



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

Office Use Only

Date Submitted: _____

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		
Subject Property Address:	28939 Southfield Rd, Lathrup Village, MI 48076		
Subject Property Parcel Number:	2414227051		
Legal Description:	T1N, R10E, SEC 14 LOUSE LATHRUP'S CALIFORNIA BUNGALOW SUB NO 2 LOTS 785 TO 788 INCL, ALSO E 5 FT OF LOT 780, ALSO 1/2 OF YAC ALLEYS ADJ TO SAME 12-4-04 FR 041, D48 & ALLEY		
Acreage:	0.30	Frontage (in feet):	108'
		Dimensions:	108' x 125'
Proposed Use:	Convenience Store including the sale of alcoholic beverages		
Current Zoning:	Retail		

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: President of Corp (Ziad Koza) *Articles of Incorporation are 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: Deed (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:

convenience Store with retail alcohol sales

Please list the following information about your hours of operation.			
Weekdays	Monday-Thursday (6 am-12 am) **Hours of operation are a new request**		
Weekends	Friday-Saturday (6 am-12 am) Sunday (7 am-11 pm) **Hours of operation are a new request**		
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 am-9 am and 4 pm-9 pm (No Change)		
Peak Hours Weekends:	Noon		
Maximum number of vehicles which will be attracted to the property for which you are seeking special land use approval: (no additional changes to the number of vehicles coming to property)			no additional changes
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.			
The proposed addition of alcoholic beverage sales to the existing gas station and convenience store is not expected to create a significant increase in demand for City services. The property will continue to operate as an existing gas station and convenience store, and the addition of alcoholic beverage sales is not anticipated to generate noticeable increases in traffic, public safety, or ordinance enforcement needs. Existing water and sewer services are adequate to serve the business, and no improvements to public infrastructure are expected to be necessary. **See attachment**			
Describe how the proposed use qualifies as a "reasonable use". Section 2.2 of the Zoning Ordinance defines it as: 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."			
The proposed convenience store with the sale of alcoholic beverages is a reasonable use of the property because it is consistent with the site's existing commercial use and is compatible with the surrounding businesses. The property has operated as a gas station for many years, and the proposed improvements will continue to serve the needs of the community without changing the character of the area. The use is not expected to have a negative impact on nearby properties and will comply with all applicable City ordinances and Michigan Liquor Control Commission requirements. Overall, the proposal is an appropriate use of the site and supports continued investment in the City's commercial area. **See attachment**			
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:			
Noise	More	Less	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.			

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 changes to the existing site. The applicant will maintain the existing conditions and will comply with all applicable City Zoning Ordinances and Design Guidelines.

Site Plan Information

Is there an existing site plan on file: ☒ Yes ☐ No ☐ Applying concurrently

If yes, when was site plan approval obtained? est. 2003 (City has existing site plan)

Prepared By: Unknown

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 **30 days** 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 (owned by Ziad Koza)

Applicant's Signature  (Jul 30, 2026 18:04:00 EDT)

Date: 7/30/26

Property Owner's Printed Name BERINGER INVESTMENT, LLC (owned by Majid Koza)

Property Owner's Signature  (Jul 30, 2026 18:03:22 EDT)

Date: 7/30/26

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

- REQUIRED: UNPROTECTED WORKING SURFACES, BUILDING CODE
AND 2000
CONSTRUCTION CLASSIFICATION TYPE B5 UNPROTECTED
WORKING SURFACES
 - USE GROUP: M = MERCHANTILE

- ALLOWABLE AREA: ALLOWED: 600 SQ. FT. 117 STORIES
4.07' / 6'
 PROVIDED: 2,250 14'-2 1/2"

- OCCUPANT LOAD: 34 PERSONS

- REQUIRED MEANS OF EGRESS: REQUIRED PROVIDED
1 2

- MAX TRAVEL DISTANCE ALLOWABLE
300'-0" 245'-23'-0"

PROPOSED LEGAL DESCRIPTION:
CALIFORNIA BUNGALOW SUB # 2, LOTS
785,786,787,788,789,790,781,792,783,784,785,796,797
VICINITY BEING 20.00' X 111.00'

DESCRIPTION OF PROPERTY TO BE RE-ZONED:
EASTERLY 5.00 FT. OF LOT 782 OF CALIFORNIA BUNGALOW SUB #2 AND
ADJOINING 20.00' X 110.00 FT OF VICINITY PUBLIC ALLEY

DESCRIPTION OF PROPOSED COMMERCIAL LOT:
CALIFORNIA BUNGALOW SUB # 2 LOT 797,796,795,794,793,792,791AND THE
WESTERLY 20.00' OF LOT 790



