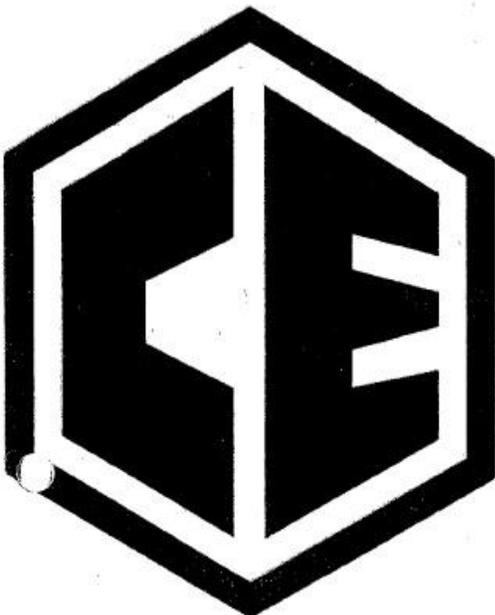


**ACT 381 WORK PLAN
TO CONDUCT ELIGIBLE
DEQ RESPONSE
AND
MEGA NON-ENVIRONMENTAL ACTIVITIES**

FOR

**430 NORTH LINCOLN ROAD,
ESCANABA, MICHIGAN**

FEBRUARY 2007



**Coleman
Engineering**

Civil Engineering • Environmental Engineering
Geotechnical Engineering • Land Surveying • Test Drilling
Construction Quality Control • Materials Laboratory Testing

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AND MEGA NON-ENVIRONMENTAL
ACTIVITIES**

FOR

**430 NORTH LINCOLN ROAD
ESCANABA, MICHIGAN**

FEBRUARY 2007

Prepared for:

**Upper Peninsula State Bank
112 North 11th Street
Escanaba, Michigan**

Prepared By:

**COLEMAN ENGINEERING COMPANY
635 Circle Drive
Iron Mountain, Michigan 49801**

CEC Project #EE-07041

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1.0 INTRODUCTION

Coleman Engineering Company, Inc. (Coleman) has prepared this Brownfield Work Plan on behalf of Upper Peninsula State Bank, a Michigan corporation (Developer). The Developer has acquired an approximate 4.29 acre parcel of real-estate located at 430 North Lincoln Road, Escanaba, Michigan (Subject Property).

1.1 ELIGIBLE PROPERTY INFORMATION

a. Location

The Subject Property is located in the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 30, Township 30 North, Range 22 West, Delta County, Michigan. The site is located specifically at 430 North Lincoln Road, Escanaba Michigan. A project location map is presented as Figure 1. The Subject Property is shown in Figure 2. Tax and legal descriptions are included in Appendix B. The Subject Property is approximately 4.29 acres in size.

b. Current Ownership

The Subject Property is currently owned by the Developer, whose address is 112 North 11th Street, Escanaba, Michigan 49829.

c. Proposed Future Ownership

The Subject Property will remain under the ownership of the Developer; however, the Developer may, at some point, subdivide the Subject Property, at which time a portion of the existing parcel may be sold. The Developer will be constructing a banking office on a portion of the parcel in 2007.

d. Delinquent Taxes, Interest and Penalties

Neither the Developer nor the City of Escanaba Tax Assessor, Elizabeth Keller, is aware of any delinquent taxes, interest, and/or penalties associated with the Subject Property. The Subject Property tax number is 21-051-420-2930-100-021.

e. Existing and Proposed Future Zoning of Eligible Subject Property

The Subject Property is currently zoned part Light Manufacturing and part Heavy Manufacturing and will require a change to Commercial zoning.

1.2 HISTORICAL USE OF EACH ELIGIBLE SUBJECT PROPERTY

The Subject Property was leased for sales and service of heavy equipment by the Roland Machinery Company since 2003. The Subject Property was owned and used by Bark River Culvert and Equipment from 1954 to 2003. Prior to that, the site was reportedly used for raw lumber storage.

1.3 CURRENT USE OF EACH ELIGIBLE SUBJECT PROPERTY

The Subject Property is currently unused.

1.4 SUMMARY OF PROPOSED REDEVELOPMENT AND FUTURE USE FOR EACH ELIGIBLE PROPERTY

The Developer intends to create a new bank office building for the community in which additional services and amenities can be provided.

