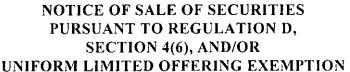
## FORM D

UNITED STATES SECURITIES AND EXCHANGE COMMISSION

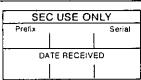
# Washington, D.C. 20549





OMB APPROVAL							
OMB Number:	3235-0076						
Expires:							
Estimated average burden							
hours per respons	e 16.00						

1406697



	. 21
Name of Offering ( check if this is an amendment and name has changed, and indicate change.) PINE STATION INC.	
Filing Under (Check box(es) that apply): Rule 504 Rule 505 Rule 506 Section 4(6) Type of Filing: New Filing Amendment	The state of the s
A. BASIC IDENTIFICATION DATA	1011
1. Enter the information requested about the issuer	
Name of Issuer ( check if this is an amendment and name has changed, and indicate change.) PINE STATION INC.	Per 1886 SECTION
Address of Executive Offices (Number and Street, City, State, Zip Code)	Telephone Number (including Area Code)
11501 Northlake Drive, Cincinnati, OH 45242	513 554 1110
Address of Principal Business Operations (Number and Street, City, State, Zip Code) (if different from Executive Offices)	Telephone Number (Including Area Code)
Brief Description of Business	
Purchase, hold, lease, manage, sell, exchange, redevelop, subdivide and improve real prop	erty and interests in real property
business trust   limited partnership, to be formed	PROCESSED  JUL 1 8 2007
Actual or Estimated Date of Incorporation or Organization: O	nated TIAO BACKET

#### GENERAL INSTRUCTIONS

Who Must File: All issuers making an offering of securities in reliance on an exemption under Regulation D or Section 4(6), 17 CFR 230.501 et seq. or 15 U.S.C.

When To File: A notice must be filed no later than 15 days after the first sale of securities in the offering. A notice is deemed filed with the U.S. Securities and Exchange Commission (SEC) on the earlier of the date it is received by the SEC at the address given below or, if received at that address after the date on which it is due, on the date it was mailed by United States registered or certified mail to that address.

Where To File: U.S. Securities and Exchange Commission, 450 Fifth Street, N.W., Washington, D.C. 20549.

Copies Required: Five (5) copies of this notice must be filed with the SEC, one of which must be manually signed. Any copies not manually signed must be photocopies of the manually signed copy or hear typed or printed signatures.

Information Required: A new filing must contain all information requested. Amendments need only report the name of the issuer and offering, any changes thereto, the information requested in Part C, and any material changes from the information previously supplied in Parts A and B. Part E and the Appendix need not be filed with the SEC.

Filing Fee: There is no federal filing fee.

This notice shall be used to indicate reliance on the Uniform Limited Offering Exemption (ULOE) for sales of securities in those states that have adopted ULOE and that have adopted this form. Issuers relying on ULOE must file a separate notice with the Securities Administrator in each state where sales are to be, or have been made. If a state requires the payment of a fee as a precondition to the claim for the exemption, a fee in the proper amount shall accompany this form. This notice shall be filed in the appropriate states in accordance with state law. The Appendix to the notice constitutes a part of this notice and must be completed.

#### - ATTENTION -

Failure to file notice in the appropriate states will not result in a loss of the federal exemption. Conversely, failure to file the appropriate federal notice will not result in a loss of an available state exemption unless such exemption is predictated on the filing of a federal notice.

