



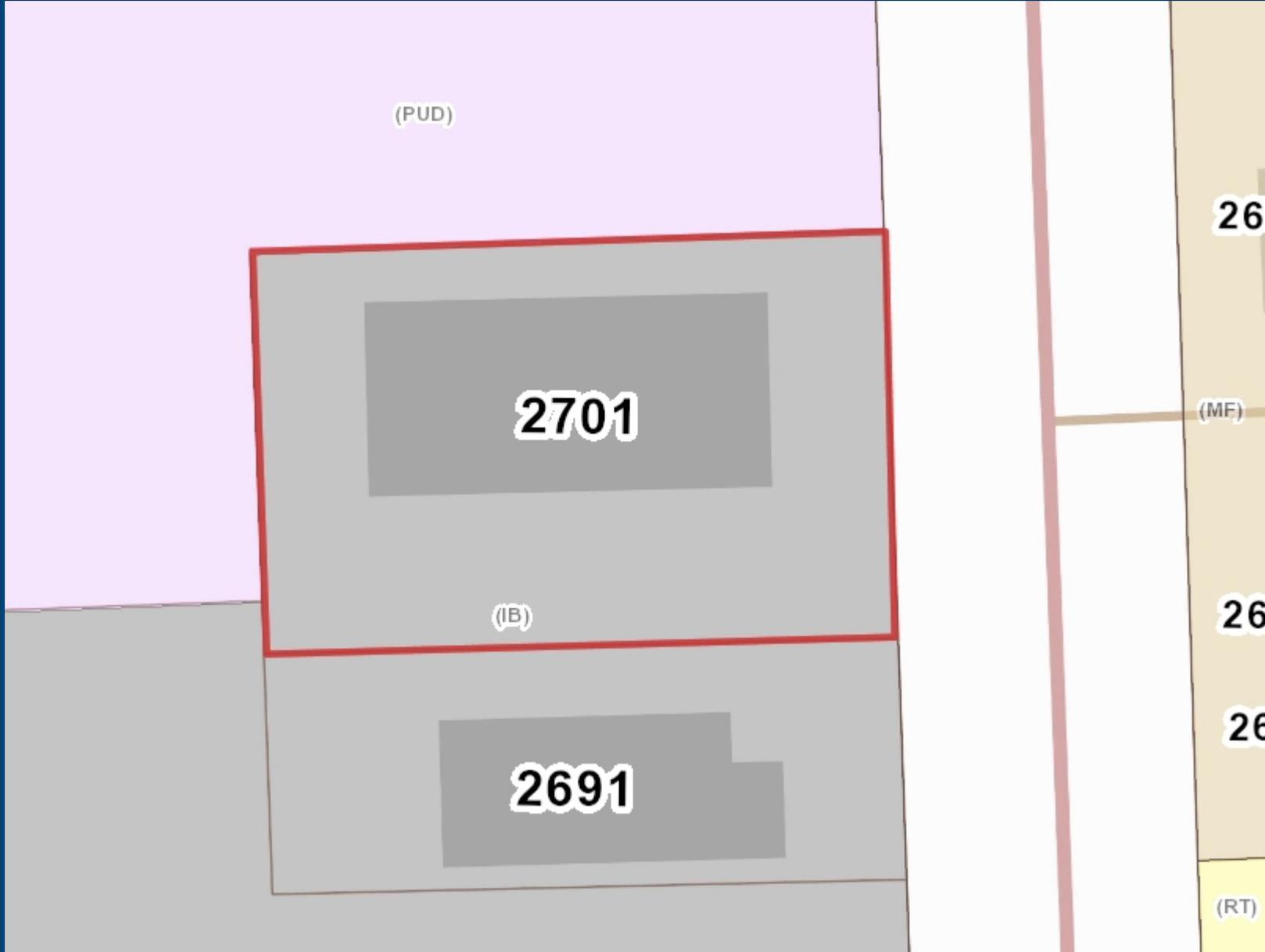
Legend:

168 0 84 168 Feet

Scale 1: 1,005

Note: The information provided by this application has been compiled from recorded deeds, plats, tax maps, surveys, and other public records and data. It is not a legally recorded map survey. Users of this data are hereby notified that the source information represented should be consulted for verification.

Printed: 5/7/2013



Legend:

Form Based Zoning (Current)

- (PUD) Planned Unit Development
- (CF) Community Facilities District
- (EP) Environmental Protection District
- (BB) Big Beaver Road (Form Based)
- (MR) Maple Road (Form Based)
- (NN) Neighborhood Nodes (A-U)
- (CB) Community Business
- (GB) General Business
- (IB) Integrated Industrial Business District
- (O) Office Building District
- (OM) Office Mixed Use
- (P) Vehicular Parking District
- (R-1A) One Family Residential District
- (R-1B) One Family Residential District
- (R-1C) One Family Residential District
- (R-1D) One Family Residential District
- (R-1E) One Family Residential District
- (RT) One Family Attached Residential District
- (MF) Multi-Family Residential
- (MHP) Manufactured Housing
- (UR) Urban Residential
- (RC) Research Center District
- (PV) Planned Vehicle Sales

168 0 84 168 Feet

Scale 1: 1,005

LEGAL DESCRIPTION
 Per Philip F. Greco Company (Commitment No. 63-559885, dated April 10, 2006)

Parcel Identification No. 20-26-200-024
 Commonly known as: 2701 John R.

Situated in the City of Troy, Oakland County, Michigan, described as:

Part of the northeast 1/4 section 26, town 2 north, range 11 east, beginning at point distant WEST, 60 feet and S 00°04'00" W, 1134.77 feet from northeast corner; thence S 89°50'00" W, 260 feet; thence S 00°04'00" W, 164 feet; thence S 89°23'00" E, 260 feet; thence N 00°04'00" E, 168 to the point of beginning.

