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November 7, 2012

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

CITY OF ANN ARBOR
CITY CLERK

NOV 13 2012

RE: Notice of Intent to Establish Condominium Project
312-314-316 S. Main Street

TIME: _____

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:smt

Enclosure

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

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: 312-314-316 S. Main Street

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

3. Name and Address of Developer:

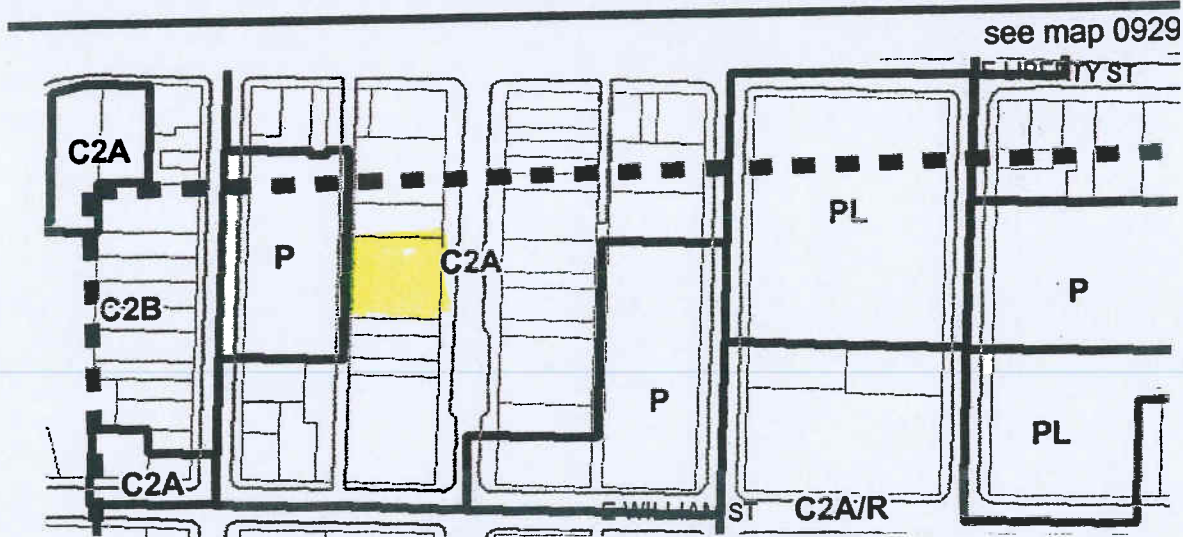
312 SMS, L.L.C.
19727 Allen Road, Suite 11
Brownstown, Michigan 48183

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

Washtenaw Engineering Company
P.O. Box 1128
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.)

Ann Arbor City



6. Provide Legal Description of Property:

Property located in the City of Ann Arbor, Washtenaw County, Michigan:

Commencing at the Southeast corner of Lot 14, B3S, R3E, in the Original Plat of the Village of Ann Arbor as recorded in Transcripts, Page 153, Washtenaw County Records; thence North 2.20 feet along the West line of Main Street, being the East line of said Lot 14 for a Place of Beginning; thence Westerly deflecting $89^{\circ}47'30''$ to the left 124.03 feet along the centerline of a masonry wall to a point on the West line of said lot being 2.36 feet North of the Southwest corner of said lot; thence North deflecting $89^{\circ}47'30''$ to the right 62.92 feet along the West line of said lot to a point on the North line of said lot being 1.03 feet South of the Northwest corner of said lot; thence Easterly deflecting $90^{\circ}04'45''$ to the right 124.03 feet along the centerline of a masonry wall to a point on the East line of said lot being 0.83 feet South of the Northeast corner of said lot; thence South deflecting $89^{\circ}55'18''$ to the right 63.20 feet along the East line of said lot to the Place of Beginning, being part of said Lot 14.

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:

Reza Rahmani
19727 Allen Road, Suite 11
Brownstown, Michigan 48183

8. Nature of the Project:

A. New Construction _____ Conversion X 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 X
(state expected use) Entertainment and Restaurant

Residential _____ Mobile Home _____ Marina _____ Resort _____

Campground _____ Other (describe) _____

C. Proposed Amenities (describe): None

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

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

10. Construction information (give name and address):

General Contractor

312 SMS, L.L.C.
19727 Allen Road, Suite 11
Brownstown, Michigan 48183

Construction plan prepared by

Washtenaw Engineering Company
P.O. Box 1128
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):

Absolute Title, Inc.
2875 W. Liberty Road
Ann Arbor, Michigan 48103


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

Absolute Title, Inc.
2875 W. Liberty Road
Ann Arbor, Michigan 48103

Date: November 1, 2012

312 SMS, L.L.C.

By:



Karl R. Frankena, Attorney