



BUILDING CODE BOARD OF APPEALS REGULAR MEETING AGENDA

500 W. Big Beaver
Troy, MI 48084
(248) 524-3344
www.troymi.gov
planning@troymi.gov

Theodore Dziurman, Chair; Gary Abitheira
Amanda Anderson, Brian Kischnick, Andrew Schuster

September 7, 2016

3:00 PM

COUNCIL BOARD ROOM

1. ROLL CALL
2. APPROVAL OF MINUTES – August 3, 2016
3. HEARING OF CASES
 - A. VARIANCE REQUEST, TERRY GLADSTONE FOR ACTION FENCE OF MICHIGAN, 2649 KENWYCK – This property is a double front setback corner lot. As such it has required front setbacks from both Kenwyck and Danbury. The petitioner is requesting a variance to install a 6 foot high obscuring fence in the Danbury front setback, where City Fence Code limits fences to non-obscuring 30 inches high.

CHAPTER 83

- B. VARIANCE REQUEST, KEVIN J. KMET FOR UNITED SHORE FINANCIAL SERVICES LLC, 1414 EAST MAPLE – To allow the installation of 2 wall signs each measuring 262 square feet, where the Sign Code allows only 1 wall sign. Variances were previously granted to allow the 5 existing wall signs. The 2 signs will be removed within 6 months of installation.

CHAPTER 85.02.05 C (3) (a)

- C. VARIANCE REQUEST, WARREN HUDSON FOR FRIEDMAN MANAGEMENT COMPANY, 700 TOWER – A variance from the Sign Code to allow installation of a 554 square foot ground sign adjacent to the I-75 property line. The 2 existing ground signs will be retained. The Sign Code allows 2 ground signs. Ground signs are limited to a maximum size of 200 square feet.

CHAPTER 85.02.05 C (3) R-C Zoning District

NOTICE: People with disabilities needing accommodations for effective participation in this meeting should contact the City Clerk by e-mail at clerk@troymi.gov or by calling (248) 524-3317 at least two working days in advance of the meeting. An attempt will be made to make reasonable accommodations.

- D. **VARIANCE REQUEST, WARREN HUDSON FOR FRIEDMAN MANAGEMENT COMPANY, 800 TOWER** – A variance from the Sign Code to allow installation of a 554 square foot ground sign adjacent to the I-75 property line. The 2 existing ground signs will be retained. The Sign Code allows 2 ground signs. Ground signs are limited to a maximum size of 200 square feet.

CHAPTER 85.02.05 C (3) R-C Zoning District

4. COMMUNICATIONS
5. PUBLIC COMMENT
6. MISCELLANEOUS BUSINESS
7. ADJOURNMENT

Chair Dziurman called the Regular meeting of the Building Code Board of Appeals to order at 3:00 p.m. on August 3, 2016 in the Council Board Room of the Troy City Hall.

1. ROLL CALL

Members Present

Theodore Dziurman, Chair
Amanda Anderson
Brian Kischnick
Andrew Schuster

Members Absent

Gary Abitheira

Support Staff Present:

Mitch Grusnick, Building Official/Code Inspector
Kathy L. Czarnecki, Recording Secretary

Also Present:

Attached and made a part hereof is the signature sheet of those present and signed in at this meeting.

2. APPROVAL OF MINUTES

Moved by: Schuster
Support by: Anderson

RESOLVED, To approve the minutes of the July 6, 2016 Regular meeting as submitted.

Yes: All present (4)
Absent: Abitheira

MOTION CARRIED

3. HEARING OF CASES

A. **VARIANCE REQUEST, BRIAN FARRELL, 984 BRIDGE PARK** – This property is a double front setback corner lot. As such it has required front setbacks from both Bridge Park and Crooks. The petitioner is requesting a variance to install a 6 foot high obscuring fence in the Crooks front setback, where City Fence Code limits fences to non-obscuring 30 inches high.

Mr. Grusnick reported the department received no written responses to the public hearing notices. He addressed the change in the application as relates to the setback along Crooks because of the existing greenbelt easement.

The applicant Brian Farrell was present.

Chair Dziurman opened the floor for public comment.

Bob Brown, 937 Bridge Park, said there's not one fence along Crooks from South Boulevard to Square Lake. He expressed a concern that a precedent would be set.

The floor was closed.

Moved by: Schuster
Support by: Kischnick

RESOLVED, To grant the variance to install a 6 foot high obscuring fence 18 feet set back from the property line that parallels Crooks, for the following reason:

1. The variance would not be contrary to the public interest or general purpose and intent of Chapter 83.

Discussion on the motion on the floor.

Mr. Kischnick proposed to amend the motion subject to the applicant planting arborvitae in the open area.

Mr. Schuster agreed.

Motion on the floor, as amended.

RESOLVED, To grant the variance to install a 6 foot high obscuring fence 18 feet set back from the property line that parallels Crooks with a condition the applicant plants arborvitae in the open area, for the following reason:

1. The variance would not be contrary to the public interest or general purpose and intent of Chapter 83.

Yes: Anderson, Kischnick, Schuster
No: Dziurman
Absent: Abitheira

MOTION CARRIED

Chair Dziurman said he opposes because the fence is too high.

B. **VARIANCE REQUEST, JOE GLASER FOR LOWE’S HOME IMPROVEMENT, 612 BARCLAY** – This property is a double front setback corner lot. As such it has required front setbacks from both Barclay and Cypress. The petitioner is requesting a variance to install a 6 foot high obscuring fence set back 25 feet along the Cypress property line. City Fence Code limits fences at this location to non-obscuring 48 inches high.

Mr. Grusnick reported the department received no written responses to the public hearing notices.

Present were the applicant Joe Glaser of Lowe’s Home Improvement and property owner Darla Oyama.

Chair Dziurman opened the floor for public comment. Acknowledging there was no one present to speak, the floor was closed.

Moved by: Anderson
Support by: Kischnick

RESOLVED, To grant the variance as requested, for the following reason:

1. The variance would not be contrary to the public interest or general purpose and intent of Chapter 83.

Yes: Anderson, Kischnick, Schuster
No: Dziurman
Absent: Abitheira

MOTION CARRIED

C. **VARIANCE REQUEST, ROBERT MOORHOUSE FOR R. E. MOORHOUSE AND ASSOCIATES, INC., 900 TOWER** – A variance from the Sign Code to allow installation of two 335 square foot wall signs on a building that has two 206 square foot wall signs. The Sign Code allows one wall sign.

Mr. Grusnick reported the department received no written responses to the public hearing notices. Mr. Grusnick addressed variances previously granted on the property.

Present were the applicant Robert Moorhouse and Anthony Antone of Kojaian Companies.

Chair Dziurman opened the floor for public comment. Acknowledging there was no one present to speak, the floor was closed.

Moved by: Kischnick
Support by: Schuster

RESOLVED, To grant the variance as submitted due to the wisdom of the people who came before this Board, and because it was granted, and the uniqueness of this lot and the building.

Yes: All present (4)
Absent: Abitheira

MOTION CARRIED

- D. **VARIANCE REQUEST, ED PHILLIPS FOR PHILLIPS SIGN & LIGHTING, 1819-1925 E BIG BEAVER and 3125 JOHN R** – Variances from the Sign Code to allow 1) the installation of two additional 85 square foot ground signs; and 2) enlargement of two existing ground signs to 248 square feet each. The Sign Code allows two ground signs on the property. Variances were previously granted to allow the three existing ground signs.

Mr. Grusnick reported the department received no written responses to the public hearing notices.

Present were Rebecca Godin representing Phillips Sign & Lighting Inc. and Dennis Bostick representing Troy Sports Center. Ms. Godin distributed an illustration of the property setbacks.

Chair Dziurman acknowledged there was no one present to speak.

Moved by: Kischnick
Support by: Anderson

RESOLVED, To grant the variance as requested due to the unique circumstances of this lot which is a campus setting.