NOTE:

THE ONLY MATERIALS THAT ARE BEING PROPOSED TO BE STORED OUTSIDE IS UNFINISHED GRANITE STOCK THIS MATERIAL IS TO BE STORED TO A MAXIMUM HEIGHT OF 6 FEET.

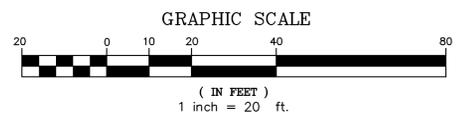
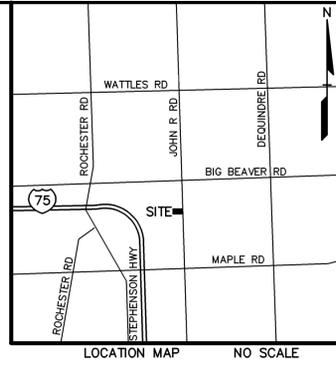
THE EXISTING SITE LIGHTING WILL BE MODIFIED TO IN COMPLIANCE WITH THE CITY OF TROY ZONING ORDINANCE STANDARDS.

PARKING REQUIREMENTS: (PER CITY OF TROY ZONING ORDINANCES)

EXISTING BUILDING AREA:
 (13,288 SQ FT MANUFACTURING)

MANUFACTURING PARKING REQUIREMENTS:
 (1) SPACE PER 550 SQ.FT. GROSS FLOOR AREA

TOTAL PARKING REQUIRED = 24 SPACES
 TOTAL PARKING PROVIDED = 27 SPACES



| NO. | DATE | BY | DESCRIPTION |
|-----|------|----|--------------------------------------|
| 1 | | | REVISED PER EMAIL COMMENTS (5-21-13) |

CAUTION!
 THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS MADE FOR THE ACCURACY OR COMPLETENESS OF THE INFORMATION TO OTHERS. WITHOUT THE WRITTEN CONSENT OF PROFESSIONAL ENGINEERING ASSOCIATES, INC. ALL COMMON LAW RIGHTS OF COPYRIGHT AND OTHER RIGHTS ARE HEREBY SPECIFICALLY RESERVED. © 2013 PROFESSIONAL ENGINEERING ASSOCIATES, INC.

CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION AND PROPERLY THAT THIS REQUIREMENT SHALL BE MAINTAINED THROUGHOUT THE PROJECT AND NOT BE LIMITED TO NORMAL WORKING HOURS AND CONSTRUCTION CONTRACTOR AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORKING ON THIS PROJECT EXCEPT LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.

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 Phone: (248) 689-9090
 Fax: (248) 689-1044
 website: www.peainc.com

E & E TABAK PROPERTIES, LLC

2701 JOHN R ROAD
 TROY, MICHIGAN 48068

SLU-SITE PLAN

TABAK STONE COMPANY
 PART OF THE NE 1/4 OF SECTION 26, T. 02 N., R. 11 E.
 CITY OF TROY, OAKLAND COUNTY, MICHIGAN

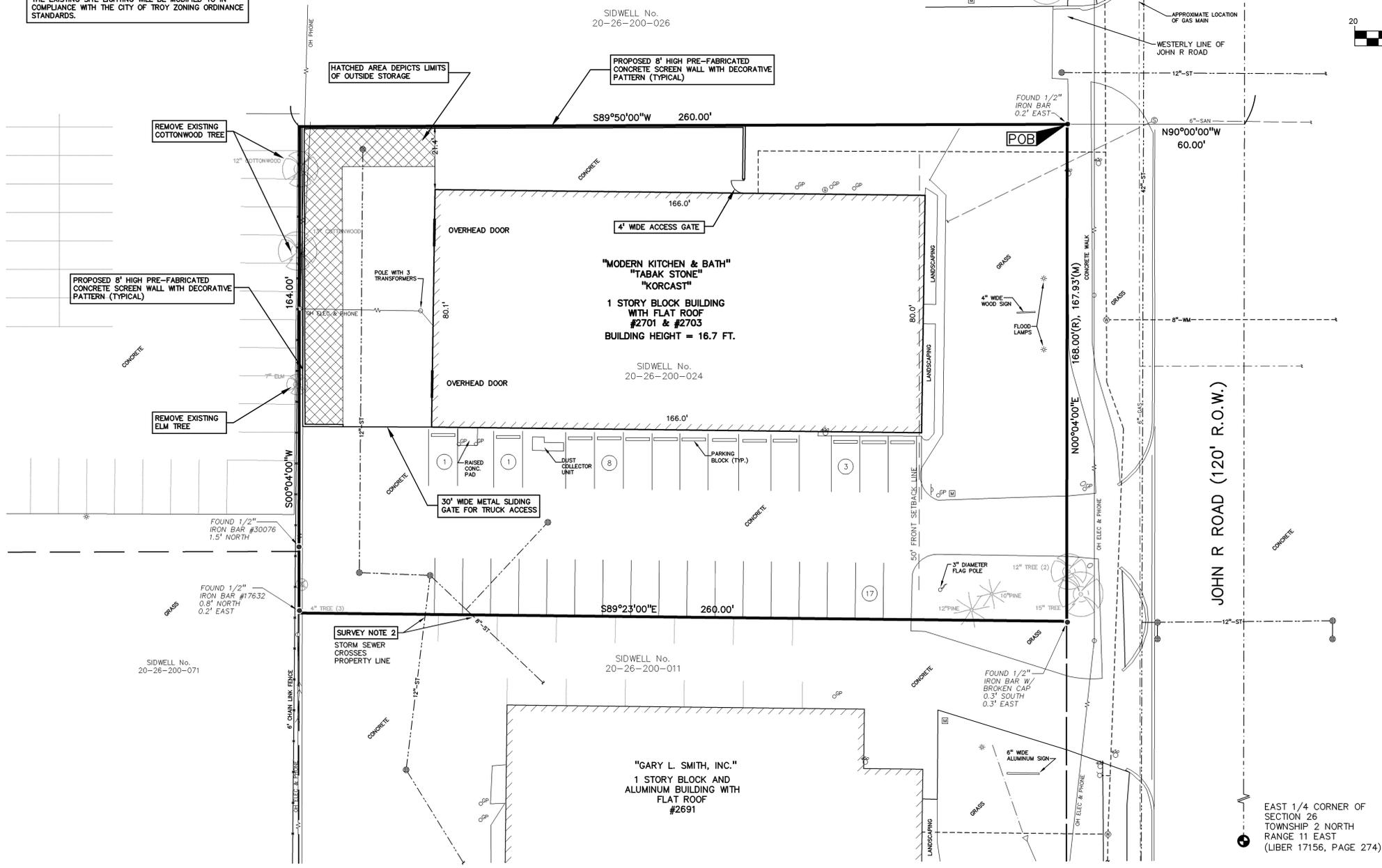
| DES. | DN. | DAN | SUR | RS | P.M. | KTR |
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| | | | | | | |

