



VILLAGE OF ONTONAGON

Founded in 1843

315 Quartz Street
Ontonagon, Michigan 49953
Phone: 906-884-2305 Fax: 906-884-4369
TDD: 1-800-649-3777
Website: www.villageofontonagon.org

AGENDA

VILLAGE COUNCIL MEETING
MONDAY – JULY 14, 2025
5:00 P.M. - 315 QUARTZ ST.

FINANCE COMMITTEE MEETS AT 4:30 P.M.

Pamela Coey
President

Sarah Hopper
President Pro-Tem

William DuPont
Village Manager

Wendy Pence
Village Clerk

TRUSTEES
Lyle Perry
Mike Rebholz
Debra Seid
Dorothy Sharkey
Matt Wiesen

- 1. PLEDGE OF ALLEGIANCE**
- 2. CALL TO ORDER – ROLL CALL**
- 3. PUBLIC COMMENT (Five Minute Limit Per Individual on Agenda and Non-Agenda Items)**
- 4. APPROVAL OF CONSENT AGENDA: Finance Committee June 23, 2025; Marina Commission June 19, 2025; Planning Commission June 18, 2025.**
- 5. APPROVAL OF AGENDA**
- 6. APPROVAL OF BILLS**
- 7. APPROVAL OF COUNCIL MINUTES: June 23, 2025**
- 8. REPORTS:**
 - a. Manager Report**
- 9. UNFINISHED BUSINESS**
 - a. MERS Updates**
 - b. Request to purchase Village property (Community Development)**
 - c. OASD Bus Garage Lease (Community Development)**
 - d. Steel Street Request (Planning Committee)**
- 10. NEW BUSINESS**
 - a. GEI Proposal – Mill Road Watermain Replacement**
 - b. Routsala Quote – Mill Road Watermain Replacement**
 - c. Silver City Pump Station**
 - d. Booster Bonanza Request**
 - e. Ontonagon County Chamber of Commerce Request**
 - f. Amtrak Letter of Support Request**
 - g. Asbestos Test – 317 River Street**
 - h. Veteran's Monument**
 - i. DDA Ordinance Status**
 - j. Recreation Center Lease Agreement**
- 11. ANNOUNCEMENTS – OTHER COUNCIL BUSINESS**
- 12. ADJOURNMENT**

The Village of Ontonagon is an equal opportunity provider and employer. Complaints of discrimination should be sent to:

USDA, Director, Office of Civil Rights, Washington, DC 20250-9410 .



06/23/2025

Village of Ontonagon

Village Council Finance Committee

Called to order at 4:34PM

Present: Seid, Rebholz, Hopper

Review of Bills already paid \$48,766.14

Total \$48,768.1

Moved by Hopper seconded by Seid.

Adjourned at 4:48PM

**VILLAGE MARINA COMMISSION
HELD ON THURSDAY, June 19, 2025
AT 5:00 P.M. AT 315 QUARTZ STREET, ONTONAGON**

ORDER

At 5:00 p.m. the meeting was called to order and the Pledge of Allegiance was led by Vice-Chairperson Deb Seid.

PRESENT: Don Chastan, Willie DuPont, Barb Kilmer, Deb Seid

ABSENT: Tom Colgin, Fred Chamberlain

AGENDA:

A motion was made by DuPont, second by Chastan, (CARRIED) to approve the agenda as presented.

AYE: DuPont, Chastan, Kilmer, Seid

NAY: None

ABSENT: Colgin, Chamberlain

MINUTES:

A motion was made by DuPont, second by Kilmer (CARRIED), to approve the April 17, 2025 minutes; Acknowledge May 15, 2025 No Quorum as presented.

AYE: DuPont, Kilmer, Chastan, Seid

NAY: None

ABSENT: Colgin, Chamberlain

ITEMS FROM THE FLOOR:

None

Fred Chamberlain arrived at 5:03 pm.

FINANCIAL REPORT:

Seasonal berths income is up from last year; ramp fees are on par with last year and the daily ramp fees will continue to go up as the season progresses.

HARBOR MASTER REPORT:

Things are going smoothly. There was an issue with an outhouse which is being resolved. There was a question about the docks being cleaned and they were told they are cleaned at 7:00 am daily.

