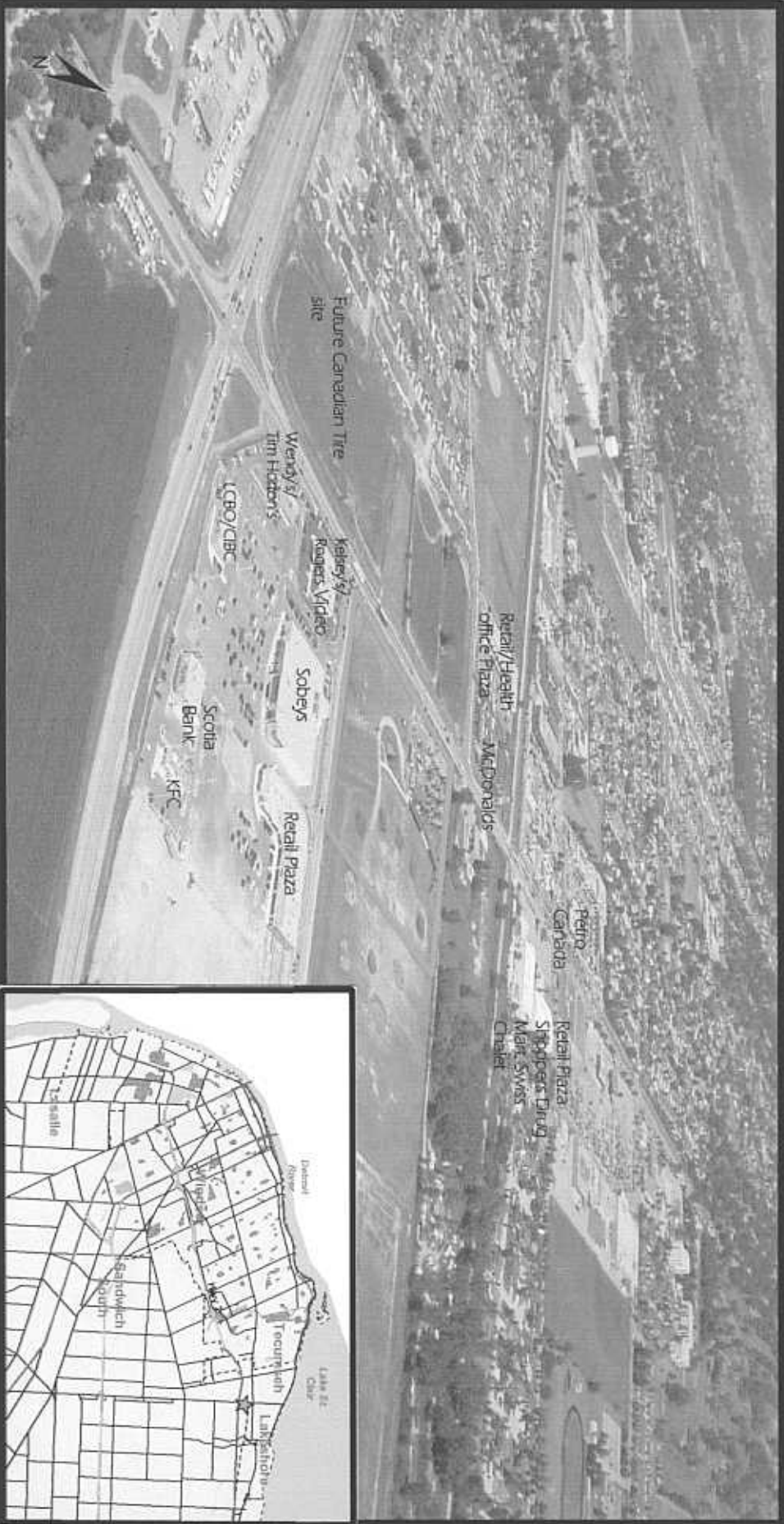


PRIME RETAIL OPPORTUNITY

8 ACRES, 85,000 SQ.FT. RETAIL SPACE

MUNICIPALITY OF TECUMSEH/LAKESHORE
NE of Highway 2 & Manning Rd



Highway 2
Manning Rd
30 acres
Commercial

SITE

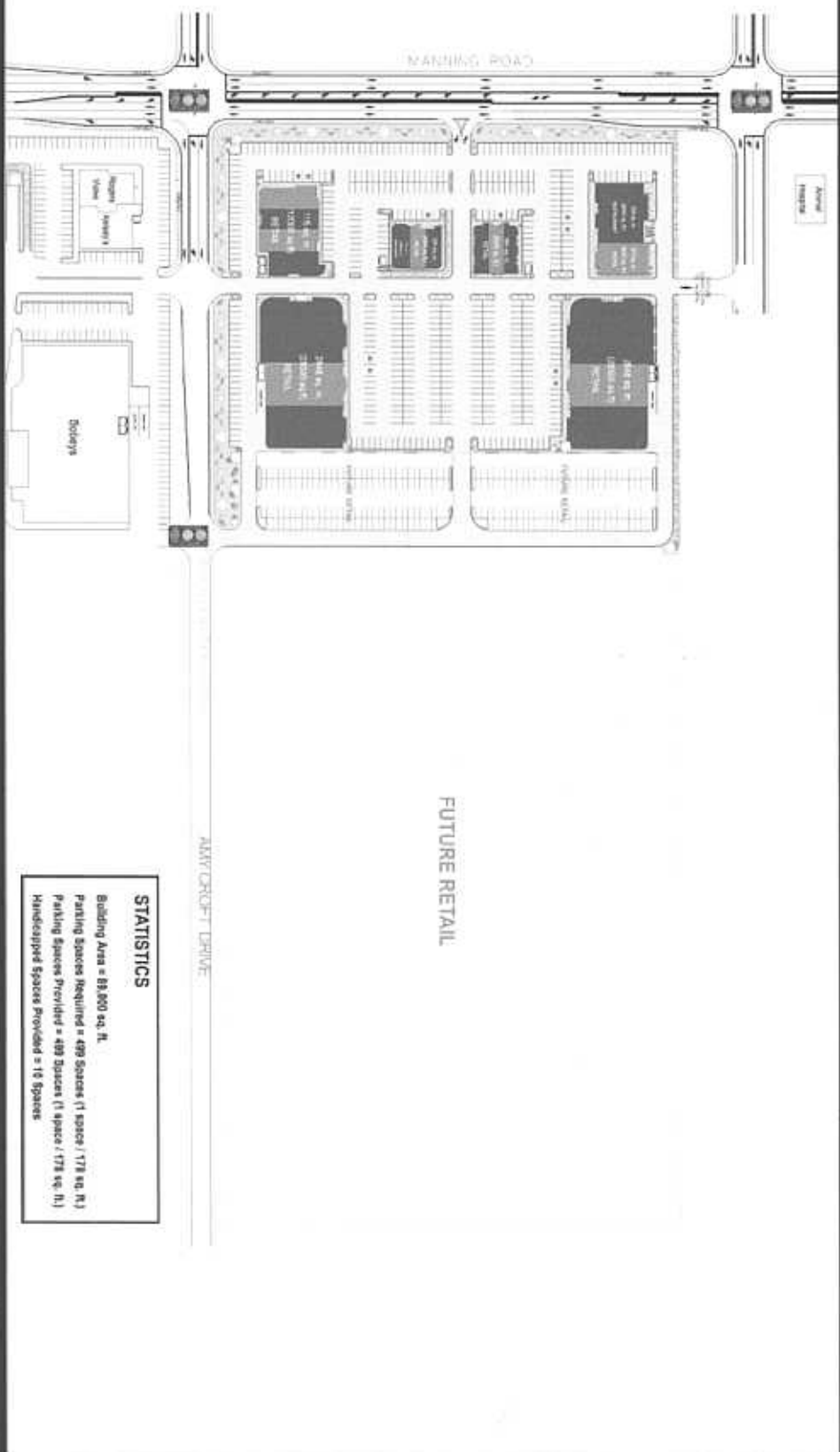
ROCK DEVELOPMENTS INC.

CONTACT: ROCCO TULLIO
13275 Tecumseh Rd E • Tecumseh, Ontario n8h 3t4 • Canada
phone:519 739-3900 • fax:519 735-0042 • email:rttully@msi.net

Data & Mapping prepared by **LINE SOURCE GROUP**
www.linegroup.ca

PRIME RETAIL OPPORTUNITY

8 ACRES, 85,000 SQ.FT. RETAIL SPACE
MUNICIPALITY OF TECUMSEH/LAKESHORE
NE of Highway 2 & Manning Rd



ROCK DEVELOPMENTS INC.

