

PROJECT #:

PROJECT: _____

SUBJECT: _____

BUTLER COUNTY ENGINEER'S OFFICE



GREGORY J. WILKENS, P.E., P.S. BUTLER COUNTY ENGINEER

www.bceo.org

Sh. of Pg.

By Date

Ck Date 9-6-19

- confidentiality yet
 - but 3 planned uses allow for not "pieced" of property
 - meeting minutes from May '16
 - looking @ the south 7 acres
 - looking @ previous plan
 - but plotted into 4th & 5th (the long strip in the back would be split into 2)
 - will be a major use change thru W.C.
 - major mod with new preliminary then final dev. plan
 - still in process of determining "who to use"
 - likely Bayer Becker
 - some legal team
- ? senior living (firm)
? oil company
? full service restaurant
- Bayshore Pet Resort (along 75)

Access

- the temp drive is necessary for fire access before the CO for Hyatt
- unless this access can be completed
- re-work of access still need to worked with neighboring properties
- for stop light - needs to meet warrants
 - to "get" will require cross-access w/ neighbor
- > the 2 drive are required to be consolidated to get the south access approved
 - not existing drive is less than 1000-ft from Liberty Way - the further from intersection the better for light warrants
- Bayer Becker has worked on this previously
- intersection in first - then counts done - to determine if warrants met - ~ One Year before light active

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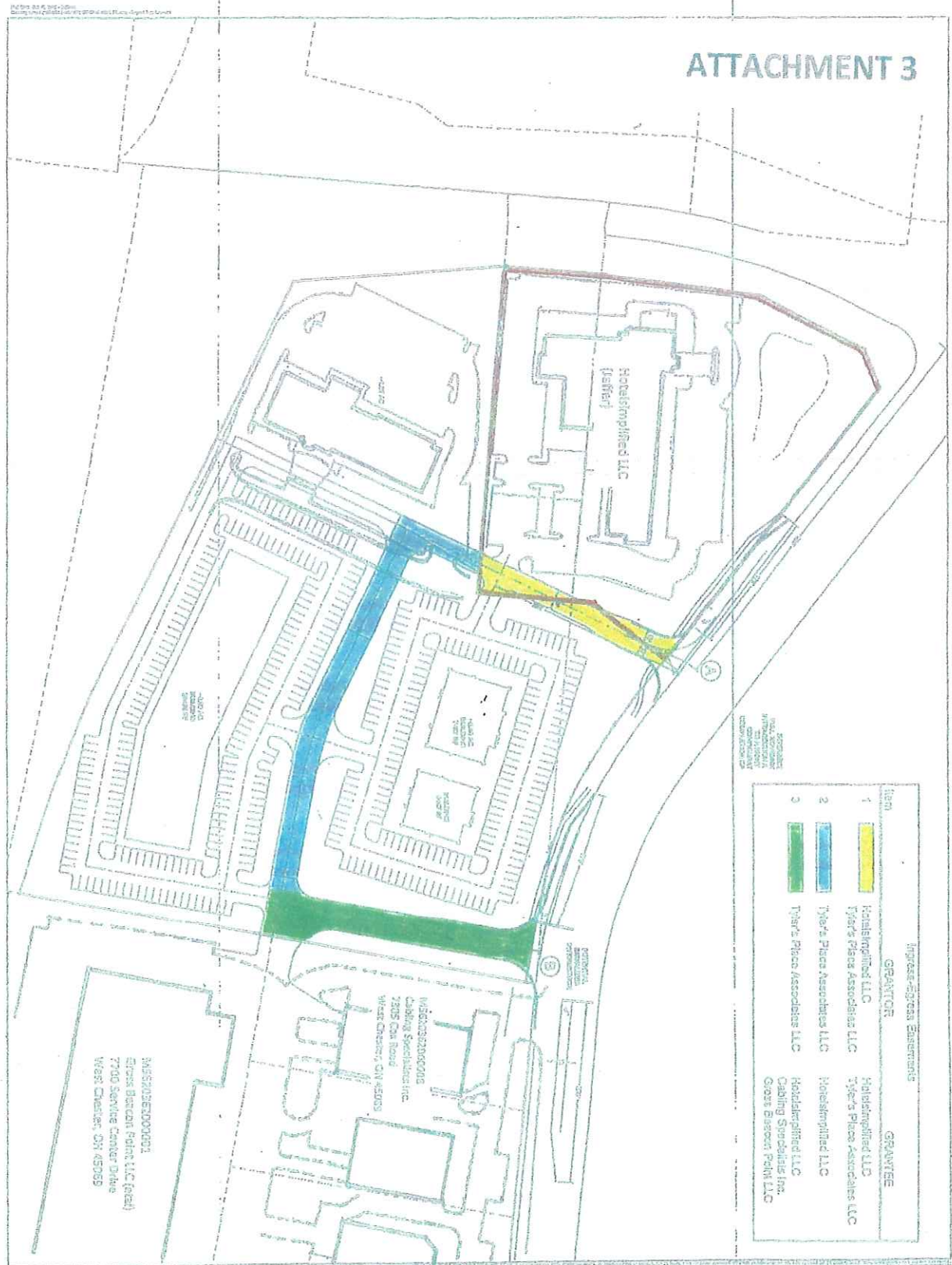
- buildings open/operational prior to light would be full access; unsignaled but planned for a light after the intersection meets warrants then the light const. is ~ ONE-year...
- > No potential for any additional access
- > need to meet w/ Zeb Acuff
 - already have 2 splits; if 2 acs is "remainder" may be pushed into a subdivision plot...