		A. BASIC II	DENTIFICATION DATA		
2. Enter the information re	quested for the fo	llowing:			
Each promoter of t	he issuer, if the iss	suer has been organized	within the past five years;		
<ul> <li>Each beneficial ow</li> </ul>	ner having the pow	er to vote or dispose, or d	lirect the vote or disposition	of, 10% or more of	a class of equity securities of the issuer.
• Each executive off	icer and director o	f corporate issuers and o	of corporate general and ma	naging partners of	partnership issuers; and
Each general and r	nanaging partner o	of partnership issuers.			
Check Box(es) that Apply:	<b>✓</b> Promoter	Beneficial Owner	Executive Officer	Director	General and/or Managing Partner
Full Name (Last name first, i Phillips, Michael C.					
Business or Residence Addre 175 East 400 South, Suit		-	Code)		
Check Box(es) that Apply:	✓ Promoter	Beneficial Owner	Executive Officer	Director	General and/or Managing Partner
Full Name (Last name first, i Edison, Jeffrey S.	f individual)				
Business or Residence Addre	ss (Number and	Street, City, State, Zip C	Code)		
300 East Lombard Street,	Suite 1100, Ba	Itimore, MD 21202			
Check Box(es) that Apply:	<b>✓</b> Promoter	Beneficial Owner	Executive Officer	Director	General and/or Managing Partner
Full Name (Last name first, i Addy, R. Mark	f individual)				
Business or Residence Addre 11501 Northlake Drive, C		•	Code)		
Check Box(es) that Apply:	Promoter	☑ Beneficial Owner	Executive Officer	Director	General and/or Managing Partner
Full Name (Last name first, i Phillips Edison Shopping		L.P.			
Business or Residence Addre 11501 Northlake Drive, C			Code)		
Check Box(es) that Apply:	Promoter	Beneficial Owner	Executive Officer	Director	General and/or Managing Partner
Full Name (Last name first, i	f individual)				
Business or Residence Addre	ss (Number and	Street, City, State, Zip C	Code)	_	
Check Box(es) that Apply:	Promoter	Beneficial Owner	Executive Officer	Director	General and/or Managing Partner
Full Name (Last name first, i	f individual)				
Business or Residence Addre	ss (Number and	Street, City, State, Zip C	Code)	, <del></del>	,
Check Box(es) that Apply:	Promoter	Beneficial Owner	Executive Officer	Director	General and/or Managing Partner
Full Name (Last name first, i	f individual)			· · · · · · · · · · · · · · · · · · ·	
Business or Residence Addre	ss (Number and	Street, City, State, Zip C	Code)		
	(Use bla	nk sheet, or copy and us	e additional copies of this s	sheet, as necessary	<u> </u>

					B. 13	NFORMAT	ION ABOU	T OFFERI	NG		•		
1.	Has the	issuer sol	d, or does th			ll, to non-a Appendix					<b>,</b>	Yes [	No <b>E</b>
2.	What is the minimum investment that will be accepted from any individual?								\$_0.0	0			
3.								Yes	No <b>K</b>				
4.	If a pers	sion or sim on to be lis s, list the na	tion request illar remune sted is an ass ame of the b you may s	ration for s sociated pe roker or de	olicitation rson or age caler. If me	of purchase ent of a brok ore than five	ers in connu er or deale e (5) person	ection with r registered is to be list	sales of sec I with the S ed are asso	curities in t SEC and/or	he offering. with a state		
Ful No	,	Last name	first, if ind	ividual)									
		Residence	Address (N	lumber and	i Street, Ci	ity, State, Z	ip Code)						
Mar	ma of Ac	sociated R	roker or De	aler									
Ivai	ille of As	sociated Di	okei oi De										
Stat			Listed Has or check							,,,.,		☐ Al	l States
	AL	AK	[AZ]	AR	CA	CO	CT	DE	DC	FL	GA]	ĤĪ	ID
	11.	IN	1A	KS	KY	LA	ME	MD	MA	MI	MN	MS	MO
	MT RI	NE SC	NV SD	NH TN	NJ TX	NM UT	NY VT	NC VA	ND WA	OH WV	OK]	OR WY	PA PR
							·						
Ful	l Name (	Last name	first, if ind	ividual)									
Bus	siness or	Residence	: Address (1	Number an	d Street, C	City, State.	Zip Code)						
Nar	me of As:	sociated B	roker or De	aler		<del>.</del>							
Sta			Listed Has									•	
	(Check	"All State:	s" or check	individual	States)				***************************************		***************************************	□ Al	1 States
	AL	ΛK	AZ	AR	CA	CO	CT	DE	DC	FL	GA	HI	
	IL MT	IN NE	NV	KS NH	KY NJ	LA NM	ME NY	MD NC	MA ND	MI) OH	MN OK	OR OR	MO PA
	RI	SC	SD	TN	TX	UT	VT	VA	WA	$\overline{WV}$	WI	WY	PR
Ful	I Name (	Last name	first, if ind	ividual)					<u> </u>				
Bus	siness or	Residence	: Address (1	Number an	d Street, C	City. State.	Zip Code)						
*****				.,									
Nai	me of As.	sociated B	roker or De	aler									
Sta	tes in Wi	nich Person	Listed Ha	s Solicited	or Intends	to Solicit	Purchasers				·		
	(Check	"All State	s" or check	individual	States)							☐ Al	1 States
	AL	AK	AZ	AR	CA	CO	CT	DE	DC	FL	GA	HI	ID
	IL MT	IN NE	[IA] [NV]	KS NH	KY NJ	LA NM	ME NY	MD NC	MA ND	MI OH	MN OK	MŠ OR	MO PA
	RI	SC	SD	TN	TX	UT	VT	VA	WA	WV	WI	WY	PR