CONTACT: RDCCO TULLIO

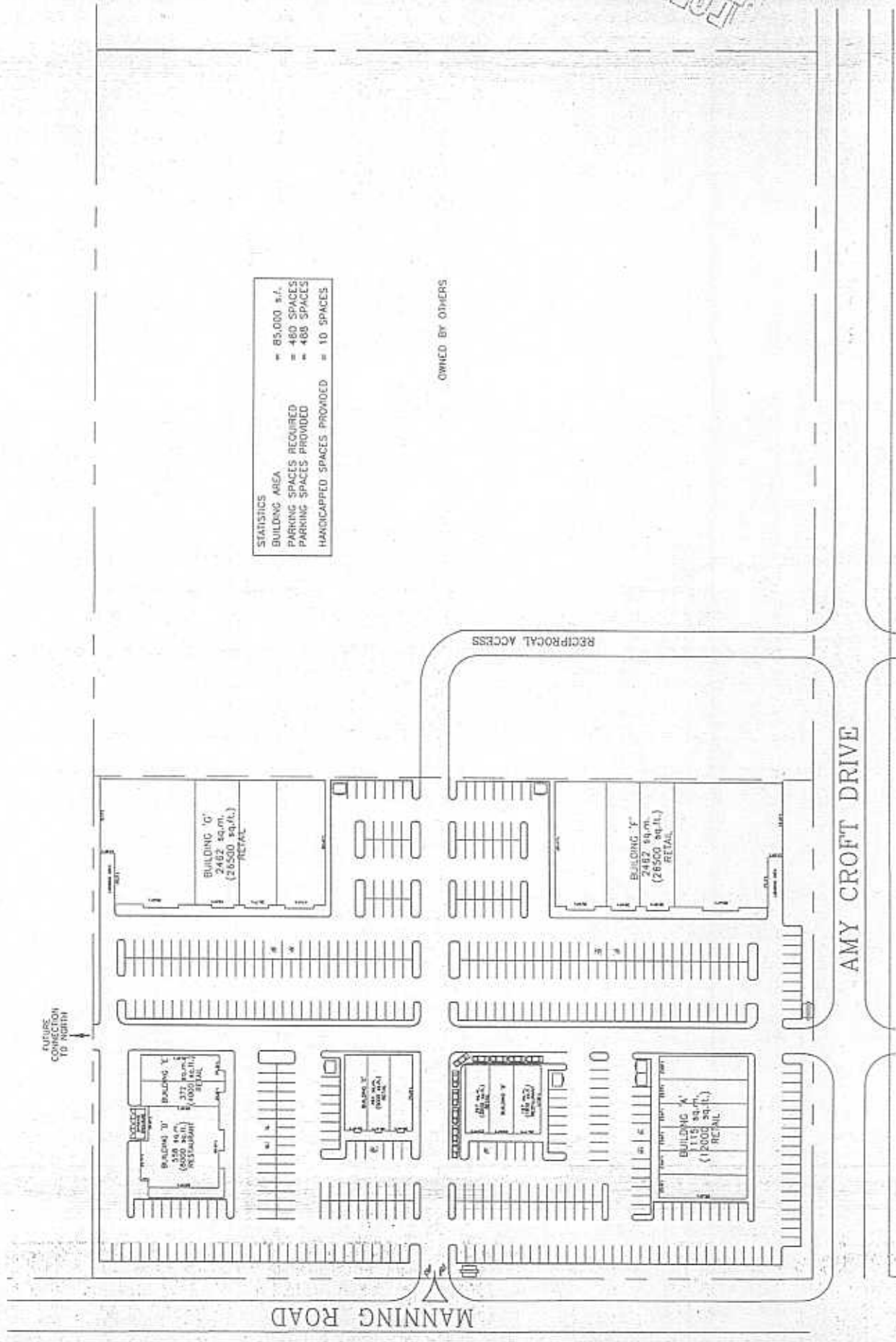
13275 Tecumseh Rd E • Tecumseh, Ontario n8n 3t4 • Canada
phone: 519 739-3900 • fax: 519 735-0042 • email: rdtully@rockdev.com

