



Case No.: 13-0032 -EL-EEC

Mercantile Customer: **Regency Centers – Beckett Commons**

Electric Utility: **Duke Energy**

Program Title or
Description: **Lighting**

Rule 4901:1-39-05(F), Ohio Administrative Code (O.A.C.), permits a mercantile customer to file, either individually or jointly with an electric utility, an application to commit the customer’s existing demand reduction, demand response, and energy efficiency programs for integration with the electric utility’s programs. The following application form is to be used by mercantile customers, either individually or jointly with their electric utility, to apply for commitment of such programs in accordance with the Commission’s pilot program established in Case No. [10-834-EL-POR](#)

Completed applications requesting the cash rebate reasonable arrangement option (Option 1) in lieu of an exemption from the electric utility’s energy efficiency and demand reduction (EEDR) rider will be automatically approved on the sixty-first calendar day after filing, unless the Commission, or an attorney examiner, suspends or denies the application prior to that time. Completed applications requesting the exemption from the EEDR rider (Option 2) will also qualify for the 60-day automatic approval so long as the exemption period does not exceed 24 months. Rider exemptions for periods of more than 24 months will be reviewed by the Commission Staff and are only approved up the issuance of a Commission order.

Complete a separate application for each customer program. Projects undertaken by a customer as a single program at a single location or at various locations within the same service territory should be submitted together as a single program filing, when possible. Check all boxes that are applicable to your program. For each box checked, be sure to complete all subparts of the question, and provide all requested additional information. Submittal of incomplete applications may result in a suspension of the automatic approval process or denial of the application.

Any confidential or trade secret information may be submitted to Staff on disc or via email at ee-pdr@puc.state.oh.us.

Section 1: Mercantile Customer Information

Name: **Regency Centers**

Principal address: **8044 Montgomery Rd Cincinnati, Ohio 45236**

Address of facility for which this energy efficiency program applies:

8044 Montgomery Rd Cincinnati, Ohio 45236

Name and telephone number for responses to questions:

Grady Reid Jr 513-287-1038

Electricity use by the customer (check the box(es) that apply):

- The customer uses more than seven hundred thousand kilowatt hours per year at the above facility. (**Refer to Appendix A for documentation**).
- The customer is part of a national account involving multiple facilities in one or more states. (**Refer to Appendix A for documentation**).

Section 2: Application Information

A) The customer is filing this application (choose which applies):

- Individually, without electric utility participation.
- Jointly with the electric utility..**

B) The electric utility is: **Duke Energy**

C) The customer is offering to commit (check any that apply):

- Energy savings from the customer's energy efficiency program. (Complete Sections 3, 5, 6, and 7.)
- Capacity savings from the customer's demand response/demand reduction program. (Complete Sections 4, 5, 6, and 7.)
- Both the energy savings and the capacity savings from the customer's energy efficiency program. (Complete all sections of the Application.)

Section 3: Energy Efficiency Programs

A) The customer's energy efficiency program involves (check those that apply):

- ✓ Early replacement of fully functioning equipment with new equipment. (Provide the date on which the customer replaced fully functioning equipment, and the date on which the customer would have replaced such equipment if it had not been replaced early. Please include a brief explanation for how the customer determined this future replacement date (or, if not known, please explain why this is not known)).

Customer completed retrofit January 2011 using energy efficient lighting

- Installation of new equipment to replace equipment that needed to be replaced The customer installed new equipment on the following date(s): _____.
- Installation of new equipment for new construction or facility expansion. The customer installed new equipment on the following date(s): _____.
- Behavioral or operational improvement.

B) Energy savings achieved/to be achieved by the energy efficiency program:

- 1) If you checked the box indicating that the project involves the early replacement of fully functioning equipment replaced with new equipment, then calculate the annual savings [(kWh used by the original equipment) - (kWh used by new equipment) = (kWh per year saved)]. Please attach your calculations and record the results below:

Annual savings: **45,486 kWh (Refer to Appendix B for calculations and supporting documents).**

- 2) If you checked the box indicating that the customer installed new equipment to replace equipment that needed to be replaced, then calculate the annual savings [(kWh used by less efficient new equipment) - (kWh used by the higher efficiency new equipment) = (kWh per year saved)]. Please attach your calculations and record the results below:

Annual savings: _____kWh

Please describe any less efficient new equipment that was rejected in favor

of the more efficient new equipment.

- 3) If you checked the box indicating that the project involves equipment for new construction or facility expansion, then calculate the annual savings [(kWh used by less efficient new equipment) - (kWh used by higher efficiency new equipment) = (kWh per year saved)]. Please attach your calculations and record the results below:

Annual savings: _____kWh

Please describe the less efficient new equipment that was rejected in favor of the more efficient new equipment.

- 4) If you checked the box indicating that the project involves behavioral or operational improvements, provide a description of how the annual savings were determined.
-

Section 4: Demand Reduction/Demand Response Programs

A) The customer's program involves (check the one that applies):

- Coincident peak-demand savings from the customer's energy efficiency program.**
- Actual peak-demand reduction. (Attach a description and documentation of the peak-demand reduction.)
- Potential peak-demand reduction (check the one that applies):
 - The customer's peak-demand reduction program meets the requirements to be counted as a capacity resource under a tariff of a regional transmission organization (RTO) approved by the Federal Energy Regulatory Commission.
 - The customer's peak-demand reduction program meets the requirements to be counted as a capacity resource under a program that is equivalent to an RTO program, which has been approved by the Public Utilities Commission of Ohio.

B) On what date did the customer initiate its demand reduction program?

New equipment was installed and completed in January 2011.

C) What is the peak demand reduction achieved or capable of being achieved (show calculations through which this was determined):

11.2 kW

Refer to Appendix B for calculations and supporting documents.

Section 5: Request for Cash Rebate Reasonable Arrangement (Option 1) or Exemption from Rider (Option 2)

Under this section, check the box that applies and fill in all blanks relating to that choice.

Note: If Option 2 is selected, the application will not qualify for the 60-day automatic approval. All applications, however, will be considered on a timely basis by the Commission.

A) The customer is applying for:

Option 1: A cash rebate reasonable arrangement.

OR

Option 2: An exemption from the energy efficiency cost recovery mechanism implemented by the electric utility.

OR

Commitment payment

B) The value of the option that the customer is seeking is:

Option 1: A cash rebate reasonable arrangement, which is the lesser of (show both amounts):

A cash rebate of **1750.00**. **Refer to Appendix C for documentation.** (Rebate shall not exceed 50% project cost. Attach documentation showing the methodology used to determine the cash rebate value and calculations showing how this payment amount was determined.)

Option 2: An exemption from payment of the electric utility's energy efficiency/peak demand reduction rider.

An exemption from payment of the electric utility's energy efficiency/peak demand reduction rider for ___ months (not to exceed 24 months). (Attach calculations showing how this time period was determined.)

OR

A commitment payment valued at no more than

\$_____. (Attach documentation and calculations showing how this payment amount was determined.)

OR

- Ongoing exemption from payment of the electric utility's energy efficiency/peak demand reduction rider for an initial period of 24 months because this program is part of the customer's ongoing efficiency program. (Attach documentation that establishes the ongoing nature of the program.) In order to continue the exemption beyond the initial 24 month period, the customer will need to provide a future application establishing additional energy savings and the continuance of the organization's energy efficiency program.)

Section 6: Cost Effectiveness

The program is cost effective because it has a benefit/cost ratio greater than 1 using the (choose which applies):

- Total Resource Cost (TRC) Test. The calculated TRC value is: _____ (Continue to Subsection 1, then skip Subsection 2)
- ✓ Utility Cost Test (UCT) . The calculated UCT value is **10.23** (Skip to Subsection 2.) **Refer to Appendix D for calculations and supporting documents.**

Subsection 1: TRC Test Used (please fill in all blanks).

The TRC value of the program is calculated by dividing the value of our avoided supply costs (generation capacity, energy, and any transmission or distribution) by the sum of our program overhead and installation costs and any incremental measure costs paid by either the customer or the electric utility.

The electric utility's avoided supply costs were _____.

Our program costs were _____.

The incremental measure costs were _____.

Subsection 2: UCT Used (please fill in all blanks).

We calculated the UCT value of our program by dividing the value of our avoided supply costs (capacity and energy) by the costs to our electric utility (including administrative costs and incentives paid or rider exemption costs) to obtain our commitment.

Our avoided supply costs were **\$28,922**.

The utility's program costs were **\$1,076**.

The utility's incentive costs/rebate costs were **\$1750.00**.

Refer to Appendix D for calculations and supporting documents.

Section 7: Additional Information

Please attach the following supporting documentation to this application:

Narrative description of the program including, but not limited to, make, model, and year of any installed and replaced equipment.

A copy of the formal declaration or agreement that commits the program or measure to the electric utility, including:

- 1) any confidentiality requirements associated with the agreement;
- 2) a description of any consequences of noncompliance with the terms of the commitment;
- 3) a description of coordination requirements between the customer and the electric utility with regard to peak demand reduction;
- 4) permission by the customer to the electric utility and Commission staff and consultants to measure and verify energy savings and/or peak-demand reductions resulting from your program; and,
- 5) a commitment by the customer to provide an annual report on your energy savings and electric utility peak-demand reductions achieved.

Refer to Offer Letter following this application

A description of all methodologies, protocols, and practices used or proposed to be used in measuring and verifying program results. Additionally, identify and explain all deviations from any program measurement and verification guidelines that may be published by the Commission.



DUKE ENERGY CORPORATION
Mercantile Self Direct Program
139 East Fourth Street
Cincinnati, OH 45202
513 629 5572 fax

March 1, 2012

Ms. Dorothy Parks
Regency Centers
8044 Montgomery Rd Suite 520
Cincinnati, Ohio 45236

Subject: Your Application for a Duke Energy Mercantile Self-Direct Rebate

Dear Ms. Parks:

Thank you for your Duke Energy Mercantile Self Direct rebate application. As noted in the Energy Conservation Measure (ECM) chart on page two, a total rebate of \$1750.00 has been proposed for your lighting project completed in the 2011 calendar year. All Self Direct Rebates are contingent upon approval by the Public Utilities Commission of Ohio (PUCO).

At your earliest convenience, please indicate if you accept this rebate by

- providing your signature on page two
- completing the PUCO-required affidavit on page three.

Please return the documents to my attention via fax at 513-629-5572 or e-mail to SelfDirect@Duke-Energy.com. Upon receipt, Duke Energy will submit the necessary documentation to PUCO. Following PUCO's approval, Duke Energy will remit payment.

At Duke Energy, we value your business and look forward to working with you on this and future energy efficiency projects. We hope you will consider our Smart Saver® incentives, when applicable. Please contact me if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'Grady Reid, Jr.'.

Grady Reid, Jr
Product Manager
Mercantile Self Direct Rebates

cc: Rob Jung, WECC
Lucus Dixon, PlugSmart



Public Utilities Commission

Application to Commit Energy Efficiency/Peak Demand Reduction Programs (Mercantile Customers Only)

Case No.: ___ - ___ -EL-EEC

State of OHIO :

Marc Aese, Affiant, being duly sworn according to law, deposes and says that:

1. I am the duly authorized representative of:

REGENCY CENTERS [insert customer or EDU company name and any applicable name(s) doing business as]

2. I have personally examined all the information contained in the foregoing application, including any exhibits and attachments. Based upon my examination and inquiry of those persons immediately responsible for obtaining the information contained in the application, I believe that the information is true, accurate and complete.

3. I am aware of fines and penalties which may be imposed under Ohio Revised Code Sections 2921.11, 2921.31, 4903.02, 4903.03, and 4903.99 for submitting false information.

[Signature] PROPERTY MANAGER Signature of Affiant & Title

Sworn and subscribed before me this 30 day of November, 2012 Month/Year

[Signature] Signature of official administering oath

Dawn Biggs Print Name and Title

My commission expires on



Dawn M. Biggs Notary Public State of Ohio My Comm. Exp. 12-2-2017

Please indicate your response to this rebate offer within 30 days of receipt.

Rebate is accepted.

Rebate is declined.

By accepting this rebate, Regency Centers affirms its intention to commit and integrate the energy efficiency projects listed on the following pages into Duke Energy's peak demand reduction, demand response and/or energy efficiency programs.

Additionally, Regency Centers also agrees to serve as joint applicant in any future filings necessary to secure approval of this arrangement as required by PUCO and to comply with any information and reporting requirements imposed by rule or as part of that approval.

Finally, Regency Centers affirms that all application information submitted to Duke Energy pursuant to this rebate offer is true and accurate. Information in question would include, but not be limited to, project scope, equipment specifications, equipment operational details, project costs, project completion dates, and the quantity of energy conservation measures installed.

If rebate is accepted, will you use the monies to fund future energy efficiency and/or demand reduction projects?

YES

NO

If rebate is declined, please indicate reason (optional):



MARC NIESE

11/20/12

Customer Signature

Printed Name

Date

Proposed Rebate Amounts

Measure ID	Energy Conservation Measure (ECM)	Proposed Rebate Amount
ECM-1	T8 – 32Watt Electronic Ballast 4ft 2 Lamp – (Qty 159) New CFL – Triple 4-Pin Electronic 42Watt – (Qty 13) New	\$1750.00
Total		\$1750.00

14403674 02			
REGENCY CENTERS			
4024 RED BANK RD			
CINCINNATI, OH 45227			
Date	Days	Actual KWH	
11/15/2012	29	5,060	
10/17/2012	29	5,440	
9/18/2012	32	5,160	
8/17/2012	28	4,460	
7/20/2012	31	4,560	
6/19/2012	32	4,620	
5/18/2012	29	4,620	
4/19/2012	30	4,960	
3/20/2012	29	5,300	
2/20/2012	31	6,580	
1/20/2012	32	7,040	
12/19/2011	32	6,920	
Total		64,720	

58100774 28			
REGENCY CENTER			
7849 TYLERSVILLE RD			
WEST CHESTER, OH 45069			
Date	Days	Actual KWH	
11/9/2012	29	544	
10/11/2012	29	568	
9/12/2012	30	1,021	
8/13/2012	31	2,844	
7/13/2012	30	1,339	
6/13/2012	30	1,73	
5/14/2012	32	189	
4/12/2012	29	171	
3/14/2012	29	228	
2/14/2012	29	280	
1/16/2012	33	170	
12/14/2011	34	174	
Total		7701	

56200354 23			
REGENCY CENTERS			
3770 PAXTONSTORE: 45			
CINCINNATI, OH 45209			
Date	Days	Actual KWH	
11/16/2012	29	2,585	
10/18/2012	29	2,840	
9/19/2012	30	2,788	
8/20/2012	31	2,456	
7/20/2012	30	2,211	
6/20/2012	30	2,248	
5/21/2012	31	2,570	
4/20/2012	30	2,847	
3/21/2012	29	3,058	
2/21/2012	29	3,143	
1/23/2012	34	3,941	
12/20/2011	32	3,753	
Total		34,440	

95400147 23			
REGENCY CENTER			
8800 BEECHMONT			
CINCINNATI, OH 45255			
Date	Days	Actual KWH	
11/14/2012	29	7,080	
10/16/2012	29	4,800	
9/17/2012	32	4,440	
8/16/2012	29	60	
7/18/2012	30	6,540	
6/18/2012	32	3,780	
5/17/2012	29	3,780	
4/18/2012	30	5,160	
3/19/2012	31	4,200	
2/17/2012	29	6,180	
1/19/2012	33	5,220	
12/17/2011	31	8,100	
Total		59,340	

16103737 01			
REGENCY CENTERS			
8192 PRINCETON GLENDALE RD			
WEST CHESTER, OH 45069			
Date	Days	Actual KWH	
2/9/2012	29	2,008	
1/11/2012	33	2,030	
12/9/2011	31	518	
11/8/2011	29	449	
10/10/2011	31	405	
9/9/2011	30	347	
8/10/2011	29	307	
7/12/2011	32	326	
6/10/2011	30	311	
5/11/2011	30	515	
4/11/2011	31	931	
3/11/2011	14	370	
Total		8,517	

LIGHTING CALCULATIONS for ECM #
 JAN 2012 V1

ECM-1

Salesforce Opportunity Name
 Project Name

Regency Centers - Beckett Lighting Retrofit
 Regency Centers - Beckett Lighting Retrofit

Application #

11-249MS
 D

Rev. 0
 State

Note: all data from reference Part 2 of the application, except as otherwise noted.

4,056 hr/yr operation - before implementation
 4,056 hr/yr operation - after implementation

Site ID	Fixture	Qty	Existing				Proposed						Savings		Other Annual Savings	Incremental Implementation Costs		
			Watts per fixture	kw per fixture	total kw	kw-hr/yr	Fixture	Qty	Watts per fixture	kw per fixture	total kw	kw-hr/yr	kw	kw-hr/yr			kw	kw-hr/yr
1	Entire bldg per COMcheck	1	20,833	20,833	20.8	84,499	Lin FL, D1	6	62	0.062	0.4	1,509	20.5	82,990	\$	-		
				0.000	0.0	0	Lin FL, C1	17	60	0.060	1.0	4,137	-1.0	-4,137	\$	-		
				0.000	0.0	0	Lin FL, B1	136	62	0.062	8.4	34,200	-8.4	-34,200	\$	-		
				0.000	0.0	0	CFL, 4-pin, F1	13	42	0.042	0.5	2,215	-0.5	-2,215	\$	-		
				0.000	0.0	0				0.000	0.0	0	0.0	0				
				0.000	0.0	0				0.000	0.0	0	0.0	0				
				0.000	0.0	0				0.000	0.0	0	0.0	0				
				0.000	0.0	0				0.000	0.0	0	0.0	0				
				0.000	0.0	0				0.000	0.0	0	0.0	0				
				0.000	0.0	0				0.000	0.0	0	0.0	0				
Totals		1			20.8	84,499		172			10.4	42,061	10.5	42,438	\$	-	\$	39,000.00

Appendix C -Cash Rebate Calculation

Regency Centers Lighting

Measure	Quantity	Cash Rebate Rate	Cash Rebate
T8 – 32Watt Electronic Ballast 4ft 2 Lamp – (Qty 159) CFL - Triple 4 Pin Electronic 42 Watt - (Qty 13)	1	50% of incentive that would be offered by the Smart \$aver Custom program	\$1,750
			\$1,750

Appendix D -UCT Value

Regency Centers Lighting

Measure	Total Avoided Cost	Program Cost	Incentive	Quantity	Measure UCT
T8 – 32Watt Electronic Ballast 4ft 2 Lamp – (Qty 159) CFL - Triple 4 Pin Electronic 42 Watt - (Qty 13)	\$28,922	\$1,076	\$1,750	1	10.23
Totals	\$28,922	\$1,076	\$1,750	1	

Total Avoided Supply Costs \$28,922 *Aggregate Application UCT* 10.23

Total Program Costs \$1,076

Total Incentive \$1,750

Regency Centers – Beckett Commons

December 24, 2012

PUCO Mercantile Self Direct Lighting Application

To Whom It May Concern:

Please note that this is a Mercantile Self Direct (MSD) Application. It started as a Smart \$aver Custom application that was converted to MSD Custom. This was also one of Duke Energy's earlier MSD applications and our processes were still a work in progress.

The technical review and all subsequent calculations were done using requirements related to the self direct program.

Given the time period that has lapsed, a decision was made to assimilate this application using the original application as opposed to going back to the Trade Alley and customer and request a new self direct application.

Grady Reid, Jr

Product Manager

Duke Energy

Smart Saver®
Nonresidential Custom Incentive Application
PART 1



Proposed energy efficiency measures may be eligible for Custom Incentives if they clearly reduce electrical consumption and/or demand as compared to the appropriate baseline.

Before you complete this application, please note the following important criteria:

- Incentive approval is required PRIOR to equipment purchase, or any other activity which would indicate that the Duke Energy account holder has already decided to proceed with the proposed project.
- Submitting this application does not guarantee an incentive will be approved.
- Incentives are based on electricity conservation only.
- Electric demand and/or energy reductions must be well documented with auditable calculations.
- Simple payback without incentive must be greater than 1 year.
- Incomplete applications cannot be reviewed; all fields are required.

Refer to the complete list of Instructions and Disclaimers, beginning on page 7.

Notes on the Application Process

If you have any questions concerning how to complete any portion of the application or what supplementary information is required, please contact your Duke Energy account manager or the Duke Energy Smart Saver® team at 1-866-908-4921.

Every application must include calculations of the baseline electrical usage and the electrical usage of the proposed high-efficiency equipment/system. Monthly calculations are best. You, the Duke Energy customer, or your equipment vendor / engineer should perform these calculations and submit them to Duke Energy for review. *We strongly encourage the use of modeling software (such as eQuest or comparable) for complex projects.*

Upon receipt of your application, an acknowledge email will be sent to you with an estimated response time based on an initial assessment of your application. The application review may include some communication to resolve any questions about the project or to request additional information. Applications that are received complete without missing information have a faster review time. If you choose to proceed with your project before the review process is complete, you will forfeit eligibility.

There are three ways to submit your completed custom incentive application.

Email your scanned form to: CustomIncentives@duke-energy.com

Or, fax your form to 980-373-9755

Or, mail to: Custom Incentives
Duke Energy
P.O. Box 1006 / EC2ZA
Charlotte, NC 28201

Smart Saver[®]
Nonresidential Custom Incentive Application
PART 1



1. Contact Information (Required)

Duke Energy Customer Contact Information					
Company Name	Regency Centers				
Address	8044 Montgomery Rd Suite 520				
Project Contact	Dorothy Parks				
City	Cincinnati	State	OH	Zip Code	45236
Title	Project Manager				
Office Phone	512-686-1600	Mobile Phone		Fax	
E-mail Address					

Equipment Vendor / Contractor / Architect / Engineer Contact Information					
Company Name	Plug Smart				
Address	1275 Kinnear Rd Suite 229				
City	Columbus	State	OH	Zip Code	43212
Project Contact	Lucas Dixon				
Title	Project Manager				
Office Phone	614-580-3352	Mobile Phone	614-580-3352	Fax	614-453-5743
E-mail Address	lucas.dixon@plugsmart.com				
Describe Role	Incentive Project manager				

Payment Information					
Payee Legal Company Name (as shown on Federal income tax return):	Plug Smart				
Mailing Address	1275 Kinnear Rd Suite 229				
City	Columbus	State	OH	Zip Code	43212
Type of organization (check one) <input type="checkbox"/> Individual/Sole Proprietor <input checked="" type="checkbox"/> Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Unit of Government <input type="checkbox"/> Non-Profit (non-corporation)					
Payee Federal Tax ID # of Legal Company Name Above:	26-2368277				
Who should receive incentive payment? (select one) <input type="checkbox"/> Customer <input checked="" type="checkbox"/> Vendor (Customer must sign below)					
If the vendor is to receive payment, please sign below: I hereby authorize payment of incentive directly to vendor:					
Customer Signature	<i>DParks</i>		Date	7/15/11 (mm/dd/yyyy)	

Smart Saver®
Nonresidential Custom Incentive Application
PART 1



2. Project Information (Required)

- A. Please indicate project type:
- New Construction (Duke Energy account number not yet established)
 - Expansion at an existing facility (existing Duke Energy account number)
 - Replacing equipment that is estimated to have remaining useful life of 2 years or less
 - Replacing equipment that is estimated to have remaining useful life of more than 2 years
- B. Please describe your project, or attach a detailed project proposal that describes the project.
Retrofit of previously constructed building into smaller retail stores. Involves deconstruction and installment of new equipment.
- C. If awarded an incentive, when do you plan to start and complete implementation?
Start date / (mm/yyyy): End date 01 / 2011 (mm/yyyy)
- D. Are you also applying for Smart Saver® prescriptive incentives and, if so, which one(s)¹?
Yes. HVAC and Occupancy Sensors
- E. Please indicate which worksheet(s) you are submitting for this application (check all that apply):
- Lighting
 - Variable Frequency Drive (VFD)
 - Compressed Air
 - Energy Management System (EMS)
 - General (for projects not easily submitted using one of the above worksheets)
- F. Please tell us if there is anything about your electrical energy projections (either for the baseline or the proposed project) that you are either unsure about or for which you have made significant assumptions. Attach additional sheets as needed.

Required: Attach a supplier or contractor estimate, engineer's cost estimate, and/or other equivalent information documenting the Implementation Cost for each project listed in your application. (Note: self-install costs cannot be included in the Implementation Cost)

Optional: please tell us how you heard about Smart Saver® Incentives (check all that apply)

- Duke Energy representative
- Web site
- Radio
- Contractor/vendor
- Other

¹ If your project involves some equipment that is eligible for prescriptive incentives and some equipment that is likely eligible for custom incentives, and if it is feasible to separate the equipment for the energy analysis, then the equipment will be evaluated separately. If it is not feasible to separate the equipment for analysis, then the equipment will be evaluated together in the custom application.

Smart Saver®
Nonresidential Custom Incentive Application
PART 1



3. Project Questionnaire (Required – must be completed and signed by Duke Energy customer)

The intent of *Duke Energy's* Smart Saver® Nonresidential Custom Incentive Program is to cause the implementation of high efficiency energy saving project that would otherwise *not* be completed without the program's assistance (whether that be financial, technical, or other). Please take a moment to complete the following statement.

