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LAW OFFICES OF

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ANN ARBOR, MICHIGAN

48104-2131

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February 14, 2014

Ann Arbor City Clerk
Larcom City Hall
301 E. Huron Street
Ann Arbor, MI 48104

RE: Notice of Intent to Establish Condominium Project
The Montgomery House

Dear Ms. Beaudry:

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,

David B. Guenther

Enclosure

copy: 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: The Montgomery House

2. Maximum number of units proposed: 32

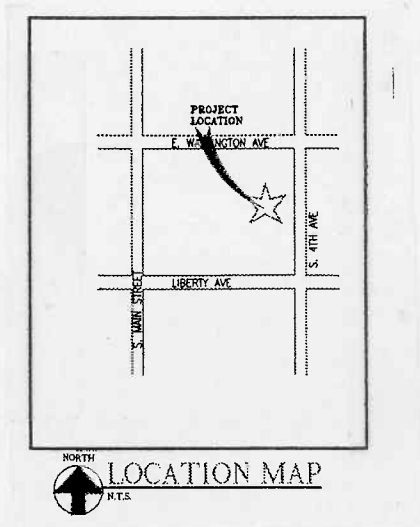
3. Name and Address of Developer:

Montgomery House Development, LLC
Attention: David Ebner & Joe Barbat
7499 Middlebelt Rd.
West Bloomfield, MI 48322

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

Washtenaw Engineering Company
Attention: Robert Wanty, P.E., LEED AP
3526 W. Liberty Suite 400
PO Box 1128
Ann Arbor, MI 48106

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.)



6. Provide Legal Description of Property:

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

The easterly 60 ½ feet of the South 22 feet of Lot 6, and the North 44 feet of Lot 6 and the South 22 feet of Lot 7, Block 2 South, Range 4 East, Original Plat of the Village (now City) of Ann Arbor, as recorded in Transcripts, Page 152 and 153, Washtenaw County Records, also described as: Lot 6 except the South 22 feet of the West 63.5 feet, also the South 22 feet of Lot 7, B2S, R4E, Original Plat of the Village (now City) of Ann Arbor, as recorded in Transcripts, Pages 152 and 153, Washtenaw County Records, together with common driveway and easement as granted in Liber 282, Page 504, Washtenaw County Records.

The real property or its address is commonly known as 210-216 South Fourth Avenue, Ann Arbor, MI 48104. The real property tax identification number is 09-09-29-131-006.

7. State whether developer is a corporation, limited liability company, 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:

David Ebner & Joe Barbat
Montgomery House Development, LLC
7499 Middlebelt Rd.
West Bloomfield, MI 48322

8. Nature of the Project:

A. New Construction X Conversion X 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?

Option holder with fee title ownership to pass before recording of Master Deed

10. Construction information (give name and address):

General Contractor:

Quatro Construction LLC
201 N. Park Street
Ypsilanti, MI 48198

Construction plan prepared by:

J. Bradley Moore & Associates Architects, Inc.
4844 Jackson Road
Ann Arbor, MI 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 West Liberty
Ann Arbor, MI 48103

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

Absolute Title, Inc.
2875 West Liberty
Ann Arbor, MI 48103

Date: February 14, 2014

MONTGOMERY HOUSE DEVELOPMENT, LLC

By: CONLIN, MCKENNEY & PHILBRICK, P.C., its
attorney

By: 

David B. Guenther, Vice-President