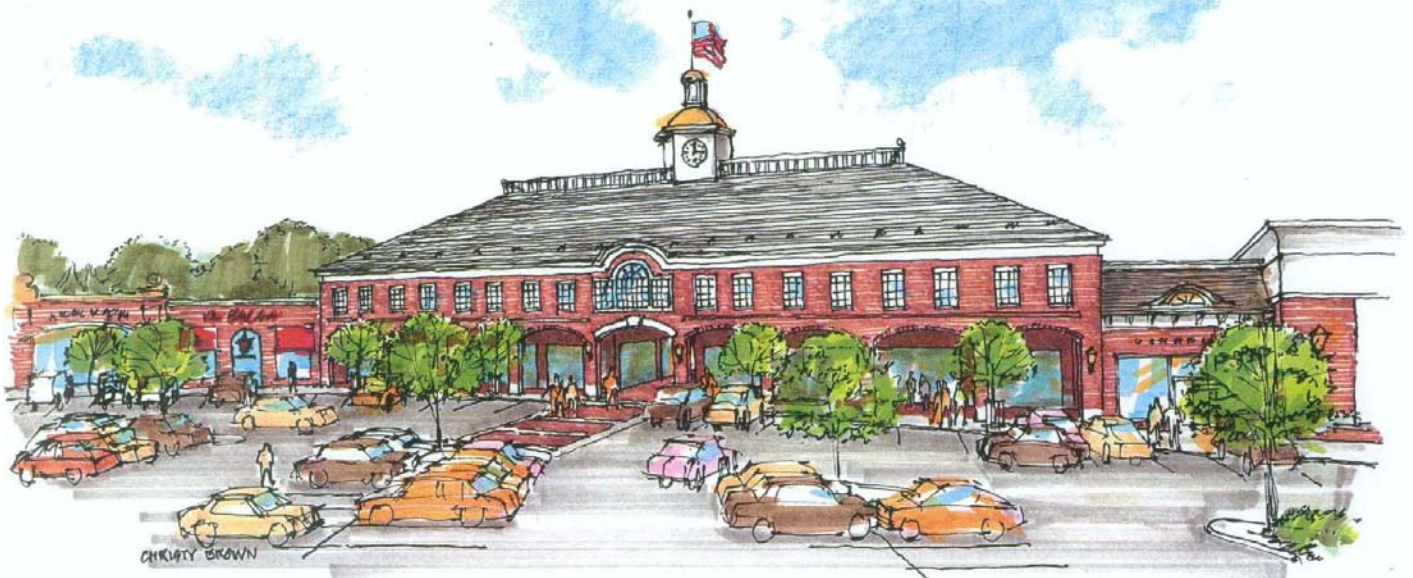


Westford

COMMONS

Live. Shop. Work. Play.



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Westford COMMONS



Westford Commons is a future open air lifestyle shopping center located on Rt. 224 in Canfield, Ohio, 1/4 mile west of the Route 11 off ramp. Westford Commons is located at the forefront of Westford Lifestyle Community which encompasses 400+ high end residences, 200,000 SF of class 'A' office space, 10,000 SF of retail, an outpatient surgery center, and an 18-hole championship golf course. With the growing trend towards open air lifestyle shopping centers, Westford Commons is strategically positioned in this local market to be the only open air lifestyle shopping center in the surrounding area. Canfield has become the hub of growth in the Mahoning Valley due to convenient location, great schools and potential for growth. Canfield is located directly off route 11, approximately 20 minutes south of Warren and directly between Cleveland and Pittsburgh along I-76.

Project Features
Liquor License - E & F
1st Floor Retail
Class 'A' Offices
2nd Floor Condos
Traffic Light
Grocery Anchor
Café & Restaurants
Golf Cart Parking
Timeless Colonial Design

Incentives:
SIMPLE Lease Agreement
Lease Rate Incentives
Graduated Rate Structures
Creative Leasing Options

