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FOUNDED IN 1937

February 27, 2025

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

Re: Notice of Intent to Establish Condominium Project
The J. Sinclair Condominium

To whom it may concern:

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,



Christopher Wallaker

Enclosure

cc: Washtenaw County Road Commission
Washtenaw County Water Resources Commissioner
EGLE Onsite Wastewater Program
EGLE Land & Water Management Division
EGLE Office of Waste Management and Radiological Protection
MDOT Plat/Condominium Coordinator

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 J Sinclair Condominium

2. Maximum number of units proposed: 30

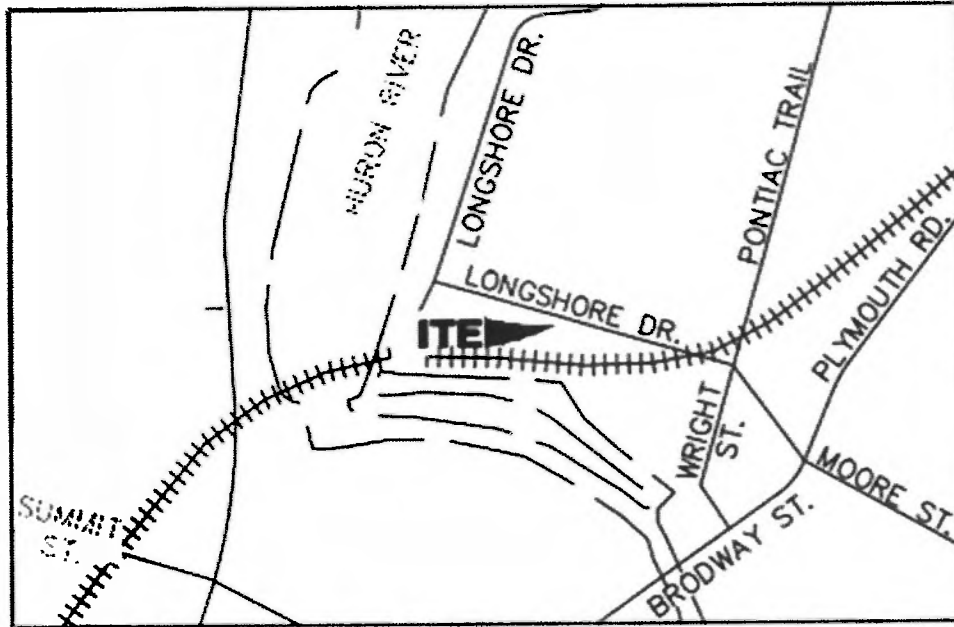
3. Name and Address of Developer:

Huron River Holdings LLC
416 Longshore Drive
Ann Arbor, Michigan 48105

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

Midwestern Consulting Inc.
3815 Plaza Dr.
Ann Arbor, MI 48108

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:

Real property located in the City of Ann Arbor, County of Washtenaw, Michigan, and more particularly described as follows

BEGINNING at the intersection of the South right-of-way line of Long Shore Drive (49.5' wide) and the West right-of-way line of Wright Street (66' wide) located in the SE ¼ of Section 20, and the SW ¼ of Section 21, T2S, R6E, City of Ann Arbor, Washtenaw County, Michigan; thence S15° 31' 47" W 36.39 feet along the said West right-of-way line; thence along the arc of a curve that is 33 feet northerly and parallel to the railroad track centerline, also being along the arc of a non-tangential curve to the right 460.22 feet, radius 3,508.46 feet, central angle 07°30'57", long chord N88°27'31" W 459.90 feet; thence N85°10'12"W 183.94 feet; thence N15°31'47"E 181.71 feet; thence S74°28'13"E 627.00 feet along said south right-of-way line of Long Shore Drive to the Point of Beginning. Being Part of the SE ¼ Section 20 and SW ¼ Section 21, T2S, R6E, City of Ann Arbor, Washtenaw County.

