



DLL Development

M-37 Round About Barns

3019 W Blair Town Hall Rd.

Traverse City, MI

Mission statement

DLL Development LLC will offer ownership of large custom barns, primarily for high end asset utilization, management, and storage. Facilities will be maintained under a condo association that allows us to build trust with our clients and deliver a premium location, security, and ownership acquisitions with economies of scale at low operating cost in an owned asset model. By removing zoning obstacles, our clients will have a convenient, well-maintained, and secure location for their assets. The prime location offers convenience and peace of mind for our local owners and eliminates the hassle of transporting assets from other areas to take full advantage of the Northern Michigan four season destinations for out-of-town clients as well as local residents.

Target market

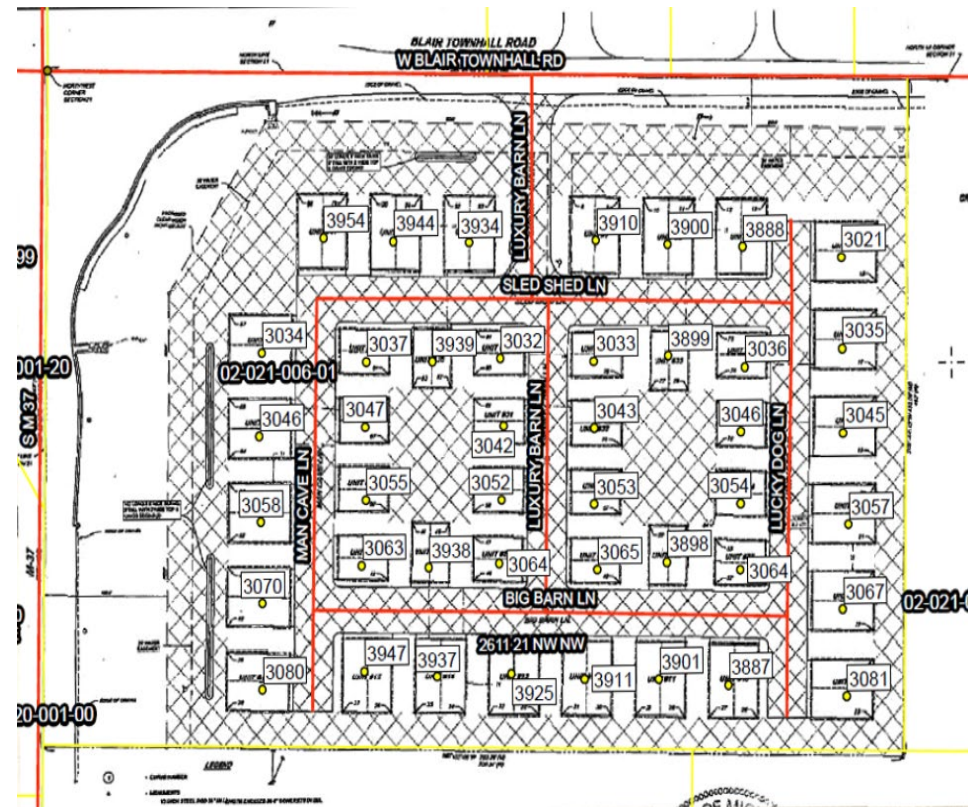
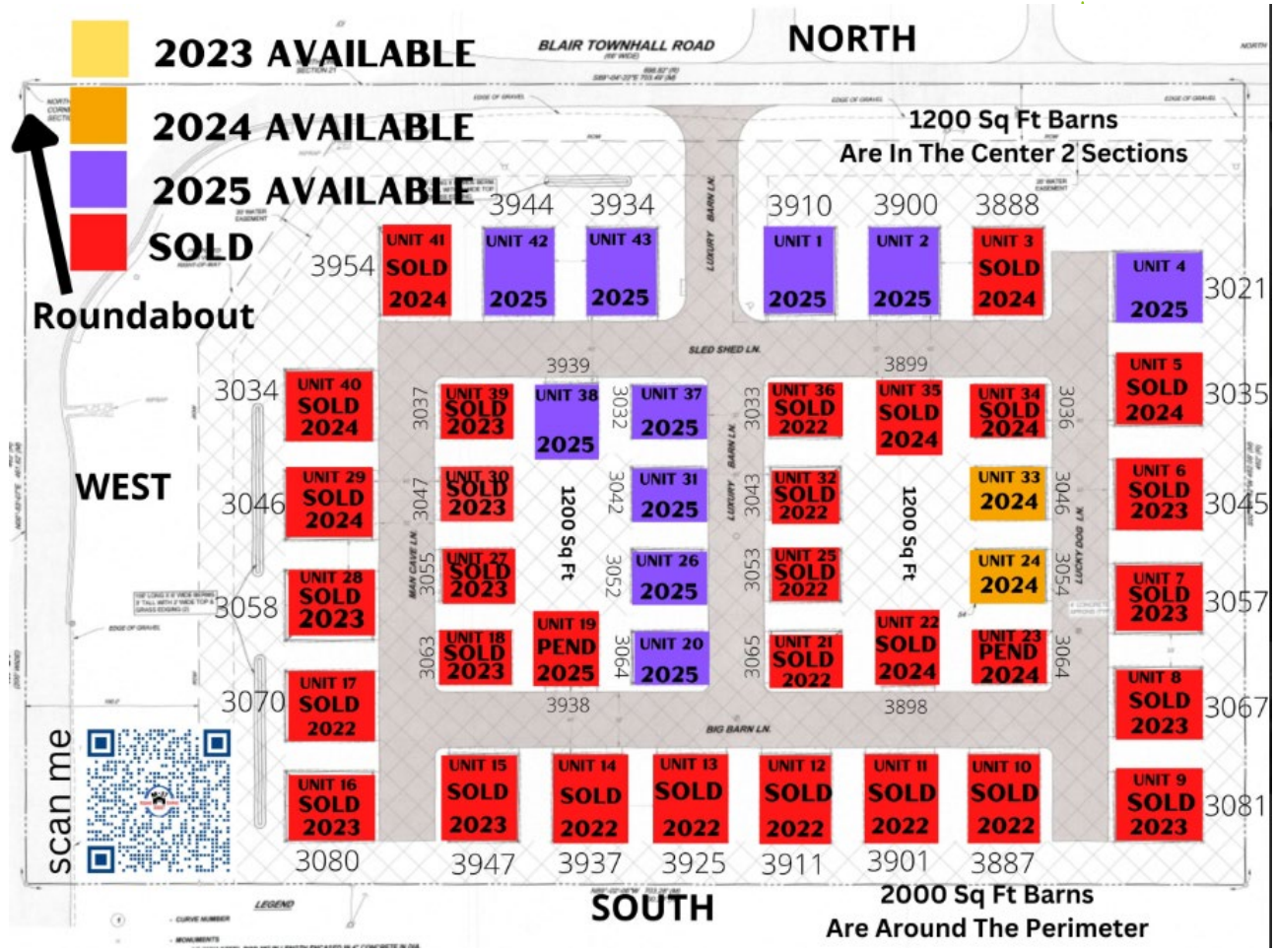
The primary market for ownership of custom temperature-controlled storage units include owners of high-end large assets, such as motor homes, boats, snowmobiles, ORV & side by sides, and collector cars, who are limited in adding structures on or near their primary residence. Secondary markets include small businesses looking to store materials and excess inventory as well as families relocating and downsizing who need a clean and secure option for storing accumulated treasures and memories. A community of owners who can take pride in the exterior and individual interiors while located 7 miles from Traverse City with proximity to multiple lakes and conveniently located at the state staging area for snowmobile/ORV trail access.

