

**MEMORANDUM OF UNDERSTANDING
BETWEEN
THE CITY OF MASON
AND KINGS ISLAND COMPANY**

The purpose of this document is to summarize the mutual understanding and agreement between the City of Mason, Ohio (the "City") and Kings Island Company ("PKI") concerning current and future events that could impact the operational integrity of Paramount's Kings Island, recognizing the positive impact Paramount's Kings Island has currently and will continue to have on the City of Mason, in the event that an additional parcel of land owned by PKI is annexed to the City of Mason (the annexed parcel of land and the existing PKI real estate being referenced herein as the "Kings Island Property"). This Memorandum of Understanding supplements a Memorandum of Understanding dated August 25, 1995.

It is understood by the parties hereto as follows:

1. The City will commission and act upon a traffic study with the objective of optimizing traffic flow in the area surrounding Paramount's Kings Island. The City will approve and support the installation of street lights along the annexed portion of Kings Island Drive and will work with Warren County to address additional lighting options. Additionally, the City will work with Warren County and the State of Ohio to optimize the synchronization of all traffic lights between Paramount's Kings Island and those portions of Western Row and Kings Mills Road which feed I-71.

2. The City and PKI take the community image very seriously. The City will work together with PKI and surrounding partners to pursue the beautification of the areas around and leading to Paramount's Kings Island, including added landscaping (bushes, trees and flowers) to Western Row and Kings Island Drive, pursue the landscaping of highway ramps at Western Row and Kings Mills, evaluate and pursue the improvement of adjoining roadways and connecting sidewalks. The City and PKI have an interest in encouraging safe alternate ways to travel and access PKI and other city amenities. The City and PKI will explore ways to include PKI on the City's bike/pedestrian network.

3. The City will support and help PKI in its efforts to have the Ohio Department of Transportation or other affected governmental entities construct a full north- and southbound interchange at I-71 and Western Row.

4. The City recognizes the interest of PKI to maintain the quickest, acceptable response time for fire and EMS to the park. As growth occurs, the City anticipates the need for a third and fourth manned fire/EMS first responder station. In the future, when determined needed, the City will support exploring a site on the east side of I-71 and/or within three miles of PKI. PKI will assist and aid the City with selecting a suitable site.

5. The City will continue to issue stormwater utility credits to PKI associated with the construction, operation and maintenance of PKI property as long as PKI submits Best Management Practices (BMP's) and demonstrates that their existing and proposed facilities provide the City with

a cost saving in their efforts to manage stormwater and meets Ohio EPA's design, maintenance and water quality requirements. The City and PKI will also work together to explore stormwater management opportunities in regional retention, which could further reduce the cost and impact to PKI.

[SIGNATURE PAGE ATTACHED]

This document is agreed to and signed on this 12th day of August, 2004.

KINGS ISLAND COMPANY

By: 

Name: Craig M. Ross

Title: EVP+GM

THE CITY OF MASON, OHIO

By: 

Name: Scot F. Lahmer

Title: City Manager