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:

J.D. Lindeberg, Member
416 Longshore Drive
Ann Arbor, Michigan 48105

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: Mixed Use (state expected use) Residential and Commercial

C. Proposed Amenities (describe):

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

9. Developer's interest in property? Owner

10. Construction information (give name and address):

General Contractor:
Phoenix Contractors, Inc.
2300 Bishop Cir E
Dexter, MI 48130

Construction plan prepared by:
Phoenix Contractors, Inc.
2300 Bishop Cir E
Dexter, MI 48130

11. Location where architectural plans will be filed, pursuant to Section 73(4): The City of Ann Arbor.

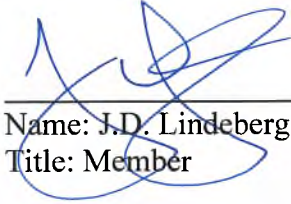
12. Escrow Agency (name and address):

A. Deposit prior to conveyance (Section 83 and 84):
American Title Company of Washtenaw
825 Victors Way #100, Ann Arbor, MI 48108

B. Deposit after conveyance, if required (Section 103(b)):
American Title Company of Washtenaw
825 Victors Way #100, Ann Arbor, MI 48108

Date: February 17, 2025

Huron River Holdings LLC, a Michigan limited liability company



Name: J.D. Lindeberg
Title: Member



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: The J. Sinclair	County: Washtenaw
City/Township: Ann Arbor	Type of Development: New Construction: <input checked="" type="radio"/> Conversion: <input type="radio"/>
The Number of Units: 30	Total Property Size: 1.679 Acres

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:	Huron River Holdings LLC 416 Longshore Drive Ann Arbor, Michigan 48105
Name and address of firm preparing the condominium subdivision plan:	Midwestern Consulting 3815 Plaza Dr. Ann Arbor, MI 48108
Legal description of property:	See attached.

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 checked="" type="radio"/> Permit Number:
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 ☒
Permit Number: _____

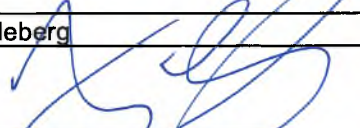
Water System Information:

- 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: _____
- 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: _____

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: _____
☐ The LHD
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: JD Lindeberg	Title: Member
Signature: 	Date: 2-17-2025



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

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.

SUB CONDO <input type="checkbox"/> <input checked="" type="checkbox"/>	2. NAME OF PROPOSED SUB/CONDO THE J SINCLAIR CONDOMINIUM	3. COUNTY Washtenaw	4. SECTION & TOWNSHIP Section 20 & 21 , City of Ann Arbor
5. PROPRIETOR Huron River Holdings LLC		6. ADDRESS 416 Longshore Drive, Ann Arbor, Michigan 48105	
7. INTENDED USE: Single Family <input type="checkbox"/> Two Family <input type="checkbox"/> Multiple Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Other <input checked="" type="checkbox"/> Mixed use			
8. ADJACENT PROPERTY: (a) Same Ownership? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> (b) Public Ownership? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> (c) Developed? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If yes, type of development: Municipal Park land, public roads, and a railroad			
9. NUMBER OF ACRES 1.679 Acres	10. NUMBER OF LOTS/UNITS 17 Units	11. MINIMUM LOT/UNIT AREA (Ft²) 2,368.73 SF	
12. WATER SUPPLY Distance to nearest existing public water system _____ feet. Adjacent in public road right of way Is a public water system, all or in part, intended to be utilized for this development? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If yes, type: <input checked="" type="checkbox"/> Municipal: Name City of Ann Arbor or <input type="checkbox"/> Community System Serving Proposal <input type="checkbox"/> 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 _____ feet Adjacent in public road right of way Is a public sewer system, all or in part, intended to be utilized for this development? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If yes, type: <input checked="" type="checkbox"/> Municipal: Name City of Ann Arbor or <input type="checkbox"/> Community System Serving Proposal <input type="checkbox"/> This development will utilize individual onsite 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: <u>Ted Hirsch</u> LICENSE #: <u>6201065179</u> Firm: <u>Midwestern Consulting LLC</u> Address: <u>3815 Plaza Drive</u> <u>Ann Arbor, MI 48108</u> Engineer/Surveyor statement of site suitability for onsite water supply and/or onsite sewage treatment and disposal. See Rule 403(g). Include statement below or attach. <u>Onsite water supply and sewage treatment are not applicable for this project</u> _____ _____ _____ Signed: <u>Ted Hirsch</u> Date: <u>02/27/2025</u>			

The Department of Environmental Quality, Onsite Wastewater Program, or authorized local health department, receives 3 copies of the site report if a public water or public sewerage system is not available.