To redevelop the Subject Property, the existing structures will be demolished and removed from the Subject Property. Following the demolitions, the Subject Property will be graded and utilities will be relocated. The facility will be constructed in 2007.

2.0 CURRENT SUBJECT PROPERTY CONDITIONS

2.1 SUBJECT PROPERTY ELIGIBILITY

The Subject Property is eligible for Brownfield Tax Increment Financing because it is within a qualified local government unit (City of Escanaba), meets the definition of a "Facility" and is functionally obsolete. The buildings on site were also found to be blighted.

2.2 SUMMARY OF ENVIRONMENTAL CONDITIONS

Based on a 2006 Baseline Environmental Assessment (BEA) conducted on behalf of the Developer by U.P. Engineers and Architects (Contractor), the site meets the definition of a "Facility". This is based on two (2) soil samples with levels of volatile organic compounds above Michigan Department of Environmental Quality (MDEQ) Part 201 Soil Criteria for Groundwater Protection. Also, there was one (1) water sample which reported concentrations of volatile organic compounds exceeding the MDEQ Part 201 Groundwater Criteria for Drinking Water Protection.

2.3 SUMMARY OF FUNCTIONALLY OBSOLETE AND/OR BLIGHTED CONDITIONS

The functional obsolescence of the Subject Property was determined by Ms. Elizabeth Keller, a Level 3 Assessor. Her report is presented in Addendix C. The structures will be demolished in order to prepare the site for redevelopment.

3.0 SCOPE OF WORK

3.1 MDEQ ELIGIBLE ACTIVITIES

The Contractor has indicated there will be no MDEQ eligible remediation activities. However, the Environmental Assessments conducted to determine that the site is a Brownfield, are eligible expenses.

3.2 MEGA ELIGIBLE ACTIVITIES

3.2.1 Public Infrastructure Improvements

The Subject Property is already connected to the public infrastructure and no upgrade of infrastructure for the new use is anticipated.

3.2.2 Demolition

The existing site buildings will need to be demolished to allow the construction of the new structure. All current site buildings will be demolished using standard demolition procedures.

Efforts will be made to recycle as much material as possible. The unpainted brick, block, and concrete will be used for clean fill, while any metal recovered could be taken to a recycling center. The remaining debris will be disposed of in a licensed landfill.

3.2.3 Lead Abatement

If lead based paint is present in any of the structures to be demolished, the demolition practices will need to include the use of a fine spray to reduce dust. To determine if lead-based paint is present, a pre-demolition inspection of the paints present would be conducted.

3.2.4 Asbestos Abatement

As required by National Emissions Standard for Hazardous Air Pollutants (NESHAP) for renovation or demolition at a commercial or industrial structure, an asbestos inspection has been conducted. Based on the results of that inspection, abatement prior to demolition will be required.

3.2.5 Site Preparation

Activities required to prepare the site for construction will include:

Demolition of existing structures - There are three structures on site which must be removed in order to use the site for the intended purpose. These structures would be demolished using standard demolition techniques. These techniques could be modified based on the results of the asbestos and lead inspections. The materials removed could be recycled as clean fill or as scrape metal, as much as possible.

Clearing, grubbing and grading - When the structures have been demolished, the area must be cleared and graded. The existing parking lots will need to be removed and the site graded to accommodate the new structure.

Relocating existing utilities for the new structure - The sewer, water, and storm water connections will need to be relocated to accommodate the new design. Project plans call for using the existing utility taps which will be rerouted to the new building

3.2.6 Assistance to a Land Bank fast track authority

No local land bank authority is involved.

3.2.7 Relocation of Public Buildings or Operations

No relocation or removal of public buildings or facilities is required for this project.

4.0 SCHEDULE AND COSTS

4.1 SCHEDULE OF ACTIVITIES

Please see schedule attached as Table 1. This schedule reflects site preparation and construction in 2007. Site preparation would include demolition of the on site structures.

4.2 ESTIMATED COSTS

The potential Reimbursable Costs are presented on the attached Table 2.

TABLES

430 North Lincoln Avenue
 Escanaba, Michigan
 Tax Capture Worksheet
 Estimated Values

Based on the hypothetical development of a branch bank
 Eligible expenses are estimates based on past experience.

