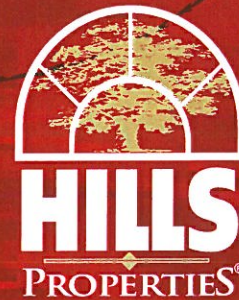


THE
RESIDENCES
AT SUGAR CAMP

LUXURY RESORT-STYLE LIVING

PLAN APPROVAL SUBMISSION



Imagine luxury resort-style living in Oakwood...

THE RESIDENCES AT SUGAR CAMP

is the only new address that will place you there!

These luxurious residences will captivate you with magnificent architecture, exceptional floor plans, and private terraces.

Enjoy a luxurious club, beautiful swimming pool, and luscious landscaping.

To enhance your lifestyle, inside, you'll find private, convenient underground garage parking and exceptional finishes and features throughout every residence.

A media center, fitness studio, and community gathering room are just some of the fabulous amenities.

Shopping, dining, nightlife, entertainment, and recreation are just steps from your door. Easy access to I-75, Downtown Dayton, major employment centers, the Dayton Country Club, and the Shops of Oakwood gives residents the freedom to explore all that the area has to offer.



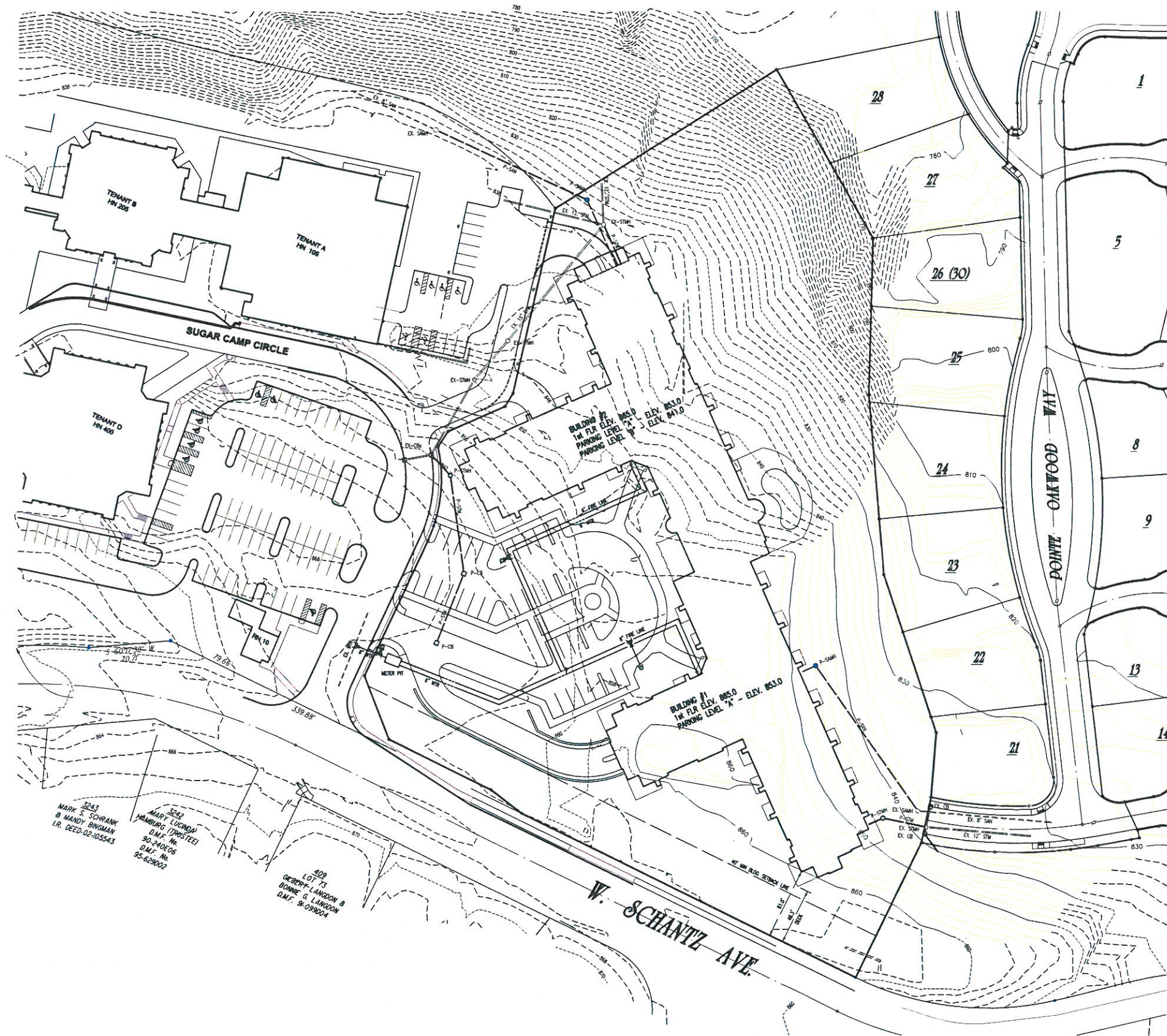
Proposed amenities include:

- Resident Retreat with gathering room, game room, cyber café and entertainment kitchen, with WiFi throughout
- Athletic Center with cardio equipment, free weights and yoga/pilates space
- Resort-style pool
- Relaxing outdoor getaway with fireplace and lounge seating
- Intercom-access building entry
- Private parking garage
- Elevators

Your Services

- Highly-trained, professional management team on site seven days a week to assist you with everyday needs
- Resident Services featuring:
concierge services, package delivery and pick-up services, and sundries shop
- 24 hour on-call emergency maintenance
- Pet friendly





3243
 MARK S. SCHRANK
 & MANDY ZINGMAN
 L.R. DEED-02-105543

3243
 MARY LUCINDA
 MANDURG (TRUSTEE)
 & M.F. No.
 90-240E06
 D.M.F. No.
 95-629002

409
 LOT 73
 GERRIT LINDON &
 BONNE G. LINDON
 D.M.F. 91-099004

THE
RESIDENCES
 AT SUGAR CAMP
 UTILITY PLAN

The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan/floor plan changes, etc.)



The Residences at Sugar Camp



- = 2-STORY
- = 3-STORY
- = 4-STORY

Total Residences: 125

Apartment Style	Approximate Square Footage
1 Bedroom, 1 Bath Apartment Homes	830 - 900
1 Bedroom, 1 Bath with Den or Study	925 - 1050
2 Bedroom, 2 Bath Apartment Homes	1100 - 1200
2 Bedroom, 2 Bath with Den or Study	1250 - 1550

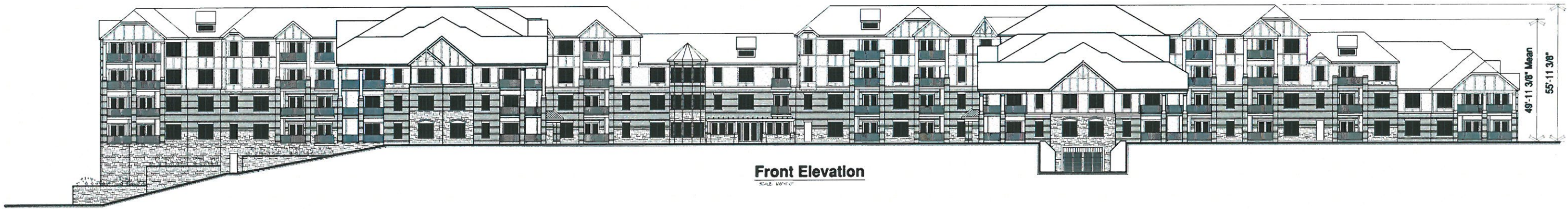
Parking

Surface:	32 spaces
Garage:	193 spaces
Total:	225 spaces
Parking Ratio:	1.8 spaces/residence

05/03/12

The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan/floor plan changes, etc.)