VICINITY MAP



LOCATION MAP

TITLE SHEET

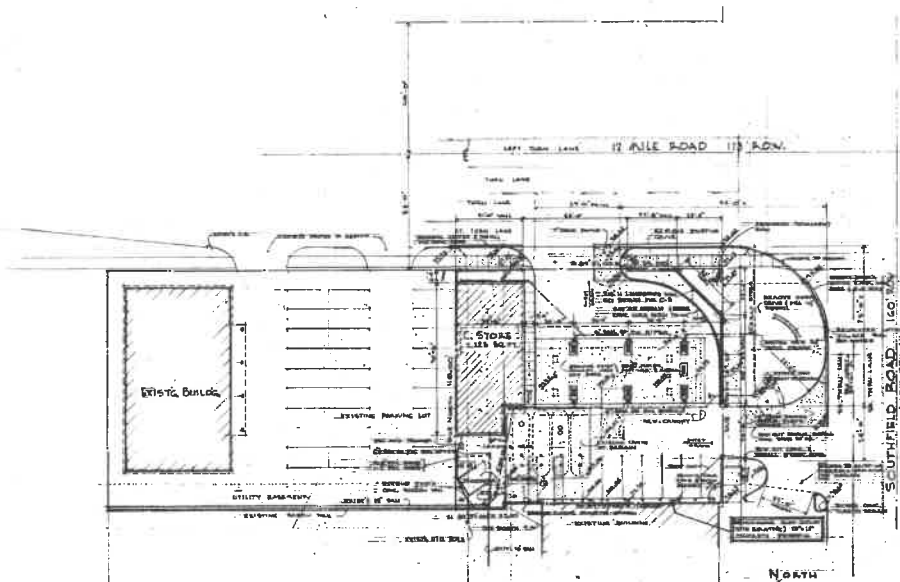
**COMMERCIAL DEVELOPMENT
FOR
VINCENT SHINA**
26839 SOUTHFIELD ROAD
LATHROP 381 AC. MICHIGAN

HABITAIL
ARCHITECT DEVELOPER



2002-22

TS-1



SITE PLAN

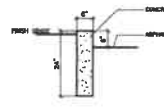
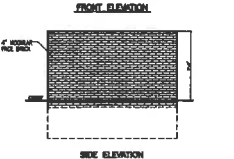
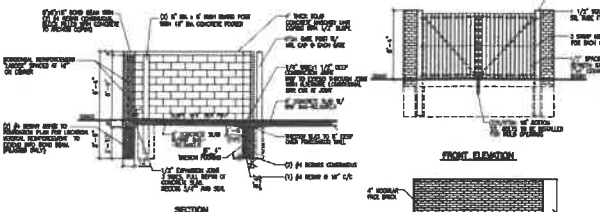
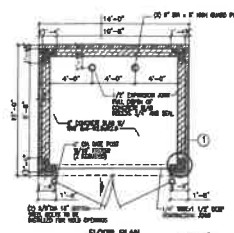
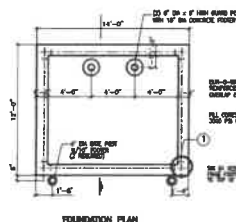
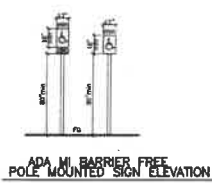
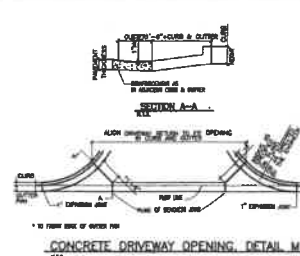
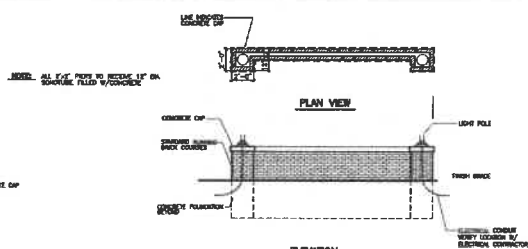
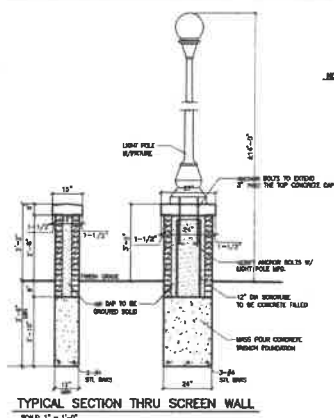
SCALE: 1" = 40'-0"