MARINA BUSINESS:

The Thriving Communities Grant for \$50,000.00 is on hold due to DOGE and EPA cuts. When the funds become available, they will be used for a feasibility study to give us an understanding of the current accessibilities like silting and to look for a long-term, cost-effective plan to maintain the silt and mapping stakeholders to see who is using the marina and how we can utilize it.

OTHER COMMISSION BUSINESS:

Once the feasibility study is finished, we will start on long term plans for the marina. The need for dock boards and uprights (posts) replacement, due to dry rot, was also discussed.

ADJOURN:

A motion was made by DuPont, second by Seid to adjourn at 5:10 p.m.

Wendy Pence, Clerk

Approved

VILLAGE PLANNING COMMISSION
HELD ON WEDNESDAY, June 18, 2025
AT 3:30 P.M. AT 315 QUARTZ STREET, ONTONAGON

At 3:30 pm the meeting was called to order and the Pledge of Allegiance was led by Chairperson Johnson.

CALL TO ORDER/ROLL CALL

PRESENT: John Hamm, Lyle Perry, Deb Seid, Dorothy Sharkey, Chair-William Johnson

AGENDA:

A motion was made by Seid, second by Hamm, (CARRIED) to approve the agenda as presented.

AYE: Seid, Hamm, Perry, Sharkey, Johnson

NAY: None

MINUTES: May 21, 2025

A motion was made by Hamm, second by Perry, (CARRIED) to approve the minutes of May 21, 2025, as presented with corrections.

AYE: Hamm, Perry, Seid, Sharkey, Johnson

NAY: None

ITEMS FROM THE FLOOR:

None

BUSINESS:

a. Ordinance Update

The ordinance was approved by the Village Council at their May 27, 2025 meeting and went into effect on June 16, 2025. It is also available on the Village website.

A roundhouse discussion was held on the blight in the Village.

The commission then discussed the need for Village employee identification.

A motion was made by Sharkey, second by Hamm (Carried) to recommend to the Village Council to provide identification badges for Village employees.

AYE: Sharkey, Hamm, Perry, Seid, Johnson

NAY: None

b. Park Plans

The Abbey/Radtke park plans are on hold as the Village has not received the proper paperwork from the Township to move forward with the project.

A roundhouse discussion was held on volunteer cleanups and tree removal in the Village.

NEW BUSINESS:

None.

ZONING ADMINISTRATOR REPORT:

Deb Seid reported that the zoning administrator has received notice that site plans for two new home builds in the Village are being drawn up.

ADJOURN:

The meeting was adjourned at the call of the Chair at 3:55 p.m.

Minutes recorded by Wendy Pence.

Wendy Pence, Clerk

Approved

ONTONAGON VILLAGE COUNCIL MEETING

HELD AT 5:00 PM ON MONDAY, JUNE 23, 2025

AT 315 QUARTZ STREET, ONTONAGON

PRESENT: Pro-Tem Sarah Hopper, Lyle Perry, Mike Rebholz, Debra Seid, Dorothy Sharkey, Matt Wiesen, President Coey

ABSENT: None

At 5:00 p.m. the meeting was called to order by President Coey and the Pledge of Allegiance was recited.

CALL TO ORDER – ROLL CALL

PUBLIC COMMENT (Five Minute Limit per Individual on Agenda and Non-Agenda Items):

Several local business owners expressed their concerns about the placement of the food trucks for the food truck rally.

APPROVAL OF CONSENT AGENDA: Finance Committee June 09, 2025; Marina Commission April 17, 2025; Marina Commission May 15, 2025, Acknowledge No Quorum; Housing Commission May 20, 2025, Annual Meeting; Housing Commission May 20, 2025; Planning Commission May 21, 2025

A motion was made by Seid, second by Hopper (CARRIED), to approve the consent agendas as presented.

AYE: Seid, Hopper, Perry, Rebholz, Sharkey, Wiesen, Coey

NAY: None

APPROVAL OF AGENDA:

A motion was made by Rebholz, second by Sharkey (CARRIED), to approve the agenda as amended.

AYE: Rebholz, Sharkey, Hopper, Perry, Seid, Wiesen, Coey

NAY: None

APPROVAL OF BILLS:

A motion was made by Seid, second by Wiesen (CARRIED), to approve the bills as presented.

