

City of Lathrup Village
27400 Southfield Road
Lathrup Village, MI 48076
Phone: (248) 557-2600

Office Use Only

Date Submitted: 9/29/20

SLU Review Date: _____

Public Hearing Date: _____

Application for Special Land Use

Please note that information requested and the procedure followed is pursuant to Sec. 6.2 Special Land Use and Standards. As stated above, the Special Land Use will be necessary to allow for special uses not automatically allowed in the zoning district. The Special Land Use application requires a Public Hearing in front of the Planning Commission. Applicant is encouraged to be present to answer questions and speak to the business development.

Property Information

Project Name:	Lathrup Village Convenience Inc., Exxon station: packaged alcohol sales		
Subject Property Address:	28939 Southfield Rd., Lathrup Village, MI 48076		
Subject Property Parcel Number:	24-14-227-051		
Legal Description:	Lots 785 through 789, both inclusive, and the East 5.00 feet, also 1/2 of vacated alley adjacent to same, LOUISE LATHRUP'S CALIFORNIA BUNGALOW SUB. NO. 2, L.31, P.47, Oakland County Records		
Acreage:	0.30	Frontage (in feet):	108'
		Dimensions:	108' x 125'
Proposed Use:	Gasoline station and convenience store, adding packaged beer, wine and spirits, off premises		
Current Zoning:	CV, Commercial Vehicular		

Applicant Information

Name:	Lathrup Village Convenience Inc.		
Address:	28939 Southfield Rd., Lathrup Village	State:	MI
		Zip Code:	48076
Phone Number:	248-860-6212	Fax:	
Email Address:	zkoza@highpointoil.com		
Interest in Property:	Operator. Ziad Koza, President. Articles of Incorporation attached.		
*If the applicant is a corporate or a partnership, please attach certificate from the state in which it is organized.			

Property Owner Information

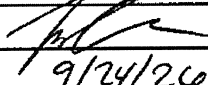
Name:	Beringer Investment, LLC		
Address:	29200 Northwestern Hwy., Ste. 450, Southfield	State:	MI
		Zip Code:	48034
Phone Number:	248-672-7301	Fax:	
Email Address:	Mkoza@group10.net		
Description of Proof of Ownership Provided:	Quit Claim Deed, Liber 47002, Page 299, Oakland County Records, attached		

Land Use Questions

Please describe the type and nature of the business being proposed for the property you are seeking special land use approval for. In addition please list the appropriate Class Use that the proposed business falls under:

Existing gasoline station and convenience store, operated by the applicant for approximately 12 years, adding packaged beer, wine and spirits for off premises consumption. Class of use: establishment involving the sale of alcoholic beverages regulated by the Michigan Liquor Control Act, a special land use in the CV district. Licensing: transfer of existing SDD and SDM licenses under MCL 436.1531 and 436.1533; MLCC docketed the application 8/21/2026. No on premises consumption. See attached Narrative and Statement of Findings.

Please list the following information about your hours of operation.			
Weekdays	Alcohol sales requested 7:00 a.m. to 11:00 p.m. Existing store hours 6:00 a.m. to 12:00 a.m., subject to a separate ZBA request.		
Weekends	Alcohol sales requested 7:00 a.m. to 11:00 p.m. Existing store hours Sat. 6:00 a.m. to 12:00 a.m., Sun. 7:00 a.m. to 11:00 p.m.		
Please list the peak hours of operation, and the maximum number of persons who will be occupying the business during the listed peak hours (space is provided for multiple peak hours.)			
Peak Hours Weekdays:	7:00-9:00 a.m. and 4:00-9:00 p.m., no change. Approx. 8 to 12 persons on site at peak.		
Peak Hours Weekends:	Noon, no change. Approx. 8 to 12 persons on site at peak.		
Maximum number of vehicles which will be attracted to the property for which you are seeking special land use approval:			No increase
Describe what additional requests or demands for City services there may be. Examples may be traffic regulation, ordinance enforcement, public safety, and water and sewer services.			
None. No new construction, no change to access, parking, water or sewer service. The store averages 480 transactions per day, 250 of them at the fuel pumps, and the proposed use serves customers already on site rather than generating new trips see traffic analysis, Exhibit C. Packaged sales only, with no on premises consumption, and the applicant offers a condition limiting alcohol sales to 7:00 a.m. through 11:00 p.m. Staff will complete responsible vendor training and the register will verify age on every alcohol sale, which limits any demand on police services.			
Describe how the proposed use qualifies as a "reasonable use". Section 2.2 of the Zoning Ordinance defines it as: <i>A proposed use is "reasonable" when it would be harmonious, compatible, appropriate, would not impinge unreasonably on the value or use of nearby properties, and would not impair sound communal development as and where proposed to be established. An existing use is "reasonable" when it is harmonious, compatible, and appropriate as and where established, does not impinge unreasonably on the value or use of nearby properties, and does impair sound communal development. Uses which are not "reasonable" are "unreasonable." No use shall be deemed "reasonable" if its establishment or actual conduct is unlawful under the statutory or common law of this state.</i>			
The site has operated as a gasoline station and convenience store for decades under an approved site plan in the CV district, which expressly contemplates alcohol sales by special land use. Packaged alcohol is a customary convenience store category, sold inside the existing building with no change to the site, the building, access, parking, lighting or deliveries. The surrounding corridor is commercial. The use is harmonious, compatible and appropriate where established, and it will be conducted lawfully under MLCC licensure and Chapter 18, Article III of the City Code. Nothing about adding a product category inside an existing building impinges on the value or use of nearby property. See attached Narrative and Statement of Findings for findings on each standard of Section 6.2.10, including the quantifiable need showing under Standard H.			
If the special use is granted, will the use then conform to all of the other regulations of the Zoning Ordinance and other ordinances of the City without a need for any variances?			☐ Yes ☒ No
Describe what, if any, activities may reasonably be anticipated to occur on the premises and in the neighborhood as a result of the occupancy which reasonable persons or ordinary sensibilities may possibly find seriously annoying – in particular what changes, if any, will be observed in the following items:			
	More	Less	Same
Noise		Same	
Dust or dirt		Same	
Lights, glare		Same	
Odors/Fumes		Same	
Pedestrian/Vehicle Traffic		Same	
Litter/Waste/Trash		Same	
If you checked any item as more, please describe what, if any, impact you believe will result on adjacent properties.			
Not applicable. No item is marked More.			

Will the location, intensity and periods of operation proposed will cause or create a public or private nuisance. Typical nuisance complaints associated with our business community include, but are not limited to, those listed above as well as parking problems, lights falling onto adjacent properties, and property appearance and maintenance.		Yes	☒ No
Please describe how you will provide for the maximum reasonable and feasible enhancement of the environment of the surrounding area. This may include, but not be limited to, buffering, landscaping, signage, façade, or other site amenities pursuant to the City's Zoning Ordinance and Design Guidelines.			
No site changes proposed. The applicant will maintain the building, pavement, landscaping and lighting in good condition per the Zoning Ordinance and Design Guidelines, and offers conditions that every item be individually priced on the shelf and that approval be limited to the existing building and site plan of record.			
Site Plan Information			
Is there an existing site plan on file:		☒ Yes	☐ No
Applying concurrently			
If yes, when was site plan approval obtained?		Approx. 2003, site plan of record. No changes proposed.	
Prepared By:	Unknown. Existing site plan of record; no changes proposed.		
Street Address:		State:	Zip Code:
Phone Number:	Cell:	Fax:	
Email Address:			
Application Checklist			
The applicant is required to submit the following materials to the City Hall <u>30 days</u> prior to the regularly scheduled date of the Public Hearing. Failure to supply all required information will result in the rejection of the application by the			
☒	One (1) completed and signed copy of the Special Land Use application		
☒	One (1) full-sized (24x36) set of the proposed or existing Site Plan		
☒	PDF of complete special land use application materials		
☒	Review Fee: \$1,750		
Applicant's Declaration			
I declare that the foregoing answers honestly and fairly describe the nature of the proposed use to the best of my information, knowledge, and belief. I understand that City Officials and the City Council will rely upon my representations in processing this application and agree that any resulting decisions or approvals may be conditioned upon the use being conducted as represented and may be voided or modified in the event any such representation may later be determined to have been materially faults or misleading.			
Applicant's Printed Name	Lathrup Village Convenience Inc., by Ziad Koza, President		
Applicant's Signature			
Date:	9/24/20		
Property Owner's Printed Name	Beringer Investment, LLC, by Majid Koza, Member		
Property Owner's Signature			
Date:			

Application for Special Land Use

28939 Southfield Road, Lathrup Village | Lathrup Village Convenience Inc.

Exhibit Index

A	Narrative and Statement of Findings, Section 6.2.10 standards
B	MLCC historical sales records and analysis, SDD licenses L-000143175 and L-000282708
C	Traffic analysis
D	Trade area and market analysis
E	MLCC records: license transfer application and status history for 28939 Southfield Road
F	City of Lathrup Village records for 26727 Southfield Road: Planning Commission minutes of April 16, 2024 and Giffels Webster special land use review of April 18, 2024
G	Site plan of record and current site photographs
H	Proof of ownership: deed and Articles of Incorporation
I	Completed application form and review fee

Exhibits A through I accompany this application.