ORIGINAL
 ISSUE DATE: MAY 2, 2013

PEA JOB NO. 2013-088

SCALE: 1" = 20'

DRAWING NUMBER:
1



LEGEND

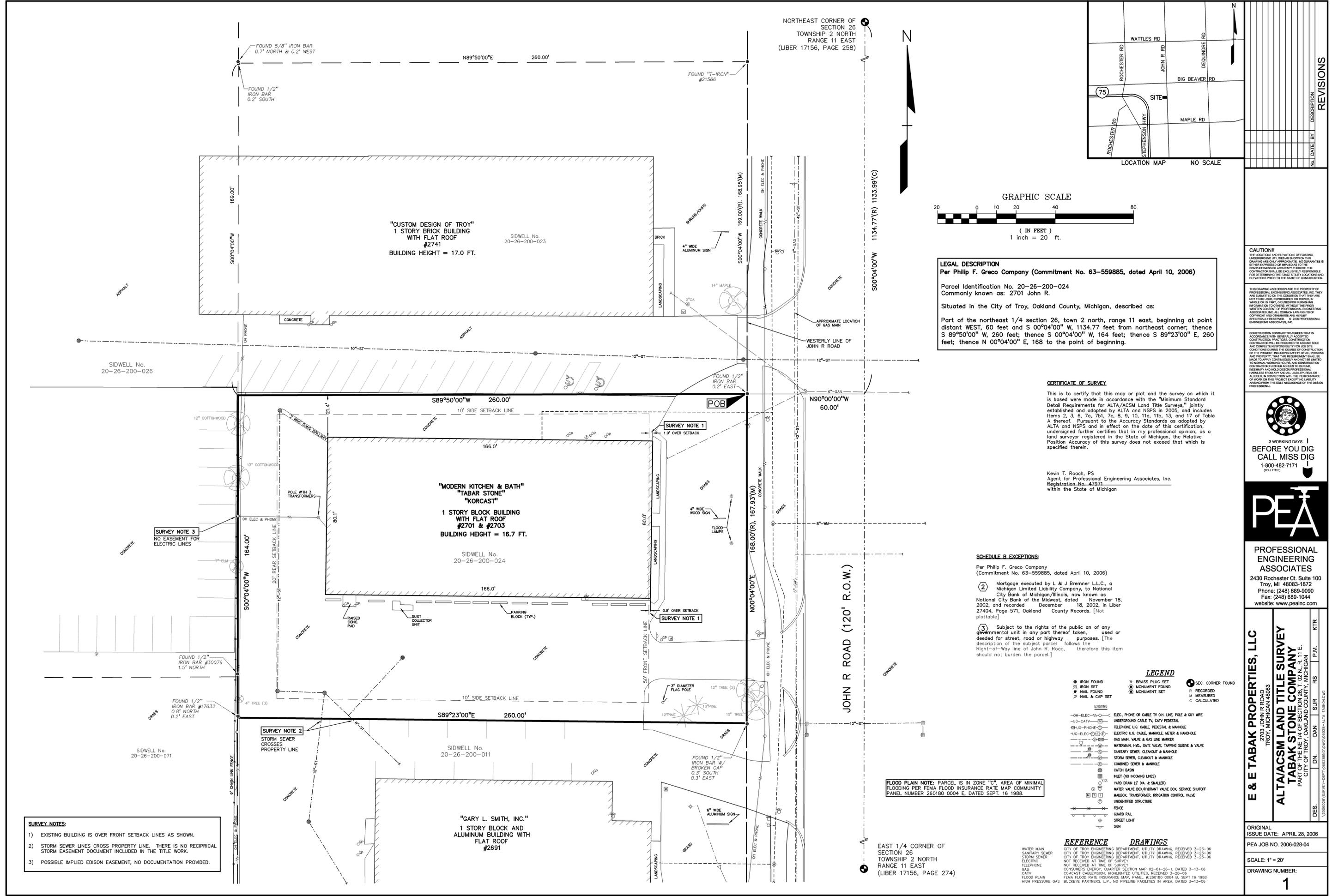
| | | |
|------------------|------------------|---------------------|
| ● IRON FOUND | ⊗ BRASS PLUG SET | ⊙ SEC. CORNER FOUND |
| ⊗ IRON SET | ⊙ MONUMENT FOUND | ⊙ RECORDED |
| ⊙ NAIL FOUND | ⊙ MONUMENT SET | ⊙ MEASURED |
| ⊙ NAIL & CAP SET | | ⊙ CALCULATED |

