

August 13, 2007

Dan George  
Dan Jones  
Jim VanderGrift  
Turtlecreek Township Trustees  
670 N. State Route 123  
Lebanon OH 45036

Dear Sirs,

It has come to our attention that a development agreement between the City of Monroe and VH Monroe, LLC (Vandercarr) was signed on June 28<sup>th</sup>, 2007. The 429 acres of property on which this development is to be built adjoins Turtlecreek Township. The only residents directly affected by this development are Turtlecreek Township residents. The agreement calls for the Warren County Port Authority to provide the financing structure for the City of Monroe and the Developer. The development site is completely within Warren County on the east side of I-75, south of Route 63, west of Union Road and north of Nickel Road. Nickel Road is a township road.

Four issues have been raised by this agreement which we feel the Trustees would want addressed prior to adoption of the preliminary term sheet which would describe the financing structure by the Warren County Port Authority. We are hoping that amendments will be made to the development agreement which address these concerns. They are as follows:

1. We would like the City of Monroe and the developer to provide a detailed map of the proposed changes to Union Road, the proposed extension of Butler-Warren Road to Route 63, and a more exact timetable for both. The health and safety of residents to the south by limiting access to Route 63 needs to be addressed as well as the method of restricting truck traffic to the south particularly in Phase One and Phase two of the development.
2. We would like the City of Monroe and the developer to provide a detailed description of the setbacks and berming proposed for all three phases of the development.
3. The Developer at its own expense should provide for landscape architecture particularly for the maintenance and addition of rural landscaping buffering Nickel Road to the south. These plans should be available to the residents for comment prior to Phase Three development.

Plans for lighting and noise control should also be provided to the Township and adjoining residents. Maintaining rural character is a primary goal in the land use plan for Turtlecreek Township adopted April 10<sup>th</sup>, 2007 by the Warren County Planning Commission.

4. Change Pg. 3(5) to read: The Developer at its own expense shall determine to the satisfaction of the City of Monroe, the Warren County Commissioners, the Warren County Port Authority and itself that there are not located anywhere on the Project Site underground streams, springs, hidden water, soil conditions or filled ground that in any way inhibit or restrict the Developers ability to construct any buildings or other improvements associated with the Developers proposed use of the Project Site and that the regional/flood control methods used will prevent any damage to adjacent and nearby property owners.

Your representation of these concerns to the City of Monroe, the Warren County Commissioners and the Warren County Port Authority prior to its next meeting Monday, August 20<sup>th</sup> will be greatly appreciated.

Sincerely,

As approved August 9<sup>th</sup> 2007

The Board of the Residents of West Central Warren County

Martha Paige  
Lyle Jones  
Jane Frye  
Don Sargent  
Robert Vorhis  
Christine Pudvan  
Sherri Johnson  
Terry Banker  
William Bendel  
Luther Stephens

Cc: City of Monroe

Board of the Warren County Commissioners

Warren County Port Authority

Amy Sigg Davis