1. Please indicate if the *Duke Energy* incentive is/was a factor in your choice to install the more energy efficient equipment instead of other equipment that may not have saved as much energy.

Select only one:

- A. Program assistance/incentive has an influence on our decision, or
- B. Program assistance/incentive has no influence at all on our decision

2. If the *Duke Energy* incentive was a factor in your decision, please indicate how much of an influence the program incentive/service had on your energy efficient equipment choice. Please check the number that best represents the level of influence the program has on your equipment choice.

Select only one:

The Duke Energy program had no effect on our equipment choice	The Duke Energy program may have had a minor influence on our energy efficient equipment choice.	The Duke Energy program had a positive influence in our selection of the energy efficient equipment	The Duke Energy program was one of the key reasons for the energy efficient equipment choice, but not the most important reason	The Duke Energy program was one of the most important reasons for the energy efficiency equipment choice	The Duke Energy program was the primary reason for the energy efficient equipment choice					
0 <input checked="" type="checkbox"/>	1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>	4 <input type="checkbox"/>	5 <input type="checkbox"/>	6 <input type="checkbox"/>	7 <input type="checkbox"/>	8 <input type="checkbox"/>	9 <input type="checkbox"/>	10 <input type="checkbox"/>

3. Do you think that you would have or will select the same level of energy efficiency if the program information and technical assistance would not have been available to you?

Select only one:

- A. No, we would make a different equipment selection or not do the same project
- B. Not sure what we would do
- C. Yes, we would make exactly the same equipment choice.

4. Do you think that you would have or will select the same level of energy efficiency if the program's financial incentives would not have been available to you?

Select only one:

- A. No, we would make a different equipment selection or not do the same project
- B. Not sure what we would do
- C. Yes, we would make exactly the same equipment choice.

Smart Saver®
Nonresidential Custom Incentive Application
PART 1



5. Signature (Required – must be signed by Duke Energy customer)

Customer Consent to Release of Personal Information

I, (insert name) Dorothy Parks, do hereby consent to Duke Energy disclosing my Duke Energy Account Number and Federal Tax ID Number to its subcontractors solely for the purpose of administering Duke Energy's Smart Saver Program. I understand that such subcontractors are contractually bound to otherwise maintain my Duke Energy Account Number and Federal Tax ID Number in the strictest of confidence.

I realize that under the rules and regulations of the public utilities commission, I may refuse to allow Duke Energy to release the information set forth above. By my signature, I freely give Duke Energy permission to release the information designated above.

Application Signature

I certify that I meet the eligibility requirements of the *Duke Energy Smart Saver®* Custom Incentives Program and that all information provided within this application is correct to the best of my knowledge. I agree to the terms and conditions set forth for this program. I certify that the numbers, energy savings, and responses shown on this form are correct. Further, I certify that the taxpayer identification number is current and correct. I am not subject to backup withholding because: (a) I am exempt from backup withholding; or (b) I have not been notified by the IRS that I am subject to backup withholding as a result of a failure to report all interest or dividends; or (c) the IRS has notified me that I am no longer subject to backup withholding. I am a U.S. citizen (includes a U.S. resident alien).

X 
Duke Energy Customer Signature

Print Name Dorothy Parks

Date 7.15.11



The Lighting Worksheet is part 2 of the application. Do not submit this file without submitting a completed Part1 Custom Application document file, which can be found at www.duke-energy.com.

Before you complete this application, please note the following important criteria:

- Incentive approval is required PRIOR to equipment purchase, or any other activity which would indicate that the Duke Energy customer has already decided to proceed.
 - Submitting this application does not guarantee an incentive will be approved.
 - Incentives are based on electricity conservation only.
 - Electric demand and/or energy reductions must be well documented with auditable calculations.
 - Simple payback without incentive must be greater than 1 year.
 - Incomplete applications will not be reviewed; all fields are required.
- Refer to the complete list of Instructions and Disclaimers, found in the Custom Application Part 1 document.

**Please enter your information and data into the cells that are shaded.
Cells in white are locked and cannot be written over.**

Duke Energy Customer Contact Information (Match the information in Application Part 1):

Name	Dorothy Parks
Company	Regency Centers

Equipment Vendor / Project Engineer Contact Information

Name	Lucas Dixon
Company	Plug Smart

Before proceeding with the custom application, please verify that your project is not on the prescriptive incentive application.

The prescriptive incentive applications can be found at:

KY <http://www.duke-energy.com/kentucky-business/energy-management/energy-efficiency-incentives.asp>

Kentucky only: custom incentives only available to K-12 school facilities; prescriptive incentives available for those not on rate TT.

OH <http://www.duke-energy.com/ohio-business/energy-management/energy-efficiency-incentives.asp>

NC <http://www.duke-energy.com/north-carolina-business/energy-management/energy-efficiency-incentives.asp>

SC <http://www.duke-energy.com/south-carolina-business/energy-management/energy-efficiency-incentives.asp>

Prescriptive incentives are already pre-approved and the application is submitted after project implementation.

Take note of the equipment eligibility on the prescriptive application before planning to utilize the prescriptive application.

Nonresidential Custom Incentive Application
 LIGHTING WORKSHEET - CUSTOM LIGHTING APPLICATION PART 2

Rev 5/11



Please enter your information and data into the cells that are shaded.
 Cells in white are locked and cannot be written over.

List of Sites (Required)

Project/ Site <small>(see note 1)</small>	Site Name	Electric Account Number(s) <small>(see note 2)</small>	Site Address	Area <small>(sq ft)</small>	Location within Facility	Location Type	Indoor or Outdoor?
<i>Example</i>	Distribution Center	12345678 01	<i>Example: 123 Main Street, Anywhere USA 12345</i>	1000	Warehouse	Industrial	Indoor
1	Beckett Commons		8192 Princeton-Glendale Rd, West Chester, OH 45069	13365	Retail	commercial	Indoor
2							
3							
4							
5							
6							
7							
8							
9							
10							
11							
12							
13							
14							
15							
16							
17							
18							
19							
20							

If your application involves more than 20 lighting projects, please check here and use multiple worksheets.

1 Project/Site

You can write over the default project/site number with a store #, building identifier, or other reference that distinguishes one project/location from another.

2 Electric Account Number(s)

If there are multiple meters at a site, only include the Duke Energy account numbers that pertain to the project.
 Currently active account number(s) are required for an existing facility. For new construction, write in "new construction."



Project/ Site	Hours of Use (see note 3)						Controls (see note 5)				Description				
	Weekday		Saturday		Sunday		Existing		Proposed						
	Start Hour	End Hour	Start Hour	End Hour	Start Hour	End Hour	Type of Control	Hours Reduction	Type of Control						
Example	No	8:00 AM	7:00 PM	10:00 AM	6:00 PM	1:00 PM	6:00 PM	12:00:00 PM	6:00:00 PM	52	3,536	None	0%	Occupancy	Applying for Prescriptive Incentive
1	no	8:00:00 AM	8:00:00 PM	8:00:00 AM	8:00:00 PM	12:00:00 PM	6:00:00 PM			52	4,000	None	0%	occupancy	
2															
3															
4															
5															
6															
7															
8															
9															
10															
11															
12															
13															
14															
15															
16															
17															
18															
19															
20															

3 Hours of Use
 For unoccupied times, leave applicable cells blank.

4 Weeks of Use in Year
 If the lighting fixtures are not in use 52 weeks during the year (for example, during holiday or summer break), provide an explanation of when they are not expected to be in use and why:

5 Controls
 Please attach more description of existing and/or proposed controls if more space is needed. If sufficient description is not provided, then controls portion of project will not be evaluated. Attach assumptions and calculations to support estimated reduction in hours that result from the controls.
 New occupancy sensors should be applied for through the prescriptive application unless ineligible for prescriptive.
 New or upgraded EMS/building controls require a separate application part 2. Without the separate application, EMS portion of the project will not be evaluated for an incentive.



Project/ Site	Existing Fixture Installation Year <small>(see note 6)</small>	Fixture Type	Fixture Manufacturer <small>(see note 6)</small>	Existing Fixture(s)			Fixture Input Power (watts) <small>(see note 7)</small>	Quantity of Fixtures	Total Demand (kW)
				Fixture Model Number <small>(see note 6)</small>	Lamps per Fixture	Fixture Size			
Example	1995	High Pressure Sodium	Manufacturer	Model #	1	190	175	33	
1	Comcheck					20,833	1	21	
2									
3									
4									
5									
6									
7									
8									
9									
10									
11									
12									
13									
14									
15									
16									
17									
18									
19									
20									
Application Total								1	21

6 Information on Existing Fixture(s)

Optional - please provide as much information as you can.
For new construction projects, provide information on the light fixture(s) that would meet the building code in your location.

7 Fixture Input Power (watts)

Provide actual input power (in watts), not nominal power rating. For example, a 400 watt (nominal) metal halide fixture has a typical input power of approximately 459 watts.

Project/ Site	Fixture Type	Fixture Manufacturer (see note 8)	Fixture Model Number (see note 8)	Proposed Fixture(s)				Projected Savings						
				Warranty of Proposed Fixtures (years)	Lamps per Fixture	Fixture Input Power (watts) (see note 9)	Quantity of Fixtures	Total Demand (kW)	Lumen per Fixture	Lumen/ Sq Ft	Demand (kW)	Annual Energy (kWh)	Other Annual Savings \$ (see note 10)	Incremental Project Cost \$ (see note 11)
Example	T8 Fluorescent	Manufacturer	Model #	5.0	1.0	78	225	18	0	13	55,515	\$1,265	\$29,215	
1	Comcheck Attached					8,178	1	8			50,620	\$4,252	\$241,006	
2														
3														
4														
5														
6														
7														
8														
9														
10														
11														
12														
13														
14														
15														
16														
17														
18														
19														
20														
Application Total							1	8		13	50,620	\$4,252	\$241,006	
Average Electric Rate \$/kWh						\$0.08	Project Simple Electric Payback (see note 12)				1	4000.0	8	years

8 Fixture Manufacturer and Model Number

Attach a scanned copy of a spec sheet for each fixture that includes the input power (watts), lumen output and other relevant information. For eligible LED fixtures, refer to the FAQs for Custom Incentives found at www.duke-energy.com and attach required documents if necessary.

9 Fixture Input Power (watts)

Provide actual input power (in watts), not nominal power rating. For example, a 400 watt (nominal) metal halide fixture has a typical input power of approximately 459 watts.

10 Other Annual Savings \$

Optional. Estimate other annual savings in addition to electric (for example operations/maintenance savings).

11 Incremental Project Cost \$

Attach a copy of a formal proposal with the projected project costs. For new construction projects, a formal proposal is also required with the projected costs for the light fixture(s) that would meet the building code in your location.

12 Project Simple Electric Payback

If the simple payback on the project is less than 1 year, then the project is not eligible for a custom incentive. Please check that the electric rate is accurate based on history.



Development Check Request

(Invoices with Purchase Orders)

Project #: 50502 Date Check to be Issued: _____ Next Check Run _____
Enter mm/dd/yy

Project Name: Beckett Commons

Payee: Reece-Campbell, Inc.

Remittance Address: 320 South Wayne Avenue

City, State, Zip: Cincinnati, OH 45215

Vendor Number: 90004366

Purchase Order #: 2664

Invoice Number: Pay App #3

Retainage 10%: \$5,784.60 Amount to be Paid: \$52,061.40

Invoice Date: 3/30/11 Return Check To: Bethany Fairbanks, Cincinnati

Handling Code: _____

Line No.	Cost Center & Account Number	Schedule of Values	Gross Amount	Brief Description of Expenses
1	50502.1299.140303	\$ 41,080.00	\$ 17,080.00	General Conditions
2	50502.1299.142002	\$ 55,184.00	\$ 2,771.00	Demolition
3	50502.1299.140303	\$ 395,575.00	\$ 50,000.00	Shell Building
4	50502.1299.140300	\$ 65,190.00	\$ -	10 HVAC Units - Carrier/Trane - Shell
5	50502.1299.140300	\$ 18,256.00	\$ -	3 HVAC Units - York - Advance Auto
6	50502.1299.140300	\$ 33,100.00	\$ -	7 each - 200 amp Electrical Panels - Shell
7	50502.1299.140300	\$ 14,200.00	\$ -	3 each - 400 amp Electrical Panels - Plato, Once Upon & Advance Auto
8	50502.1299.140705	\$ 241,006.00	\$ -	White box Tenants 2 & 3 (10,400 sf +/-) - Shell Plato & OVC
9	50502.1299.140302	\$ 100,800.00	\$ -	Roofing - 32,500sf
10	50502.1299.140300	\$ 13,000.00	\$ -	Fire Alarm
11	50502.1299.140300	\$ 11,100.00	\$ (12,200.00)	Fire Sprinkler
12	50502.1299.142002	\$ 37,174.00	\$ (4,025.00)	Pavement, curbs & sidewalks
13	50502.1299.141101	\$ 58,337.00	\$ (2,335.00)	Sanitary Sewer, storm sewer & gas line
14	50502.1299.140305	\$ 50,000.00	\$ 5,000.00	Contingency (Contractor)
15	50502.1299.140300	\$ (3,000.00)	\$ -	Alt - cut/cap existing plumbing lines beneath the slab
16	50502.1299.140300	\$ (2,600.00)	\$ -	Alt - Remove the e1 & e2 lights from Tenant 1's space
17	50502.1299.140300	\$ (15,000.00)	\$ -	Alt - Aluminum 4 phase wire instead of copper
18	50502.1299.140300	\$ 3,850.00	\$ 3,850.00	Alt - Queen City Awning Add
19	50502.1299.140300	\$ (4,850.00)	\$ -	Alt - Remove all but 3 lights in Tenants 4 & 5
20	50502.1299.140303	\$ 14,656.00	\$ 734.00	CO #1 Carrier/York high-efficiency HVAC units - Shell
21	50502.1299.140303	\$ (17,980.00)	\$ (17,980.00)	CO #1 Gas piping reduced from 3" diameter to 1" diameter - Shell
22	50502.1299.142001	\$ (6,900.00)	\$ (6,900.00)	CO #1 Gas line excavation credit - Sitework
23	50502.1299.140303	\$ 12,843.00	\$ 12,843.00	CO #1 Fire sprinkler work - 5 zones - Shell
24	50502.1299.140303	\$ 1,263.00	\$ 263.00	CO #1 Floor concrete cut/fill to flatten surface - Shell
25	50502.1299.140303	\$ 1,546.00	\$ 77.00	CO #1 Brick cleaning - column lines 1-5 - Shell
26	50502.1299.140303	\$ 2,285.00	\$ 114.00	CO #1 New brick column (cl 2.5) - Shell
27	50502.1299.140303	\$ 4,486.00	\$ 586.00	CO #1 New roof shingles - Shell
28	50502.1299.140303	\$ 6,927.00	\$ 347.00	CO #1 Extend gas/electric lines to new HVAC locations - Shell
29	50502.1299.142002	\$ 722.00	\$ 36.00	CO #1 Add mesh to front sidewalk
30	50502.1299.140303	\$ (3,100.00)	\$ -	CO #1 Pre-finished coping deduct
31	50502.1299.142002	\$ 1,869.00	\$ 94.00	CO #1 Rear sidewalk grade revision
32	50502.1299.142001	\$ 1,703.00	\$ 85.00	CO #1 Install new 6" storm line to tie to downspouts
33	50502.1299.1580	\$ 2,958.00	\$ 2,958.00	CO #1 Building permit fees
34	50502.1299.140303	\$ 1,822.00	\$ 91.00	CO #1 Demo existing soffit to install C channel
35	50502.1299.140303	\$ 7,486.00	\$ 375.00	CO #1 New column at cl 6.5
36	50502.1299.140303	\$ 2,727.00	\$ 137.00	CO #1 Additional angles per bulletin #4
37	50502.1299.140704	\$ 4,863.00	\$ 249.00	CO #1 Additional 200 amp panel for Tenant #1 - Advance Auto
38	50502.1299.142001	\$ 1,798.00	\$ 90.00	CO #1 Extend water lines and add isolation valves per inspector
39	50502.1299.142001	\$ 20,212.00	\$ 1,012.00	CO #2 Asphalt overlay - back drive
40	50502.1299.140300	\$ 13,199.00	\$ 661.00	CO #2 Remove drywall/studs - add insulation/drywall to east & west walls
41	50502.1299.142002	\$ 1,790.00	\$ -	CO #2 Mailbox installed
42	50502.1299.142002	\$ 712.00	\$ 211.00	CO #2 Bollard - near rear sidewalk
43	50502.1299.140300	\$ 1,156.00	\$ 592.00	CO #2 Access Panels (in outside soffit to access tenant signage)
44	50502.1299.140300	\$ 326.00	\$ 16.00	CO #2 Repair broken downspout in front column
45	50502.1299.140300	\$ 5,676.00	\$ 284.00	CO #2 Roofing walk pads
46	50502.1299.142002	\$ 12,685.00	\$ 635.00	CO #2 Tensor grid out front - pavement
47	50502.1299.142001	\$ (8,650.00)	\$ -	CO #2 Deduct top layer of asphalt - near sidewalk
48	50502.1299.140300	\$ 1,040.00	\$ 52.00	CO #2 Interlock RTU smoke detectors
49	50502.1299.140300	\$ 855.00	\$ 43.00	CO #2 New shut off water valve
50	50502.1299.142002	\$ 2,948.00	\$ -	CO #3 Pavement Curbs & Sidewalks
51	50502.1299.142002	\$ 1,026.00	\$ -	CO #4 Concrete Patch - Tools
52	50502.1299.140300	\$ 503.00	\$ -	CO #5 Repipe PVC Condensate Pipe - Viox Services
Total:		\$1,207,954.00	\$57,846.00	

Requested By: Penny Taylor
 Approved By: _____
Dorothy Parks, Sr. Proj. Mgr.

Date: 06/10/11
 Date: 06/10/11



Development Check Request
(Invoices with Purchase Orders)

Project #: 50502 Date Check to be Issued: _____ Next Check Run _____
Enter mm/dd/yy

Project Name: Beckett Commons

Payee: Reece-Campbell, Inc. and Affordable Painting, LLC

Remittance Address: 320 South Wayne Avenue

City, State, Zip: Cincinnati, OH 45215

Vendor Number: 611232

Purchase Order #: 2664

Invoice Number: Pay App #3 Affordable Painting

Retainage 10%: \$809.40 Amount to be Pd: \$7,284.60

Invoice Date: 3/30/11 Return Check To: Bethany Fairbanks - Cincinnati Office

Handling Code: _____

Line No.	Cost Center & Account Number	Schedule of Values	Gross Amount	Brief Description of Expenses
1	50502.1299.140303	\$ 41,080.00	\$ -	General Conditions
2	50502.1299.142002	\$ 55,184.00	\$ -	Demolition
3	50502.1299.140303	\$ 395,575.00	\$ 1,975.00	Shell Building
4	50502.1299.140300	\$ 65,190.00	\$ -	10 HVAC Units - Carrier/Trane
5	50502.1299.140300	\$ 18,256.00	\$ -	3 HVAC Units - York
6	50502.1299.140300	\$ 33,100.00	\$ -	7 each - 200 amp Electrical Panels
7	50502.1299.140300	\$ 14,200.00	\$ -	3 each - 400 amp Electrical Panels
8	50502.1299.140705	\$ 241,006.00	\$ 19.00	White box Tenants 2 & 3 (10,400 sf +/-)
9	50502.1299.140302	\$ 100,800.00	\$ -	Roofing - 32,500sf
10	50502.1299.140300	\$ 13,000.00	\$ -	Fire Alarm
11	50502.1299.140300	\$ 11,100.00	\$ -	Fire Sprinkler
12	50502.1299.142002	\$ 37,174.00	\$ -	Pavement, curbs & sidewalks
13	50502.1299.141101	\$ 58,337.00	\$ -	Sanitary Sewer, storm sewer & gas line
14	50502.1299.140305	\$ 50,000.00	\$ 6,100.00	Contingency (Contractor)
15	50502.1299.140300	\$ (3,000.00)	\$ -	Alt - cut/cap existing plumbing lines beneath the slab
16	50502.1299.140300	\$ (2,600.00)	\$ -	Alt - Remove the e1 & e2 lights from Tenant 1's space
17	50502.1299.140300	\$ (15,000.00)	\$ -	Alt - Aluminum 4 phase wire instead of copper
18	50502.1299.140300	\$ 3,850.00	\$ -	Alt - Queen City Awning Add
19	50502.1299.140300	\$ (4,850.00)	\$ -	Alt - Remove all but 3 lights in Tenants 4 & 5
20	50502.1299.140303	\$ 14,656.00	\$ -	CO #1 Carrier/York high-efficiency HVAC units - Shell
21	50502.1299.140303	\$ (17,980.00)	\$ -	CO #1 Gas piping reduced from 3" diameter to 1" diameter - Shell
22	50502.1299.142001	\$ (6,900.00)	\$ -	CO #1 Gas line excavation credit - Sitework
23	50502.1299.140303	\$ 12,843.00	\$ -	CO #1 Fire sprinkler work - 5 zones - Shell
24	50502.1299.140303	\$ 1,283.00	\$ -	CO #1 Floor concrete cut/fill to flatten surface - Shell
25	50502.1299.140303	\$ 1,546.00	\$ -	CO #1 Brick cleaning - column lines 1-5 - Shell
26	50502.1299.140303	\$ 2,285.00	\$ -	CO #1 New brick column (cl 2.5) - Shell
27	50502.1299.140303	\$ 4,486.00	\$ -	CO #1 New roof shingles - Shell
28	50502.1299.140303	\$ 6,927.00	\$ -	CO #1 Extend gas/electric lines to new HVAC locations - Shell
29	50502.1299.142002	\$ 722.00	\$ -	CO #1 Add mesh to front sidewalk
30	50502.1299.140303	\$ (3,100.00)	\$ -	CO #1 Pre-finished coping deduct
31	50502.1299.142002	\$ 1,869.00	\$ -	CO #1 Rear sidewalk grade revision
32	50502.1299.142001	\$ 1,703.00	\$ -	CO #1 Install new 6" storm line to tie to downspouts
33	50502.1299.1580	\$ 2,958.00	\$ -	CO #1 Building permit fees
34	50502.1299.140303	\$ 1,822.00	\$ -	CO #1 Demo existing soffit to install C channel
35	50502.1299.140303	\$ 7,486.00	\$ -	CO #1 New column at cl 6.5
36	50502.1299.140303	\$ 2,727.00	\$ -	CO #1 Additional angles per bulletin #4
37	50502.1299.140704	\$ 4,983.00	\$ -	CO #1 Additional 200 amp panel for Tenant #1 - Advance Auto
38	50502.1299.142001	\$ 1,798.00	\$ -	CO #1 Extend water lines and add isolation valves per inspector
39	50502.1299.142001	\$ 20,212.00	\$ -	CO #2 Asphalt overlay - back drive
40	50502.1299.140300	\$ 13,199.00	\$ -	CO #2 Remove drywall/studs - add insulation/drywall to east & west walls
41	50502.1299.142002	\$ 1,790.00	\$ -	CO #2 Mailbox installed
42	50502.1299.142002	\$ 712.00	\$ -	CO #2 Bollard - near rear sidewalk
43	50502.1299.140300	\$ 1,156.00	\$ -	CO #2 Access Panels (in outside soffit to access tenant signage)
44	50502.1299.140300	\$ 326.00	\$ -	CO #2 Repair broken downspout in front column
45	50502.1299.140300	\$ 5,676.00	\$ -	CO #2 Roofing walk pads
46	50502.1299.142002	\$ 12,685.00	\$ -	CO #2 Tensor grid out front - pavement
47	50502.1299.142001	\$ (8,650.00)	\$ -	CO #2 Deduct top layer of asphalt - near sidewalk
48	50502.1299.140300	\$ 1,040.00	\$ -	CO #2 Interlock RTU smoke detectors
49	50502.1299.140300	\$ 855.00	\$ -	CO #2 New shut off water valve
50	50502.1299.142002	\$ 2,948.00	\$ -	CO #3 Pavement Curbs & Sidewalks
51	50502.1299.142002	\$ 1,026.00	\$ -	CO #4 Concrete Patch - Tools
52	50502.1299.140300	\$ 503.00	\$ -	CO #5 Repipe PVC Condensate Pipe - Viox Services
Total:		\$1,207,954.00	\$8,094.00	

Requested By: Penny Taylor  Date: 06/10/11

Approved By: Dorothy Parks, Sr. Proj. Mgr. Date: 06/10/11



Development Check Request

(Invoices with Purchase Orders)

Project #: 50502 Date Check to be Issued: _____ Next Check Run _____
Enter mm/dd/yy

