

EDWIN L. PEAR
LAWRENCE W. SPERLING¹
ANDREW M. EGGAN
THOMAS E. DANIELS
DAVID E. KEMPNER
JAMES B. NELSON
JEROLD LAX
HARVEY I. WAX
WENDY S. ALTON
MARK W. NELSON*
JEREMY C. KENNEDY
STEVEN P. TRAMONTIN
MARTIN J. BODNAR
SCOTT E. MUNZEL

PEAR SPERLING EGGAN & DANIELS, P.C.
24 FRANK LLOYD WRIGHT DRIVE
SUITE D-2000
ANN ARBOR, MICHIGAN 48105

(734) 665-4441 TEL
(734) 665-8788 FAX
www.psedlaw.com

YPSILANTI OFFICE
2164 BELLEVUE
YPSILANTI, MICHIGAN 48197
(734) 483-7177 TEL
(734) 483-1322 FAX

¹ ADMITTED TO PRACTICE IN FLORIDA
* OF COUNSEL

March 25, 2017

City of Ann Arbor
City Clerk's Office
301 E. Huron Street
Ann Arbor, MI 48104

Michigan Department of
Environmental Quality
On-Site Wastewater Unit
Water Bureau
PO Box 30273
Lansing, MI 48909

Washtenaw County Administrator
220 N. Main Street
Ann Arbor, MI 48104

Michigan Department of
Environmental Quality
On-Site Wastewater Unit
Water Bureau
525 W. Allegan Street
Lansing, MI 48933

Washtenaw County Road Commission
555 N. Zeeb Road
Ann Arbor, MI 48103

Washtenaw County Water Resources
Commissioner
705 N. Zeeb Road
Ann Arbor, MI 48103

Michigan Department of Transportation
425 W. Ottawa Street
Lansing, MI 48933

Re: Notice of Intent to Establish Condominium Project- 1601 Leaird Street, Ann Arbor

Dear Sir or Madam:

Enclosed is a Notice of Intent to Establish Condominium Project, as required by the Michigan Condominium Act, for a two unit condominium to be located at 1601 Leaird Street, Ann Arbor. The units in the condominium will be connected to the existing water and sewer facilities located in the adjacent public right of way. Please contact me if you have any questions.

Sincerely,

Scott E. Munzel

Enclosure

2017 MAR 30 AM 10:03

CITY OF ANN ARBOR
CITY CLERK
REC'D



MICHIGAN DEPARTMENT OF ENVIRONMENTAL QUALITY
OFFICE OF DRINKING WATER AND MUNICIPAL ASSISTANCE

NOTICE OF INTENT TO ESTABLISH CONDOMINIUM PROJECT

Issued under authority of Public Act 59 of 1978, 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 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 commissioner.
(c) The department of environmental quality.
(d) The state transportation department."

The following request for information is intended to facilitate developer notification of proposed action to the Michigan Department of Environmental Quality. The completed form should be returned to:

Environmental Health Programs Unit
Attn: Onsite Wastewater Program
Office of Drinking Water and Municipal Assistance
Michigan Department of Environmental Quality
P.O. Box 30241
Lansing, Michigan 48909-7741

1. Project name: Broadway Heights Condominium County: Washtenaw

2. [X] New construction and/or [] Conversion

3. The number of units: 2

4. Name and address of developer:
Modan Inc., 5124 Pontiac Trail, Ann Arbor, MI 48104
Modan Inc., 5124 Pontiac Trail, Ann Arbor, MI 48104
Modan Inc., 5124 Pontiac Trail, Ann Arbor, MI 48104

5. Name and address of firm preparing the condominium subdivision plan:
Washtenaw Engineering, 3526 W. Liberty Road, Suite 400, Ann Arbor, MI 48103
Washtenaw Engineering, 3526 W. Liberty Road, Suite 400, Ann Arbor, MI 48103
Washtenaw Engineering, 3526 W. Liberty Road, Suite 400, Ann Arbor, MI 48103

6. Legal description of property:
See Attachment
See Attachment
See Attachment

- 7. Water systems:
A. The owner/ developer will construct a public water system to serve this project? Yes [] No [X]
B. If yes, will the water system serve more than 25 people or have more than 15 service connections? Yes [] No []
C. If yes, has the owner/developer obtained the necessary construction permit from the Department of Environmental Quality? Yes [] No [] Permit Number W_____
D. This project will connect to an existing water main that is part of a municipal water system and no new water main extension is required. Yes [X] No [] Governmental Entity City of Ann Arbor
E. Is an extension of an existing municipal water system needed to serve the project? Yes [] No [X]
F. If yes, has the municipality obtained a construction permit from the Department of Environmental Quality? Yes [] No [] Permit Number W_____

8. Individual onsite sewage disposal systems and/or individual wells:

In accordance with Section 71(a) of the Condominium Act, if public water and public sewers are not available and it is intended that the project will be served by individual onsite sewage disposal systems and/or individual wells, the developer shall submit three copies of the condominium subdivision plan to the Department of Environmental Quality or local health department that elects to maintain jurisdiction.