SPECIAL LAND USE APPLICATION NARRATIVE AND STATEMENT OF FINDINGS

Section 6.2, City of Lathrup Village Zoning Ordinance

Property	28939 Southfield Road, Lathrup Village, MI 48076
Parcel	24-14-227-051
Applicant	Lathrup Village Convenience Inc. (Ziad Koza, President)
Property owner	Beringer Investment, LLC
Zoning district	CV, Commercial Vehicular
Existing use	Gasoline station with convenience store (special land use approved 2003 site plan)
Requested use	Packaged sale of beer, wine and spirits for off premises consumption
Prepared by	Matthew Toma, Kostopoulos Rodriguez, PLLC, 41100 Woodward Ave., Suite 200, Bloomfield Hills, MI 48304

I. Summary of the request

Lathrup Village Convenience Inc. requests special land use approval to sell packaged alcoholic beverages for off premises consumption at its existing gasoline station and convenience store at 28939 Southfield Road. The applicant has operated this station for approximately 12 years. No new construction, no change to the site plan, no change to access or parking, and no on premises consumption is proposed. The request adds a product category inside an existing building.

This application is submitted after the Planning Commission declined to recommend a prior application on August 18, 2026, on the ground that the applicant had not demonstrated need under Standard H. The applicant accepts that finding as to the prior submission. The prior application offered a statement of convenience and no measurement. This application answers the question the Commission actually asked, using the State of Michigan's own licensing and sales records, independent traffic and market analysis, and operating data from the site.

II. The standard the Commission applied

Section 6.2.10.H provides that establishments involving the sale of alcoholic beverages "must demonstrate a quantifiable need for the proposed use within either the City or surrounding area."

At the August 18, 2026 public hearing, the Commission described what that standard requires: a metric that articulates demand in the area that is not being met by the businesses already there. The applicant has built this submission around that definition.

III. Standard H: demonstrated need

A. The last time a second seller entered this market, it served demand no existing business was capturing

Until May 2024, one licensee sold spirits in the City: Vintage Village Fine Wine at 28927 Southfield Road, licensed since January 31, 2006. In May 2024 the gas station at 26727 Southfield Road

(Village Square Market, Inc., the BP) began selling under a new SDD license. The Michigan Liquor Control Commission publishes what each licensee purchases from the State. Those records show the following.

Twelve month period	Vintage Village	BP	Combined
May 2023 to April 2024 (before the BP)	\$521,987	none	\$521,987
May 2024 to April 2025 (after the BP)	\$493,449	\$279,935	\$773,384
Change	down 5.5%	new	up 48%

A saturated market divides. This market grew. A second outlet added roughly \$250,000 per year in sales while the established store declined by about five percent and then recovered: its calendar 2025 total of \$532,994 exceeded its 2023 total of \$519,234, with the second seller operating for the full year. That is a direct, quantifiable measurement of demand that existing businesses were not meeting, in this City, on this road.

Calendar year	Vintage Village	BP	Combined
2023	\$519,234	none	\$519,234
2024 (BP from May)	\$455,146	\$162,719	\$617,865
2025	\$532,994	\$339,902	\$872,896
2026, January through July	\$236,027	\$188,685	\$424,712

These figures reflect spirits purchased from the State under each SDD license. Beer and wine sales are not included, so they understate total alcohol demand at both locations.

B. A gas station on this corridor sustains alcohol sales month after month

Over the 27 months from May 2024 through July 2026, the BP purchased \$691,307 in spirits, an average of \$25,604 per month. Sales for January through July 2026 (\$188,685) are consistent with the same period of 2025 (\$190,723). The demand this use serves is durable, not a spike.

C. The demand is already on this site

28939 Southfield Road	Figure
Years operated by the applicant	Approximately 12
Average transactions per day	480
Average fuel transactions per day	250
Approximate transactions per year	175,000
Distance to the nearest gasoline station selling alcohol (26727 Southfield)	Approximately 1.1 miles

Roughly 175,000 customer visits per year already occur at this property. Customers who want to combine a fuel stop with the purchase of packaged beer, wine or spirits must make a second stop at a separate business. The proposed use serves demand that already arrives at this site rather than generating new trips.

D. Traffic and trade area analysis

TRAFFIC ANALYSIS: See Exhibit C.

TRADE AREA AND MARKET ANALYSIS: See Exhibit D.

E. The City has applied Standard H to this exact use, on this road, within the past two years

On April 16, 2024, the Planning Commission recommended approval of the same use at 26727 Southfield Road. The City's planning consultant addressed Standard H as follows:

"The applicant's attorney explained a more fitting term for 'need' would be 'allowable quota' or 'absorption of the use within the community'. Since the community of Lathrup Village can handle a convenience store that sells alcohol, the 'need' is appropriate in this case." (Giffels Webster, Special Land Use review, April 18, 2024)

Vintage Village had then been licensed at 28927 Southfield Road for 18 years. The proximity of an established seller did not defeat need in 2024, and the record since confirms the judgment: the community absorbed the second seller and total sales grew. The applicant asks that Standard H be applied consistently, and submits that this application satisfies it on a substantially fuller record than the 2024 application presented.

IV. Findings on the remaining standards, Section 6.2.10

A. Reasonable use

The site has operated as a gasoline station and convenience store for decades under an approved site plan. Packaged alcohol sales are a customary component of convenience store retailing and are permitted by special land use in the CV district. The use is harmonious with the surrounding commercial corridor, which includes retail, restaurant and service uses. Nothing about adding a product category inside the existing building impinges on the value or use of nearby property. Competition between two lawfully operating retailers is not an impingement on property value or use within the meaning of this standard.

B. Conformity with other City regulations

The use will comply with all City ordinances, including Chapter 18, Article III of the Code of Ordinances, the sign ordinance, and all building and fire codes. The applicant is transferring existing SDD and SDM licenses to this location under MCL 436.1531(22) and MCL 436.1533(8). The Michigan Liquor Control Commission received the application on June 23, 2026, determined it complete, completed its enforcement investigation, and forwarded the matter to the Commission's docket on August 21, 2026. The applicant separately acknowledges that its proposed hours of operation require relief from the Zoning Board of Appeals and has filed [or will file] that request. The alcohol condition offered in Section V below applies regardless of the outcome of that request.

C. Location, intensity and periods of operation

Sales are for off premises consumption only. No on site consumption, no bar, no seating and no outdoor sales are proposed. The applicant offers a condition limiting alcohol sales to 7:00 a.m. through 11:00 p.m., the City's standard hours of operation, which addresses concerns raised at the August 18 hearing regarding late evening and early morning sales. The use adds no new traffic: the customers are already present. There is no basis to conclude the use will create a public or private nuisance in fact.

D. Consistency with the spirit and purpose of the ordinance

Section 1.4 of the ordinance states that it should not be construed or applied so as to exclude from the City any reasonable use for which there is a demonstrated need within the City or surrounding area and for which an appropriate location exists. The CV district expressly contemplates this use by special land use. Approving a customary retail category at an existing, long operating commercial site, subject to conditions, is consistent with sound community planning and with the City's Master Plan goal of supporting established businesses along the Southfield Road corridor.

E. Fair market value of neighboring lands

No physical change to the property is proposed, so there is no change in the appearance or intensity of the site that could affect neighboring values. The only measurable evidence in the record on the economic effect of a second alcohol seller in this City is the State sales data above, which shows the established seller's sales returning above their prior level within a year.

F. Site design and enhancement of the surrounding area

No site changes are proposed. The applicant will maintain the building, pavement, landscaping and lighting in good condition and in compliance with the City's Zoning Ordinance and Design Guidelines, and offers a condition that every item offered for sale be individually priced on the shelf, addressing a concern raised by a resident in the 2024 proceedings on the comparable application.

V. Conditions the applicant offers

Under Section 6.2 the approving body may impose reasonable conditions. The applicant offers the following and asks that they be made conditions of approval.

- Alcohol sales limited to 7:00 a.m. through 11:00 p.m. daily, regardless of the store's permitted hours of operation, and regardless of any later decision of the Zoning Board of Appeals on store hours.
- All merchandise offered for sale individually priced on the shelf.
- Approval limited to the existing building and the site plan of record. Any exterior change returns to the City for site plan review.
- Packaged sales for off premises consumption only. No on site consumption.

The applicant is prepared to discuss additional operating conditions with the Commission at the public hearing.

Note on sources: all sales and licensing figures are drawn from the Michigan Liquor Control Commission's Alcohol Information Management System, a public record. Figures reported under SDD licenses reflect spirits purchased from the State and do not include beer or wine.