Front Elevation

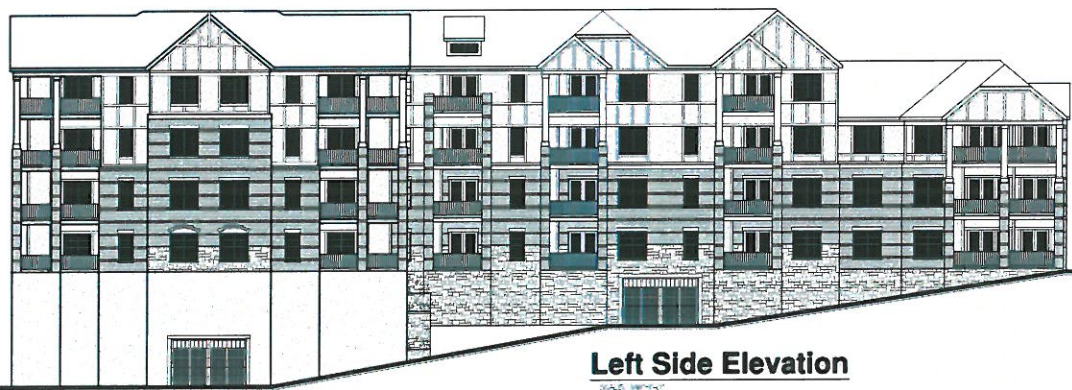
TO BE DETERMINED



Rear Elevation

Proposed Berm & Landscaping

Line of Existing Grade



Left Side Elevation



Courtyard Right Side Elevation

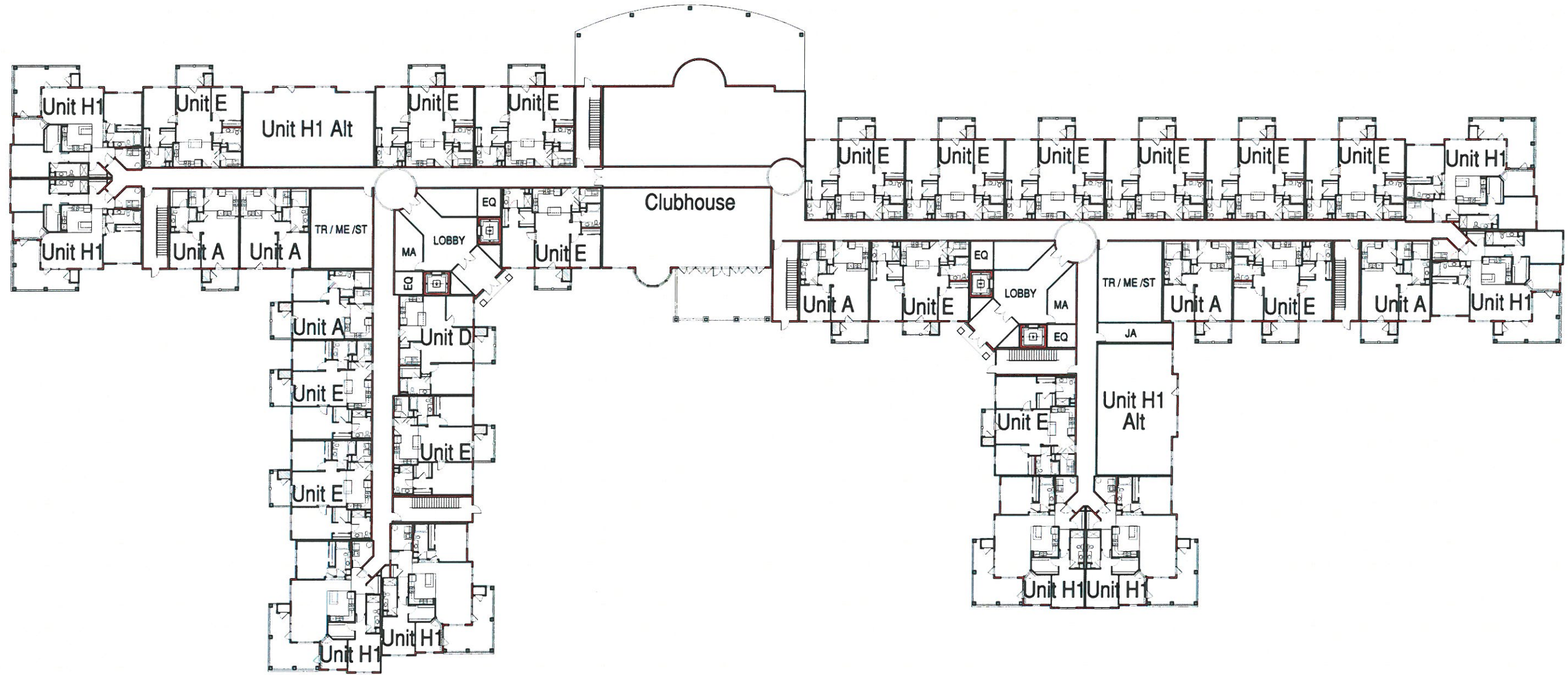


Right Side Elevation

The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan/floor plan changes, etc.)

