

# CREATIVE LIVING CLASSIFIED REAL ESTATE

591-0900  
644-1100  
Display Advertising



## CROSSWORD PUZZLER

ACROSS

1 Kneels  
5 News  
9 Afternoon  
10 social  
12 See in Asia  
13 Ben or call  
14 Glee  
15 Substance  
17 Profoundly  
18 earnest  
19 Crested &  
20 disturbance  
21 Fondle  
22 Principal  
24 Article  
25 Small child  
26 Time gone by  
27 Comedies  
31 Italian  
32 river  
33 Perch  
34 Near  
35 Proceed  
36 "...and  
37 the ...

DOWN

1 Male sheep  
2 Exist  
3 New England  
4 footbalier  
5 1000  
6 Latin  
7 conjunction  
8 Gony  
9 Care for  
10 Deposit  
11 Doctrine  
12 Orient  
13 The sweetest  
14 Banquet  
15 Epic poetry  
16 Fruit cake  
17 Baw  
18 Exchange  
19 premium  
20 Jog  
21 King  
22 Wading bird  
23 Band  
24 Possesses  
25 Raised the  
26 spirit of  
27 River islands  
28 Maybe happy  
29 Slap  
30 Irritate  
31 Quail  
32 Danish  
33 Island  
34 Curt  
35 At home  
36 Girls name  
37 Goal  
38 Pipped  
39 Tactiturn  
40 symbol

Answer to Previous Puzzle

RATES CHAIN  
LATENT LITTER  
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KALE PATE  
SPATIAL TOTO  
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TENANT REARED  
RULES START

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**CREATIVE LIVING**

Circulation...591-0500  
Classified...591-0900

Display Real Estate  
644-1100  
591-2300



DAN DEAN/staff photographer

Wall space in Fontana's shop is all but used up for displaying unusual objects he collects. His philosophy is: You never know what you're going to need, so you snap up things as they become available.

## Shop resembles well-dusted attic

*'I expect a client to understand maybe 60 or 70 percent of what I'm doing, the rest is a learning experience: they'll grow into it. If I give them what they understand right now, a year from now, they're going to say something needs to be done.'*

— Jeff Fontana

Continued from Page 1

feel for that sort of thing who can do the best job for them. I do what I think people are all about, which is multi-faceted.

"I just did a dining room. We found a cabinet in England that fits almost wall-to-wall and we used a marble dining room table, with carved high-style country chairs. We added a Chinese stand and base, and a chandelier that came from California, very high-tech, verdigris-green iron with gaslight-type volcanic glass shades. Then, for added elegance, lush, formal draperies."

FONTANA'S SHOP, Vieille Provence, reflects his philosophy. It has the look of a well-dusted attic in an English manor, with the taste of generations of collectors randomly placed. None of it says "decorator." You might have chanced across any of it on New York's Third Avenue or London's Portobello Road.

"You never know what you're going to need, so you snap up things as they become available," Fontana said, caressing some huge gold tassels that came from Detroit's Fisher Building.

"I bought these tassels because they had such a wonderful look to them, but I had no immediate use for them. But then, two years ago, I did a summer home on the Nile for a Saudi sheikh. His wife wanted an Arab sitting room next to the dining room where they could go after dinner.

"We hung yards and yards of fabric between the dining room and the Arab sitting room, bal-

looned it and used the huge gold tassels. It worked better than a partial wall; you could walk right into the sitting room, but you couldn't see it while you were dining."

FONTANA'S PROJECTS have ranged from senior citizen housing to "Sunset Boulevard" style mansions in southern California. All his projects have one thing in common: "I guess if you could sum me up, it would be to say that I like to make a house a home and make it usable. People are comfortable in my rooms. They can walk in, sit down and put their feet up. Not just stand in the doorway and say, 'These rooms are lovely, just lovely.'"

Vieille Provence is located at 45235 N. Woodward, at 14 Mile Road. The phone number is 549-4926.

condo queries

**Robert M. Melsner**

Q. I am interested in buying a condominium which is being referred to as a conversion by the sales person. Can you give me some idea as to what that means?

A. A conversion is a type of a condominium development where the physical structure was formally occupied as another type of legal entity before it was turned into a condominium. For example, typically conversions in the residential context refer to apartment buildings which have been turned into a condominium development. The apartment building may be six months old or 60 years old but may be classified as a conversion if, in fact, it was occupied by residents.

The condominium statute prescribes additional obligations on the converter, particularly in the area of disclosure. Additional caution on the part of the buyer is generally a good idea in a conversion because of the tendency of the buildings to have been used and purportedly sold without the same warranties which would attach to new construction depending on the circumstances.

Q. The developer in his disclosure statement has indicated in our conversion that he did not know of the extent of the condition of the premises prior to the conversion but has not provided any type of engineering report concerning the premises. This is a Detroit condominium. Do you have any suggestions as to what we should do?

A. Developers in Detroit who convert condominiums must, under a city ordinance, provide an engineering report to the prospective purchasers. That engineering report should be comprehensive, that is, an engineer's responsibility to adequately advise the prospective purchaser as to the physical condition of the major component parts of the condominium project as well as any other material and known defects about which the prospective purchaser should know in analyzing whether or not he or she should buy the condominium.

Keep in mind that when you buy a condominium you are not only buying your particular unit but an undivided interest in the common elements which may include the other buildings, roofs, etc., and amenities. Make sure that you have a full grasp of the physical condition of the entire condominium project before you consider purchasing that condominium, particularly in the case of a conversion. If the developer is not complying with the applicable laws, you may want to reconsider whether or not you are interested in even getting involved in that particular condominium project.

Robert M. Melsner is a Birmingham attorney specializing in condominiums, real estate and corporate law. You are invited to submit topics which you would like to see discussed in this column, including questions about condominiums, by writing Robert M. Melsner, 30200 Telegraph Road, Suite 467, Birmingham 48010. This column provides general information and should not be construed as legal opinion.

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