EXHIBIT B

Alcohol sales data, City of Lathrup Village

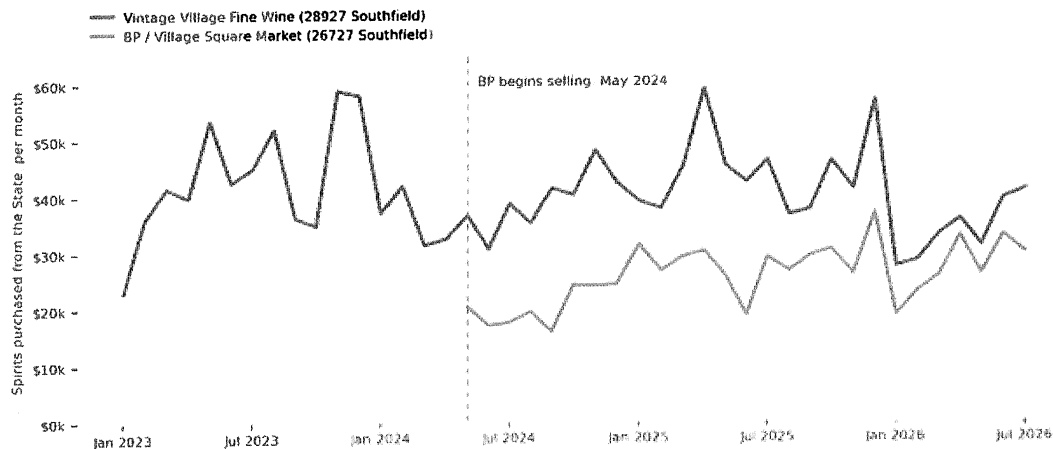
**Michigan Liquor Control Commission historical sales records
SDD licenses L-000143175 and L-000282708**

EXHIBIT B

Alcohol sales data, City of Lathrup Village

Special Land Use application, 28939 Southfield Road. Source: Michigan Liquor Control Commission, Alcohol Information Management System, historical sales records for specially designated distributor licenses L-000143175 (Vintage Village Fine Wine, 28927 Southfield Road) and L-000282708 (Village Square Market, Inc. dba BP, 26727 Southfield Road). These figures are spirits purchased from the State. Beer and wine are not included.

1. Monthly spirits purchases, January 2023 through July 2026



Until May 2024 one licensee sold spirits in the City. A second seller entered that month. The established seller declined modestly and recovered, while total sales in the City rose.

2. The twelve months before and after the second seller entered

Twelve month period	Vintage Village	BP	Combined
May 2023 through April 2024	\$521,987	none	\$521,987
May 2024 through April 2025	\$493,449	\$279,935	\$773,384
Change	down 5.5%	new entrant	up 48.2%

3. Calendar year totals

Calendar year	Vintage Village	BP	Combined
2023 (one seller)	\$519,234	none	\$519,234
2024 (BP from May)	\$455,146	\$162,719	\$617,865
2025	\$532,994	\$339,902	\$872,896
2026, January through July	\$236,027	\$188,685	\$424,712

4. The second seller's record over 27 months

BP, license L-000282708	Figure
Months selling spirits, May 2024 through July 2026	27
Total purchased from the State	\$691,307
Monthly average	\$25,604

BP, license L-000282708

January through July 2026

January through July 2025

Figure**\$188,685****\$190,723****5. Monthly detail**

Month	Vintage Village	BP	Combined
Jan 2023	\$22,858	—	\$22,858
Feb 2023	\$35,837	—	\$35,837
Mar 2023	\$41,322	—	\$41,322
Apr 2023	\$39,617	—	\$39,617
May 2023	\$53,383	—	\$53,383
Jun 2023	\$42,299	—	\$42,299
Jul 2023	\$44,815	—	\$44,815
Aug 2023	\$51,825	—	\$51,825
Sep 2023	\$36,084	—	\$36,084
Oct 2023	\$34,689	—	\$34,689
Nov 2023	\$58,652	—	\$58,652
Dec 2023	\$57,852	—	\$57,852
Jan 2024	\$36,974	—	\$36,974
Feb 2024	\$41,810	—	\$41,810
Mar 2024	\$31,275	—	\$31,275
Apr 2024	\$32,329	—	\$32,329
May 2024	\$36,530	\$20,368	\$56,898
Jun 2024	\$30,542	\$16,988	\$47,530
Jul 2024	\$38,650	\$17,544	\$56,194
Aug 2024	\$35,146	\$19,446	\$54,592
Sep 2024	\$41,338	\$15,881	\$57,219
Oct 2024	\$40,126	\$24,170	\$64,297
Nov 2024	\$48,075	\$24,050	\$72,125
Dec 2024	\$42,351	\$24,272	\$66,623
Jan 2025	\$39,052	\$31,303	\$70,356
Feb 2025	\$37,715	\$26,601	\$64,316
Mar 2025	\$44,989	\$29,126	\$74,115
Apr 2025	\$58,935	\$30,186	\$89,120
May 2025	\$45,414	\$25,777	\$71,191
Jun 2025	\$42,369	\$18,657	\$61,026
Jul 2025	\$46,302	\$29,072	\$75,374
Aug 2025	\$36,569	\$26,612	\$63,181
Sep 2025	\$37,465	\$29,254	\$66,718
Oct 2025	\$46,157	\$30,443	\$76,600
Nov 2025	\$41,106	\$25,960	\$67,065
Dec 2025	\$56,922	\$36,911	\$93,832

Month	Vintage Village	BP	Combined
Jan 2026	\$27,323	\$18,693	\$46,016
Feb 2026	\$28,410	\$22,937	\$51,347
Mar 2026	\$33,042	\$25,681	\$58,723
Apr 2026	\$35,776	\$32,757	\$68,532
May 2026	\$31,055	\$25,904	\$56,958
Jun 2026	\$39,429	\$32,925	\$72,354
Jul 2026	\$40,993	\$29,790	\$70,782

Vintage Village annual totals before monthly reporting: 2020, \$738,277; 2021, \$574,311; 2022, \$471,038.

EXHIBIT C

Traffic analysis

Southfield Road corridor volumes and site trip generation

EXHIBIT C

Traffic analysis

Special Land Use application, 28939 Southfield Road, Lathrup Village. Prepared by Kostopoulos Rodriguez, PLLC for Lathrup Village Convenience Inc. from public data sources identified below. [DATE]

Purpose

To determine whether adding packaged alcohol sales inside an existing convenience store changes traffic conditions at 28939 Southfield Road, and to establish the volume of traffic already passing and already stopping at the site. No construction, no change to the building footprint, no change to driveways or parking, and no change to hours of operation for the store are proposed.

1. Corridor volumes

Southeast Michigan Council of Governments publishes annual average daily traffic for federal aid eligible roads. The counts for Southfield Road through Lathrup Village are as follows.

Segment	AADT	Count year	Basis	Lanes	Posted speed
Southfield Rd., through the City (MP 2.00 to 2.99)	51,816	2024	Observed	7	45 mph
Southfield Rd., adjoining segment north (MP 3.03 to 3.50)	67,659	2023	Observed	3	55 mph
11 Mile Rd. W (MP 3.57 to 3.81)	32,216	2024	Observed	2	40 mph
11 Mile Rd. W (MP 1.53 to 1.69)	12,512	2023	Observed	4	40 mph

Roughly 51,800 vehicles per day pass the subject property. A commercial listing for 26710 to 26780 Southfield Road reports "over 51,000 vehicles per day," consistent with the SEMCOG count.

2. Existing site activity

Measure	Figure
Average transactions per day, all	480
Average fuel transactions per day	250
Average non fuel transactions per day	230
Approximate transactions per year	175,000
Share of passing traffic that already stops	About 1 percent

At 480 transactions per day against about 51,800 passing vehicles, the site already captures roughly one percent of the traffic on the corridor. These are existing trips.

3. Trip generation effect of the proposed use

- The proposed use adds a product category inside an existing building. It does not add floor area, fuel positions, parking spaces or driveways, so no capacity related change occurs.
- Off premises alcohol purchases at a fuel and convenience location are overwhelmingly pass by or captured trips: the customer is already stopping for fuel or another item. Industry practice treats convenience store activity at fueling locations as predominantly pass by traffic drawn from the adjacent street.
- The applicant projects no measurable increase in daily trips. Any new visit attributable to alcohol availability would represent a small fraction of the roughly 51,800 daily vehicles already passing the site and would be absorbed within existing peak hour operations.

- Peak periods do not change: 7:00 to 9:00 a.m. and 4:00 to 9:00 p.m. on weekdays, midday on weekends.
- The applicant offers a condition limiting alcohol sales to 7:00 a.m. through 11:00 p.m., which places all alcohol activity inside existing store hours and outside the overnight period.

4. Conclusion

Adding packaged alcohol sales at this location produces no measurable new trip generation and no change in access, circulation or parking demand. The use serves traffic that already exists on Southfield Road and customers who already stop at the property.

Sources and limitations

SEMCOG Traffic Volume feature service, Annual Average Daily Traffic for federal aid eligible roads, counts as published for 2023 and 2024 (gis.semcog.org). Site transaction data provided by the applicant. This analysis was prepared by counsel for the applicant from published data. It is not a sealed traffic impact study by a licensed professional engineer, and the applicant will supplement it if the Commission requests one.

EXHIBIT D

Trade area and market analysis

Trade area demand, supply, and unmet demand

EXHIBIT D

Trade area and market analysis

Special Land Use application, 28939 Southfield Road, Lathrup Village. Prepared by Kostopoulos Rodriguez, PLLC for Lathrup Village Convenience Inc. from public data sources identified below. [DATE]

Purpose

To measure demand for packaged alcoholic beverages in the area served by 28939 Southfield Road, to identify the supply serving that demand, and to quantify the portion of demand that is not being captured within the City. This exhibit supports the demonstrated need showing required by Section 6.2.10.H.