TABLE 1

Eligible Act 381 Expenses	
MDEQ Eligible Expenses	
Act 381 Plan	\$3,500
Environ Assessments	\$40,000
Total	\$43,500

TABLE 2

Eligible Act 381 Expenses	
MEGA Eligible Expenses	
ACM Abatement	\$16,700
Demolition	\$150,000
Utilities	\$60,500
Parking Lot	\$152,222
Curb and Gutter	\$112,500
Sidewalk	\$51,301
Cost of Debt*	\$165,000
Total	\$708,223

* Assumes 5.5%, annual payments for 25 years
 Total Cost of Debt \$506,766

TABLE 3

2007 Escanaba Local Tax Rate	
School Op	NC
State Ed Tax	NC
ISD	NC
School Debt	NC
County	5.03
College	3.53
City Op	17.00
Sheriff	0.88
Comm Act	0.58
DATA	0.60
Central Dispatch	0.50
Total	28.12

NC - Not Captured

TABLE 4

Tax Capture	
True Cash Value (Full Buildout)	\$3,570,000
Anticipated Taxable Value (50% of TCV)	\$1,785,000
Current Taxable Value (SEV)	\$713,540
Increase in Taxable Value	\$1,071,460
Non-School Tax Rate - mills	28.1200
Annual Tax Capture	\$30,129
Years to cover eligible expenses	24.95
Years of CEBRA Tax Capture	5
Total Years of Tax Capture	30
Annual Payment to Developer	\$24,104
Annual Payment to CEBRA	\$6,026

Table 5
 Schedule of Activities
 Upper Peninsula State Bank
 Brownfield Redevelopment
 430 North Lincoln Road

Activity	Mar-07	Apr-07	May-07	Jun-07	Jul-07	Aug-07	Sep-07	Oct-07	Nov-07
Hazardous Material Abatement	█								
Survey		█							
Demolition	█								
Site Leveling			█						
Utility Relocation	█				█				
Construction							█	█	

Brownfield Work Plan approval would occur in the Spring of 2007.

APPENDIX A

FIGURES

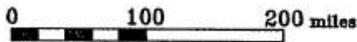


FIGURE 1
PROJECT LOCATION MAP
U.P. STATE BANK
430 N. LINCOLN ROAD
ESCANABA, MICHIGAN

 COLEMAN ENGINEERING COMPANY
635 CIRCLE DRIVE
IRON MOUNTAIN, MICHIGAN 49801

DATE 2/23/07
JOB NO EE-07041
CADD FILE 07041-MW

NOTE: BASE MAP FROM DeLORME 3D TOPOQUADS


NORTH
SCALE: 1"=2000'