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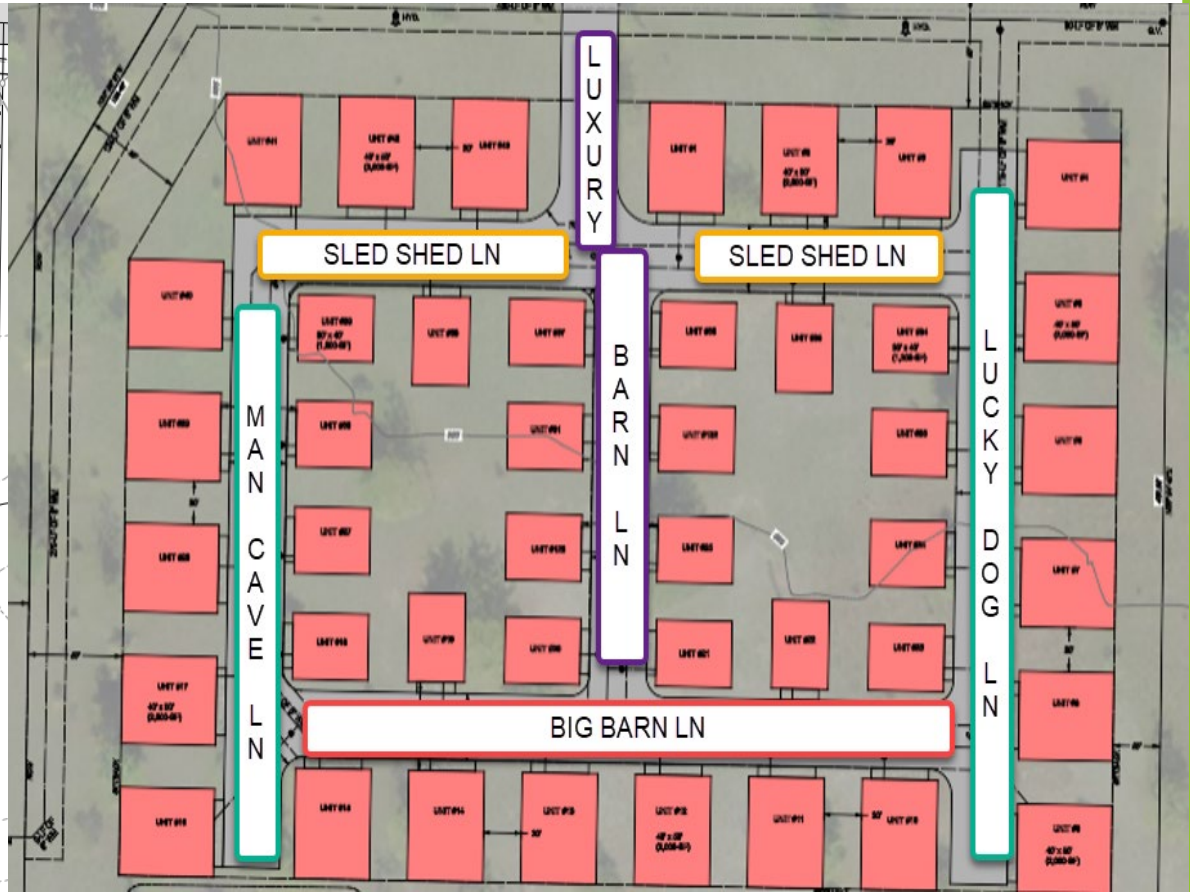
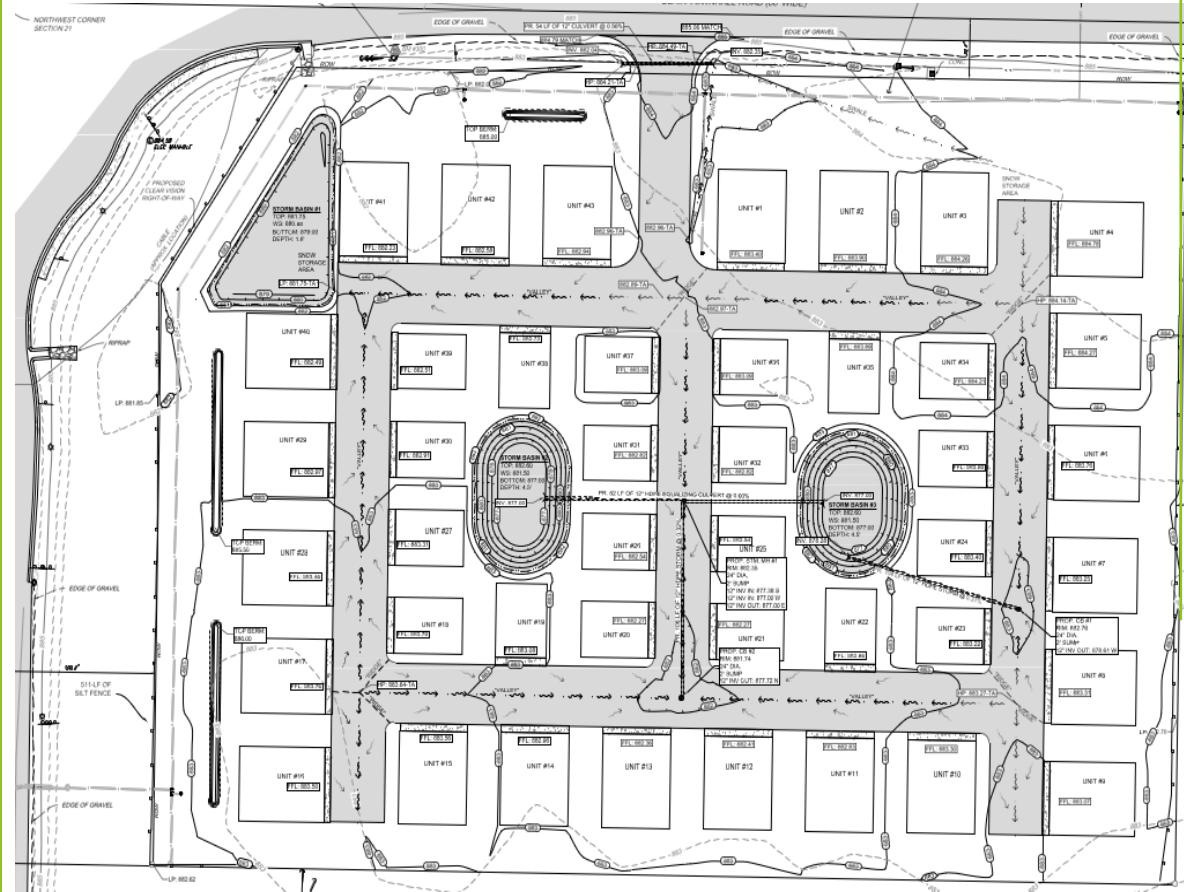