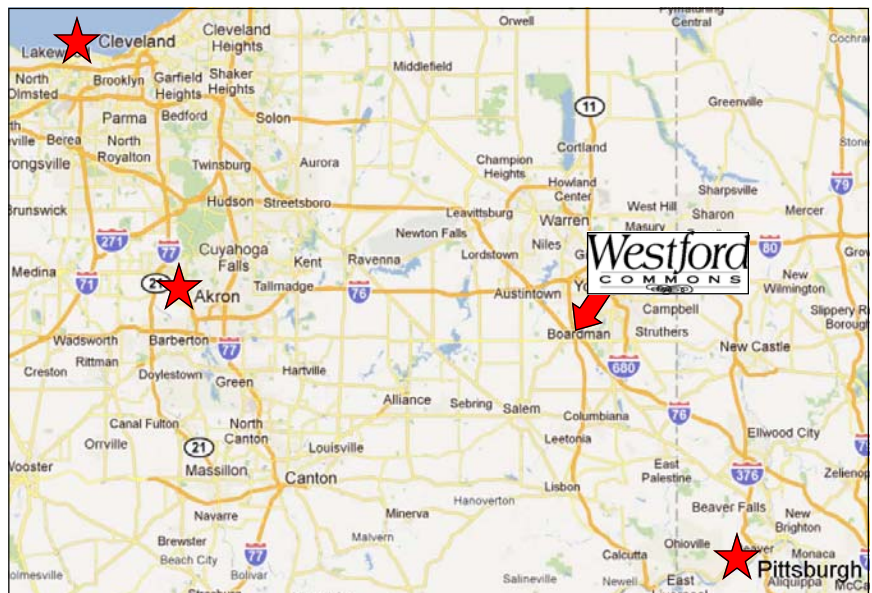


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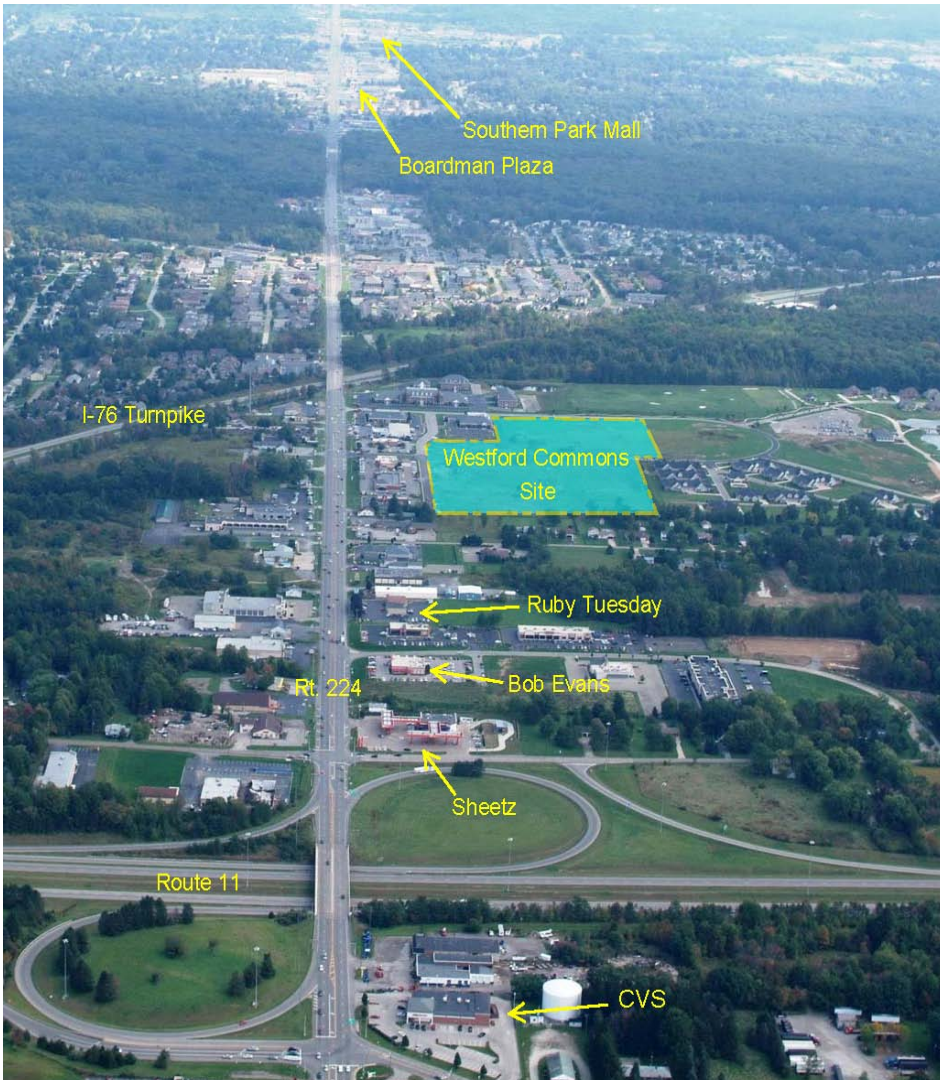
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Westford COMMONS