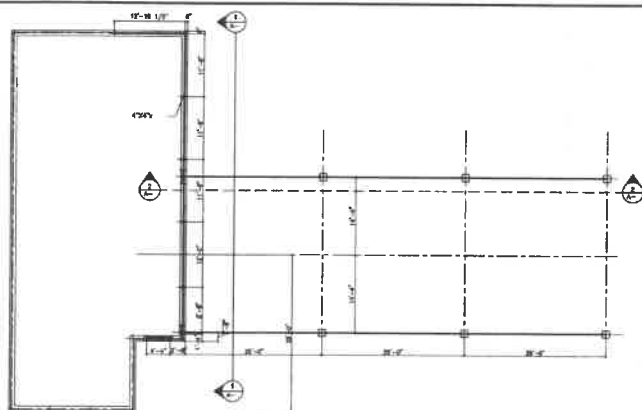


LEGAL DESCRIPTIONS

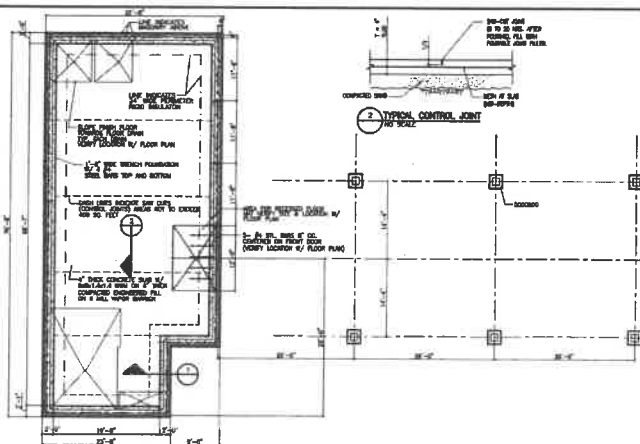
PROPOSED LEGAL DESCRIPTION:
 CALIFORNIA BUREAU SUB. NO. 2: LOTS 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

PROJECT COMPOSITE COMMERCIAL DEVELOPMENT VINCENT SHINA 248 S.W. 10th St. MIAMI, FL 33135	
HABITAT ARCHITECT 1000 SW 10th St. MIAMI, FL 33135	DEVELOPER VINCENT SHINA 248 S.W. 10th St. MIAMI, FL 33135
FILE NO. 2002-22 SHEET NO. C-2	

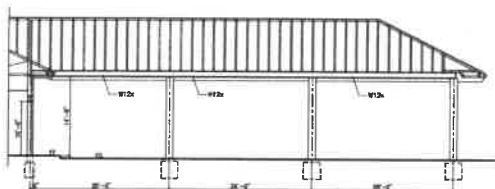




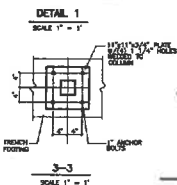
COLUMN & BEAM PLAN
 SCALE: 1/8" = 1'-0"



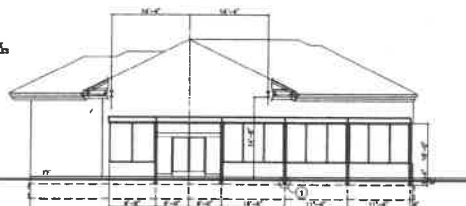
FOUNDATION PLAN
 SCALE: 1/8" = 1'-0"



SECTION 2-2
 SCALE: 1/8" = 1'-0"



DETAIL 1
 SCALE: 1" = 1'-0"



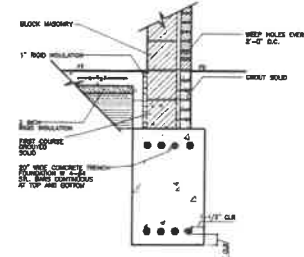
SECTION 1-1
 SCALE: 1/8" = 1'-0"

GENERAL FOUNDATION NOTES:

1. FOUNDATION SHALL BE SET ON UNDISTURBED SOIL. ALL UNDERGROUND UTILITIES AND FIELD MEASUREMENTS AT AND NEAR ANY POINTS OF INTERFERENCE SHALL BE RECORDED AND SHOWN TO THE ARCHITECT-ENGINEER BEFORE PROCEEDING WITH THE WORK.
2. PROVIDE NECESSARY SPECIAL BRACING, SHORING, ETC./AS REQUIRED DURING EXCAVATION TO PROTECT EXISTING STRUCTURES.
3. COMPLY FULLY WITH REQUIREMENTS OF CODE AND OTHER REGULATORY AGENCIES FOR SAFETY FOUNDATIONS.
4. IN ALL CASES FOUNDATION ARE TO BEAR ON UNDISTURBED NATURAL SOIL. PROVIDE A MINIMUM 12" ALLOWABLE BEARING CAPACITY OF 3000 PSF (MINIMUM/VERIFY).
5. ALL FOUNDATION BEARING SHALL BE INSPECTED BY A QUALIFIED SOIL ENGINEER. TESTING SHALL INCLUDE, BUT NOT BE LIMITED TO, EXAMINATION OF SOIL SAMPLES, TESTING BEARING, LOAD, AND BEARING CAPACITY.
6. PROVIDE REINFORCED FOOTING OF SLENDER AS REQUIRED TO ALLOW PROPER SET OF ALL UTILITY, WITH CONCRETE, CONCRETE W/ TRUSS BRACING FOR THE 40' AND ALL LOCAL CODES.
7. ALL CONCRETE SHALL BE 3000 PSI AT 28 DAYS AND SHALL BE AIR ENCLOSED + OR - 0.5.
8. CONCRETE STRENGTH SHALL BE 3000 PSI AT 28 DAYS AND SHALL BE AIR ENCLOSED + OR - 0.5.
9. SET TOP OF ALL TRENCH FOOTINGS BY BELOW FINISH FLOOR.
10. SET TOP OF BASE POURS (IF COLLARED) 1" BELOW FINISH FLOOR.