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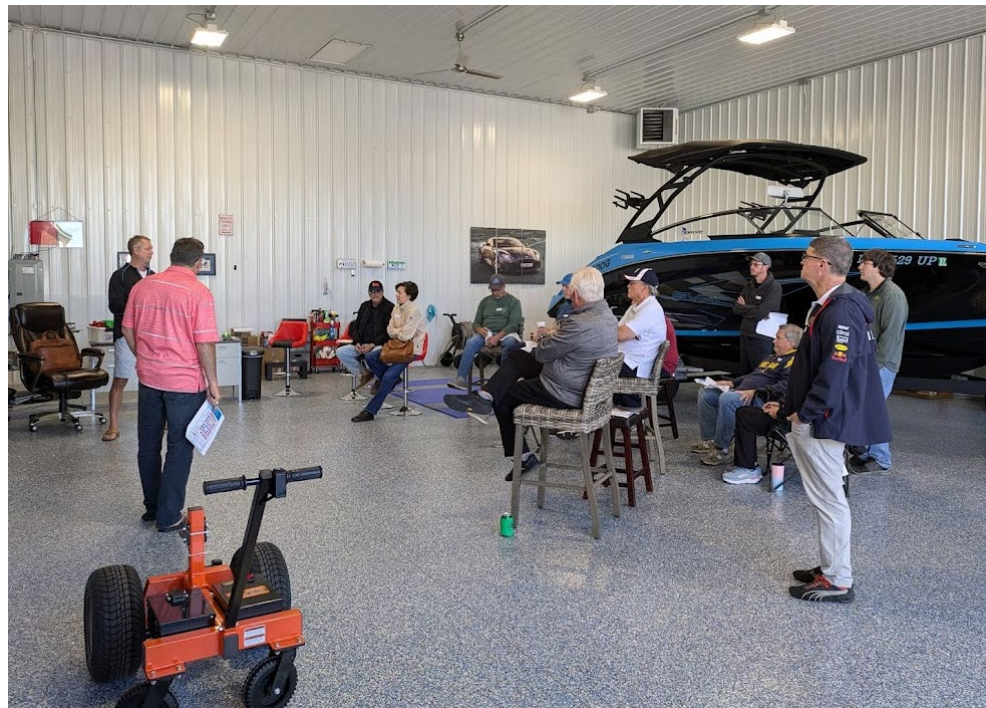
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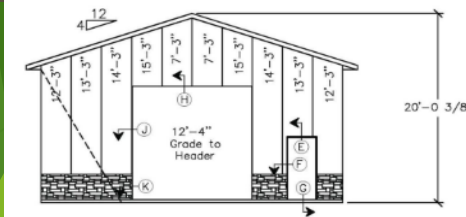
1,200 SQUARE FOOT LUXURY STORAGE BARN