EXISTING

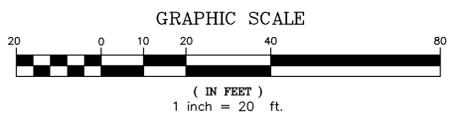
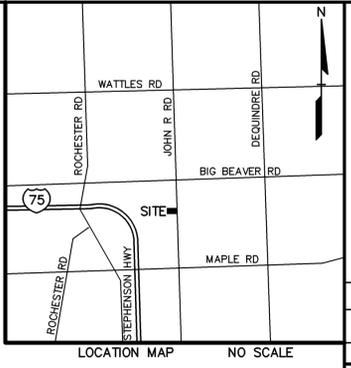
| | |
|-----------------|--|
| -OH-ELEC-W-O- | ELEC. PHONE OR CABLE TV OH. LINE, POLE & 60Y WRE |
| -UG-CATV- | UNDERGROUND CABLE TV, CATV PEDESTAL |
| -UG-PHONE- | TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE |
| -UG-ELEC- | ELECTRIC U.G. CABLE, MANHOLE, METER & HANDHOLE |
| -GAS- | GAS MAN. VALVE & GAS LINE MARKER |
| -WATERMAN, HYD. | GATE VALVE, TAPPING SLEEVE & VALVE |
| -SANITARY- | SANITARY SEWER, CLEANOUT & MANHOLE |
| -COMBINED- | COMBINED SEWER & MANHOLE |
| ⊙ | CATCH BASIN |
| ⊙ | INLET (NO INCOMING LINES) |
| ⊙ | YARD DRAIN (2" DIA. & SMALLER) |
| ⊙ | WATER VALVE BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF |
| ⊙ | MALIBON, TRANSFORMER, IRRIGATION CONTROL VALVE |
| ⊙ | UNIDENTIFIED STRUCTURE |
| -X-X- | FENCE |
| -X-X- | GUARD RAIL |
| ⊙ | STREET LIGHT |
| ⊙ | SIGN |

REFERENCE DRAWINGS

WATER MAIN CITY OF TROY ENGINEERING DEPARTMENT, UTILITY DRAWING, RECEIVED 3-23-06
 SANITARY SEWER CITY OF TROY ENGINEERING DEPARTMENT, UTILITY DRAWING, RECEIVED 3-23-06
 STORM SEWER CITY OF TROY ENGINEERING DEPARTMENT, UTILITY DRAWING, RECEIVED 3-23-06
 ELECTRIC NOT RECEIVED AT TIME OF SURVEY
 TELEPHONE NOT RECEIVED AT TIME OF SURVEY
 GAS CONSUMERS ENERGY, QUARTER SECTION MAP 02-01-26-1, DATED 3-13-06
 CATV CONSIST CABLEVISION, HIGHLIGHTED UTILITIES, RECEIVED 3-20-06
 FLOOD PLAN FEMA FLOOD RATE INSURANCE MAP, PANEL #26080 0004 B, SEPT 16 1988
 HIGH PRESSURE GAS BUCKLE PARTNERS, L.P., NO PIPELINE FACILITIES IN AREA, DATED 3-13-06



NORTHEAST CORNER OF SECTION 26 TOWNSHIP 2 NORTH RANGE 11 EAST (LIBER 17156, PAGE 258)



LEGAL DESCRIPTION
 Per Philip F. Greco Company (Commitment No. 63-559885, dated April 10, 2006)
 Parcel Identification No. 20-26-200-024
 Commonly known as: 2701 John R.
 Situated in the City of Troy, Oakland County, Michigan, described as:
 Part of the northeast 1/4 section 26, town 2 north, range 11 east, beginning at point distant WEST, 60 feet and S 00°04'00" W, 1134.77 feet from northeast corner; thence S 89°50'00" W, 260 feet; thence S 00°04'00" W, 164 feet; thence S 89°23'00" E, 260 feet; thence N 00°04'00" E, 168 to the point of beginning.

CERTIFICATE OF SURVEY
 This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005, and includes Items 2, 3, 6, 7a, 7b, 7c, 8, 9, 10, 11a, 11b, 13, and 17 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Michigan, the Relative Position Accuracy of this survey does not exceed that which is specified therein.

Kevin T. Roach, PS
 Agent for Professional Engineering Associates, Inc.
 Registration No. 42321
 within the State of Michigan

SCHEDULE B EXCEPTIONS:
 Per Philip F. Greco Company (Commitment No. 63-559885, dated April 10, 2006)
 (2) Mortgage executed by L & J Bremner L.L.C., a Michigan Limited Liability Company, to National City Bank of Michigan/Illinois, now known as National City Bank of the Midwest, dated November 18, 2002, and recorded December 18, 2002, in Liber 27404, Page 571, Oakland County Records. [Not plottable]
 (3) Subject to the rights of the public on any governmental unit in any part thereof taken, used or deemed for street, road or highway purposes. [The description of the subject parcel follows the Right-of-Way line of John R. Road, therefore this item should not burden the parcel.]