### C. OFFERING PRICE, NUMBER OF INVESTORS, EXPENSES AND USE OF PROCEEDS

1.	Enter the aggregate offering price of securities included in this offering and the total amount already sold. Enter "0" if the answer is "none" or "zero." If the transaction is an exchange offering, check this box and indicate in the columns below the amounts of the securities offered for exchange and already exchanged.		
	Type of Security	Aggregate Offering Price	Amount Already Sold
	Debt	0.00	§ 0.00
	Equity		s 10,400.00
	Common Preferred	· · · · · · · · · · · · · · · · · · ·	
	Convertible Securities (including warrants)	0.00	0.00 \$
	Partnership Interests		§ 0.00
	Other (Specify)		§ 0.00
	Total	10,400.00	s 10,400.00
	Answer also in Appendix, Column 3, if filing under ULOE.	· · · · · · · · · · · · · · · · · · ·	
2.	Enter the number of accredited and non-accredited investors who have purchased securities in this offering and the aggregate dollar amounts of their purchases. For offerings under Rule 504, indicate the number of persons who have purchased securities and the aggregate dollar amount of their purchases on the total lines. Enter "0" if answer is "none" or "zero."		Aggregate
		Number Investors	Dollar Amount of Purchases
	Accredited Investors		\$ 10,400.00
	Non-accredited Investors		\$ 0.00
	Total (for filings under Rule 504 only)		\$
	Answer also in Appendix, Column 4, if filing under ULOE.		Ψ
3.	If this filing is for an offering under Rule 504 or 505, enter the information requested for all securities sold by the issuer, to date, in offerings of the types indicated, in the twelve (12) months prior to the first sale of securities in this offering. Classify securities by type listed in Part C — Question 1.		
	Type of Offering	Type of Security	Dollar Amount Sold
	Rule 505		\$_0.00
	Regulation A		\$_0.00
	Rule 504		\$_0.00
	Total		\$_0.00
4	a. Furnish a statement of all expenses in connection with the issuance and distribution of the securities in this offering. Exclude amounts relating solely to organization expenses of the insurer. The information may be given as subject to future contingencies. If the amount of an expenditure is not known, furnish an estimate and check the box to the left of the estimate.		
	Transfer Agent's Fees		\$ 0.00
	Printing and Engraving Costs		§ 0.00
	Legal Fees		§ 0.00
	Accounting Fees		\$_0.00
	Engineering Fees		\$ <u>0.00</u>
	Sales Commissions (specify finders' fees separately)		§ 0.00
	Other Expenses (identify)		§ 0.00
	Total		§ 0.00