GENERAL CONCRETE NOTES:

1. ALL REINFORCING SHALL BE HIGH STRENGTH STEEL BILLET STEEL, CONFORMING TO ASTM A 615-60 (TWISTED PIG). ALL TIES SHALL BE HIGH INTERMEDIATE GRADE STEEL CONFORMING TO ASTM A 615-60 (TWISTED PIG) AND ALL REINFORCING SHALL BE DETACHED, FURNISHED AND PLACED IN ACCORDANCE WITH A.C.I. MANUAL OF STANDARD PRACTICE FOR DETACHED CONCRETE STRUCTURES (ACI 318).
2. PROVIDE CONCRETE PROTECTION FOR REINFORCING AS FOLLOWS:
 FLOORING - 3"
 FLOOR - 1 1/2"
 FLOOR - 1 1/2"
3. ALL FORM WORK SHALL BE IN ACCORDANCE WITH THE AMERICAN CONCRETE INSTITUTE "MANUAL FOR CONCRETE SPECIAL PRACTICES" (ACI 308-1) AND A.C.I. STANDARD RECOMMENDED PRACTICE FOR CONCRETE FORMWORK (ACI-347 - LATEST EDITION).
4. LIFT ALL CONCRETE IN 40' SHOTS.
5. THE FIELD SUPERVISOR MUST NOTIFY ARCHITECT OR ENGINEER IMMEDIATELY FROM THESE DAYS BY ANY SUBSEQUENT APPROVAL BY THE ARCHITECT OR ENGINEER MUST BE OBTAINED BEFORE EACH SHOT CAN BE PLACED.
6. PROTECTION AGAINST DRYING AND DECREASING CONCRETE TEMPERATURE SHALL BE PROVIDED FOR THE FIRST 7 DAYS FOLLOWING PLACEMENT.



TYPICAL TRENCH FOUNDATION
 SCALE: 1" = 1'-0"

GENERAL INTERIOR CONC. NOTES:

1. ALL INTERIOR CONC. SLAB ON GRADE SHALL BE PLACED ON A 4" THICK COMPACTED GRANULAR FILL W/ 8% GRAVITY.
2. CONCRETE STRENGTH SHALL BE 3000 PSI AT 28 DAYS AND SHALL BE AIR ENCLOSED + OR - 0.5.
3. ALL CONCRETE SHALL RECEIVE A STEEL TROWELLED FINISH.
4. INCLUDE CONTROL JOINTS OF CONCRETE JOINTS AS REQUIRED. AREAS NOT TO EXCEED 40' BY 12'.

GENERAL EXTERIOR CONC. NOTES:

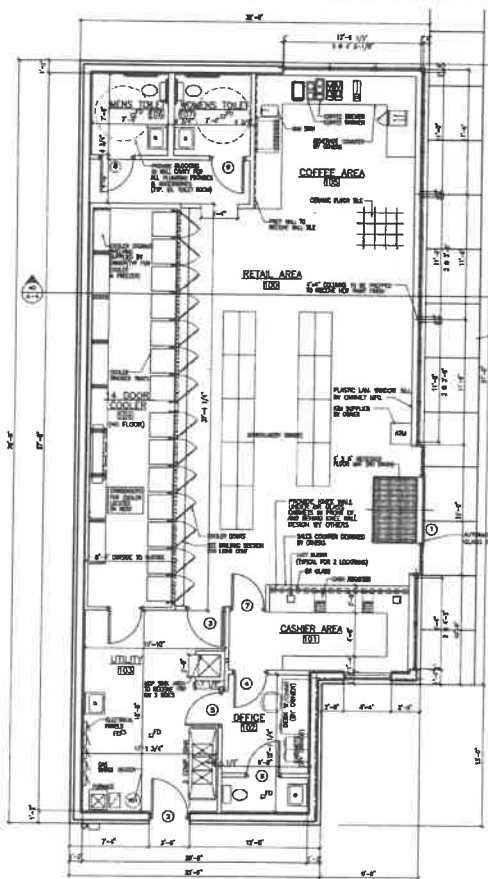
1. ALL EXTERIOR CONCRETE SLAB ON GRADE SHALL BE PLACED ON A COMPACTED BASE OF 8% GRAVITY, AND RECEIVE A BROOM FINISH FOR WIND-DRIVEN CHARACTERISTICS.
2. INCLUDE CONTROL JOINTS AND CONCRETE JOINTS AS REQUIRED.
3. CONCRETE STRENGTH SHALL BE 3000 PSI AT 28 DAYS AND SHALL BE AIR ENCLOSED + OR - 0.5.