Drainage

- underground not as "easy" understand likely double expected in both size and cost
- site somewhat split some north, some south but existing basin "no additional room"
- not sure inverts for existing system Mark has done preliminary
- utilities; believe on west side of Cox... check w/ water and sewer

"maybe will let someone else do this"
"see 1/4 million additional after land just to get started"

ATTACHMENT 3



APPROXIMATE
PROPERTY
BOUNDARIES
ON 11/15/2011
BY: [Signature]

Item	GRANTOR	GRAWTEE
1	HotelSimplified LLC Tyler's Place Associates LLC	HotelSimplified LLC Tyler's Place Associates LLC
2	Tyler's Place Associates LLC	HotelSimplified LLC
3	Tyler's Place Associates LLC	HotelSimplified LLC Cabling Specialists Inc. Gross Baron Point LLC

3455012E0001001
Gross Baron Point LLC (green)
7700 Service Center Drive
West Chester, OH 45399

3455012E0001001
Cabling Specialists Inc
7305 Oak Road
West Chester, OH 45399

100% Loan-To-Cost Financing for New Retail Construction – Phased-Funded Forward Purchases –

Overview: National Retail Properties (NNN) will fund 100% of Total Development Costs for developers constructing single-tenant retail developments through a Phase-Funded Forward Purchase.

Investment Size: \$1.0MM - \$25MM

Property Locations: Nationwide

PROCESS OVERVIEW:

- Developer with a tenant approved site and executed lease/LOI submits package to NNN.
- NNN and Developer agree on cap rate and purchase price for project.
- NNN and Developer enter into a Master Development Agreement outlining all terms, roles and responsibilities in the transaction.
- NNN closes on the subject land and reimburses Developer for all pursuit costs at closing.
- Developer submits monthly construction draw requests which are funded by NNN.
- Upon completion and rent commencement by Tenant, NNN makes final payment to Developer for any remaining amounts less accrued construction period interest.