Project Name: Beckett Commons

Payee: Reece-Campbell, Inc. and Gem Interiors

Remittance Address: 320 South Wayne Avenue

City, State, Zip: Cincinnati, OH 45215

Vendor Number: 611227

Purchase Order #: 2664

Invoice Number: Pay App #3 Gem Interiors

Retainage 10%: \$2,252.90 Amount to be Pd: \$20,276.10

Invoice Date: 3/30/11 Return Check To: Bethany Fairbanks - Cincinnati Office

Handling Code: _____

Line No.	Cost Center & Account Number	Schedule of Values	Gross Amount	Brief Description of Expenses
1	50502.1299.140303	\$ 41,080.00	\$ -	General Conditions
2	50502.1299.142002	\$ 55,184.00	\$ -	Demolition
3	50502.1299.140303	\$ 395,575.00	\$ 22,529.00	Shell Building
4	50502.1299.140300	\$ 65,190.00	\$ -	10 HVAC Units - Carrier/Trane
5	50502.1299.140300	\$ 18,256.00	\$ -	3 HVAC Units - York
6	50502.1299.140300	\$ 33,100.00	\$ -	7 each - 200 amp Electrical Panels
7	50502.1299.140300	\$ 14,200.00	\$ -	3 each - 400 amp Electrical Panels
8	50502.1299.140705	\$ 241,006.00	\$ -	White box Tenants 2 & 3 (10,400 sf +/-)
9	50502.1299.140302	\$ 100,800.00	\$ -	Roofing - 32,500sf
10	50502.1299.140300	\$ 13,000.00	\$ -	Fire Alarm
11	50502.1299.140300	\$ 11,100.00	\$ -	Fire Sprinkler
12	50502.1299.142002	\$ 37,174.00	\$ -	Pavement, curbs & sidewalks
13	50502.1299.141101	\$ 58,337.00	\$ -	Sanitary Sewer, storm sewer & gas line
14	50502.1299.140305	\$ 50,000.00	\$ -	Contingency (Contractor)
15	50502.1299.140300	\$ (3,000.00)	\$ -	Alt - cut/cap existing plumbing lines beneath the slab
16	50502.1299.140300	\$ (2,600.00)	\$ -	Alt - Remove the e1 & e2 lights from Tenant 1's space
17	50502.1299.140300	\$ (15,000.00)	\$ -	Alt - Aluminum 4 phase wire instead of copper
18	50502.1299.140300	\$ 3,850.00	\$ -	Alt - Queen City Awning Add
19	50502.1299.140300	\$ (4,850.00)	\$ -	Alt - Remove all but 3 lights in Tenants 4 & 5
20	50502.1299.140303	\$ 14,656.00	\$ -	CO #1 Carrier/York high-efficiency HVAC units - Shell
21	50502.1299.140303	\$ (17,980.00)	\$ -	CO #1 Gas piping reduced from 3" diameter to 1" diameter - Shell
22	50502.1299.142001	\$ (6,900.00)	\$ -	CO #1 Gas line excavation credit - Sitework
23	50502.1299.140303	\$ 12,843.00	\$ -	CO #1 Fire sprinkler work - 5 zones - Shell
24	50502.1299.140303	\$ 1,263.00	\$ -	CO #1 Floor concrete cut/fill to flatten surface - Shell
25	50502.1299.140303	\$ 1,546.00	\$ -	CO #1 Brick cleaning - column lines 1-5 - Shell
26	50502.1299.140303	\$ 2,285.00	\$ -	CO #1 New brick column (cl 2.5) - Shell
27	50502.1299.140303	\$ 4,486.00	\$ -	CO #1 New roof shingles - Shell
28	50502.1299.140303	\$ 6,927.00	\$ -	CO #1 Extend gas/electric lines to new HVAC locations - Shell
29	50502.1299.142002	\$ 722.00	\$ -	CO #1 Add mesh to front sidewalk
30	50502.1299.140303	\$ (3,100.00)	\$ -	CO #1 Pre-finished coping deduct
31	50502.1299.142002	\$ 1,869.00	\$ -	CO #1 Rear sidewalk grade revision
32	50502.1299.142001	\$ 1,703.00	\$ -	CO #1 Install new 6" storm line to tie to downspouts
33	50502.1299.1580	\$ 2,958.00	\$ -	CO #1 Building permit fees
34	50502.1299.140303	\$ 1,822.00	\$ -	CO #1 Demo existing soffit to install C channel
35	50502.1299.140303	\$ 7,486.00	\$ -	CO #1 New column at cl 6.5
36	50502.1299.140303	\$ 2,727.00	\$ -	CO #1 Additional angles per bulletin #4
37	50502.1299.140704	\$ 4,963.00	\$ -	CO #1 Additional 200 amp panel for Tenant #1 - Advance Auto
38	50502.1299.142001	\$ 1,798.00	\$ -	CO #1 Extend water lines and add isolation valves per inspector
39	50502.1299.142001	\$ 20,212.00	\$ -	CO #2 Asphalt overlay - back drive
40	50502.1299.140300	\$ 13,199.00	\$ -	CO #2 Remove drywall/studs - add insulation/drywall to east & west walls
41	50502.1299.142002	\$ 1,790.00	\$ -	CO #2 Mailbox installed
42	50502.1299.142002	\$ 712.00	\$ -	CO #2 Bollard - near rear sidewalk
43	50502.1299.140300	\$ 1,158.00	\$ -	CO #2 Access Panels (in outside soffit to access tenant signage)
44	50502.1299.140300	\$ 328.00	\$ -	CO #2 Repair broken downspout in front column
45	50502.1299.140300	\$ 5,676.00	\$ -	CO #2 Roofing walk pads
46	50502.1299.142002	\$ 12,685.00	\$ -	CO #2 Tensor grid out front - pavement
47	50502.1299.142001	\$ (8,650.00)	\$ -	CO #2 Deduct top layer of asphalt - near sidewalk
48	50502.1299.140300	\$ 1,040.00	\$ -	CO #2 Interlock RTU smoke detectors
49	50502.1299.140300	\$ 855.00	\$ -	CO #2 New shut off water valve
50	50502.1299.142002	\$ 2,948.00	\$ -	CO #3 Pavement Curbs & Sidewalks
51	50502.1299.142002	\$ 1,026.00	\$ -	CO #4 Concrete Patch - Tools
52	50502.1299.140300	\$ 503.00	\$ -	CO #5 Repipe PVC Condensate Pipe - Viox Services
Total:		\$1,207,954.00	\$22,529.00	

Requested By: Penny Taylor

Date: 06/10/11

Approved By: Dorothy Parks, Sr. Proj. Mgr.

Date: 06/10/11



Development Check Request

(Invoices with Purchase Orders)

Project #: 50502 Date Check to be Issued: _____ Next Check Run _____
Enter mm/dd/yy

Project Name: Beckett Commons

Payee: Reece-Campbell, Inc. and Hayes Concrete

Remittance Address: 320 South Wayne Avenue

City, State, Zip: Cincinnati, OH 45215

Vendor Number: 611231

Purchase Order #: 2664

Invoice Number: Pay App #3 Hayes Concrete

Retainage 10%: \$515.50 Amount to be Pd: \$4,639.50

Invoice Date: 3/30/11 Return Check To: Bethany Fairbanks - Cincinnati Office

Handling Code: _____

Line No.	Cost Center & Account Number	Schedule of Values	Gross Amount	Brief Description of Expenses
1	50502.1299.140303	\$ 41,080.00	\$ -	General Conditions
2	50502.1299.142002	\$ 55,184.00	\$ -	Demolition
3	50502.1299.140303	\$ 395,575.00	\$ -	Shell Building
4	50502.1299.140300	\$ 65,190.00	\$ -	10 HVAC Units - Carrier/Trane
5	50502.1299.140300	\$ 18,258.00	\$ -	3 HVAC Units - York
6	50502.1299.140300	\$ 33,100.00	\$ -	7 each - 200 amp Electrical Panels
7	50502.1299.140300	\$ 14,200.00	\$ -	3 each - 400 amp Electrical Panels
8	50502.1299.140705	\$ 241,006.00	\$ -	White box Tenants 2 & 3 (10,400 sf +/-)
9	50502.1299.140302	\$ 100,800.00	\$ -	Roofing - 32,500sf
10	50502.1299.140300	\$ 13,000.00	\$ -	Fire Alarm
11	50502.1299.140300	\$ 11,100.00	\$ -	Fire Sprinkler
12	50502.1299.142002	\$ 37,174.00	\$ -	Pavement, curbs & sidewalks
13	50502.1299.141101	\$ 58,337.00	\$ -	Sanitary Sewer, storm sewer & gas line
14	50502.1299.140305	\$ 50,000.00	\$ 2,107.00	Contingency (Contractor)
15	50502.1299.140300	\$ (3,000.00)	\$ -	Alt - cut/cap existing plumbing lines beneath the slab
16	50502.1299.140300	\$ (2,800.00)	\$ -	Alt - Remove the e1 & e2 lights from Tenant 1's space
17	50502.1299.140300	\$ (15,000.00)	\$ -	Alt - Aluminum 4 phase wire instead of copper
18	50502.1299.140300	\$ 3,850.00	\$ -	Alt - Queen City Awning Add
19	50502.1299.140300	\$ (4,850.00)	\$ -	Alt - Remove all but 3 lights in Tenants 4 & 5
20	50502.1299.140303	\$ 14,658.00	\$ -	CO #1 Carrier/York high-efficiency HVAC units - Shell
21	50502.1299.140303	\$ (17,980.00)	\$ -	CO #1 Gas piping reduced from 3" diameter to 1" diameter - Shell
22	50502.1299.142001	\$ (6,900.00)	\$ -	CO #1 Gas line excavation credit - Sitework
23	50502.1299.140303	\$ 12,843.00	\$ -	CO #1 Fire sprinkler work - 5 zones - Shell
24	50502.1299.140303	\$ 1,263.00	\$ -	CO #1 Floor concrete cut/fill to flatten surface - Shell
25	50502.1299.140303	\$ 1,546.00	\$ -	CO #1 Brick cleaning - column lines 1-5 - Shell
26	50502.1299.140303	\$ 2,285.00	\$ -	CO #1 New brick column (cl 2.5) - Shell
27	50502.1299.140303	\$ 4,486.00	\$ -	CO #1 New roof shingles - Shell
28	50502.1299.140303	\$ 6,927.00	\$ -	CO #1 Extend gas/electric lines to new HVAC locations - Shell
29	50502.1299.142002	\$ 722.00	\$ 686.00	CO #1 Add mesh to front sidewalk
30	50502.1299.140303	\$ (3,100.00)	\$ -	CO #1 Pre-finished coping deduct
31	50502.1299.142002	\$ 1,869.00	\$ 940.00	CO #1 Rear sidewalk grade revision
32	50502.1299.142001	\$ 1,703.00	\$ -	CO #1 Install new 6" storm line to tie to downspouts
33	50502.1299.1580	\$ 2,958.00	\$ -	CO #1 Building permit fees
34	50502.1299.140303	\$ 1,822.00	\$ -	CO #1 Demo existing soffit to install C channel
35	50502.1299.140303	\$ 7,486.00	\$ 921.00	CO #1 New column at cl 6.5
36	50502.1299.140303	\$ 2,727.00	\$ -	CO #1 Additional angles per bulletin #4
37	50502.1299.140704	\$ 4,963.00	\$ -	CO #1 Additional 200 amp panel for Tenant #1 - Advance Auto
38	50502.1299.142001	\$ 1,798.00	\$ -	CO #1 Extend water lines and add isolation valves per inspector
39	50502.1299.142001	\$ 20,212.00	\$ -	CO #2 Asphalt overlay - back drive
40	50502.1299.140300	\$ 13,199.00	\$ -	CO #2 Remove drywall/studs - add insulation/drywall to east & west walls
41	50502.1299.142002	\$ 1,790.00	\$ -	CO #2 Mailbox installed
42	50502.1299.142002	\$ 712.00	\$ 501.00	CO #2 Bollard - near rear sidewalk
43	50502.1299.140300	\$ 1,156.00	\$ -	CO #2 Access Panels (in outside soffit to access tenant signage)
44	50502.1299.140300	\$ 328.00	\$ -	CO #2 Repair broken downspout in front column
45	50502.1299.140300	\$ 5,678.00	\$ -	CO #2 Roofing walk pads
46	50502.1299.142002	\$ 12,685.00	\$ -	CO #2 Tensor grid out front - pavement
47	50502.1299.142001	\$ (8,650.00)	\$ -	CO #2 Deduct top layer of asphalt - near sidewalk
48	50502.1299.140300	\$ 1,040.00	\$ -	CO #2 Interlock RTU smoke detectors
49	50502.1299.140300	\$ 855.00	\$ -	CO #2 New shut off water valve
50	50502.1299.142002	\$ 2,948.00	\$ -	CO #3 Pavement Curbs & Sidewalks
51	50502.1299.142002	\$ 1,026.00	\$ -	CO #4 Concrete Patch - Tools
52	50502.1299.140300	\$ 503.00	\$ -	CO #5 Repipe PVC Condensate Pipe - Viox Services
Total:		\$1,207,954.00	\$5,155.00	

Requested By: Penny Taylor
 Approved By: _____
Dorothy Parks, Sr. Proj. Mgr.

Date: _____ 06/10/11
 Date: _____ 06/10/11



Development Check Request

(Invoices with Purchase Orders)

Project #: 50502 Date Check to be Issued: _____ Next Check Run _____
Enter mm/dd/yy

Project Name: Beckett Commons

Payee: Reece-Campbell, Inc. and Holland Roofing

Remittance Address: 320 South Wayne Avenue

City, State, Zip: Cincinnati, OH 45215

Vendor Number: 611233

Purchase Order #: 2664

Invoice Number: Pay App #3 Holland Roofing

Retainage 10%: \$2,792.50 Amount to be Pd: \$25,132.50

Invoice Date: 3/30/11 Return Check To: Bethany Fairbanks - Cincinnati Office

Handling Code: _____

Line No.	Cost Center & Account Number	Schedule of Values	Gross Amount	Brief Description of Expenses
1	50502.1299.140303	\$ 41,080.00	\$ -	General Conditions
2	50502.1299.142002	\$ 55,184.00	\$ -	Demolition
3	50502.1299.140303	\$ 395,575.00	\$ -	Shell Building
4	50502.1299.140300	\$ 65,190.00	\$ -	10 HVAC Units - Carrier/Trane
5	50502.1299.140300	\$ 18,256.00	\$ -	3 HVAC Units - York
6	50502.1299.140300	\$ 33,100.00	\$ -	7 each - 200 amp Electrical Panels
7	50502.1299.140300	\$ 14,200.00	\$ -	3 each - 400 amp Electrical Panels
8	50502.1299.140705	\$ 241,006.00	\$ -	White box Tenants 2 & 3 (10,400 sf +/-)
9	50502.1299.140302	\$ 100,800.00	\$ 24,800.00	Roofing - 32,500sf
10	50502.1299.140300	\$ 13,000.00	\$ -	Fire Alarm
11	50502.1299.140300	\$ 11,100.00	\$ -	Fire Sprinkler
12	50502.1299.142002	\$ 37,174.00	\$ -	Pavement, curbs & sidewalks
13	50502.1299.141101	\$ 58,337.00	\$ -	Sanitary Sewer, storm sewer & gas line
14	50502.1299.140305	\$ 50,000.00	\$ -	Contingency (Contractor)
15	50502.1299.140300	\$ (3,000.00)	\$ -	Alt - cut/cap existing plumbing lines beneath the slab
16	50502.1299.140300	\$ (2,600.00)	\$ -	Alt - Remove the e1 & e2 lights from Tenant 1's space
17	50502.1299.140300	\$ (15,000.00)	\$ -	Alt - Aluminum 4 phase wire instead of copper
18	50502.1299.140300	\$ 3,850.00	\$ -	Alt - Queen City Awning Add
19	50502.1299.140300	\$ (4,850.00)	\$ -	Alt - Remove all but 3 lights in Tenants 4 & 5
20	50502.1299.140303	\$ 14,656.00	\$ -	CO #1 Carrier/York high-efficiency HVAC units - Shell
21	50502.1299.140303	\$ (17,980.00)	\$ -	CO #1 Gas piping reduced from 3" diameter to 1" diameter - Shell
22	50502.1299.142001	\$ (6,900.00)	\$ -	CO #1 Gas line excavation credit - Stework
23	50502.1299.140303	\$ 12,843.00	\$ -	CO #1 Fire sprinkler work - 5 zones - Shell
24	50502.1299.140303	\$ 1,263.00	\$ -	CO #1 Floor concrete cut/fill to flatten surface - Shell
25	50502.1299.140303	\$ 1,546.00	\$ -	CO #1 Brick cleaning - column lines 1-5 - Shell
26	50502.1299.140303	\$ 2,285.00	\$ -	CO #1 New brick column (d1.2.5) - Shell
27	50502.1299.140303	\$ 4,486.00	\$ 3,900.00	CO #1 New roof shingles - Shell
28	50502.1299.140303	\$ 6,927.00	\$ -	CO #1 Extend gas/electric lines to new HVAC locations - Shell
29	50502.1299.142002	\$ 722.00	\$ -	CO #1 Add mesh to front sidewalk
30	50502.1299.140303	\$ (3,100.00)	\$ (3,100.00)	CO #1 Pre-finished coping deduct
31	50502.1299.142002	\$ 1,869.00	\$ -	CO #1 Rear sidewalk grade revision
32	50502.1299.142001	\$ 1,703.00	\$ -	CO #1 Install new 6" storm line to tie to downspouts
33	50502.1299.1580	\$ 2,958.00	\$ -	CO #1 Building permit fees
34	50502.1299.140303	\$ 1,822.00	\$ -	CO #1 Demo existing soffit to install C channel
35	50502.1299.140303	\$ 7,486.00	\$ -	CO #1 New column at cl 6.5
36	50502.1299.140303	\$ 2,727.00	\$ -	CO #1 Additional angles per bulletin #4
37	50502.1299.140704	\$ 4,963.00	\$ -	CO #1 Additional 200 amp panel for Tenant #1 - Advance Auto
38	50502.1299.142001	\$ 1,798.00	\$ -	CO #1 Extend water lines and add isolation valves per inspector
39	50502.1299.142001	\$ 20,212.00	\$ -	CO #2 Asphalt overlay - back drive
40	50502.1299.140300	\$ 13,199.00	\$ -	CO #2 Remove drywall/studs - add insulation/drywall to east & west walls
41	50502.1299.142002	\$ 1,790.00	\$ -	CO #2 Mailbox installed
42	50502.1299.142002	\$ 712.00	\$ -	CO #2 Bollard - near rear sidewalk
43	50502.1299.140300	\$ 1,156.00	\$ -	CO #2 Access Panels (in outside soffit to access tenant signage)
44	50502.1299.140300	\$ 326.00	\$ -	CO #2 Repair broken downspout in front column
45	50502.1299.140300	\$ 5,676.00	\$ 2,325.00	CO #2 Roofing walk pads
46	50502.1299.142002	\$ 12,685.00	\$ -	CO #2 Tensor grid out front - pavement
47	50502.1299.142001	\$ (8,650.00)	\$ -	CO #2 Deduct top layer of asphalt - near sidewalk
48	50502.1299.140300	\$ 1,040.00	\$ -	CO #2 Interlock RTU smoke detectors
49	50502.1299.140300	\$ 855.00	\$ -	CO #2 New shut off water valve
50	50502.1299.142002	\$ 2,948.00	\$ -	CO #3 Pavement Curbs & Sidewalks
51	50502.1299.142002	\$ 1,026.00	\$ -	CO #4 Concrete Patch - Tools
52	50502.1299.140300	\$ 503.00	\$ -	CO #5 Repipe PVC Condensate Pipe - Viox Services
Total:		\$1,207,954.00	\$27,925.00	

Requested By: Penny Taylor Date: 06/10/11

Approved By: _____ Date: 06/10/11
Dorothy Parks, Sr. Proj. Mgr.



Development Check Request

(Invoices with Purchase Orders)

Project #: 50502 Date Check to be Issued: _____ Next Check Run _____
Enter mm/dd/yy

Project Name: Beckett Commons

Payee: Reece-Campbell, Inc. and Holthaus Plumbing

Remittance Address: 320 South Wayne Avenue

City, State, Zip: Cincinnati, OH 45215

Vendor Number: 611094

Purchase Order #: 2664

Invoice Number: Pay App #3 Holthaus

Retainage 10%: \$575.30 Amount to be Pd: \$5,177.70

Invoice Date: 3/30/11 Return Check To: Bethany Fairbanks - Cincinnati Office

Handling Code: _____

Line No.	Cost Center & Account Number	Schedule of Values	Gross Amount	Brief Description of Expenses
1	50502.1299.140303	\$ 41,080.00	\$ -	General Conditions
2	50502.1299.142002	\$ 55,184.00	\$ -	Demolition
3	50502.1299.140303	\$ 395,575.00	\$ -	Shell Building
4	50502.1299.140300	\$ 65,190.00	\$ -	10 HVAC Units - Carrier/Trane
5	50502.1299.140300	\$ 18,256.00	\$ -	3 HVAC Units - York
6	50502.1299.140300	\$ 33,100.00	\$ -	7 each - 200 amp Electrical Panels
7	50502.1299.140300	\$ 14,200.00	\$ -	3 each - 400 amp Electrical Panels
8	50502.1299.140705	\$ 241,006.00	\$ -	White box Tenants 2 & 3 (10,400 sf +/-)
9	50502.1299.140302	\$ 100,800.00	\$ -	Roofing - 32,500sf
10	50502.1299.140300	\$ 13,000.00	\$ -	Fire Alarm
11	50502.1299.140300	\$ 11,100.00	\$ -	Fire Sprinkler
12	50502.1299.142002	\$ 37,174.00	\$ -	Pavement, curbs & sidewalks
13	50502.1299.141101	\$ 58,337.00	\$ -	Sanitary Sewer, storm sewer & gas line
14	50502.1299.140305	\$ 50,000.00	\$ 736.00	Contingency (Contractor)
15	50502.1299.140300	\$ (3,000.00)	\$ -	Alt - cut/cap existing plumbing lines beneath the slab
16	50502.1299.140300	\$ (2,600.00)	\$ -	Alt - Remove the e1 & e2 lights from Tenant 1's space
17	50502.1299.140300	\$ (15,000.00)	\$ -	Alt - Aluminum 4 phase wire instead of copper
18	50502.1299.140300	\$ 3,850.00	\$ -	Alt - Queen City Awning Add
19	50502.1299.140300	\$ (4,850.00)	\$ -	Alt - Remove all but 3 lights in Tenants 4 & 5
20	50502.1299.140303	\$ 14,656.00	\$ -	CO #1 Carrier/York high-efficiency HVAC units - Shell
21	50502.1299.140303	\$ (17,980.00)	\$ -	CO #1 Gas piping reduced from 3" diameter to 1" diameter - Shell
22	50502.1299.142001	\$ (6,900.00)	\$ -	CO #1 Gas line excavation credit - Sitework
23	50502.1299.140303	\$ 12,843.00	\$ -	CO #1 Fire sprinkler work - 5 zones - Shell
24	50502.1299.140303	\$ 1,263.00	\$ -	CO #1 Floor concrete cut/fill to flatten surface - Shell
25	50502.1299.140303	\$ 1,546.00	\$ -	CO #1 Brick cleaning - column lines 1-5 - Shell
26	50502.1299.140303	\$ 2,285.00	\$ -	CO #1 New brick column (cl 2.5) - Shell
27	50502.1299.140303	\$ 4,486.00	\$ -	CO #1 New roof shingles - Shell
28	50502.1299.140303	\$ 6,927.00	\$ 2,497.00	CO #1 Extend gas/electric lines to new HVAC locations - Shell
29	50502.1299.142002	\$ 722.00	\$ -	CO #1 Add mesh to front sidewalk
30	50502.1299.140303	\$ (3,100.00)	\$ -	CO #1 Pre-finished coping duct
31	50502.1299.142002	\$ 1,869.00	\$ -	CO #1 Rear sidewalk grade revision
32	50502.1299.142001	\$ 1,703.00	\$ -	CO #1 Install new 6" storm line to tie to downspouts
33	50502.1299.1580	\$ 2,958.00	\$ -	CO #1 Building permit fees
34	50502.1299.140303	\$ 1,822.00	\$ -	CO #1 Demo existing soffit to install C channel
35	50502.1299.140303	\$ 7,486.00	\$ -	CO #1 New column at cl 6.5
36	50502.1299.140303	\$ 2,727.00	\$ -	CO #1 Additional angles per bulletin #4
37	50502.1299.140704	\$ 4,983.00	\$ -	CO #1 Additional 200 amp panel for Tenant #1 - Advance Auto
38	50502.1299.142001	\$ 1,798.00	\$ 1,708.00	CO #1 Extend water lines and add isolation valves per inspector
39	50502.1299.142001	\$ 20,212.00	\$ -	CO #2 Asphalt overlay - back drive
40	50502.1299.140300	\$ 13,199.00	\$ -	CO #2 Remove drywall/studs - add insulation/drywall to east & west walls
41	50502.1299.142002	\$ 1,790.00	\$ -	CO #2 Mailbox installed
42	50502.1299.142002	\$ 712.00	\$ -	CO #2 Bollard - near rear sidewalk
43	50502.1299.140300	\$ 1,156.00	\$ -	CO #2 Access Panels (in outside soffit to access tenant signage)
44	50502.1299.140300	\$ 326.00	\$ -	CO #2 Repair broken downspout in front column
45	50502.1299.140300	\$ 5,676.00	\$ -	CO #2 Roofing walk pads
46	50502.1299.142002	\$ 12,685.00	\$ -	CO #2 Tensor grid out front - pavement
47	50502.1299.142001	\$ (8,650.00)	\$ -	CO #2 Deduct top layer of asphalt - near sidewalk
48	50502.1299.140300	\$ 1,040.00	\$ -	CO #2 Interlock RTU smoke detectors
49	50502.1299.140300	\$ 855.00	\$ 812.00	CO #2 New shut off water valve
50	50502.1299.142002	\$ 2,948.00	\$ -	CO #3 Pavement Curbs & Sidewalks
51	50502.1299.142002	\$ 1,026.00	\$ -	CO #4 Concrete Patch - Tools
52	50502.1299.140300	\$ 503.00	\$ -	CO #5 Repipe PVC Condensate Pipe - Viox Services
Total:		\$1,207,954.00	\$5,753.00	

Requested By: Penny Taylor Date: _____ 06/10/11

Approved By: _____ Date: _____ 06/10/11

Dorothy Parks, Sr. Proj. Mgr.