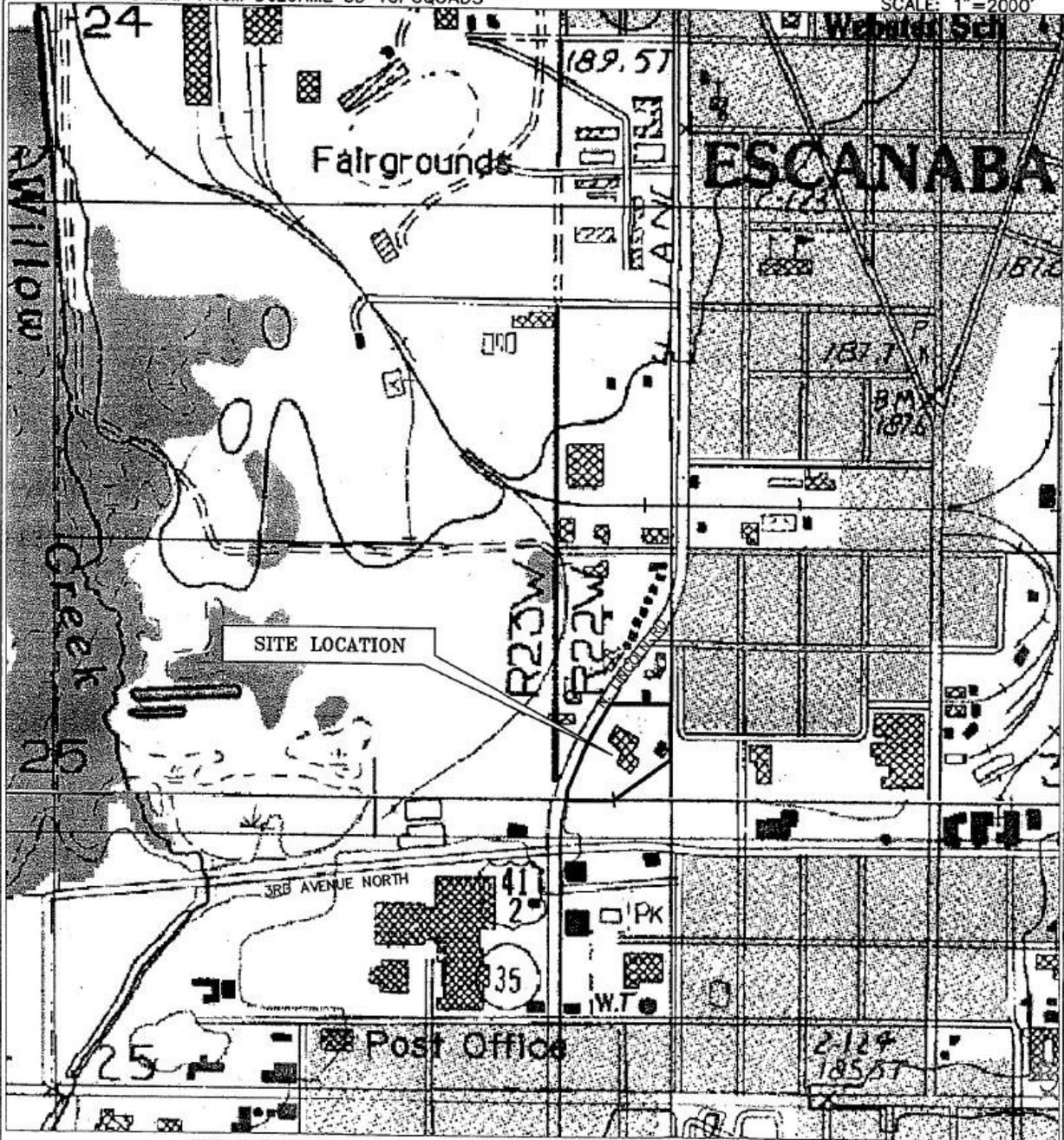


FIGURE 2 - SITE LOCATION MAP
U.P. STATE BANK
430 N. LINCOLN ROAD, ESCANABA, MI



COLEMAN ENGINEERING COMPANY
635 CIRCLE DRIVE
IRON MOUNTAIN, MICHIGAN 49801

DATE 2/23/07
JOB NO EE-07041
CADD FILE 07041-WIQ

APPENDIX B

TAX AND LEGAL DESCRIPTIONS

FROM THE CITY OF ESCANABA TO
DELTA ABSTRACT & TITLE AGENCY, INC.
FAX: 786-3581

*Super Rush
Please!
Thanks!*

FILE NO: 118636

DATE: May 25, 2005

SELLER/BUYER: BARK RIVER CULVERT & EQUIPMENT CO/BARK RIVER HOLDINGS, INC.

PROPERTY ADDRESS AND/OR LEGAL DESCRIPTION:

430 NORTH LINCOLN ROAD

PT NWNW 30-39-22

21-051-420-2930-100-021

ACCORDING TO THE RECORDS ON FILE AT THE CITY HALL IN ESCANABA, THE ABOVE PROPERTY HAS:

- A SPECIAL ASSESSMENT FOR _____
IN THE AMOUNT OF \$ _____ THAT MUST BE PAID
BEFORE _____ AND INTEREST, IF ANY \$ _____

IF THE BILLING IS NOT PAID BEFORE THE DATE, IT WILL BE ASSESSED ON TAX ROLL AND BILLED TO THE OWNER OF THE PROPERTY.

FINAL RECHECK - ANY SPECIALS? YES NO
(IF YES WHEN BILLED AND HOW MUCH?)

UTILITY BILLING INFORMATION:

- CURRENT AMOUNT \$ 857.88 DUE BY 6-6 AND
\$ _____ PAST DUE TO DATE, FOR A TOTAL OF \$ 857.88

FINAL RECHECK - CURRENT AFTER _____ ? _____

SIGNED BY _____ DATED _____
FOR THE CITY OF ESCANABA

WE CANNOT WARRANT THIS INFORMATION, HOWEVER, WE BELIEVE IT BE ACCURATE ON THIS DATE.

