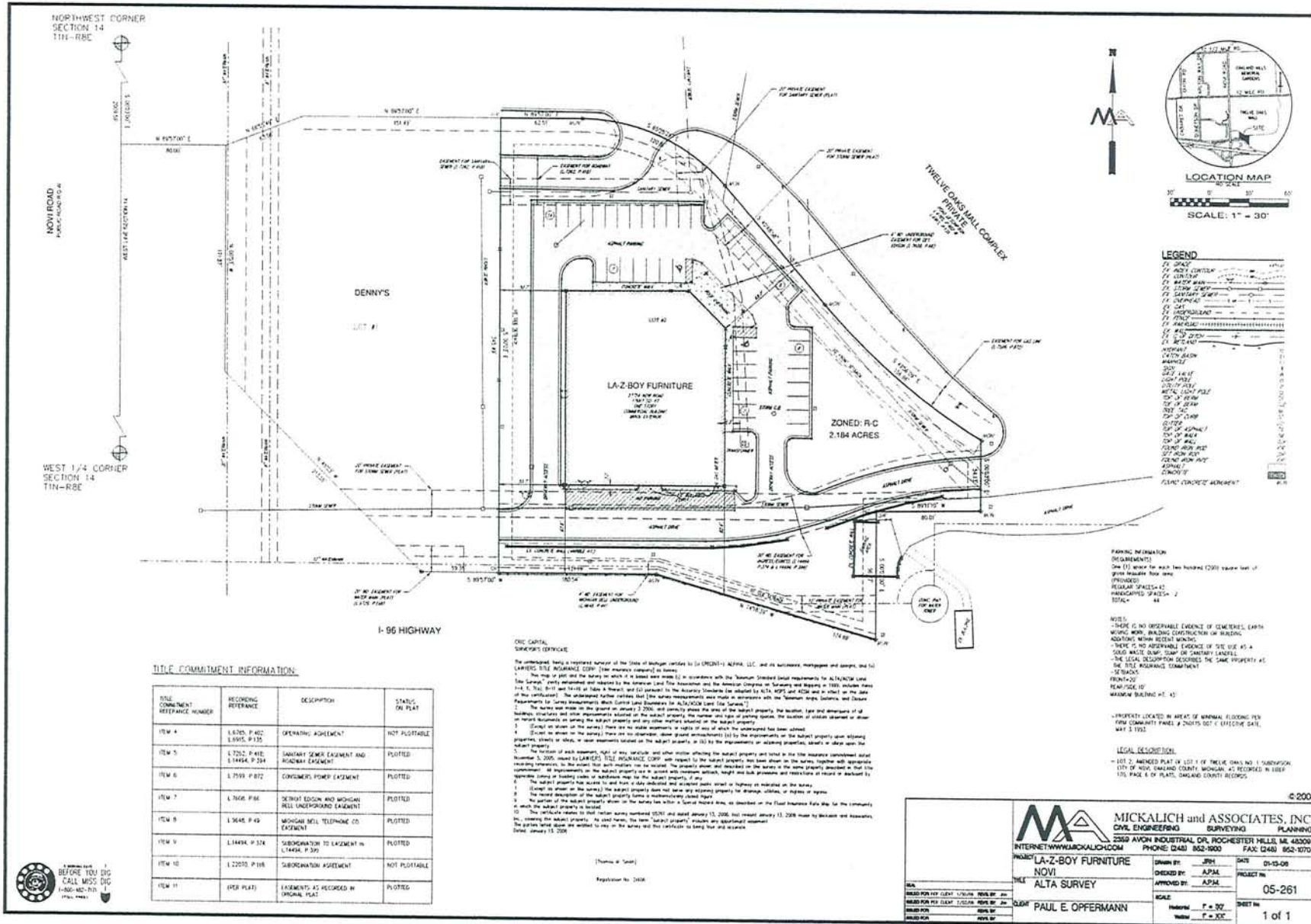


Jeffrey W. Senn
Founding Partner
12 - 2 - 2010

We are seeking the variance based on our current and near future traffic patterns, sales history and business model. We currently operate an 18,000 sq.ft. stand alone store (formerly Borders Books) in Oakbrook, Illinois. During that time in our 2 best months (Sept. & Oct. 2010) we had 268 and 239 transactions respectively. Being a standalone store our conversion rate is approximately 50%. Spread out over a 30 day period (17 customers a day) open 9 hours a day it is obvious that 40 parking spaces is more than enough to accommodate our business model and customer counts.