1. Trade area

A fuel and convenience location draws from a compact area plus the traffic stream on its frontage. The primary trade area is defined as ZIP code 48076, which covers Lathrup Village and the surrounding portion of Southfield, together with the Southfield Road corridor itself.

Measure	ZIP 48076 (primary)	City of Lathrup Village
Population	25,405	4,059
Households	10,558	1,611
Persons per household	2.4	2.5
Median household income	\$90,058	\$109,893
Median age	45.0	50.2

Source: U.S. Census Bureau, American Community Survey 2024 five year estimates. Corridor traffic adds about 51,800 vehicles per day (Exhibit C).

2. Demand

The Bureau of Labor Statistics Consumer Expenditure Survey reports average annual spending on alcoholic beverages of \$643 per consumer unit in 2024. Applied to households in the trade area:

Area	Households	x \$643	Off premises at 50%	Off premises at 70%
ZIP 48076	10,558	\$6,788,794	\$3,394,397	\$4,752,156
City of Lathrup Village	1,611	\$1,035,873	\$517,937	\$725,111

The BLS figure covers all alcoholic beverages, on and off premises. Because BLS does not publish the split in this table, the analysis brackets the off premises share at 50 and 70 percent rather than asserting a single number. On either assumption, annual off premises demand in the primary trade area exceeds three million dollars.

3. Supply

Two establishments hold specially designated distributor licenses in the City: Vintage Village Fine Wine at 28927 Southfield Road, licensed 2006, and Village Square Market, Inc. at 26727 Southfield Road, licensed 2024. Other off premises sellers lie outside the City in Southfield.

Off premises seller	Municipality	Distance from site
Vintage Village Fine Wine, 28927 Southfield Rd.	Lathrup Village	About 90 feet
Town & Country Liquor, 16261 W. 12 Mile Rd.	Southfield	0.64 miles
Total Beverage, 30203 Southfield Rd.	Southfield	0.65 miles
Suburban Liquor Shoppe, 29085 Evergreen Rd.	Southfield	1.00 miles

Off premises seller	Municipality	Distance from site
Village Square Market (BP), 26727 Southfield Rd.	Lathrup Village	1.09 miles
New Abbey Wine & Liquor, 25030 Southfield Rd.	Southfield	1.96 miles

Distances are straight line, computed from published business locations. No gasoline station in the northern half of the City sells packaged alcohol; the nearest such location is 1.09 miles south.

4. Demand not captured in the City

The State of Michigan's records measure what each licensee buys. In calendar 2025 the two City licensees together purchased \$872,896 in spirits from the State (Exhibit B). Even taking that figure at retail and before any markup, and comparing it to off premises demand of \$3.4 to \$4.8 million in the primary trade area, the majority of the trade area's off premises spending is captured outside the City.

The clearest measurement is the market's own response when supply was added. Before May 2024 one licensee sold spirits in the City. Twelve months after a second seller opened, combined sales rose 48.2 percent, from \$521,987 to \$773,384, while the established seller returned to above its prior annual level within the following year. Added supply did not divide existing sales. It captured demand that was previously going elsewhere.

5. Capture projection for the subject site

Assumption	Low	High
Annual customer transactions at the site	175,000	175,000
Share purchasing packaged alcohol	3%	5%
Average alcohol purchase	\$18	\$22
Projected annual alcohol sales	\$94,500	\$192,500

Projected capture of roughly \$95,000 to \$193,000 per year is a small fraction of trade area demand and is consistent with the scale of sales the second City seller achieved after 2024. It represents recapture of spending that currently leaves the City rather than a new concentration of alcohol retailing.

6. Conclusion

Off premises alcohol demand in the primary trade area is between \$3.4 and \$4.8 million annually. Two licensed sellers operate within the City, neither serving the corridor's northern segment from a fuel and convenience location, and the measured response to added supply in 2024 confirms that demand exceeded the supply then available. The proposed use at 28939 Southfield Road addresses a quantifiable and presently unmet portion of that demand.

Sources and limitations

U.S. Census Bureau, American Community Survey 2024 five year estimates, via Census Reporter. U.S. Bureau of Labor Statistics, Consumer Expenditures 2024, Table 2. Michigan Liquor Control Commission historical sales records for licenses L-000143175 and L-000282708. SEMCOG traffic volumes. Business locations and distances from published listings. This analysis was prepared by counsel for the applicant from published data and stated assumptions, each disclosed above. It is not a commissioned market study by an independent consultant, and the applicant will supplement it if the Commission requests one.

EXHIBIT E

Michigan Liquor Control Commission records

**License transfer application and status history
28939 Southfield Road, Lathrup Village**

Michigan Liquor Control Commission record

Applicant: Lathrup Village Convenience Inc., 28939 Southfield Road, Lathrup Village. Source: MLCC Alcohol Information Management System, application status and license records, retrieved September 2026. Screen captures follow this summary.

1. Licenses and permits applied for

License or permit	Number	Type	Status
Specially Designated Merchant	L-000508724	Retail, off premises	Pending
Specially Designated Distributor	L-000508725	Retail, off premises	Pending
Sunday Sales (AM)	26-4057	Permit	Pending
Sunday Sales (PM), SDD, spirits	26-4058	Permit	Pending
Sunday Sales (PM), SDM, mixed spirit drink	26-4059	Permit	Pending
Beer and Wine Tasting	26-4060	Permit	Pending

2. Nature of the application

Item	Description
002952474	Transfer ownership of escrowed 2026 SDD license and SDM license issued under MCL 436.1533(5) from Troy Retail, LLC
002952475	Transfer location from 2180 Livernois Rd., Ste. 200, Troy to 28939 Southfield Rd., Lathrup Village
002952476	Transfer governmental unit under MCL 436.1531(22) and MCL 436.1533(8) from Troy City to Lathrup Village
002957361	New motor vehicle fuel pumps issued under MCL 436.1541(1)
002957362	New motor vehicle fuel pumps issued under MCL 436.1541(6)

The application is a transfer of licenses that already exist and are held in escrow, not the issuance of a new quota license.

3. Processing history

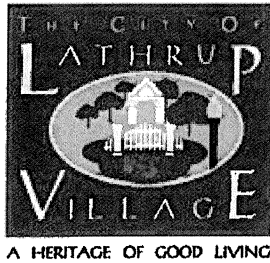
Date	Activity
June 23, 2026	Initial application received by MLCC
June 23, 2026	Completed application meets requirements
July 6, 2026	Application evaluated for completeness by MLCC Licensing
July 7, 2026	Authorized for investigation
July 8, 2026	Initial list released by MLCC Enforcement
July 23, 2026	Initial documents received by MLCC Enforcement
July 31, 2026	Investigation received from MLCC Enforcement
August 3, 2026	Review complete by Enforcement Supervisor
August 21, 2026	To Administration for docket preparation

The State has completed its review and investigation and placed the matter on the Commission's docket. The City's land use approval is the remaining step.

EXHIBIT F

City of Lathrup Village records, 26727 Southfield Road

Planning Commission minutes, April 16, 2024
Giffels Webster special land use review, April 18, 2024



Planning Commission Draft Minutes

**Tuesday, April 16, 2024 at 7:00 PM
27400 Southfield Road, Lathrup Village, Michigan 48076**

- 1. Call to Order by Chair Stansbery at 7:02 pm**
- 2. Pledge of Allegiance**
- 3. Roll Call**

Present: Chair Stansbery, Vice Chair Fobbs, Commissioner Hammond, Commissioner Scussel, Commissioner Dizik, Commissioner Tamarelli

Others Present: Community & Economic Development Direct Susan Stec, Eric Pietsch – Giffels Webster, and Attorney Scott Baker

Absent: None

4. Approval of Agenda

Motion by Commissioner Dizik to approve the agenda. Seconded by Commissioner Scussel

Motion carried.

5. Approval of Meeting Minutes

A. PC Minutes 2024 03 19

Motion by Commissioner Hammond to approve the meeting minutes from March 19, 2024.
Seconded by Commissioner Dizik.

Motion carried.

6. Public Comment

Mayor Pro Tem Bruce Kantor thanked Ms. Susie Stec and said it was awesome working with her, over the last five years.

7. Old Business and Tabled Items

None.

8. New Business

A. Public Hearing for 2024 - 2029 Capital Improvements Plan

27400 Southfield Rd | Southfield, MI 48076 | 248.557.2600 | www.lathrupvillage.org

Director Stec said there was a request to put in a couple of charts of what has been done, and what is still remaining to be completed, regarding page 26 of the document.

Commissioner Scussel indicated that there was incorrect information under the materials listed in the document, but he likes the charts. The materials will be corrected.

The public hearing opened at 7:10 pm, and no comments were made.

The public hearing closed at 7:11 pm.

B. 2024 – 2029 Capital Improvement Plan

Motion to forward the Capital Improvement Plan to City Council with corrections by Commissioner Scussel, and Seconded by Commissioner Tamarelli.

Motion carried.

C. Public Hearing for Proposed Special Land Use - 26727 Southfield Rd. (BP Gas Station)

Attorney Dave Draper provided a summary of the Special Land Use request at 26727 Southfield Rd., to allow them to sell alcohol at the gas station, they have turned in their site plan. Attorney Todd Russell Perkins was in attendance as well. The BP owners have been approved and have a Specially Designated Distributor (SDD) and a Specially Designated Merchant (SDM) liquor license from the Michigan Liquor Control Commission.