Development Check Request

(Invoices with Purchase Orders)

Project #: 50502 Date Check to be Issued: _____ Next Check Run _____
Enter mm/dd/yy

Project Name: Beckett Commons

Payee: Reece-Campbell, Inc. and J Construction Co., Inc.

Remittance Address: 320 South Wayne Avenue

City, State, Zip: Cincinnati, OH 45215

Vendor Number: 611228

Purchase Order #: 2664

Invoice Number: Pay App #3 J Construction

Retainage 10%: \$1,351.50 Amount to be Pd: \$12,163.50

Invoice Date: 3/30/11 Return Check To: Bethany Fairbanks - Cincinnati Office

Handling Code: _____

Line No.	Cost Center & Account Number	Schedule of Values	Gross Amount	Brief Description of Expenses
1	50502.1299.140303	\$ 41,080.00	\$ -	General Conditions
2	50502.1299.142002	\$ 55,184.00	\$ -	Demolition
3	50502.1299.140303	\$ 395,575.00	\$ 1,363.00	Shell Building
4	50502.1299.140300	\$ 65,190.00	\$ -	10 HVAC Units - Carrier/Trane
5	50502.1299.140300	\$ 18,256.00	\$ -	3 HVAC Units - York
6	50502.1299.140300	\$ 33,100.00	\$ -	7 each - 200 amp Electrical Panels
7	50502.1299.140300	\$ 14,200.00	\$ -	3 each - 400 amp Electrical Panels
8	50502.1299.140705	\$ 241,006.00	\$ -	White box Tenants 2 & 3 (10,400 sf +/-)
9	50502.1299.140302	\$ 100,800.00	\$ -	Roofing - 32,500sf
10	50502.1299.140300	\$ 13,000.00	\$ -	Fire Alarm
11	50502.1299.140300	\$ 11,100.00	\$ -	Fire Sprinkler
12	50502.1299.142002	\$ 37,174.00	\$ -	Pavement, curbs & sidewalks
13	50502.1299.141101	\$ 58,337.00	\$ -	Sanitary Sewer, storm sewer & gas line
14	50502.1299.140305	\$ 50,000.00	\$ 3,867.00	Contingency (Contractor)
15	50502.1299.140300	\$ (3,000.00)	\$ -	Alt - cut/cap existing plumbing lines beneath the slab
16	50502.1299.140300	\$ (2,600.00)	\$ -	Alt - Remove the e1 & e2 lights from Tenant 1's space
17	50502.1299.140300	\$ (15,000.00)	\$ -	Alt - Aluminum 4 phase wire instead of copper
18	50502.1299.140300	\$ 3,850.00	\$ -	Alt - Queen City Awning Add
19	50502.1299.140300	\$ (4,850.00)	\$ -	Alt - Remove all but 3 lights in Tenants 4 & 5
20	50502.1299.140303	\$ 14,656.00	\$ -	CO #1 Carrier/York high-efficiency HVAC units - Shell
21	50502.1299.140303	\$ (17,980.00)	\$ -	CO #1 Gas piping reduced from 3" diameter to 1" diameter - Shell
22	50502.1299.142001	\$ (6,900.00)	\$ -	CO #1 Gas line excavation credit - Sitework
23	50502.1299.140303	\$ 12,843.00	\$ -	CO #1 Fire sprinkler work - 5 zones - Shell
24	50502.1299.140303	\$ 1,263.00	\$ -	CO #1 Floor concrete cut/fill to flatten surface - Shell
25	50502.1299.140303	\$ 1,546.00	\$ 1,469.00	CO #1 Brick cleaning - column lines 1-5 - Shell
26	50502.1299.140303	\$ 2,285.00	\$ 2,171.00	CO #1 New brick column (cl 2.5) - Shell
27	50502.1299.140303	\$ 4,486.00	\$ -	CO #1 New roof shingles - Shell
28	50502.1299.140303	\$ 6,927.00	\$ -	CO #1 Extend gas/electric lines to new HVAC locations - Shell
29	50502.1299.142002	\$ 722.00	\$ -	CO #1 Add mesh to front sidewalk
30	50502.1299.140303	\$ (3,100.00)	\$ -	CO #1 Pre-finished coping deduct
31	50502.1299.142002	\$ 1,869.00	\$ -	CO #1 Rear sidewalk grade revision
32	50502.1299.142001	\$ 1,703.00	\$ 118.00	CO #1 install new 6" storm line to tie to downspouts
33	50502.1299.1580	\$ 2,958.00	\$ -	CO #1 Building permit fees
34	50502.1299.140303	\$ 1,822.00	\$ -	CO #1 Demo existing soffit to install C channel
35	50502.1299.140303	\$ 7,486.00	\$ 4,217.00	CO #1 New column at cl 6.5
36	50502.1299.140303	\$ 2,727.00	\$ -	CO #1 Additional angles per bulletin #4
37	50502.1299.140704	\$ 4,983.00	\$ -	CO #1 Additional 200 amp panel for Tenant #1 - Advance Auto
38	50502.1299.142001	\$ 1,798.00	\$ -	CO #1 Extend water lines and add isolation valves per inspector
39	50502.1299.142001	\$ 20,212.00	\$ -	CO #2 Asphalt overlay - back drive
40	50502.1299.140300	\$ 13,199.00	\$ -	CO #2 Remove drywall/studs - add insulation/drywall to east & west walls
41	50502.1299.142002	\$ 1,790.00	\$ -	CO #2 Mailbox installed
42	50502.1299.142002	\$ 712.00	\$ -	CO #2 Bollard - near rear sidewalk
43	50502.1299.140300	\$ 1,156.00	\$ -	CO #2 Access Panels (in outside soffit to access tenant signage)
44	50502.1299.140300	\$ 328.00	\$ 310.00	CO #2 Repair broken downspout in front column
45	50502.1299.140300	\$ 5,676.00	\$ -	CO #2 Roofing walk pads
46	50502.1299.142002	\$ 12,685.00	\$ -	CO #2 Tensor grid out front - pavement
47	50502.1299.142001	\$ (8,650.00)	\$ -	CO #2 Deduct top layer of asphalt - near sidewalk
48	50502.1299.140300	\$ 1,040.00	\$ -	CO #2 Interlock RTU smoke detectors
49	50502.1299.140300	\$ 855.00	\$ -	CO #2 New shut off water valve
50	50502.1299.142002	\$ 2,948.00	\$ -	CO #3 Pavement Curbs & Sidewalks
51	50502.1299.142002	\$ 1,026.00	\$ -	CO #4 Concrete Patch - Tools
52	50502.1299.140300	\$ 503.00	\$ -	CO #5 Repipe PVC Condensate Pipe - Viox Services
Total:		\$1,207,954.00	\$13,515.00	

Requested By: Penny Taylor

Date: 06/10/11

Approved By: Dorothy Parks, Sr. Proj. Mgr.

Date: 06/10/11



Development Check Request

(Invoices with Purchase Orders)

Project #: 50502 Date Check to be Issued: _____ Next Check Run _____
Enter mm/dd/yy

Project Name: Beckett Commons

Payee: Reece-Campbell, Inc. and Midwest Const.

Remittance Address: 320 South Wayne Avenue

City, State, Zip: Cincinnati, OH 45215

Vendor Number: 611092

Purchase Order #: 2664

Invoice Number: Pay App #3 Midwest

Retainage 10%: \$880.10 Amount to be Pd: \$7,920.90

Invoice Date: 3/30/11 Return Check To: Bethany Fairbanks - Cincinnati Office

Handling Code: _____

Line No.	Cost Center & Account Number	Schedule of Values	Gross Amount	Brief Description of Expenses
1	50502.1299.140303	\$ 41,080.00	\$ -	General Conditions
2	50502.1299.142002	\$ 55,184.00	\$ 5,001.00	Demolition
3	50502.1299.140303	\$ 395,575.00	\$ -	Shell Building
4	50502.1299.140300	\$ 65,190.00	\$ -	10 HVAC Units - Carrier/Trane
5	50502.1299.140300	\$ 18,256.00	\$ -	3 HVAC Units - York
6	50502.1299.140300	\$ 33,100.00	\$ -	7 each - 200 amp Electrical Panels
7	50502.1299.140300	\$ 14,200.00	\$ -	3 each - 400 amp Electrical Panels
8	50502.1299.140705	\$ 241,006.00	\$ -	White box Tenants 2 & 3 (10,400 sf +/-)
9	50502.1299.140302	\$ 100,800.00	\$ -	Roofing - 32,500sf
10	50502.1299.140300	\$ 13,000.00	\$ -	Fire Alarm
11	50502.1299.140300	\$ 11,100.00	\$ -	Fire Sprinkler
12	50502.1299.142002	\$ 37,174.00	\$ -	Pavement, curbs & sidewalks
13	50502.1299.141101	\$ 58,337.00	\$ -	Sanitary Sewer, storm sewer & gas line
14	50502.1299.140305	\$ 50,000.00	\$ -	Contingency (Contractor)
15	50502.1299.140300	\$ (3,000.00)	\$ -	Alt - cut/cap existing plumbing lines beneath the slab
16	50502.1299.140300	\$ (2,600.00)	\$ -	Alt - Remove the e1 & e2 lights from Tenant 1's space
17	50502.1299.140300	\$ (15,000.00)	\$ -	Alt - Aluminum 4 phase wire instead of copper
18	50502.1299.140300	\$ 3,850.00	\$ -	Alt - Queen City Awning Add
19	50502.1299.140300	\$ (4,850.00)	\$ -	Alt - Remove all but 3 lights in Tenants 4 & 5
20	50502.1299.140303	\$ 14,656.00	\$ -	CO #1 Carrier/York high-efficiency HVAC units - Shell
21	50502.1299.140303	\$ (17,980.00)	\$ -	CO #1 Gas piping reduced from 3" diameter to 1" diameter - Shell
22	50502.1299.142001	\$ (6,900.00)	\$ -	CO #1 Gas line excavation credit - Sitework
23	50502.1299.140303	\$ 12,843.00	\$ -	CO #1 Fire sprinkler work - 5 zones - Shell
24	50502.1299.140303	\$ 1,263.00	\$ 1,000.00	CO #1 Floor concrete cut/fill to flatten surface - Shell
25	50502.1299.140303	\$ 1,546.00	\$ -	CO #1 Brick cleaning - column lines 1-5 - Shell
26	50502.1299.140303	\$ 2,285.00	\$ -	CO #1 New brick column (cl 2.5) - Shell
27	50502.1299.140303	\$ 4,486.00	\$ -	CO #1 New roof shingles - Shell
28	50502.1299.140303	\$ 6,927.00	\$ -	CO #1 Extend gas/electric lines to new HVAC locations - Shell
29	50502.1299.142002	\$ 722.00	\$ -	CO #1 Add mesh to front sidewalk
30	50502.1299.140303	\$ (3,100.00)	\$ -	CO #1 Pre-finished coping deduct
31	50502.1299.142002	\$ 1,869.00	\$ -	CO #1 Rear sidewalk grade revision
32	50502.1299.142001	\$ 1,703.00	\$ -	CO #1 Install new 6" storm line to tie to downspouts
33	50502.1299.1580	\$ 2,958.00	\$ -	CO #1 Building permit fees
34	50502.1299.140303	\$ 1,822.00	\$ -	CO #1 Demo existing soffit to install C channel
35	50502.1299.140303	\$ 7,466.00	\$ -	CO #1 New column at cl 6.5
36	50502.1299.140303	\$ 2,727.00	\$ -	CO #1 Additional angles per bulletin #4
37	50502.1299.140704	\$ 4,963.00	\$ -	CO #1 Additional 200 amp panel for Tenant #1 - Advance Auto
38	50502.1299.142001	\$ 1,798.00	\$ -	CO #1 Extend water lines and add isolation valves per inspector
39	50502.1299.142001	\$ 20,212.00	\$ -	CO #2 Asphalt overlay - back drive
40	50502.1299.140300	\$ 13,199.00	\$ 2,800.00	CO #2 Remove drywall/studs - add insulation/drywall to east & west walls
41	50502.1299.142002	\$ 1,790.00	\$ -	CO #2 Mailbox installed
42	50502.1299.142002	\$ 712.00	\$ -	CO #2 Bollard - near rear sidewalk
43	50502.1299.140300	\$ 1,156.00	\$ -	CO #2 Access Panels (in outside soffit to access tenant signage)
44	50502.1299.140300	\$ 326.00	\$ -	CO #2 Repair broken downspout in front column
45	50502.1299.140300	\$ 5,676.00	\$ -	CO #2 Roofing walk pads
46	50502.1299.142002	\$ 12,685.00	\$ -	CO #2 Tensor grid out front - pavement
47	50502.1299.142001	\$ (8,650.00)	\$ -	CO #2 Deduct top layer of asphalt - near sidewalk
48	50502.1299.140300	\$ 1,040.00	\$ -	CO #2 Interlock RTU smoke detectors
49	50502.1299.140300	\$ 855.00	\$ -	CO #2 New shut off water valve
50	50502.1299.142002	\$ 2,948.00	\$ -	CO #3 Pavement Curbs & Sidewalks
51	50502.1299.142002	\$ 1,026.00	\$ -	CO #4 Concrete Patch - Tools
52	50502.1299.140300	\$ 503.00	\$ -	CO #5 Repipe PVC Condensate Pipe - Viox Services
Total:		\$1,207,954.00	\$8,801.00	

Requested By: Penny Taylor

Approved By: _____
Dorothy Parks, Sr. Proj. Mgr.

Date: _____ 06/10/11

Date: _____ 06/10/11



Development Check Request

(Invoices with Purchase Orders)

Project #: 50502 Date Check to be Issued: _____ Next Check Run _____
Enter mm/dd/yy

Project Name: Beckett Commons

Payee: Reece-Campbell, Inc. and Reliable Electric

Remittance Address: 320 South Wayne Avenue

City, State, Zip: Cincinnati, OH 45215

Vendor Number: 611230

Purchase Order #: 2664

Invoice Number: Pay App #3 Reliable Electric

Retainage 10%: \$6,697.20 Amount to be Pd: \$60,274.80

Invoice Date: 3/30/11 Return Check To: Bethany Fairbanks - Cincinnati Office

Handling Code: _____

Line No.	Cost Center & Account Number	Schedule of Values	Gross Amount	Brief Description of Expenses
1	50502.1299.140303	\$ 41,080.00	\$ -	General Conditions
2	50502.1299.142002	\$ 55,184.00	\$ -	Demolition
3	50502.1299.140303	\$ 395,575.00	\$ 44,900.00	Shell Building
4	50502.1299.140300	\$ 65,190.00	\$ -	10 HVAC Units - Carrier/Trane
5	50502.1299.140300	\$ 18,256.00	\$ -	3 HVAC Units - York
6	50502.1299.140300	\$ 33,100.00	\$ -	7 each - 200 amp Electrical Panels
7	50502.1299.140300	\$ 14,200.00	\$ -	3 each - 400 amp Electrical Panels
8	50502.1299.140705	\$ 241,006.00	\$ -	White box Tenants 2 & 3 (10,400 sf +/-)
9	50502.1299.140302	\$ 100,800.00	\$ -	Roofing - 32,500sf
10	50502.1299.140300	\$ 13,000.00	\$ 3,000.00	Fire Alarm
11	50502.1299.140300	\$ 11,100.00	\$ -	Fire Sprinkler
12	50502.1299.142002	\$ 37,174.00	\$ -	Pavement, curbs & sidewalks
13	50502.1299.141101	\$ 58,337.00	\$ -	Sanitary Sewer, storm sewer & gas line
14	50502.1299.140305	\$ 50,000.00	\$ 9,287.00	Contingency (Contractor)
15	50502.1299.140300	\$ (3,000.00)	\$ -	Alt - cut/cap existing plumbing lines beneath the slab
16	50502.1299.140300	\$ (2,600.00)	\$ -	Alt - Remove the e1 & e2 lights from Tenant 1's space
17	50502.1299.140300	\$ (15,000.00)	\$ -	Alt - Aluminum 4 phase wire instead of copper
18	50502.1299.140300	\$ 3,850.00	\$ -	Alt - Queen City Awning Add
19	50502.1299.140300	\$ (4,850.00)	\$ -	Alt - Remove all but 3 lights in Tenants 4 & 5
20	50502.1299.140303	\$ 14,656.00	\$ -	CO #1 Carrier/York high-efficiency HVAC units - Shell
21	50502.1299.140303	\$ (17,980.00)	\$ -	CO #1 Gas piping reduced from 3" diameter to 1" diameter - Shell
22	50502.1299.142001	\$ (6,900.00)	\$ -	CO #1 Gas line excavation credit - Sitework
23	50502.1299.140303	\$ 12,843.00	\$ -	CO #1 Fire sprinkler work - 5 zones - Shell
24	50502.1299.140303	\$ 1,263.00	\$ -	CO #1 Floor concrete cut/fill to flatten surface - Shell
25	50502.1299.140303	\$ 1,546.00	\$ -	CO #1 Brick cleaning - column lines 1-5 - Shell
26	50502.1299.140303	\$ 2,285.00	\$ -	CO #1 New brick column (d 2.5) - Shell
27	50502.1299.140303	\$ 4,486.00	\$ -	CO #1 New roof shingles - Shell
28	50502.1299.140303	\$ 6,927.00	\$ 4,083.00	CO #1 Extend gas/electric lines to new HVAC locations - Shell
29	50502.1299.142002	\$ 722.00	\$ -	CO #1 Add mesh to front sidewalk
30	50502.1299.140303	\$ (3,100.00)	\$ -	CO #1 Pre-finished coping deduct
31	50502.1299.142002	\$ 1,869.00	\$ -	CO #1 Rear sidewalk grade revision
32	50502.1299.142001	\$ 1,703.00	\$ -	CO #1 Install new 6" storm line to tie to downspouts
33	50502.1299.1580	\$ 2,958.00	\$ -	CO #1 Building permit fees
34	50502.1299.140303	\$ 1,822.00	\$ -	CO #1 Demo existing soffit to install C channel
35	50502.1299.140303	\$ 7,486.00	\$ -	CO #1 New column at cl 6.5
36	50502.1299.140303	\$ 2,727.00	\$ -	CO #1 Additional angles per bulletin #4
37	50502.1299.140704	\$ 4,963.00	\$ 4,714.00	CO #1 Additional 200 amp panel for Tenant #1 - Advance Auto
38	50502.1299.142001	\$ 1,798.00	\$ -	CO #1 Extend water lines and add isolation valves per inspector
39	50502.1299.142001	\$ 20,212.00	\$ -	CO #2 Asphalt overlay - back drive
40	50502.1299.140300	\$ 13,199.00	\$ -	CO #2 Remove drywall/studs - add insulation/drywall to east & west walls
41	50502.1299.142002	\$ 1,790.00	\$ -	CO #2 Mailbox installed
42	50502.1299.142002	\$ 712.00	\$ -	CO #2 Bollard - near rear sidewalk
43	50502.1299.140300	\$ 1,156.00	\$ -	CO #2 Access Panels (in outside soffit to access tenant signage)
44	50502.1299.140300	\$ 326.00	\$ -	CO #2 Repair broken downspout in front column
45	50502.1299.140300	\$ 5,676.00	\$ -	CO #2 Roofing walk pads
46	50502.1299.142002	\$ 12,685.00	\$ -	CO #2 Tensor grid out front - pavement
47	50502.1299.142001	\$ (8,650.00)	\$ -	CO #2 Deduct top layer of asphalt - near sidewalk
48	50502.1299.140300	\$ 1,040.00	\$ 988.00	CO #2 Interlock RTU smoke detectors
49	50502.1299.140300	\$ 855.00	\$ -	CO #2 New shut off water valve
50	50502.1299.142002	\$ 2,948.00	\$ -	CO #3 Pavement Curbs & Sidewalks
51	50502.1299.142002	\$ 1,026.00	\$ -	CO #4 Concrete Patch - Tools
52	50502.1299.140300	\$ 503.00	\$ -	CO #5 Repipe PVC Condensate Pipe - Viox Services
Total:		\$1,207,954.00	\$66,972.00	

Requested By: Penny Taylor Date: 06/10/11

Approved By: _____ Date: 06/10/11
Dorothy Parks, Sr. Proj. Mgr.



Development Check Request

(Invoices with Purchase Orders)

Project #: 50502 Date Check to be Issued: _____ Next Check Run _____
Enter mm/dd/yy

Project Name: Beckett Commons

Payee: Reece-Campbell, Inc. and Spectrum Flooring

Remittance Address: 320 South Wayne Avenue

City, State, Zip: Cincinnati, OH 45215

Vendor Number: 612427

Purchase Order #: 2664

Invoice Number: Pay App #3 Reliable Electric

Retainage 10%: \$136.30 Amount to be Pd: \$1,226.70

Invoice Date: 3/30/11 Return Check To: Bethany Fairbanks - Cincinnati Office

Handling Code: _____

Line No.	Cost Center & Account Number	Schedule of Values	Gross Amount	Brief Description of Expenses
1	50502.1299.140303	\$ 41,080.00	\$ -	General Conditions
2	50502.1299.142002	\$ 55,184.00	\$ -	Demolition
3	50502.1299.140303	\$ 395,575.00	\$ 400.00	Shell Building
4	50502.1299.140300	\$ 65,190.00	\$ -	10 HVAC Units - Carrier/Trane
5	50502.1299.140300	\$ 18,256.00	\$ -	3 HVAC Units - York
6	50502.1299.140300	\$ 33,100.00	\$ -	7 each - 200 amp Electrical Panels
7	50502.1299.140300	\$ 14,200.00	\$ -	3 each - 400 amp Electrical Panels
8	50502.1299.140705	\$ 241,006.00	\$ 963.00	White box Tenants 2 & 3 (10,400 sf +/-)
9	50502.1299.140302	\$ 100,800.00	\$ -	Roofing - 32,500sf
10	50502.1299.140300	\$ 13,000.00	\$ -	Fire Alarm
11	50502.1299.140300	\$ 11,100.00	\$ -	Fire Sprinkler
12	50502.1299.142002	\$ 37,174.00	\$ -	Pavement, curbs & sidewalks
13	50502.1299.141101	\$ 58,337.00	\$ -	Sanitary Sewer, storm sewer & gas line
14	50502.1299.140305	\$ 60,000.00	\$ -	Contingency (Contractor)
15	50502.1299.140300	\$ (3,000.00)	\$ -	Alt - cut/cap existing plumbing lines beneath the slab
16	50502.1299.140300	\$ (2,600.00)	\$ -	Alt - Remove the e1 & e2 lights from Tenant 1's space
17	50502.1299.140300	\$ (15,000.00)	\$ -	Alt - Aluminum 4 phase wire instead of copper
18	50502.1299.140300	\$ 3,850.00	\$ -	Alt - Queen City Awning Add
19	50502.1299.140300	\$ (4,850.00)	\$ -	Alt - Remove all but 3 lights in Tenants 4 & 5
20	50502.1299.140303	\$ 14,656.00	\$ -	CO #1 Carrier/York high-efficiency HVAC units - Shell
21	50502.1299.140303	\$ (17,980.00)	\$ -	CO #1 Gas piping reduced from 3" diameter to 1" diameter - Shell
22	50502.1299.142001	\$ (6,900.00)	\$ -	CO #1 Gas line excavation credit - Sitework
23	50502.1299.140303	\$ 12,843.00	\$ -	CO #1 Fire sprinkler work - 5 zones - Shell
24	50502.1299.140303	\$ 1,263.00	\$ -	CO #1 Floor concrete cut/fill to flatten surface - Shell
25	50502.1299.140303	\$ 1,546.00	\$ -	CO #1 Brick cleaning - column lines 1-5 - Shell
26	50502.1299.140303	\$ 2,285.00	\$ -	CO #1 New brick column (cl 2.5) - Shell
27	50502.1299.140303	\$ 4,486.00	\$ -	CO #1 New roof shingles - Shell
28	50502.1299.140303	\$ 6,927.00	\$ -	CO #1 Extend gas/electric lines to new HVAC locations - Shell
29	50502.1299.142002	\$ 722.00	\$ -	CO #1 Add mesh to front sidewalk
30	50502.1299.140303	\$ (3,100.00)	\$ -	CO #1 Pre-finished coping duct
31	50502.1299.142002	\$ 1,869.00	\$ -	CO #1 Rear sidewalk grade revision
32	50502.1299.142001	\$ 1,703.00	\$ -	CO #1 install new 6" storm line to tie to downspouts
33	50502.1299.1580	\$ 2,958.00	\$ -	CO #1 Building permit fees
34	50502.1299.140303	\$ 1,822.00	\$ -	CO #1 Demo existing soffit to install C channel
35	50502.1299.140303	\$ 7,486.00	\$ -	CO #1 New column at cl 6.5
36	50502.1299.140303	\$ 2,727.00	\$ -	CO #1 Additional angles per bulletin #4
37	50502.1299.140704	\$ 4,963.00	\$ -	CO #1 Additional 200 amp panel for Tenant #1 - Advance Auto
38	50502.1299.142001	\$ 1,798.00	\$ -	CO #1 Extend water lines and add isolation valves per inspector
39	50502.1299.142001	\$ 20,212.00	\$ -	CO #2 Asphalt overlay - back drive
40	50502.1299.140300	\$ 13,199.00	\$ -	CO #2 Remove drywall/studs - add insulation/drywall to east & west walls
41	50502.1299.142002	\$ 1,790.00	\$ -	CO #2 Mailbox installed
42	50502.1299.142002	\$ 712.00	\$ -	CO #2 Bollard - near rear sidewalk
43	50502.1299.140300	\$ 1,156.00	\$ -	CO #2 Access Panels (in outside soffit to access tenant signage)
44	50502.1299.140300	\$ 326.00	\$ -	CO #2 Repair broken downspout in front column
45	50502.1299.140300	\$ 5,676.00	\$ -	CO #2 Roofing walk pads
46	50502.1299.142002	\$ 12,685.00	\$ -	CO #2 Tensor grid out front - pavement
47	50502.1299.142001	\$ (8,650.00)	\$ -	CO #2 Deduct top layer of asphalt - near sidewalk
48	50502.1299.140300	\$ 1,040.00	\$ -	CO #2 Interlock RTU smoke detectors
49	50502.1299.140300	\$ 855.00	\$ -	CO #2 New shut off water valve
50	50502.1299.142002	\$ 2,948.00	\$ -	CO #3 Pavement Curbs & Sidewalks
51	50502.1299.142002	\$ 1,026.00	\$ -	CO #4 Concrete Patch - Tools
52	50502.1299.140300	\$ 503.00	\$ -	CO #5 Repipe PVC Condensate Pipe - Viox Services
Total:		\$1,207,954.00	\$1,363.00	

Requested By: Penny Taylor

Date: 06/10/11

Approved By: Dorothy Parks, Sr. Proj. Mgr.