Former La-Z-Boy

Novi, MI



Site Plan

TITLE COMMITMENT INFORMATION

TITLE COMMITMENT REFERENCE NUMBER	REFERENCE	DESCRIPTION	STATUS ON PLAN
ITEM 4	L.6765, P.402 L.6915, P.135	OPERATING AGREEMENT	NOT PLOTTABLE
ITEM 5	L.7262, P.410 L.14454, P.234	SANITARY ZEMER EASEMENT AND ROADWAY EASEMENT	PLOTTED
ITEM 6	L.7591, P.872	CONSUMER POWER EASEMENT	PLOTTED
ITEM 7	L.7666, P.86	DETROIT EDISON AND MICHIGAN WELL UNDERGROUND EASEMENT	PLOTTED
ITEM 8	L.9646, P.49	MICHIGAN BELL TELEPHONE CO. EASEMENT	PLOTTED
ITEM 9	L.14494, P.374	SUBROGATION TO EASEMENT - L.14494, P.393	PLOTTED
ITEM 10	L.22070, P.118	SUBROGATION AGREEMENT	NOT PLOTTABLE
ITEM 11	PER PLAN	EASEMENTS AS RECORDED IN ORIGINAL PLAN	PLOTTED

ONE CAPITAL SURVEYORS OFFICE
 The undersigned being a registered surveyor of the State of Michigan, certifies to the (PROJECT) ALPHA, LLC, and its successors, mortgagees and assigns, and (LOAN) LAURENCE TITLE INSURANCE CO. (THE ASSURANCE COMPANY) to issue:

- The map of part and the survey to which it is based were made (1) in accordance with the Michigan Standard (Local) requirements for ALTA/ACSM Land Measurements (as amended and revised by the Michigan Land Title Association and the American Congress on Surveying and Mapping in 1995), including Rules 1-1, 7-1, 8-1, 9-1 and 10-1 (as amended) and (2) pursuant to the Accuracy Standards for ALTA, ACPS and ACMA as in effect on the date of this certification. The undersigned further certifies that the same measurements were made in accordance with the Michigan State (Statute) and (Standard) Requirements for Survey Measurements which Control Land Surveys for ALTA/ACSM Land Title Surveys.
- The survey was made on the ground on or about 12/20/06, and correctly shows the area of the subject property, the location, height and dimensions of all buildings, structures and other improvements situated on the subject property, the number and type of parking spaces, the location of utility easements or other easements or rights on the subject property and any other matters indicated on the subject property.
- (Except as shown on the survey) there are no other easements or rights of any kind which the undersigned has been advised.
- (Except as shown on the survey) there are no other encroachments, shown ground attachments (1) to the improvements on the subject property, and (2) to the property, which are not shown on the survey, shown on the subject property, or (3) to the improvements or adjacent properties, shown or shown upon the subject property.
- The location of each easement, right of way, easement and other matter affecting the subject property and noted in the title insurance commitment dated November 5, 2006, issued by LAURENCE TITLE INSURANCE CO. (LTI) with respect to the subject property, has been shown on the survey, together with appropriate boundary measurements to the extent that such matters may be located. The property owner and location on the survey, together with appropriate boundary measurements, all easements on the subject property and any other matters indicated on the subject property, are shown on the survey to the extent that the applicable (State) or (local) laws or ordinances require. The location of each easement, right of way, easement and other matter affecting the subject property and noted in the title insurance commitment dated November 5, 2006, issued by LAURENCE TITLE INSURANCE CO. (LTI) with respect to the subject property, has been shown on the survey, together with appropriate boundary measurements to the extent that such matters may be located. The property owner and location on the survey, together with appropriate boundary measurements, all easements on the subject property and any other matters indicated on the subject property, are shown on the survey to the extent that the applicable (State) or (local) laws or ordinances require.
- (Except as shown on the survey) the subject property does not have any proposed property for drainage, utility, or right-of-way.
- The record encumbrances of the subject property are shown on the survey as follows:
- No portion of the subject property shown on the survey has within a Surveyed Right-of-Way Area, as described on the Final Insurance Rate Map, to the commitment.
- The certificate number is 0061 (which survey number is 0061) and dated January 13, 2006, but issued January 13, 2006, made by Michigan and Associates, Inc., covering the subject property. It shall remain the same "Subject Property" unless an official amendment is filed with the Surveying Board.
- The parties hereto agree and warrant to use on the survey and this certification to keep the land and improve.