Yes: All present (4)
Absent: Abitheira

MOTION CARRIED

4. **COMMUNICATIONS**

None.

5. **PUBLIC COMMENT**

None.

6. MISCELLANEOUS BUSINESS

7. ADJOURNMENT

The Regular meeting of the Building Code Board of Appeals adjourned at 3:35 p.m.

Respectfully submitted,

Theodore Dziurman, Chair

Kathy L. Czarnecki, Recording Secretary

G:\Building Code Board of Appeals Minutes\2016\Draft\2016 08 03 Regular Meeting_Draft.doc

3. HEARING OF CASES

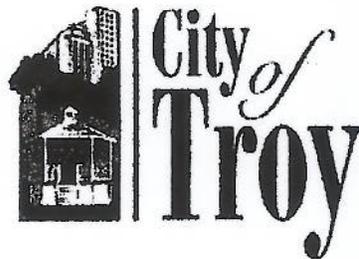
- A. **VARIANCE REQUEST, TERRY GLADSTONE FOR ACTION FENCE OF MICHIGAN, 2649 KENWYCK** – This property is a double front setback corner lot. As such it has required front setbacks from both Kenwyck and Danbury. The petitioner is requesting a variance to install a 6 foot high obscuring fence in the Danbury front setback, where City Fence Code limits fences to non-obscuring 30 inches high.



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.

**CITY OF TROY PLANNING DEPARTMENT
BUILDING CODE BOARD OF APPEALS APPLICATION**

CITY OF TROY PLANNING DEPARTMENT
500 W. BIG BEAVER ROAD
TROY, MICHIGAN 48084
PHONE: 248-524-3364
E-MAIL: planning@troymi.gov



FEE \$50

NOTICE TO THE APPLICANT

REGULAR MEETINGS OF THE BUILDING CODE BOARD OF APPEALS ARE HELD ON THE FIRST WEDNESDAY OF EACH MONTH AT 3:00 P.M. AT CITY HALL.

PLEASE FILE A COMPLETE APPLICATION, TOGETHER WITH THE APPROPRIATE FEE, **NOT LESS THAN TWENTY-SEVEN (27) DAYS** BEFORE THE MEETING DATE.

COMPLETE APPLICATIONS ARE PLACED ON THE NEXT AVAILABLE AGENDA OF THE BUILDING CODE BOARD OF APPEALS.

1. ADDRESS OF THE SUBJECT PROPERTY: 2649 Kenwyck
ACREAGE PROPERTY: *Attach legal description if this an acreage parcel*
2. PROPERTY TAX IDENTIFICATION NUMBER(S): 20-13-205-013
3. CODE NAME (e.g. "BUILDING CODE", "SIGN CODE", "FENCE CODE") AND SECTION(S) RELATED TO THE APPEAL:
Fence Code
4. REASONS FOR APPEAL/VARIANCE: *On a separate sheet, please describe the reasons justifying the requested action. See Submittal Checklist.*
5. HAVE THERE BEEN ANY PREVIOUS APPEALS INVOLVING THIS PROPERTY? YES NO

6. APPLICANT INFORMATION:

NAME Terry Gladstone
COMPANY Action Fence of Mi Inc
ADDRESS 4248 Delemere Court
CITY Royal Oak STATE mi ZIP 48073
TELEPHONE 248 542-3900
E-MAIL actionfence24@sbcglobal.net

7. APPLICANT'S AFFILIATION TO THE PROPERTY OWNER: Contractor

8. OWNER OF SUBJECT PROPERTY:

NAME Nick and Diana Pierscinski
COMPANY _____
ADDRESS 2649 Kenwyck
CITY Troy STATE mi ZIP 48085
TELEPHONE 248 821-0549
E-MAIL _____

The undersigned hereby declare(s) under penalty of perjury that the contents of this application are true to the best of my (our) knowledge, information and belief.

The applicant accepts all responsibility for all of the measurements and dimensions contained within this application, attachments and/or plans, and the applicant releases the City of Troy and its employees, officers, and consultants from any responsibility or liability with respect thereto.

I, Nicholas Pierscinski (PROPERTY OWNER), HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND STATEMENTS CONTAINED IN THE INFORMATION SUBMITTED ARE TRUE AND CORRECT AND GIVE PERMISSION FOR THE BOARD MEMBERS AND CITY STAFF TO CONDUCT A SITE VISIT TO ASCERTAIN PRESENT CONDITIONS.

SIGNATURE OF APPLICANT Terry Gladstone DATE 7/14-2016

PRINT NAME: Terry Gladstone

SIGNATURE OF PROPERTY OWNER Nicholas Pierscinski DATE 7/6/16

PRINT NAME: Nicholas Pierscinski

Failure of the applicant or his/her authorized representative to appear before the Board, as scheduled, shall be justifiable cause for denial or dismissal of the case with no refund of appeal fee(s). If the person appearing before the Board is not the applicant or property owner, signed permission must be presented to the Board.

The applicant will be notified of the time and date of the hearing by electronic mail.

2649 Kenwyck



- 2 Foot Contours
- 5 Foot Contours
- FEMA Base Flood Elevations
- FEMA Cross Sections
- 100 yr - FEMA Floodplain
- 100 yr (detailed) - FEMA Floodplain
- 500 yr - FEMA Floodplain
- FLOODWAY - FEMA Floodplain

Disclaimer: The information provided herewith has been compiled from recorded deeds, plats, tax maps, surveys and other public records. It is not a legally recorded map or survey and is not intended to be used as one. Users should consult the information sources mentioned above when questions arise. FEMA Floodplain data may not always be present on the map.

L. Brooks Patterson
 Oakland County Executive

Date Created: 6/30/2016

NORTH
 1 inch = 50 feet

Nicholas and Diana Pierscinski
2649 Kenwyck Dr.
Troy, MI 48085
Property Tax ID# 20-13-205-013

July 6, 2016

City of Troy Planning Department
500 W. Big Beaver Road
Troy, MI 48084

Reason for Appeal- Fence Code

To Whom It May Concern:

We are submitting the attached application for a Fence Height variance to replace an existing 4 ft picket fence that is in bad shape and well beyond repair. The fence would be replaced with a 6 ft high wooden shadow box privacy fence that will be built upon where the existing fence location.

Our home is located at the corner of Kenwyck and Danbury, which can be noisy and have a lot of traffic. The location of the 6 ft privacy fence will be far enough away from the street and will not impair the field of vision from anyone from either Kenwyck or Danbury streets. This privacy fence will help to block out the street/ traffic noise as well as provide a greater level of safety and security for our child and dog. This fence will also add to the curb appeal of our home and the neighborhood.

Enclosed within this letter is the completed application, submittal checklist, plot plans drawn to scale by our contractor Action Fence of Michigan Inc., a Google image of the lot space, along with a check for \$50. Please review and follow up should you have any additional questions or require any additional information. Thank you in advance for your strong consideration and look forward to your feedback.