Attorney Draper stated, in support of the demand or need for this approval, that Lathrup Village is approved for 2 Specially Designated Distributor licenses, and this is one of the two and is approved for 5 Specially Designated Merchant's licenses. Commissioner Hammond questioned the need for the five Specially Designated Merchant's licenses. Attorney Perkins said the population will sustain the use, and the way the BP Store will present it, will not negatively, affect the direct neighborhood, but will enhance it. Commissioner Hammond, asked how it would enhance the neighborhood? Attorney Perkins referenced a similar Gas Station that sells liquor on Woodward and 16 Mile Roads.

Commissioner Hammond pointed out a contradiction between what the owner, said regarding the license and that it was needed to compete in the marketplace, versus what the actual liquor license application stated, which was that liquor sales would be incidental.

The Public Hearing opened at 7:29 pm:

Rick Wysz lives on Lathrup Blvd., he questioned the description as an upscale convenience store and mentioned concern that there are no prices on items on the shelves.

Jalen Jennings, a Lathrup Village City Council member, asked how they would promote that they are selling liquor.

The public hearing closed at 7:34 pm.

D. Special Land Use Approval – 26727 Southfield Rd. (BP Gas Station)

27400 Southfield Rd | Southfield, MI 48076 | 248.557.2600 | www.lathrupvillage.org

Motion by Commissioner Dizik to forward this to Council with their recommendation for approval. Seconded by Commissioner Scussel.

Motion carried.

E. Planned Unit Development (PUD) Amendment - 27777 Southfield Road (Panera Bread)

Monument sign was previously discussed, and it encroached into the clear vision triangle. The applicant resubmitted to be outside of the clear vision triangle and meet standards.

Chair Stansbery confirmed the location and dimensions.

Motion by Commissioner Hammond to approve the PUD amendment to allow the monument sign per the plans provided. Seconded by Vice Chair Fobbs.

Motion carried.

F. Conceptual Review - 27770 Southfield Road

Sam Surnow, of Surnow Company, along with Designhaus Architect and J.B. Donaldson as the General Contractor, and Project Manager, Holly Carol, explained the concept of a four-story multi-family unit apartment building with 167-, two- and three-bedroom apartments and 267 parking spaces including a parking lot and using street parking on the north and south sides of the building.

Director Stec indicated a parking waiver may be needed and that multi-family units are typically permitted on the second floor and above.

Commissioner Dizik asked if all units would be rentals, and the response was yes and at market rate. Commissioner Hammond asked why the brick of the school, was not included in their plans, Mr. Surnow, responded by explaining that an all-brick structure looks like an institution or civic building, and he thought their design complimented the Village Center. Commissioner Hammond pointed out that the Ivy Lofts on Coolidge Hwy., are all brick, and asked if they can find a way to better integrate the existing structure's design into the new plans.

Vice Chair Fobbs, asked about parking lending itself to the amenities use, because we are already over the parking allowed by the city ordinance, and was told by Mr. Surnow, that the amenities are for use by the residents of the apartment, and not for public use.

Commissioner Hammond asked about railings on the patios. The architect told him that there would be railings.

Vice Chair Fobbs, asked if the school could be exemplified even more since it is a mixed-use building in their concept plans. Commissioner Hammond addressed residents' concerns that rental tenants are less dedicated to the community. Chair Stansbery asked what the name would be and about signage. Commissioner Tamarelli asked about parking along with Commissioner Hammond, the ordinance is 2 spots, but the concept plan only has 1.6 spots per

unit. Chair Stansbery asked about the back of the building and how it will look facing residents' homes and the green space and if they can incorporate it all together so it looks like one. Chair Stansbery asked about the historical rules of the school and their plans to modify it. Director Stec stated that they will have to come before the Historic District Commission regarding the demolition of the north and south sides of the School.

Chair Stansbery, asked about the timeline for the project, and Director Stec, responded that they have a meeting next week regarding the timeline. Commissioner Hammond said that the City Council appointed three new members to the Historic District Commission. Commissioner Tamarelli said that he hoped the design would honor the past, and is glad something is being done with the building.

Public Comments:

Ian Ferguson commented on the Surnow company's work in Birmingham and has confidence in what they want to do here.

Rick Wisz, asked if there was a city requirement, about a building being all brick or at least brick on the first floor. Director Stec, indicated there are strict standards regarding building materials, but the Planning Commission, has the right to amend them.

9. Other Matters for Discussion

A. Development Project Update

Director Stec said there are many projects, but they are not ready to come before the Planning Commission at this time.

10. General Communication

Director Stec thanked everyone for working together and said it would be her last meeting since she was leaving her position.

Commissioner Hammond reiterated that there are three new members of the Historic District Commission and that the Tree Committee and Parks and Recreation Committee are having an Arbor Day Event, on April 27th, 2024 at 11:00 am, at Bungalow Park. The Parks and Recreation Committee is hosting a trivia night on May 2, 2024, at 6:30 pm.

Director Stec talked about the Road Commission work on Southfield Road, and that according to their schedule, they will be done by July 2024. Commissioner Tamarelli asked if we were doing 11 Mile as well and Director Stec, said yes. She also said that we will also be getting 3 signalized pedestrian crossings, in the Spring of 2025.

11. Adjourn

Chair Stansbery asked for a motion to adjourn, and Commissioner Dizik motioned, and Commissioner Hammond seconded. Motion carried.

The meeting adjourned at 8:43 pm

April 18, 2024

City Council
City of Lathrup Village
27400 Southfield Road
Lathrup Village, MI 48076

Special Land Use

Site: 26727 Southfield Road
Applicant: Village Square Market, Inc.
Plan Date: March 20, 2024
Zoning: CV Commercial Vehicular District
Parcel ID: 24-23-229-018; -029
Proposal: Gas station convenience store with alcohol sales: Special Land Use

Dear City Council members,

We have reviewed the Special Land Use application, and a summary of our findings is below. As with all proposed Special Land Uses, this Special Land Use application was reviewed by the Planning Commission, who held the required public hearing on April 16, 2024 and recommended that City Council approve the application as provided below.



REVIEW SUMMARY

1. A public hearing was held at the April 16, 2024, Planning Commission meeting. The Planning Commission moved to approve the application and to recommend the City Council approval of the Special Land Use request. In February of 2019, the Planning Commission approved a site plan and special land use request for the site to operate as a gas station in the Commercial Vehicular District. No changes to the approved site plan are proposed with this special land use request.

The ordinance standards for consideration of a special land use, as related to this request, are outlined below.

REVIEW OF ORDINANCE STANDARDS

Standards for Special Land Use Approval (Section 6.2.10)

1. *Reasonable Use.* The proposed use is considered "reasonable" when it would be harmonious, compatible, and appropriate for the use along with not impinging unreasonably on the value or use of nearby properties.

As stated above, the site received special land use approval for a gas station in 2019, which, along with a convenience store, currently exists on the site. In order to sell alcoholic beverages in the Commercial Vehicular District, a Special Land Use application and approval by the Planning Commission and City Council is required. The applicant states the enhanced convenience for their gas and food customers will not result in additional traffic impact.

2. *Conformity with other regulations of the City.*

The site is found to be in compliance with other City ordinances.

3. Location, intensity, and periods of operation. The location, intensity, and periods of operation of the use must be such as to eliminate any reasonable likelihood that it will be, cause, or create a public or private nuisance in fact.

The proposed use is reasonable within the context of location, intensity, and periods of operation of the City of Lathrup Village. The sale of alcohol at this site is for take-out purposes. The application does not state there will be on-site consumption of alcohol. The applicant states the hours of operation will be as follows:

Weekdays and Saturdays: 7:00 am. – 11:00 pm.

Sundays: 8:00 am – 11:00 pm.

Peak Hours Weekdays: 7:00 am. – 9:00 am. & 4:00 pm. – 9:00 pm.

Peak Hours Weekends: 12:00 pm. noon

4. The use, as and where proposed, must not be inconsistent with the spirit and purpose of this ordinance nor contrary to the principles of sound community planning.

The proposed sale of alcohol is not inconsistent with the use of convenience stores at gas stations, and therefore, is in line with sound community planning.

5. The character of the use must not have adverse effects on neighbors or the community.

There is no change proposed to the existing facility that is believed to result in a greater impact to the surrounding area, as food and beverage items are currently sold for take-out.

6. The use must not diminish the fair market value of neighboring lands or buildings to any substantial or significant degree.

This standard is likely met.

7. *Site Design.* The site and manner of operation provide for the maximum reasonable and feasible enhancement of the environment of the surrounding area.

The exterior of the existing facilities is proposed to remain unchanged. If any exterior improvements are pursued, additional enhancements may be required.

8. **Demonstrated Need.** Establishments involving the sale of alcoholic beverages must demonstrate a quantifiable need for the proposed use within either the City or surrounding area.

The existing site will maintain the primary use as a gas station and convenience store. Alcohol sales will be incidental to the primary use. At the April 16 meeting, the Planning Commission asked for clarification for how the term, "need" is addressed in this particular case. The applicant's attorney explained a more fitting term for "need" would be "allowable quota" or "absorption of the use within the community". Since the community of Lathrup Village can handle a convenience store that sells alcohol, the "need" is appropriate in this case.