- Borkholder Craftsman Gable Building Storage Size: 30' wide X 40' long X 14' 4" tall
Sidewall Posts: Laminated Structural Columns-3 ply "very significant" 5x6 spaced 8' o.c.
Endwell Posts: Approximately 8' o.c. Trusses: 4 o.c. 4/12 60 GS w/ ceiling load
- Typar or similar Guard Wrap House Wrap & 4 mil Clear polyethylene vapor barrier
- Primary Color – Patrician Bronze - Wayne's Coat and Roof –Evergreen
- Kynar 500 Paint Upgrade PVDF Coating on steel, no fading, chalking and although a 30% premium on cost protects your investment and looks new after 10-20 years.
- Interior walls and ceilings finished with custom trimmed linear steel- Attic access included - White
- 1, 12x12 High-Quality R-16.4, 2-inch Flat Panel Insulated Doors with 1 side mount electric garage doors openers and remote – "Door is white with one row of insulated windows"
- 1 Commercial front access door with keypad access and Lockguard Security Protection
- Facia, Soffit & Corner Accents in- White "Full 18-inch overhangs"
- Real Stone on the front of Luxury Barn- Color, Ledgestone Mission Pointe Color
- Garage Door Bollards (cement mounted and custom painted to match, prevent dings and protect stone fronts while guiding garage entrances) - Evergreen
- Concrete slab floor, with pressure crack relief cuts and a full 4-foot owners' aprons
- Perimeter landscape edging, commercial landscape weed barrier fabric & 18-30 inches of 10A stone around the complete structure. "Drainage, lower long-term maintenance and esthetics"
- Full Insulation Construction: Includes all parameter foam, Walls at R-19 and at Ceiling R-50
- 200-amp electrical service with extensive exterior and interior build-out electric package to include the below, more product information and brochures available on www.m37roundaboutbarns.com

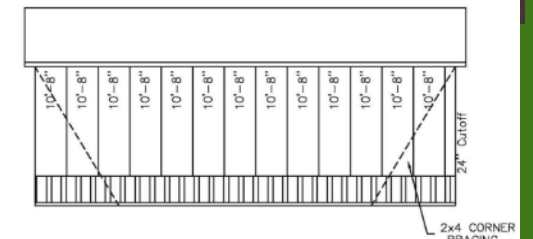
Material/Equipment	Quantity
Interior High Bay LED Fixtures	6
10-inch LED Interior Fixture	2
1 Exterior Egress fixture and 1 Exterior Coach Light	2
Exterior Street Light – Dusk to Dawn	1
Ceiling Fans with wall mount remotes	2
200-amp Panel and 3 Breakers	1
Pipe and wire with 20, 110 power outlets	As described

- Owner-managed utility meters gas and electric– Gas and meter connections installed to structure and included, "meter service transfer or meter activation request is owner responsibility"
- Commercial Building Water Benefit fee to the township is 100% paid and included
- Fire and safety Knox Box Installed per Blair Township requirements – Model 1663 or similar* Installed-10lb. Fire Extinguisher on Q- release wall bracket
- Fully constructed for heat with natural gas hanging unit, exhaust, and thermostat. Optional BTU upgrades or complete allowance deduction available before construction or pre-built. 45,000 BTU Standard "upgrade option to 75,000 BTU - Prefinished construction"
- Epoxy Floor done by Traverse City Coating

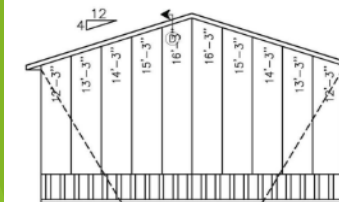
1200' Luxury Barn



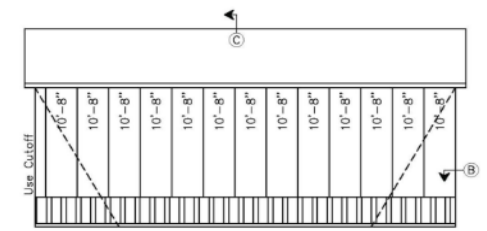
END C ELEVATION



SIDE A ELEVATION



END D ELEVATION



SIDE B ELEVATION

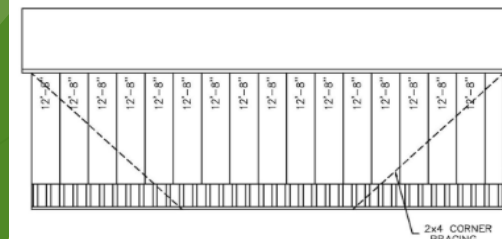
2,000 SQUARE FOOT LUXURY STORAGE BARN

- Borkholder Craftsman Gable Building Storage Size: 40' wide X 50' long X 16' 4" tall
- Sidewall Posts: Laminated Structural Columns-4 ply "very significant" 2x6 spaced 8' o.c.
- End wall Posts: Approximately 8' o.c. Trusses: 4 o.c. 4/12 GS w/ ceiling load
- Typar or similar Guard Wrap House Wrap & 4 mil Clear polyethylene vapor barrier
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- Kynar 500 Paint Upgrade – PVDF Coating on steel, no fading, chalking and although a 30% premium on cost protects your investment and looks new after 10-20 years.
- Interior walls and ceilings finished with custom trimmed linear steel- Attic access included - White
- 2, 12x14 High-Quality R-16.4, 2-inch Flat Panel Insulated Doors with 2 side mount electric garage door openers and remotes – "Doors are white with one row of insulated windows"
- 1 Commercial front access door with keypad access and Lockguard Security Protection
- Facia, Soffit & Corner Accents in- White- "Full 18-inch overhangs"
- Real Stone on the front of Luxury Barn- Color, LedgeStone Mission Pointe Color
- Garage Door Bollards (cement mounted and custom painted to match, prevent dings and protect stone fronts while guiding garage entrances) - Evergreen
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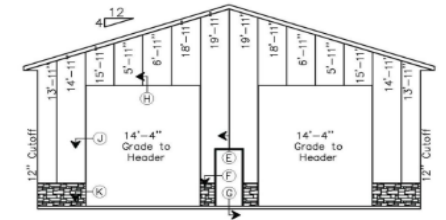
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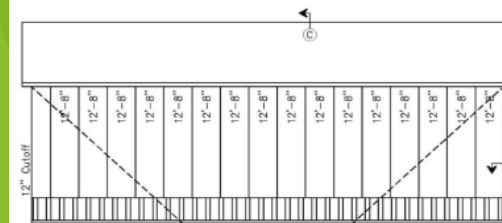
2000' Luxury Barn



