

EXECUTIVE SUMMARY  
OHIO PROJECT BY AMERICAN DREAMS PRODUCTIONS, LLC,  
THE SUMMIT of BOSTON HEIGHTS, OHIO

site consists of 234 Ac., 156 Acres. in Boston Heights(Hudson), 80 Acres. in Northfield Center Township, Ohio, now owned by American Dreams Productions, LLC.

located at Rte. 8 and the Ohio Turnpike, half way between Cleveland and Akron, Ohio, fronting on the Rte. 8 interstate connector. Beginning at Hines Hill Road, going north with 6,946 ft. frontage along Rte. 8 onto Twinsburg Rd. with 1,258 ft. of frontage on Twinsburg Rd,

American Dream Productions, LLC had purchase contract on approximately 60 additional contiguous acres to enhance the project. Expanding the project to 326 Acres. plus giving 5,912 ft. additional highway frontage for a total of 9,064 ft. of frontage on Route 8. This property is still available.

#### THE PROJECT

LIFE STYLE AND MEDICAL CAMPUS Designed to maximize use of project site, will net 750,000 feet of Retail space, combined with 750,000 feet of Medical use, restaurant and office space.

Approximately 500,000 square feet intended for the big box tenants. 250,000 square feet for mid-size tenants, balance for Medical including hotel with conference center, 6 restaurant sites.

#### PROPERT ACCESS

Land access by way of a four lane boulevard to be constructed beginning at Hines Hill Road (south end), through the land north intersecting at Twinsburg Road.

North and south bound access ramps off of Route 8 into the center of the life style center continuing east and intersecting at the to be built boulevard, which becomes the center of the life center retail area. The Medical center will be at the northern end of the site along side of the boulevard.

#### ZONING

154 acres zoned retail, 50 acres zoned R-1, 32.5 acres zoned industrial.

Recent retail rezoning allows for big box use up to 215,000 sq.ft., variances available for specific use.

## ENTITLEMENTS

Main sanitary sewer,begins at north-end of property proceeds south centrally through the entire property.size will facilitate development.

Main water line,fronting entire property,within property boundry.size will facilitate development.

Electric and Gas at site.

WETLAND studies,Corps of Engineers approved less than 20 acres,CAT-2 on land,Twinsburg Road south to Hines hill Road.

US Historical study,completed and passed with signature.

Endangered species,study completed and passed with signature.

Bore Test,completed with calculations for development.

Water impact study completed with calculations for development.

Storm water management study completed for retail development.

## LAND VALUES

Appraisal values with recent zoning limiting large box tenants to 50,000 square foot size buildings. 2005 appraisal of 100 acre site - \$10,150,000. 2005 appraisal of 106 acre site - \$13,780,000.

Projected values with recent zoning change allowing big box tenants to increase the size of the buildings to 215,000 square feet will increase the per acre value by \$50,000 @ 154 acres zoned retail, this will increase the property value by \$7,800,000. (plus).

Today's estimated value with entitlements in place will be \$30,000,000. plus including the total 234 acres.

Site is a 25 minute drive from downtown Cleveland,20 minutes from downtown Akron.Ohio Turnpike Exit 12 has over 50 million cars a day pass that exit.RT8 has approximately 40,000 cars a day pass by site with an expected increase to above 55,000 cars a day when new highway is completed 2011.

Easy accessibility to all major transportation arteries serving north Ohio.