We will look forward to discussing the special land use application with the City Council on May 20, 2024.

Regards,

Giffels Webster

Jim S. Bahr

**Jill Bahm, AICP
Partner**

Eric M. Litsch

Eric Pietsch
Senior Planner

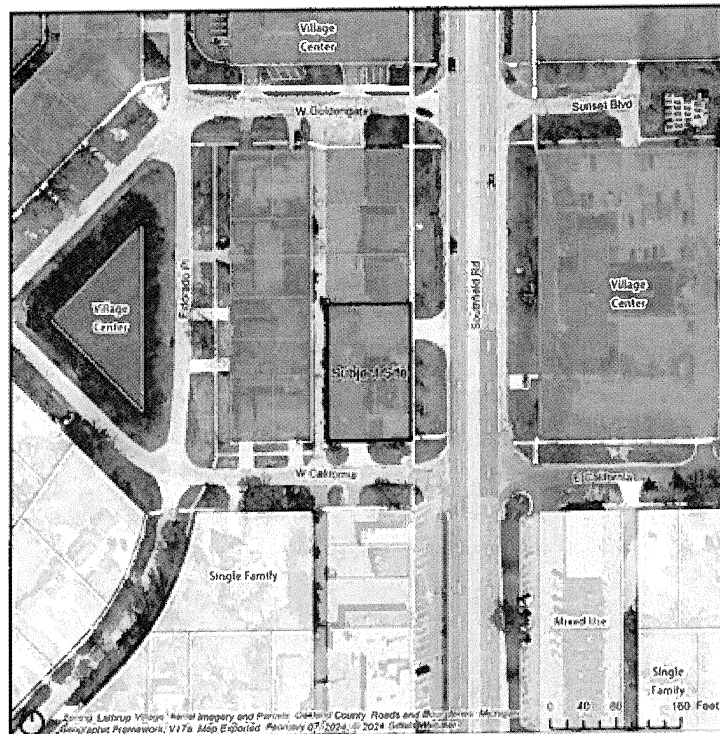


EXHIBIT G

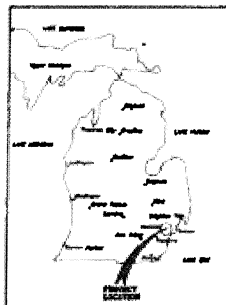
Site plan of record and site photographs

Existing site plan, approved circa 2003. No changes proposed.

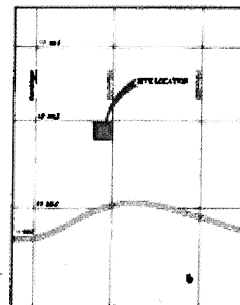
Site photographs to be inserted following the plan sheets.

28939 SOUTHFIELD ROAD
LATHROP VILLAGE, MICHIGAN

TS-1	TITLE SHEET
C-1	EXISTING & DEMOLITION SITE PLAN
C-2	PROPOSED SITE PLAN
C-3	SITE DETAILS
A-1	FOUNDATION PLAN/COLUMN & BEAM PLAN
A-2	FLOOR PLAN/ MISC. DETAILS & SCHEDULES
A-3	BUILDING & CANOPY ELEVATIONS
A-4	ROOF FRAMING PLAN/BUILDING & CANOPY SECTIONS

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VICINITY MAP



LOCATION MAP
N.T.S.

TITLE SHEET

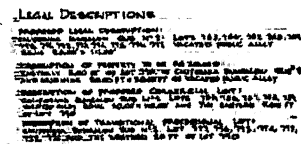
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VINCENT SHINA
2000 SOUTHOLD ROAD
SOUTHOLD, N.Y. 11781

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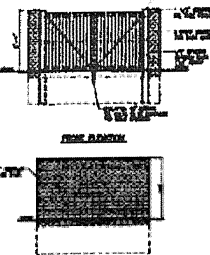
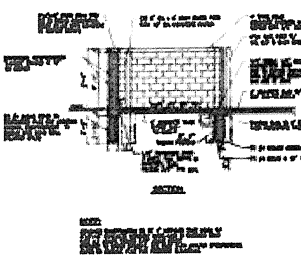
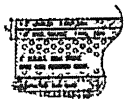
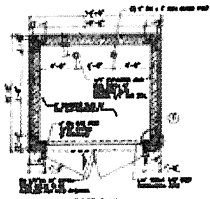
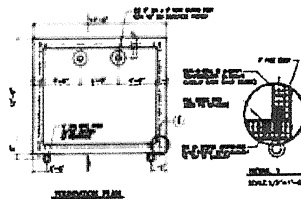
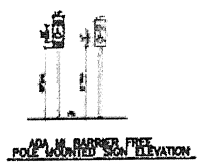
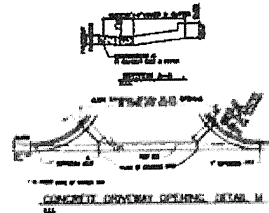
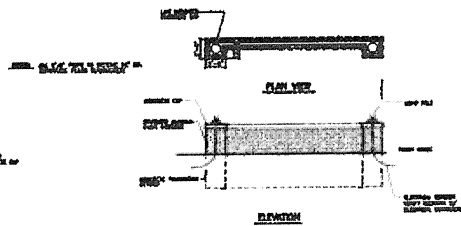
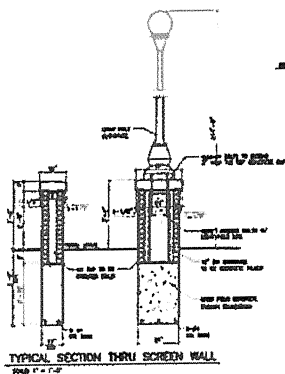


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TS-1

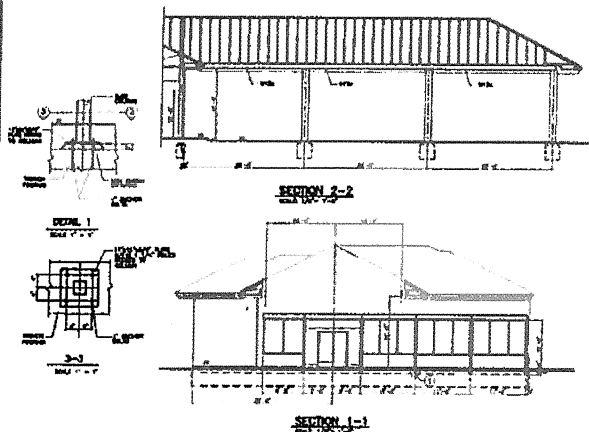
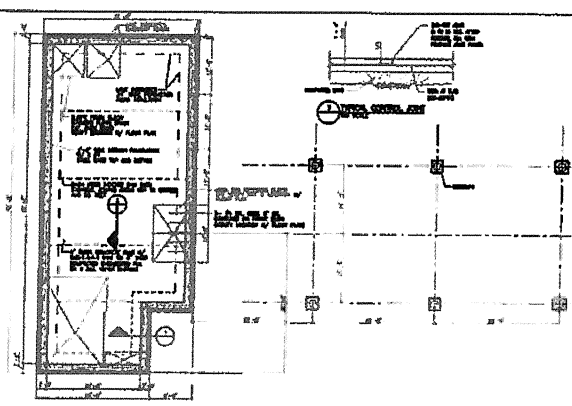
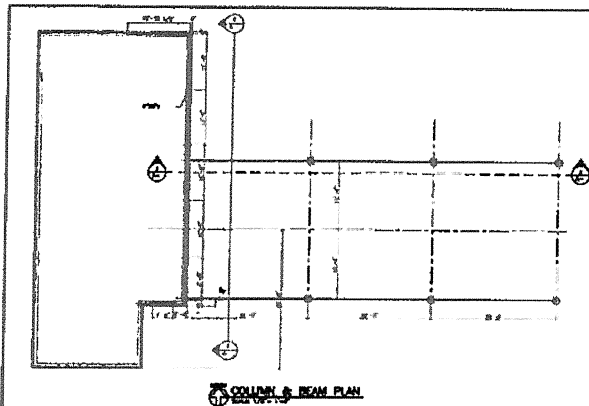


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TRASH ENCLOSURE
SCALE 1" = 1'-0"

MISC. SITE DETAILS - COMMERCIAL DEVELOPMENT VINCENT SHINA 2000 SOUTHWEST ROAD LANSING, MICHIGAN 48202	
HABITAT ARCHITECT DEVELOPER 2000 SOUTHWEST ROAD LANSING, MICHIGAN 48202	2002-22 C-3