	C. OFFERING PRICE, NUMB	ER OF INVESTORS, EXPE	NSES AND USE OF I	PROCEEDS	
	b. Enter the difference between the aggregate offering and total expenses furnished in response to Part C — Quantity proceeds to the issuer."	uestion 4.a. This difference	is the "adjusted gross		\$10,400.00
5.	Indicate below the amount of the adjusted gross proceach of the purposes shown. If the amount for any check the box to the left of the estimate. The total of the proceeds to the issuer set forth in response to Part Countries.	purpose is not known, fur he payments listed must equ	nish an estimate and		
				Payments to Officers, Directors, & Affiliates	Payments to Others
	Salaries and fees			s 0.00	S 0.00
	Purchase of real estate			S_0.00	. 🗆 💲 10400
	Purchase, rental or leasing and installation of mach and equipment	inery		s 0.00	\$0.00
	Construction or leasing of plant buildings and facil				\$ 0.00
	Acquisition of other businesses (including the value offering that may be used in exchange for the assets issuer pursuant to a merger)	e of securities involved in t s or securities of another	this	s 0.00	\$ <u></u> 0.00
	Repayment of indebtedness	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	***************************************	S_0.00	□ \$ <u>0.00</u>
	Working capital			S_0.00	\$ <u></u> \$
	Other (specify):	· · · · · · · · · · · · · · · · · · ·		\$_0.00	\$ 0.00
				\$_0.00	ss
	Column Totals				10,400.00
	Total Payments Listed (column totals added)			\$ <u></u> 10	0,400.00
		D. FEDERAL SIGNATU	JRE		
sign	rissuer has duly caused this notice to be signed by the unature constitutes an undertaking by the issuer to furn information furnished by the issuer to any non-accre	sh to the U.S. Securities an	nd Exchange Commis	ssion, upon writte	
Issi	er (Print or Type)	Signature	7- 0 - 1	Date	
DII	NE STATION INC.	I mal	Madr 1	Date / 30 / 20	007
FII		201 (01)	- Y	·	
_	ne of Signer (Print or Type)	Title of Signer (Frint or 🖪	$\Phi_{c}$ , $I$		

## ATTENTION

Intentional misstatements or omissions of fact constitute federal criminal violations. (See 18 U.S.C. 1001.)

	E. STATE SIGNATURE		
1.	Is any party described in 17 CFR 230.262 presently subject to any of the disqualification provisions of such rule?	Yes	No <b>⊠</b>

See Appendix, Column 5, for state response.

- 2. The undersigned issuer hereby undertakes to furnish to any state administrator of any state in which this notice is filed a notice on Form D (17 CFR 239.500) at such times as required by state law.
- 3. The undersigned issuer hereby undertakes to furnish to the state administrators, upon written request, information furnished by the issuer to offerees.
- 4. The undersigned issuer represents that the issuer is familiar with the conditions that must be satisfied to be entitled to the Uniform limited Offering Exemption (ULOE) of the state in which this notice is filed and understands that the issuer claiming the availability of this exemption has the burden of establishing that these conditions have been satisfied.

The issuer has read this notification and knows the contents to be true and has duly caused this notice to be signed on its behalf by the undersigned duly authorized person.

Issuer (Print or Type)	Signature	
PINE STATION INC.	4 m/ab ab ab (6/30 /2007	
Name (Print or Type)	Title (Print or Type)	
R. Mark Addy	Vice President	
	1/	

#### Instruction:

Print the name and title of the signing representative under his signature for the state portion of this form. One copy of every notice on Form D must be manually signed. Any copies not manually signed must be photocopies of the manually signed copy or bear typed or printed signatures.