Date: 06/10/11



Development Check Request

(Invoices with Purchase Orders)

Project #: 50502 Date Check to be Issued: _____ Next Check Run _____
Enter mm/dd/yy

Project Name: Beckett Commons

Payee: Reece-Campbell, Inc. and VIOX Services

Remittance Address: 320 South Wayne Avenue

City, State, Zip: Cincinnati, OH 45215

Vendor Number: 611090

Purchase Order #: 2664

Invoice Number: Pay App #3 VIOX

Retainage 10%: \$3,147.70 Amount to be Pd: \$28,329.30

Invoice Date: 3/30/11 Return Check To: Bethany Fairbanks - Cincinnati Office

Handling Code: _____

Line No.	Cost Center & Account Number	Schedule of Values	Gross Amount	Brief Description of Expenses
1	50502.1299.140303	\$ 41,080.00	\$ -	General Conditions
2	50502.1299.142002	\$ 55,184.00	\$ -	Demolition
3	50502.1299.140303	\$ 395,575.00	\$ 16,554.00	Shell Building
4	50502.1299.140300	\$ 65,190.00	\$ -	10 HVAC Units - Carrier/Trane
5	50502.1299.140300	\$ 18,256.00	\$ -	3 HVAC Units - York
6	50502.1299.140300	\$ 33,100.00	\$ -	7 each - 200 amp Electrical Panels
7	50502.1299.140300	\$ 14,200.00	\$ -	3 each - 400 amp Electrical Panels
8	50502.1299.140705	\$ 241,006.00	\$ -	White box Tenants 2 & 3 (10,400 sf +/-)
9	50502.1299.140302	\$ 100,800.00	\$ -	Roofing - 32,500sf
10	50502.1299.140300	\$ 13,000.00	\$ -	Fire Alarm
11	50502.1299.140300	\$ 11,100.00	\$ -	Fire Sprinkler
12	50502.1299.142002	\$ 37,174.00	\$ -	Pavement, curbs & sidewalks
13	50502.1299.141101	\$ 58,337.00	\$ -	Sanitary Sewer, storm sewer & gas line
14	50502.1299.140305	\$ 50,000.00	\$ 1,001.00	Contingency (Contractor)
15	50502.1299.140300	\$ (3,000.00)	\$ -	Alt - cut/cap existing plumbing lines beneath the slab
16	50502.1299.140300	\$ (2,600.00)	\$ -	Alt - Remove the e1 & e2 lights from Tenant 1's space
17	50502.1299.140300	\$ (15,000.00)	\$ -	Alt - Aluminum 4 phase wire instead of copper
18	50502.1299.140300	\$ 3,850.00	\$ -	Alt - Queen City Awning Add
19	50502.1299.140300	\$ (4,850.00)	\$ -	Alt - Remove all but 3 lights in Tenants 4 & 5
20	50502.1299.140303	\$ 14,656.00	\$ 13,922.00	CO #1 Carrier/York high-efficiency HVAC units - Shell
21	50502.1299.140303	\$ (17,980.00)	\$ -	CO #1 Gas piping reduced from 3" diameter to 1" diameter - Shell
22	50502.1299.142001	\$ (6,900.00)	\$ -	CO #1 Gas line excavation credit - Sitemwork
23	50502.1299.140303	\$ 12,843.00	\$ -	CO #1 Fire sprinkler work - 5 zones - Shell
24	50502.1299.140303	\$ 1,263.00	\$ -	CO #1 Floor concrete cut/fill to flatten surface - Shell
25	50502.1299.140303	\$ 1,546.00	\$ -	CO #1 Brick cleaning - column lines 1-5 - Shell
26	50502.1299.140303	\$ 2,285.00	\$ -	CO #1 New brick column (cl 2.5) - Shell
27	50502.1299.140303	\$ 4,486.00	\$ -	CO #1 New roof shingles - Shell
28	50502.1299.140303	\$ 6,927.00	\$ -	CO #1 Extend gas/electric lines to new HVAC locations - Shell
29	50502.1299.142002	\$ 722.00	\$ -	CO #1 Add mesh to front sidewalk
30	50502.1299.140303	\$ (3,100.00)	\$ -	CO #1 Pre-finished coping deduct
31	50502.1299.142002	\$ 1,869.00	\$ -	CO #1 Rear sidewalk grade revision
32	50502.1299.142001	\$ 1,703.00	\$ -	CO #1 Install new 6" storm line to tie to downspouts
33	50502.1299.1580	\$ 2,958.00	\$ -	CO #1 Building permit fees
34	50502.1299.140303	\$ 1,822.00	\$ -	CO #1 Demo existing soffit to install C channel
35	50502.1299.140303	\$ 7,486.00	\$ -	CO #1 New column at cl 6.5
36	50502.1299.140303	\$ 2,727.00	\$ -	CO #1 Additional angles per bulletin #4
37	50502.1299.140704	\$ 4,963.00	\$ -	CO #1 Additional 200 amp panel for Tenant #1 - Advance Auto
38	50502.1299.142001	\$ 1,798.00	\$ -	CO #1 Extend water lines and add isolation valves per inspector
39	50502.1299.142001	\$ 20,212.00	\$ -	CO #2 Asphalt overlay - back drive
40	50502.1299.140300	\$ 13,199.00	\$ -	CO #2 Remove drywall/studs - add insulation/drywall to east & west walls
41	50502.1299.142002	\$ 1,790.00	\$ -	CO #2 Mailbox installed
42	50502.1299.142002	\$ 712.00	\$ -	CO #2 Bollard - near rear sidewalk
43	50502.1299.140300	\$ 1,156.00	\$ -	CO #2 Access Panels (in outside soffit to access tenant signage)
44	50502.1299.140300	\$ 326.00	\$ -	CO #2 Repair broken downspout in front column
45	50502.1299.140300	\$ 5,676.00	\$ -	CO #2 Roofing walk pads
46	50502.1299.142002	\$ 12,685.00	\$ -	CO #2 Tensor grid out front - pavement
47	50502.1299.142001	\$ (8,650.00)	\$ -	CO #2 Deduct top layer of asphalt - near sidewalk
48	50502.1299.140300	\$ 1,040.00	\$ -	CO #2 Interlock RTU smoke detectors
49	50502.1299.140300	\$ 855.00	\$ -	CO #2 New shut out water valve
50	50502.1299.142002	\$ 2,948.00	\$ -	CO #3 Pavement Curbs & Sidewalks
51	50502.1299.142002	\$ 1,026.00	\$ -	CO #4 Concrete Patch - Tools
52	50502.1299.140300	\$ 503.00	\$ -	CO #5 Repipe PVC Condensate Pipe - Viox Services
Total:		\$1,207,954.00	\$31,477.00	

Requested By: Penny Taylor Date: 06/10/11

Approved By: Dorothy Parks, Sr. Proj. Mgr Date: 06/10/11



Development Check Request

(Invoices with Purchase Orders)

Project #: 50502 Date Check to be Issued: Next Check Run
Enter mm/dd/yy

Project Name: Beckett Commons

Payee: Reece-Campbell, Inc. and Wernke Steel

Remittance Address: 320 South Wayne Avenue

City, State, Zip: Cincinnati, OH 45215

Vendor Number: 611091

Purchase Order #: 2664

Invoice Number: Pay App #3 Wernke

Retainage 10%: \$974.50 Amount to be Pd: \$8,770.50

Invoice Date: 3/30/11 Return Check To: Bethany Fairbanks - Cincinnati Office

Handling Code: _____

Line No.	Cost Center & Account Number	Schedule of Values	Gross Amount	Brief Description of Expenses
1	50502.1299.140303	\$ 41,080.00	\$ -	General Conditions
2	50502.1299.142002	\$ 55,184.00	\$ -	Demolition
3	50502.1299.140303	\$ 395,575.00	\$ 2,712.00	Shell Building
4	50502.1299.140300	\$ 65,190.00	\$ -	10 HVAC Units - Carrier/Trane
5	50502.1299.140300	\$ 18,256.00	\$ -	3 HVAC Units - York
6	50502.1299.140300	\$ 33,100.00	\$ -	7 each - 200 amp Electrical Panels
7	50502.1299.140300	\$ 14,200.00	\$ -	3 each - 400 amp Electrical Panels
8	50502.1299.140705	\$ 241,006.00	\$ -	White box Tenants 2 & 3 (10,400 sf +/-)
9	50502.1299.140302	\$ 100,800.00	\$ -	Roofing - 32,500sf
10	50502.1299.140300	\$ 13,000.00	\$ -	Fire Alarm
11	50502.1299.140300	\$ 11,100.00	\$ -	Fire Sprinkler
12	50502.1299.142002	\$ 37,174.00	\$ -	Pavement, curbs & sidewalks
13	50502.1299.141101	\$ 58,337.00	\$ -	Sanitary Sewer, storm sewer & gas line
14	50502.1299.140305	\$ 50,000.00	\$ 2,470.00	Contingency (Contractor)
15	50502.1299.140300	\$ (3,000.00)	\$ -	Alt - cut/cap existing plumbing lines beneath the slab
16	50502.1299.140300	\$ (2,600.00)	\$ -	Alt - Remove the e1 & e2 lights from Tenant 1's space
17	50502.1299.140300	\$ (15,000.00)	\$ -	Alt - Aluminum 4 phase wire instead of copper
18	50502.1299.140300	\$ 3,850.00	\$ -	Alt - Queen City Awning Add
19	50502.1299.140300	\$ (4,850.00)	\$ -	Alt - Remove all but 3 lights in Tenants 4 & 5
20	50502.1299.140303	\$ 14,856.00	\$ -	CO #1 Carrier/York high-efficiency HVAC units - Shell
21	50502.1299.140303	\$ (17,980.00)	\$ -	CO #1 Gas piping reduced from 3" diameter to 1" diameter - Shell
22	50502.1299.142001	\$ (6,900.00)	\$ -	CO #1 Gas line excavation credit - Sitework
23	50502.1299.140303	\$ 12,843.00	\$ -	CO #1 Fire sprinkler work - 5 zones - Shell
24	50502.1299.140303	\$ 1,263.00	\$ -	CO #1 Floor concrete cut/fill to flatten surface - Shell
25	50502.1299.140303	\$ 1,546.00	\$ -	CO #1 Brick cleaning - column lines 1-5 - Shell
26	50502.1299.140303	\$ 2,285.00	\$ -	CO #1 New brick column (cl 2.5) - Shell
27	50502.1299.140303	\$ 4,486.00	\$ -	CO #1 New roof shingles - Shell
28	50502.1299.140303	\$ 6,927.00	\$ -	CO #1 Extend gas/electric lines to new HVAC locations - Shell
29	50502.1299.142002	\$ 722.00	\$ -	CO #1 Add mesh to front sidewalk
30	50502.1299.140303	\$ (3,100.00)	\$ -	CO #1 Pre-finished coping deduct
31	50502.1299.142002	\$ 1,869.00	\$ -	CO #1 Rear sidewalk grade revision
32	50502.1299.142001	\$ 1,703.00	\$ -	CO #1 Install new 6" storm line to tie to downspouts
33	50502.1299.1580	\$ 2,958.00	\$ -	CO #1 Building permit fees
34	50502.1299.140303	\$ 1,822.00	\$ -	CO #1 Demo existing soffit to install C channel
35	50502.1299.140303	\$ 7,486.00	\$ 1,973.00	CO #1 New column at cl 6.5
36	50502.1299.140303	\$ 2,727.00	\$ 2,590.00	CO #1 Additional angles per bulletin #4
37	50502.1299.140704	\$ 4,963.00	\$ -	CO #1 Additional 200 amp panel for Tenant #1 - Advance Auto
38	50502.1299.142001	\$ 1,798.00	\$ -	CO #1 Extend water lines and add isolation valves per inspector
39	50502.1299.142001	\$ 20,212.00	\$ -	CO #2 Asphalt overlay - back drive
40	50502.1299.140300	\$ 13,199.00	\$ -	CO #2 Remove drywall/studs - add insulation/drywall to east & west walls
41	50502.1299.142002	\$ 1,790.00	\$ -	CO #2 Mailbox installed
42	50502.1299.142002	\$ 712.00	\$ -	CO #2 Bollard - near rear sidewalk
43	50502.1299.140300	\$ 1,156.00	\$ -	CO #2 Access Panels (in outside soffit to access tenant signage)
44	50502.1299.140300	\$ 326.00	\$ -	CO #2 Repair broken downspout in front column
45	50502.1299.140300	\$ 5,676.00	\$ -	CO #2 Roofing walk pads
46	50502.1299.142002	\$ 12,685.00	\$ -	CO #2 Tensor grid out front - pavement
47	50502.1299.142001	\$ (8,650.00)	\$ -	CO #2 Deduct top layer of asphalt - near sidewalk
48	50502.1299.140300	\$ 1,040.00	\$ -	CO #2 Interlock RTU smoke detectors
49	50502.1299.140300	\$ 855.00	\$ -	CO #2 New shut off water valve
50	50502.1299.142002	\$ 2,948.00	\$ -	CO #3 Pavement Curbs & Sidewalks
51	50502.1299.142002	\$ 1,026.00	\$ -	CO #4 Concrete Patch - Tools
52	50502.1299.140300	\$ 503.00	\$ -	CO #5 Repipe PVC Condensate Pipe - Viox Services
Total:		\$1,207,954.00	\$9,745.00	

Requested By: Penny Taylor Date: 06/10/11

Approved By: _____ Date: 06/10/11
Dorothy Parks, Sr. Proj. Mgr.

APPLICATION AND CERTIFICATE FOR PAYMENT

TO: Regency Centers
8080 North Central Expressway
Suite 1650
Dallas, Texas 75206

FROM: Reece-Campbell, Inc.
320 South Wayne Avenue
Cincinnati, OH 45215

PROJECT: Beckett Commons

VIA (CIVIL):

APPLICATION NO: 3 - REVISED

PERIOD FROM: 03/01/11
TO: 03/30/11

CIVIL'S PROJECT NO.: RC #11-614

LETTER OF INTENT: CONTRACT DATE: 1/31/11

Distribution to: (X) OWNER
() ARCHITECT
() TARGET
()

CONTRACTOR'S APPLICATION FOR PAYMENT

CHANGE ORDER SUMMARY		ADDITIONS	DEDUCTIONS
Change Orders Approved in previous months by Owner			
Owner			
TOTAL			

Approved this Month			
Number	Date Approved		
1		\$ 42,074.00	
2		\$ 49,001.00	
3		\$2,948	
4		\$1,026	
5		\$503	
TOTALS		\$ 95,552.00	\$ 95,552.00
Net change by Change Orders			0

The undersigned Contractor certifies that to the best of his knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by him for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due

CONTRACTOR: **Reece-Campbell, Inc.**

By: *[Signature]* Date: 6/9/11

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the architect certifies to the Owner that the Work has progressed to the point indicated, that to the best of his knowledge, information and belief, the quality of the Work is in accordance with the Contract Documents, and that the Contractor is entitled to payment of the AMOUNT CERTIFIED.

(Attach explanation if the amount certified differs from the amount applied for)

Application is made for Payment, as shown below, in connection with the contract:

ORIGINAL CONTRACT SUM \$ 1,112,402.00

Net change by Change Orders \$ 95,552.00

CONTRACT SUM TO DATE \$ 1,207,954.00

TOTAL COMPLETED & STORED TO DATE \$ 1,071,496.00
(Column G on G703)

RETAINAGE (Column I on G703) \$ 107,149.60

TOTAL EARNED LESS RETAINAGE \$ 964,346.40

LESS PREVIOUS CERTIFICATES FOR PAYMENT \$ 731,088.90

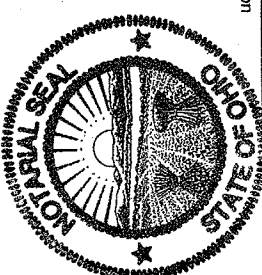
CURRENT PAYMENT DUE \$ 233,257.50

State of: Ohio County of: Hamilton

Subscribed and sworn to before me this 9th day of June, 20011.

Notary Public *[Signature]* §102-61-9-SENATE/EXNONISSIMWOD MW
REBECCA RUMBAUGH
REBECCA RUMBAUGH

My Commission expires:



AMOUNT CERTIFIED \$

ARCHITECT:

By: _____ Date: _____

This certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D FROM PREVIOUS APPLICATIONS (D+E)	E THIS PERIOD IN PLACE	F STORED MATERIAL NOT IN (D OR E)	G TOTAL COMP AND STORED (D+E+F)	H % COMP (G/C)	I BALANCE TO FINISH (C-G)	J RETAINAGE
1	General Conditions	\$ 41,080.00	\$ 24,000.00	\$ 17,080.00		\$ 41,080.00	100%	\$ -	\$ 4,108.00
2	Demolition	\$ 55,184.00	\$ 47,412.00	\$ 7,772.00		\$ 55,184.00	100%	\$ -	\$ 5,518.40
3	Shell Building	\$ 395,575.00	\$ 191,218.00	\$ 140,433.00		\$ 331,651.00	84%	\$ 63,924.00	\$ 33,165.10
4	10 HVAC Units - Carrier/Trane	\$ 65,190.00	\$ 65,190.00	\$ 18,256.00		\$ 65,190.00	100%	\$ -	\$ 6,519.00
5	3 HVAC Units - York	\$ 18,256.00	\$ 18,256.00	\$ 33,100.00		\$ 33,100.00	100%	\$ -	\$ 3,310.00
6	7 each - 200 amp Electrical Panels	\$ 33,100.00	\$ 33,100.00	\$ 14,200.00		\$ 33,100.00	100%	\$ -	\$ 1,420.00
7	3 each - 400 amp Electrical Panels	\$ 14,200.00	\$ 240,024.00	\$ 982.00		\$ 241,006.00	100%	\$ -	\$ 24,100.60
8	White box Tenants 2 & 3 (10,400 sf +/-)	\$ 241,006.00	\$ 76,000.00	\$ 24,800.00		\$ 100,800.00	100%	\$ -	\$ 10,080.00
9	Roofing - 32,500sf	\$ 100,800.00	\$ 10,000.00	\$ 3,000.00		\$ 13,000.00	100%	\$ -	\$ 1,300.00
10	Fire Alarm	\$ 13,000.00	\$ 10,000.00	\$ (12,200.00)		\$ 11,100.00	100%	\$ -	\$ 1,110.00
11	Fire Sprinkler	\$ 11,100.00	\$ 23,300.00	\$ (4,025.00)		\$ 20,374.00	55%	\$ 18,800.00	\$ 2,037.40
12	Pavement, curbs & sidewalks	\$ 37,174.00	\$ 24,399.00	\$ (2,335.00)		\$ 58,337.00	100%	\$ -	\$ 5,833.70
13	Sanitary Sewer, storm sewer & gas line	\$ 58,337.00	\$ 60,672.00	\$ (2,335.00)		\$ 40,568.00	81%	\$ 9,432.00	\$ 4,056.80
14	Contingency (Contractor)	\$ 50,000.00	\$ 10,000.00	\$ 30,568.00		\$ (3,000.00)	100%	\$ -	\$ (300.00)
15	Alternates/Clarifications - out/cap existing plumbing lines beneath the slab	\$ (3,000.00)	\$ (3,000.00)	\$ -		\$ (2,600.00)	100%	\$ -	\$ (260.00)
16	Alternates/Clarifications - Remove the e1 & e2 lights from Tenant 1's space	\$ (2,600.00)	\$ (2,600.00)	\$ -		\$ (15,000.00)	100%	\$ -	\$ (1,500.00)
17	Alternates/Clarifications - Aluminum 4 phase wire instead of copper	\$ (15,000.00)	\$ (15,000.00)	\$ -		\$ 3,850.00	100%	\$ -	\$ 385.00
18	Alternates/Clarifications - Queen City Awning Add	\$ 3,850.00	\$ (4,850.00)	\$ 3,850.00		\$ 36,008.00	90%	\$ 4,066.00	\$ (485.00)
19	Alternates/Clarifications - Remove all but 3 lights in Tenants 4 & 5	\$ (4,850.00)	\$ -	\$ -		\$ 11,242.00	23%	\$ 37,759.00	\$ 3,800.80
20	Change Order #1	\$ 42,074.00	\$ -	\$ 38,008.00		\$ -	0%	\$ -	\$ -
21	Change Order #2	\$ 49,001.00	\$ -	\$ 11,242.00		\$ -	0%	\$ -	\$ -
21	Change Order #3	\$ 2,948.00	\$ -	\$ -		\$ -	0%	\$ -	\$ -
21	Change Order #4	\$ 1,026.00	\$ -	\$ -		\$ -	0%	\$ -	\$ -
21	Change Order #5	\$ 503.00	\$ -	\$ -		\$ -	0%	\$ -	\$ -
	TOTAL	\$ 1,207,954.00	\$ 872,321.00	\$ 259,175.00	\$ -	\$ 1,071,496.00	89%	\$ 136,458.00	\$ 107,149.60

**CONTRACTOR'S PARTIAL RELEASE OF CLAIMS
AND WAIVER OF LIENS**

Contractor:	<u>REECE-CAMPBELL, INC.</u>	Owner:	<u>REGENCY CENTERS, LP</u>
Address:	<u>320 S. WAYNE AVE.</u>	Address:	<u>8044 MONTGOMERY RD</u>
	<u>CINCINNATI, OH 45215</u>		<u>CINCINNATI, OH 45236</u>
Project:	<u>BECKETT COMMONS</u>	Payment:	<u>\$233,257.50</u>
Draw Date:	<u>3/30/11</u>		

The undersigned contractor (herein referred to as "Contractor"), being first duly sworn, deposes and says that: He is over the age of 21 years and resides at:

1. [IF CONTRACTOR IS AN INDIVIDUAL:] He is the Contractor referred to herein.
[IF CONTRACTOR IS A PARTNERSHIP:] He is a general partner in _____,
a partnership composed of the undersigned and carrying on business at _____,
City of _____. Said partnership is the Contractor referred to herein.
[IF CONTRACTOR IS A CORPORATION:] He holds the title of VICE PRESIDENT
in REECE-CAMPBELL, INC., a corporation organized under the laws of the State of OHIO,
carrying on business at 320 S. WAYNE AVE., City of CINCINNATI, State of OHIO, which
corporation is the Contractor referred to herein. The undersigned is authorized to execute this instrument on its
behalf.

2. The Contractor is a Contractor or material supplier for the performance of certain work and/or the
furnishing of certain materials or supplies ("the Work") pursuant to a contract between REECE-CAMPBELL,
INC. and Regency Realty (the "Owner"), for the improvements and project commonly known as BECKETT
COMMONS (the ("Project")), upon property legally described as: 8192 PRINCETON-GLENDALE
ROAD, City of WEST CHESTER, County of BUTLER, State of OHIO (the "Property").

3. This instrument is delivered in consideration of and for the purpose of inducing the Owner to make
interim payment of \$ 233,257.50 under the Contract.