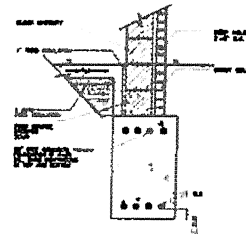


GENERAL FOUNDATION NOTE

1. FOUNDATION SHALL BE CONSTRUCTED ACCORDING TO THE FOLLOWING NOTES AND THE RELEVANT PARTS OF THE SPECIFICATIONS.
2. ALL FOUNDATION SHALL BE CONSTRUCTED WITH 15% EXCESSIVE STRENGTH.
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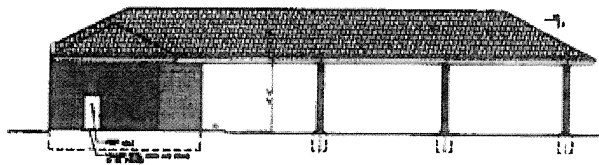
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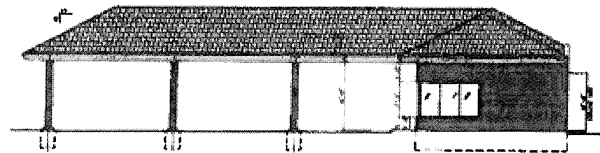
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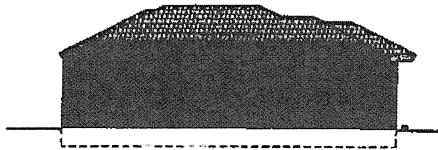
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2003-202	A-1



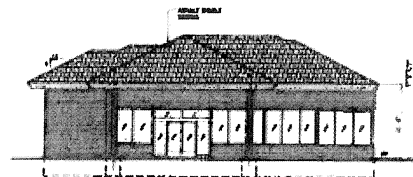
SOUTH BUILDING & CANOPY ELEVATION
2002-22



NORTH BUILDING & CANOPY ELEVATION
2002-22

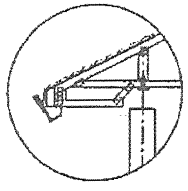
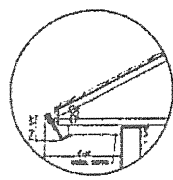
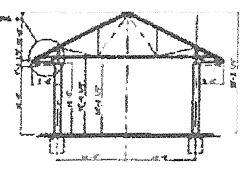
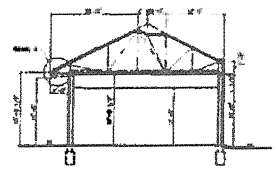
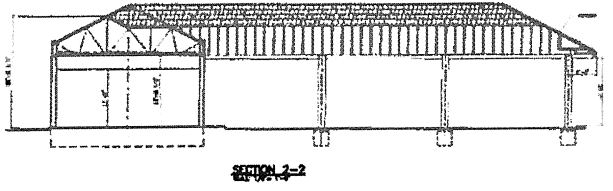
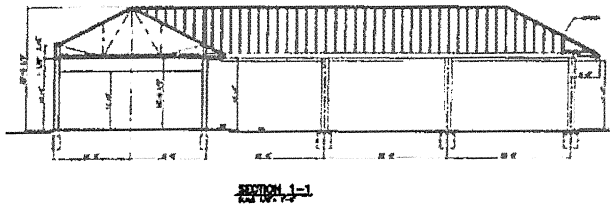
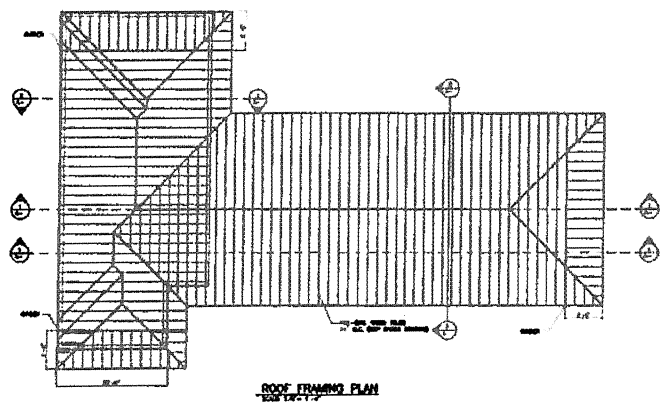


WEST BUILDING ELEVATION
2002-22

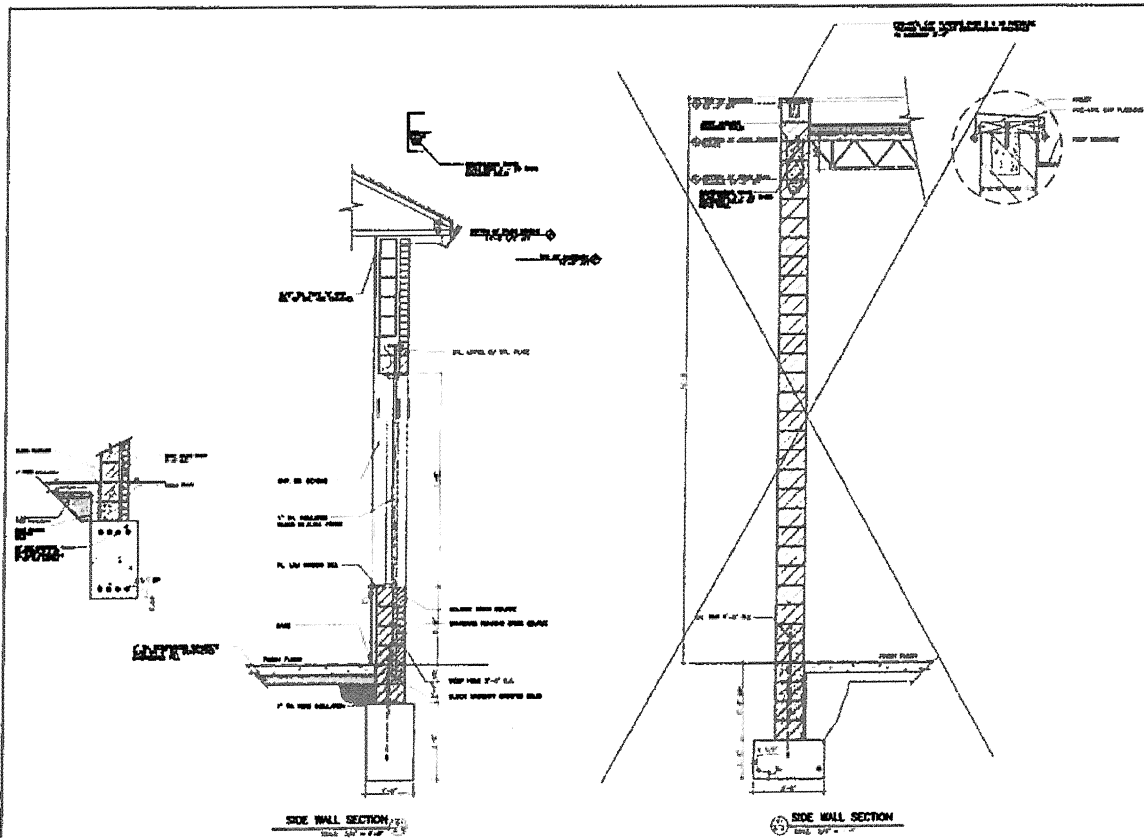


EAST BUILDING & CANOPY ELEVATION
2002-22

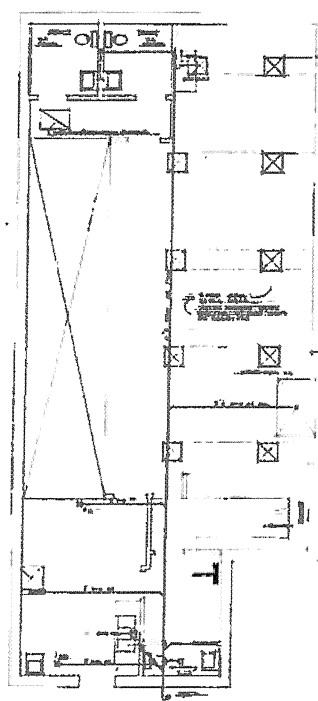
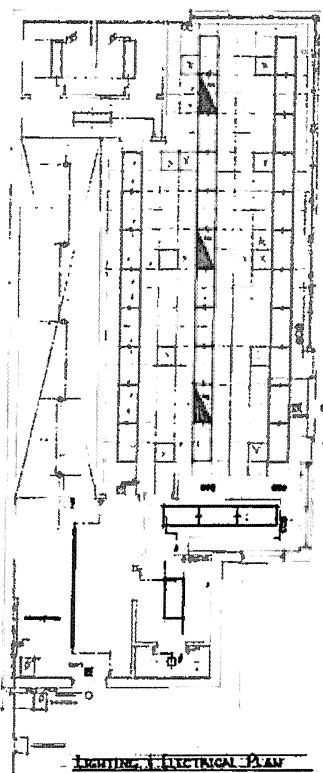
BUILDING & CANOPY ELEVATIONS COMMERCIAL DEVELOPMENT VINCENT SHINA 10000 S. 100th Ave. LITTLE ROCK, AR 72205	
HABITAT ARCHITECT 10000 S. 100th Ave. LITTLE ROCK, AR 72205	2002-22 2-3



H.A.B.I.T.A.L. ARCHITECT DEVELOPER 1000 10TH AVENUE SUITE 1000 DENVER, COLORADO 80202		ROOF FRAMING PLAN/ BUILDING & CANNOPY SECTIONS COMMERCIAL DEVELOPMENT VINCENT SHINA 1000 10TH AVENUE SUITE 1000 DENVER, COLORADO 80202
SHEET NO. 2002-22 A-4	DATE 2002-22	PROJECT NO. 2002-22