#### APPENDIX 2 3 4 5 Т Disqualification Type of security under State ULOE Intend to sell and aggregate (if yes, attach to non-accredited offering price Type of investor and explanation of investors in State offered in state amount purchased in State waiver granted) (Part B-Item 1) (Part C-Item 1) (Part C-Item 2) (Part E-Item 1) Number of Number of Accredited Non-Accredited Yes Yes State No Investors Amount Investors Amount No \$10,400 Prfd Shs AL X × \$10,400 Prfd Shs ΑK X X \$10,400 Prfd Shs AZX × \$10,400 Prfd Shs AR X X \$10,400 Prfd Shs CA X \$10,400 Prfd Shs CO X \$10,400 Prfd Shs CTX x × × DE \$10,400 Prfd Shs DC X \$10,400 Prfd Shs X × 20 \$2,000.00 FL\$10,400 Prid Shs × x \$10,400 Prfd Shs × GA \$10,400 Prid Shs HI X \$10,400 Prfd Shs X ID IL \$10,400 Prfd Shs \$700.00 X x IN \$10,400 Prfd Shs 3 × × \$300.00 IA \$10,400 Prfd Shs \$10,400 Prfd Shs KS × KY \$10,400 Prfd Shs x X LA × \$10,400 Prfd Shs × ME X \$10,400 Prfd Shs × MD \$1,700.00 17 \$10,400 Prfd Shs X X X MA \$10,400 Prfd Shs X \$10,400 Prfd Shs MΙ 29 X \$2,900.00 X \$10,400 Prfd Shs MN × X \$10,400 Prfd Shs MS ×

### APPENDIX

1		2	3			4		5	: 6 4 :
	to non-a	s in State	Type of security and aggregate offering price offered in state (Part C-Item 1)		Type of investor and amount purchased in State (Part C-Item 2)				ification the ULOE attach ation of granted) Item 1)
State	Yes	No		Number of Accredited Investors	Amount	Number of Non-Accredited Investors	Amount	Yes	No
МО		×	\$10,400 Prfd Shs				+		×
МТ		×	\$10,400 Prfd Shs						×
NE		×	\$10,400 Prfd Shs						×
NV		×	\$10,400 Prfd Shs						×
NH		×	\$10,400 Prfd Shs						×
NJ		×	\$10,400 Prfd Shs					Ţ	×
NM		×	\$10,400 Prfd Shs						×
NY		×	\$10,400 Prfd Shs						×
NC		x	\$10,400 Prfd Shs						×
ND		×	\$10,400 Prfd Shs					1	×
ОН	1	×	\$10,400 Prfd Shs	24	\$2,400.00				×
ок		×	\$10,400 Prfd Shs						×
OR		×	\$10,400 Prfd Shs						×
PA		×	\$10,400 Prfd Shs						×
RI		×	\$10,400 Prfd Shs	·					×
SC		×	\$10,400 Prfd Shs						×
SD		×	\$10,400 Prld Shs	•					×
TN		×	\$10,400 Prfd Shs			-			×
TX		×	\$10,400 Prfd Shs				·		×
UT		×	\$10,400 Prfd Shs	4	\$400.00				×
VT		×	\$10,400 Prid Shs						×
VA		×	\$10,400 Prfd Shs						×
WA		×	\$10,400 Prfd Shs						×
wv		×	\$10,400 Prfd Shs						×
WI	1	×	\$10,400 Prfd Shs				<del></del>		×

				APP	ENDIX				
1		2	3			5 Disqualification			
	to non-a	d to sell accredited rs in State 3-Item 1)	Type of security and aggregate offering price offered in state (Part C-Item 1)	unde (if  Type of investor and exp amount purchased in State was			under St (if yes explan waiver	er State ULOE Yyes, attach planation of niver granted) art E-Item 1)	
State	Yes	No		Number of Accredited Investors	Amount	Number of Non-Accredited Investors	Amount	Yes	No
WY		×	\$10,400 Prfd Shs						×
PR		×	\$10,400 Prfd Shs						×

**END**