

CHRIS L. MCKENNEY
KARL R. FRANKENA
ALLEN J. PHILBRICK
MICHAEL D. HIGHFIELD
BRUCE N. ELLIOTT
NEIL J. JULIAR
ROBERT M. BRIMACOMBE
ELIZABETH M. PETOSKEY
JAMES A. SCHRIEMER
BRADLEY J. McLAMPY
JOSEPH W. PHILLIPS
WILLIAM M. SWEET
DOUGLAS G. McCLURE
MARJORIE M. DIXON
THOMAS D. LUCZAK
DENNIS R. VALENTI
RICHARD P. PETERSON, II
W. DANIEL TROYKA
JOY M. GLOVICK
DAVID B. GUENTHER
ANDREW D. SUGERMAN

LAW OFFICES OF
CONLIN, MCKENNEY & PHILBRICK, P.C.
350 SOUTH MAIN STREET, SUITE 400
ANN ARBOR, MICHIGAN
48104-2131

CITY OF ANN ARBOR
CITY CLERK
REC'D
2011 APR 25 AM 10:36

EDWARD F. CONLIN (1902-1953)
JOHN W. CONLIN (1904-1972)
ALBERT J. PARKER (1901-1970)
PHILLIP J. BOWEN (1947-2007)

OF COUNSEL
JOHN W. CONLIN, JR.
J. MICHAEL GUENTHER

TELEPHONE
(734) 761-9000
TELECOPIER
(734) 761-9001

WWW.CMPLAW.COM

DIRECT E-MAIL ADDRESS
FRANKENA@CMPLAW.COM
DIRECT DIAL
(734) 997-2156

April 21, 2011

Ann Arbor City Clerk
Larcom City Hall
301 E. Huron Street
Ann Arbor, Michigan 48107

Re: Notice of Intent to Establish Condominium Project
115 W. Liberty Street

Dear Ann Arbor City Clerk:

Pursuant to Section 71 of the Michigan Condominium Act, enclosed please find State of Michigan form number CLS-101 which is being provided to you as required under the Act. By a copy of this letter, all of the other governmental bodies indicated below are receiving copies of this letter and the enclosure.

Very truly yours,

Karl R. Frankena

KRF/nap
Enclosure

cc: Washtenaw County Road Commission
Washtenaw County Water Resources Commissioner
Michigan Department of Environmental Quality
Michigan Department of Transportation

H:\KRF\115 W. LIBERTY STREET\CITY OF AA - NOTICE OF INTENT.WPD

This form is issued under authority of Section 71, Act 59 P.A. 1978, as amended. Filing of this form of notice is mandatory if you intend to establish a condominium. Failure to file notice is punishable under Sections 154, 155 and 157 of P.A. 59, as amended.

Form #CLS-101

NOTICE OF INTENT TO ESTABLISH CONDOMINIUM PROJECT

Under Act 1978 P.A. 59, as Amended, Section 71

"Sec. 71. Not less than 10 days before taking reservations under a preliminary reservation agreement for a unit in a condominium project, recording a master deed for a project, or beginning construction of a project which is intended to be a condominium project at the time construction is begun, whichever is earliest, a written notice of the proposed action shall be provided to each of the following:

- (a) The appropriate city, village, township, or county.
- (b) The appropriate county road commission and county drain commission.
- (c) The department of environmental quality.
- (d) The state transportation department."