LEGEND

| | | |
|------------------|------------------|---------------------|
| ● IRON FOUND | ⊗ BRASS PLUG SET | ⊙ SEC. CORNER FOUND |
| ⊗ IRON SET | ⊙ MONUMENT FOUND | ⊙ RECORDED |
| ⊗ NAIL FOUND | ⊙ MONUMENT SET | ⊙ MEASURED |
| ⊗ NAIL & CAP SET | | ⊙ CALCULATED |

EXISTING

| | |
|------------|--|
| —OH-ELEC— | ELEC. PHONE OR CABLE TV GUY LINE, POLE & GUY WIRE |
| —UG-CATV— | UNDERGROUND CABLE TV, CATV FEEDLINE |
| —UG-PHONE— | TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE |
| —UG-ELEC— | ELECTRIC U.G. CABLE, MANHOLE, METER & MANHOLE |
| —GAS— | GAS MAIN, VALVE & GAS LINE MARKER |
| —WATER— | WATERMAIN, HYD. GATE VALVE, TAPPING SLEEVE & VALVE |
| —SEWER— | SANITARY SEWER, CLEANOUT & MANHOLE |
| —STORM— | STORM SEWER, CLEANOUT & MANHOLE |
| —COMB— | COMBINED SEWER & MANHOLE |
| —CATCH— | CATCH BASIN |
| —INLET— | INLET (NO INCOMING LINES) |
| —YARD— | YARD DRAIN (2" DIA. & SMALLER) |
| —WATER— | WATER VALVE BOX/IRRIANT VALVE BOX, SERVICE SHUTOFF |
| —METER— | METER, TRANSFORMER, IRRIGATION CONTROL VALVE |
| —UNID— | UNIDENTIFIED STRUCTURE |
| —FENCE— | FENCE |
| —RAIL— | GUARD RAIL |
| —LIGHT— | STREET LIGHT |
| —SIGN— | SIGN |

FLOOD PLAIN NOTE: PARCEL IS IN ZONE "X" AREA OF MINIMAL FLOODING PER FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 260180 0004 E, DATED SEPT. 16 1988.

EAST 1/4 CORNER OF SECTION 26 TOWNSHIP 2 NORTH RANGE 11 EAST (LIBER 17156, PAGE 274)

REFERENCE DRAWINGS

| | |
|-------------------|--|
| WATER MAIN | CITY OF TROY ENGINEERING DEPARTMENT, UTILITY DRAWING, RECEIVED 3-23-06 |
| SANITARY SEWER | CITY OF TROY ENGINEERING DEPARTMENT, UTILITY DRAWING, RECEIVED 3-23-06 |
| STORM SEWER | CITY OF TROY ENGINEERING DEPARTMENT, UTILITY DRAWING, RECEIVED 3-23-06 |
| ELECTRIC | NOT RECEIVED AT TIME OF SURVEY |
| TELEPHONE | NOT RECEIVED AT TIME OF SURVEY |
| CATV | CONSUMERS ENERGY QUARTER SECTION MAP 02-61-26-1, DATED 3-13-06 |
| FLOOD PLAIN | COMCAST CABLEVISION, HIGHLIGHTED UTILITIES, RECEIVED 3-20-06 |
| HIGH PRESSURE GAS | FEMA FLOOD RATE INSURANCE MAP, PANEL #260180 0004 E, SEPT 16 1988 |
| | BUCKEYE PARTNERS, L.P., NO PRELIM FACILITIES IN AREA, DATED 3-13-06 |

- SURVEY NOTES:**
- EXISTING BUILDING IS OVER FRONT SETBACK LINES AS SHOWN.
 - STORM SEWER LINES CROSS PROPERTY LINE. THERE IS NO RECIPROCAL STORM EASEMENT DOCUMENT INCLUDED IN THE TITLE WORK.
 - POSSIBLE IMPLIED EDISON EASEMENT, NO DOCUMENTATION PROVIDED.

REVISIONS

| NO. | DATE | BY | DESCRIPTION |
|-----|------|----|-------------|
| | | | |
| | | | |

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 Fax: (248) 689-1044
 website: www.peainc.com

E & E TABAK PROPERTIES, LLC
 2703 JOHN R ROAD
 TROY, MICHIGAN 48063

ALTA/ACSM LAND TITLE SURVEY
TABAK STONE COMPANY
 PART OF THE NE 1/4 OF SECTION 26, T. 02 N., R. 11 E.
 CITY OF TROY, OAKLAND COUNTY, MICHIGAN

