

MATTHEW R. FLEMING

ASSOCIATE ATTORNEY

MFLEMING@BODMANLAW.COM

248-743-6045

October 10, 2025

VIA CERTIFIED MAIL RETURN RECEIPT REQUESTED

BODMAN PLC

SUITE 500

201 W. BIG BEAVER ROAD

TROY, MICHIGAN 48064

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

bodman
ATTORNEYS & COUNSELORS

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 3
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 3, 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.

DETROIT | TROY | ANN ARBOR | CHEBOYGAN | GRAND RAPIDS



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."*

Project Name: River North 3	County: Washtenaw
City/Township: City of Ann Arbor	Type of Development: New Construction: ☒ Conversion: ☐
The Number of Units: 2	Total Property Size:

Applicable rules and information can be found at 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

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

Wastewater System Information:

A. The owner/developer will construct a public wastewater system to serve this project? Yes ☐ No ☒
B. If yes, has the owner/developer obtained the necessary construction permit from EGLE? Yes ☐ No ☐ Permit Number: N/A
C. This project will connect to an existing municipal wastewater treatment system and no new extension is required? Yes ☒ No ☐ 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 ☐ N/A
Permit Number: _____
- 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 ☐ N/A
Permit Number: _____

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
Date plans will be filed: _____ N/A
☐ The LHD
Date plans will be filed: _____ N/A
- 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: <i>Matthew R. Fleming</i>	Date: October 10, 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 (RECORDED AS NORTH 72 DEGREES 19 MINUTES 20 SECONDS WEST) 196.94 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) 107.23 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 51.50 FEET; THENCE SOUTH 69 DEGREES 58 MINUTES 51 SECONDS EAST 97.50 FEET; THENCE SOUTH 20 DEGREES 01 MINUTE 09 SECONDS WEST 51.50 FEET; THENCE NORTH 69 DEGREES 58 MINUTES 51 SECONDS WEST 97.50 FEET TO THE POINT OF BEGINNING.

CONTAINING 5,021 SQUARE FEET, MORE OR LESS, OF LAND IN AREA.