Sincerely,



Nicholas Pierscinski

PROPOSAL

ACTION FENCE of Michigan Inc.
 4248 Delemere Court • Royal Oak, MI 48073
 www.actionfenceofmi.com

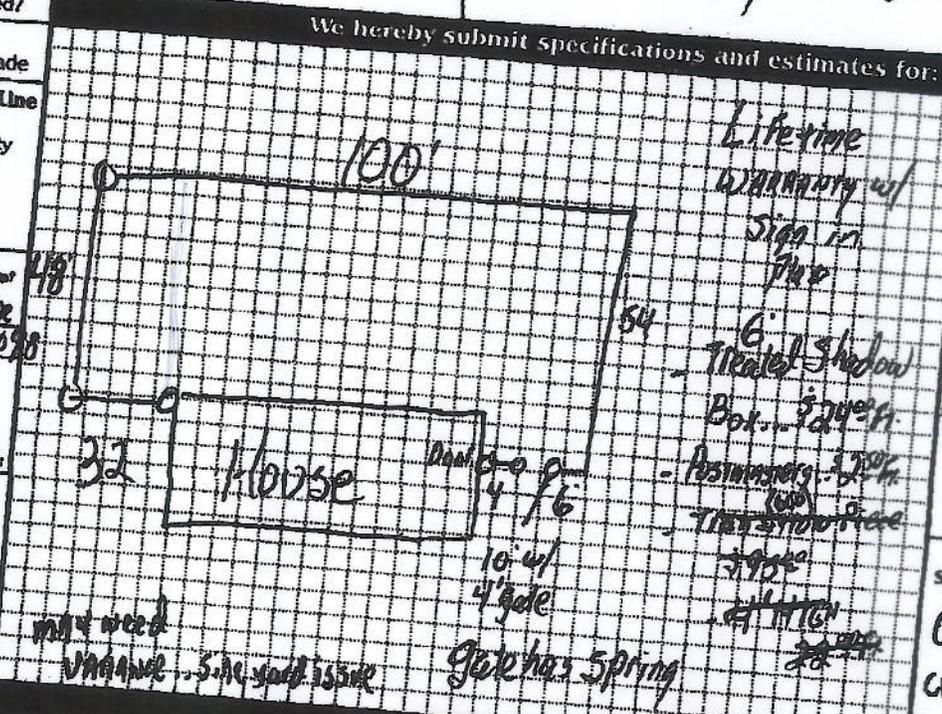
Proposal No. 0389
 (248) 542-3900 Fax: (248) 542-6903
 Email: actionfence24@sbcglobal.net

PROPOSAL SUBMITTED TO Diana & Nick Piercinski her
 STREET 2649 Kenwyck DAYTIME PHONE 821-0549 DATE 5-21-18
 CITY, STATE AND ZIP Troy 48085 JOB NAME
 ESTIMATOR 248-770-1617 REFERRED BY 3474 EMAIL Corner Danbury S. Long Lake w/Depurindo

owner

- Landscaping involved?
- Install Fence
 - Level Follow Grade
- Obstruction in Fence Line Above Ground
 - Owner's responsibility to leave clear access
 - Contractor's responsibility
 - No obstructions

We hereby submit specifications and estimates for:



Total Footage
244' & Gate

Type of Fence
6' Treated Red Pine Shadow Box

Post Specs.
INC. OSTMASER'S

Extra Features or Special Tools Needed
Option for cutting at end if desired... 250ft

- Wood fence Fence 418
 Nice Side Faces
 In Out Side
- Remove Fence AC @ 1098
- Installer shall call Miss Dig for location of underground utilities. Customer is responsible for locating all other lines.
- Additional charges will be made for abnormal digging conditions or removal of dirt off property

Where does excavated dirt go on property?
No Dirt w/ Postmaster

I customer, hereby agree to stake the fence(s) depicted above. By this, each end, corner, or gate post shall have a stake at that point. Failure to do so will result in a \$150 return trip charge. Payable upon completion of job. ACTION FENCE WILL NOT IN ANY WAY BE HELD LIABLE FOR INCORRECTLY STAKED LINES. ACTION FENCE HOLDS NO RESPONSIBILITY FOR DAMAGE TO SPRINKLER LINES, GAS BAR-B-QUE LINES, OR ANY OTHER SUCH LINES. IT IS THE RESPONSIBILITY OF THE CUSTOMER TO MARK WHERE SUCH LINES ARE.

Customer to pull permit if required

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance. Fence materials remain property of Action Fence till paid in full.

Final Payment Due Upon Completion

For the Sum of \$	<u>6800</u>
Haul-Away \$	<u>1098 old fence</u>
Building Permit \$	<u>INC.</u>
Sales Tax \$	<u>INC.</u>
Total \$	<u>7898</u>
Down Payment \$	<u>2500</u>
Balance Due \$	<u>5398</u> (2398 for check at end)

Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature

6-5-16

Diana R

Customer Signature

Date of Acceptance

Lisa - 248 561-5533



FENCE PERMIT APPLICATION

CITY OF TROY
DEPARTMENT OF BUILDING INSPECTIONS
500 W. BIG BEAVER ROAD
TROY, MICHIGAN 48084
Phone: 248-524-3344 Fax: 248-689-3120

Check # _____

FENCE

Date: _____

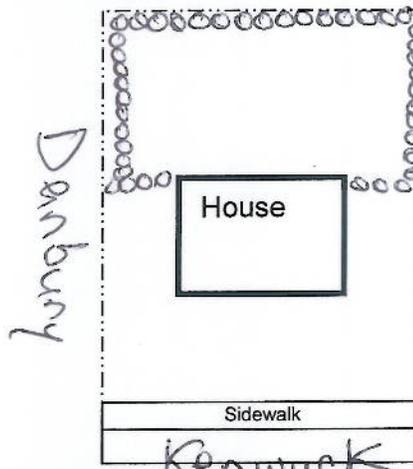
Project Information	Job Address: <u>2649 Kenwyck</u> Suite # _____
	Lot: _____ Subdivision: <u>248</u>
Applicant Information	Owner: <u>LUK PIERSCINSKI</u> Phone: <u>821-0549</u>
	Work to be Performed: <input type="checkbox"/> New <input type="checkbox"/> Move <input type="checkbox"/> Repair <input type="checkbox"/> Res. <input type="checkbox"/> Comm. <input type="checkbox"/> Ind.
	Name: <u>ADAM FENCE</u> Phone: <u>248 542-3100</u> Fax: <u>248 542-6903</u>
	Address: <u>4248 Deleware</u> City: <u>RO</u> State: <u>Mi</u> Zip: <u>48073</u>
	Email: _____

Registration - \$10 (Due after 5/31 of each year)

Final lot grade shall be approved before a fence permit is issued.

Please use the box below as if it were a drawing of your lot.
Draw in the proposed fencing using the symbols from the chart.
Indicate the number of feet for each portion of fence.

Type, height, and lineal feet of material to be used:					
Type:	Wood	Wire	Metal	Masonry	Other
Symbols:	000000	xxxxx	///////	□□□□	-----
HEIGHT	<u>6'</u>				
NO. OF FEET	<u>244</u>				
PERMIT FEE	<input type="checkbox"/> Under 300' \$15.00		<input type="checkbox"/> Over 300' \$25.00		



Interior Lot

Corner Lot

Building Department Approval Denied - Double Front setback

Section 23a of the state construction code act of 1972, 1972PA 230, MCL 125.1523A, prohibits a person from conspiring to circumvent the licensing requirements of this state relating to persons who are to perform work on a residential building or a residential structure. Violators of Section 23a are subject to civil fines.

Ready for Inspection Will Call

Applicant Signature Tony [Signature]
Homeowner's signature indicates compliance with homeowner's affidavit

Homeowner Affidavit
I hereby certify that the fencing described on this permit application shall be installed by myself in my own home in which I am living or about to occupy. All work shall be installed in accordance with the Chapter 83 of the Troy City Ordinance. I will cooperate with the Building Inspector and assume all responsibility to arrange for necessary inspections.
I CERTIFY THAT THE INFORMATION ON THIS APPLICATION IS TRUE AND CORRECT AND THAT I HAVE REVIEWED ALL DEED RESTRICTIONS WHICH MAY APPLY TO THIS CONSTRUCTION AND AM AWARE OF MY RESPONSIBILITY THEREUNDER.