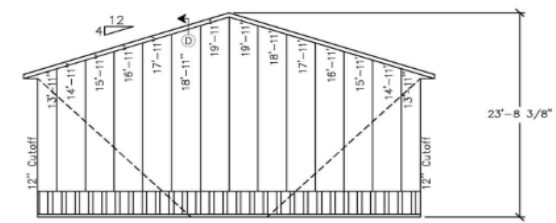
SIDE A ELEVATION



END C ELEVATION



SIDE B ELEVATION



END D ELEVATION



M-37 Round - About Barns

► **Bylaws and Fact - Findings:**

Condominium and HOA (Developer Lead)

Each Co-owner receives deed to unit

Individual taxes and assessments

Consistent exterior build style with 2 sizes

Landscaping and snow removal

Electricity in all. Natural Gas Optional

No water, trash service or sewage

No business manufacturing or grows

Northern Michigan esthetics with attention to details for utilization, access and security.

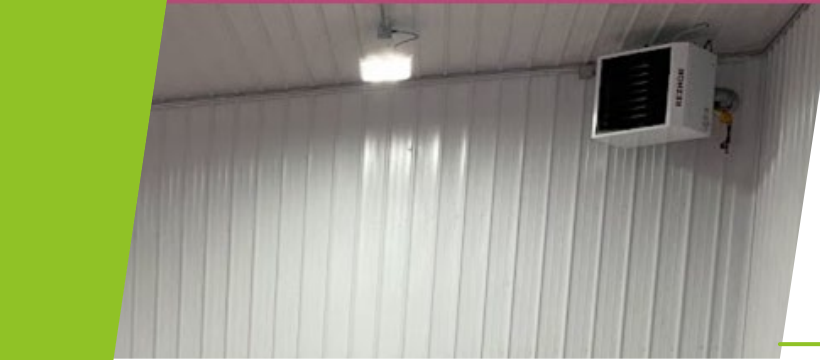
Luxury climate-controlled storage for classic cars, boats, snowmobiles, motor homes, ORVs and other owner's business possessions.



By using Borkholder's 50 years of experience in the building industry and incorporating the principles discovered in the field of energy conservation, Borkholder steel buildings continue to develop more efficient structures. All buildings are backed by precise engineering and research.

Home base is located in Nappanee, Indiana, and includes corporate offices, engineering center, full-line lumberyard, custom truss manufacturing plant and delivery fleet. This provides ready access to all the components needed for each building package and quick shipment.

Golden Rule Construction provides M-37 Round-About storage ownership facilities the highest quality and most desired storage buildings in Northern Michigan. Traverse City Coatings is our partnered provider of Epoxy flooring.