TOTAL P.81

SCHEDULE A

1. Commitment Date: May 23, 2005 at 8:00 a.m.

2. Policy or Policies to be issued:

(a) ALTA Owner's Policy
Proposed Insured:

Policy Amount

To be furnished later; Additional requirements and/or exceptions may be added to the commitment/policy when name(s) of proposed insured is provided.

Residential Title Insurance Policy

Policy Amount to be furnished later, but not to exceed \$1,000.00

Proposed Insured:

(b) ALTA Loan Policy, without Standard Exceptions
Proposed Insured:

Policy Amount

(c) ALTA Loan Policy, with Standard Exceptions
Proposed Insured:

Policy Amount

3. Fee Simple interest in the land described in this Commitment is owned, at the Commitment Date, by:

Bark River Culvert and Equipment Company, a Michigan Corporation.

4. The land referred to in this Commitment, situated in the City of ESCANABA, County of DELTA, State of MICHIGAN is described as follows:

SEE ATTACHED LEGAL DESCRIPTION

END OF SCHEDULE A

Issued By: Delta Abstract & Title Agency, Inc.

201 Ludington Street P.O. Box 585, Escanaba, MI 49829 • (806) 786-3582 • Fax (806) 786-3581

agent for

First American Title Insurance Company

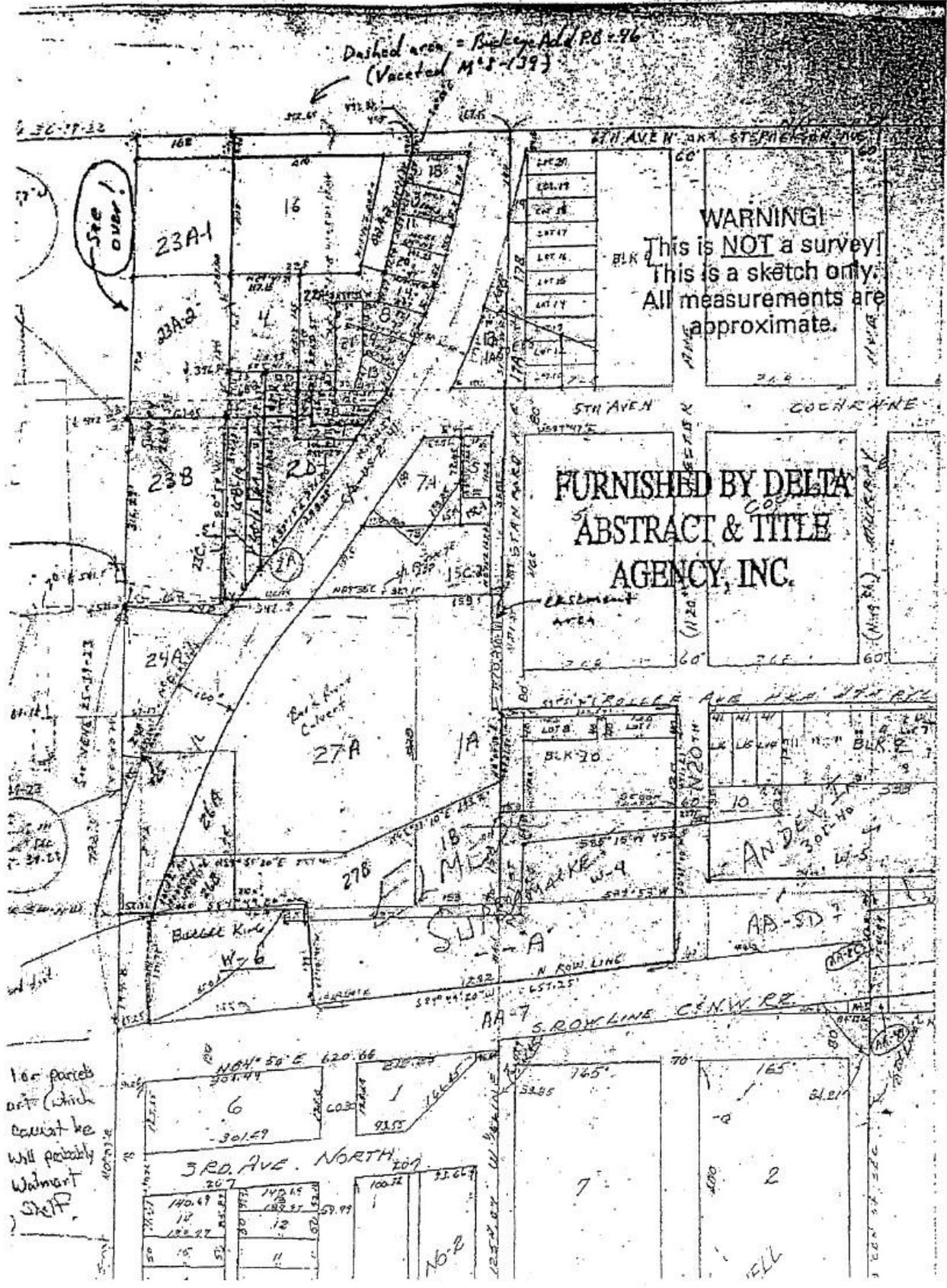


EXHIBIT A

LEGAL DESCRIPTION

File Number FA-118636

LAND SITUATED IN THE CITY OF ESCANABA, DELTA COUNTY, MICHIGAN

Part of the Northwest 1/4 of the Northwest 1/4 of Section 30, Township 39 North, Range 22 West, described as follows:

Commencing at the Southwest corner of the Northwest 1/4 of the Northwest 1/4; thence North 89° 24' 40" East along the South line of the Northwest 1/4 of the Northwest 1/4 a distance of 58.42 feet to the East right-of-way line of North Lincoln Road; thence North along said right-of-way on a 1085.06 foot radius curve to the right, an arc distance of 101.12 feet to the Point of Beginning; thence North 89° 59' 20" East 294.36 feet; thence North 68° 13' 