THE
RESIDENCES
AT SUGAR CAMP



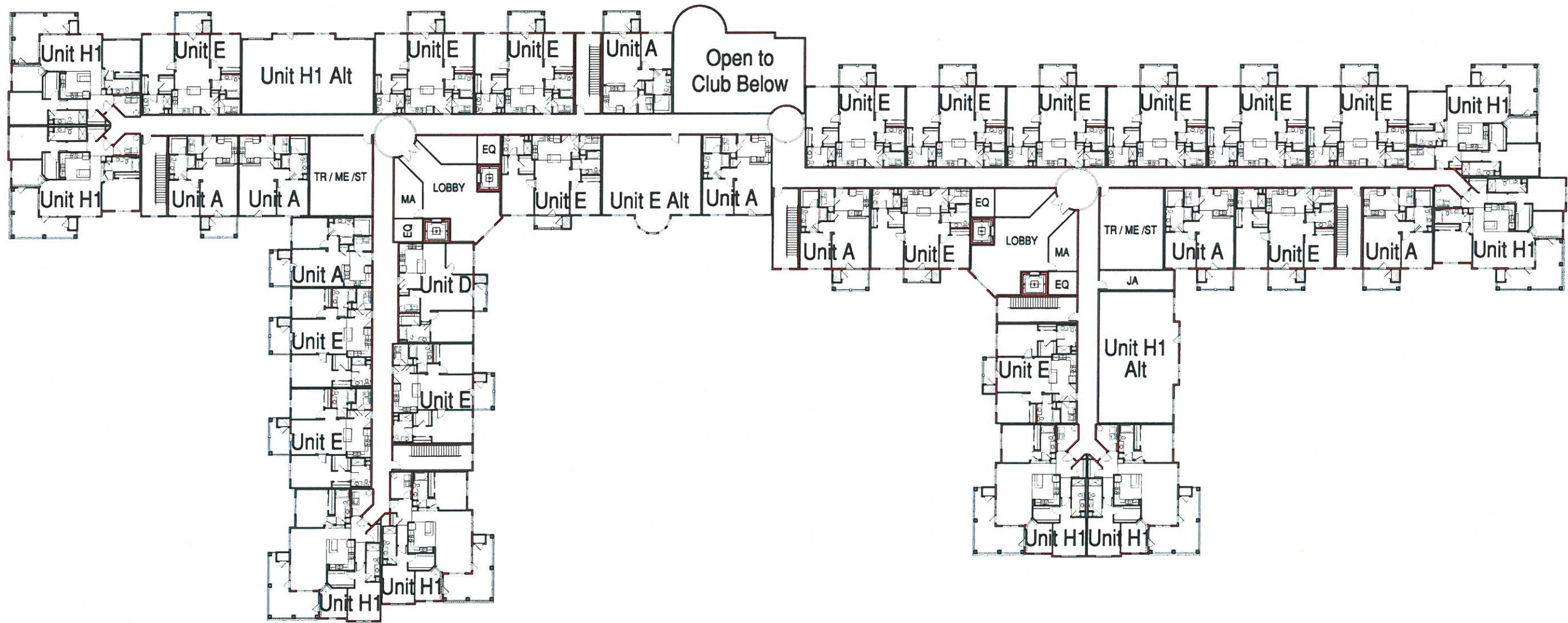


First Floor Building Plan 55,845 SF (Gross)

The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan/floor plan changes, etc.)

THE
RESIDENCES
 AT SUGAR CAMP



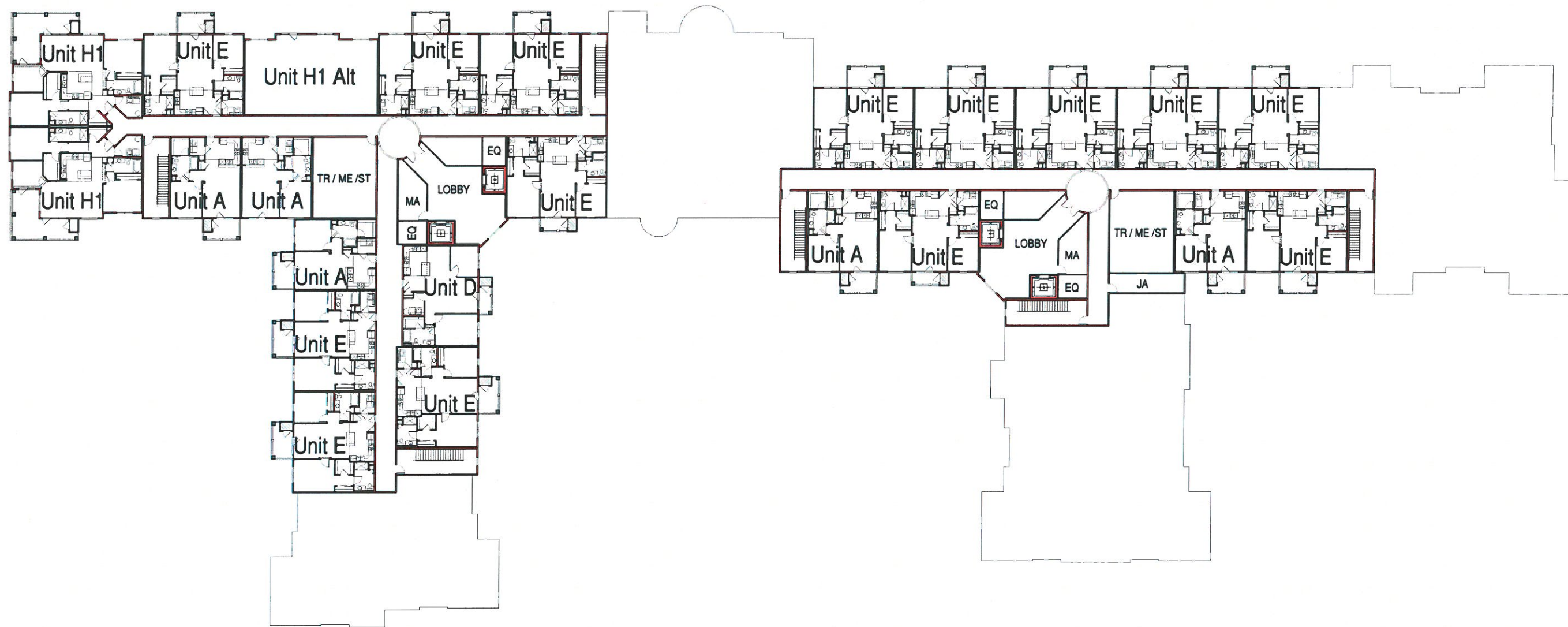


Second Floor Building Plan 54,278 SF (Gross)

The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan/floor plan changes, etc.)