BENEFITS TO DEVELOPER:

- 100% LTC Construction Financing – No need for Developer to raise/contribute equity or secure bank construction financing
- Developer makes typical Development Fees and Developer's Profit vs. straight "Fee Development" deal
- Cost savings for Developer
 - ✓ No appraisal required
 - ✓ Since NNN closes on the land, there is only one closing – saving disposition broker's fees, attorney fees, transfer taxes, etc. on the second closing.
 - ✓ No lender fees
- Personal liability for Developer limited to providing performance and cost overrun guarantees

For more information contact:

David Reif
Senior Vice President, Leasing & Construction
(407) 650-1156
david.reif@nnnreit.com

Brian Cooper
Senior Leasing Associate
(407) 650-1206
brian.cooper@nnnreit.com

National Retail Properties, Inc. is an over \$4.0B publicly-traded (NYSE:NNN) equity real estate investment trust with over 1,838 properties in 47 States.

Thomas L. Yeager
7110 Forestview Drive
West Chester, OH 45069
Home: (513)-777-5749 Office: (513)-777-6784
E-mail Address: tyeager@cinci.rr.com

PROFESSIONAL SUMMARY AND OBJECTIVE:

A highly motivated professional with forty years experience in corporate related real estate development. Proactive and resourceful in approach to market planning, site acquisition and application of development methodology for free standing retail and shopping center development.

Organized and skilled manager seeks corporate outsourced management and consulting assignment to assure professional administration of company developed real estate.

CORE COMPETENCIES AND PROFESSIONAL EXPERIENCE

Possesses real estate management skills to establish, organize and effect compliance to company policy. Proficient in administering and performing real estate skills and development disciplines to assure project inventory with timely real estate closings, construction starts and retail openings to meet budget timelines, profit goals and incremental company growth objectives.

- Southeast & Midwest Regional Market Expertise
- Regional Long Range & Short Term Budget & Development Planning
- Sourcing Real Estate and Financing Relationships for Retail Development
- Development Planning /MSA, Trade Area Designation & Site Identification
- Purchase/Lease Negotiation & Legal Coordination
- Project Cost, Yield & Profit Analysis
- Corporate Proposal Package & Approval Process
- Project Entitlement and Construction Supervision
- Management & Evaluation of Field Real Estate & Development Services

WORK EXPERIENCE:

National Retail Properties, Inc. (NYSE:NNN) Orlando, FL
Senior Vice President Development, Midwest Region (2005 - 2008)
Vice President Midwest Region (2002 - 2005)
Vice President Corp. Build to Suit Development (1998 - 2002)

Extended Stay America, Inc. Ft. Lauderdale, FL
Regional Real Estate Manager (1997 - 1998)

StudioPlus Hotels, Inc. Lexington, KY (Purchased by Extended Stay America, Inc.)
Real Estate Director (1996 - 1997)

Jerrico, Inc. / Long John Silver's, Inc. Lexington, KY

Division Real Estate Manager (1990 - 1996)

Regional Real Estate Director (1988 - 1990)

Real Estate Manager (1985 - 1988)

Real Estate Representative (1980 - 1985)

Tenneco Automotive, Inc. / Speedy Muffler King, Inc. Deerfield, IL

Real Estate Representative (1979 - 1980)

Dunkin Donuts of America, Inc. Randolph, MA

Franchise Development Manger (1978 - 1979)

Real Estate Development Manager (1973 - 1978)

Shell Oil Company Dayton, OH

Real Estate Representative (1970 - 1973)

Retail Sales Manager (1969 - 1970)

District Operations / Sale Representative (1967 - 1969)

EDUCATION

BS Education, Ohio University, Athens, OH

PERSONAL DATA

Married, Excellent Health, Age 75

REFERENCES:

Julian E. Whitehurst, President, Chief Operating Officer
National Retail Properties, Inc., (407) 650-1503

Gary M. Ralston, President
Florida Retail Development LLC (407) 664-2200

Bill Gross, Partner
White Development LLC (727)-533-8884

Shawn Barkley, Pastor
Crestview Presbyterian Church (513) 777-6555