Subscribed and sworn to before me this _____ day of _____ 20____ Notary Public, _____ County, Michigan

My commission expires _____

3. HEARING OF CASES

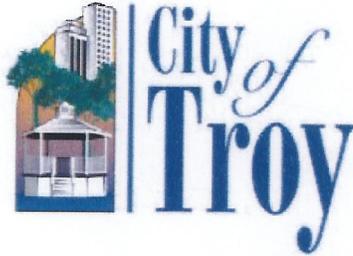
- B. **VARIANCE REQUEST, KEVIN J. KMET FOR UNITED SHORE FINANCIAL SERVICES LLC, 1414 EAST MAPLE** – To allow the installation of 2 wall signs each measuring 262 square feet, where the Sign Code allows only 1 wall sign. Variances were previously granted to allow the 5 existing wall signs. The 2 signs will be removed within 6 months of installation.



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.

**CITY OF TROY PLANNING DEPARTMENT
BUILDING CODE BOARD OF APPEALS APPLICATION**

CITY OF TROY PLANNING DEPARTMENT
500 W. BIG BEAVER ROAD
TROY, MICHIGAN 48084
PHONE: 248-524-3364
E-MAIL: planning@troymi.gov



FEE \$50

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PLEASE FILE A COMPLETE APPLICATION, TOGETHER WITH THE APPROPRIATE FEE, **NOT LESS THAN TWENTY-SEVEN (27) DAYS** BEFORE THE MEETING DATE.

COMPLETE APPLICATIONS ARE PLACED ON THE NEXT AVAILABLE AGENDA OF THE BUILDING CODE BOARD OF APPEALS.

1. ADDRESS OF THE SUBJECT PROPERTY: 1414 East Maple Road, Troy MI 48083
ACREAGE PROPERTY: *Attach legal description if this an acreage parcel*

2. PROPERTY TAX IDENTIFICATION NUMBER(S): 46-0683616

3. CODE NAME (e.g. "BUILDING CODE", "SIGN CODE", "FENCE CODE") AND SECTION(S) RELATED TO THE APPEAL:
Sign Code

4. REASONS FOR APPEAL/VARIANCE: *On a separate sheet, please describe the reasons justifying the requested action. See Submittal Checklist.*

5. HAVE THERE BEEN ANY PREVIOUS APPEALS INVOLVING THIS PROPERTY? YES NO

PLANNING
JUL 22 2016
RECEIVED

6. APPLICANT INFORMATION:

NAME Kevin J. Kmet
COMPANY United Shore Financial Services LLC
ADDRESS 1414 East Maple Road
CITY Troy STATE MI ZIP 48083
TELEPHONE 248-833-4357
E-MAIL kkmet@unitedshore.com

7. APPLICANT'S AFFILIATION TO THE PROPERTY OWNER: Lessee

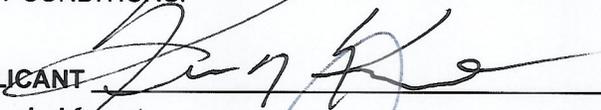
8. OWNER OF SUBJECT PROPERTY:

NAME Jeff Ishbia
COMPANY Sure Holdings LLC
ADDRESS 251 East Merrill
CITY Birmingham STATE MI ZIP 48809
TELEPHONE 248-647-8590
E-MAIL jishbia@iglawfirm.com

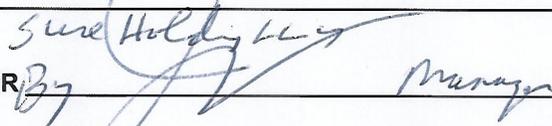
The undersigned hereby declare(s) under penalty of perjury that the contents of this application are true to the best of my (our) knowledge, information and belief.

The applicant accepts all responsibility for all of the measurements and dimensions contained within this application, attachments and/or plans, and the applicant releases the City of Troy and its employees, officers, and consultants from any responsibility or liability with respect thereto.

I, Jeff Ishbia (PROPERTY OWNER), HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND STATEMENTS CONTAINED IN THE INFORMATION SUBMITTED ARE TRUE AND CORRECT AND GIVE PERMISSION FOR THE BOARD MEMBERS AND CITY STAFF TO CONDUCT A SITE VISIT TO ASCERTAIN PRESENT CONDITIONS.

SIGNATURE OF APPLICANT  DATE 7/20/2016

PRINT NAME: Kevin J. Kmet

SIGNATURE OF PROPERTY OWNER  *Sure Holdings LLC Manager* DATE 7/20/2016

PRINT NAME: Jeff Ishbia

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The applicant will be notified of the time and date of the hearing by electronic mail.

349" x 108" each
2 signs total



United Shore / Temporary Window Cling

To whom it may concern,

It is our intention to install perforated vinyl window clings on two facades of our exterior windows. These signs would be consistent with other building in the local area and similar to buildings such as the FCA headquarters in Auburn Hills and Kelly Services does here in Troy to name a couple.

We are currently celebrating 2 major recognitions as being among the Fortune Best 100 Companies for Millennials to work for in the Nation and on the Crain's Top 100. These are two prestigious accomplishments and we want to show it to the community and our team members.

These clings will be temporary and will be removed within 6 months of installation.

Respectfully,

Kevin J. Kmet
Vice President, United Shore
Building Operations,

248-833-4357

3. HEARING OF CASES

- C. VARIANCE REQUEST, WARREN HUDSON FOR FRIEDMAN MANAGEMENT COMPANY, 700 TOWER – A variance from the Sign Code to allow installation of a 554 square foot ground sign adjacent to the I-75 property line. The 2 existing ground signs will be retained. The Sign Code allows 2 ground signs. Ground signs are limited to a maximum size of 200 square feet.



500 0 250 500 Feet



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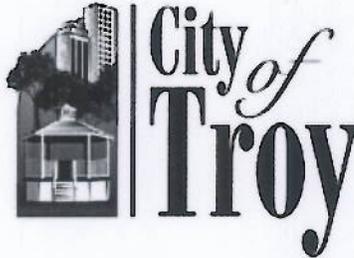
CITY OF TROY PLANNING DEPARTMENT
BUILDING CODE BOARD OF APPEALS APPLICATION

RECEIVED

JUL 25 2016

FEE \$50 PLANNING

CITY OF TROY PLANNING DEPARTMENT
500 W. BIG BEAVER ROAD
TROY, MICHIGAN 48084
PHONE: 248-524-3364
E-MAIL: planning@troymi.gov



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COMPLETE APPLICATIONS ARE PLACED ON THE NEXT AVAILABLE AGENDA OF THE BUILDING CODE BOARD OF APPEALS.

1. ADDRESS OF THE SUBJECT PROPERTY: 700 Tower drive
ACREAGE PROPERTY: *Attach legal description if this an acreage parcel*
2. PROPERTY TAX IDENTIFICATION NUMBER(S): 88-20-09-301-016
3. CODE NAME (e.g. "BUILDING CODE", "SIGN CODE", "FENCE CODE") AND SECTION(S) RELATED TO THE APPEAL:
Sign Code 85.02.05: size, Quantity, Height, Setback
4. REASONS FOR APPEAL/VARIANCE: *On a separate sheet, please describe the reasons justifying the requested action. See Submittal Checklist.*
5. HAVE THERE BEEN ANY PREVIOUS APPEALS INVOLVING THIS PROPERTY? YES NO

6. APPLICANT INFORMATION:

NAME Warren Hudson
COMPANY Friedman Management Company
ADDRESS 34975 W 12 Mile Road
CITY Farmington Hills STATE MI ZIP 48330
TELEPHONE 248-848-1671
E-MAIL warren.hudson@freg.com

7. APPLICANT'S AFFILIATION TO THE PROPERTY OWNER: Managing agent

8. OWNER OF SUBJECT PROPERTY:

NAME _____
COMPANY 700 NTCC LLC
ADDRESS 34975 W 12 Mile Road
CITY Farmington Hills STATE MI ZIP 48330
TELEPHONE 248-848-1671
E-MAIL warren.hudson@freg.com

The undersigned hereby declare(s) under penalty of perjury that the contents of this application are true to the best of my (our) knowledge, information and belief.

The applicant accepts all responsibility for all of the measurements and dimensions contained within this application, attachments and/or plans, and the applicant releases the City of Troy and its employees, officers, and consultants from any responsibility or liability with respect thereto.

