



**CITY OF WILLOWICK PLAN REVIEW BOARD
APPLICATION FOR PERMIT TO OCCUPY FOR
BUSINESS, COMMERCIAL, INDUSTRIAL, ETC.
YOU MUST FILL OUT ENTIRE APPLICATION
440-914-3000**

PERMIT FEE: \$80.00

DATE: 3.11.25

Location of Occupancy: 30332 LAKE SHORE BLVD #23 Business Name: EXCLUSIVE Wireless Inc.
WILLOWICK, OH 44095
(ADDRESS)

Business Owner's Name & Address: Thomas Henry - 2108 N. St. Ste N.

CITY/STATE/ZIP: Sacramento, CA 95816

Telephone Number: 559.432.3002 Fax Number: _____ Federal ID Number: 71-1012967
Or Social Security Number

OWNER OF PROPERTY/NAME/ADDRESS/TELEPHONE NUMBER: Shoregate Station LLC
11501 N. Lake Dr. Cincinnati OH 45249

SUBMIT NEW DETAILED FLOOR PLAN: Y SQ. FT. HABITABLE FLOOR AREA FOR OCCUPANCY: 1,778 Sq Ft

Building Size: _____ Total Number Of Employees: 5

Intended Number of Occupants: _____ Total Number of Seating: _____

Site Plan With Number of Paved Parking Spaces Y Hours Of Operation: 10-8pm

Letter of Intent: Y Previous Use: T-Mobile Proposed Use: T-Mobile

NAME OF PRINCIPAL OR CONTACT PERSON FOR NEW BUSINESS: Arunpreet Atwal

Home Address/City/Zip: 1370 W. Herndon Ave Telephone Number: 559.432.3002
Fresno, CA 93711

I hereby certify that the above questions have been answered correctly by me and that the premises will be used for the purpose stated above. Any change in the purpose of occupancy will not be made without approval from Lake County Building, Willowick Fire & Willowick Zoning Department. A final approval by The Willowick Building Dept. (440)516-3000 or a representative thereof, must be complied with before opening of business. I do hereby further agree to maintain the above premises in compliance with the ordinances of the City of Willowick.

Applicant's Signature: _____ Date: 3/11/25

OFFICE USE ONLY

Zoning District: _____ Authorized Occupants: _____

TEMPORARY APPROVED BY: _____ Date: _____

Zoning Dept. Inspected by: _____ DATE: _____

Zoning Permit # _____ Zoning Permit Fee \$ _____

Fire Dept. Inspected By: _____ Date: _____

CITY OF WILLOWICK-APPLICATION FOR COMMERCIAL ESTABLISHMENT LICENSE REQUIRED AFTER APPROVAL
Note: A separate permit is required for all new signs from the Willowick Building Department.

3/11/2025

City of Willowick

Attention: Heather Boling

City of Willowick

31230 Vine Street

Willowick, OH 44095

To Whom It May Concern,

I hope this letter finds you well. I am writing to inform you that Exclusive Wireless, Inc. has recently acquired the T-Mobile store located at 30332 Lakeshore Blvd, Unit 23, Willowick, OH 44095, from the previous authorized dealer, Mobile Center, Inc.

As part of our commitment to serving the Willowick community and enhancing the customer experience, we are excited to continue operations at this location and maintain the high standards that T-Mobile customers have come to expect. We understand the importance of local engagement and are dedicated to providing excellent service to the residents of Willowick.

We wanted to formally notify the City of Willowick of this change in ownership and express our interest in any relevant business registrations, permits, or requirements that may need to be updated in accordance with city ordinances. If there are any necessary steps we need to take to ensure compliance with local regulations, please do not hesitate to inform us.

Thank you for your attention to this matter. We look forward to working with the City of Willowick and contributing to the continued growth and success of the community. Should you require any further information or have any questions, please feel free to reach out to me directly at 559-432-3002x0187 or arunpreet.atwal@exclusivewireless.net.

Sincerely,



Arunpreet Atwal

Controller

Exclusive Wireless Inc.