FOUNDATION PLAN
 COLUMN AND BEAM PLAN
 COMMERCIAL DEVELOPMENT
 VINCENT SHINA
 28349 SOUTHFIELD ROAD
 LATHROP VILLAGE, MICHIGAN

HABIL
 ARCHITECT
 DEVELOPER
 28349 SOUTHFIELD ROAD
 LATHROP VILLAGE, MICHIGAN

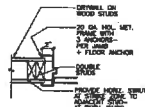
2002-22

A-1

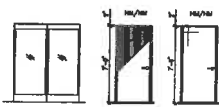


FLOOR PLAN

NOTE: ALL DIMENSIONS SHOWN FOR REFERENCE ONLY. DIMENSIONS SHALL BE BASED ON THE CENTERLINE OF THE WALLS AND DOORS. DIMENSIONS SHALL BE BASED ON THE CENTERLINE OF THE WALLS AND DOORS. DIMENSIONS SHALL BE BASED ON THE CENTERLINE OF THE WALLS AND DOORS.



DOOR JAMB AT TOP OF DOOR



TYPICAL PARTITION

- NOTES:**
1. DOOR SWING SHALL BE AS SHOWN.
 2. DOOR SWING SHALL BE AS SHOWN.
 3. DOOR SWING SHALL BE AS SHOWN.
 4. DOOR SWING SHALL BE AS SHOWN.
 5. DOOR SWING SHALL BE AS SHOWN.

DOOR SCHEDULE									
NO.	DOOR	TYPE	FINISH	SWING	SIZE	MARKING	REMARKS	UNIT	QTY
1	DOOR	1	1	1	1	1	1	1	1
2	DOOR	1	1	1	1	1	1	1	1
3	DOOR	1	1	1	1	1	1	1	1
4	DOOR	1	1	1	1	1	1	1	1
5	DOOR	1	1	1	1	1	1	1	1
6	DOOR	1	1	1	1	1	1	1	1
7	DOOR	1	1	1	1	1	1	1	1
8	DOOR	1	1	1	1	1	1	1	1
9	DOOR	1	1	1	1	1	1	1	1
10	DOOR	1	1	1	1	1	1	1	1

ARCHITECTURAL ABBREVIATION LIST	
AC	ARCHITECT
AD	ARCHITECTURAL DETAIL
AL	ARCHITECTURAL LIGHTING
AS	ARCHITECTURAL SECTION
AT	ARCHITECTURAL TYPING
AV	ARCHITECTURAL VENTILATION
AW	ARCHITECTURAL WINDOW
AX	ARCHITECTURAL X-RAY
AY	ARCHITECTURAL Y-RAY
AZ	ARCHITECTURAL Z-RAY
BA	BATH
BC	BEDROOM
BD	BEDROOM DETAIL
BE	BEDROOM EQUIPMENT
BF	BEDROOM FURNITURE
BG	BEDROOM GLASS
BH	BEDROOM HANGING
BI	BEDROOM INSULATION
BJ	BEDROOM JAMB
BK	BEDROOM KITCHEN
BL	BEDROOM LIVING
BM	BEDROOM MIRROR
BN	BEDROOM NAIL
BO	BEDROOM OVEN
BP	BEDROOM PAPER
BQ	BEDROOM PLASTER
BR	BEDROOM RAMP
BS	BEDROOM SINK
BT	BEDROOM TILE
BU	BEDROOM UNIT
BV	BEDROOM VENTILATION
BW	BEDROOM WINDOW
BX	BEDROOM X-RAY
BY	BEDROOM Y-RAY
BZ	BEDROOM Z-RAY

- LEGEND**
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2002 INTERNATIONAL BUILDING CODE (IBC) AND THE 2002 INTERNATIONAL PLUMBING AND MECHANICAL CODE (IMC).
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2002 INTERNATIONAL BUILDING CODE (IBC) AND THE 2002 INTERNATIONAL PLUMBING AND MECHANICAL CODE (IMC).
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2002 INTERNATIONAL BUILDING CODE (IBC) AND THE 2002 INTERNATIONAL PLUMBING AND MECHANICAL CODE (IMC).
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FLOOR PLAN W/ MISC. DETAILS