Project Statistics
197,750 SF
1,124 Parking Spaces
Anchor < or > 47,000 SF

ADT Traffic Count
30,000

Drive Times	
Boardman	5-10 minutes
Austintown	10 minutes
Poland	15 minutes
Columbiana	15 minutes
Warren	20 minutes
Sharon	25 minutes
Akron	40 minutes
Canton	40 minutes

2010 Demographics 				
Drive Time	5 Minutes	10 Minutes	20 Minutes	30 Minutes
Population	36,499	162,215	409,888	708,424
Households	15,497	68,339	169,711	289,965
Avg. HH Income	\$73,685	\$56,752	\$53,861	\$54,434



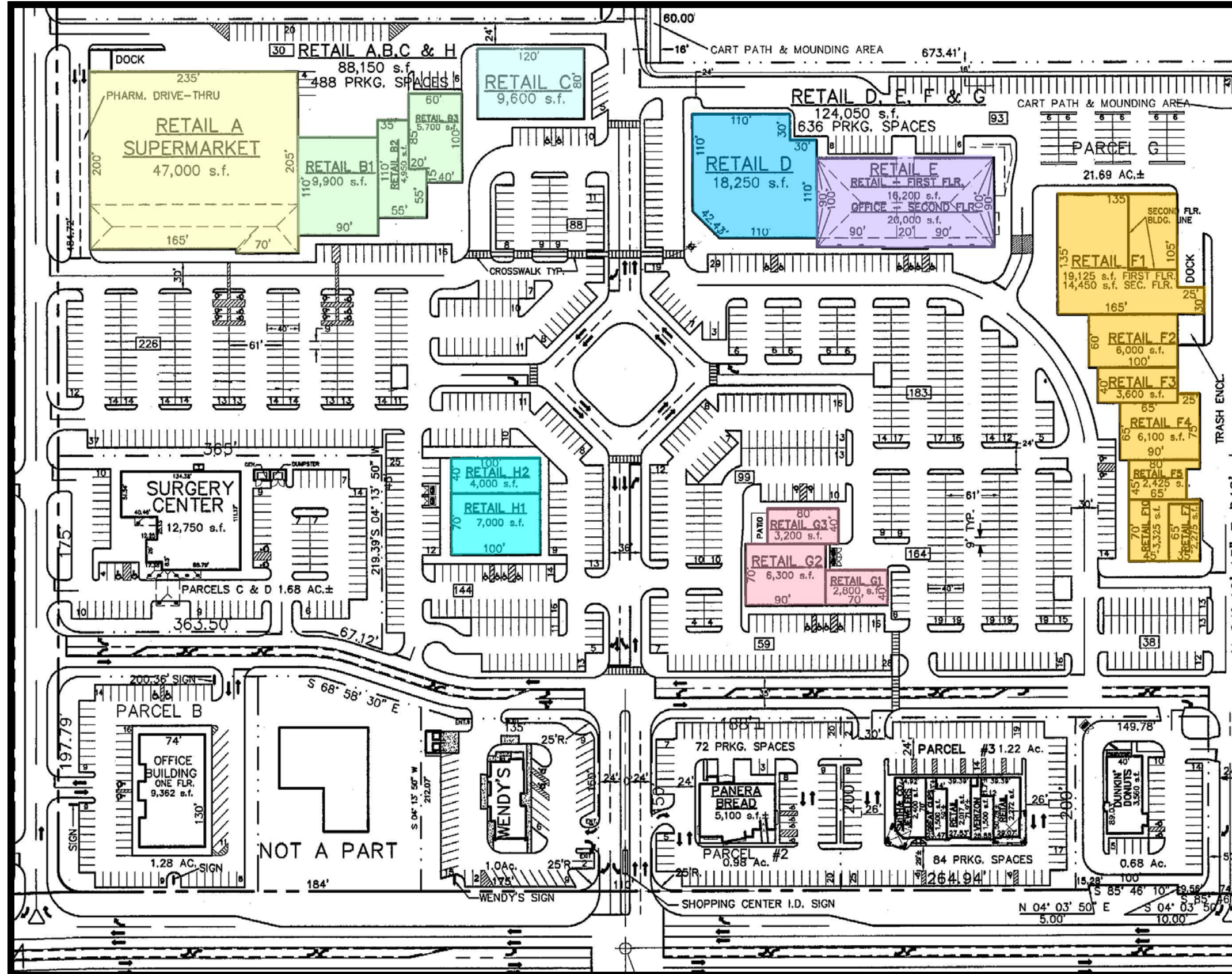
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Westford Commons Site Plan