A. Project is intended to be served by individual onsite sewage disposal systems for each unit?

Yes No

If yes, has the local health department completed their review of the project?

Yes No

B. Project is intended to be served by individual wells for each unit?

Yes No

If yes, has the local health department completed their review of the project?

Yes No

C. The required plans will be filed with:

The Department of Environmental Quality

Date plans will be filed: _____

Local Health Department

Name of Local Health Department: _____

Date plans will be filed: _____

Dated: March 25, 2017 By: _____


(signature)

Scott E. Munzel (attorney for Developer)

(printed name and title)

Attachment to Notice of Intent to Establish Condominium Project

“Broadway Heights Condominium”

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

COMMENCING AT THE MONUMENT AT THE INTERSECTION OF THE CENTERLINE OF BROADWAY WITH THE EAST AND WEST ¼ LINE OF SECTION 21, TOWN 2 SOUTH, RANGE 6 EAST, ANN ARBOR TOWNSHIP; THENCE WESTERLY ALONG SAID ¼ LINE, 63.31 FEET TO THE NORTHWESTERLY LINE OF BROADWAY FOR A PLACE OF BEGINNING; THENCE NORTHWESTERLY AT RIGHT ANGLES TO BROADWAY 132.00 FEET; THENCE DEFLECTING 90 DEGREES 00 MINUTES 00 SECONDS TO THE RIGHT AND PARALLEL TO BROADWAY, 80.00 FEET TO THE SOUTHWESTERLY LINE OF LEAIRD DRIVE; THENCE DEFLECTING 90 DEGREES 00 MINUTES 00 SECONDS TO THE RIGHT 132.00 FEET TO THE NORTHWESTERLY LINE OF BROADWAY; THENCE SOUTHWESTERLY IN THE NORTHWESTERLY LINE OF BROADWAY, 80.00 FEET TO THE PLACE OF BEGINNING, BEING A PART OF THE NORTHEAST ¼ OF SECTION 21, TOWN 2 SOUTH, RANGE 6 EAST, CITY OF ANN ARBOR, MICHIGAN.

Also known as:

A PARCEL OF LAND BEING PART OF THE EAST ½ OF SECTION 21, TOWN 2 SOUTH, RANGE 6 EAST, ANN ARBOR TOWNSHIP (NOW THE CITY OF ANN ARBOR), WASHTENAW COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS COMMENCING FROM THE EAST ¼ CORNER OF SAID SECTION 21; THENCE DUE WEST 1855.06 FEET TO A POINT ON THE CENTERLINE OF BROADWAY STREET (66.00 FEET WIDE) AS MONUMENTED; THENCE SOUTH 55 DEGREES 08 MINUTES 50 SECONDS WEST 176.32 FEET ALONG SAID CENTERLINE TO THE INTERSECTION OF SAID CENTERLINE WITH THE SOUTHWESTERLY RIGHT OF WAY LINE OF LEAIRD DRIVE (66.00 FEET WIDE) AS MONUMENTED AND EXTENDED SOUTH; THENCE NORTH 34 DEGREES 51 MINUTES 10 SECONDS WEST 33.00 FEET PERPENDICULAR TO THE CENTERLINE OF SAID BROADWAY STREET ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE OF LEAIRD DRIVE AS EXTENDED TO THE NORTHWESTERLY RIGHT OF WAY LINE OF SAID BROADWAY STREET SAID POINT BEING THE POINT OF BEGINNING; THENCE SOUTH 55 DEGREES 08 MINUTES 50 WEST 80.00 FEET ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE; THENCE NORTH 34 DEGREES 51 MINUTES 10 SECONDS WEST 132.00 FEET PERPENDICULAR TO SAID BROADWAY STREET; THENCE NORTH 55 DEGREES 08 MINUTES 50 SECONDS EAST 80.00 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF SAID LEAIRD DRIVE; THENCE SOUTH 34 DEGREES 51 MINUTES 10 SECONDS EAST 132.00 FEET ALONG SAID LEAIRD STREET PERPENDICULAR TO SAID BROADWAY STREET TO THE POINT OF BEGINNING. SUBJECT TO ANY AND ALL EASEMENTS OR RIGHT OF WAYS OF RECORD IF ANY.

Commonly known as 1601 Leaird Street, Ann Arbor, MI
Tax Parcel ID No. 09-09-21-102-011