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July 7, 2016

Via First Class Mail

Mr. Ben Carlisle
Interim Planning Manager
City of Ann Arbor Planning Commission
301 East Huron Street
Ann Arbor, MI 48107


Re: Notice of Intent to Establish Condominium Project in Ann Arbor, Michigan
Project Name: North Oaks

Dear Mr. Carlisle:

This notice of intent to establish a condominium project is being provided to you in accordance with state law, MCL 559.171. Please see the enclosed document for specifics. If you have any questions or concerns, or believe this notice has reached you in error, please contact the undersigned.

Thank you for your time and attention.

Very truly yours,
MAKOWER ABBATE GUERRA
WEGNER VOLLMER PLLC


Stephen M. Guerra

Enc.

2016 JUL 18 PM 1:22
CITY OF ANN ARBOR
CITY CLERK
REC'D

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: **North Oaks**
2. Maximum number of units proposed: **472**
3. Name and Address of Developer: **Toll MI VI Limited Partnership
28004 Center Oak Court, Suite 200
Wixom, MI 48393**
4. Name and Address of Condominium Subdivision Plan Preparation Firm:
Atwell, LLC, 311 N. Main Street, Ann Arbor, MI 48104
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.)
SEE ATTACHED EXHIBIT A
6. Provide Legal Description of Property:
SEE ATTACHED EXHIBIT B
7. State whether Developer is a corporation, partnership, proprietorship or joint venture:
Toll MI VI Limited Partnership

State name and address of the principal corporate officer, general partner, or proprietor of the Developer, responsible for the administration of this project:
**Jeff Brainard
28004 Center Oak Court, Suite 200
Wixom, MI 48393**
8. Nature of the Project:
A. New Construction **XX** Conversion _____ Rehabilitation _____

B. Type: **Residential**

C. Proposed Amenities (describe): **Clubhouse, swimming pool and playscape**

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

9. Construction information (give name and address):

General Contractor:
-NONE-
Developer will build

Construction plan prepared by:
Atwell, LLC
311 N. Main Street
Ann Arbor, MI 48104

10. Location where architectural plans will be filed, pursuant to Section 73(4):

City of Ann Arbor Building Department

11. Escrow Agency (name and address):

Westminster Title Company
39500 High Point Blvd, Suite 160
Novi, MI 48375

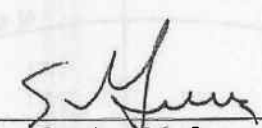
A. Deposit prior to conveyance (Section 83 and 84):

Westminster Title Company
39500 High Point Blvd, Suite 160
Novi, MI 48375

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

Westminster Title Company
39500 High Point Blvd, Suite 160
Novi, MI 48375

Date: July 6, 2016


By: Stephen M. Guerra
Its: Attorney in Fact

LOCATION MAP
SHEET NO. 1042E

Exhibit B

Legal Description (Including Proposed Future Development Areas)

Land in the Township of Ann Arbor, County of Washtenaw, Michigan, described as:

Parcel 1

The West 1/2 of the Southeast 1/4, Section 10, except that part which lies Northerly of the Southerly right of way line of Highway U.S. 23. Also, except the East 50 feet of the South 400 feet of the North 1,000 feet. Also except the East 100 feet of the North 600 feet thereof, being a part of Section 10, Town 2 South, Range 6 East, Township of Ann Arbor, County of Washtenaw, State of Michigan.
Property Address: V/L Dhu Varren, Ann Arbor, MI 48105

