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July 30, 2009

Ann Arbor City Clerk  
Ann Arbor City Hall  
100 N. Fifth Avenue  
Ann Arbor, Michigan 48104

Re: Notice of Intent to Establish Condominium Project  
116 West Liberty

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 Drain Commissioner  
Michigan Department of Environmental Quality  
Michigan Department of Transportation  
G + B Projects LLC (via email)

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2009 JUL 32 PM 12:04  
CITY OF ANN ARBOR  
CITY CLERK  
RFB/D

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: 116 West Liberty

2. Maximum number of units proposed: two (2)

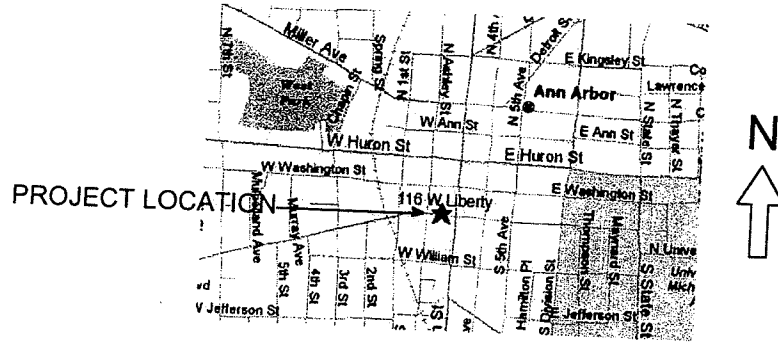
3. Name and Address of Developer:

G + B Projects LLC  
116 W. Liberty Street, Suite 2  
Ann Arbor, Michigan 48104

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

G + B Projects LLC  
116 W. Liberty Street, Suite 2  
Ann Arbor, Michigan 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.)



116 West Liberty  
Ann Arbor MI 48104

6. Provide Legal Description of Property:

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

Commencing on the South line of Lot 4 at a point 40 feet west of the Southeast corner thereof; thence west along the North line of Liberty Street 20 feet; thence north parallel with the line of said lots 88 feet; thence east parallel with Liberty Street 20 feet; thence south 88 feet to the Place of Beginning, together with the right of way of a private alley, said alley being 9 feet in width of the north end of the south 22 feet of Lot 3 in said block, and running from South Ashley Street on the west to a public alley on the east and extending across the entire length of said Lot 3, all being a part of Lots 3 and 4 Block 2 South of Huron Street, Range 3 East in the original plat of the City of Ann Arbor, Washtenaw County, Michigan.

7. State whether developer is a corporation, partnership, proprietorship or joint venture: Michigan 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:

Danelle Guthrie-Buresh, Member  
116 W. Liberty Street, Suite 2  
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 1 unit (state expected use) restaurant

Residential 1 unit 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

G + B Projects LLC  
116 W. Liberty Street, Suite 2  
Ann Arbor, Michigan 48104

Construction plan prepared by

G + B Projects LLC  
116 W. Liberty Street, Suite 2  
Ann Arbor, Michigan 48104

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):

Liberty Title Agency, Inc.  
111 N. Main Street  
Ann Arbor, Michigan 48104

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

Liberty Title Agency, Inc.  
111 N. Main Street  
Ann Arbor, Michigan 48104

Date: July 30, 2009

G + B Projects LLC

By: 

Karl R. Frankena

Its: Authorized Agent

**MUST BE SIGNED BY OFFICER, PARTNER, OR  
PROPRIETOR**