Statistical Data	
	Square Footage
Retail A - Grocery	47,000
Retail B1	9,900
Retail B2	4,950
Retail B3	5,700
Retail C	9,600
Retail D	18,250
Retail E	16,200
Office E (Upstairs)	20,000
Retail F1	19,125
Retail F2	6,000
Retail F3	3,600
Retail F4	6,100
Retail F5	2,425
Retail F6	3,325
Retail F7	2,275
Retail G1 (Liquor Lic.)	2,800
Retail G2 (Liquor Lic.)	6,300
Retail G3 (Liquor Lic.)	3,200
Retail H1 (Liquor Lic.)	7,000
Retail H2 (Liquor Lic.)	4,000
Total	197,750

Westford

COMMONS

Snapshot of Existing Westford Retail & Office



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Westford COMMONS



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Completed Since 2006

200,000 SF of Class 'A' Office Space

Outpatient Surgery Center

10,000 SF Retail

15,000 SF Restaurant

18-hole Championship Golf Course

120+ High End Homes

KENNSINGTON GOLF CLUB



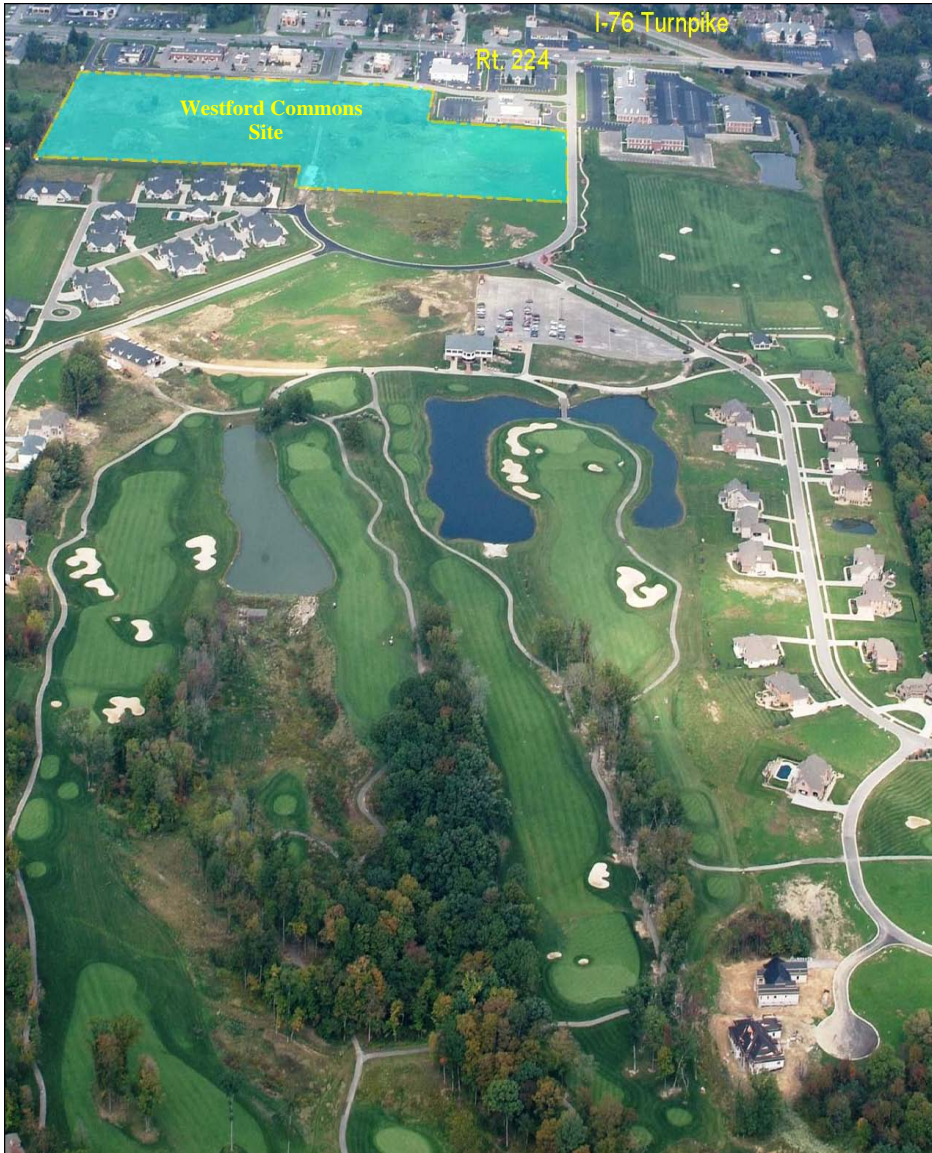
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KENNSINGTON GOLF CLUB