Data & Mapping prepared by **LOUESHORE GROUP**

www.loeshoregroup.ca

RECEIVED
 JUN 19 2005
 PROJECT

OPTION
 12



STATISTICS

BUILDING AREA	= 85,000 sq. ft.
PARKING SPACES REQUIRED	= 480 SPACES
PARKING SPACES PROVIDED	= 488 SPACES
HANDICAPPED SPACES PROVIDED	= 10 SPACES

OWNED BY OTHERS

MANNING ROAD

AMY CROFT DRIVE

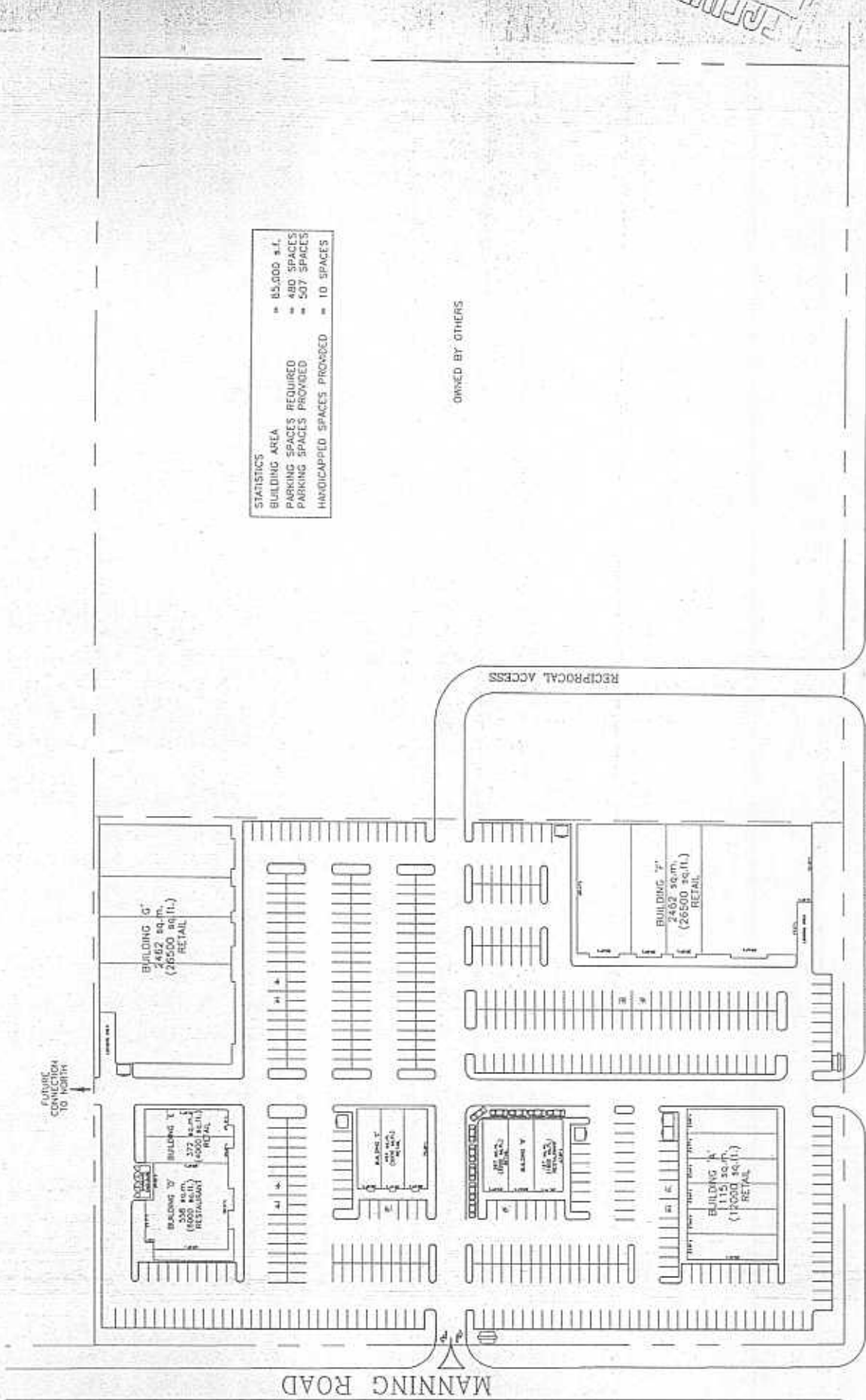
PPM/PA
 JAN 19 2005

OPTION
 13

STATISTICS

BUILDING AREA	= 85,000 s.f.
PARKING SPACES REQUIRED	= 480 SPACES
PARKING SPACES PROVIDED	= 537 SPACES
HANDICAPPED SPACES PROVIDED	= 10 SPACES

