

LAW OFFICES OF

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**ANN ARBOR, MICHIGAN**  
**48104-2131**

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September 22, 2016

2016 SEP 27 PM 12:54  
CITY OF ANN ARBOR  
CITY CLERK  
REC'D

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

Re: Notice of Intent to Establish Condominium Project  
613-615 Felch 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

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: 613-615 Felch Street

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

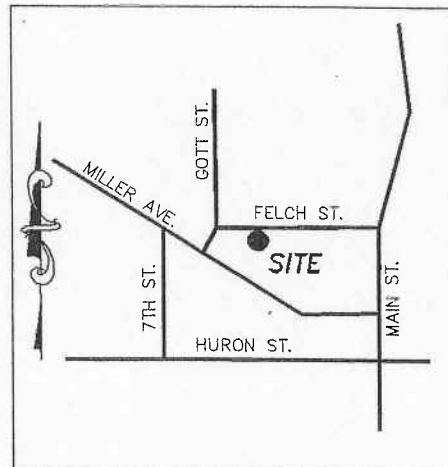
3. Name and Address of Developer:

Battersea Investments LLC  
202 E. Washington, Suite 310  
Ann Arbor, MI 48104

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

Alpine Engineering, Inc.  
46892 West Road, Suite 109  
Novi, MI 48377

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.)



**LOCATION MAP**  
NOT TO SCALE

6. Provide Legal Description of Property:

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

Lots 6 and 7, Assessor's Plat No. 19 in the City of Ann Arbor, Washtenaw County, Michigan, according to the Plat thereof as recorded in Liber 9 of Plats, page 3, Washtenaw County Records, Excepting therefrom the following described property: Commencing at the intersection of the S line of Felch Street with the Easterly line of Assessor's Plat No. 19 as recorded in Liber 9 of Plats, page 3, Washtenaw County Records, Washtenaw County Michigan, thence S 89° 42' 30" W 136.01 feet along the S line of Felch Street for a Place of Beginning; thence S 5° 26' W 63.0 feet; thence S 17° 58' W 127.70 feet; thence N 58° 38' W 34.80 feet along the line between Lots 7 and 10 of said Plat; thence N 29° 22' E 34.42 feet along the line between said Lots 7 and 9 of said Plat; thence N 43° 08' W 20.42 feet along the line between said Lots 7 and 9; thence N 18° 48' 30" E 63.20 feet along the Westerly line of said Lot 7; thence N 3° 40' E 61.40 feet along the Westerly line of said Lot 7; thence N 89° 42' 30" E 48.0 feet along the South line of Felch Street to the Place of Beginning, Also Excepting a parcel described as: Commencing at the intersection of the South line of Felch Street with the Easterly line of Assessor's Plat No. 19, as recorded in Liber 9 of Plats, page 3, Washtenaw County Records; thence S 89° 42' 30" W 117.39 feet along the South line of Felch Street for a Place of Beginning; thence S 29° 18' 30" W 45.77 feet along the Westerly line of Lot 5 and said Plat; thence N 5° 26' E 40.0 feet; thence N 89° 42' 30" E 18.62 feet along the South line of Felch Street to the Place of Beginning, being a part of Lot 7 of Assessors' Plat No. 19 in the City of Ann Arbor.

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:

Honor Smith Belew, Member  
202 E. Washington, Suite 310  
Ann Arbor, MI 48104

8. Nature of the Project:

A. New Construction \_\_\_\_\_ Conversion \_\_\_\_\_ Rehabilitation  X

(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) \_\_\_\_\_

Residential  X  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:

Battersea Investments LLC  
202 E. Washington, Suite 310  
Ann Arbor, MI 48104

Construction plan prepared by:

Alpine Engineering, Inc.  
46892 West Road, Suite 109  
Novi, MI 48377

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, MI 48104


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

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

Date: September 22, 2016

BATTERSEA INVESTMENTS LLC, Developer

By:

  
\_\_\_\_\_  
Karl R. Frankena, Attorney