WALL SECTIONS COMMERCIAL DEVELOPMENT VINCENT SHINA FROM SOUTHFIELD AND LINDSEY BLVD., BIRMINGHAM	
HABITAT ARCHITECT DEVELOPER 1000 17TH AVENUE SUITE 1000 BIRMINGHAM, AL 35203 TEL: 205/975-1000 FAX: 205/975-1001 WWW.HABITAT-ARCHITECT.COM	2007-23 1000 17TH AVENUE SUITE 1000 BIRMINGHAM, AL 35203 TEL: 205/975-1000 FAX: 205/975-1001 WWW.HABITAT-ARCHITECT.COM



HABITAT ARCHITECT DEVELOPER		ALCHEMICAL & ELECTRICAL PDA COMMERCIAL DEVELOPMENT VINCENT SHINA 10000 W. 34 TH AVENUE ROAD LUTHER, MO 64560	
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EXHIBIT H

Proof of ownership

Quit Claim Deed, Liber 47002, Page 299, Oakland County Records
Articles of Incorporation, Lathrup Village Convenience Inc., filed July 7, 2011

LIBER 47002 PAGE 299
\$16.00 DEED - COMBINED
\$4.00 REMONUMENTATION
\$0.00 TRANSFER TX COMBINED
05/02/2014 09:28:32 AM RECEIPT# 40883
PAID RECORDED - Oakland County, MI
Lisa Brown, Clerk/Register of Deeds



QUIT CLAIM DEED

(Platted/Condominium)

Know All Persons by These Presents That **Beringer Investments, LLC**, a Michigan limited liability company whose address is 30500 Northwestern Hwy Ste 525 Farmington Hills, MI 48334

Quit Claim(s) to **Beringer Investment, LLC**, a Michigan limited liability company whose address is 30500 Northwestern Hwy, Ste 525, Farmington Hills MI 48334

the following described premises situated in the City of **Lathrup Village**, County of **Oakland**, State of **Michigan**, to wit
(SEE ATTACHED EXHIBIT A)

More commonly known as **28939 Southfield Road, Southfield, MI 48076**
For the full consideration of **One and 00/100 dollars (\$1 00)** *Exempt per MCL 207 526(a) and 207 505 (a)*
Dated this April 15, 2014

RECEIVED
OAKLAND COUNTY
REGISTER OF DEEDS
2014 APR 28 AM 9 02



OK - LG



First American Title Insurance Company

65844484

First American Title

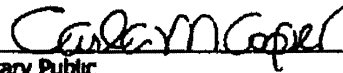
(Attached to and becoming a part of Quit Claim Deed dated April 15, 2014 between Beringer Investments, LLC, a Michigan limited liability company, as Grantor(s) and Beringer Investment, LLC, a Michigan limited liability company, as Grantee(s))

Signed Beringer Investments, LLC, a Michigan limited liability company


Majid Koza, Managing Member

State of Michigan
County of Oakland

The foregoing instrument was acknowledged before me this April 15 2014 by Majid Koza, Managing Member of Beringer Investments, LLC, a Michigan limited liability company


Notary Public
Notary County/State /
County Acting In
Commission Expires

CARLA M COOPER
NOTARY PUBLIC STATE OF MI
COUNTY OF MACOMB
MY COMMISSION EXPIRES Nov 8 2014
ACTING IN COUNTY OF OAKLAND

Drafted by and return to
Majid Koza
Beringer Investment, LLC
30500 Northwestern Hwy, Ste 525
Farmington Hills, MI 48334

(Attached to and becoming a part of Quit Claim Deed dated April 15, 2014 between Bernger Investments, LLC, a Michigan limited liability company, as Grantor(s) and Bernger Investment, LLC, a Michigan limited liability company, as Grantee(s))

EXHIBIT A

Land situated in the City of Lathrup Village County of Oakland State of Michigan, described as follows

Lots 785 through 789, both inclusive, and the East 5 00 feet of ~~Lot 790~~, also 1/2 of vacated alley adjacent to the same, of LOUISE LATHRUP'S CALIFORNIA BUNGALOW SUB N NO 2, according to the plat thereof as recorded in Liber 31 of Plats, page 47, Oakland County Records

Tax Item No 24 14-227 051

Tax Parcel Number 24-14-227 051

Michigan Department of Licensing and Regulatory Affairs

Filing Endorsement

***This is to Certify that the ARTICLES OF INCORPORATION - PROFIT
for***

LATHRUP VILLAGE CONVENIENCE INC

ID NUMBER: 03823Y

***received by facsimile transmission on July 6, 2011 is hereby endorsed
Filed on July 7, 2011 by the Administrator.***

***The document is effective on the date filed, unless a
subsequent effective date within 90 days after
received date is stated in the document.***



***In testimony whereof, I have hereunto set my
hand and affixed the Seal of the Department,
in the City of Lansing, this 7TH day
of July, 2011.***

Director

Bureau of Commercial Services

BC8CD-600 (Rev. 05/10)

MICHIGAN DEPARTMENT OF ENERGY, LABOR & ECONOMIC GROWTH BUREAU OF COMMERCIAL SERVICES			
Date Received	(FOR BUREAU USE ONLY)		
	This document is effective on the date filed, unless a subsequent effective date within 90 days after received date is stated in the document.		
Name	Lathrup Village Convenience Inc		
Address	3893 Southfield Road		
City	State	ZIP Code	
Lathrup Village	MI	48078	
			Effective Date:

Document will be returned to the name and address you enter above.
If left blank document will be mailed to the registered office.

ARTICLES OF INCORPORATION

For use by Domestic Profit Corporations
(Please read information and instructions on the last page)

Pursuant to the provisions of Act 284, Public Acts of 1972, the undersigned corporation executes the following Articles:

ARTICLE I

The name of the corporation is:

Lathrup Village Convenience Inc

ARTICLE II

The purpose or purposes for which the corporation is formed is to engage in any activity within the purposes for which corporations may be formed under the Business Corporation Act of Michigan.
All legal purposes within the business cooperation act in Michigan

ARTICLE III

The total authorized shares:

1. Common Shares 80,000 share 1.00 dollar per value

Preferred Shares

2. A statement of all or any of the relative rights, preferences and limitations of the shares of each class is as follows:

ARTICLE IV

1. The name of the resident agent at the registered office is: Kamal Sharrak

2. The address of the registered office is:

3893 Southfield Road

(Street Address)

Lathrup Village

(City)

, Michigan 48078-

(ZIP Code)

3. The mailing address of the registered office, if different than above:

same above

(Street Address or P.O. Box)

(City)

, Michigan

(ZIP Code)

ARTICLE V

The name(s) and address(es) of the incorporator(s) is(are) as follows:

Name	Residence or Business Address
Kama Sharak	3893 Southfield Road Lathrup Village MI 48076

ARTICLE VI (Optional, Delete if not applicable)

When a compromise or arrangement or plan of reorganization of this corporation is proposed between this corporation and its creditors or any class of them or between this corporation and its shareholders or any class of them, a court of equity jurisdiction within the state, on application of this corporation or of a creditor or shareholder thereof, or an application of a receiver appointed for the corporation, may order a meeting of the creditors or class of creditors or of the shareholders or class of shareholders to be affected by the proposed compromise or arrangement or reorganization, to be summoned in such manner as the court directs. If a majority in number representing 3/4 in value of the creditors or class of creditors, or of the shareholders or class of shareholders to be affected by the proposed compromise or arrangement or a reorganization, agree to a compromise or arrangement or a reorganization of this corporation as a consequence of the compromise or arrangement, the compromise or arrangement of the reorganization, if sanctioned by the court to which the application has been made, shall be binding on all the creditors or class of creditors, or on all the shareholders or class of shareholders and also on this corporation.

ARTICLE VII (Optional, Delete if not applicable)

Any action required or permitted by the Act to be taken at an annual or special meeting of shareholders may be taken without a meeting, without prior notice, and without a vote, if consents in writing, setting forth the action so taken, are signed by the holders of outstanding shares having not less than the minimum number of votes that would be necessary to authorize or take the action at a meeting at which all shares entitled to vote on the action were present and voted. A written consent shall bear the date of signature of the shareholder who signs the consent. Written consents are not effective to take corporate action unless within 60 days after the record date for determining shareholders entitled to express consent to or to dissent from a proposal without a meeting, written consents dated not more than 10 days before the record date and signed by a sufficient number of shareholders to take the action are delivered to the corporation. Delivery shall be to the corporation's registered office, its principal place of business, or an officer or agent of the corporation having custody of the minutes of the proceedings of its shareholders. Delivery made to a corporation's registered office shall be by hand or by certified or registered mail, return receipt requested.

Prompt notice of taking of the corporate action without a meeting by less than an unanimous written consent shall be given to shareholders who would have been entitled to notice of the shareholder meeting if the action had been taken at a meeting and who have not consented to the action in writing. An electronic transmission consenting to an action must comply with Section 407(3).

07/06/2011 16:56

Red Dawn Transportation

(FAX)

P. 004/004

Use space below for additional Articles or for continuation of previous Articles. Please identify any Article being continued or added. Attach additional pages if needed.

I, (We), the Incorporator(s) sign my (our) name(s) this 6th day of July, 2011.

Kamel Sharak