THE
RESIDENCES
 AT SUGAR CAMP



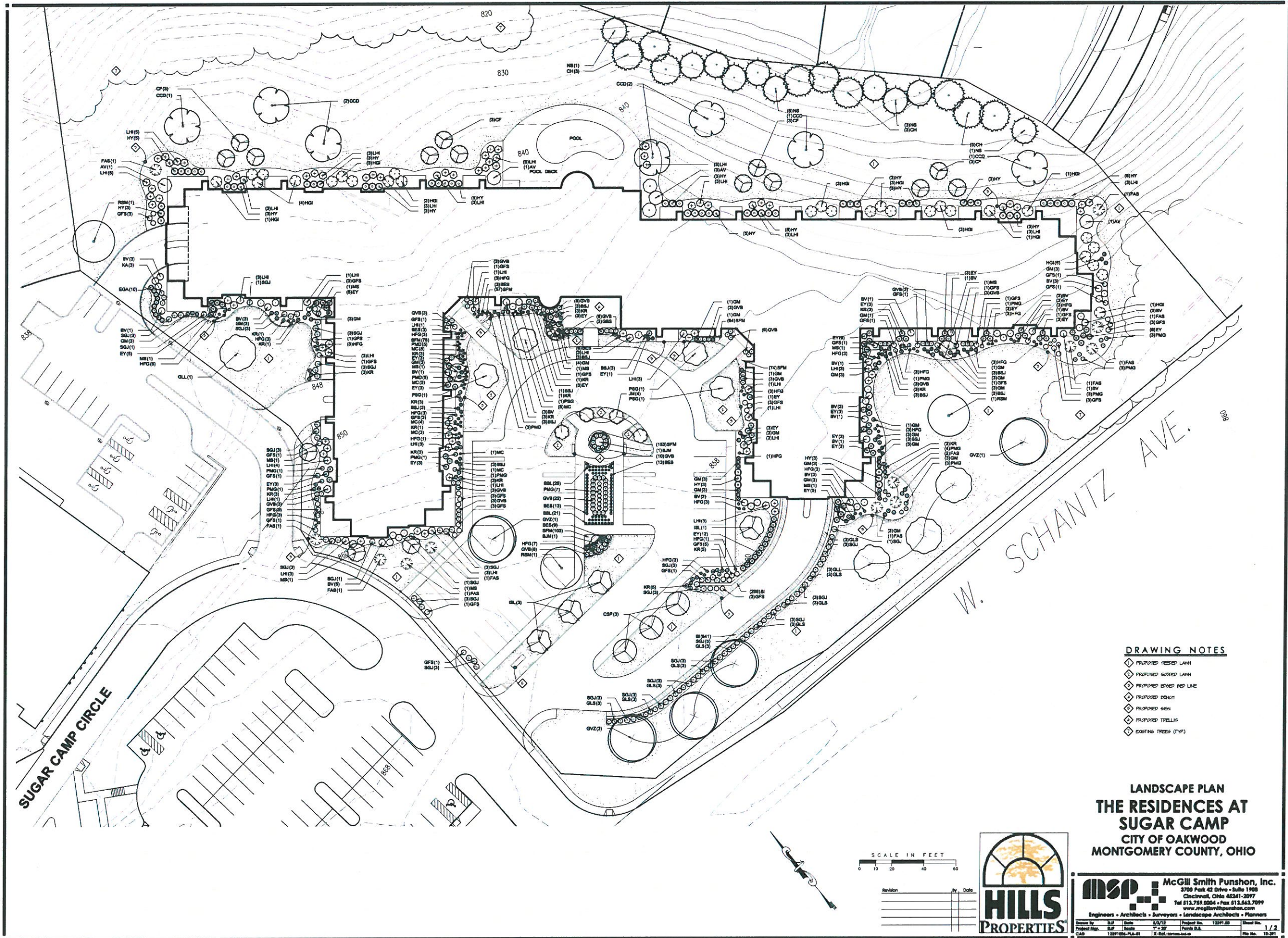


Fourth Floor Building Plan 36,879 SF (Gross)
SCALE: 1/8"=1'-0"

The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan/floor plan changes, etc.)

THE
RESIDENCES
 AT SUGAR CAMP





- DRAWING NOTES**
- ◇ PROPOSED REEDED LAWN
 - ◇ PROPOSED SLOPED LAWN
 - ◇ PROPOSED EXPOSED PEP LAWN
 - ◇ PROPOSED DECK
 - ◇ PROPOSED SIGN
 - ◇ PROPOSED TRELLIS
 - ◇ EXISTING TREES (TYP)

LANDSCAPE PLAN
THE RESIDENCES AT SUGAR CAMP
 CITY OF OAKWOOD
 MONTGOMERY COUNTY, OHIO



MSP McGill Smith Punshon, Inc.
 3700 Park 42 Drive - Suite 1908
 Cincinnati, Ohio 45241-2097
 Tel 513.759.0004 • Fax 513.643.7099
 www.mcgillsmithpunshon.com

Engineers • Architects • Surveyors • Landscape Architects • Planners

Drawn by	BJP	Date	8/9/13	Project No.	12371.00	Sheet No.	1/2
Project Mgr.	BJP	Scale	1" = 30'	Drawn by	BJP		
Client	12371.00-PA-01	15-001					

THE
RESIDENCES
 AT SUGAR CAMP
 LANDSCAPE PLAN

The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan/floor plan changes, etc.)

GENERAL NOTES - SOIL AMENITIES

TOPSOIL: FERTILE, FRANKLE NATURAL TOPSOIL OF LOAMY CHARACTER, WITHOUT ADMIXTURE OF SUBSOIL MATERIAL, OBTAINED FROM A WELL-DRAINED ARABLE SITE, REASONABLY FREE FROM CLAY, LIMES, COARSE SANDS, STONES, PLANTS, ROOTS, STEAKS, AND OTHER FOREIGN MATERIALS, WITH ACIDITY RANGE BETWEEN pH 6.0 AND 6.5.

A. IDENTIFY SOURCE LOCATION OF TOPSOIL PROPOSED FOR USE ON THE PROJECT.
 B. PROVIDE TOPSOIL FREE OF SUBSTANCES HARMFUL TO THE PLANTS, WHICH WILL BE GROWN IN THE SOIL.

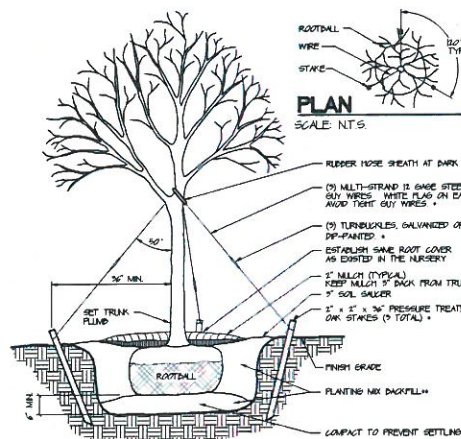
PEAT MOSS: BROWN TO BLACK IN COLOR, WEED AND SEED FREE GRANULATED RAW PEAT OR DALED PEAT, CONTAINING NOT MORE THAN 2% MINERAL ON A DRY BASIS.

MANURE: STERILIZED COW OR DEHYDRATED HORSE MANURE, GRIESED, WEED AND SEED FREE, FURNISH IN BAGS OR BULK.

BONE MEAL: RAW, FINELY GROUND, COMMERCIAL GRADE, MINIMUM 16% NITROGEN, 10% PHOSPHORUS.

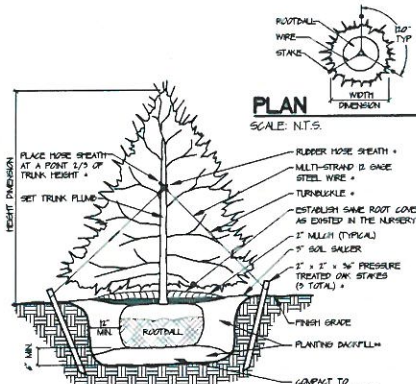
FERTILIZER: COMMERCIAL APPROVED 10-10-10 (10% NITROGEN, 10% PHOSPHORIC ACID, AND 10% POTASH BY WEIGHT), 1/4 LB OF NITROGEN IN THE FORM OF NITRATE, 1/4 IN THE FORM OF AMMONIA SALT, AND 1/2 IN THE FORM OF ORGANIC NITROGEN.

PROVIDE PRE-MIXED PLANTING MIXTURE FOR USE AROUND THE ROOT BALL/ROOTS OF THE PLANTS CONSISTING OF 5 PARTS TOPSOIL, 1 PART PEAT MOSS, 1 PART MANURE, 10 LBS FERTILIZER (PER CUB. YARD) AND 1 1/2 LBS OF BONE MEAL (PER CUB. YARD).