4. Contractor, on behalf of itself, its heirs, successors and assigns, does hereby release and discharge
Owner, and its successors, assigns, and sureties from all claims and demands for labor and work performed and
materials, supplies and equipment furnished under or by virtue of the contract between Contractor and Owner
(herein "Contract") or extra work or change orders related thereto, to the Draw Date. Additionally, Contractor
hereby waives and releases for itself, its successors, and, to the extent permitted by law, for all persons able to
claim through or under Contractor, any and all mechanic's or materialmen's liens, whether constitutional,
statutory or contractual or any claim or right to claim any lien under the laws of the State of Texas against the
Project for any and all labor performed or materials furnished to the Project through and including the Draw
Date. All of the releases and waivers given hereunder are partial and are limited to labor performed and
materials furnished to the Project to the Draw Date.

5. Contractor certifies and covenants that full payment has been made to all Subcontractors and for all
labor and work performed and for all materials, supplies, and equipment used or furnished by others in
connection with the Contract to the Draw Date. Contractor agrees to indemnify and hold Owner harmless
against any and all liability, liens, claims, demands, damages, expenses, fees, attorneys' fees, costs of suit and
causes of action of any and every kind and nature arising or growing out of or in any way connected with costs
and expenses related to the Project which are herein represented as being paid. Contractor has executed this
document voluntarily and with full knowledge of its rights under the law.

DATED:

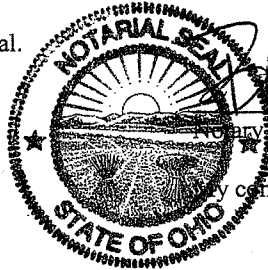
CONTRACTOR:
REECE-CAMPBELL, INC.

JUNE 9, 2011

Elio Zerbin

On this the day of JUNE 9, 2011, before me, REBECCA RUMPLER, the undersigned officer, personally appeared ELIO P. ZERBINI, known to me (or satisfactorily proven) to be the person whose name subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

It witness whereof I hereunto set my hand and official seal.



Rebecca Rimpler
REBECCA RUMPLER
Notary Public For
NOTARY PUBLIC - OHIO
MY COMMISSION EXPIRES 6-19-2013
My commission expires: _____

(if executed by a corporation, affix corporate seal.)

On this the day of _____, 20____, before me, _____, the undersigned officer, personally appeared _____ who acknowledged self to be the _____ of _____, a corporation, and that he, as such _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as _____.

It witness whereof I hereunto set my hand and official seal.

Notary Public For

My commission expires: _____

**SUBCONTRACTOR'S PARTIAL RELEASE OF CLAIMS
AND WAIVER OF LIENS**

Subcontractor: Affordable Painting Owner: Regency Centers
Address: 109 Odlin Avenue Address: 8192 Princeton - Glendale Rd.
Dayton, Ohio 45405 West Chester, Ohio 45069
Contractor: Reece Campbell
Address: 320 S. Wayne Ave.
Cinn., Ohio 45215
Project: Beckett Commons 8192 Princeton - Glendale Rd.
Draw Date: 3/9/2011

The undersigned subcontractor or material supplier (herein referred to as "Subcontractor"), being first duly sworn, deposes and says that: He is over the age of 21 years and resides at:

109 Odlin Avenue, Dayton, Ohio 45405

1. (IF SUBCONTRACTOR IS AN INDIVIDUAL:) He is the Subcontractor referred to herein.
(IF SUBCONTRACTOR IS A PARTNERSHIP:) He is a general partner in _____
a partnership composed of the undersigned and carrying on business at _____,
City of _____. Said partnership is the Subcontractor referred to herein.
(IF SUBCONTRACTOR IS A CORPORATION:) He holds the title of _____
in _____, a corporation organized under the laws of the State
of _____, carrying on business at _____, City of _____,
State of _____, which corporation is the Subcontractor referred to herein. The
undersigned is authorized to execute this instrument on its behalf.

2. The subcontractor is a subcontractor or material supplier for the performance of certain work and/or the furnishing of certain materials or supplies pursuant to an agreement or purchase order, as the case may be (hereinafter called the "Subcontract," which terms shall refer to the agreement or purchase order, as the case may be), under a general contract between Reece Campbell (the "Contractor") and Regency Realty (the "Owner"), for the improvements and project commonly known as Beckett Commons upon property legally described as: Beckett Commons 8192 Princeton - Glendale Rd. City of West Chester County of Montgomery State of Ohio (the "Project").

3. This instrument is delivered in consideration of and for the purpose of inducing the Contractor to make interim payment of \$ 7,283.87 under the Contract

4. Subcontractor, on behalf of itself, its heirs, successors and assigns, does hereby release and discharge Contractor and Owner, and their respective successors, assigns, and sureties from all claims and demands for labor and work performed and materials, supplies and equipment furnished under or by virtue of the contract between Contractor and Subcontractor (herein "Subcontract") or extra work or change orders related thereto, to the Draw Date. Additionally, Subcontractor hereby waives and releases for itself, its successors, and, to the extent permitted by law, for all persons able to claim through or under Subcontractor, any and all mechanic's or materialmen's liens, whether constitutional, statutory or contractual or any claim or right to claim any lien under the laws of the State of Texas against the Project for any and all labor performed or materials furnished to the Project to the Draw Date. All of the releases and waivers given hereunder are partial and are limited to labor performed and materials furnished to the Project to the Draw Date.

5. Subcontractor certifies and covenants that full payment has been made for all labor and work performed and for all materials, supplies, and equipment used or furnished by others in connection with the Subcontract to the Draw Date. Subcontractor agrees to indemnify and hold Owner and Contractor harmless against any and all liability, liens, claims, demands, damages, expenses, fees, attorneys' fees, costs of suit and causes of action of any and every kind and nature arising or growing out of or in any way connected with costs and expenses related to the Project which are herein represented as being paid. Subcontractor has executed this document voluntarily and with full knowledge of its rights under the law.

DATED:

3/11, 2011

SUBCONTRACTOR:

Affordable Painting
Shane Rist

On this the day of 3/11, 2011, before me, Leonard Kreitman the undersigned officer, personally appeared Affordable Painting, known to me (or satisfactorily proven) to be the person whose name subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.



It witness whereof I hereunto set my hand and official seal.

RHONDA CLEMENS
Notary Public, State of Ohio
My Commission Expires
March 5, 2013

Rhonda Clemens
Notary Public For Ohio, Monongahery County

My commission expires: March 5, 2013

(If executed by a corporation, affix corporate seal.)

On this the day of _____, 20____, before me, _____, the undersigned officer, personally appeared _____ who acknowledged self to be the _____ of _____, a corporation, and that he, as such _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as _____.

It witness whereof I hereunto set my hand and official seal.

Notary Public For

My commission expires: _____

**SUBCONTRACTOR'S PARTIAL RELEASE OF CLAIMS
AND WAIVER OF LIENS**

Subcontractor: Gem Interiors, Inc. Owner: Regency Centers
Address: 769 W 8th Ave 50 Address: 8044 Montgomery Rd
Milford OH 45150 Cin OH 45236
Contractor: Reece Campbell
Address: 312 South Wayne Cir 45212
Project: Breckett Commons
Draw Date: 3-15-11

The undersigned subcontractor or material supplier (herein referred to as "Subcontractor"), being first duly sworn, deposes and says that: He is over the age of 21 years and resides at:

1. (IF SUBCONTRACTOR IS AN INDIVIDUAL) He is the Subcontractor referred to herein.
(IF SUBCONTRACTOR IS A PARTNERSHIP) He is a general partner in _____
a partnership composed of the undersigned and carrying on business at _____
City of _____. Said partnership is the Subcontractor referred to herein.
(IF SUBCONTRACTOR IS A CORPORATION) He holds the title of President
in Gem Interiors, Inc., a corporation organized under the laws of the State
of Ohio, carrying on business at 769 W 8th Ave 50, City of Milford
_____, State of Ohio, which corporation is the Subcontractor referred to herein. The
undersigned is authorized to execute this instrument on its behalf.

2. The subcontractor is a subcontractor or material supplier for the performance of certain work and/or the furnishing of certain materials or supplies pursuant to an agreement or purchase order, as the case may be (hereinafter called the "Subcontract," which terms shall refer to the agreement or purchase order, as the case may be), under a general contract between Reece Campbell (the "Contractor") and Regency Realty (the "Owner"), for the improvements and project commonly known as Breckett Commons, upon property legally described as: Breckett Commons, City of West Chester, County of Hamilton, State of OH (the "Project").

3. This instrument is delivered in consideration of and for the purpose of inducing the Contractor to make interim payment of \$ 20,276.46 under the Contract.

4. Subcontractor, on behalf of itself, its heirs, successors and assigns, does hereby release and discharge Contractor and Owner, and their respective successors, assigns, and sureties from all claims and demands for labor and work performed and materials, supplies and equipment furnished under or by virtue of the contract between Contractor and Subcontractor (herein "Subcontract") or extra work or change orders related thereto, to the Draw Date. Additionally, Subcontractor hereby waives and releases for itself, its successors, and, to the extent permitted by law, for all persons able to claim through or under Subcontractor, any and all mechanic's or materialmen's liens, whether constitutional, statutory or contractual or any claim or right to claim any lien under the laws of the State of Texas against the Project for any and all labor performed or materials furnished to the Project to the Draw Date. All of the releases and waivers given hereunder are partial and are limited to labor performed and materials furnished to the Project to the Draw Date.

5. Subcontractor certifies and covenants that full payment has been made for all labor and work performed and for all materials, supplies, and equipment used or furnished by others in connection with the Subcontract to the Draw Date. Subcontractor agrees to indemnify and hold Owner and Contractor harmless against any and all liability, liens, claims, demands, damages, expenses, fees, attorneys' fees, costs of suit and causes of action of any and every kind and nature arising or growing out of or in any way connected with costs and expenses related to the Project which are herein represented as being paid. Subcontractor has executed this document voluntarily and with full knowledge of its rights under the law.

[Handwritten Signature]
SUBCONTRACTOR
GEM INTERIORS, INC

DATED:
3/15, 2011

On this the day of 3/15, 2011, before me, _____ the undersigned officer, personally appeared _____ known to me (or satisfactorily proven) to be the person whose name subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

It witness whereof I hereunto set my hand and official seal.


Notary Public For _____
My commission expires: _____

(If executed by a corporation, affix corporate seal.)

On this the day of 3/15, 2011, before me, Lisa Pack the undersigned officer, personally appeared Greg Messer who acknowledged self to be the President of Gem Interiors, a corporation, and that he, as such _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

It witness whereof I hereunto set my hand and official seal.

Lisa Pack
Notary Public For _____
My commission expires: 12/2/2012


LISA PACK
Notary Public, State of Ohio
My Commission Expires 12-02-2012

**SUBCONTRACTOR'S PARTIAL RELEASE OF CLAIMS
AND WAIVER OF LIENS**

Subcontractor: HAYES Concrete Owner: Regency Centers
Address: 2120 Waycross Rd Address: 8044 Montgomery Rd.
Cinti, OH 45240
Contractor: Reece Campbell Inc.
Address: 320 S Wayne Ave
Cinti, OH 45215
Project: Beckett Commons
Draw Date: 3.25.11

The undersigned subcontractor or material supplier (herein referred to as "Subcontractor"), being first duly sworn, deposes and says that: He is over the age of 21 years and resides at:

2120 Waycross Rd Cinti, OH 45240

1. (IF SUBCONTRACTOR IS AN INDIVIDUAL:) He is the Subcontractor referred to herein.
(IF SUBCONTRACTOR IS A PARTNERSHIP:) He is a general partner in n/a
a partnership composed of the undersigned and carrying on business at n/a,
City of n/a. Said partnership is the Subcontractor referred to herein.
(IF SUBCONTRACTOR IS A CORPORATION:) He holds the title of President
in HAYES Concrete, a corporation organized under the laws of the State
of OH, carrying on business at 2120 Waycross Rd City of Cinti
OH, State of OH, which corporation is the Subcontractor referred to herein. The
undersigned is authorized to execute this instrument on its behalf.

2. The subcontractor is a subcontractor or material supplier for the performance of certain work and/or the furnishing of certain materials or supplies pursuant to an agreement or purchase order, as the case may be (hereinafter called the "Subcontract," which terms shall refer to the agreement or purchase order, as the case may be), under a general contract between Reece Campbell (the "Contractor") and Regency Realty (the "Owner"), for the improvements and project commonly known as Beckett Commons, upon property legally described as: 8192 Princeton Glenale Rd.
NC, City of Butler, County of Butler, State of OH (the "Project").

3. This instrument is delivered in consideration of and for the purpose of inducing the Contractor to make interim payment of \$ 4,639.50 under the Contract

4. Subcontractor, on behalf of itself, its heirs, successors and assigns, does hereby release and discharge Contractor and Owner, and their respective successors, assigns, and sureties from all claims and demands for labor and work performed and materials, supplies and equipment furnished under or by virtue of the contract between Contractor and Subcontractor (herein "Subcontract") or extra work or change orders related thereto, to the Draw Date. Additionally, Subcontractor hereby waives and releases for itself, its successors, and, to the extent permitted by law, for all persons able to claim through or under Subcontractor, any and all mechanic's or materialmen's liens, whether constitutional, statutory or contractual or any claim or right to claim any lien under the laws of the State of Texas against the Project for any and all labor performed or materials furnished to the Project to the Draw Date. All of the releases and waivers given hereunder are partial and are limited to labor performed and materials furnished to the Project to the Draw Date.

5. Subcontractor certifies and covenants that full payment has been made for all labor and work performed and for all materials, supplies, and equipment used or furnished by others in connection with the Subcontract to the Draw Date. Subcontractor agrees to indemnify and hold Owner and Contractor harmless against any and all liability, liens, claims, demands, damages, expenses, fees, attorneys' fees, costs of suit and causes of action of any and every kind and nature arising or growing out of or in any way connected with costs and expenses related to the Project which are herein represented as being paid. Subcontractor has executed this document voluntarily and with full knowledge of its rights under the law.

DATED:

4-1, 2011

SUBCONTRACTOR

[Signature]

On this the day of Apr 1, 2011, before me, Emilee Knochel, the undersigned officer, personally appeared Ed Hayes, known to me (or satisfactorily proven) to be the person whose name subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

It witness whereof I hereunto set my hand and official seal.



Emilee Knochel
Notary Public, State of Ohio
My Commission Expires 07-12-2014

Emilee Knochel
Notary Public For DH

My commission expires: 7-12-14

(if executed by a corporation, affix corporate seal.)

On this the day of _____, 20____, before me, _____, the undersigned officer, personally appeared _____ who acknowledged self to be the _____ of _____, a corporation, and that he, as such _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as _____

It witness whereof I hereunto set my hand and official seal.

Notary Public For

My commission expires: _____

SUBCONTRACTOR'S PARTIAL RELEASE OF CLAIMS
AND WAIVER OF LIENS

Subcontractor: Holland Roofing Owner: Regency Center
Address: 7450 Industrial Rd Address: 20114 Montgomery Rd
FLORENCE, KY 41042 Cincinnati, OH 45236
Contractor: Reece Campbell Inc
Address: Cincinnati, OH 45215
Project: Beckett Commons
Draw Date: 4/20/11

The undersigned subcontractor or material supplier (herein referred to as "Subcontractor"), being first duly sworn, deposes and says that: He is over the age of 21 years and resides at:

1. (IF SUBCONTRACTOR IS AN INDIVIDUAL) He is the Subcontractor referred to herein.
(IF SUBCONTRACTOR IS A PARTNERSHIP) He is a general partner in _____
a partnership composed of the undersigned and carrying on business at _____
City of _____. Said partnership is the Subcontractor referred to herein.
(IF SUBCONTRACTOR IS A CORPORATION) He holds the title of SEC TREAS
in Holland Roofing, a corporation organized under the laws of the State
of KY, carrying on business at _____, City of FLORENCE
_____, State of KY, which corporation is the Subcontractor referred to herein. The
undersigned is authorized to execute this instrument on its behalf.

2. The subcontractor is a subcontractor or material supplier for the performance of certain work and/or the furnishing of certain materials or supplies pursuant to an agreement or purchase order, as the case may be (hereinafter called the "Subcontract," which terms shall refer to the agreement or purchase order, as the case may be), under a general contract between Reece Campbell (the "Contractor") and Regency Realty (the "Owner"), for the improvements and project commonly known as Beckett Commons upon property legally described as: 2192 Thornton-Gladys Rd _____, City of WYCK County of BUTLER, State of OH (the "Project").

3. This instrument is delivered in consideration of and for the purpose of inducing the Contractor to make interim payment of \$ 8,000.00 under the Contract.

4. Subcontractor, on behalf of itself, its heirs, successors and assigns, does hereby release and discharge Contractor and Owner, and their respective successors, assigns, and sureties from all claims and demands for labor and work performed and materials, supplies and equipment furnished under or by virtue of the contract between Contractor and Subcontractor (herein "Subcontract") or extra work or change orders related thereto, to the Draw Date. Additionally, Subcontractor hereby waives and releases for itself, its successors, and, to the extent permitted by law, for all persons able to claim through or under Subcontractor, any and all mechanic's or materialmen's liens, whether constitutional, statutory or contractual or any claim or right to claim any lien under the laws of the State of Texas against the Project for any and all labor performed or materials furnished to the Project to the Draw Date. All of the releases and waivers given hereunder are partial and are limited to labor performed and materials furnished to the Project to the Draw Date.

5. Subcontractor certifies and covenants that full payment has been made for all labor and work performed and for all materials, supplies, and equipment used or furnished by others in connection with the Subcontract to the Draw Date. Subcontractor agrees to indemnify and hold Owner and Contractor harmless against any and all liability, liens, claims, demands, damages, expenses, fees, attorneys' fees, costs of suit and causes of action of any and every kind and nature arising or growing out of or in any way connected with costs and expenses related to the Project which are herein represented as being paid. Subcontractor has executed this document voluntarily and with full knowledge of its rights under the law.

DATED:

April 20, 2011

SUBCONTRACTOR:

[Signature]

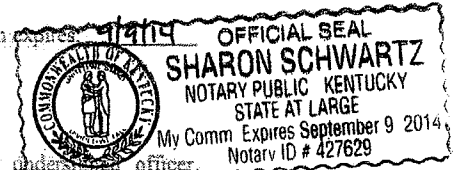
On this the 20th day of April, 2011, before me, _____ the undersigned officer, personally appeared Donna Thornton known to me (or satisfactorily proven) to be the person whose name subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

It witness whereof I hereunto set my hand and official seal.

Sharon Schwartz
Notary Public For KY

My commission expires: 9/9/14

(If executed by a corporation, affix corporate seal.)



On this the 20th day of April, 2011, before me, _____ the undersigned officer, personally appeared Donna Thornton who acknowledged self to be the Sec. Treas. of Holland Roofing a corporation, and that he, as such SECRETARY being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Donna Thornton.

It witness whereof I hereunto set my hand and official seal.

Sharon Schwartz
Notary Public For _____

My commission expires: 9/9/14



**SUBCONTRACTOR'S PARTIAL RELEASE OF CLAIMS
AND WAIVER OF LIENS**

Subcontractor: RICH HOLTHAUS PLUMBING Owner: Regency Realty
 Address: 503 W. Benson street Address: _____
Cincinnati, OH 45215
 Contractor: Reece Campbell
 Address: 320 S. Wayne Avenue
Cincinnati, OH 45215
 Project: BECKETT COMMONS REDEVELOPMENT
 Draw Date: March 24, 2011

The undersigned subcontractor or material supplier (herein referred to as "Subcontractor"), being first duly sworn, deposes and says that He is over the age of 21 years and resides at:

27 W. Columbia Avenue, Reading, OH

1. (IF SUBCONTRACTOR IS AN INDIVIDUAL:) He is the Subcontractor referred to herein.
 (IF SUBCONTRACTOR IS A PARTNERSHIP:) He is a general partner in _____
 a partnership composed of the undersigned and carrying on business at _____
 City of _____. Said partnership is the Subcontractor referred to herein.
 (IF SUBCONTRACTOR IS A CORPORATION:) He holds the title of President of Rich Holthaus Plumbign Co.
in Cincinnati, a corporation organized under the laws of the State
of Ohio, carrying on business at 503 W. Benson St., City of Cincinnati
 State of Ohio, which corporation is the Subcontractor referred to herein. The
 undersigned is authorized to execute this instrument on its behalf.

2. The subcontractor is a subcontractor or material supplier for the performance of certain work and/or the furnishing of certain materials or supplies pursuant to an agreement or purchase order, as the case may be (hereinafter called the "Subcontract," which terms shall refer to the agreement or purchase order, as the case may be), under a general contract between Reece Campbell (the "Contractor") and Regency Realty (the "Owner"), for the improvements and project commonly known as _____ upon property legally described as: 8192 Princeton Glendale Road _____, City of West Chester, County of Butler, State of Ohio (the "Project").

3. This instrument is delivered in consideration of and for the purpose of inducing the Contractor to make interim payment of \$ 5,177.50 under the Contract

4. Subcontractor, on behalf of itself, its heirs, successors and assigns, does hereby release and discharge Contractor and Owner, and their respective successors, assigns, and sureties from all claims and demands for labor and work performed and materials, supplies and equipment furnished under or by virtue of the contract between Contractor and Subcontractor (herein "Subcontract") or extra work or change orders related thereto, to the Draw Date. Additionally, Subcontractor hereby waives and releases for itself, its successors, and, to the extent permitted by law, for all persons able to claim through or under Subcontractor, any and all mechanic's or materialmen's liens, whether constitutional, statutory or contractual or any claim or right to claim any lien under the laws of the State of Texas against the Project for any and all labor performed or materials furnished to the Project to the Draw Date. All of the releases and waivers given hereunder are partial and are limited to labor performed and materials furnished to the Project to the Draw Date.

5. Subcontractor certifies and covenants that full payment has been made for all labor and work performed and for all materials, supplies, and equipment used or furnished by others in connection with the Subcontract to the Draw Date. Subcontractor agrees to indemnify and hold Owner and Contractor harmless against any and all liability, liens, claims, demands, damages, expenses, fees, attorneys' fees, costs of suit and causes of action of any and every kind and nature arising or growing out of or in any way connected with costs and expenses related to the Project which are herein represented as being paid. Subcontractor has executed this document voluntarily and with full knowledge of its rights under the law.

DATED:

March 25, 20 11

SUBCONTRACTOR:

RICH HOLTHAUS PLUMBING CO.

[Signature]

On this the day of March 25, 20 11, before me Peggy A. Farfising, undersigned officer, personally appeared Richard W. Holthaus known to me (or satisfactorily proven) to be the person whose name subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

It witness whereof I hereunto set my hand and official seal.

[Signature]
Notary Public For Ohio



My commission expires: 12/12

(if executed by a corporation, affix corporate seal.)

Peggy A. Farfising
Notary Public, State of Ohio
My Commission Expires **12-08-2013**

On this the day of _____, 20____, before me, _____, the undersigned officer, personally appeared _____ who acknowledged ~~signed~~ be the _____ of _____, a corporation, and that he, as such _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as _____.

It witness whereof I hereunto set my hand and official seal.

Notary Public For

My commission expires: _____

**SUBCONTRACTOR'S PARTIAL RELEASE OF CLAIMS
AND WAIVER OF LIENS**

Subcontractor: J. Construction Co., Inc. Owner: Regency Centers
Address: 7230 Cincinnati-Brookville Rd. Address: 8044 Montgomery Rd., Suite 520
Okeana, OH 45053 Cincinnati, OH 45236
Contractor: Reece Campbell, Inc.
Address: 320 South Wayne Ave.
Cincinnati, OH 45215
Project: Beckett Commons
Draw Date: 3/18/11

The undersigned subcontractor or material supplier (herein referred to as "Subcontractor"), being first duly sworn, deposes and says that: He is over the age of 21 years and resides at:

1. (IF SUBCONTRACTOR IS AN INDIVIDUAL:) He is the Subcontractor referred to herein.
(IF SUBCONTRACTOR IS A PARTNERSHIP:) He is a general partner in _____
a partnership composed of the undersigned and carrying on business at _____
City of _____. Said partnership is the Subcontractor referred to herein.
(IF SUBCONTRACTOR IS A CORPORATION:) He holds the title of Treasurer
in J. Construction Co., Inc. incorporation organized under the laws of the State
of Ohio, carrying on business at 7230 Cincinnati Brookville Rd. Okeana
_____, State of Ohio, which corporation is the Subcontractor referred to herein. The
undersigned is authorized to execute this instrument on its behalf.

2. The subcontractor is a subcontractor or material supplier for the performance of certain work and/or the furnishing of certain materials or supplies pursuant to an agreement or purchase order, as the case may be (hereinafter called the "Subcontract," which terms shall refer to the agreement or purchase order, as the case may be), under a general contract between Reece Campbell, Inc. (the "Contractor") and Regency Realty (the "Owner"), for the improvements and project commonly known as Beckett Commons upon property legally described as: 8192 Princeton-Glendale Rd. City of West Chester of Butler, State of Ohio (the "Project").

