

HONIGMAN

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Via FedEx

April 23, 2014

Jacqueline Beaudry, City Clerk
City of Ann Arbor
Larcom City Hall, Second Floor
301 E. Huron Street
Ann Arbor, Michigan 48104

**Re: Proposed Business Condominium
Tice Family, L.L.C., a Michigan limited liability company
618-624 Church Street Condominium
City of Ann Arbor, Washtenaw County, Michigan**

Dear Ms. Beaudry:

As required by Section 71 of the Condominium Act (MCL 559.171), notice is given that Tice Family, L.L.C. and/or its successors and assigns proposes to develop a two (2) unit business condominium in the City of Ann Arbor, Washtenaw County, Michigan upon land described on the attached legal description.

If you require further information about this matter, please direct written inquiries to the undersigned.

Very truly yours,

HONIGMAN MILLER SCHWARTZ AND COHN LLP



Thomas W. Forster II

enclosure

LEGAL DESCRIPTION

The land which comprises the Condominium established by this Master Deed is a parcel of land in the City of Ann Arbor, Washtenaw County, Michigan described as follows:

Part 1:

Parcel A:

DESCRIPTION OF A 0.209 ACRE PARCEL OF LAND BEING PART OF LOT 2 AND LOT 3, BLOCK 1, OF R.S. SMITH'S SECOND ADDITION TO THE CITY OF ANN ARBOR, RECORDED IN LIBER 48 OF DEEDS, PAGE 40, WASHTENAW COUNTY RECORDS, WASHTENAW COUNTY, MICHIGAN, EXCLUDING THE AIR PARCEL BEING WITHIN THE HORIZONTAL AND VERTICAL LIMITS DESCRIBED IN PARCEL C BELOW

Commencing at the Southeast corner of Lot 2, Block 1, of R.S. Smith's Second Addition to the City of Ann Arbor, recorded in Liber 48 of Deeds, Page 40, Washtenaw County Records, Washtenaw County, Michigan; thence S00°00'00"E 0.63 feet along the East line of Lot 3, Block 1, of R.S. Smith's Second Addition to the City of Ann Arbor, Recorded in Liber 48 of deeds, Page 40, Washtenaw County Records, Washtenaw County, Michigan for a PLACE OF BEGINNING; thence S89°48'30"W 9.50 feet; thence S00°00'00"E 2.83 feet parallel with the East Line of said Lot 3; thence the following three (3) courses along the South face of an existing building: S89°48'30"W 3.49 feet, N00°11'30"W 0.33 feet, and S89°48'30"W 119.01 feet; thence N00°00'00"W 69.35 feet parallel with the East Line of said Lot 3 and the East line of said Lot 2; thence N89°54'22"E (recorded as East) 132.00 feet along the North line of said Lot 2; thence S00°00'00"E 66.63 feet along the East Line of said Lot 2 to the Place of Beginning, being a part of Lot 2 and Lot 3 of said R.S. Smith's Second Addition to the City of Ann Arbor, and containing 0.209 acres of land, more or less, and being subject to easements, conditions, restrictions and exceptions of record, if any.

Parcel B:

DESCRIPTION OF A 0.134 ACRE PARCEL OF LAND BEING PART OF LOT 3, BLOCK 1, OF R.S. SMITH'S SECOND ADDITION TO THE CITY OF ANN ARBOR, RECORDED IN LIBER 48 OF DEEDS, PAGE 40, WASHTENAW COUNTY RECORDS, WASHTENAW COUNTY, MICHIGAN

Commencing at the Southeast corner of Lot 2, Block 1, of R.S. Smith's Second Addition to the City of Ann Arbor, recorded in Liber 48 of Deeds, Page 40, Washtenaw County Records, Washtenaw County, Michigan; thence S00°00'00"E 0.63 feet along the East line of Lot 3, Block 1, of R.S. Smith's Second Addition to the City of Ann Arbor, Recorded in Liber 48 of deeds, Page 40, Washtenaw County Records, Washtenaw County, Michigan and the West line of Church Street (66 Feet Wide) for a PLACE OF BEGINNING; thence continuing S00°00'00"E 53.22 feet along the East line of said Lot 3 and the West line of said Church Street; thence N89°59'09"W (recorded as West) 76.00 feet; thence N00°00'00"W 14.81 feet (recorded as 15.00 feet) parallel with the East Line of said Lot 3; thence N89°59'09"W 56.00 feet (recorded as West 56.30 feet); thence N00°00'00"W 35.44 feet parallel with the East Line of said Lot 3; thence the following three (3) courses along the South face of an existing building: N89°48'30"E 119.01 feet, S00°11'30"E 0.33 feet, and N89°48'30"E 3.49 feet; thence N00°00'00"W 2.83 feet parallel with the East Line of said Lot 3; thence N89°48'30"E 9.50 feet to the Place of Beginning, being a part said Lot 3 of said R.S. Smith's Second Addition to the City of Ann Arbor and containing 0.134 acres of land, more or less, and being subject to easements, conditions, restrictions and exceptions of record, if any.