I, David Friedman (PROPERTY OWNER), HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND STATEMENTS CONTAINED IN THE INFORMATION SUBMITTED ARE TRUE AND CORRECT AND GIVE PERMISSION FOR THE BOARD MEMBERS AND CITY STAFF TO CONDUCT A SITE VISIT TO ASCERTAIN PRESENT CONDITIONS.

SIGNATURE OF APPLICANT  DATE 6/24/2016
PRINT NAME: Warren Hudson

SIGNATURE OF PROPERTY OWNER  DATE 6/24/2016
PRINT NAME: David Friedman

Failure of the applicant or his/her authorized representative to appear before the Board, as scheduled, shall be justifiable cause for denial or dismissal of the case with no refund of appeal fee(s). If the person appearing before the Board is not the applicant or property owner, signed permission must be presented to the Board.

The applicant will be notified of the time and date of the hearing by electronic mail.



34975 W TWELVE MILE ROAD
FARMINGTON HILLS, MICHIGAN 48331
P 248.324.2000 F 248.848.4141
WWW.FRIEDMANREALESTATE.COM

July 19, 2016

**RE: Signage Application
700 and 800 Tower Drive, Troy Michigan**

To Whom It May Concern:

Enclosed is an application for two new pylon signs at 700 and 800 Tower drive in Troy. There are several reasons why this request is before the city. First, the buildings themselves were originally constructed as single-tenant properties for the EDS corporation. The buildings themselves would have been a destination where the address and a single logo on the building would have been sufficient identification for customers, clients, and other guests. As the buildings have been converted to multi-tenant buildings, one of the major issues that high caliber tenants consistently bring up to our leasing managers is the lack of I-75 signage at the buildings. The addition of these tasteful pylon signs will allow us to offer tenants the ability to have high visibility signage along I-75.

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Sincerely,
Friedman Management Company
Managing Agent for LOP I Holding Company, LLC

Warren Hudson
Facilities Manager/Due Diligence

North Troy Business Park

132" X 218" = 199.83SF

82" X 84" = 47.83 SF

(5 SURFACES IN AREA CALC.)

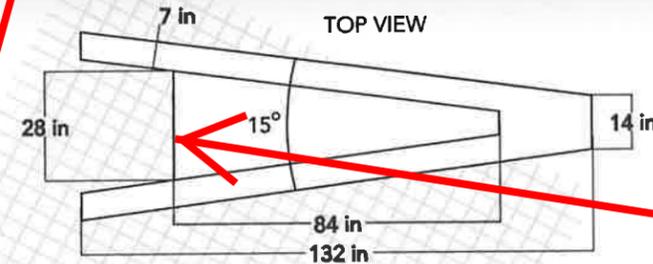
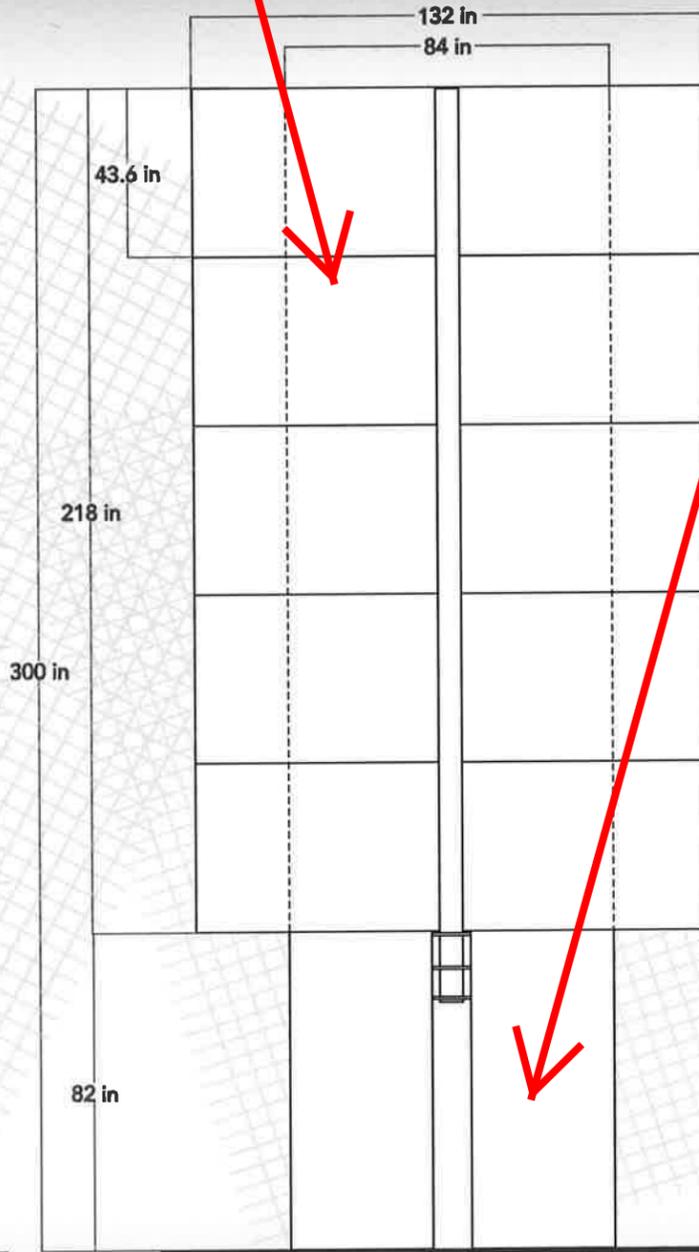
NORTH TROY
CORPORATE PARK

TENANT 1

TENANT 2

TENANT 3

TENANT 4



28" X 300" = 58.33 SF

DESCRIPTION:

- CUSTOM FABRICATED 2 SIDED SIGN, 7" DEEP FACES ANGLED AT 15 DEGREES TOTAL, V-SHAPE
- FRAMELESS ALUMINUM FACES WITH ROUTED LETTERING, 5 PER SIDE, PAINTED WITH MATTHEWS ACRYLIC POLYURETHANE TO MATCH ASSIGNED COLOR
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- INTERIOR STEEL SUPPORT AS PER ENGINEER

495.32SF
+ 58.33 SF
= 553.65 SF

- (WHITE) SW7004 SNOWBOUND
- (GRAY) SW7669 SUMMIT GRAY
- (BLACK LETTERS) SW6258 TRICORN BLACK
- (BLUE LETTERS) SW6966 BLUEBLOOD



Signature: _____ Date: _____

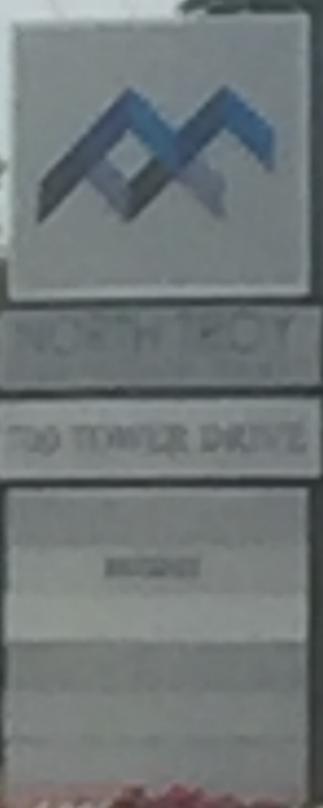


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7381 Ardith Ct SW, Suite D, Byron Center, MI 49315
PH 616.583.1743 FAX 616.825.5962 midwestsignco.com

Drawing	700 Tower	
Project	Friedman	Dwg By
Date	6/30/2016	rjsjr

700



NORTH HOY

700 TOWER DRIVE

BOSTON






NORTH TROY
GOLF CLUB
700 TOWER DRIVE
BUNESSY
HBPO
ALLEGIS
FRIEDMAN 248.224.2000

PRIVATE
TOW AREA ONLY



NORTH TROY
CORPORATE PARK

700 TOWER DRIVE

 AmeriSave Mortgage Corporation

BENESYS

HBPO

ALLEGIS

 FABRIZIO & BROOK, P.C.