3. This instrument is delivered in consideration of and for the purpose of inducing the Contractor to make interim payment of \$ 12,163.50 under the Contract

4. Subcontractor, on behalf of itself, its heirs, successors and assigns, does hereby release and discharge Contractor and Owner, and their respective successors, assigns, and sureties from all claims and demands for labor and work performed and materials, supplies and equipment furnished under or by virtue of the contract between Contractor and Subcontractor (herein "Subcontract") or extra work or change orders related thereto, to the Draw Date. Additionally, Subcontractor hereby waives and releases for itself, its successors, and to the extent permitted by law, for all persons able to claim through or under Subcontractor, any and all mechanic's or materialmen's liens, whether constitutional, statutory or contractual or any claim or right to claim any lien under the laws of the State of Texas against the Project for any and all labor performed or materials furnished to the Project to the Draw Date. All of the releases and waivers given hereunder are partial and are limited to labor performed and materials furnished to the Project to the Draw Date.

5. Subcontractor certifies and covenants that full payment has been made for all labor and work performed and for all materials, supplies, and equipment used or furnished by others in connection with the Subcontract to the Draw Date. Subcontractor agrees to indemnify and hold Owner and Contractor harmless against any and all liability, liens, claims, demands, damages, expenses, fees, attorneys' fees, costs of suit and causes of action of any and every kind and nature arising or growing out of or in any way connected with costs and expenses related to the Project which are herein represented as being paid. Subcontractor has executed this document voluntarily and with full knowledge of its rights under the law.

DATED:

SUBCONTRACTOR:

3/ _____, 20 11 _____

JOHN M. JACOB, Treasurer

On this the day of _____, 20 11, before me, _____, the undersigned officer, personally appeared JOHN M. JACOB, known to me (or satisfactorily proven) to be the person whose name subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

It witness whereof I hereunto set my hand and official seal.

Notary Public For _____

My commission expires: _____

(if executed by a corporation, affix corporate seal.)

On this the day of _____, 20 _____, before me, _____, the undersigned officer, personally appeared _____ who acknowledged self to be the _____ of _____, a corporation, and that he, as such _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as _____.

It witness whereof I hereunto set my hand and official seal.

Notary Public For _____

My commission expires: _____

**SUBCONTRACTOR'S PARTIAL RELEASE OF CLAIMS
AND WAIVER OF LIENS**

Subcontractor: MIDWEST CONST. Co. Owner: _____
Address: 1804 ST. RT. 131 Address: _____
MILFORD, OH 45150
Contractor: REBE CAMPBELL INC.
Address: 320 S. WAYNE AVE.
Project: BECKETT COMMONS
Draw Date: 4/25/14

The undersigned subcontractor or material supplier (herein referred to as "Subcontractor"), being first duly sworn, deposes and says that: He is over the age of 21 years and resides at:

1804 ST. RT. 131 MILFORD, OH 45150

1. [IF SUBCONTRACTOR IS AN INDIVIDUAL:] He is the Subcontractor referred to herein.
[IF SUBCONTRACTOR IS A PARTNERSHIP:] He is a general partner in _____
a partnership composed of the undersigned and carrying on business at _____
City of _____. Said partnership is the Subcontractor referred to herein.
[IF SUBCONTRACTOR IS A CORPORATION:] He holds the title of PRESIDENT
in MIDWEST CONST., a corporation organized under the laws of the State
of DE, carrying on business at 1804 ST. RT. 131, City of MILFORD
_____, State of OH, which corporation is the Subcontractor referred to herein. The
undersigned is authorized to execute this instrument on its behalf.

2. The subcontractor is a subcontractor or material supplier for the performance of certain work and/or the furnishing of certain materials or supplies pursuant to an agreement or purchase order, as the case may be (hereinafter called the "Subcontract," which terms shall refer to the agreement or purchase order, as the case may be), under a general contract between REBE CAMPBELL (the "Contractor") and Regency Realty (the "Owner"), for the improvements and project commonly known as BECKETT COMMONS, upon property legally described as: 8192 PRINCETON-CLENDALE RD., City of WEST CHESTER, County of OH, State of _____ (the "Project").

3. This instrument is delivered in consideration of and for the purpose of inducing the Contractor to make interim payment of \$ 7921.17 under the Contract

4. Subcontractor, on behalf of itself, its heirs, successors and assigns, does hereby release and discharge Contractor and Owner, and their respective successors, assigns, and sureties from all claims and demands for labor and work performed and materials, supplies and equipment furnished under or by virtue of the contract between Contractor and Subcontractor (herein "Subcontract") or extra work or change orders related thereto, to the Draw Date. Additionally, Subcontractor hereby waives and releases for itself, its successors, and, to the extent permitted by law, for all persons able to claim through or under Subcontractor, any and all mechanic's or materialmen's liens, whether constitutional, statutory or contractual or any claim or right to claim any lien under the laws of the State of Texas against the Project for any and all labor performed or materials furnished to the Project to the Draw Date. All of the releases and waivers given hereunder are partial and are limited to labor performed and materials furnished to the Project to the Draw Date.

5. Subcontractor certifies and covenants that full payment has been made for all labor and work performed and for all materials, supplies, and equipment used or furnished by others in connection with the Subcontract to the Draw Date. Subcontractor agrees to indemnify and hold Owner and Contractor harmless against any and all liability, liens, claims, demands, damages, expenses, fees, attorneys' fees, costs of suit and causes of action of any and every kind and nature arising or growing out of or in any way connected with costs and expenses related to the Project which are herein represented as being paid. Subcontractor has executed this document voluntarily and with full knowledge of its rights under the law.

DATED:

4/25, 20 11

SUBCONTRACTOR:

[Signature]

On this the day of 25/APR, 2011, before me, Russ Thomas, the undersigned officer, personally appeared _____, known to me (or satisfactorily proven) to be the person whose name subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

It witness whereof I hereunto set my hand and official seal.



JENNIFER L. KIRBY
Notary Public, State of Ohio
My Commission Expires
June 3, 2013

[Signature]
Notary Public For STATE OF OHIO
My commission expires: 6-3-2013

(if executed by a corporation, affix corporate seal.)

On this the day of 25/APR, 2011, before me, Russ Thomas, the undersigned officer, personally appeared _____ who acknowledged self to be the PRES of MIDWEST, a corporation, and that he, as such _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as _____.

It witness whereof I hereunto set my hand and official seal.



JENNIFER L. KIRBY
Notary Public, State of Ohio
My Commission Expires
June 3, 2013

[Signature]
Notary Public For STATE OF OHIO
My commission expires: 6-3-2013

**SUBCONTRACTOR'S PARTIAL RELEASE OF CLAIMS
AND WAIVER OF LIENS**

Subcontractor: Reliable Electric Owner: Regency Realty
Address: 94 Compark Road Address: _____
Dayton, OH 45459 _____
Contractor: Reece-Campbell
Address: 320 South Wayne Avenue, Cincinnati, OH 45215
Project: Beckett Commons 8192 Princeton-Glendale Road, West Chester, OH 45069
Draw Date: March 24, 2011

The undersigned subcontractor or material supplier (herein referred to as "Subcontractor"), being first duly sworn, deposes and says that: He is over the age of 21 years and resides at:
94 Compark Road, Dayton, OH 45459

1. (IF SUBCONTRACTOR IS AN INDIVIDUAL:) He is the Subcontractor referred to herein.
(IF SUBCONTRACTOR IS A PARTNERSHIP:) He is a general partner in _____,
a partnership composed of the undersigned and carrying on business at _____,
City of _____. Said partnership is the Subcontractor referred to herein.
(IF SUBCONTRACTOR IS A CORPORATION:) He holds the title of Finance Manager
in Reliable Contractors, Inc Dba Reliable Electric, a corporation organized under the laws of the State
of Ohio, carrying on business at 94 Compark Road, City of Dayton
_____, State of Ohio, which corporation is the Subcontractor referred to herein. The
undersigned is authorized to execute this instrument on its behalf.

2. The subcontractor is a subcontractor or material supplier for the performance of certain work and/or the furnishing of certain materials or supplies pursuant to an agreement or purchase order, as the case may be (hereinafter called the "Subcontract," which terms shall refer to the agreement or purchase order, as the case may be), under a general contract between Reece-Campbell, Inc. (the "Contractor") and Regency Realty (the "Owner"), for the improvements and project commonly known as Beckett Commons _____, upon property legally described as: 8192 Princeton-Glendale Road _____, City of West Chester County of Hamilton, State of Ohio (the "Project").

3. This instrument is delivered in consideration of and for the purpose of inducing the Contractor to make interim payment of \$ 43,110.00 under the Contract

4. Subcontractor, on behalf of itself, its heirs, successors and assigns, does hereby release and discharge Contractor and Owner, and their respective successors, assigns, and sureties from all claims and demands for labor and work performed and materials, supplies and equipment furnished under or by virtue of the contract between Contractor and Subcontractor (herein "Subcontract") or extra work or change orders related thereto, to the Draw Date. Additionally, Subcontractor hereby waives and releases for itself, its successors, and, to the extent permitted by law, for all persons able to claim through or under Subcontractor, any and all mechanic's or materialmen's liens, whether constitutional, statutory or contractual or any claim or right to claim any lien under the laws of the State of Texas against the Project for any and all labor performed or materials furnished to the Project to the Draw Date. All of the releases and waivers given hereunder are partial and are limited to labor performed and materials furnished to the Project to the Draw Date.

5. Subcontractor certifies and covenants that full payment has been made for all labor and work performed and for all materials, supplies, and equipment used or furnished by others in connection with the Subcontract to the Draw Date. Subcontractor agrees to indemnify and hold Owner and Contractor harmless against any and all liability, liens, claims, demands, damages, expenses, fees, attorneys' fees, costs of suit and causes of action of any and every kind and nature arising or growing out of or in any way connected with costs and expenses related to the Project which are herein represented as being paid. Subcontractor has executed this document voluntarily and with full knowledge of its rights under the law.

DATED:

March 24, 2011

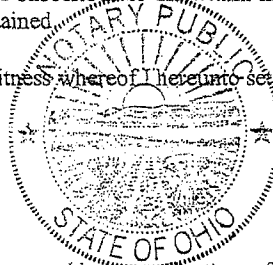
SUBCONTRACTOR:

[Signature], For Mgr

Reliable Contractors, Inc Dba: Reliable Electric

On this the day of March 24th, 2011, before me, Michael L Gerlaugh, the undersigned officer, personally appeared at Reliable Electric, known to me (or satisfactorily proven) to be the person whose name subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

It witness whereof I hereunto set my hand and official seal.
MISTY NELSON, Notary Public
In and for the State of Ohio
My Commission Expires Aug. 15, 2012



[Signature]
Notary Public For Ohio

My commission expires Aug 15
2012

(if executed by a corporation, affix corporate seal.)

On this the day of _____, 20____, before me, _____, the undersigned officer, personally appeared _____ who acknowledged self to be the _____ of _____ a corporation, and that he, as such _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as _____.

It witness whereof I hereunto set my hand and official seal.

Notary Public For

My commission expires: _____

**SUBCONTRACTOR'S PARTIAL RELEASE OF CLAIMS
AND WAIVER OF LIENS**

Subcontractor: Reliable Electric Owner: Regency Realty
Address: 94 Compark Road Address: _____
Dayton, OH 45459 _____
Contractor: Reece-Campbell
Address: 320 South Wayne Avenue, Cincinnati, OH 45215
Project: Beckett Commons 8192 Princeton-Glendale Road, West Chester, OH 45069
Draw Date: April 22, 2011

The undersigned subcontractor or material supplier (herein referred to as "Subcontractor"), being first duly sworn, deposes and says that: He is over the age of 21 years and resides at:
94 Compark Road, Dayton, OH 45459

1. (IF SUBCONTRACTOR IS AN INDIVIDUAL:) He is the Subcontractor referred to herein.
(IF SUBCONTRACTOR IS A PARTNERSHIP:) He is a general partner in _____,
a partnership composed of the undersigned and carrying on business at _____,
City of _____. Said partnership is the Subcontractor referred to herein.
(IF SUBCONTRACTOR IS A CORPORATION:) He holds the title of Finance Manager
in Reliable Contractors, Inc Dba Reliable Electric, a Corporation organized under the laws of the State
of Ohio, carrying on business at 94 Compark Road, City of Dayton,
State of Ohio, which corporation is the Subcontractor referred to herein. The
undersigned is authorized to execute this instrument on its behalf.

2. The subcontractor is a subcontractor or material supplier for the performance of certain work and/or the furnishing of certain materials or supplies pursuant to an agreement or purchase order, as the case may be (hereinafter called the "Subcontract," which terms shall refer to the agreement or purchase order, as the case may be), under a general contract between Reece-Campbell, Inc. (the "Contractor") and Regency Realty (the "Owner"), for the improvements and project commonly known as Beckett Commons, upon property legally described as: 8192 Princeton-Glendale Road, City of West Chester County of Hamilton, State of Ohio (the "Project").

3. This instrument is delivered in consideration of and for the purpose of inducing the Contractor to make interim payment of \$ 17,164.80 under the Contract

4. Subcontractor, on behalf of itself, its heirs, successors and assigns, does hereby release and discharge Contractor and Owner, and their respective successors, assigns, and sureties from all claims and demands for labor and work performed and materials, supplies and equipment furnished under or by virtue of the contract between Contractor and Subcontractor (herein "Subcontract") or extra work or change orders related thereto, to the Draw Date. Additionally, Subcontractor hereby waives and releases for itself, its successors, and, to the extent permitted by law, for all persons able to claim through or under Subcontractor, any and all mechanic's or materialmen's liens, whether constitutional, statutory or contractual or any claim or right to claim any lien under the laws of the State of Texas against the Project for any and all labor performed or materials furnished to the Project to the Draw Date. All of the releases and waivers given hereunder are partial and are limited to labor performed and materials furnished to the Project to the Draw Date.

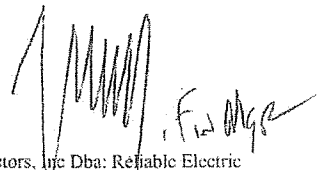
5. Subcontractor certifies and covenants that full payment has been made for all labor and work performed and for all materials, supplies, and equipment used or furnished by others in connection with the Subcontract to the Draw Date. Subcontractor agrees to indemnify and hold Owner and Contractor harmless against any and all liability, liens, claims, demands, damages, expenses, fees, attorneys' fees, costs of suit and causes of action of any and every kind and nature arising or growing out of or in any way connected with costs and expenses related to the Project which are herein represented as being paid. Subcontractor has executed this document voluntarily and with full knowledge of its rights under the law.

DATED:

April 22nd, 2011

SUBCONTRACTOR:

Reliable Contractors, Inc Dba: Reliable Electric



On this the day of April 22, 2011, before me, Michael L Gerlaugh, the undersigned officer, personally appeared at Reliable Electric offices, known to me (or satisfactorily proven) to be the person whose name subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

It witness whereof I hereunto set my hand and official seal.



MISTY NELSON, Notary Public
In and for the State of Ohio
My Commission Expires Aug. 15, 2012

Misty Nelson
Notary Public For Warren Co.
My commission expires Aug 15
2012

(if executed by a corporation, affix corporate seal.)

On this the day of _____, 20____, before me, _____, the undersigned officer, personally appeared _____ who acknowledged self to be the _____ of _____, a corporation, and that he, as such _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as _____.

It witness whereof I hereunto set my hand and official seal.

Notary Public For
My commission expires: _____

19068

SUBCONTRACTOR'S PARTIAL RELEASE OF CLAIMS AND WAIVER OF LIENS

Subcontractor: SPECTRA CONTRACT FL. Owner: REGENCY REALTY
Address: 5 KOVACH DRIVE Address:
CINCINNATI, OH 45215
Contractor: REECE CAMPBELL INC
Address: 320 S. WAYNE ST.
Project: Beckett Commons Redevelopment
Draw Date: 4/30/11

The undersigned subcontractor or material supplier (herein referred to as "Subcontractor"), being first duly sworn, deposes and says that: He is over the age of 21 years and resides at:

1. (IF SUBCONTRACTOR IS AN INDIVIDUAL:) He is the Subcontractor referred to herein.
(IF SUBCONTRACTOR IS A PARTNERSHIP:) He is a general partner in
a partnership composed of the undersigned and carrying on business at
City of Said partnership is the Subcontractor referred to herein.
(IF SUBCONTRACTOR IS A CORPORATION:) He holds the title of PRESIDENT
in SPECTRA CONTRACT FL, a corporation organized under the laws of the State
of GEORGIA, carrying on business at 5 KOVACH DR., City of CINCINNATI,
State of OHIO, which corporation is the Subcontractor referred to herein. The
undersigned is authorized to execute this instrument on its behalf.

2. The subcontractor is a subcontractor or material supplier for the performance of certain work and/or the furnishing of certain materials or supplies pursuant to an agreement or purchase order, as the case may be (hereinafter called the "Subcontract," which terms shall refer to the agreement or purchase order, as the case may be), under a general contract between REECE CAMPBELL INC. (the "Contractor") and Regency Realty (the "Owner"), for the improvements and project commonly known as Beckett Commons upon property legally described as: 8192 PRINCETON-GLENDALE Rd., City of Wichester County of BUTLER, State of OH (the "Project").

3. This instrument is delivered in consideration of and for the purpose of inducing the Contractor to make interim payment of \$ 1,226.70 under the Contract

4. Subcontractor, on behalf of itself, its heirs, successors and assigns, does hereby release and discharge Contractor and Owner, and their respective successors, assigns, and sureties from all claims and demands for labor and work performed and materials, supplies and equipment furnished under or by virtue of the contract between Contractor and Subcontractor (herein "Subcontract") or extra work or change orders related thereto, to the Draw Date. Additionally, Subcontractor hereby waives and releases for itself, its successors, and, to the extent permitted by law, for all persons able to claim through or under Subcontractor, any and all mechanic's or materialmen's liens, whether constitutional, statutory or contractual or any claim or right to claim any lien under the laws of the State of Texas against the Project for any and all labor performed or materials furnished to the Project to the Draw Date. All of the releases and waivers given hereunder are partial and are limited to labor performed and materials furnished to the Project to the Draw Date.

5. Subcontractor certifies and covenants that full payment has been made for all labor and work performed and for all materials, supplies, and equipment used or furnished by others in connection with the Subcontract to the Draw Date. Subcontractor agrees to indemnify and hold Owner and Contractor harmless against any and all liability, liens, claims, demands, damages, expenses, fees, attorneys' fees, costs of suit and causes of action of any and every kind and nature arising or growing out of or in any way connected with costs and expenses related to the Project which are herein represented as being paid. Subcontractor has executed this document voluntarily and with full knowledge of its rights under the law.

DATED:

4/18, 2011

SUBCONTRACTOR:

SPECTRA Contract FL.

On this the day of _____, 20____, before me, _____, the undersigned officer, personally appeared _____, known to me (or satisfactorily proven) to be the person whose name subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

It witness whereof I hereunto set my hand and official seal.

Notary Public For _____

My commission expires: _____

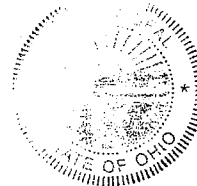
(if executed by a corporation, affix corporate seal.)

On this the ^{18th} day of APRIL, 2011, before me, Bob MCKELVEY, the undersigned officer, personally appeared Bob MCKELVEY, who acknowledged self to be the PRESIDENT of SPECTRA, a corporation, and that he, as such Bob MCKELVEY, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as [Signature]

It witness whereof I hereunto set my hand and official seal.

Michelle R. Cribbet
Notary Public For

My commission expires: 12.2.12



MICHELLE R. CRIBBET
Notary Public, State of Ohio
My Commission Expires December 2, 2012

**SUBCONTRACTOR'S PARTIAL RELEASE OF CLAIMS
AND WAIVER OF LIENS.**

Subcontractor: Viox Services, Inc. Owner: Regency Centers
Address: 15 W. Voorhees Street Address: 8044 Montgomery Road, Suite 520
Cincinnati, OH 45215 Cincinnati, OH 45236

Contractor: Reece-Campbell, Inc.
Address: 320 South Wayne Avenue

Project: Beckett Commons

Draw Date: March

The undersigned subcontractor or material supplier (herein referred to as "Subcontractor"), being first duly sworn, deposes and says that: He is over the age of 21 years and resides at:
15 W. Voorhees Street, Cincinnati, OH 45215

1. (IF SUBCONTRACTOR IS AN INDIVIDUAL:) He is the Subcontractor referred to herein.
(IF SUBCONTRACTOR IS A PARTNERSHIP:) He is a general partner in _____
a partnership composed of the undersigned and carrying on business at 15 W. Voorhees Street
City of Cincinnati. Said partnership is the Subcontractor referred to herein.
(IF SUBCONTRACTOR IS A CORPORATION:) He holds the title of VP Finance
in Viox Services, Inc., a corporation organized under the laws of the State
of Ohio, carrying on business at 15 W. Voorhees Street, City of Cincinnati
Ohio, State of Ohio, which corporation is the Subcontractor referred to herein. The
undersigned is authorized to execute this instrument on its behalf.

2. The subcontractor is a subcontractor or material supplier for the performance of certain work and/or the furnishing of certain materials or supplies pursuant to an agreement or purchase order, as the case may be (hereinafter called the "Subcontract," which terms shall refer to the agreement or purchase order, as the case may be), under a general contract between Reece-Campbell, Inc. (the "Contractor") and Regency Realty (the "Owner"), for the improvements and project commonly known as Beckett Commons Re-
development, upon property legally described as: Beckett Commons
City of West Chester, County of Butler, State of Ohio (the "Project").

3. This instrument is delivered in consideration of and for the purpose of inducing the Contractor to make interim payment of \$ 27,872.00 under the Contract

4. Subcontractor, on behalf of itself, its heirs, successors and assigns, does hereby release and discharge Contractor and Owner, and their respective successors, assigns, and sureties from all claims and demands for labor and work performed and materials, supplies and equipment furnished under or by virtue of the contract between Contractor and Subcontractor (herein "Subcontract") or extra work or change orders related thereto, to the Draw Date. Additionally, Subcontractor hereby waives and releases for itself, its successors, and, to the extent permitted by law, for all persons able to claim through or under Subcontractor, any and all mechanic's or materialmen's liens, whether constitutional, statutory or contractual or any claim or right to claim any lien under the laws of the State of Texas against the Project for any and all labor performed or materials furnished to the Project to the Draw Date. All of the releases and waivers given hereunder are partial and are limited to labor performed and materials furnished to the Project to the Draw Date.

5. Subcontractor certifies and covenants that full payment has been made for all labor and work performed and for all materials, supplies, and equipment used or furnished by others in connection with the Subcontract to the Draw Date. Subcontractor agrees to indemnify and hold Owner and Contractor harmless against any and all liability, liens, claims, demands, damages, expenses, fees, attorneys' fees, costs of suit and causes of action of any and every kind and nature arising or growing out of or in any way connected with costs and expenses related to the Project which are herein represented as being paid. Subcontractor has executed this document voluntarily and with full knowledge of its rights under the law.

DATED:

March 24, 2011

SUBCONTRACTOR:

[Signature]

On this the day of _____, 20____, before me, _____, the undersigned officer, personally appeared _____, known to me (or satisfactorily proven) to be the person whose name subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

It witness whereof I hereunto set my hand and official seal.

Notary Public For _____

My commission expires: _____

(if executed by a corporation, affix corporate seal.)

On this the day of March 24, 2011, before me, Kevin Flower, the undersigned officer, personally appeared Jim Ebenschweiger who acknowledged self to be the VP Finance of Viox Services, Inc., a corporation, and that he, as such VP Finance, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Viox Services, Inc.

It witness whereof I hereunto set my hand and official seal.

Kevin J Flower
Notary Public For

My commission expires: 7/4/15



KEVIN J. FLOWER
NOTARY PUBLIC - OHIO
MY COMMISSION EXPIRES JULY 4, 2015

**SUBCONTRACTOR'S PARTIAL RELEASE OF CLAIMS
AND WAIVER OF LIENS.**

Subcontractor:	<u>Viox Services, Inc.</u>	Owner:	<u>Regency Centers</u>
Address:	<u>15 W. Voorhees Street</u>	Address:	<u>8044 Montgomery Road, Suite 520</u>
	<u>Cincinnati, OH 45215</u>		<u>Cincinnati, OH 45236</u>
Contractor:	<u>Reece-Campbell, Inc.</u>		
Address:	<u>320 South Wayne Avenue</u>		
Project:	<u>Beckett Commons</u>		
Draw Date:	<u>April</u>		

The undersigned subcontractor or material supplier (herein referred to as "Subcontractor"), being first duly sworn, deposes and says that: He is over the age of 21 years and resides at:
15 W. Voorhees Street, Cincinnati, OH 45215

1. (IF SUBCONTRACTOR IS AN INDIVIDUAL:) He is the Subcontractor referred to herein.
(IF SUBCONTRACTOR IS A PARTNERSHIP:) He is a general partner in _____,
a partnership composed of the undersigned and carrying on business at 15 W. Voorhees Street,
City of Cincinnati. Said partnership is the Subcontractor referred to herein.
(IF SUBCONTRACTOR IS A CORPORATION:) He holds the title of VP Finance,
in Viox Services, Inc., a corporation organized under the laws of the State
of Ohio, carrying on business at 15 W. Voorhees Street, City of Cincinnati,
State of Ohio, which corporation is the Subcontractor referred to herein. The
undersigned is authorized to execute this instrument on its behalf.