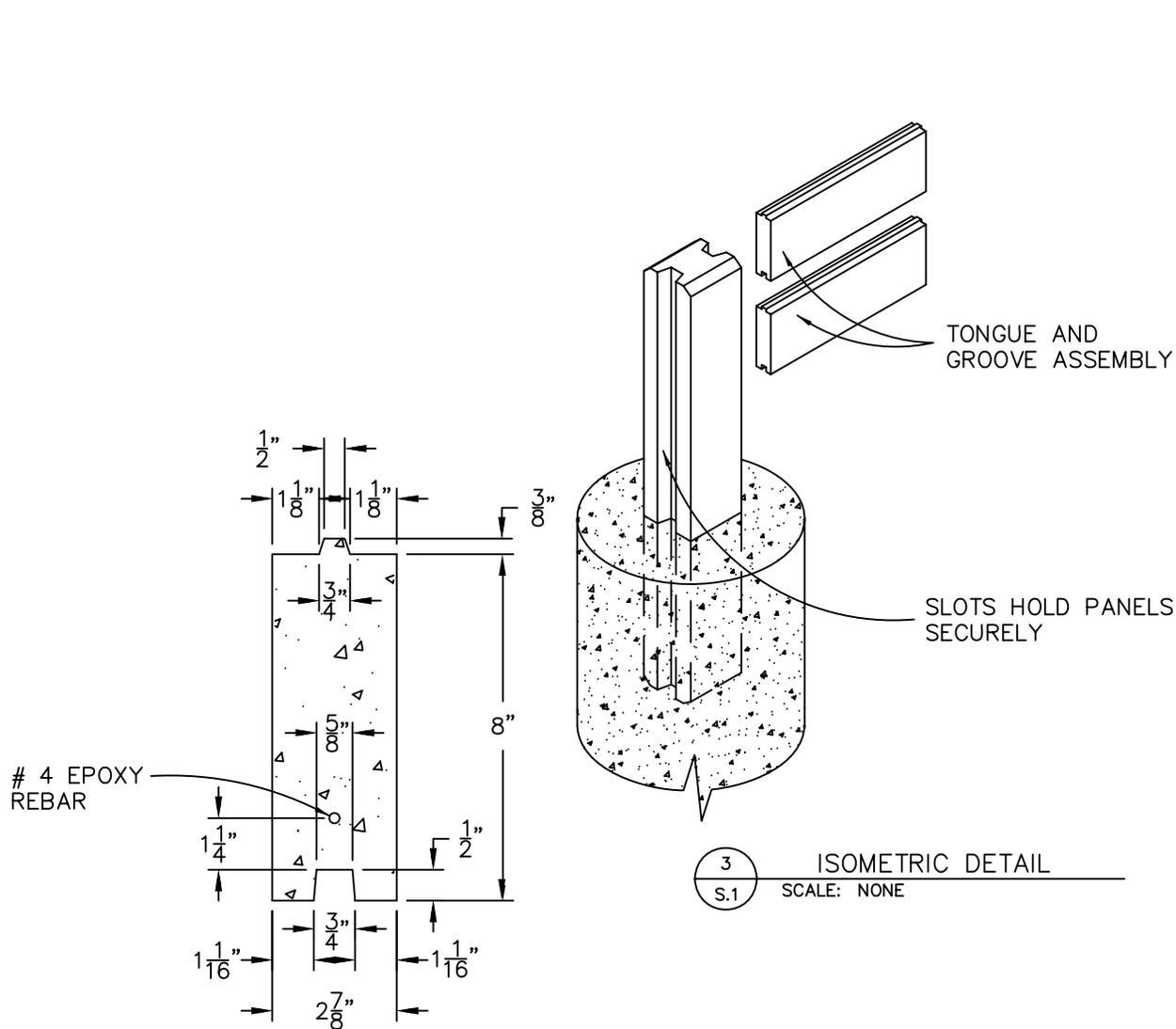
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|------|----|-----|-----|----|------|-----|
| DES. | DN | DAN | SUR | RS | P.M. | KTR |
|------|----|-----|-----|----|------|-----|

ORIGINAL
 ISSUE DATE: APRIL 28, 2006

PEA JOB NO. 2006-028-04

SCALE: 1" = 20'

DRAWING NUMBER:
1

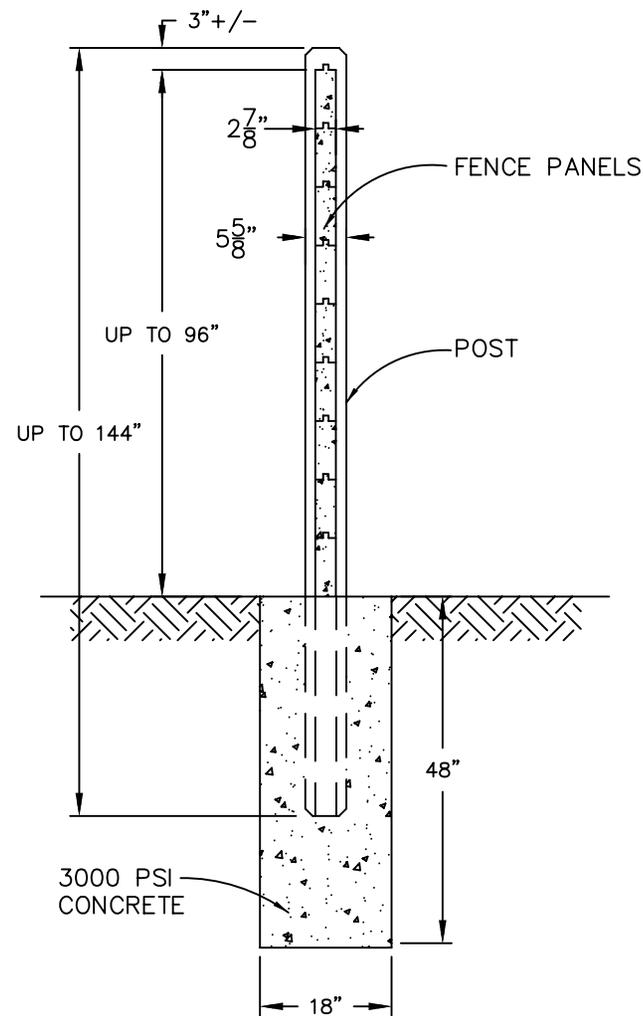


A-A

SEC. - A - A - PANEL

S.1

SCALE: NONE



1

SEC. - OFFSET BLOCK PANEL DESIGN

S.1

SCALE: NONE



**Pre-cast Concrete
Screen Walls / Sound Barriers
Retaining Walls / Enclosures**



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(586) 759-4286 • Fax (586) 759-4395
Email: info@dura-crete.net

INTRODUCING A VERSATILE, ATTRACTIVE, AND PERMANENT SYSTEM FOR SCREEN WALLS

Here's the wall that offers you all the features a wall should have - privacy, security, permanence, maintenance free, easy-to-install, and pleasing to the eye. Could you ask for anything more?