ROLL CALL

AYE: Seid, Wiesen, Hopper, Perry, Rebholz, Sharkey, Coey

NAY: None

APPROVAL OF COUNCIL MINUTES: June 09, 2025

A motion was made by Hopper, second by Rebholz (CARRIED), to approve the meeting minutes of June 09, 2025.

AYE: Hopper, Rebholz, Perry, Seid, Sharkey, Wiesen, Coey

NAY: None

REPORTS:

a. Financial Report

All finances are available on the Village website.

UNFINISHED BUSINESS:

a. MERS Update

MERS payment \$55,986.00 due on 7/20/2025 was made 6/20/2025. Next payment is due 8/20/2025 and will be made towards the end of June. The Michigan Enhancement Grant will cover the next 9 months and the grant will close out in March 2026.

b. Request to purchase Village property (Community Development)

The Village is waiting on the survey of the property. Set aside for the next meeting.

c. OASD Bus Garage Lease (Community Development)

Community Development is requesting an estimate for the cost of water and sewer service installed from the curb stop to the garage. The DPW crew is looking into this.

d. Steel Street Request (Planning Committee)

Request has been previously resolved.

e. Lift Station Address

A motion was made by Rebholz, second by Seid (CARRIED) to approve the lift station address as follows; 780 Zinc Street.

ROLL CALL

AYE: Rebholz, Seid, Hopper, Perry, Sharkey, Wiesen, Coey

NAY: None

f. Food Truck Placement

A motion was made by Sharkey to move the food trucks from Quartz Street to East River Street, second by Hopper, motion was withdrawn and restated by Sharkey to move the food trucks from Quartz Street to the Recreation Center parking lot, second by Rebholz (CARRIED).

AYE: Sharkey, Rebholz, Hopper, Perry, Seid, Wiesen, Coey

NAY: None.

After a roundtable discussion the council decided to move the food truck placement from Quartz Street to the Rec Center to avoid issues with deliveries and pickups from local businesses.

NEW BUSINESS:

a. Routsala Payment Application #5

A motion was made by Wiesen, second by Rebholz (CARRIED) to approve the request for payment for the sewer project.

ROLL CALL

AYE: Wiesen, Rebholz, Hopper, Perry, Seid, Sharkey, Coey

NAY: None

John Reck was present to give an update on the project; as of 06/13/2025 the project is

44% complete, the sanitary sewer system is being televised, manholes are being replaced, Northland Electric will start wiring the pump control panels this week as the pumps are all in, all valves and piping are in except for Island Rd., John will meet with the OCTC contractor, JSI, to discuss using the pipe easement that is currently present under the river.

b. Update Signature Cards

A motion was made by Seid, second by Rebholz (CARRIED) to update the signature cards at Citizens State Bank and Miners State Bank with the addition of Wendy Pence.

ROLL CALL

AYE: Seid, Rebholz, Hopper, Perry, Sharkey, Wiesen, Coey

NAY: None

c. Planning Commission Recommendation

A recommendation was made to provide DPW employees with some type of ID when meeting with residents to identify them as Village employees, the council decided to provide safety vests with the Village logo. The staff will speak with DPW.

Announcements-Other Council Business

UPPCO will be holding an appliance recycling event on June 26, 2025, from 10:00 am to 5:00 pm at the Ontonagon Recreation Center.

It was moved by Hopper, seconded by Rebholz to adjourn at 5:48 pm.

AYE: Hopper, Rebholz, Perry, Seid, Sharkey, Wiesen, Coey

NAY: None

Wendy Pence, Clerk

Approved

MERS UPDATE

To: Village Council

From: William DuPont, Village Manager

Date: June 23, 2025

Subject: Hospital MERS Update

We paid MERS \$55,986 on June 20th. This payment was due on July 20th. We are current with our MERS payments and our next payment will be due on August 20th. We will be making this payment towards the end of July.

At this time, the Michigan Enhancement Grant that the Village received will cover the next 9 monthly payments. We expect to close out this grant in March of 2026.

Also, as part of the Protecting Michigan Pension Grant, the Village is required to file Form 6163 by August 1st. This form is used by the Michigan Department of Treasury to monitor retirement plans. There are two key statistics that are being monitored. One is the retirement plan is to maintain a funding level of 60% or will be considered underfunded. The plan is 62.5% funded as of 12/31/24. The second is projected annual payments compared to revenues which are not to exceed 22%. The form requires projections over the next five fiscal years. The Village is projected to be at 29.9% this year. This is the lowest projected year with 2030 being the highest at 32.8%.

