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July 22, 2025

***VIA CERTIFIED MAIL RETURN RECEIPT REQUESTED***

City of Ann Arbor  
City Clerk's Office  
301 E. Huron Street  
Ann Arbor, MI 48104

Environmental Health Programs Unit  
Attn: Onsite Wastewater Program  
Drinking Water and Municipal  
Assistance Division  
Michigan Department of Environmental  
Quality  
P.O. Box 30817  
Lansing, Michigan 48909-8311

Plat/Condominium Coordinator  
Brighton TSC  
10321 East Grand River, Suite 500  
Brighton, Michigan 48116

Washtenaw County Drain  
Commissioner  
705 N. Zeeb Road  
Ann Arbor, Michigan 48103

Washtenaw County Road Commission  
555 N. Zeeb Road  
Ann Arbor, Michigan 48103

Washtenaw County Administrator  
220 N. Main Street  
Ann Arbor, Michigan 48104

**Re: River North 1  
City of Ann Arbor, Washtenaw County, Michigan**

Dear Sir/Madam:

Pursuant to the Michigan Condominium Act, I enclose a Notice of Intent to Establish River North 1, a condominium with respect to property located in the City of Ann Arbor, Washtenaw County, Michigan.

If you have questions about the content of this Notice, please contact me.

Sincerely,



Matthew R. Fleming  
MRF  
Enc.



MICHIGAN DEPARTMENT OF ENVIRONMENT, GREAT LAKES, AND ENERGY  
DRINKING WATER AND ENVIRONMENTAL HEALTH DIVISION

**NOTICE OF INTENT TO ESTABLISH CONDOMINIUM PROJECT**

Issued under authority of Public Act 59 of 1978, 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 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 commissioner.
- C. The Department of Environment, Great Lakes, and Energy.
- D. The state transportation department."

<b>Project Name:</b> River North 1	<b>County:</b> Washtenaw
<b>City/Township:</b> City of Ann Arbor	<b>Type of Development:</b> New Construction: <input checked="" type="radio"/> Conversion: <input type="radio"/>
<b>The Number of Units:</b> 2	<b>Total Property Size:</b>

Applicable rules and information can be found at [Michigan.gov/EGLEOnsiteWastewater](http://Michigan.gov/EGLEOnsiteWastewater). The following request for information is intended to facilitate developer notification of proposed action to the Michigan Department of Environment, Great Lakes, and Energy (EGLE).

The completed form should be returned to:

Environmental Health Programs Unit  
Attn: Onsite Wastewater Program  
Drinking Water and Environmental Health Division  
Michigan Department of Environment, Great Lakes, and Energy  
P.O. Box 30817  
Lansing, Michigan 48909-8311

<b>Name and address of developer:</b> River North A2 LLC 303 Detroit Street Suite 107 Ann Arbor, Michigan 48104
<b>Name and address of firm preparing the condominium subdivision plan:</b> Kem-Tec & Associates 22556 Gratiot Avenue Eastpointe, Michigan 48021
<b>Legal description of property:</b> See attached Exhibit A

**Wastewater System Information:**

A. The owner/developer will construct a public wastewater system to serve this project? Yes <input type="radio"/> No <input checked="" type="radio"/>
B. If yes, has the owner/developer obtained the necessary construction permit from EGLE? Yes <input type="radio"/> No <input type="radio"/> Permit Number: N/A
C. This project will connect to an existing municipal wastewater treatment system and no new extension is required? Yes <input checked="" type="radio"/> No <input type="radio"/> Government Entity: City of Ann Arbor

- D. Is an extension of an existing municipal wastewater treatment system needed to serve this project?  
 Yes ☐ No ☒
- E. If yes, has the municipality obtained a construction permit from EGLE?  
 Yes ☐ No ☐ N/A  
 Permit Number: \_\_\_\_\_


