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December 18, 2015

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

Re: Notice of Intent to Establish Condominium Project
Kingsley Parkside

Dear 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,

W. Daniel Troyka

WDT/nap
Enclosure

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

H:\Wdt\Kingsley Parkside\Notice of Intent-ltr to City, etc.docx

2015 DEC 29 AM 9:33

CITY OF ANN ARBOR
CITY CLERK
REC'D

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: Kingsley Parkside

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

3. Name and Address of Developer:

James & Werner, LLC
318 E. Jefferson, #6
Ann Arbor, MI 48104

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

Kem-Tec
800 E. Stadium Blvd.
Ann Arbor, MI 48104

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:

Peter W. Deininger
318 E. Jefferson, #6
Ann Arbor, MI 48104

8. Nature of the Project:

A. New Construction Conversion _____ 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 _____ (state expected use) _____

Residential Mobile Home _____ Marina _____ Resort _____

Campground _____ Other (describe) _____

C. Proposed Amenities (describe):

None

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

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



**Michigan Department of Environmental Quality
Office of Drinking Water and Municipal Assistance**

NOTICE OF INTENT TO ESTABLISH CONDOMINIUM PROJECT

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- (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: Kingsley Parkside County: Washtenaw
2. The number of units: three (3)
3. Name and address of developer:

James & Werner, LLC
318 E. Jefferson, Suite 6
Ann Arbor, MI 48104
4. Name and address of firm preparing the condominium subdivision plan:

Kem-Tec
800 E. Stadium Blvd.
Ann Arbor, MI 48104

5. Legal description of property:

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

The east 48 feet of Lot 8, B3N, R2E, Original Plat of Ann Arbor.

6. 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 _____

7. Individual on-site sewage disposal system 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 on-site 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 on-site sewage disposal systems for each unit? Yes _____ No X
- B. Project is intended to be served by individual wells for each unit?
Yes _____ No X
- C. Date on which required plans will be filed with the Department of Environmental Quality or local health department that elects to maintain jurisdiction.
Date: _____ N/A

Dated: December 18, 2015

By: W. Daniel Troyka
W. Daniel Troyka, Attorney for Developer



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

SUBDIVISION AND CONDOMINIUM SITE REPORT

This information is required under authority of 1978 PA 368, 1978 PA 59, and 1967 PA 288.
Review cannot be completed without providing this information.

1. SUB CONDO <input checked="" type="checkbox"/>	2. NAME OF PROPOSED SUB/CONDO Kingsley Parkside	3. COUNTY Washtenaw	4. SECTION & TOWNSHIP City of Ann Arbor, Section 29
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5. PROPRIETOR James & Werner, LLC	6. ADDRESS 318 E. Jefferson, Suite 6 Ann Arbor, MI 48104
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7. INTENDED USE:
Single Family Two Family Multiple Family Commercial Industrial Other

8. ADJACENT PROPERTY:
(a) Same Ownership? Yes No (b) Public Ownership? Yes No
(c) Developed? Yes No If yes, type of development: Residential property, city park (Fish Park)

9. NUMBER OF ACRES 0.07 acres	10. NUMBER OF LOTS/UNITS 3 units	11. MINIMUM LOT/UNIT AREA (Ft ²) Minimum Unit Area 1330 sf
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12. WATER SUPPLY
Distance to nearest existing public water system In adjacent ROW
Is a public water system, all or in part, intended to be utilized for this development? Yes No
If yes, type: Municipal: Name City of Ann Arbor or Community System Serving Proposal
 This development will utilize individual wells. Attach information to support suitability of the water supply such as well record data, water sample results, yield or performance testing data, and other hydrogeological information. (See Rules 404 thru 415)
COMMENTS: _____

13. WASTEWATER TREATMENT AND DISPOSAL
Distance to nearest existing public sewer system In Adjacent ROW
Is a public sewer system, all or in part, intended to be utilized for this development? Yes No
If yes, type: Municipal: Name City of Ann Arbor or Community System Serving Proposal
 This development will utilize individual on-site systems. Attach or record on the preliminary plat, a report of soil profile evaluations to a minimum of six (6) feet (using the USDA classification system). The report shall include soil horizon depths, soil texture, soil structure, soil mottling, and depth to high groundwater elevation or bedrock. (See Rules 416, 420, and 421)
COMMENTS: _____

14. ENGINEER/SURVEYOR COMPLETING SITE REPORT FORM
Name: KATHY KEINATH LICENSE #: 40052
Firm: PERIMETER ENGINEERING LLC
Address: 11245 BOYCE RD.
CHELSEA, MI 48118
Engineer/Surveyor statement of site suitability for on-site water supply and/or on-site sewage treatment and disposal. See Rule 403(g). Include statement below or attach.
Not applicable

Signed: _____
Date: _____