M-37 Round About Barns



Ownership
Facilities



**WHATEVER YOU WANT TO
CALL IT, WE'VE GOT IT!**

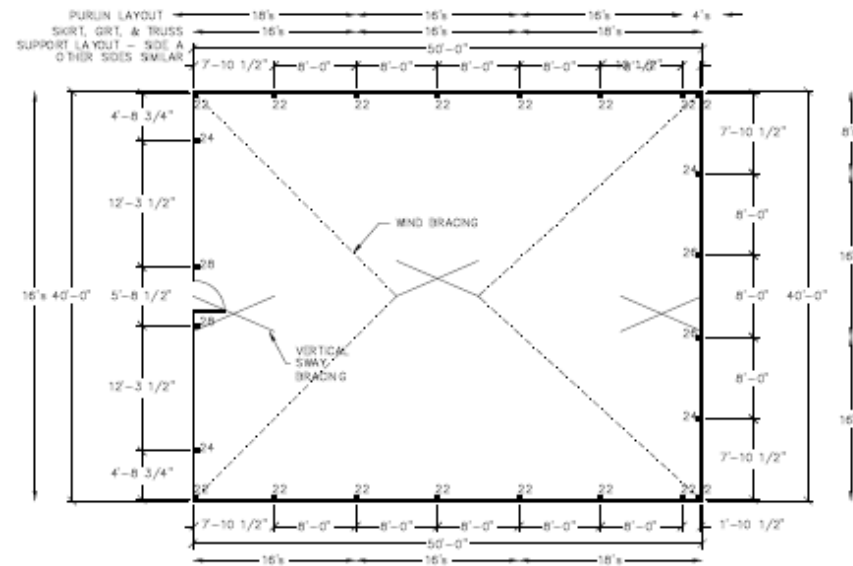
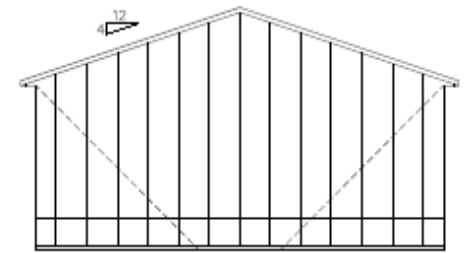
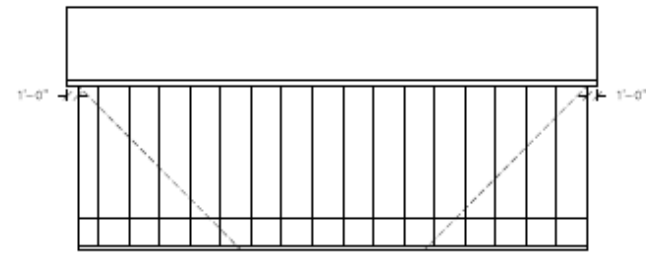
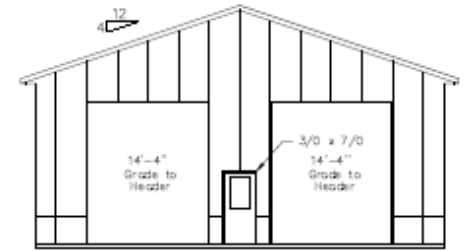
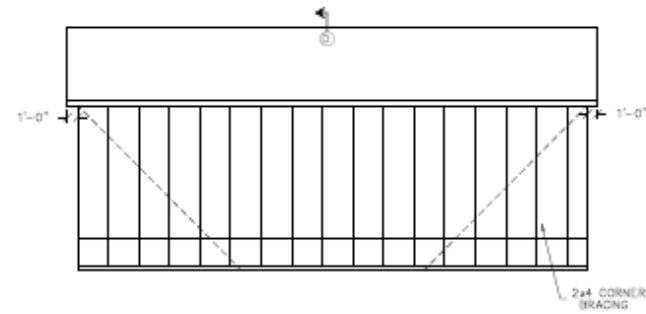
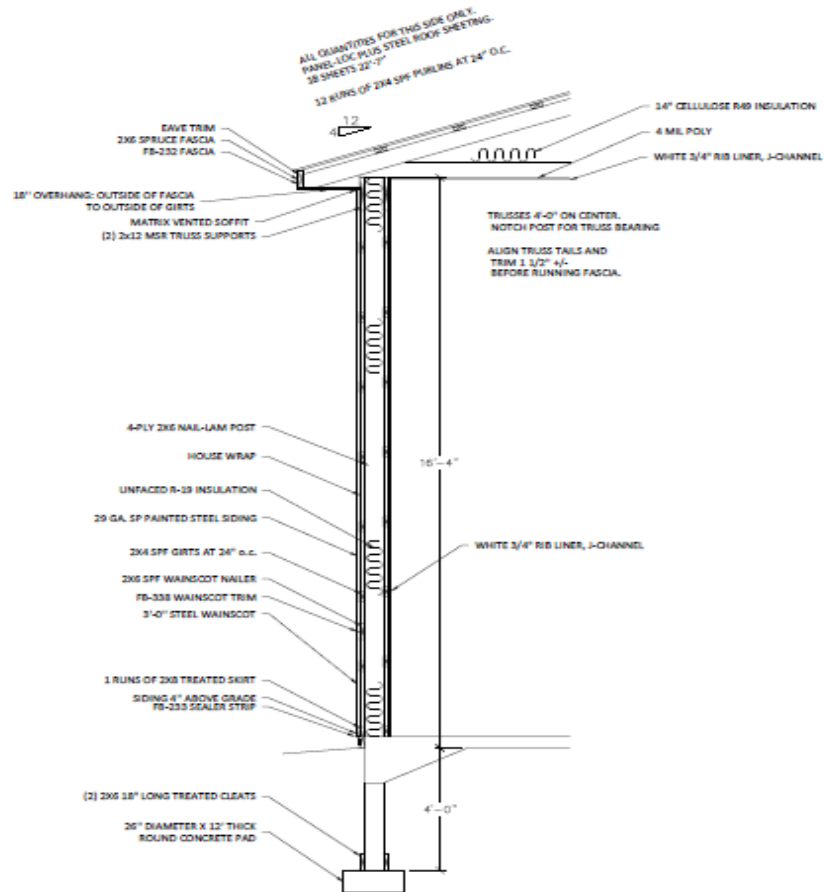
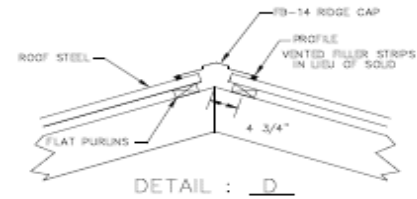
Bathroom | Restroom | Washroom | Loo
Powder Room | Lavatory | Throne | Stool
Can | Head | Wash Basin | John | Toilet
Latrine | Potty | Dunny | Bano | Commode