**Water System Information:**

- A. The owner/developer will construct a public water system to serve this project?  
 Yes ☐ No ☒
- 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 EGLE?  
 Yes ☐ No ☐  
 Permit Number: N/A
- 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 ☒ No ☐  
 Governmental Entity: City of Ann Arbor
- E. Is an extension of an existing municipal water system needed to serve the project?  
 Yes ☐ No ☒
- F. If yes, has the municipality obtained a construction permit from EGLE?  
 Yes ☐ No ☐  
 Permit Number: N/A

**Individual Onsite Sewage Disposal Systems and/or Individual Well Information:**

*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 onsite sewage disposal systems and/or individual wells, the developer shall submit three copies of the condominium subdivision plan to EGLE or local health department (LHD) that elects to maintain jurisdiction.*

- A. Project is intended to be served by individual onsite sewage disposal systems for each unit?  
 Yes ☐ No ☒  
 If yes, has the LHD completed their review of the project?  
 Yes ☐ No ☐
- B. Project is intended to be served by individual wells for each unit?  
 Yes ☐ No ☒  
 If yes, has the LHD completed their review of the project?  
 Yes ☐ No ☐
- C. The required plans will be filed with:  
☐ EGLE \_\_\_\_\_ N/A  
 Date plans will be filed: \_\_\_\_\_  
☐ The LHD \_\_\_\_\_ N/A  
 Date plans will be filed: \_\_\_\_\_
- D. Has the form; Subdivision and Condominium Site Report (EGLE form EQP1755) been completed and submitted to the LHD for preliminary review if Onsite Sewage or Individual Well proposed? Yes ☐ No ☐

Name: Matthew R. Fleming	Title: Agent
Signature: 	Date: 7/22/2025

**EXHIBIT A**

**LEGAL DESCRIPTION**

LAND SITUATED IN THE CITY OF ANN ARBOR, COUNTY OF WASHTENAW, STATE OF MICHIGAN, DESCRIBED AS FOLLOWS:

PART OF THE NORTHEAST 1/4 OF FRACTIONAL SECTION 20, TOWN 2 SOUTH, RANGE 6 EAST DESCRIBED AS COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 20, AND RUNNING THENCE ALONG THE EAST AND WEST 1/4 LINE OF SAID SECTION, NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 274.93 FEET (RECORDED AS 274.75 FEET); THENCE SOUTH 17 DEGREES 36 MINUTES 50 SECONDS WEST (RECORDED AS SOUTH 17 DEGREES 40 MINUTES 40 SECONDS WEST) 34.56 FEET (RECORDED AS 34.67 FEET); THENCE NORTH 72 DEGREES 23 MINUTES 43 SECONDS WEST 196.94 FEET (RECORDED AS NORTH 72 DEGREES 19 MINUTES 20 SECONDS WEST 197.06 FEET) TO A POINT ON THE SOUTHEASTERLY LINE OF LONG SHORE DRIVE (60 FEET WIDE); THENCE ALONG SAID LINE, NORTH 20 DEGREES 01 MINUTE 09 SECONDS EAST (RECORDED AS NORTH 20 DEGREES 05 MINUTES 40 SECONDS EAST) 210.23 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE SOUTHEASTERLY LINE OF SAID LONG SHORE DRIVE, NORTH 20 DEGREES 01 MINUTE 09 SECONDS EAST 75.06 FEET (RECORDED AS NORTH 20 DEGREES 05 MINUTES 40 SECONDS EAST); THENCE SOUTH 72 DEGREES 10 MINUTES 53 SECONDS EAST (RECORDED AS SOUTH 72 DEGREES 05 MINUTES 20 SECONDS EAST) 97.07 FEET; THENCE SOUTH 20 DEGREES 01 MINUTE 09 SECONDS WEST 78.78 FEET; THENCE NORTH 69 DEGREES 58 MINUTES 51 SECONDS WEST 97.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 7,461 SQUARE FEET, MORE OR LESS, OF LAND IN AREA.