COMMERCIAL DEVELOPMENT

VINCENT

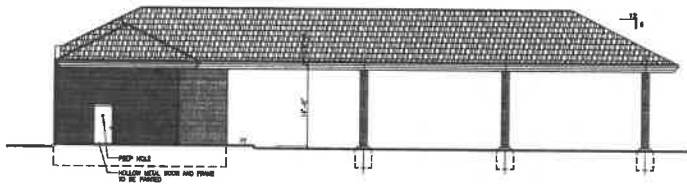
28538 SOUTHFIELD ROAD

LATHROP VILLAGE, MICHIGAN

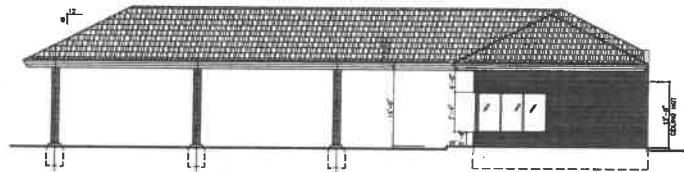
HABITAT

DEVELOPER

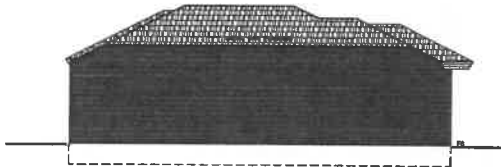
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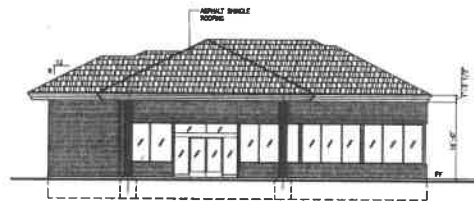
SOUTH BUILDING & CANOPY ELEVATION
SCALE: 1/8" = 1'-0"



NORTH BUILDING & CANOPY ELEVATION
SCALE: 1/8" = 1'-0"



WEST BUILDING ELEVATION
SCALE: 1/8" = 1'-0"



EAST BUILDING & CANOPY ELEVATION
SCALE: 1/8" = 1'-0"