1. Project Name: 115 W. Liberty Street

2. Maximum number of units proposed: three (3)

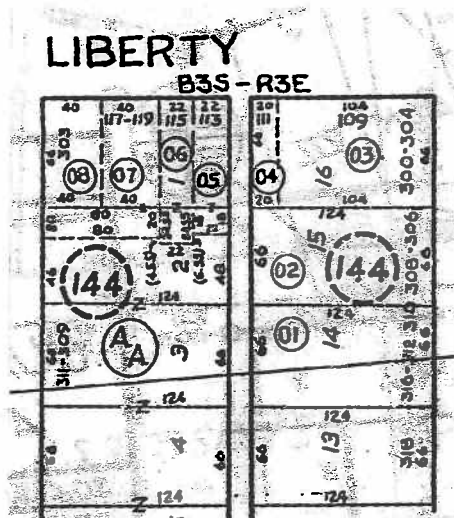
3. Name and Address of Developer:

Dotcom 115 LLC
944 N. Main Street
Ann Arbor, Michigan 48104

4. Name and Address of Condominium
Subdivision Plan Preparation Firm:

J. Bradley Moore & Associates
Architects, Inc.
4844 Jackson Road, #150
Ann Arbor, Michigan 48103

5. Provide a sketch or drawing showing the location of your project, and its proximity to floodplains of lakes, rivers, streams or drains. (Be sure to include the names of all streets which would aid someone who is not familiar with the area in locating the project.)



6. Provide Legal Description of Property:

Land located in the City of Ann Arbor, County of Washtenaw, State of Michigan, described as follows:

Parcel I: Commencing at a point 80 feet East of the Northwest corner of Lot 1 in Block 3 South, Range 3 East; thence running East on Liberty Street 22 feet; thence Southerly parallel with Ashley Street, so-called, formerly known as Second Street 86 feet; thence Westerly parallel with Liberty Street 22 feet; thence Northerly 86 feet to the Place of Beginning. Also all rights and interest in the party wall and other easements bounding on each side of this lot specified in two certain indentures, one between John Pfisterer and wife to Christian Walker and Catherine Walker dated April 12, 1886 and one between John Harrer and wife to John Pfisterer dated August 16, 1888, and recorded August 22, 1888, in Liber 118, Page 183, according to the recorded plat of the City of Ann Arbor, Washtenaw County, Michigan, subject to the rights of tenants according to the terms of the lease of the premises currently in effect.

Parcel II: Part of Lot 2, B3S, R3E, Original Plat of the Village (now City) of Ann Arbor, described as follows: From the North 20.00 feet to the North 26.55 feet of the West 22.00 feet of the 44.00 feet of Lot 2, B3S, R3E, Original Plat of the Village (now City) of Ann Arbor as recorded in Transcripts, Pages 152 and 153, Washtenaw County Records, Washtenaw County, Michigan.

7. State whether developer is a corporation, partnership, proprietorship or joint venture: limited liability company

State name and address of the principal corporate officer, general partner, or proprietor of the developer, responsible for the administration of this project:

Peter T. Allen
944 N. Main Street
Ann Arbor, Michigan 48104

8. Nature of the Project:

A. New Construction Conversion Rehabilitation

(For this purpose, "Rehabilitation" is defined as a project in which there is to be a substantial renovation of the structure for the purpose of adapting to other use.)

B. Type: Commercial (state expected use) office/commercial - 1 unit

Residential - 2 units Mobile Home Marina Resort

Campground Other (describe) _____

C. Proposed Amenities (describe):

NONE

D. Any time-share units in project? Yes No

9. Developer's interest in property? fee title owner

10. Construction information (give name and address):

General Contractor

Dotcom 115 LLC
944 N. Main Street
Ann Arbor, Michigan 48104

Construction plan prepared by

J. Bradley Moore & Associates
Architects, Inc.
4844 Jackson Road, #150
Ann Arbor, Michigan 48103

11. Location where architectural plans will be filed, pursuant to Section 73(4): City of Ann Arbor

12. Escrow Agency (name and address):

A. Deposit prior to conveyance (Section 83 and 84):

American Title Company of Washtenaw
3005 Boardwalk, Suite 202
Ann Arbor, Michigan 48108

B. Deposit after conveyance, if required (Section 103(b)):

N/A

Date: April 21, 2011

Dotcom 115 LLC, Developer

By: 
Karl R. Frankena, Attorney