 FRIEDMAN For Leasing Information Call
248.324.2000

3. HEARING OF CASES

- D. **VARIANCE REQUEST, WARREN HUDSON FOR FRIEDMAN MANAGEMENT COMPANY, 800 TOWER** – A variance from the Sign Code to allow installation of a 554 square foot ground sign adjacent to the I-75 property line. The 2 existing ground signs will be retained. The Sign Code allows 2 ground signs. Ground signs are limited to a maximum size of 200 square feet.

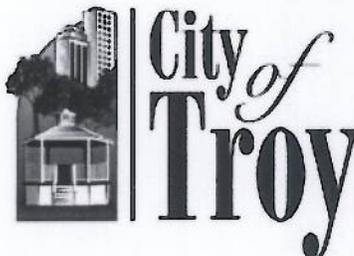


Note: The information provided by this application has been compiled from recorded deeds, plats, tax maps, surveys, and other public records and data. It is not a legally recorded map survey. Users of this data are hereby notified that the source information represented should be consulted for verification.

CITY OF TROY PLANNING DEPARTMENT
BUILDING CODE BOARD OF APPEALS APPLICATION

RECEIVED
JUL 25 2016
PLANNING

CITY OF TROY PLANNING DEPARTMENT
500 W. BIG BEAVER ROAD
TROY, MICHIGAN 48084
PHONE: 248-524-3364
E-MAIL: planning@troymi.gov



FEE \$50

NOTICE TO THE APPLICANT

REGULAR MEETINGS OF THE BUILDING CODE BOARD OF APPEALS ARE HELD ON THE FIRST WEDNESDAY OF EACH MONTH AT 3:00 P.M. AT CITY HALL.

PLEASE FILE A COMPLETE APPLICATION, TOGETHER WITH THE APPROPRIATE FEE, **NOT LESS THAN TWENTY-SEVEN (27) DAYS** BEFORE THE MEETING DATE.

COMPLETE APPLICATIONS ARE PLACED ON THE NEXT AVAILABLE AGENDA OF THE BUILDING CODE BOARD OF APPEALS.

1. ADDRESS OF THE SUBJECT PROPERTY: 800 Tower drive
ACREAGE PROPERTY: *Attach legal description if this an acreage parcel*
2. PROPERTY TAX IDENTIFICATION NUMBER(S): 88-20-09-301-014
3. CODE NAME (e.g. "BUILDING CODE", "SIGN CODE", "FENCE CODE") AND SECTION(S) RELATED TO THE APPEAL:
Sign Code 85.02.05: Sign Area, Height, Setback, Quantity of Signs
4. REASONS FOR APPEAL/VARIANCE: *On a separate sheet, please describe the reasons justifying the requested action. See Submittal Checklist.*
5. HAVE THERE BEEN ANY PREVIOUS APPEALS INVOLVING THIS PROPERTY? YES NO

6. APPLICANT INFORMATION:

NAME Warren Hudson
COMPANY Friedman Management Company
ADDRESS 34975 W 12 Mile Road
CITY Farmington Hills STATE MI ZIP 48330
TELEPHONE 248-848-1671
E-MAIL warren.hudson@freg.com

7. APPLICANT'S AFFILIATION TO THE PROPERTY OWNER: Managing agent

8. OWNER OF SUBJECT PROPERTY:

NAME _____
COMPANY 800 NTCC LLC
ADDRESS 34975 W 12 Mile Road
CITY Farmington Hills STATE MI ZIP 48330
TELEPHONE 248-848-1671
E-MAIL warren.hudson@freg.com

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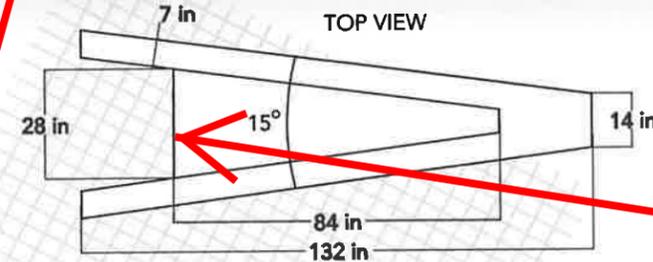
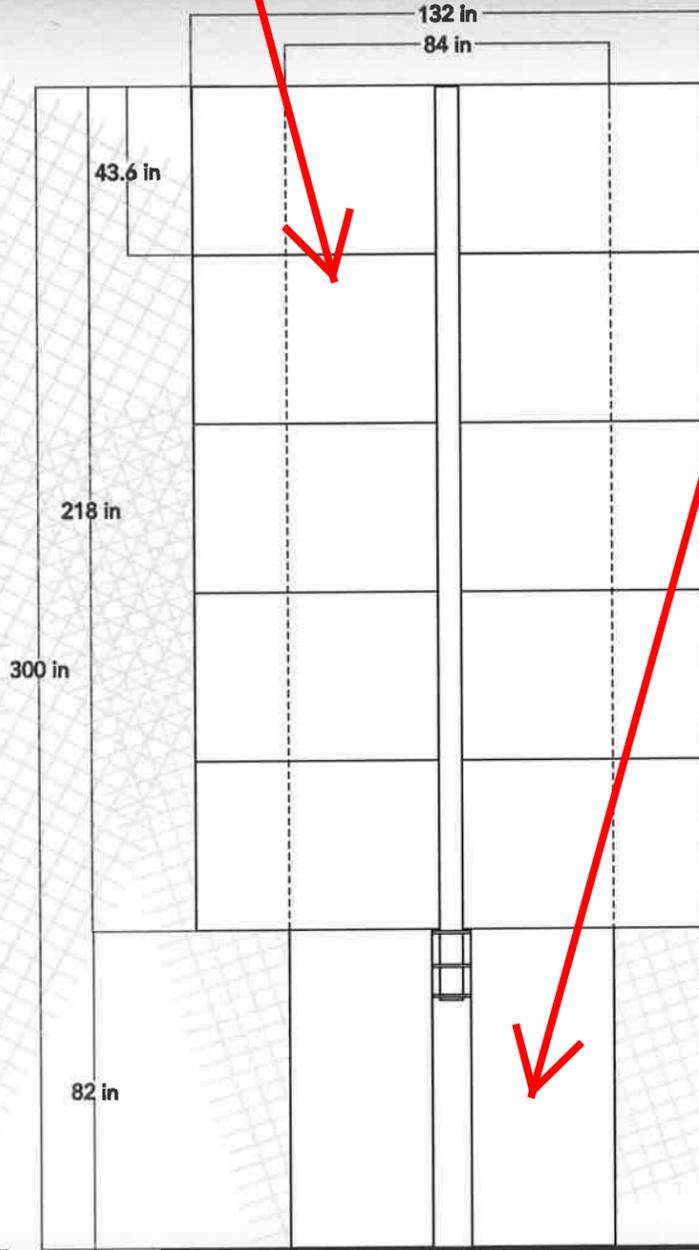
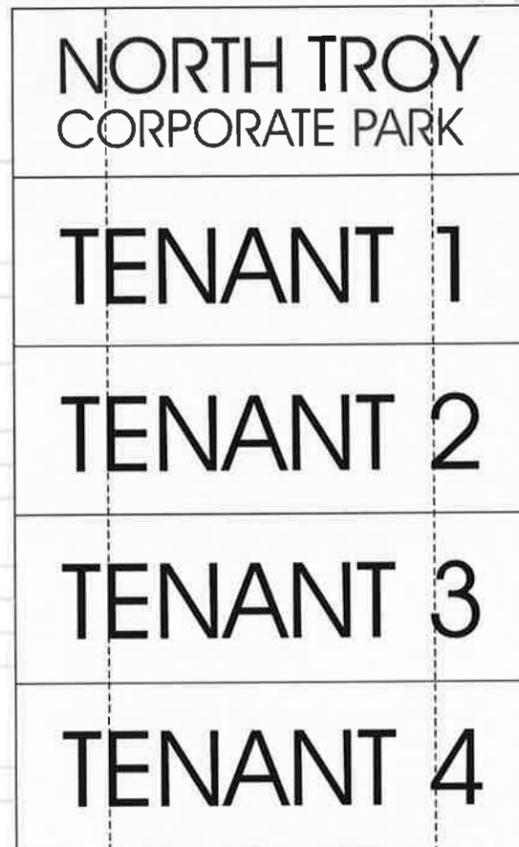
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PH 616.583.1743 FAX 616.825.5962 midwestsignco.com