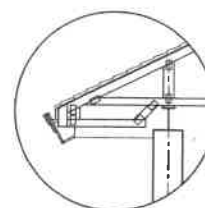
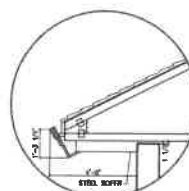
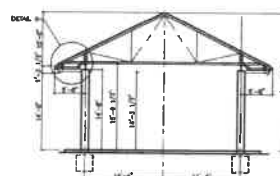
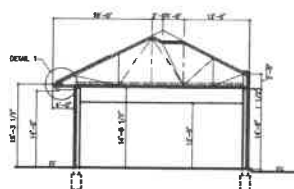
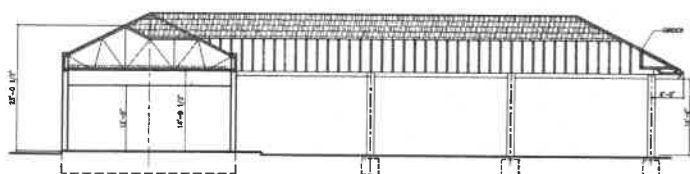
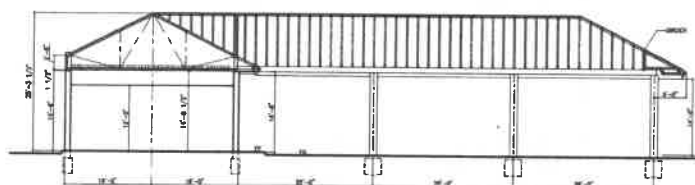
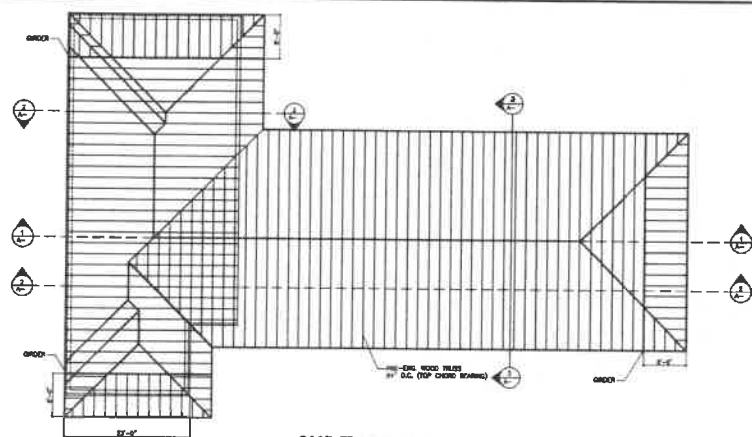
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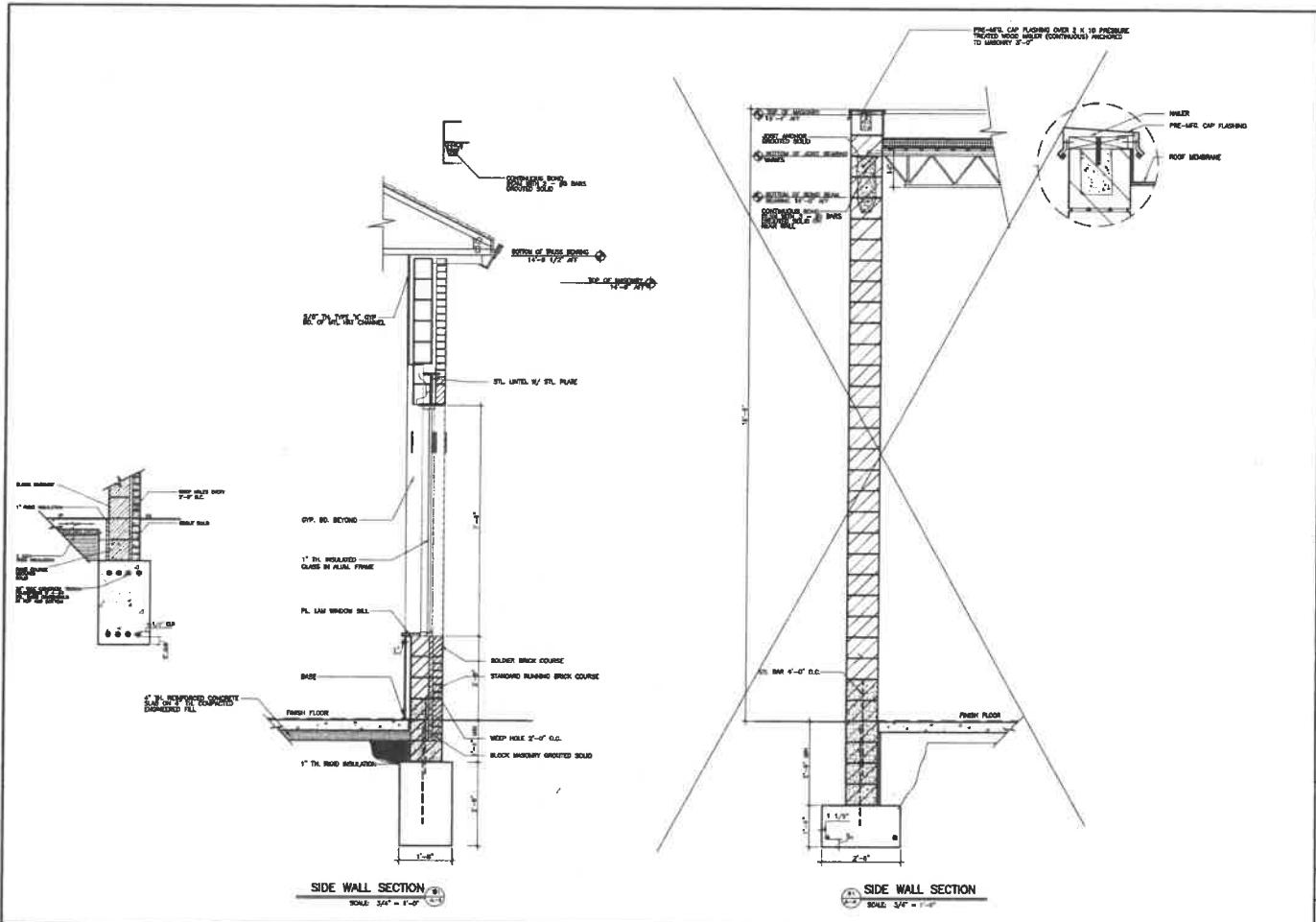
HABITAT
ARCHITECT
DEVELOPER
28538 SOUTHWEST ROAD
LATHROP VILLAGE, MICHIGAN