Located in Canfield, OH, Kennsington Golf Club is an 18-hole, par 71, public golf course designed by award-winning golf course architect Brian Huntley. Kennsington's carefully sculpted fairways and strategically placed hazards present challenges to golfers at every level of talent and skill. The 7,044 yard course was carved from densely-wooded acreage and is bounded on the east by Kyle Woods Nature Preserve and on the south by Boy Scouts of America Camp Stambaugh.

Kennsington's natural beauty and serene lakes is the perfect compliment to the meticulously planned Westford Lifestyle Community and offers a unique attraction to the surrounding area. Weddings, corporate events, and outings are regularly held at the facility which attracts numerous outside companies and organizations to the property.



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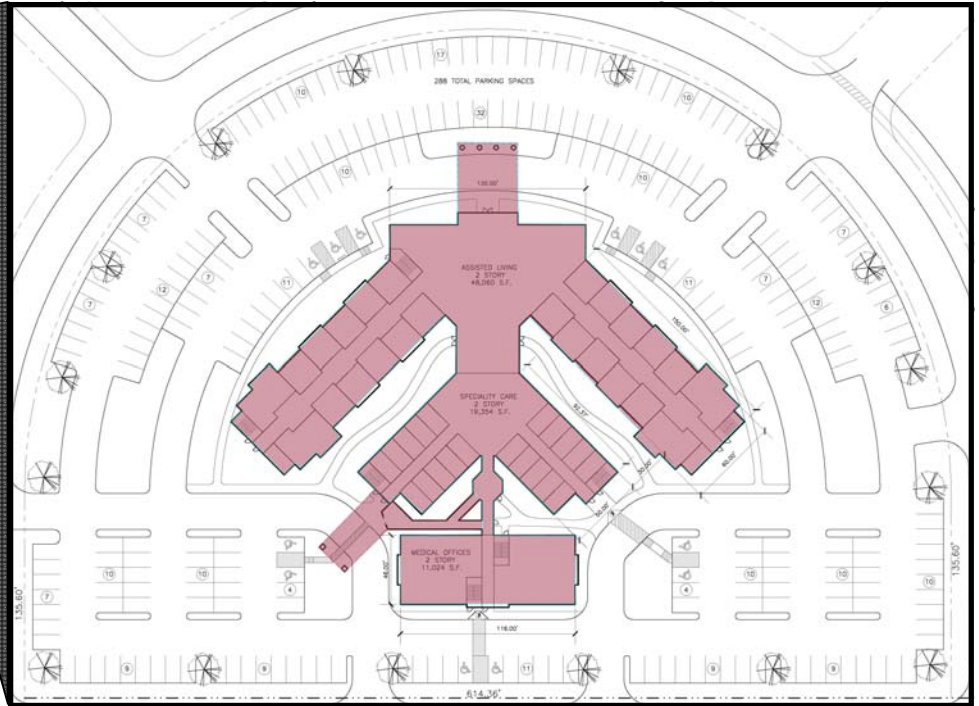
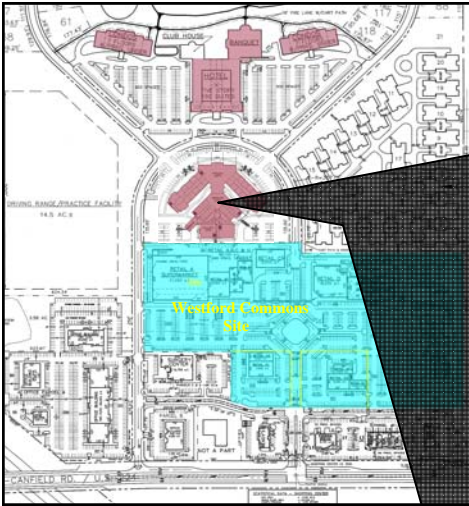
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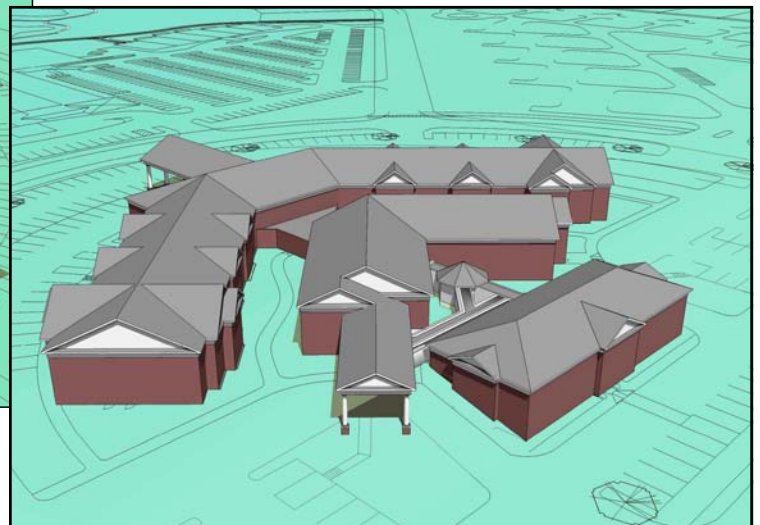
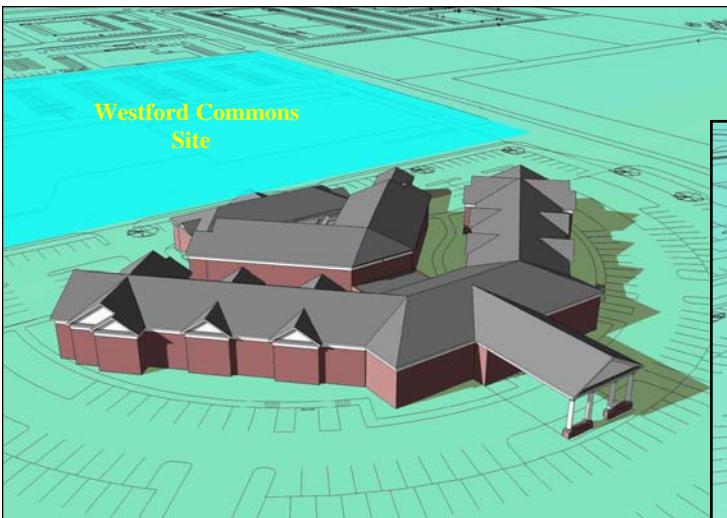


An overview of future development of Westford Lifestyle Community

Assisted Living Facility



A total of 5.31 acres is devoted to an 80+ bed, 80,000 SF assisted living facility that will serve Westford and the surrounding area. The facility will have an extended care sector coupled with a physical rehab and temporary care unit.