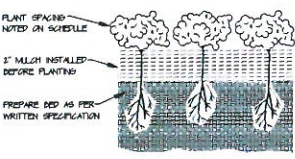
- NOTES**
- IF NOT READILY APPARENT, LOCATE TRUNK FLARE BY REMOVING TWINE, BURLAP, AND EXCESS SOIL.
 - ONE TREE HOLE AT LEAST TWO TIMES WIDER THAN THE ROOT BALL, WITH SIDES SLOPED TO AN UNGRADED OR FIRM BASE. ONE HOLE TO A DEPTH SO THE LOCATED TRUNK FLARE AT THE FIRST ORDER LATERAL ROOT, WILL BE AT FINISH GRADE.
 - LIFTING ONLY FROM THE BOTTOM OF THE ROOT BALL, POSITION TREE ON FIRM PAD SO THAT IT IS STRAIGHT AND TOP OF FLARE IS LEVEL WITH THE SURROUNDING SOIL.
 - REMOVE ALL TWINE FROM ROOT BALL. IF PRESENT, REMOVE AND DISCARD ALL BURLAP AND WIRE EXCEPT FROM THE ROOT BALL.
 - WITH CLEAN SHARP PRUNING TOOLS, PRUNE OFF ANY SECONDARY/ADVENTITIOUS, UPRIGHT, AND POTENTIAL GROUNDING ROOTS.
 - BACKFILL PLANTING HOLE WITH EXISTING UNGRADED SOIL AND THOROUGHLY WATER.
 - MULCH ENTIRE PLANTING SURFACE WITH COMPOSTED DARK MULCH APPLIED NO LESS THAN TWO INCHES (2\"/>

DETAIL
 DESCRIPTION: DECIDUOUS TREE PLANTING AND GUYING
 SCALE: N.T.S.



- NOTES**
- IF NOT READILY APPARENT, LOCATE TRUNK FLARE BY REMOVING TWINE, BURLAP, AND EXCESS SOIL.
 - ONE TREE HOLE AT LEAST TWO TIMES WIDER THAN THE ROOT BALL, WITH SIDES SLOPED TO AN UNGRADED OR FIRM BASE. ONE HOLE TO A DEPTH SO THE LOCATED TRUNK FLARE AT THE FIRST ORDER LATERAL ROOT, WILL BE AT FINISH GRADE.
 - LIFTING ONLY FROM THE BOTTOM OF THE ROOT BALL, POSITION TREE ON FIRM PAD SO THAT IT IS STRAIGHT AND TOP OF FLARE IS LEVEL WITH THE SURROUNDING SOIL.
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 - WITH CLEAN SHARP PRUNING TOOLS, PRUNE OFF ANY SECONDARY/ADVENTITIOUS, UPRIGHT, AND POTENTIAL GROUNDING ROOTS.
 - BACKFILL PLANTING HOLE WITH EXISTING UNGRADED SOIL AND THOROUGHLY WATER.
 - PROVIDE WATER CRYSALS PER MANUFACTURER'S RECOMMENDATION.
 - MULCH ENTIRE PLANTING SURFACE WITH COMPOSTED DARK MULCH APPLIED NO LESS THAN TWO INCHES (2\"/>

DETAIL
 DESCRIPTION: EVERGREEN TREE PLANTING AND GUYING
 SCALE: N.T.S.



DETAIL
 DESCRIPTION: SHRUB PLANTING
 SCALE: N.T.S.

PLANT SCHEDULE LANDSCAPE PLAN

QTY	BOTANICAL NAME	COMMON NAME	CONT.
10	Picea abies	Norway Spruce	5'-6\"/>
12	Picea pungens glauca 'Fat Albert'	Fat Albert Colorado Blue Spruce	5'-6\"/>
4	Taxus canadensis	Canadian Hemlock	5'-6\"/>
2	Acer palmatum 'Bloodgood'	Bloodgood Japanese Maple	6'-1\"/>
12	Cercis canadensis 'Forest Pansy' TM Multi-Stem (3-stem minimum)	Forest Pansy Redbud	6'-1\"/>
7	Cornus florida 'Cherokee Chief'	'Cherokee Chief' Dogwood	2\"/>
10	Magnolia virginiana Multi-Stem (3-stem minimum)	Sweet Bay Magnolia	6'-10\"/>
4	Magnolia x 'Jane' Multi-Stem (3 Stem minimum)	Jane Magnolia	7'-0\"/>
3	Pyrus calleryana 'Cleveland Select'	Cleveland Select Pear	2\"/>
4	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	2\"/>
3	Acer rubrum 'Frankford' TM	Red Sunset Maple	2\"/>
4	Shingon ilicifolia 'Princeton Sentry'	Princeton Sentry Shingon	2 1/2\"/>
3	Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden	2\"/>
3	Zelkova serrata 'Green Vase'	Green Vase Zelkova	2\"/>
21	Rhus aromatica 'Bro-Low'	Bro-Low Sumac	15 CONT.
40	Rosa hybrida 'Knockout' TM	Knockout Rose	15 CONT.
99	Spiraea x bumalda 'Goldflame'	Goldflame Spiraea	15 CONT.
3	Azalea hybrida 'Karen'	Karen Azalea	15 CONT.
40	Buxus x 'Green Velvet'	Green Velvet Boxwood	15-21\"/>
61	Chamaecyparis platifera 'Gold Mop'	Gold Mop False Cypress	15 CONT.
62	Juniperus chinensis 'Sea Star'	Sea Star Juniper	15 CONT.
51	Juniperus squarata 'Blue Star'	Blue Star Juniper	15 CONT.
2	Picea pungens glauca 'diabosa' Low draft	diabosa Colorado Blue Spruce	15 CONT.
86	Taxus media 'Everlow'	Everlow Yew	15-18\"/>
50	Taxus media 'Hicksal'	Hicks Yew	20-26\"/>
10	Thuja occidentalis 'Emerald Green Arborvitae'	Emerald Green Arborvitae	6'-1\"/>
24	Miscanthus sinensis 'Purpureascens'	Flame Grass	15 CONT.
63	Pennisetum alopecuroides 'Hawaii'	Hawaii Dwarf Fountain grass	12 CONT.
24	Copaifera verticillata 'Hoorbeam'	Hoorbeam Copaifera	15 CONT.
15	Hemerocallis 'Fardon Me'	Fardon Me Daylily	15 CONT.
46	Liriodendron 'Big Blue'	Big Blue Liriodendron	15 CONT.
41	Rudbeckia hirta 'Goldsturm'	Goldsturm Black-eyed Susan	15 CONT.
20	Isa virginica 'Henry's Garnet'	Henry's Garnet Virginia Sweetspire	15 CONT.
66	Isa virginica 'Sprich'	Little Henry Virginia Sweetspire	15 CONT.
41	Viburnum x burkwoodii	Burkwood Viburnum	3-4\"/>
6	Viburnum x rhytidophylloides 'Allegheny'	Allegheny Viburnum	4-8\"/>
1	Botanical Name: Hedera helix 'Baltica'	Baltic Ivy	2 1/4\"/>
524	Botanical Name: Assorted Variety Seasonal Mix Annuals	Assorted Variety Seasonal Mix Annuals	2 1/4\"/>

