

File No.	C07-029-42
Exhibit	P
Date	12/08/07
Initials	K. Bean

STATE OF MICHIGAN)
 :ss
 County of Mackinac)

AFFIDAVIT

Jason Klonowski, being duly sworn, deposes and says as follows:

1. That I am authorized by Mustang Property Development, L.L.C., a Michigan Limited Liability Company, to execute and record this affidavit on behalf of said L.L.C.

2. That the city of Mackinac Island Zoning Board of Appeals, at meetings held on October 10th, 2007 and October 24th, 2007, granted a variance pertaining to a portion of Lot 113, Assessor's Plat No. 3 of the City of Mackinac Island, the legal description of which is on attached Exhibit A, allowing one extra apartment unit (current zoning allows only one apartment unit and the variance allowed for two apartment units).

3. That said variance was premised and conditioned upon the following limitations:

(A) The apartments and employee housing units, being all of the residential units on the property, will be occupied only by owners or employees of the commercial portion of the premises, which is currently the Mustang Bar.

(B) All residential use will be non-transient in nature.

(C) It is intended that this affidavit be recorded with the Mackinac County Register of Deeds for the purpose of providing record notice, including notice to future owners.

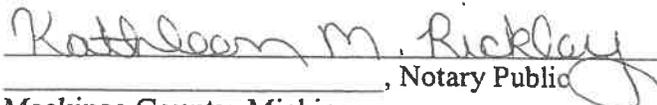
Further affiant sayeth not.



 Jason Klonowski

Subscribed and sworn to before me this 27 day of November, 2007.

KATHLEEN M. RICKLEY, Notary Public
 Mackinac County, State of Michigan
 Acting in the County of Mackinac
 My Commission Expires: 10/21/2011


 _____, Notary Public
 Mackinac County, Michigan
 My Comm. Expires: 10/21/11
 Acting in Mackinac County, Michigan

Law Offices of
TOM H. EVASHEVSKI, P.L.L.C.

COPY

TELEPHONE: (906)643-7740
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838 North State Street
P.O. Box 373
St. Ignace, MI 49781

April 6, 2011

File No.	C07-029-42
Exhibit	PP
Date	01-10-13
Initials	KBean

Dennis O. Cawthorne
Attorney at Law
208 N. Capitol Avenue, Floor 3
Lansing, MI 48933

RE: **Condominium Project**

Dear Dennis:

I received the notice you provided to the City of Mackinac Island concerning the proposed condominium project at the Mustang. Dennis Dombroski has expressed some concern to me because there was a variance granted to the owners allowing additional dwelling units on the property that was conditioned upon the apartments being occupied only by the owners or their managers. Establishing a condominium seems to be at least potentially inconsistent with that condition. I thought you should know this as soon as possible. I would be happy to discuss it further if you have any questions.

Thank you.

Sincerely,



Tom H. Evashevski

THE:dms

cc: Dennis Dombroski

EVASHEVSKI

LAW OFFICE

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August 22, 2023

Dennis O. Cawthorne
Attorney at Law
1351 Foxcroft Road
East Lansing, MI 48823

RE: Mustang Condominium Project Notice

Dear Mr. Cawthorne,

I received the notice that was sent to the City of Mackinac Island regarding your client's intent to convert their property commonly known as "The Mustang" to a condominium project and that a master deed has been recorded with the Register of Deeds as of August 14, 2023. This notice was received on or about August 18, 2023.

I received the attached documents from Dennis Dombroski today along with a call expressing his concern on the proposed condominium project. This property was granted a variance to allow the additional dwelling units, that variance was conditioned on the dwelling units being occupied only by the owners or employees of the owners. As was discussed the last time the owners filed a notice proposing a condominium project, establishing a condominium project on that property appears to be incompatible with that condition.

Please let me know if there is anything that I have missed regarding this matter. I am available to discuss if you have any questions or concerns.

Sincerely,


Erin K. Evashevski