF 2