GENERAL NOTES - PLANTING

- CONTRACTOR IS TO VERIFY LOCATIONS OF ALL UTILITIES WITH THE OWNER AND UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR DETERMINING IN THE FIELD ACTUAL LOCATIONS AND DEPTHS OF EXISTING UTILITIES, WHETHER INDICATED ON PLANS OR NOT. CONTRACTOR MUST CALL THE UTILITIES PROTECTION SERVICE A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR DAMAGE OF UTILITY LINES.
- CONTRACTOR TO EXAMINE FINISH SURFACE, GRADE ACCURACY AND TOPSOIL FOR DEPTH AND QUALITY. IF CONDITIONS ARE UNSATISFACTORY, NOTIFY LANDSCAPE ARCHITECT AND OWNER AND DO NOT BEGIN WORK UNTIL CONDITIONS HAVE BEEN CORRECTED.
- AFTER INSTALLATION, REPAIR ALL DAMAGES MADE TO EXISTING CONDITIONS TO OWNER'S SATISFACTION.
- EXISTING VEGETATION TO REMAIN SHALL BE PRESERVED IN ACCORDANCE TO ACCEPTABLE NURSERY INDUSTRY PROCEDURES.
- PLANT MATERIALS SHALL CONFORM TO THE STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN AND SHALL HAVE PASSED INSPECTION REQUIRED UNDER STATE REGULATIONS. CALL (609-399-3000) TO OBTAIN A COPY OF THE AMERICAN STANDARD FOR NURSERY STOCK BOOKLET.
- NURSERY STOCK IDENTIFICATION TAGS SHALL NOT BE REMOVED FROM ANY PLANTING PRIOR TO INSPECTION AND APPROVAL OF INSTALLATION BY THE LANDSCAPE ARCHITECT.
- ALL WOOD PLANTINGS TO BE CONTAINED WITHIN DARK MILLED RED ALL TREES LOCATED WITHIN LAWN AREAS TO BE CONTAINED WITH 5 DARK MULCH RING DARK MULCH TO BE FINELY SPRESSED HARDWOOD, DARK IN COLOR.
- SEED ALL DISTURBED LAWN AREAS THAT ARE NOT UNGRADED.
- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING POSITIVE DRAINAGE IN LAWN AREAS. CONTRACTOR IS RESPONSIBLE FOR PLANT'S LIABILITY.
- IF PROPOSED TREE LOCATIONS OCCUR BELOW EXISTING UTILITIES OR GROUP EXISTING PLANT MATERIAL, NOTIFY THE LANDSCAPE ARCHITECT AND OWNER TO CONSULT ON THE ADJUSTMENTS OF ANY PLANT LOCATIONS.
- ANY CONTRACTOR RECOMMENDED SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT. UNAPPROVED SUBSTITUTIONS SHALL BE REMOVED AND REPLACED WITH APPROPRIATE PLANTS.
- A COMPLETE LIST OF PLANTS INCLUDING A SCHEDULE OF QUANTITIES AND OTHER COMMENTS IS SHOWN ON THE DRAWINGS. IN THE EVENT THAT QUANTITY DISCREPANCIES OR MATERIAL CHANGES OCCUR IN THE PLANT MATERIALS LIST, THE PLANTING PLANS SHALL GOVERN.
- NOT ALL EXISTING PLANT MATERIAL IS SHOWN. TREE LINES INDICATE APPROXIMATE LOCATIONS.



LANDSCAPE NOTES & DETAILS
THE RESIDENCES AT SUGAR CAMP
 CITY OF OAKWOOD
 MONTGOMERY COUNTY, OHIO

MSP McGill Smith Punshon, Inc.
 3700 Park 43 Drive • Suite 1108
 Cincinnati, Ohio 45241-2097
 Tel 513.787.8004 • Fax 513.543.7099
 www.mcgillsmithpunshon.com

Engineers • Architects • Surveyors • Landscape Architects • Planners

Sheet No. 101 Date 05/14 Project No. 13071-00 Draw No. 2 / 2
 Project File: S.P. Plans Title Block: 101
 CAD 12/18/08-PLA-01 E. Submittal Date File No. 13-01

THE
RESIDENCES
 AT SUGAR CAMP
 LANDSCAPE PLAN

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May 2, 2012

Ian Guttman
Hills Properties
4901 Hunt Road, Suite 300
Cincinnati, OH 45242

Re: The Residences at Sugar Camp Apartment Building

Dear Mr. Guttman:

I am writing as engineering consultant for the City of Oakwood to provide you with preliminary information requested by the City regarding traffic generation, the sanitary sewers and the storm sewers serving your proposed development.

Traffic

1. LJB has reviewed the traffic projections for The Residences at Sugar Camp apartment building as outlined in a letter from Kleingers & Associates dated April 20, 2012. The projections use the ITE Trip Generation Manual in an acceptable manner and have adequately outlined the number of vehicle trips that will access the new building. With a maximum hourly trip generation of 60 vehicles, LJB does not anticipate a significant impact to the local street network from this development.
2. However, because traffic has not been projected onto the local streets, this is simply a judgment based on past experience with the local street network. LJB does recommend that during final development of the project, a traffic model is evaluated to determine if any signal timing changes are needed at the Schantz/Kramer and Schantz/Far Hills intersections.

Sanitary Sewers:

1. Two existing sanitary sewers are physically available for serving the proposed apartments. One sewer is private and flows westward on the north side of the existing Sugar Camp office buildings. The second sewer serves the Pointe Oakwood development.
2. The closest point of connection to the Pointe Oakwood sanitary sewer is readily accessible in Ledges Trail. The limiting portion of this sewer is the final section from Pointe Oakwood Way north to a connection with the City of Dayton sewers near the Dayton Daily News building. This limiting section has a calculated capacity of 1.1 cfs and was designed to serve all the Pointe Oakwood development including the lot on which the proposed assisted living units will be constructed. Subject to verification during final design, it is anticipated that this sewer will be adequate to serve the apartments as long as low flow fixtures are used throughout. There is also the option that some or all of the flow from the assisted living units can be discharged to a third sewer that flows north along the west side of Far Hills Avenue. This option would free up capacity in the Pointe Oakwood sewer.
3. The sanitary sewer behind the existing Sugar Camp office buildings is a private sewer that the City of Oakwood does not maintain. Although the sewer should have adequate capacity to serve some or all of

Hills Properties
May 2, 2012
Page 2

the apartments, an agreement would be needed with the current owners for access and future maintenance. There is some concern regarding an inverted siphon in Schantz Avenue downstream of the connection with Oakwood's sewer. If it is anticipated that the Sugar Camp sanitary sewer is used during final design, the capacity of this inverted siphon should be analyzed.

4. Conclusion: There is adequate sanitary sewer capacity in the overall system, and detailed analysis will be needed during final design to ensure capacity remains in the Pointe Oakwood sewer for future needs of the development.

Storm Water Detention

1. Storm water detention for the entire Pointe Oakwood development including the site of the proposed apartments has already been accomplished through an agreement for use of the lagoon around the former NCR headquarters, now the University of Dayton River Campus facility. Therefore, no further storm water detention is needed for the apartments to comply with Oakwood's detention ordinance. If detention of any kind is needed on the apartment site, it would be for the purpose of ensuring that storm sewer capacities are not exceeded.

Storm Sewers

1. The proposed apartments are expected to have a greater amount of impervious surface than the previously proposed residential development in this area. Furthermore, a portion of the original storm water conveyance system was planned to flow down the one-way portion of Ledges Trail that will not be built under the current proposal.
2. During final design, the developer must analyze the entire storm drainage system discharging to the lagoon to determine what additional storm sewer infrastructure will be needed to adequately convey storm water to the lagoon for detention.
3. Conclusion: With our current understanding of the project, we expect that final engineering design can provide adequate storm water conveyance to the NCR/UD lagoon relying on a combination of existing and new storm sewers.

Overall Conclusion

1. With regards to sanitary and storm sewer infrastructure, we find no substantive reason not to move forward to final design contingent on the developer providing, as part of the final design submission, the detailed analyses outlined above for engineering review.

Sincerely,

LJB Inc.