*Please
clean up
after
yourself.*

M-37 RABs

18" Overhangs

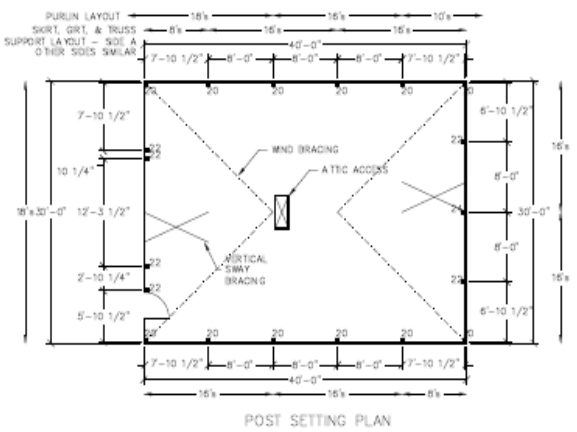
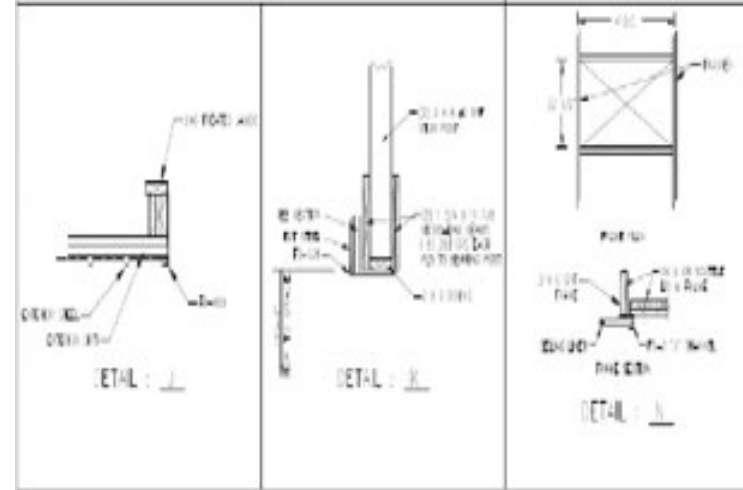
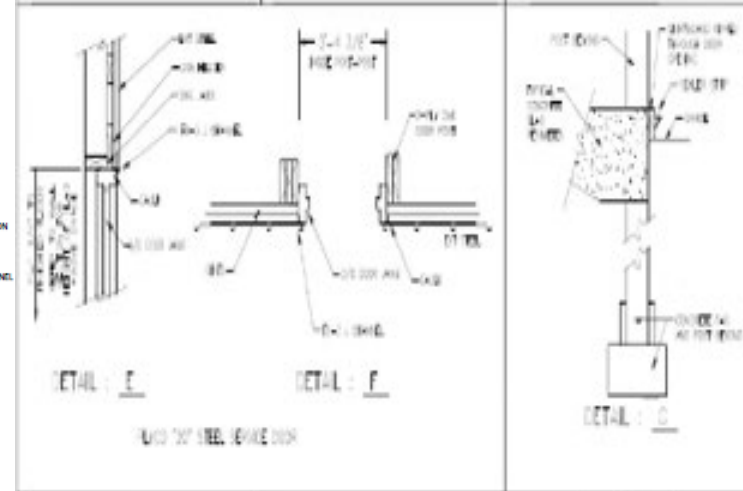
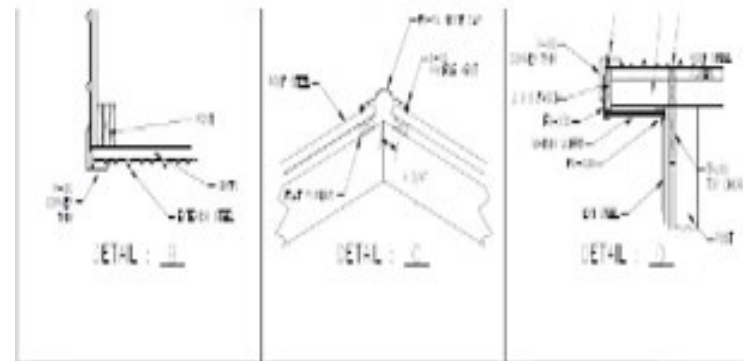
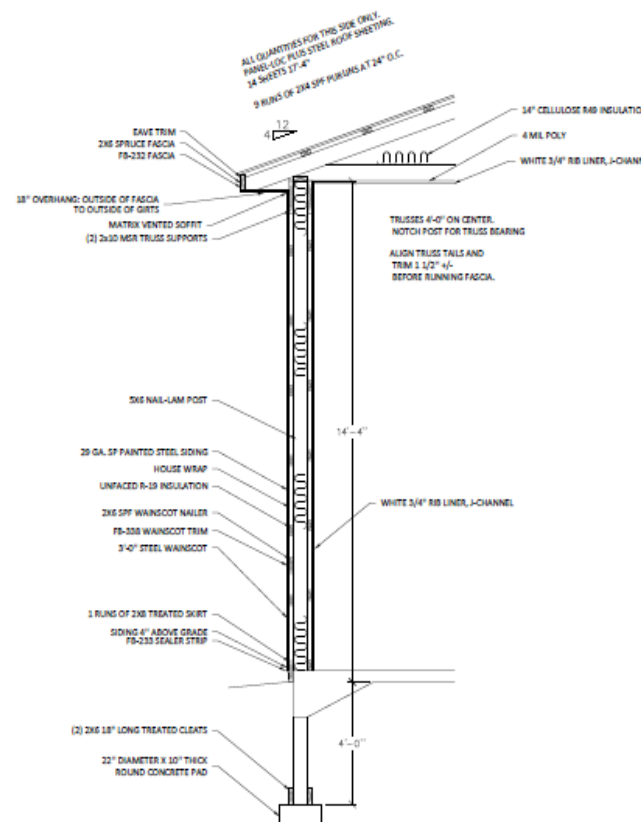
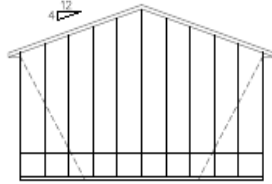
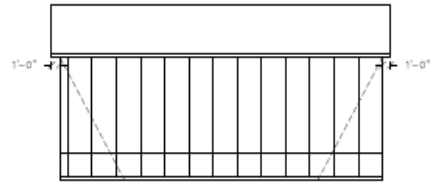
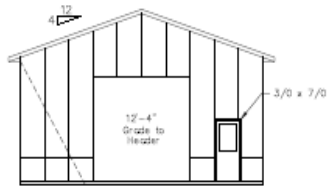
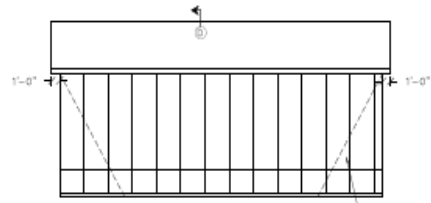
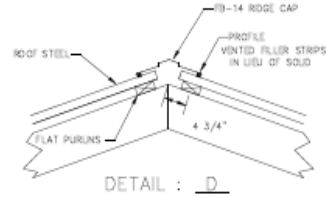


