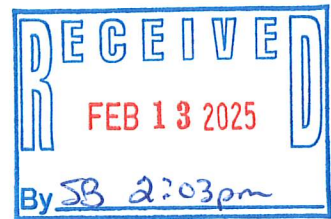




CITY OF WILLOWICK PLAN REVIEW BOARD
APPLICATION FOR PERMIT TO OCCUPY FOR
BUSINESS, COMMERCIAL, INDUSTRIAL, ETC.
YOU MUST FILL OUT ENTIRE APPLICATION
440-918-5000



PERMIT FEE: \$80.00

DATE: 2/12/25

Location of Occupancy: 32702 VINE ST. Business Name: TELECOM ACQUISITION CORP/CLASSICSTORE

Business Owner's Name & Address: TELECOM ACQUISITION CORP I, INC

CITY/STATE/ZIP: 3601 S. GREEN RD. SUITE 200, BEACHWOOD, OH 44122

Telephone Number: 216-978-9000 Fax Number: 440-278-4557 Federal ID Number: 30-0194432

Or Social Security Number

OWNER OF PROPERTY/NAME/ADDRESS/TELEPHONE NUMBER: TELECOM ACQUISITION CORP I, INC

3601 S. GREEN RD SUITE 200, BEACHWOOD, OH 44122

SUBMIT NEW DETAILED FLOOR PLAN: X SQ. FT. HABITABLE FLOOR AREA FOR OCCUPANCY: 4200

Building Size: 4200 Total Number Of Employees: 1

Intended Number of Occupants: 5 Total Number of Seating: N/A

Site Plan With Number of Paved Parking Spaces

Hours Of Operation: M-F 9-5

Letter of Intent: ATTACHED

Previous Use: HEATING & COOLING

Proposed Use: OFFICE/WAREHOUSE/RETAIL

NAME OF PRINCIPAL OR CONTACT PERSON FOR NEW BUSINESS: MICHAEL TRICARICI

Home Address/City/Zip: 3601 S. GREEN RD SUITE 200 Telephone Number: 216 978-9000
BEACHWOOD, OH 44122

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 completed 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: [Signature]

Date: 2/12/25

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.

32702

VINE STREET

SIGN

CANOPY

OFFICE

16'

RETAIL STORE

DOOR

RESTORATION

WAREHOUSE

LAY

16'
OPENING

FABRICATION

DOOR

CANOPY

SIGN

DOOR

DOOR

DOOR

DOOR

DOOR

DOOR

DOOR

DOOR

DOOR

DOOR

DOOR

SCALE 1/4" = 1 FT

32702 VINE ST. PARKING PLAN



VINE ST

E 328 ST

***Telecom Acquisition Corp.
3601 S. Green Rd. Suite 200
Beachwood, Oh 44122
216-978-9000***

2/11/2025

Mr. Sean Brennan
Chief Housing and Zoning Inspector
City of Willowick
31230 Vine St. Willowick, Ohio 44095

Re: 32702 Vine Street

Dear Mr. Brennan;

I am in receipt of your letter dated 2/11/2025. Thank you for meeting with me today to discuss the building. Attached is the letter of intent you requested regarding the use of the building.

Regards;

A handwritten signature in black ink, appearing to read 'Michael Tricarichi', with a large, stylized loop at the end.

Michael Tricarichi, President

Letter of Intent

32702-07
The owner of the building located at ~~29305~~ 32702, Vine Street is Telecom Acquisition Corp., I, Inc., ("TAC"), a Nevada "C" Corporation, which is also registered to do business in Ohio with the Ohio Secretary of State. TAC's primary business is to buy, hold, develop and sell commercial and residential property through the US, and its local office is located at 3601 Green Td, Suite 200, in Beachwood, Ohio. TAC currently owns several properties in the State of Ohio including the one that is the subject of this letter, and is also involved in the development and building of new projects in the State, including projects in Solon, Bay Village, and North Olmsted to name a few. Telecom is licensed as a general contractor in the communities where it has ongoing projects.

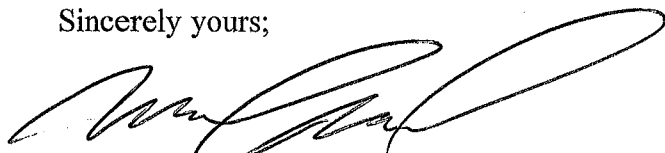
TAC purchased the above captioned property in December 2022 to use as a local satellite office and a warehouse to store materials and fabricate and repair other items associated with its local projects. TAC has no contact with any third parties in conducting its operations within the building. That is the current use of the property, as well as one of the proposed future uses of the subject property. Since the purchase of the building, we have complied with any request made by local authorities, including inspections by the Willowick Fire Department. We intend to continue to comply with other requests by the City, including the writing of this "Letter of Intent" and City licensing requirements.

At present, TAC may have future intentions to sell some of its older items accumulated in its various businesses at retail out of this location, but has not yet begun doing so. Most of these items are 25 years old or older, items TAC classifies as "Classic". Some of the categories of these items are: professional and consumer sound equipment (speakers, amplifiers etc.), musical instruments (guitars and guitar amplifiers), movie theatre and stadium equipment (TAC purchased all of the electronics out of the old Cleveland Municipal Stadium), as well as what could be classified as "man-cave" items like pinball machines, popcorn machines, traffic lights, telephones and the like.

In addition, TAC has invested in "Classic" cars over time and has accumulated a great deal of parts for these cars, and may elect to restore and sell some of the parts as well. We have secured the name "Classicsstore", and should we choose to engage in this type of operation, it will be done under that name, with the slogan "It isn't Old, it's a "Classic!"

Based on the floor plan and layout of the interior of this building when purchased, as well as the current back-lighted sign boxes on the exterior, other than re-lettering the sign faces, NO MODIFICATIONS TO THE INTERIOR OR EXTERIOR OF THE BUILDING ARE REQUIRED to do anything discussed herein. I am prepared to discuss anything contained in this letter with City officials at your earliest convenience.

Sincerely yours;



Michael Tricarichi, President