John A. Eastman, P.E.
Senior Environmental Engineer

cc: Jay Weiskircher, City of Oakwood
Kevin Weaver, City of Oakwood

May 2, 2012

Mr. Ian Guttman, Principal
The Hills Group of Companies
4901 Hunt Road, Ste. 300
Cincinnati, Ohio 45242

Re: Storm Drainage / Sanitary Service
Proposed Apt. Project

Dear Ian:

Re: Storm Drainage – Based on a storm runoff analysis and report that was submitted to the City of Oakwood as part of the original “Pointe Oakwood” project, stormwater mitigation will continue to be provided by the lagoon system of the former NCR property. Given that we might have an increase in impervious area based on this proposal compared to the former approved development plan, we will need to complete a detailed capacity analysis of the existing downstream stormwater infrastructure. I don’t anticipate the need to upgrade any of this system, but it is an item to be addressed during preparation of our final construction plans. The preliminary storm system layout that I have indicated for your parking lot and buildings should be adequate for the onsite improvements. One item that will need additional refinement and consideration would be the northerly storm system route and connection into the proposed drainage system located behind the lots on Old River Trail.

Re: Sanitary Sewer – We have shown a connection into the existing “old” sanitary line behind Tenant Bldg. “A”. The capacity and condition of this line has not been investigated with the City of Oakwood. I’m sure this line would have adequate capacity given that we’re at the highest end; however, we would need to check with the City to see if there are any downstream bottlenecks that we would have to address if we chose to utilize this option. As a back up position and additional option, we could always connect into the new sanitary line located at the end of the stub street (southeast corner of site).

Hope this letter addresses some of the issues that you have inquired about.

Regards,



M.L. Oxner PE, PS
PROFESSIONAL ASSOCIATES, INC.

April 20, 2012

Hills Properties
4901 Hunt Road, Suite 300
Cincinnati, OH 45242

Attn: **Ian Guttman**
Vice President

Re: The Residences at Sugar Camp Apartment Building
Trip Generation

Mr. Guttman:

Trip generation for the proposed Residences at Sugar Camp apartment building on West Schantz Avenue has been estimated using the Institute of Transportation Engineers (ITE) publication: Trip Generation, 8th Edition. The following table summarizes the expected weekday daily, AM and PM peak hour trips for the proposed site. ITE land use “Mid-Rise Apartment” (code 223) is the most applicable to the proposed 4-story building and was used for the AM and PM peak trip generation.

Note that insufficient data exists for the weekday daily vehicular trips for Mid-Rise Apartment. Data for a similar land use: “Apartment” (code 220) was used to develop a ratio of AM and PM peak hour trips to weekday daily trips. According to the data the weekday daily trips are approximately 5.5 times greater than the combined AM and PM peak hour trips. Therefore, the Mid-Rise Apartment weekday daily trips are estimated at 594 trips (108x5.5).

CONDITION	AVERAGE RATE OR FITTED CURVE EQUATION	SITE-GENERATED TRIPS				
		ENTERING TRIPS		EXITING TRIPS		TOTAL TRIPS
		PCT	NO.	PCT	NO.	
Mid-Rise Apartment	ITE Land Use Code: 223	X=	135	Dwelling Units		
Weekday Daily	<i>Estimated</i>	50%	297	50%	297	594
Weekday A.M. Peak Hour (Gen)	$T = 0.46(X) - 14.01$	29%	14	71%	34	48
Weekday P.M. Peak Hour (Gen)	$T = 0.53(X) - 11.27$	59%	35	41%	25	60

If you have any questions or comments please contact me or Dave Meyer at our office, 513-779-7851.

Sincerely,



Mark W. Nolt, PE
Traffic Engineering Lead

Cincinnati, OH

Columbus, OH

Dayton, OH

THE RESIDENCES AT SUGAR CAMP

Real Estate Tax Projection

CURRENT MARKET VALUE	Projected MARKET VALUE	DIFFERENCE MARKET VALUE
\$500,000	\$11,805,556	\$11,305,556

SUMMARY REAL ESTATE TAXES:	EFFECTIVE RATE	ANNUAL RE TAX	ANNUAL RE TAX	ANNUAL RE TAX
Montgomery County	20.234025	\$3,541	\$83,606	\$80,065
Oakwood CSD	61.386337	\$10,743	\$253,645	\$242,902
Oakwood City	5.123524	\$897	\$21,170	\$20,273
Wright Memorial Public Library	1.440000	\$252	\$5,950	\$5,698
TOTAL	88.183886	\$15,432	\$364,371	\$348,939

DETAILED REAL ESTATE TAXES:			YEAR	EFFECTIVE	ANNUAL	ANNUAL	ANNUAL
AUTHORITY NAME	LEVY	LEVIED	LEVIED	RATE	RE TAX	RE TAX	RE TAX
MONTGOMERY COUNTY	FIVE RIVER METRO PARKS	2009		1.800000	\$315.00	\$7,437.50	\$7,122.50
MONTGOMERY COUNTY	GENERAL FUND INSIDE MILLAGE			1.700000	\$297.50	\$7,024.31	\$6,726.81
MONTGOMERY COUNTY	HUMAN SERVICES 2007	2007		7.210000	\$1,261.75	\$29,791.32	\$28,529.57
MONTGOMERY COUNTY	HUMAN SERVICES 2010	2010		6.030000	\$1,055.25	\$24,915.63	\$23,860.38
MONTGOMERY COUNTY	MRDD 1977	1977		0.294025	\$51.45	\$1,214.89	\$1,163.44
MONTGOMERY COUNTY	SINCLAIR COMMUNITY COLLEGE	2008		3.200000	\$560.00	\$13,222.22	\$12,662.22
TOTAL MONTGOMERY COUNTY				20.234025	\$3,540.95	\$83,605.87	\$80,064.91
OAKWOOD CSD	BOND RETIREMENT	2002		3.380000	\$591.50	\$13,965.97	\$13,374.47
OAKWOOD CSD	GENERAL FUND CURRENT EXPENSE	1976		6.946816	\$1,215.69	\$28,703.86	\$27,488.16
OAKWOOD CSD	GENERAL FUND CURRENT EXPENSE	1978		0.689312	\$120.63	\$2,848.20	\$2,727.57
OAKWOOD CSD	GENERAL FUND CURRENT EXPENSE	1981		1.812991	\$317.27	\$7,491.18	\$7,173.90
OAKWOOD CSD	GENERAL FUND CURRENT EXPENSE	1983		1.350364	\$236.31	\$5,579.63	\$5,343.32
OAKWOOD CSD	GENERAL FUND CURRENT EXPENSE	1986		1.640832	\$287.15	\$6,779.83	\$6,492.68
OAKWOOD CSD	GENERAL FUND CURRENT EXPENSE	1988		1.910079	\$334.26	\$7,892.34	\$7,558.08
OAKWOOD CSD	GENERAL FUND CURRENT EXPENSE	1990		6.048584	\$1,058.50	\$24,992.41	\$23,933.91
OAKWOOD CSD	GENERAL FUND CURRENT EXPENSE	1994		4.048311	\$708.45	\$16,727.40	\$16,018.94
OAKWOOD CSD	GENERAL FUND CURRENT EXPENSE	1999		4.955324	\$867.18	\$20,475.12	\$19,607.94
OAKWOOD CSD	GENERAL FUND CURRENT EXPENSE	2002		4.820688	\$843.62	\$19,918.82	\$19,075.19
OAKWOOD CSD	GENERAL FUND CURRENT EXPENSE	2004		5.013036	\$877.28	\$20,713.59	\$19,836.30
OAKWOOD CSD	GENERAL FUND CURRENT EXPENSE	2007		6.500000	\$1,137.50	\$26,857.64	\$25,720.14
OAKWOOD CSD	GENERAL FUND CURRENT EXPENSE	2010		5.750000	\$1,006.25	\$23,758.68	\$22,752.43
OAKWOOD CSD	GENERAL FUND INSIDE MILLAGE			4.720000	\$826.00	\$19,502.78	\$18,676.78
OAKWOOD CSD	PERMANENT IMPROVEMENT	2007		1.800000	\$315.00	\$7,437.50	\$7,122.50
TOTAL OAKWOOD CSD				61.386337	\$10,742.61	\$253,644.93	\$242,902.33
OAKWOOD CITY	GENERAL FUND CURRENT EXPENSE	1991		1.543524	\$270.12	\$6,377.76	\$6,107.64
OAKWOOD CITY	GENERAL FUND INSIDE MILLAGE			3.280000	\$574.00	\$13,552.78	\$12,978.78
OAKWOOD CITY	POLICE PENSION			0.300000	\$52.50	\$1,239.58	\$1,187.08
TOTAL OAKWOOD CITY				5.123524	\$896.62	\$21,170.12	\$20,273.50
WRIGHT MEMORIAL PUBLIC LIBRARY	GENERAL FUND CURRENT EXP	2009		0.500000	\$87.50	\$2,065.97	\$1,978.47
WRIGHT MEMORIAL PUBLIC LIBRARY	GENERAL FUND CURRENT EXPENSE	2007		0.940000	\$164.50	\$3,884.03	\$3,719.53
TOTAL WRIGHT MEMORIAL PUBLIC LIBRARY				1.440000	\$252.00	\$5,950.00	\$5,698.00
GRAND TOTAL				88.183886	\$15,432.18	\$364,370.92	\$348,938.74