Drawing	700 Tower	
Project	Friedman	Dwg By
Date	6/30/2016	rjsjr

TITLE NOTES

- Subject to:
3. Rights or claims of parties in possession not shown by the Public Records.
4. Easements or claims of easements not shown by the Public Records.
18. Declaration and Grant of Easements dated January 13, 1986 and recorded January 15, 1986 in Liber 9246, Page 91, and amended by First Amendment to Declaration and Grant of Easements dated November 17, 1987 and recorded November 30, 1987 in Liber 10214, Page 195.
23. Easement granted to the City of Troy for sanitary sewer recorded June 15, 1969 in Liber 5372, Page 775, and recorded June 10, 1985 in Liber 9007, Page 1.
25. Easement Agreement by and between Bellemead of Michigan, Inc., and Electronic Data Systems Corporation dated January 5, 1988 and recorded March 22, 1988 in Liber 10345, Page 666, and in Liber 10345, Page 681.
26. Surface Water Drainage and Retention Area Agreement and Easements dated June 17, 1986 and recorded October 22, 1986 in Liber 9601, Page 814, and dated January 14, 1986 and recorded January 15, 1986 in Liber 9246, Page 122.
27. Cross-Access or Joint Drive Easement granted to Bellemead of Michigan, Inc., recorded June 2, 1987 in Liber 9935, Page 806.
28. Right of Way Easement granted to The Detroit Edison Company dated June 3, 1986 and recorded August 5, 1986 in Liber 9483, Page 596.
29. Easements for Public Utilities granted to the City of Troy, as disclosed by Quit Claim Deed dated May 4, 1987 and recorded July 9, 1987 in Liber 9997, Page 557.
30. Easement Agreement Underground Communications Conduit System #B dated February 12, 1991 and recorded May 1, 1991 in Liber 11842, Page 366.
31. Memorandum of Lease by and between PW/MS OP SUB I, LLC, a Delaware limited liability company, as Lessor, and Quicken Loans, Inc., a Michigan corporation, as Tenant, dated July 8, 2004 and recorded August 30, 2004 in Liber 33910, Page 258.
32. Reciprocal Easement Agreement by and between 700 NTCC, LLC, a Delaware limited liability company, 750 NTCC, LLC, a Delaware limited liability company, and 800 NTCC, LLC, a Delaware limited liability company, dated March 6, 2014 and recorded March 17, 2014 in Liber 46866, Page 723.
33. Notice of Commencement dated July 7, 2015 and recorded July 14, 2015 in Liber 48390, Page 139.
37. Notice of Commencement dated June 2, 2016 and recorded June 22, 2016 in Liber 49499, Page 595.
38. Rights of tenants now in possession of the land under unrecorded leases or otherwise.

All exceptions shown or noted on this survey were obtained from Title Commitment No. 62024877, with an effective date of 06-15-2016, revision number 4, dated 08-02-2016 issued by Title Source, Inc.

LEGAL DESCRIPTION- PARCEL C

Land Situated in the City of Troy in the County of Oakland in the State of MI
Parcel C:
Parcel 1:
A part of the Southwest 1/4 of Section 9, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan, commencing at the West 1/4 corner of Section 9, thence South 02 degrees 37 minutes 54 seconds East 641.04 feet along the Westerly line of said Section 9 to the Northerly Right of Way line of Tower Drive; thence the following two courses along said line: (1) North 87 degrees 22 minutes 06 seconds East 460.23 feet; (2) and along the arc of a curve to the right 248.07 feet, said curve having a radius of 502.50 feet, central angle of 28 degrees 17 minutes 08 seconds and long chord bearing of South 78 degrees 29 minutes 20 seconds East 245.56 feet to the point of beginning; thence North 87 degrees 22 minutes 06 seconds East 361.07 feet; thence South 02 degrees 37 minutes 54 seconds East 600.00 feet; thence along the arc of a curve to the left 290.34 feet, said curve having a radius of 1367.46 feet, central angle of 12 degrees 09 minutes 54 seconds and a long chord bearing of North 52 degrees 14 minutes 12 seconds East 289.79 feet; thence North 87 degrees 22 minutes 06 seconds East 275.22 feet; thence North 42 degrees 22 minutes 06 seconds East 388.25 feet to the Westerly Right of Way line of Interstate 75; thence the following three courses along said Westerly Right of Way line (1) South 48 degrees 41 minutes 02 seconds East 5.92 feet, (2) and South 26 degrees 07 minutes 43 seconds East 600.33 feet (3) and along the arc of a curve to the right 72.34 feet, said curve having a radius of 2673.79 feet, central angle of 01 degree 33 minutes 01 second and a long chord bearing of South 25 degrees 21 minutes 12 seconds East 72.34 feet; thence South 72 degrees 05 minutes 07 seconds West 1197.33 feet to the Easterly Right of Way line of Tower Drive; thence the following two courses along the Easterly and Northeasterly Right of Way of said Tower Drive: (1) North 02 degrees 37 minutes 54 seconds West 113.19 feet, (2) and along the arc of a curve to the left 541.25 feet; said curve having a radius of 502.50 feet, central angle of 61 degrees 42 minutes 52 seconds and long chord bearing of North 33 degrees 29 minutes 20 seconds West 515.47 feet to the point of beginning.

Parcel 2:
Together with a Cross-Access or Joint-Drive Easement granted by Troy HSR Limited Partnership to Bellemead of Michigan, Inc. recorded June 2, 1987 in Liber 9935, Page 806.
Parcel 3:
Together with an easement granted in First Amendment to Declaration and Grant of Easement made November 17, 1987 and recorded in Liber 10214, Page 195 which amended the Declaration and Grant of Easements recorded in Liber 9246, Page 91 for the purposes described in the easement.
Parcel 4:
Together with Reciprocal Easement Agreement by and between 700 NTCC, LLC, a Delaware limited liability company, 750 NTCC, LLC, a Delaware limited liability company, and 800 NTCC, LLC, a Delaware limited liability company, dated March 6, 2014 and recorded March 17, 2014 in Liber 46866, Page 723.

BASIS OF BEARING NOTE

The basis of bearing for this survey was established by the West & South lines of Section 9, according to the recorded legal description.

SITE DATA

Gross Land Area: 613,917 Square Feet or 14,094 Acres.
Zoned: RC (Research Center District)
Building Setbacks:
Front: 30'
Sides: 20'
Rear: 20'
Max. Building Height permitted: 3 stories/40'

Total Parking: 1181 spaces including 24 barrier free spaces.

The above setback & height requirements were obtained from the City of Troy Zoning Ordinance. NOTE: A surveyor cannot make a certification on the basis of an interpretation or opinion of another party. A zoning endorsement letter should be obtained from the City of Troy to insure conformity as well as make a final determination of the required building setback requirements.