10" East 293.76 feet; thence North 0° 4' 50" East 131.51 feet to the South right-of-way line of Fourth Avenue North; thence North 0° 13' East along the West right-of-way line of North 21st Street, 194.54 feet to the Southeast corner of lands described in Liber 228 of Deeds, Page 535, Delta County Records; thence South 89° 35' West along the South line of said lands 327.15 feet to the East right-of-way line of North Lincoln Road; thence Southwesterly along said right-of-way 495 feet, more or less, to the Point of Beginning.

END OF LEGAL DESCRIPTION

Commitment Number: PA-118636

**SCHEDULE B - SECTION I
REQUIREMENTS**

The following requirements must be met:

- (a) Pay the agreed amounts for the interest in the land and/or the mortgage to be insured.
- (b) Pay us the premiums, fees and charges for the policy.
- (c) Documents satisfactory to us creating the interest in the land and/or the mortgage to be insured must be signed, delivered and recorded:
- (d) You must tell us in writing the name of anyone not referred to in this Commitment who will get an interest in the land or who will make a loan on the land. We may make additional requirements or exceptions relating to the interest or the loan.
- (e) RECORD DOCUMENTATION FROM BARK RIVER HOLDINGS, INC., FORMERLY KNOWN AS BARK RIVER CULVERT AND EQUIPMENT COMPANY, SATISFACTORY TO INSURER, WHICH VESTS TITLE IN THE PARTY TO BE INSURED. ADDITIONAL REQUIREMENTS MAY BE NECESSARY AFTER REVIEW OF SAID DOCUMENTATION.
- (f) SUBMIT A CORPORATE RESOLUTION AND/OR THE ARTICLES OF INCORPORATION OF SAID CORPORATION ALONG WITH EVIDENCE, SATISFACTORY TO THE INSURER, THAT THE ABOVE REQUESTED EVIDENCE WAS MADE IN ACCORDANCE WITH THE BY-LAWS OF SAID CORPORATION AND THAT THE OFFICERS WHO EXECUTED SAID EVIDENCE ON BEHALF OF SAID CORPORATION WERE ITS DULY ELECTED OFFICERS AND WERE PRESENTLY AUTHORIZED TO EXECUTE SAID EVIDENCE.