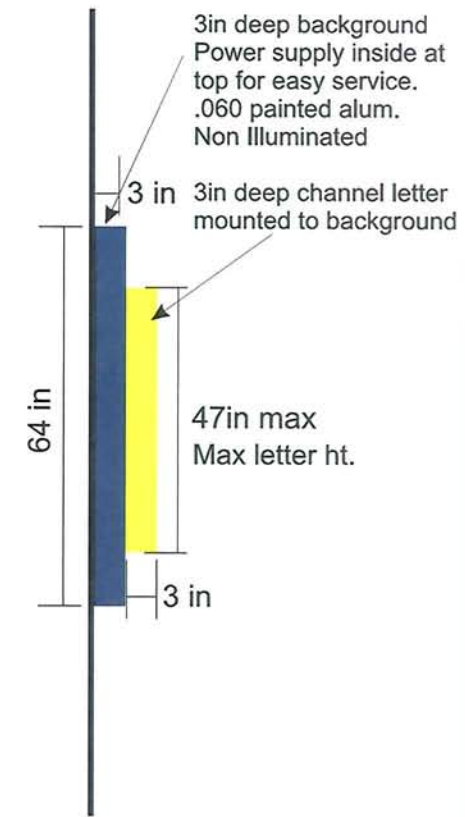
Dated: January 13, 2006

(Thomas A. Sander)
 Registration No. 2408

© 2006

MICKALICH and ASSOCIATES, INC. CIVIL ENGINEERING SURVEYING PLANNING 2360 AVON INDUSTRIAL DR., ROCHESTER HILLS, MI 48060 INTERNET: WWW.MICKALICH.COM PHONE: (248) 862-9000 FAX: (248) 862-9770		DRAWN BY: JRM DATE: 01-15-06 CHECKED BY: APAL PROJECT NO: APPROVED BY: APAL SCALE: 1" = 30' SHEET NO: 1 OF 1
		CLIENT: PAUL E. OFFERMANN FEDERAL: 1" = 30' STATE: 1" = 30'



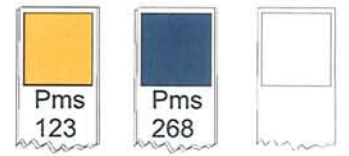


Sign Area: 104 sq ft

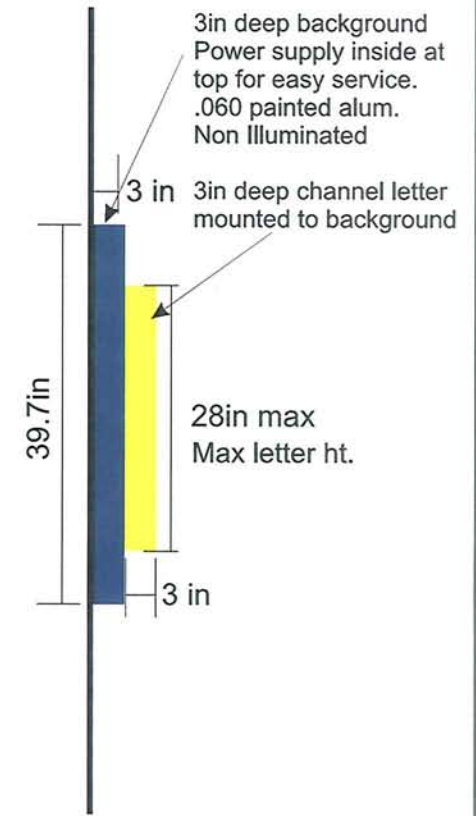
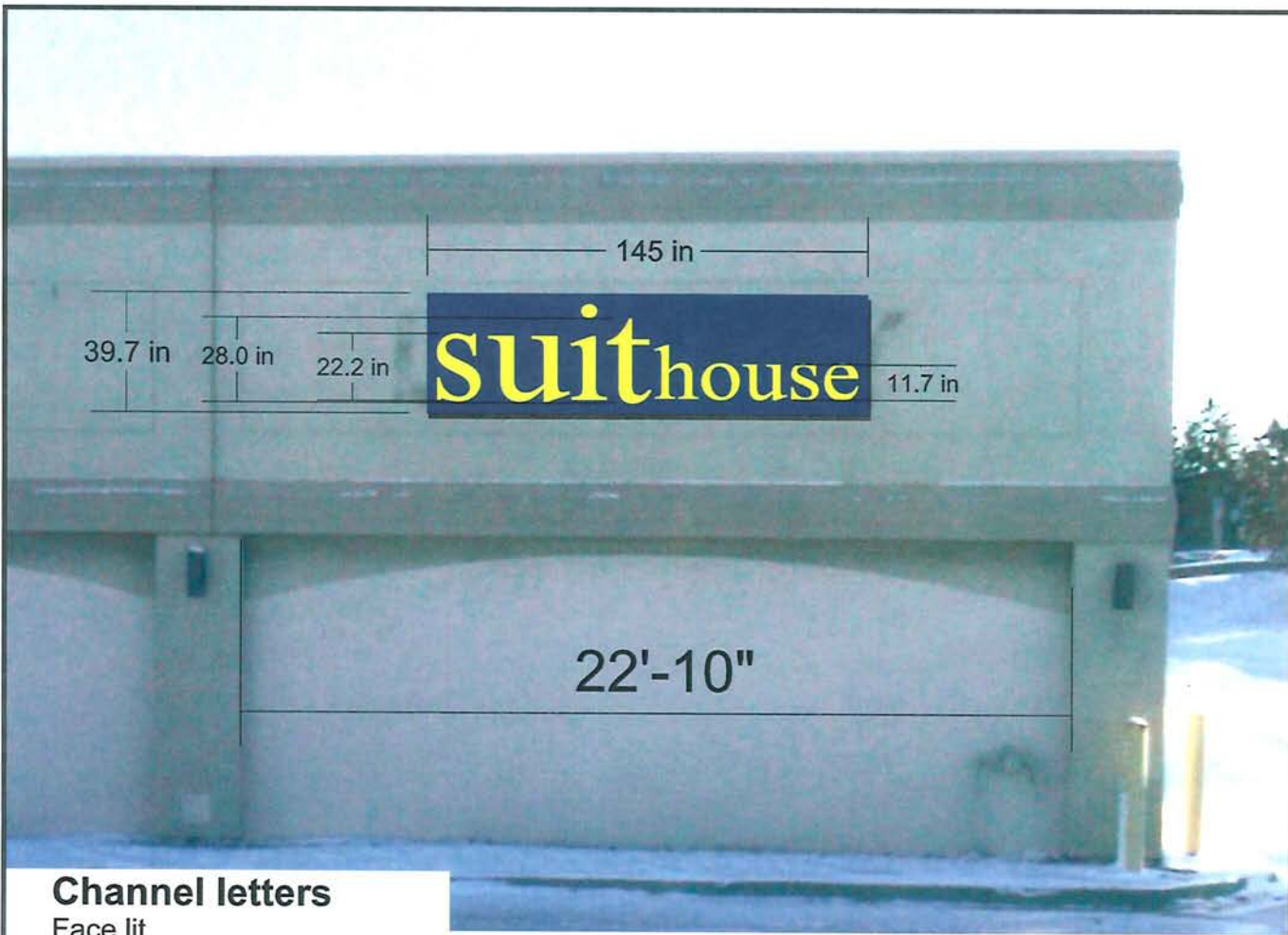
Channel letters