OWNED BY OTHERS



R. Lucente Engineering Inc.

From: "Larry Beaudoin" <lbeaudoin@tecumseh.ca>
To: <tbateman@countyofessex.on.ca>
Cc: <tmousseau@townoflakeshore.on.ca>; <rlucente@bellnet.ca>; "Brian Hillman" <bhillman@tecumseh.ca>; "Greg Keating" <gkeating@tecumseh.ca>
Sent: Thursday, February 03, 2005 5:46 AM
Attach: Full Package.pdf
Subject: FW: Proposed Manning Square Development (Rocco Tullio)

Tom,

I agree with Rocco. Let's make sure that we do this properly. I would suggest that Brian Hillman be kept informed of this in case there are planning issues that I may not have been made aware of yet.

Larry

From: R. Lucente Engineering Inc. [mailto:rlucente@bellnet.ca]
Sent: Wednesday, February 02, 2005 10:29 AM
To: Tom Bateman - Essex; Larry Beaudoin; Tim Mousseau - Lakeshore
Subject: Proposed Manning Square Development (Rocco Tullio)

Tom,

A traffic impact study should be undertaken. In the absence of such a study I would suggest there may be potential problems at the right-in/right-out entrance on CR19 (may require a deceleration lane and an extended median) and at the Amy Croft entrance (may require a left turn lane). The ability to construct the future exit/entrance to the suggested future extension of Lanoue should be secured(Town of Lakeshore should review and comment).

The proposed CR19 ROW widening should be obtain at this time from the proponent.
 At a meeting held on Fri. 21, 2005 at Dillon's office the possibility of extending the CR19 median islands across the front of the proposed CR19 entrance was discussed to ensure the right-in/right-out compliance.

As a preliminary comment, we would say the concept seems to be workable, however we would suggest that we seek input from both municipalities.

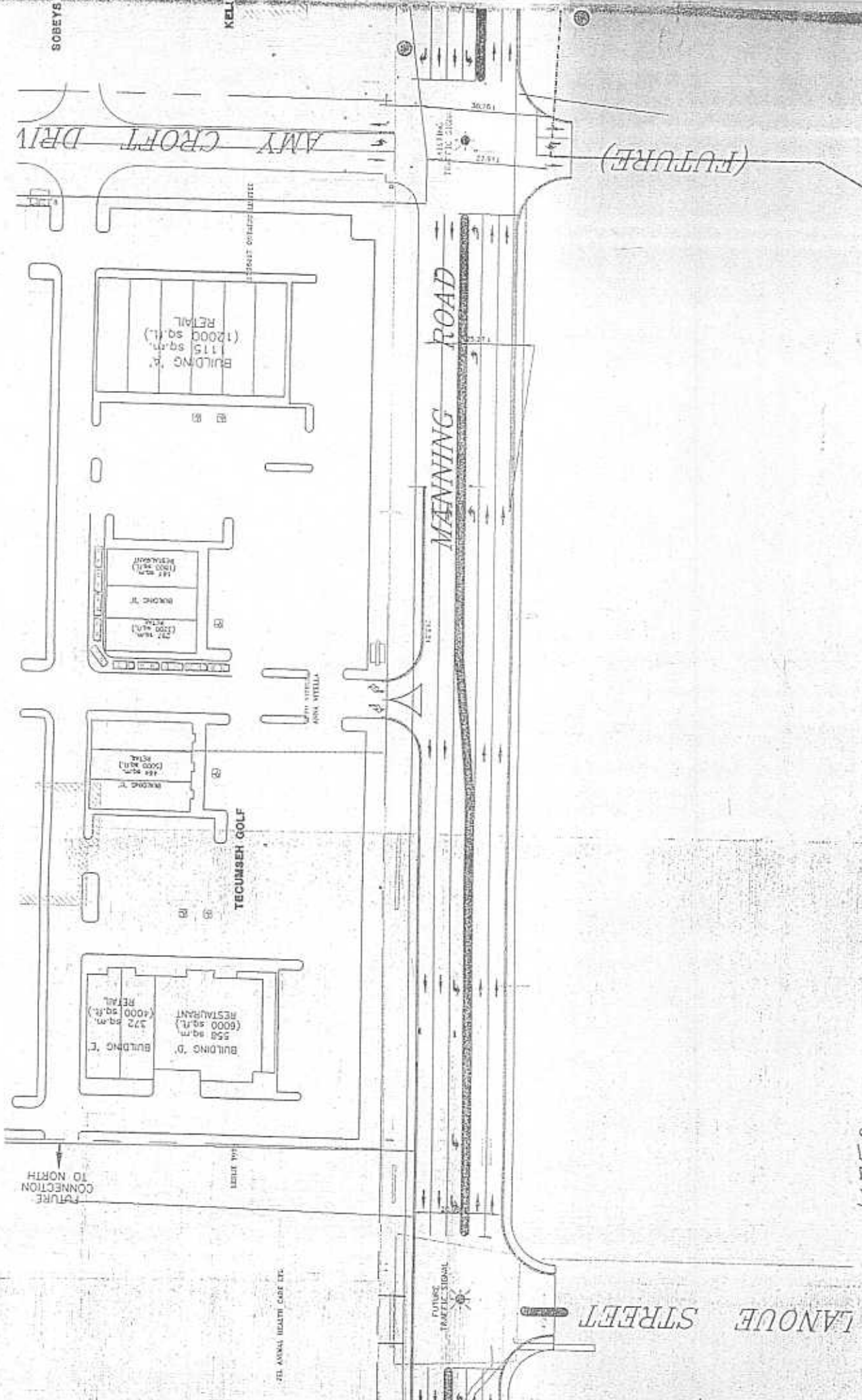
Regards,
 Rocco Lucente P.Eng.
 R. Lucente Engineering Inc.

