AndersonBirkla
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September 23, 2014

Mr. Mike Juengling
Community Development Director
West Chester Township
9113 Cincinnati-Dayton Rd.
West Chester, OH 45069

Dear Mr. Juengling,

As you know, Anderson Birkla has long been interested in doing a quality project in West Chester Township. The adoption of the Comprehensive Land Use Plan calling for "live/work" housing by the Township created that opportunity for us.

With unanimous support from the Butler County Planning Commission and the West Chester Planning Commission, we presented iLoft at The Square. As with all Anderson Birkla projects, we strive to be a good neighbor and work with all parties including, government leaders, neighbors and residents throughout the planning and development of a project. iLoft at The Square was specifically designed to meet the West Chester Comprehensive Land Use Plan for "Live/Work" housing and be a positive addition to the community.

iLoft at The Square was an upscale, $40-50 million mixed-use development project that includes luxury residential units with integrated and balanced retail/office use. The project would have appealed to Empty Nesters, Millennials, and affluent professionals. The iLoft at The Square development was designed to encourage social, civic and physical activity that would have included significant perimeter landscaping and buffering at parking areas, heavily landscaped public open space, streetscapes, pedestrian connectivity, access to multiple transportation options and parking.

The response was positive except for one adjacent landowner who, ironically in 2012, wrote to another developer indicating support for high density residential development on the same property "...because of the significant positive impact that this development will have on the property values in Town Centre..."

Over the last six weeks we have been threatened with lawsuits, referenda and other forms of objection. Last week we were served with a motion for a temporary restraining order and only today the landowner with whom we have been dealing in good faith for ten (10) months, surprisingly informed us that he would not extend our purchase beyond midnight last night. He also has plans to withdraw his certificate of an owners' affidavit.

We have tried everything we could think of to come to terms with the adjacent landowner, but to no avail. And, given these latest developments, we see no other option but to formally request that our zoning map amendment scheduled to be heard at tonight's Trustee meeting, be withdrawn.

Our goal all along was to bring a quality development to West Chester "Where families grow and businesses prosper®." That does not appear possible with the current project. We are still very interested in providing a quality project for the citizens of West Chester if you have any other ideas, please do not hesitate to contact me.

Sincerely,

Anthony W. Birkla
Anderson Birkla