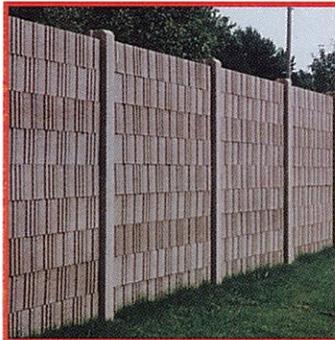


The flexibility of Dura-crete's pre-cast concrete wall systems offers you all the options you can possibly imagine. Interlocking stacked panels can be constructed to virtually any height allowing the wall to gracefully follow the terrain of gradual slopes or steep hillsides. Of course, its variable height provides any degree of privacy or security desired.

Designed for permanence, Dura-crete wall systems are unique, yet so practical. Virtually maintenance free, you never have to worry about warping, rotting, rusting, or painting - ever. With Dura-crete, you set it and forget it. Another bonus is the low installation cost. Because of its unique tongue and groove design, installation is quick and easy, keeping labor costs at a minimum.

Available in a variety of beautiful earth tone colors and textured patterns, the architect or designer has freedom to create a practical, permanent wall in total harmony with its surroundings.

S-series Standard Screenwall/Noise Barrier Slatwall Series



VERTEX PANEL DESIGN

OFFSET BLOCK PANEL DESIGN



VERTEX PANEL DESIGN

MIXED PANEL DESIGN



BENEFITS OF PRECAST MASONRY SCREENWALLS OVER CAST IN PLACE, BRICK OR BLOCK WALLS

- Cost
- Erection Time
- Maintenance and Repairability
- Strength and Durability
- Easily Adaptable to Underground Utilities
- Fits any Terrain
- Approved by State D.O.T.s
- Aesthetics
- Site Disturbance
- Year Round Installation
- No Continuous Footing Required
- Tree Survival
- Meets Specifying Requirements



Full Engineering Drawings and Specifications Available on Request

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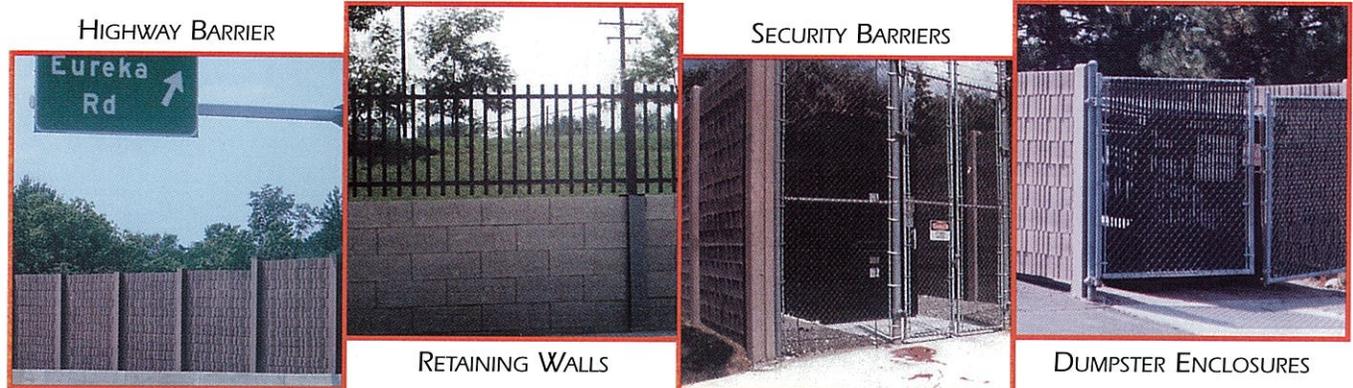
Benefits Associated With Dura-Crete Products Include:

- Versatility:** Heights as needed and easily modified to meet a wide range of wind loads and special requirements.
- Reliability:** High strength, high performance concrete
- Durability:** Engineered to last, improved reinforcement
- Quality:** Members of the National Precast Association (NPCA)
- Expertise:** "Certified" Technical Team trained in the manufacturing of concrete masonry units. Member of the American Fence Association
- Assurance:** Quality controlled manufacturing
- Local Content:** Products manufactured in Warren, Michigan U.S.A.
- Approval:** Dura-Crete has been the preferred choice by many architects and engineers, general contractors, utility companies, municipalities federal and DOT, transportation, developers, medical, schools and churches...



H.D.-series Combination Highway/Retaining Slatwall Series

Increased panel thickness/steel reinforcement • available in Vertex and Offset Block Panel Designs



NOISE BARRIER Designed in accordance with 1989 AASHTO Guide to Specifications for Structural Design of Noise Barriers and ACI-318.

WIND LOAD DESIGN Designed up to 80 MPH wind load

HEIGHTS Standard heights from 8" up to 20'. Additional heights may be designed upon request.

NOISE ABSORPTION NRC coefficient of 0.50.

CONCRETE STRENGTH 4000 PSI at 28 days.

PANELS Tongue and groove, lock into each other for stability and noise protection.

WEIGHT Standard density concrete with additives weighs approximately 150 PCF

MATERIAL Zero slump, reinforced pre-cast concrete.

FREEZE THAW CYCLES Excellent durability.

REINFORCING STEEL Epoxy Coated, Grade 60 rebar eliminates any chance of corrosion.

POSTS Concrete or steel I-beams.

FOUNDATIONS Standard foundations designed for 22 PSF and soil compaction of 95%

COLORS Available in natural gray and two earth tones. (Custom colors available upon request.)