— Original Message —

From: Rocco Tullio
To: 'Andy Adams'; 'Laurel-Ann Baker'; 'Andrew Mantha'; 'Buckingham Realty (Windsor) Ltd.'; blair@oberfeldsnowcap.com; bettyjacob@bellnet.ca; 'Chris Doulos'; 'Chris Chan'; 'Charlie Gleason'; cprince@townoflakeshore.on.ca; dgenik@choosewindsor.com; 'Ethier, Steve'; 'Eaton, Mark'; erosen@centrecorp.com; 'eric van'; 'Robert Fazekas'; 'Gerry Prendergast'; gsisson@sircorp.com; 'Jerry Haddad'; 'Luc Corneli'; 'O'Connell, Hugh @ Toronto North'; hreidel@windsorfamily.com; 'Jeri Brodie'; 'John McMahon'; jim@restopro.net; jrodger@golder.com; 'Karl Tanner'; 'Melanie Laforet'; 'Kurt Rainhard'; kbullock@cecentertainment.com; ludvik@jysk.ca; lawlor@aptea.com; 'Matt Johnson'; 'Michael Soleski'; 'O'Connell, Hugh @ Toronto North'; Paul.Sustronk@colliers.com; pedler@pedlerrealestate.com; rlucente@bellnet.ca; 'Robert Troup Jr.'; rwilliams@aw.ca; 'Robert Flagal'; 'Richard'; rhake@cecentertainment.com; sblack@extremepita.com; 'Buckingham Realty (Windsor) Ltd.'; twilliams@remaxcapital.com
Sent: Tuesday, February 01, 2005 6:19 PM
Subject: Full Package.pdf

here is the revised package for Manning Square. Please provide any comments you have. thank Rock

Phone 519-739-3900
 519-818-1662
 Fax 519 735-0042



1:750

SCALE

LANOUE STREET

8
NT



WEST OF PIKE CREEK

ESSEX COUNTY ROAD 22

R. LICENTE ENGINEERING INC.
CONSULTING ENGINEERS

SCALE: 1:8000
DATE: MAR 15, 2005

Aerial Photo Taken: 2004

PRINT SCALE 1:2000
OPTION 12

MANNING ROAD

AMY CROFT DRIVE

LEGEND
* EXISTING
* PROPOSED
* EXISTING DRIVE
* PROPOSED DRIVE