Current Dayton & Cincinnati Properties Under Hills Ownership

DAYTON

Mallard Landing (1994)
300 Residences
2372 Mallard Lane
Beavercreek, OH 45431

The Reserve at Miller Farm (1998)
360 Residences
551 Shelbourne Lane
Centerville, OH 45458

CINCINNATI

Fox Chase North (1988)
284 Residences
4100 Fox Run Trail
Cincinnati, OH 45255

Fox Chase South (1988)
120 Residences
1 Fox Chase Lane
Southgate, KY 41071

Island Club (1994)
320 Residences
7411 Clubhouse Drive
Maineville, OH 45039

The Landings at Beckett Ridge (1999)
340 Residences
8251 Landings Drive
West Chester, OH 45069

Palmera (2011)
360 Residences
6569 Palmera Drive
Mason, OH 45040

Sterling Lakes (2000)
284 Residences
7520 Placid Lake Drive
Mason, OH 45040

Waterford Place (1995)
296 Residences
9630 Waterford Place
Loveland, OH 45140



Mallard Landing
Beavercreek, Ohio - 1994



The Reserve at Miller Farm
Centerville, Ohio - 1998





Fox Chase North
Cincinnati, Ohio - 1988



Island Club
Maineville, Ohio - 1994



Fox Chase South
Southgate, Kentucky - 1988



The Landings at Beckett Ridge
West Chester, Ohio - 1999



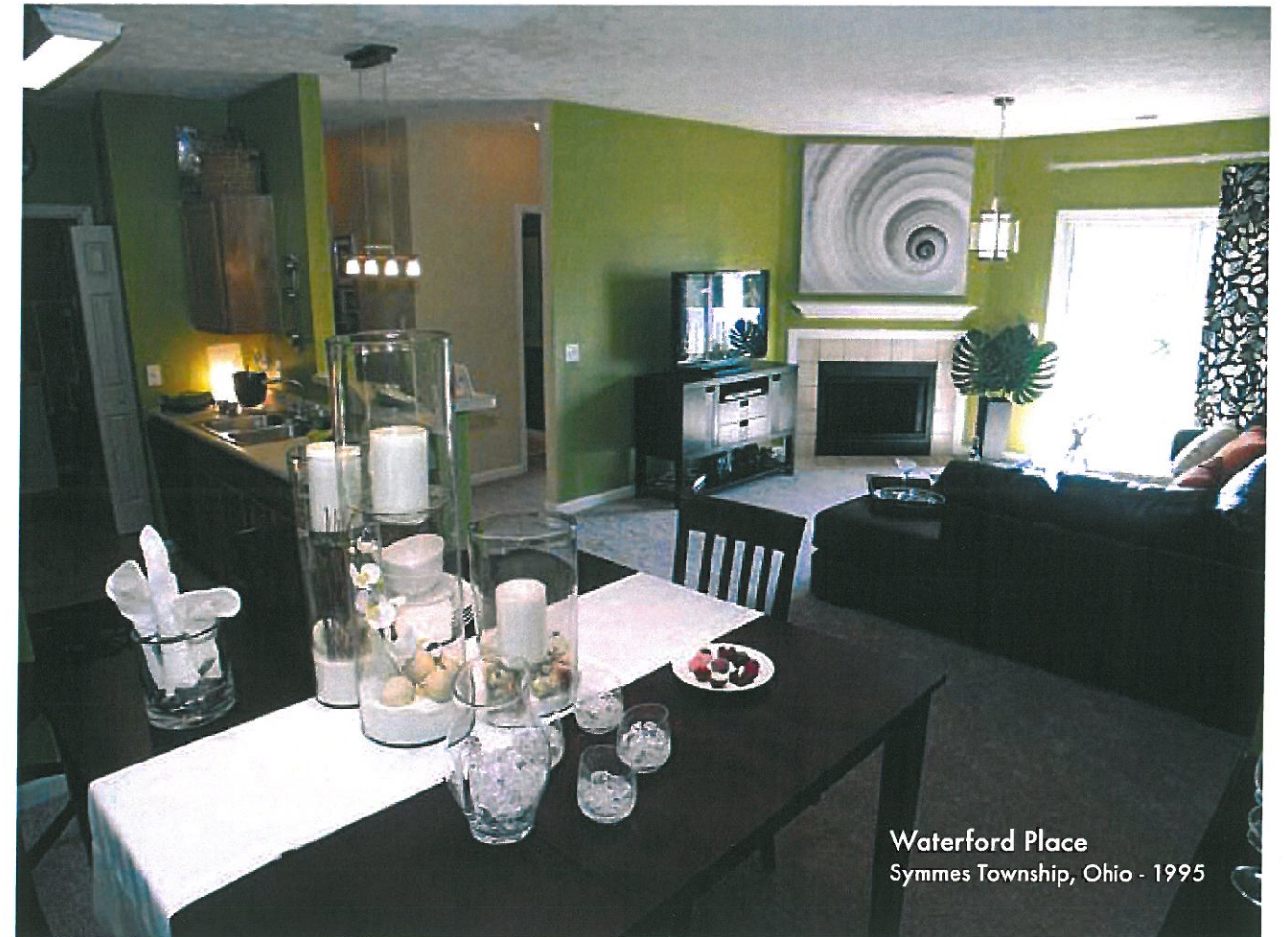
Palmera
Mason, Ohio - 2011



Waterford Place
Symmes Township, Ohio - 1995



Sterling Lakes
Mason, Ohio - 2000



Waterford Place
Symmes Township, Ohio - 1995