FLOOD HAZARD NOTE

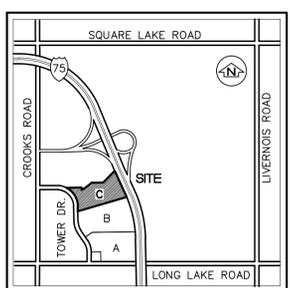
The Property described on this survey does not lie within a Special Flood Hazard Area as defined by the Federal Emergency Management Agency, the property lies within Zone X of the Flood Insurance Rate Map identified as Map No. 26125C0531F, bearing an effective date of 09-29-2006.

CEMETERY NOTE

There was no observable evidence of cemeteries or burial grounds within the subject property.

UTILITY NOTE

All utilities are underground unless otherwise noted.
The utilities shown on this survey were determined by field observation. All locations are approximate. The location of any other underground services which may exist can only be depicted if a Utility Plan is furnished to the surveyor.



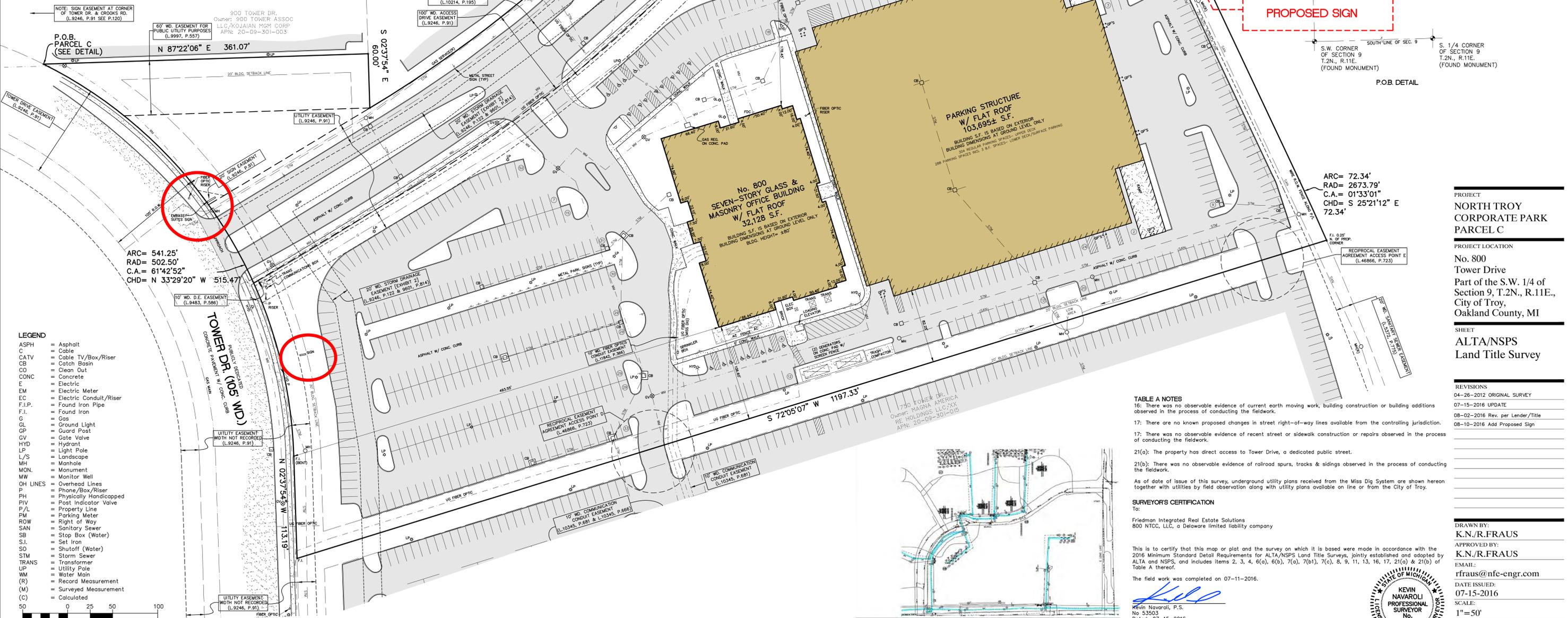
LOCATION MAP



CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

NOWAK & FRAUS ENGINEERS

46777 WOODWARD AVENUE
PONTIAC, MI 48342
TEL. (248) 332-7931
FAX. (248) 332-8257
EMAIL: rfraus@nowakfraus.com



- LEGEND
ASPH = Asphalt
C = Cable
CATV = Cable TV/Box/Riser
CB = Catch Basin
CO = Clean Out
CONC = Concrete
E = Electric
EM = Electric Meter
EC = Electric Conduit/Riser
F.I.P. = Found Iron Pipe
F.I. = Found Iron
G = Gas
GL = Ground Light
GP = Guard Post
GV = Gate Valve
HYD = Hydrant
LP = Light Pole
L/S = Landscape
MH = Manhole
MON. = Monument
MW = Monitor Well
OH LINES = Overhead Lines
P = Phone/Box/Riser
PH = Physically Handicapped
PIV = Post Indicator Valve
P/L = Property Line
PM = Parking Meter
ROW = Right of Way
SAN = Sanitary Sewer
SB = Stop Box (Water)
S.I. = Set Iron
SO = Shutoff (Water)
STM = Storm Sewer
TRANS = Transformer
UP = Utility Pole
WM = Water Main
(R) = Record Measurement
(M) = Surveyed Measurement
(C) = Calculated



TABLE NOTES

- 16: There was no observable evidence of current earth moving work, building construction or building additions observed in the process of conducting the fieldwork.
17: There are no known proposed changes in street right-of-way lines available from the controlling jurisdiction.
17: There was no observable evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.
21(a): The property has direct access to Tower Drive, a dedicated public street.
21(b): There was no observable evidence of railroad spurs, tracks & sidings observed in the process of conducting the fieldwork.

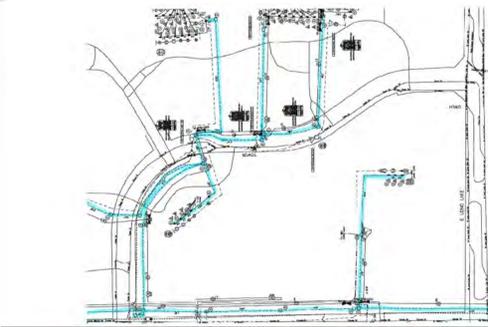
SURVEYOR'S CERTIFICATION

Friedman Integrated Real Estate Solutions
800 NTCC, LLC, a Delaware limited liability company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 2, 3, 4, 6(a), 6(b), 7(a), 7(b), 7(c), 8, 9, 11, 13, 16, 17, 21(a) & 21(b) of Table A thereof.

The field work was completed on 07-11-2016.

Kevin Navaroli, P.S.
No. 53503
Dated: 07-15-2016
Revised: 08-10-2016



Location of underground fiber cables (blue) received from Comcast CATV facilities is not plotted due to the lack of dimensions and scale.

PROJECT
NORTH TROY CORPORATE PARK PARCEL C

PROJECT LOCATION
No. 800 Tower Drive
Part of the S.W. 1/4 of Section 9, T.2N., R.11E., City of Troy, Oakland County, MI

SHEET
ALTA/NSPS Land Title Survey

REVISIONS
04-26-2012 ORIGINAL SURVEY
07-15-2016 UPDATE
08-02-2016 Rev. per Lender/Title
08-10-2016 Add Proposed Sign

DRAWN BY: K.N./R.FRAUS
APPROVED BY: K.N./R.FRAUS
EMAIL: rfraus@nfe-engr.com
DATE ISSUED: 07-15-2016
SCALE: 1"=50'
NFE JOB NO. SHEET NO. G845 (Parcel C) 1

CONSTRUCTION
OBJECT UNDERWAY
724-2200





EMBASSY
SUITES

by HILTON

RIPARIAN
GRILLE

850

THE EMBASSY SUITES
A HILTON BRAND
MEMBERSHIP & REWARDS
HILTON HONORS
HILTON
HILTON
HILTON