2. The subcontractor is a subcontractor or material supplier for the performance of certain work and/or the furnishing of certain materials or supplies pursuant to an agreement or purchase order, as the case may be (hereinafter called the "Subcontract," which terms shall refer to the agreement or purchase order, as the case may be), under a general contract between Reece-Campbell, Inc. (the "Contractor") and Regency Realty (the "Owner"), for the improvements and project commonly known as Beckett Commons Re-development, upon property legally described as: Beckett Commons, City of West Chester, County of Butler, State of Ohio (the "Project").

3. This instrument is delivered in consideration of and for the purpose of inducing the Contractor to make interim payment of \$ 457.00 under the Contract

4. Subcontractor, on behalf of itself, its heirs, successors and assigns, does hereby release and discharge Contractor and Owner, and their respective successors, assigns, and sureties from all claims and demands for labor and work performed and materials, supplies and equipment furnished under or by virtue of the contract between Contractor and Subcontractor (herein "Subcontract") or extra work or change orders related thereto, to the Draw Date. Additionally, Subcontractor hereby waives and releases for itself, its successors, and, to the extent permitted by law, for all persons able to claim through or under Subcontractor, any and all mechanic's or materialmen's liens, whether constitutional, statutory or contractual or any claim or right to claim any lien under the laws of the State of Texas against the Project for any and all labor performed or materials furnished to the Project to the Draw Date. All of the releases and waivers given hereunder are partial and are limited to labor performed and materials furnished to the Project to the Draw Date.

5. Subcontractor certifies and covenants that full payment has been made for all labor and work performed and for all materials, supplies, and equipment used or furnished by others in connection with the Subcontract to the Draw Date. Subcontractor agrees to indemnify and hold Owner and Contractor harmless against any and all liability, liens, claims, demands, damages, expenses, fees, attorneys' fees, costs of suit and causes of action of any and every kind and nature arising or growing out of or in any way connected with costs and expenses related to the Project which are herein represented as being paid. Subcontractor has executed this document voluntarily and with full knowledge of its rights under the law.

DATED:

SUBCONTRACTOR:

April 15, 20 11

[Handwritten signature]

On this the day of April 15, 20 11, before me, _____ the undersigned officer, personally appeared _____, known to me (or satisfactorily proven) to be the person whose name subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

It witness whereof I hereunto set my hand and official seal.

Notary Public For _____

My commission expires: _____

(if executed by a corporation, affix corporate seal.)

On this the day of 15th April, 20 11, before me, Jim Ebenschweiger the undersigned officer, personally appeared Jim Ebenschweiger who acknowledged self to be the VP Finance of Viox Services, Inc., a corporation, and that he, as such VP Finance, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Viox Services, Inc.

It witness whereof I hereunto set my hand and official seal.

Kevin J Flower
Notary Public For _____

My commission expires: 7/4/15



KEVIN J. FLOWER
NOTARY PUBLIC - OHIO
MY COMMISSION EXPIRES JULY 4, 2015

**SUBCONTRACTOR'S PARTIAL RELEASE OF CLAIMS
AND WAIVER OF LIENS**

Subcontractor: Wernke Steel Owner: Regency Realty
Address: 7390 HARRISON AVE Address: _____
CINCINNATI OH 45247
Contractor: Reece Campbell
Address: 320 S. WALNUT AVE
Project: Beckett Commons
Draw Date: _____

The undersigned subcontractor or material supplier (herein referred to as "Subcontractor"), being first duly sworn, deposes and says that: He is over the age of 21 years and resides at:

1. [IF SUBCONTRACTOR IS AN INDIVIDUAL:] He is the Subcontractor referred to herein.
[IF SUBCONTRACTOR IS A PARTNERSHIP:] He is a general partner in _____
a partnership composed of the undersigned and carrying on business at _____
City of _____. Said partnership is the Subcontractor referred to herein.
[IF SUBCONTRACTOR IS A CORPORATION:] He holds the title of _____
in Wernke Steel, a corporation organized under the laws of the State
of OH, carrying on business at 7390 Harrison Ave, City of Cincinnati,
State of OHIO, which corporation is the Subcontractor referred to herein. The
undersigned is authorized to execute this instrument on its behalf.

2. The subcontractor is a subcontractor or material supplier for the performance of certain work and/or the furnishing of certain materials or supplies pursuant to an agreement or purchase order, as the case may be (hereinafter called the "Subcontract," which terms shall refer to the agreement or purchase order, as the case may be), under a general contract between Reece Campbell (the "Contractor") and Regency Realty (the "Owner"), for the improvements and project commonly known as Beckett Commons upon property legally described as: 842 Winton-Glendale Rd West Chester, City of OH, County of Butler, State of OH (the "Project").

3. This instrument is delivered in consideration of and for the purpose of inducing the Contractor to make interim payment of \$ 8,770.50 under the Contract

4. Subcontractor, on behalf of itself, its heirs, successors and assigns, does hereby release and discharge Contractor and Owner, and their respective successors, assigns, and sureties from all claims and demands for labor and work performed and materials, supplies and equipment furnished under or by virtue of the contract between Contractor and Subcontractor (herein "Subcontract") or extra work or change orders related thereto, to the Draw Date. Additionally, Subcontractor hereby waives and releases for itself, its successors, and, to the extent permitted by law, for all persons able to claim through or under Subcontractor, any and all mechanic's or materialmen's liens, whether constitutional, statutory or contractual or any claim or right to claim any lien under the laws of the State of Texas against the Project for any and all labor performed or materials furnished to the Project to the Draw Date. All of the releases and waivers given hereunder are partial and are limited to labor performed and materials furnished to the Project to the Draw Date.

5. Subcontractor certifies and covenants that full payment has been made for all labor and work performed and for all materials, supplies, and equipment used or furnished by others in connection with the Subcontract to the Draw Date. Subcontractor agrees to indemnify and hold Owner and Contractor harmless against any and all liability, liens, claims, demands, damages, expenses, fees, attorneys' fees, costs of suit and causes of action of any and every kind and nature arising or growing out of or in any way connected with costs and expenses related to the Project which are herein represented as being paid. Subcontractor is releasing this document voluntarily and with full knowledge of its rights under the law.

RECEIVED

MAR 24 2011

REECE-CAMPBELL, INC.

DATED:

3/23, 2011

SUBCONTRACTOR:

[Signature]

On this the day of _____, 20____, before me, _____, the undersigned officer, personally appeared _____, known to me (or satisfactorily proven) to be the person whose name subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

It witness whereof I hereunto set my hand and official seal.

Notary Public For _____

My commission expires: _____

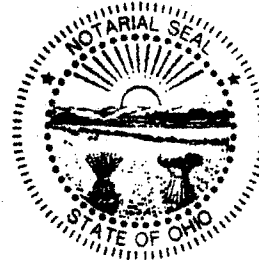
(if executed by a corporation, affix corporate seal.)

On this the day of March 23, 2011, before me, Mary Sowders, the undersigned officer, personally appeared Jeff Wernke who acknowledged self to be the President of Wernke Steel, a corporation, and that he, as such _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Jeff Wernke.

It witness whereof I hereunto set my hand and official seal.

Mary Sowders
Notary Public For _____

My commission expires: 9-18-13



MARY SOWDER
Notary Public, State of Ohio
My Commission Expires
September 18, 2013

General Contractor and Subs	Work Performed	Original Contract	Change Orders	Revised Contract Amount	Pay App #1		Lien Release		Pay App #2		Lien Release		Pay App #3		Lien Release		Total Billed To Date	Total Lien Releases to Date
					Dated thru 2/1/11	Amt Billed	Date	Amt Paid	Dated thru 3/1/11	Amt Billed	Date	Amt Paid	Dated thru 4/1/11	Amt Billed	Date	Amt Paid		
General Contractor	General Conditions	\$41,080		\$41,080	\$14,000	3/22/2011	\$12,600		\$10,000	\$10,000		\$17,080				\$41,080	\$22,600	
Reece-Campbell Inc	Contingency	\$50,000	-\$25,568	\$24,432			\$10,000	\$10,000		\$5,000		\$15,000				\$15,000	\$10,000	
J Construction	Contingency	\$0	\$3,867	\$3,867						\$3,867						\$3,867	\$0	
Holtthaus Plumbing	Contingency	\$0	\$736	\$736						\$736						\$736	\$0	
Affordable Painting	Contingency	\$0	\$6,100	\$6,100						\$6,100						\$6,100	\$0	
Viox Services	Contingency	\$0	\$1,001	\$1,001						\$1,001						\$1,001	\$0	
Wernke Steel	Contingency	\$0	\$2,470	\$2,470						\$2,470						\$2,470	\$0	
Reliable Electric	Contingency	\$0	\$9,287	\$9,287						\$9,287						\$9,287	\$0	
Hayes Concrete	Contingency	\$0	\$2,107	\$2,107						\$2,107						\$2,107	\$0	
Subs/Suppliers																	\$0	
Reece-Campbell Inc	Demolition	\$19,471	-\$1,400	\$17,771			\$15,000	\$15,000		\$2,771		\$15,000				\$17,771	\$15,000	
Midwest Const	Demolition	\$36,013	\$1,400	\$37,413	\$18,007		\$14,405	\$14,405		\$5,001		\$37,413				\$37,413	\$30,611	
Reece-Campbell Inc	Shell Building	\$150,367		\$150,367	\$12,000		\$10,800	\$10,800		\$47,593		\$50,000				\$109,593	\$58,393	
GEM Interiors	Shell Building	\$46,000		\$46,000			\$23,471	\$23,471		\$22,529		\$46,000				\$46,000	\$23,471	
J Construction	Shell Building	\$18,000		\$18,000			\$16,637	\$16,637		\$1,363		\$18,000				\$18,000	\$16,637	
Spectrum Flooring	Shell Building	\$400		\$400			\$400	\$400		\$0		\$400				\$400	\$0	
Affordable Painting	Shell Building	\$1,975		\$1,975			\$1,975	\$1,975		\$0		\$1,975				\$1,975	\$0	
Cincinnati Comm Glass	Shell Building	\$21,700		\$21,700	\$5,000		\$9,900	\$9,900		\$9,900		\$9,900				\$9,900	\$9,900	
Holtthaus Plumbing	Shell Building	\$12,217		\$12,217			\$7,217	\$7,217				\$12,217				\$12,217	\$11,717	
Queen City Awning	Shell Building	\$11,350		\$11,350			\$9,200	\$9,200		\$44,900		\$0				\$0	\$0	
Reliable Electric	Shell Building	\$54,100		\$54,100			\$40,188	\$40,188		\$2,712		\$54,100				\$42,900	\$9,200	
Wernke Steel	Shell Building	\$42,800		\$42,800	\$1,800		\$10,899	\$10,899		\$16,554		\$42,800				\$29,253	\$40,188	
VIOX Services	Shell Building	\$29,253		\$29,253			\$7,313	\$7,313				\$29,253				\$29,253	\$12,519	
Hayes Concrete	Shell Building	\$7,313		\$7,313								\$7,313				\$7,313	\$7,313	
VIOX Services	10 HVAC Units-Carrier/Trane	\$65,190		\$65,190			\$65,190	\$65,190				\$65,190				\$65,190	\$65,190	
VIOX Services	3 HVAC Units-York	\$18,256		\$18,256			\$18,256	\$18,256				\$18,256				\$18,256	\$18,256	
Reliable Electric	7 ea - 200 amp Elec Panels	\$33,100		\$33,100			\$33,100	\$33,100				\$33,100				\$33,100	\$33,100	
Reliable Electric	3 ea - 400 amp Elec Panels	\$14,200		\$14,200			\$14,200	\$14,200				\$14,200				\$14,200	\$14,200	
Reece-Campbell Inc	White Box Tenants 2 & 3	\$20,490		\$20,490	\$5,000		\$15,490	\$15,490		\$51,000		\$20,490				\$51,000	\$20,490	
GEM Interiors	White Box Tenants 2 & 3	\$51,000		\$51,000			\$51,000	\$51,000		\$19		\$51,000				\$51,000	\$51,000	
Affordable Painting	White Box Tenants 2 & 3	\$6,000		\$6,000			\$5,981	\$5,981		\$963		\$6,000				\$6,000	\$5,981	
Spectrum Flooring	White Box Tenants 2 & 3	\$963		\$963			\$963	\$963				\$963				\$963	\$0	
Cincinnati Comm Glass	White Box Tenants 2 & 3	\$15,100		\$15,100	\$30,000		\$23,481	\$23,481		\$39,000		\$15,100				\$39,000	\$15,100	
Holtthaus Plumbing	White Box Tenants 2 & 3	\$53,481		\$53,481			\$39,000	\$39,000		\$19,000		\$53,481				\$39,000	\$50,481	
Reliable Electric	White Box Tenants 2 & 3	\$99,000		\$99,000	\$3,000		\$19,000	\$19,000		\$17,000		\$99,000				\$22,000	\$99,000	
Wernke Steel	White Box Tenants 2 & 3	\$22,000		\$22,000	\$15,000		\$4,000	\$4,000		\$17,500		\$22,000				\$19,000	\$21,700	
VIOX Services	White Box Tenants 2 & 3	\$19,000		\$19,000			\$6,659	\$6,659				\$19,000				\$6,659	\$19,000	
J Construction	White Box Tenants 2 & 3	\$6,659		\$6,659			\$7,313	\$7,313				\$6,659				\$6,659	\$6,659	
Hayes Concrete	White Box Tenants 2 & 3	\$7,313		\$7,313								\$7,313				\$7,313	\$7,313	
Holland Roofing	Roofing - 32,500 sf	\$100,800		\$100,800			\$76,000	\$76,000				\$100,800				\$76,000	\$76,000	
Reliable Electric	Fire Alarm	\$13,000		\$13,000			\$10,000	\$10,000		\$3,000		\$13,000				\$13,000	\$10,000	
Reece-Campbell Inc	Fire Sprinkler	\$100	-\$12,200	-\$12,100			\$100	\$100		-\$12,200		\$100				-\$12,100	\$100	
American Fire	Fire Sprinkler	\$11,000		\$32,200	\$7,800		\$15,400	\$15,400				\$32,200				\$23,200	\$22,420	
Reece-Campbell Inc	Pavement, Curbs, & Sidewalks	\$4,025	-\$4,025	-\$4,025			\$24,399	\$24,399		\$0		\$24,399				\$24,399	\$0	
Hayes Concrete	Pavement, Curbs, & Sidewalks	\$24,399		\$24,399			\$0	\$0				\$24,399				\$0	\$24,399	
West Side Paving	Pavement, Curbs, & Sidewalks	\$16,800		\$16,800			\$0	\$0				\$16,800				\$0	\$0	
Holtthaus Plumbing	Sanitary Sewer, Storm Sewer, & Gas Line	\$19,037		\$19,037	\$15,000		\$4,037	\$4,037		-\$2,335		\$19,037				\$17,537	\$0	
Reece-Campbell Inc	Sanitary Sewer, Storm Sewer, & Gas Line	\$19,037		\$19,037			\$41,635	\$41,635				\$41,635				\$41,635	\$0	
TVI Roy	Sanitary Sewer, Storm Sewer, & Gas Line	\$39,300		\$39,300								\$39,300				\$39,300	\$39,300	
Alternates/Clarifications																	\$0	
Reece-Campbell Inc	Att 1-cut/keep existing plumbing lines	-\$3,000		-\$3,000			-\$3,000	-\$3,000		\$0		-\$3,000				-\$3,000	\$0	
Reece-Campbell Inc	Att 2-Remove e1 & e2 lights in Tenant 1	-\$2,600		-\$2,600			-\$2,600	-\$2,600		\$0		-\$2,600				-\$2,600	\$0	
Reece-Campbell Inc	Att 3-Aluminum 4 phase wire	-\$15,000		-\$15,000			-\$15,000	-\$15,000		\$0		-\$15,000				-\$15,000	\$0	
Reece-Campbell Inc	Att 4-Queen City Awning Add	\$3,850		\$3,850			\$3,850	\$3,850		\$0		\$3,850				\$3,850	\$0	
Reece-Campbell Inc	Att 5-Remove all but 3 lights in 4 & 5	-\$4,850		-\$4,850			-\$4,850	-\$4,850		\$0		-\$4,850				-\$4,850	\$0	
Change Orders																	\$0	
Reece-Campbell Inc	CO #1 Carrier/York high-efficiency HVAC units - Shell	\$734		\$734			\$734	\$734				\$734				\$734	\$0	
VIOX Services	CO #1 Carrier/York high-efficiency HVAC units - Shell	\$13,922		\$13,922			\$13,922	\$13,922				\$13,922				\$13,922	\$0	

Beckett Commons	Sch of Values	Pay App # 1	Less Ret	Pay App # 1 net	sub waivers received	difference
Reece-Campbell	248,102.00	31,000.00	3,100.00	27,900.00		
Midwest Const	39,813.00	18,007.00	1,800.70	16,206.30	16,205.85	(0.45) WARNING
GEM Interiors	109,033.00		-	-	-	- OKAY
J Construction	32,944.00		-	-	-	- OKAY
Spectrum Flooring	1,363.00		-	-	-	- OKAY
Affordable Plumbing	7,975.00		-	-	-	- OKAY
Cincinnati Comm Glass	36,800.00		-	-	-	- OKAY
Holthaus Plumbing	89,752.00	50,000.00	5,000.00	45,000.00	45,000.00	- OKAY
Queen City Awning	11,350.00		-	-	-	- OKAY
Reliable Electric	163,185.00		-	-	-	- OKAY
Wernke Steel	69,463.00	3,000.00	300.00	2,700.00	2,700.00	- OKAY
VIOX Steel	146,099.00	16,800.00	1,680.00	15,120.00	15,120.00	- OKAY
Hayes Concrete	38,048.00		-	-	-	- OKAY
Holland Roofing	106,992.00		-	-	-	- OKAY
American Fire	23,200.00	7,800.00	780.00	7,020.00	7,020.00	- OKAY
West Side Paving	35,850.00		-	-	-	- OKAY
TW Roy	47,985.00		-	-	-	- OKAY
	1,207,954.00	126,607.00	12,660.70	113,946.30	86,045.85	Warning ok since it is pennies

Beckett Commons	Sch of Values	Pay App # 2	Less Ret	Pay App # 2 net	sub waivers received	difference
Reece-Campbell	248,102.00	72,733.00	7,273.30	65,459.70		
Midwest Const	39,813.00	14,405.00	1,440.50	12,964.50	12,964.68	0.18 WARNING
GEM Interiors	109,033.00	74,471.00	7,447.10	67,023.90	67,024.00	0.10 WARNING
J Construction	32,944.00	23,296.00	2,329.60	20,966.40	20,966.40	- OKAY
Spectrum Flooring	1,363.00		-	-	-	- OKAY
Affordable Plumbing	7,975.00	5,981.00	598.10	5,382.90	5,383.13	0.23 WARNING
Cincinnati Comm Glass	36,800.00	25,000.00	2,500.00	22,500.00	22,500.00	- OKAY
Holthaus Plumbing	89,752.00	34,735.00	3,473.50	31,261.50	31,261.50	- OKAY
Queen City Awning	11,350.00		-	-	-	- OKAY
Reliable Electric	163,185.00	105,500.00	10,550.00	94,950.00	94,950.00	- OKAY
Wernke Steel	69,463.00	59,188.00	5,918.80	53,269.20	53,269.20	- OKAY
VIOX Steel	146,099.00	98,345.00	9,834.50	88,510.50	88,511.00	0.50 WARNING
Hayes Concrete	38,048.00	39,025.00	3,902.50	35,122.50	35,122.50	- OKAY
Holland Roofing	106,992.00	76,000.00	7,600.00	68,400.00	68,400.00	- OKAY
American Fire	23,200.00	15,400.00	1,540.00	13,860.00	13,860.00	- OKAY
West Side Paving	35,850.00		-	-	-	- OKAY
TW Roy	47,985.00	41,635.00	4,163.50	37,471.50	37,471.00	(0.50) WARNING
	1,207,954.00	685,714.00	68,571.40	617,142.60	551,683.41	Warning ok since it is pennies

Beckett Commons	Sch of Values	Pay App # 3	Less Ret	Pay App # 3 net	sub waivers received	difference
Reece-Campbell	248,102.00	57,846.00	5,784.60	52,061.40		
Midwest Const	39,813.00	8,801.00	880.10	7,920.90		0.27 WARNING
GEM Interiors	109,033.00	22,529.00	2,252.90	20,276.10		0.36 WARNING
J Construction	32,944.00	13,515.00	1,351.50	12,163.50		- OKAY
Spectrum Flooring	1,363.00	1,363.00	136.30	1,226.70		- OKAY
Affordable Plumbing	7,975.00	8,094.00	809.40	7,284.60		(0.73) WARNING
Cincinnati Comm Glass	36,800.00	-	-	-		- OKAY
Holthaus Plumbing	89,752.00	5,753.00	575.30	5,177.70		(0.20) WARNING
Queen City Awning	11,350.00	-	-	-		- OKAY
Reliable Electric	163,185.00	66,972.00	6,697.20	60,274.80		- OKAY
Wernke Steel	69,463.00	9,745.00	974.50	8,770.50		- OKAY
VIOX Steel	146,099.00	31,477.00	3,147.70	28,329.30		(0.30) WARNING
Hayes Concrete	38,048.00	5,155.00	515.50	4,639.50		- OKAY
Holland Roofing	106,992.00	27,925.00	2,792.50	25,132.50		- OKAY
American Fire	23,200.00	-	-	-		- OKAY
West Side Paving	35,850.00	-	-	-		- OKAY
TW Roy	47,985.00	-	-	-		- OKAY
	1,207,954.00	259,175.00	25,917.50	233,257.50		
					181,195.50	
					189,116.40	
					44,141.10	

Beckett Commons	Sch of Values	Pay App # 4	Less Ret	Pay App # 4 net	difference
Reece-Campbell	248,102.00		-	-	
Midwest Const	39,813.00		-	-	OKAY
GEM Interiors	109,033.00		-	-	OKAY
J Construction	32,944.00		-	-	OKAY
Spectrum Flooring	1,363.00		-	-	OKAY
Affordable Plumbing	7,975.00		-	-	OKAY
Cincinnati Comm Glass	36,800.00		-	-	OKAY
Holthaus Plumbing	89,752.00		-	-	OKAY
Queen City Awning	11,350.00		-	-	OKAY
Reliable Electric	163,185.00		-	-	OKAY
Wernke Steel	69,463.00		-	-	OKAY
VIOX Steel	146,099.00		-	-	OKAY
Hayes Concrete	38,048.00		-	-	OKAY
Holland Roofing	106,992.00		-	-	OKAY
American Fire	23,200.00		-	-	OKAY
West Side Paving	35,850.00		-	-	OKAY
TW Roy	47,985.00		-	-	OKAY
	1,207,954.00		-	-	

Beckett Commons	Sch of Values	Pay App # 5	Less Ret	Pay App # 5 net	difference
Reece-Campbell	248,102.00		-	-	
Midwest Const	39,813.00		-	-	OKAY
GEM Interiors	109,033.00		-	-	OKAY
J Construction	32,944.00		-	-	OKAY
Spectrum Flooring	1,363.00		-	-	OKAY
Affordable Plumbing	7,975.00		-	-	OKAY
Cincinnati Comm Glass	36,800.00		-	-	OKAY
Holthaus Plumbing	89,752.00		-	-	OKAY
Queen City Awning	11,350.00		-	-	OKAY
Reliable Electric	163,185.00		-	-	OKAY
Wernke Steel	69,463.00		-	-	OKAY
VIOX Steel	146,099.00		-	-	OKAY
Hayes Concrete	38,048.00		-	-	OKAY
Holland Roofing	106,992.00		-	-	OKAY
American Fire	23,200.00		-	-	OKAY
West Side Paving	35,850.00		-	-	OKAY
TW Roy	47,985.00		-	-	OKAY
	1,207,954.00		-	-	

Beckett Commons	Sch of Values	Total Billed to Date	Total Paid to Date	Balance Remaining
Reece-Campbell	248,102.00	161,579.00	145,421.10	16,157.90
Midwest Const	39,813.00	41,213.00	37,091.70	4,121.30
GEM Interiors	109,033.00	97,000.00	87,300.00	9,700.00
J Construction	32,944.00	36,811.00	33,129.90	3,681.10
Spectrum Flooring	1,363.00	1,363.00	1,226.70	136.30
Affordable Plumbing	7,975.00	14,075.00	12,667.50	1,407.50
Cincinnati Comm Glass	36,800.00	25,000.00	22,500.00	2,500.00
Holthaus Plumbing	89,752.00	90,488.00	81,439.20	9,048.80
Queen City Awning	11,350.00	-	-	-
Reliable Electric	163,185.00	172,472.00	155,224.80	17,247.20
Wernke Steel	69,463.00	71,933.00	64,739.70	7,193.30
VIOX Steel	146,099.00	146,622.00	131,959.80	14,662.20
Hayes Concrete	38,048.00	44,180.00	39,762.00	4,418.00
Holland Roofing	106,992.00	103,925.00	93,532.50	10,392.50
American Fire	23,200.00	23,200.00	20,880.00	2,320.00
West Side Paving	35,850.00	-	-	-
TW Roy	47,985.00	41,635.00	37,471.50	4,163.50
	1,207,954.00	1,071,496.00	964,346.40	107,149.60