SHOREGATE TOWN CENTER

29700-30450 Lake Shore Boulevard | Willowick, OH 44095

SPACE TENANT	SQ. FT.	09 AVAILABLE	1,327 SF
A Create-A-Space	3,763 SF	The Baller Zone	5,680 SF
E Starbucks	2,237 SF	WoodShop	1,885 SF
F Be Smoothie	1,200 SF	Beaut? Boutique	1,504 SF
G Crave Cookies	1,200 SF	Subway	1,027 SF
H Zepp's Pizzeria	1,200 SF	T-Mobile	1,778 SF
J Chipotle Mexican Grill	2,409 SF	Giant Eagle	64,105 SF
OUT-B Chase Bank ATM		Petie's Restaurant	5,119 SF
SHAD I Ohio Savings Bank		Great Clips	1,500 SF
01 Pet Supplies Plus	10,340 SF	Sally Beauty Supply	1,750 SF
02 Ohio Paws with Purpose	9,660 SF	Goodwill	31,162 SF
03 Victra	1,921 SF	28A Ace Hardware	17,975 SF
04 Dollar General	10,800 SF	H&R Block	1,872 SF
05 Planet Fitness	21,288 SF	Trippy's Smoke Shop	1,531 SF
08 Big Boss Moving	6,000 SF	Nail Lacquer	1,597 SF
		Sherwin Williams	7,200 SF
		Aaron's	14,000 SF
		Alesci's	6,245 SF
		CH 01 Beauty & Plus	5,786 SF
		Marc's	44,370 SF
		TOTAL SQ. FT.	289,431

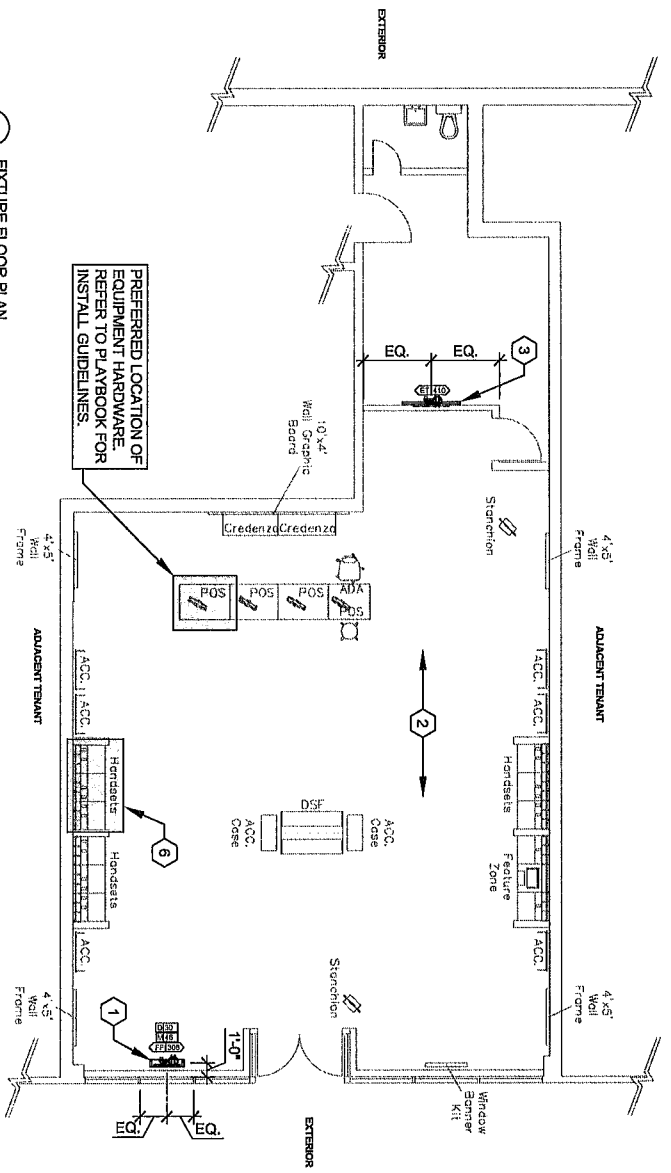
SITE LEGEND

- Available
- Leased (not occupied)
- Site Boundary
- Occupied
- Owned by Others



DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.

WILLOWICK
 30332 LAKESHORE BLVD, UNIT 23
 WILLOWICK, OH 44095



B3
 FUTURE FLOOR PLAN

KEYED NOTES

1. CHECK, REPAIR, AND ELECTRICAL, PROVIDED FROM TO ADJACENT TENANT REFER TO PLAYBOOK FOR INSTALL GUIDELINES.
2. MAIN CABINET FOR PLAYBOOK GUIDELINES.
3. INSTALL MAIN CABINET IN BACK OF HANDSET FOR PLAYBOOK GUIDELINES.
4. WALL CASED.
5. GO TO SHELL DATA AND ELECTRICAL TO DISCUSS LOCATION OF CEILING TRUNK AT POOL FOR FUTURE REQUIRE 31 LOCATION AS REQUIRED BY PLAYBOOK.