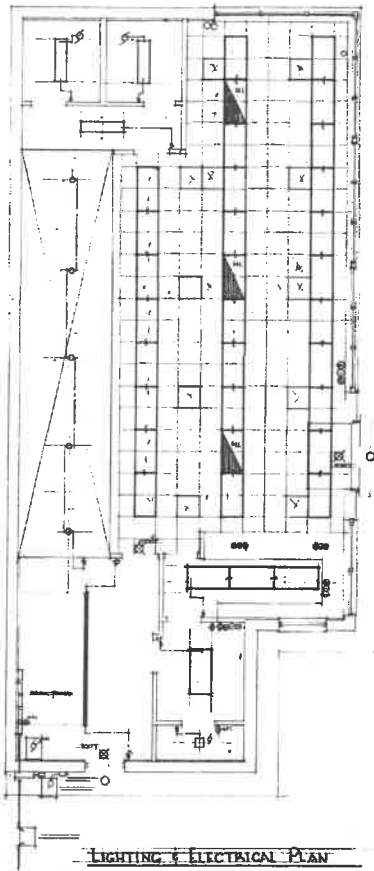
HABITAT
ARCHITECT
DEVELOPER
28538 SOUTHWEST ROAD
LATHROP VILLAGE, MICHIGAN

2002-22

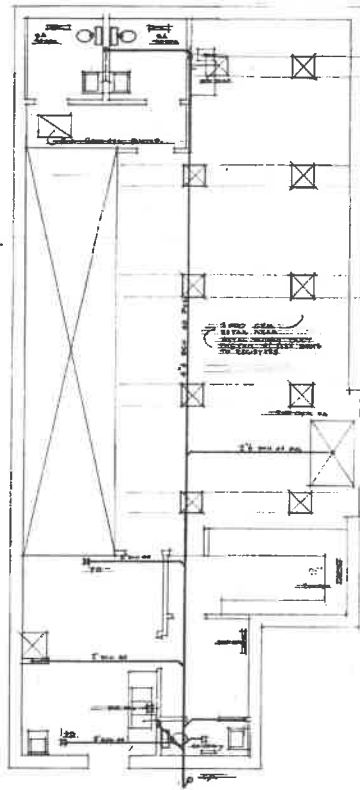
A-3



[illegible]



LIGHTING & ELECTRICAL PLAN



2 3 0

DATE: 10/10/00 DRAWN BY: [Signature] CHECKED BY: [Signature]	HABITAT DEVELOPER ARCHITECT (FIRM/NAME) 1000 10th Street Suite 100 Detroit, MI 48226	MECHANICAL & ELECTRICAL PLAN COMMERCIAL DEVELOPMENT FOR VINCENT SHINA 28539 SOUTHFIELD ROAD LATHROP VILLAGE, MICHIGAN
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Applicant: Lathrup Village Convenience Inc

Section 6.2.10.A-H (Eight Criteria)

General Standards for Approval

A. The proposed convenience store with the sale of alcoholic beverages is a reasonable and appropriate use of the subject property. The use is consistent with the property's commercial designation and will provide a valuable neighborhood service by offering convenient access to everyday grocery items, household needs, and packaged alcoholic beverages in a single location. The proposal represents an efficient and productive use of the site that serves the needs of both residents and visitors.

B. The use complies with all applicable requirements of the City of Lathrup Village Ordinance and other ordinances of the city, including all applicable building, fire, engineering, and public safety regulations. The sale of alcoholic beverages will be conducted in full compliance with the Michigan Liquor Control Commission licensing requirements and all applicable City ordinances.

C. The proposed use will be operated in a manner that avoids creating a public or private nuisance. The site will be professionally maintained, exterior lighting will be directed to prevent glare, and security measures will help ensure a safe environment for customers and neighboring businesses.

D. The proposed use is consistent with the intent of the ordinance by providing convenient access to everyday goods and services while encouraging continued investment in the property. The project represents an appropriate use of an existing commercial site, where the necessary infrastructure, roadway access, and surrounding land uses already support this type of retail operation.

E. The proposed use is consistent with the intent of the ordinance by providing convenient access to everyday goods and services while encouraging continued investment in the property. The project represents an appropriate use of an existing commercial site, where the necessary infrastructure, roadway access, and surrounding land uses already support this type of retail operation.

F. The proposed investment will improve the property and enhance the appearance of the surrounding commercial area. A well-maintained, professionally operated convenience store is not expected to have a negative impact on nearby property values. Instead, continued investment in and active use of the site will help keep the property occupied and maintained, attract customers to the area, and support nearby businesses.

G. The project incorporates quality site planning and design features that will enhance the surrounding environment. Landscaping, attractive building improvements, appropriate lighting, and well-maintained site amenities will improve the overall appearance of the property while providing an inviting and safe environment for customers. The applicant is committed to maintaining the property to a high standard that benefits the surrounding neighborhood and commercial district.

H. The proposed sale of packaged alcoholic beverages will allow customers to purchase beer, wine, and other packaged alcoholic beverages along with other everyday items in a single trip. Selling these products is a common feature of convenience stores and is consistent with customer expectations. The proposed use will provide an additional service to customers while remaining compatible with the existing commercial uses in the area. The applicant will comply with all applicable requirements of the Michigan Liquor Control Commission and Chapter 18, Article III of the Lathrup Village Code of Ordinances.

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.

A handwritten signature in black ink, appearing to read "A. Schaffer".

Director

Bureau of Commercial Services

BCS/CD-500 (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

Lathrup Village

State

MI

ZIP Code

48076

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 corporation 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

Lathrup Village

, Michigan 48076-

(Street Address)

(City)

(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
Kamal Sharrak	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 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).

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.

Kamal Sharrak



LIBER 47002 PAGE 299
\$16.00 DEED - COMBINED
\$4.00 REMONUMENTATION
\$.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

(Signature)

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 Beringer Investments, LLC, a Michigan limited liability company, as Grantor(s) and Beringer 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