ALSO, IF SAID CORPORATION IS NOT A MICHIGAN CORPORATION, SUBMIT EVIDENCE ALLOWING SAID CORPORATION TO DO BUSINESS IN MICHIGAN AND SUBMIT EVIDENCE THAT IT IS IN GOOD STANDING.
- (g) SUBMIT A FULLY EXECUTED AFFIDAVIT BY SELLER(S).
- (h) Mortgage from Bark River Holdings Inc., formerly known as Bark River Culvert & Equipment Company, a Michigan corporation, to M&I Bank Northeast, a Wisconsin state banking association, dated July 14, 1999 and recorded on July 19, 1999 in Liber 540, Page 298, Delta County Records.
- (i) Mortgage from Bark River Holdings Inc., a Michigan Corporation, formerly known as Bark River Culvert & Equipment Company, a Michigan Corporation, to M&I Marshall & Ilsley Bank, dated February 28, 2005 and recorded on March 14, 2005 in Liber 796, Page 881, Delta County Records.
- (j) RECORD A DISCHARGE OF THE ABOVE STATED MORTGAGE(S), OTHERWISE IT (THEY) WILL BE SHOWN ON THE POLICY.
- (k) TAX I.D.#: 21-051-420-2938-100-021 EXAMINER: KSP JL

SCHEDULE B - SECTION I Continued
 Issued By: Delta Abstract & Title Agency, Inc.
 201 Ludington Street P.O. Box 585, Escanaba, MI 49829 • (906) 788-3582 • Fax (906) 788-3581
 agent for
 First American Title Insurance Company

JUN 28 03 03:27a

upca

906-563-8740

P. 6

Commitment Number: FA-118636

Schedule B - Section I - Continued

2004 SUMMER TAX: \$9,058.90
 2004 WINTER TAX: \$10,791.79
 2005 TAXABLE VALUE: Not Available
 2004 TAXABLE VALUE: \$249,349
 HOMESTEAD: 0%

PROPERTY ADDRESS: 430 North Lincoln Road, Escanaba, MI 49829

- (l) Taxes through the year 2004 are paid.
- (m) Taxes for the year 2005 were not examined.
- (n) Any Special Assessments or Utilities Due and Payable.

Special Assessment and utility information has been requested and will be forwarded when received. Please call the city utility office to verify this information ONLY when you are ready to close.

- (o) AFTER ALL REQUIREMENTS HAVE BEEN SATISFIED, RETURN COMPLETED *ORDER TO ISSUE POLICY.*

Note: If the *ORDER TO ISSUE POLICY* is not returned, the issuance of the policy may be delayed.

END OF SCHEDULE B - SECTION I

Issued By: Delta Abstract & Title Agency, Inc.

201 Ludington Street P.O. Box 585, Escanaba, MI 49829 * (906) 786-3582 * Fax (906) 786-3581

agent for

First American Title

SCHEDULE B - SECTION II EXCEPTIONS

Any policy we issue will have the following exceptions unless they are taken care of to our satisfaction.

1. Any discrepancies or conflicts in boundary lines, any shortages in area, or any encroachment or overlapping of improvements.
2. Any facts, rights, interest or claims which are not shown by the public record but which could be ascertained by an accurate survey of the land or by making inquiry of persons in possession thereof.
3. Easements, liens or encumbrances or claims thereof, which are not shown by the public record.
4. Any lien or right to lien for services, labor or material imposed by law and not shown by the public record.
5. Taxes and assessments not due and payable subsequent to commitment date.
6. Mortgage from Bark River Holdings Inc.; formerly known as Bark River Culvert & Equipment Company, a Michigan corporation, to M&I Bank Northeast, a Wisconsin state banking association, dated July 14, 1999 and recorded on July 19, 1999 in Liber 540, Page 298, Delta County Records.
7. Mortgage from Bark River Holdings Inc., a Michigan Corporation, formerly known as Bark River Culvert & Equipment Company, a Michigan Corporation, to M&I Marshall & Ilsley Bank, dated February 28, 2005 and recorded on March 14, 2005 in Liber 796, Page 581, Delta County Records.
8. Rights of the public and of any governmental unit in any part thereof taken, used, or deeded for street, road, or highway purposes.
9. Title to all coal, oil, gas, minerals, precious stones, etc., together with all mining rights and other rights, leases, privileges and immunities relating thereto.
10. Easement for roadway and utility purposes as disclosed by instrument recorded at Liber 250 of Deeds, Page 61, Delta County Records.
11. Taxes which are a lien pursuant to Public Act 143 of 1995 and any other taxes and/or assessments which become a lien or become due and payable subsequent to the effective date.