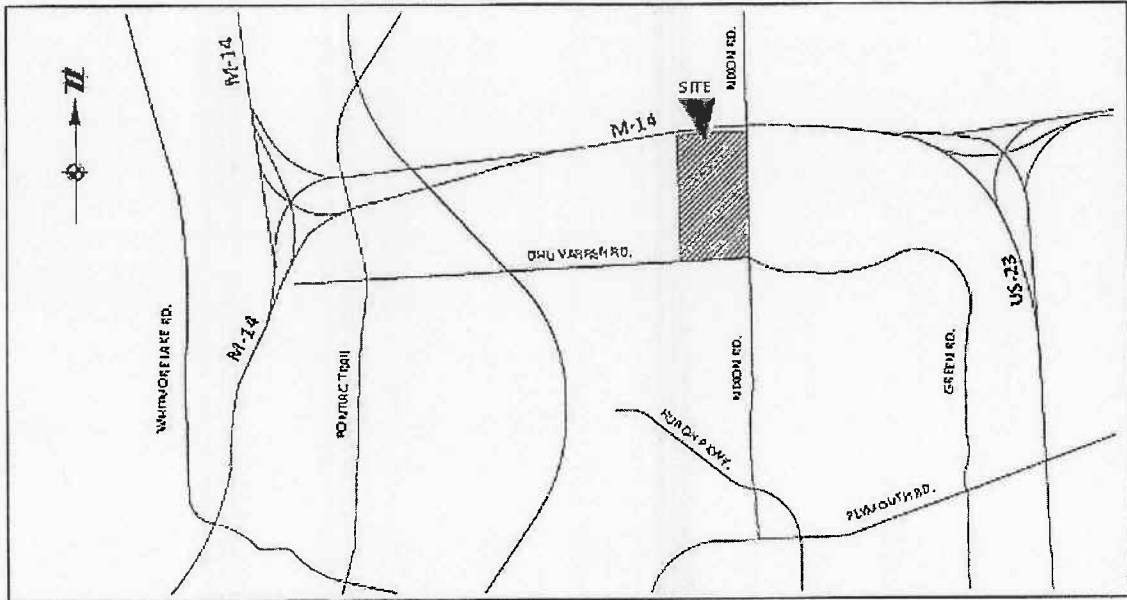
Parcel 2

The Northwest 1/4 of the Northeast 1/4 of Section 15, Town 2 South, Range 6 East, Township of Ann Arbor, County of Washtenaw, State of Michigan.
Property Address: V/L Dhu Varren, Ann Arbor, MI 48105

Exhibit A

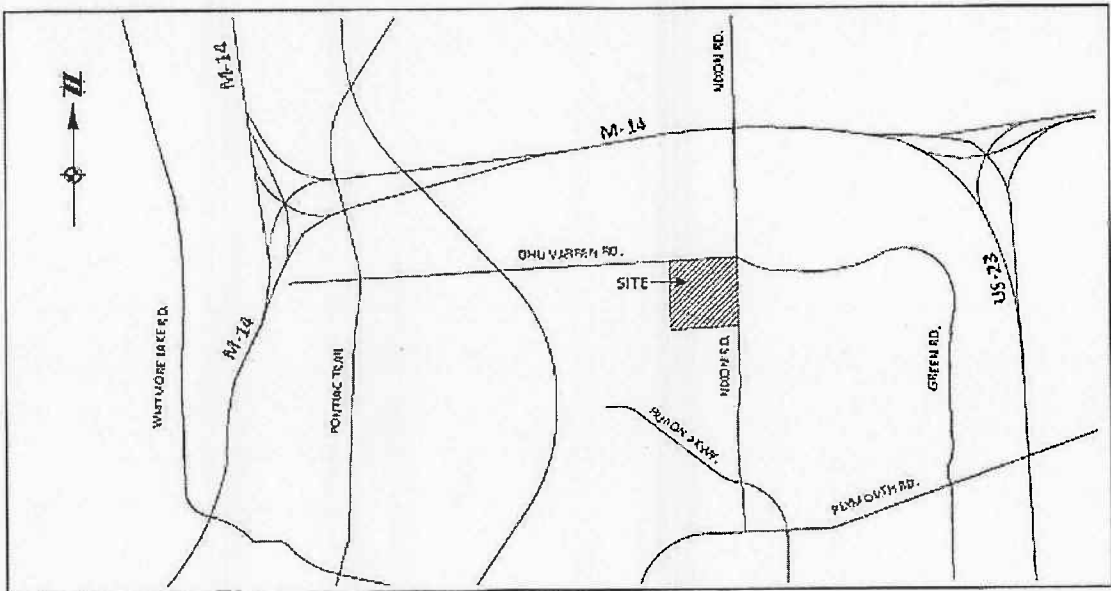
Project Location Sketch

Parcel 1



LOCATION MAP
NOT TO SCALE

Parcel 2



LOCATION MAP
NOT TO SCALE