Parcel C:

DESCRIPTION OF A PARCEL OF AIR EXTENDING ABOVE A PARCEL OF LAND BEING A PART OF LOT 2 AND LOT 3, BLOCK 1, OF R.S. SMITH'S SECOND ADDITION TO THE CITY OF ANN ARBOR, RECORDED IN LIBER 48 OF DEEDS, PAGE 40, WASHTENAW COUNTY RECORDS, WASHTENAW COUNTY, MICHIGAN

A parcel being within the horizontal and vertical limits hereinafter described:

HORIZONTAL LIMITS

Commencing at the Southeast corner of Lot 2, Block 1, of R.S. Smith's Second Addition to the City of Ann Arbor, recorded in Liber 48 of Deeds, Page 40, Washtenaw County Records, Washtenaw County, Michigan; thence S00°00'00"E 0.63 feet along the East line of Lot 3, Block 1, of R.S. Smith's Second Addition to the City of Ann Arbor, Recorded in Liber 48 of deeds, Page 40, Washtenaw County Records, Washtenaw County, Michigan; thence S89°48'30"W 9.50 feet for a PLACE OF BEGINNING; thence S00°00'00"E 2.83 feet parallel with the East Line of said Lot 3; thence the following three (3) courses along the South face of an existing building: S89°48'30"W 3.49 feet, N00°11'30"W 0.33 feet, and S89°48'30"W 119.01 feet; thence N00°00'00"W 35.22 feet parallel with the East Line of said Lot 2 and the East line of said Lot 3; thence N89°54'22"E 96.93 feet; thence S00°00'00"E 9.51 feet parallel with the East line of said Lot 2; thence N89°54'22"E 25.57 feet; thence S00°00'00"E 23.00 feet parallel with the East line of said Lot 2 to the Place of Beginning, being a part of Lot 2 and Lot 3 of said R.S. Smith's Second Addition to the City of Ann Arbor, and containing 0.09 acres of land, more or less and being within the hereinafter described vertical limits.

VERTICAL LIMITS

The vertical limits of the above described parcel shall include the air space between the lower limit of 29.79 feet (elevation 902.19 NAVD88 datum) above the existing finish floor of said building, to the upper limit of 155.00 feet (elevation 1027.40 NAVD88 datum) above said existing finish floor, containing a volume of 508,353 cubic feet, more or less.

Part 2:

DESCRIPTION OF A 0.111 ACRE PARCEL OF LAND BEING PART OF LOT 3 AND LOT 4, BLOCK 1, OF R.S. SMITH'S SECOND ADDITION TO THE CITY OF ANN ARBOR, RECORDED IN LIBER 48 OF DEEDS, PAGE 40, WASHTENAW COUNTY RECORDS, WASHTENAW COUNTY, MICHIGAN

BEGINNING at the Southeast corner of Lot 4, Block 1, of R.S. Smith's Second Addition to the City of Ann Arbor, recorded in Liber 48 of Deeds, Page 40, Washtenaw County Records, Washtenaw County, Michigan; thence N89°59'09"W 61.92 feet (recorded as West 62.00 feet) along the South line of said Lot 4 and the North line of Willard Street (49.5 feet wide); thence N00°00'00"W 77.90 feet (recorded as 78.00 feet) parallel with the East line of Lot 3, Block 1, of said R.S. Smith's Second Addition to the City of Ann Arbor and the East line of said Lot 4; thence S89°59'09"E 61.92 feet (recorded as East 62.00 feet); thence S00°00'00"E 77.90 feet (recorded as 78.00 feet) along the East line of said Lot 3 and the East line of said Lot 4 and the West line of Church Street (66 Feet Wide) to the Place of Beginning, being a part said Lot 3 and said Lot 4 of said R.S. Smith's Second Addition to the City of Ann Arbor and containing 0.111 acres of land, more or less, and being subject to easements, conditions, restrictions and exceptions of record, if any.