Taxes and assessments which become due and payable, including taxes or assessments which may be added to the tax rolls or tax bill as a result of the taxing authority disallowing or revising an allowance of a tax exempt status.

END OF SCHEDULE B - SECTION II

Issued By: Delta Abstract & Title Agency, Inc.

201 Ludington Street P.O. Box 585, Escanaba, MI 49829 • (906) 786-3582 • Fax (906) 786-3581

agent for

First American Title

RECORDED IN DEEDS

Recorded January 15, 1975
2:00 PM Deeds
11 15 250 61

William E. Buzza Mayor of Escanaba

This Indenture, made January 10, 1975

WITNESSETH that THE BARK RIVER CULVERT AND EQUIPMENT CO., a Michigan Corporation of 410 So. Lincoln Rd., of the City of Escanaba, Delta County, Michigan, a corporation organized and existing under and by virtue of the laws of the State of Michigan, in consideration of One (\$1.00) Dollar and other moneys and valuable consideration being less than One Hundred Dollars (\$100.00) has granted, sold, conveyed and confirmed unto THE CITY OF ESCANABA, a Municipal corporation,

whose address is Escanaba, Michigan, the following described land and premises situated in the City of Escanaba, Delta County, Michigan, to-wit:

That part of the NW 1/4 of NW 1/4 of Section 30, Township 35 North, Range 22 West in the City of Escanaba, County of Delta, State of Michigan, described as follows: Commencing at the SW corner of the NW 1/4 of NW 1/4 of said Sec. 30, thence North along West line of Sec. 30, 528 feet; thence East 864.20 feet to West 1/2 line of Sec. 30; and point of beginning, thence South along said 1/2 line 194.54 feet; thence West 16.99 feet; thence North 194.54 feet; thence East 13.54 feet to point of beginning.

Said conveyance to the above named grantee being for the purposes of the conveyance of an easement to the City of Escanaba for roadway and utility purposes.

Subject to all apparent encumbrances, easements, restrictions, reservations and conditions of record. Witness my hand and seal this 10th day of January, 1975.

Richard Lundin
Secretary

Fred H. Lindner
President

Tax Certificate as required by Sec. 15, Act No. 1, I. L. C. Act of 1915 as amended. W. E. BUTLER, Register.

James M. Douglas
Secretary

CORPORATE ACKNOWLEDGMENT

STATE OF MICHIGAN, The foregoing instrument was acknowledged before me this 14th day of January 14, 1975.

by *James M. Douglas* Secretary-Treasurer of Bark River Culvert & Equipment Company

in and for the corporation, on behalf of the corporation.

Charles H. Blum Notary Public, Delta County, Mich.
My Commission Expires 1977

Witnessed By: *Richard A. DeGroot*, Peterboro
Notary Public-Attorney at Law
1201 South Sixth Street
Escanaba, Michigan 49829

250 61

SEE FRONT NOTES ON OTHER SIDE

APPENDIX C

ASSESSOR'S LETTER

November 3, 2006

Mr. Eric L. Lundin, Vice President
Upper Peninsula State Bank
112 North 11th Street
Escanaba MI 49829

RE: 430 North Lincoln Road, Escanaba

Dear Mr. Lundin:

On November 3, 2006, I inspected the property at 430 North Lincoln Road, formerly owned by Bark River Holdings and operated as the site of Roland Mact'linery. The buildings on the property are functionally and economically obsolete and are therefore Brownfield eligible. To be useful for any purpose, the buildings would need extreme remodeling, including windows, heat, electric, and plumbing. The cost to cure these defects would exceed the property's value, making demolition likely. After years of use as a facility for servicing and repairing heavy equipment, this property may also be contaminated.

The City has begun the resurrection of its Brownfield Authority with a preliminary meeting scheduled for December of this year. I will present your letter requesting inclusion in the Brownfield plan to the Authority with a copy of this letter. Also, if you obtain reports that indicate that this property is a contaminated site, please let me know. There are guidelines regarding contaminated property that you may wish to discuss.

You have also requested inclusion of this property in an Obsolete Property Rehabilitation District. At the next meeting of City Council, I will request that a date be set for a public hearing to consider your request.

Please contact me with concerns or questions.

Yours truly,

Elizabeth H. Keller CMAE III
City of Escanaba Assessor
Email ekeller@escanaba.org
Phone: 906.789.7322