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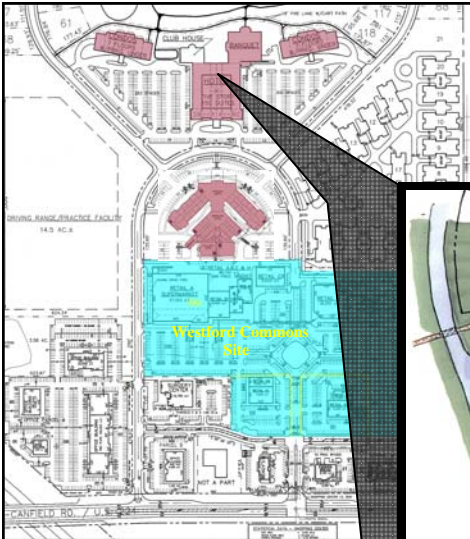
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An overview of future development of Westford Lifestyle Community

Hotel, Banquet Facility & High Rise Condominiums

Future plans include an upscale hotel and conference center to cater to large conferences and corporate events. The hotel sits at the entrance of the Kensington Golf Club and will provide a unique guest experience unlike anything else in the Mahoning Valley.



Banquet Center Features

- 800 Seat Capacity
- Outdoor Courtyard
- Elevated View Over Golf Course

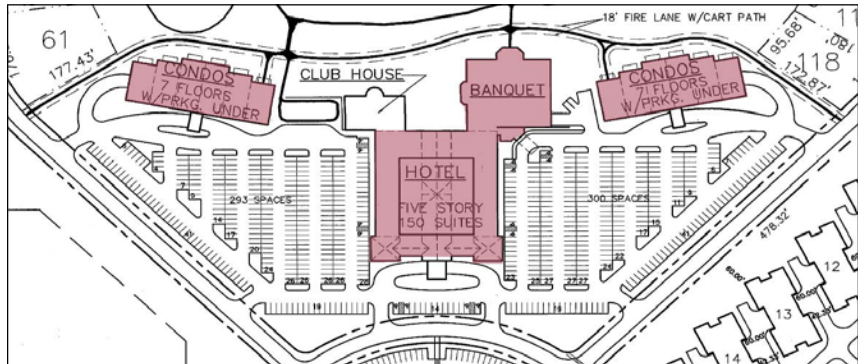
Hotel Features

- Zoned for 5 Floors
- 250+ Rooms
- Liquor License
- Timeless Colonial Design

High Rise Features

- Zoned for 7 Floors
- Underground Parking
- Penthouse Suites
- Cantilevered Balconies
- Golf Course Access

This facility will be capable of hosting a number of events including large golf outings, weddings, conferences and corporate events. Adjacent on both sides of the hotel will be home to two high rise condominium buildings that will capture the beautiful view overlooking Kensington Golf Club.



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Short Intro:

CTW Development Corp. is pleased to be one of the leading commercial and residential developers in northeast Ohio. Formed in 1987 by Chuck Whitman, CTW Development Corp. has grown to offer over 900,000 SF of class 'A' commercial office and retail space and has developed over 600 residential home sites in and around northeastern Ohio.

The Story:

While pursuing his lifelong dream as a Captain for U.S. Airways, Chuck saw a market need for office and medical space in Boardman, Ohio and founded CTW Development Corp. in 1987. Copley Professional Centre was his first project which encompassed two traditional style office buildings that housed both medical and class 'A' office space. Chuck then proceeded to develop Quail Hollow, a residential housing community with over 100 beautiful custom home sites. After completing Quail Hollow, Windham Professional Center was established which now entails over 160,000 square feet of Class 'A' office space. Chuck then noticed a market push towards Canfield, Ohio and secured land to develop over 150,000 square feet of office space along Tippecanoe Road and Route 224. During the mid 1990's, he proceeded to acquire parcels of land to create CTW's largest endeavor yet, Westford Lifestyle Community. Westford is a 400+ acre mixed use development designed to be a small community within itself. Westford incorporates over 400 upscale home sites, an 18-hole championship golf course and driving range, over 200,000 square feet of office and medical space, an outpatient surgery center, 25,000 square feet of retail and various dining options. Westford is becoming the vision for which it was intended with an 80,000 SF assisted living facility now in the planning stages and soon to be followed by approximately 200,000 SF of retail space, a full service hotel, 800 person banquet facility and two high rise condominium buildings overlooking the Kennsington Golf Club.

In August of 2009, Chuck's Son Brad joined CTW's efforts to further grow the company. Among his credentials include managing over \$4M in projects for Ryan Homes and over \$30M in award winning commercial construction projects in Phoenix, Arizona. His efforts are now focused on the further development of Westford Commons, Westford Lifestyle Community and other CTW Development Corp. regional projects.



Chuck Whitman
President



CTW Development Corp.

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Brad Whitman
Vice President