NATURAL GRAY



MESA BUFF

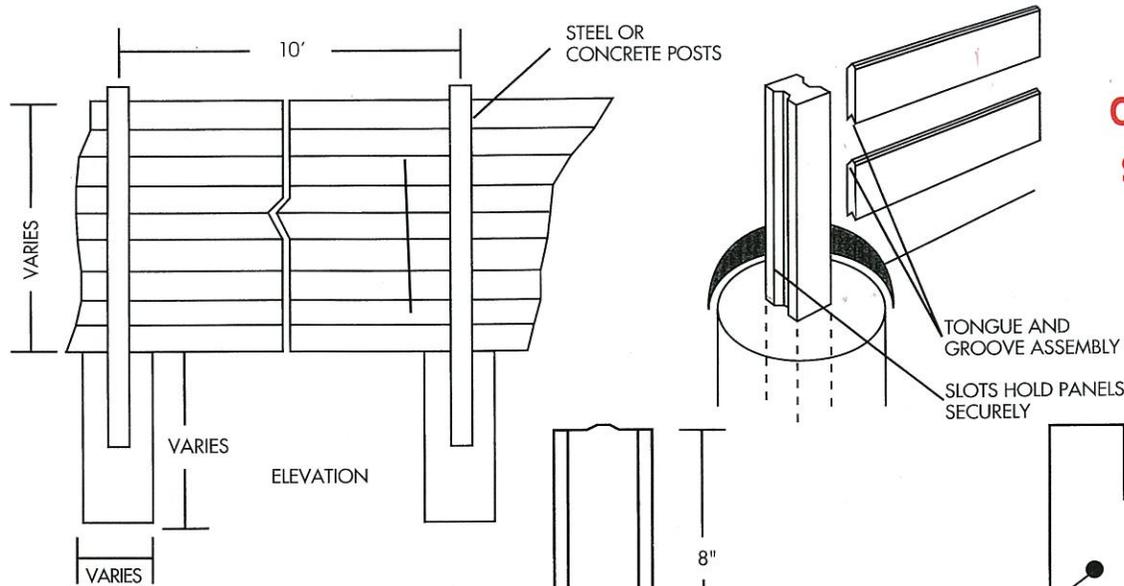
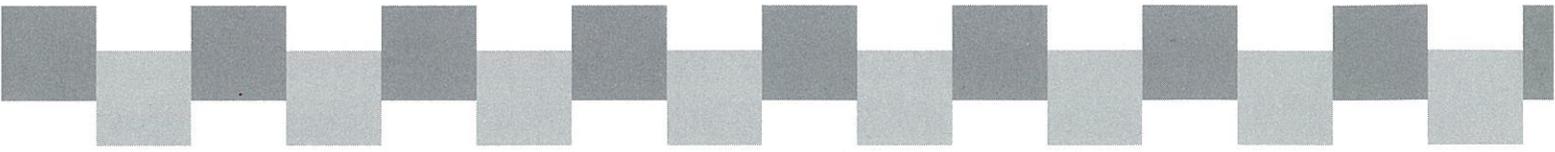


CORAL ROSE



Full Engineering Drawings and Specifications Available on Request

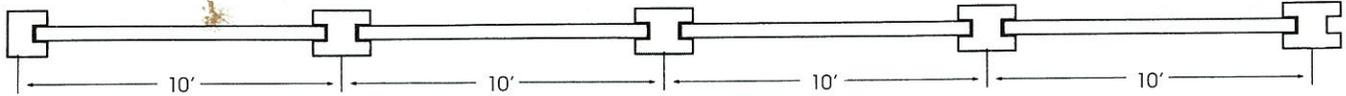
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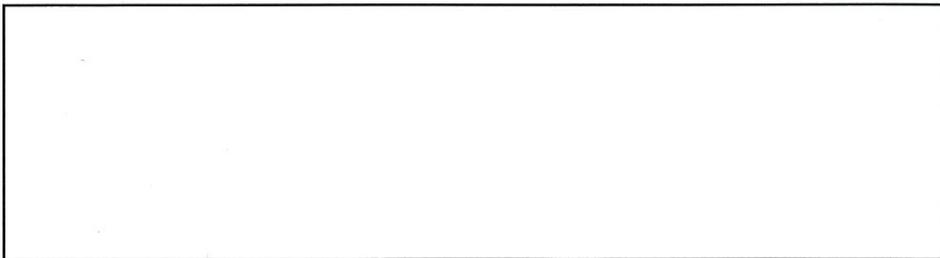
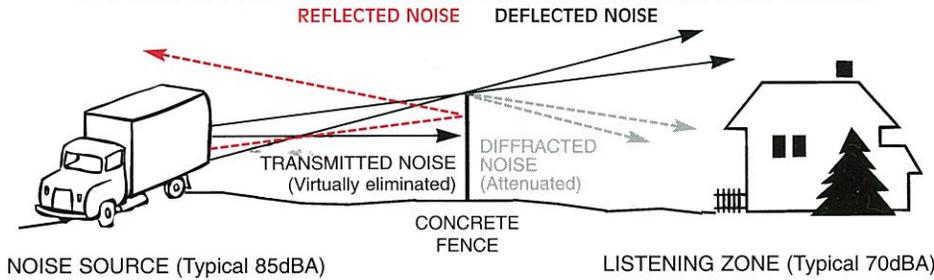
**CALL FOR
COMPREHENSIVE
SPECIFICATIONS
AND
ENGINEERING
DRAWINGS**

PANELS OF GREATER THICKNESS AND ADDITIONAL STEEL REINFORCEMENT FOR EARTH RETENTION CAN BE ENGINEERED UPON REQUEST.

FOOTING AND REINFORCING DIMENSIONS BASED ON HEIGHT OF WALL AND SOIL, CONDITIONS.



TYPICAL EFFECT OF CONCRETE FENCING ON NOISE REDUCTION



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Warren, MI 48089

(586) 759-4286

Fax (586) 759-4395

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