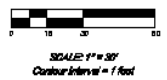
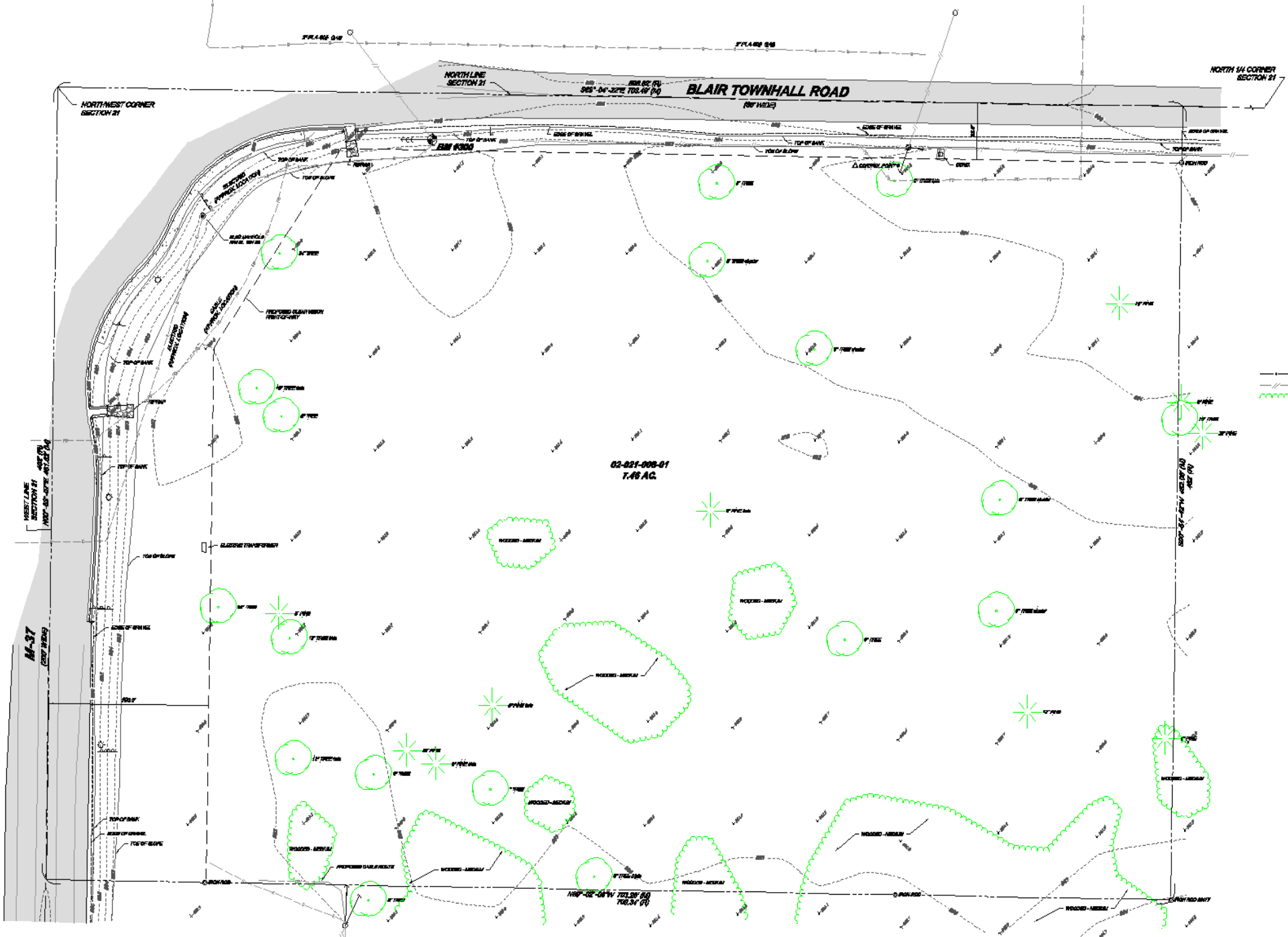
POST SETTING PLAN



* Designates Location of Continuous Lateral Braces

M-37 RABs





- LEGEND**
- - MANHOLE
 - ⊗ - CATCH BASIN
 - ⊠ - CURB CATCH BASIN
 - ⊕ - FIRE HYDRANT
 - ⊙ - WATER VALVE
 - ⊙ - GAS VALVE
 - ⊙ - TELEPHONE POLE
 - ⊙ - POWER POLE
 - ⊙ - POWER AND TELEPHONE POLE
 - ⊙ - LIGHT POLE
 - ⊙ - MAIL BOX
 - ⊙ - SIGN
 - ⊙ - BRICKER
 - ⊙ - RAIL ROAD SIGNAL
 - ⊙ - TRANSFORMER
 - ⊙ - BARRIER FREE PARKING
 - ⊙ - BITUMINOUS SURFACE
 - ⊙ - CONCRETE SURFACE
 - ⊙ - CONCRETE CURB
 - ⊙ - FENCE LINE
 - ⊙ - OVERHEAD POWER LINE
 - ⊙ - TREE LINE
 - ⊙ - STUMP
 - ✱ - PINE
 - ✱ - BURN
 - ✱ - TREE
 - - TELEPHONE PEDestal
 - ⊙ - ROAD SURVEY CORNER
 - ⊙ - SET 1/2\"/>

BENCHMARKS
 BM 8800 - SET 800 BRIVE NORTH FACE OF POWER POLE, SE QUADRANT OF BLAIR TOWNHALL ROAD AND M-37. NAVD83 EL. 888.20

UTILITY NOTE
 The utility locations as shown are based on field observations and a careful review of municipal and utility company records. However, it is not possible to determine the precise location and depth of underground utilities without excavation. Therefore, we cannot guarantee the accuracy or completeness of the located utility information shown on this drawing. The contractor shall call "800 CALL" (1-800-482-7771 or 313) when doing working days prior to any excavation. The contractor is responsible for verifying these utility locations prior to construction and shall make every effort to protect and relocate them as required. The contractor shall notify the Engineer/Surveyor as soon as possible in the event of a discrepancy in field.

PARCEL DESCRIPTION
 (PER TAX DESCRIPTION)
 Commencing at the Northwest Section Corner, Section 21, T.28 N.-R.14 W., 8th Township, Grand Traverse County, Michigan, for the point of beginning; thence East, 656.82 feet; thence South, 482 feet thence West, 700.54 feet; thence 482 feet to the point of beginning.

BY	MARK	REVISIONS	DATE
<p>THE WORK REPRESENTED BY THIS DRAWING WAS PERFORMED BY THE ENGINEER FOR THIS SPECIFIC APPLICATION AND PROJECT LOCATION DESCRIBED HEREON IN ACCORDANCE WITH THE CONDITIONS PREVALENT AT THE TIME THE DESIGN WAS DONE. THE ENGINEER DOES NOT GUARANTEE AND WILL NOT BE LIABLE FOR ANY OTHER LOCATION, CHARACTER, DEPTH OR PURPOSE.</p>			
<p>GRAND TRAVERSE ENGINEERING, LLC 440 W. FRONT STREET TRAVERSE CITY, MI 49684</p>			
<p>EXISTING CONDITIONS BLAIR TOWNHALL ROAD AND M-37</p>			