- Face lit
- Yellow face
- yellow trim and return
- Trim needs to be painted same color yellow as return
- White LED's illumination.
- LED transformer to be inside
- Blue background.
- Background NOT Illuminated

Side elevation



<p>Chicago Sign Group, llc 305 Albert Drive Vernon Hills, IL 60061 847.899.9021 www.ChicagoSignGroup.com David@ChicagoSignGroup.com</p>	<p>Customer: suitehouse 324 s.route 59. Naperville,illinois 60540</p>	<p>Location: Suitehouse Jeff Senn 27754 novi rd. Novi,michigan 48377 517-414-6611</p>	<p>Customer Approval _____</p> <p>Landlord Approval _____</p>	<p>© Copyright 2010 by Chicago Sign Group, llc All designs presented are the sole property of Chicago Sign Group, llc and may not be reproduced in part or in whole without written permission.</p>
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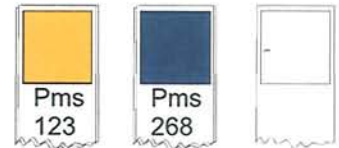


Side elevation

Channel letters

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- White LED's illumination.
- LED transformer to be inside
- Blue background.
- Background NOT Illuminated

sign area 40 sq ft



<p>Chicago Sign Group, llc 305 Albert Drive Vernon Hills, IL 60061 847.899.9021 www.ChicagoSignGroup.com David@ChicagoSignGroup.com</p>	<p>Customer: suitehouse 324 s.route 59. Naperville,illinois 60540</p>	<p>Location: Suitehouse Jeff Senn 27754 novi rd. Novi,michigan 48377 517-414-6611</p>	<p>Customer Approval _____</p> <p>Landlord Approval _____</p>	<p>© Copyright 2010 by Chicago Sign Group, llc All designs presented are the sole property of Chicago Sign Group, llc and may not be reproduced in part or in whole without written permission.</p>
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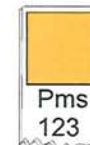


12 sq ft existing sign

- new faces
- double faced
- illuminated

Face Change only

- remove existing lexan face
- replace with new with new vinyl lettering as shown



Chicago Sign Group, llc

305 Albert Drive
Vernon Hills, IL 60061
847.899.9021
www.ChicagoSignGroup.com
David@ChicagoSignGroup.com

Customer:

suitehouse
324 s.route 59.
Naperville,illinois 60540

Location:

Suitehouse
Jeff Senn
27754 novi rd.
Novi,michigan 48377
517-414-6611

Customer Approval

Landlord Approval

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