GENERAL NOTES

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SHEET SYMBOLS

SYMBOL	DESCRIPTION
[Symbol]	REQUIRE TAG
[Symbol]	REQUIRE TAG
[Symbol]	REQUIRE TAG

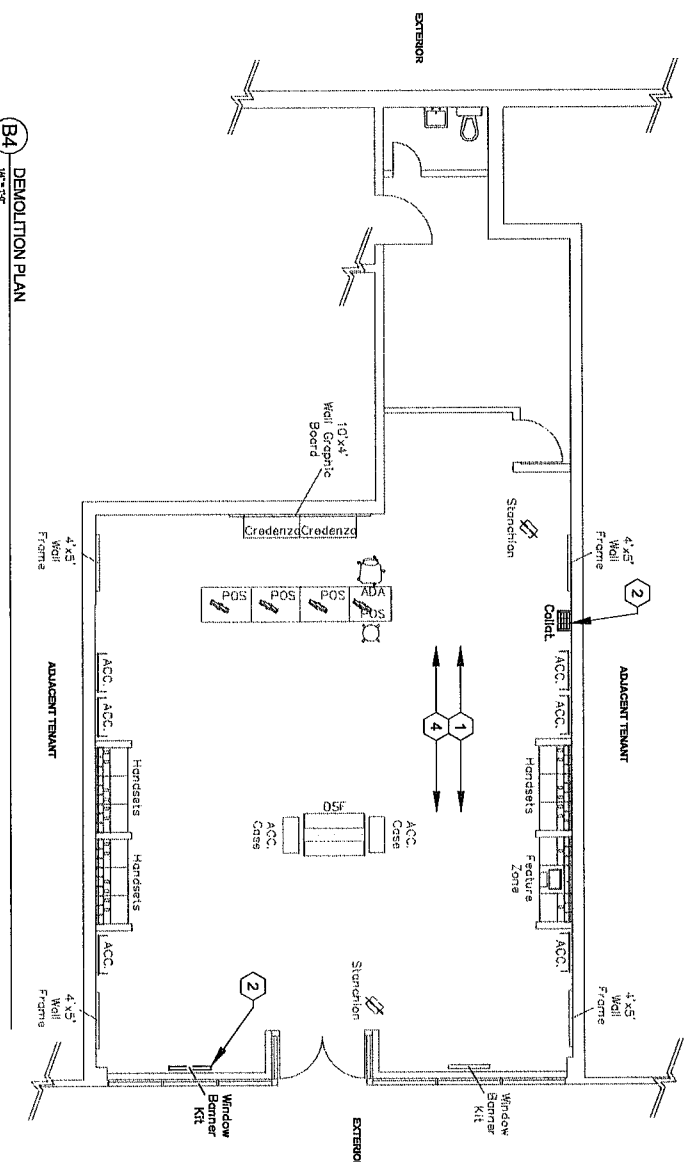
FIGURE POWER AND DATA REQUIREMENT SCHEDULE

TAG	DESCRIPTION
F338	DIGITAL FRONT WINDOW
E710	BOH MONITOR

A141

545615

FIGURE FLOOR PLAN



B4 DEMOLITION PLAN
M-1-19

KEY NOTES	
1	REMOVE ANY CURTAIN TAIL WITH YELLOW TAPE PER PLUMBING CONTRACTOR'S NOTES.
2	REMOVE ALL PARTS AND ACCESSORIES (PARTS) AND DISPOSE OF THEM AS PER LOCAL AND STATE REGULATIONS.
3	REMOVE ALL PARTS AND ACCESSORIES (PARTS) AND DISPOSE OF THEM AS PER LOCAL AND STATE REGULATIONS.
4	REMOVE ALL PARTS AND ACCESSORIES (PARTS) AND DISPOSE OF THEM AS PER LOCAL AND STATE REGULATIONS.

GENERAL NOTES	
1.	VERIFY THE EXISTING AND DEMOLITION DRAWINGS AGAINST THE FIELD CONDITIONS. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY.
2.	PROTECT THE EXISTING WORK AND MATERIALS TO REMAIN FROM DAMAGE BY THE DEMOLITION ACTIVITIES. ANY DAMAGE TO THE EXISTING WORK SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT HIS OWN RISK AND EXPENSE.
3.	VERIFY THE EXISTING CONDITIONS AND MATERIALS TO REMAIN BEFORE BEGINNING DEMOLITION. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY.
4.	REMOVE ALL PARTS AND ACCESSORIES (PARTS) AND DISPOSE OF THEM AS PER LOCAL AND STATE REGULATIONS.
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DATE: 05/02/19
 DRAWN BY: JST/ML
 CHECKED BY: JST/ML
 545615
 SHEET TITLE
 DEMOLITION PLAN
 SHEET NUMBER
 A101

WILLOWICK
 30332 LAKESHORE BLVD, UNIT 23
 WILLOWICK, OH 44096

Oculus Inc.
 DEMOLITION CONTRACTORS
 10000 RIVERSIDE AVENUE, SUITE 100
 CLEVELAND, OHIO 44130
 TEL: (216) 431-1000
 FAX: (216) 431-1001
 WWW.OCULUSINC.COM

Mobile
 4000 WILLOWICK BLVD, SUITE 100
 WILLOWICK, OHIO 44096
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 WWW.MOBILEC.COM