The General Fund will be nearly \$1.4 million this year. The maximum expected annual MERS payments are projected to be \$1.3 million in 2040. In my opinion, the Village is in a position to be able to make all required MERS payments through 2040. However, these payments will always hamper the Village's ability to do anything more than basic functions with the General Fund.

Thank you for your time.

UNFINISHED BUSINESS UPDATES

To: Village Council

From: William DuPont, Village Manager

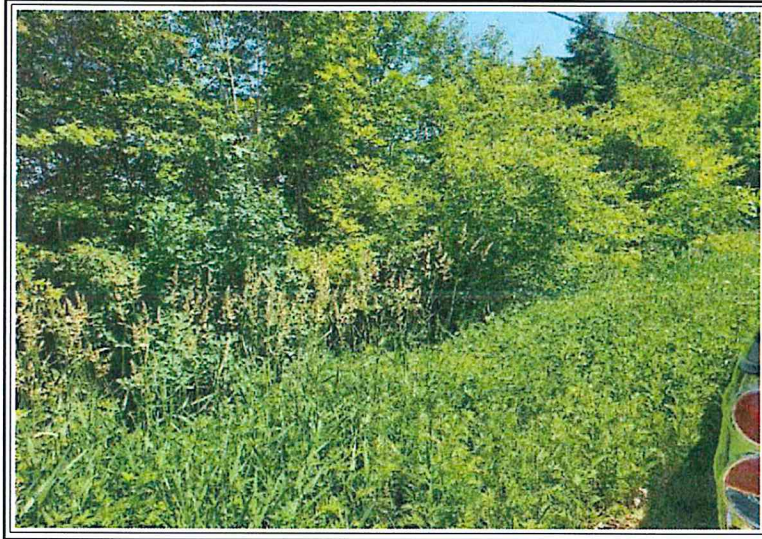
Date: July 14, 2025

Request to Purchase Village Property: An appraisal was completed on 6/28/25 which valued the property at \$34,400. The appraisal is attached. The council also requested a survey which has been ordered but not completed.

OASD Bus Garage Lease: Deric Morris completed an estimate to install a curb stop at a cost of \$8,066.34. The Council requested that an estimate be completed to go from the curb stop to the building. This estimate has yet to be completed.

Steel Street Request: Randy Baker agreed to the offered “swap” on June 6th. I have been in contact with Peninsula Title regarding the transfers. This process will take some time to complete.

APPRAISAL OF



VACANT LAND

LOCATED AT:

TBD M-38
Ontonagon, MI 49953

FOR:

Village of Ontonagon
315 Quartz St
Ontonagon, MI, 49953

BORROWER:

N/A

AS OF:

June 19, 2025

BY:

Thomas J. Mili

06/28/2025

Willie DuPont
Village of Ontonagon
315 Quartz St
Ontonagon, MI, 49953

File Number: ONTO4133

Dear Client:

In accordance with your request, I have appraised the real property at:

TBD M-38
Ontonagon, MI 49953

The purpose of this appraisal is to develop an opinion of the market value of the subject property, as vacant.
The property rights appraised are the fee simple interest in the site.

In my opinion, the market value of the property as of June 19, 2025 is:

\$34,400
Thirty-Four Thousand Four Hundred Dollars

The attached report contains the description, analysis and supportive data for the conclusions,
final opinion of value, descriptive photographs, limiting conditions and appropriate certifications.

Thank you,



Thomas J. Mili

APPRAISERS ARE REQUIRED TO BE LICENSED & ARE REGULATED BY THE STATE OF MICHIGAN,

DEPARTMENT OF LABOR & ECONOMIC GROWTH, P.O. BOX 30018, LANSING, MICHIGAN, 48909.

APPRAISAL REPORT LAND APPRAISAL REPORT

File No. ONTO4133

SUBJECT	Property Address TBD M-38				Census Tract		LENDER DISCRETIONARY USE			
	City Ontonagon		County Ontonagon		State MI		Zip Code 49953		Sale Price \$	
	Legal Description See the attached legal						Date		Mortgage Amount \$	
	Owner/Occupant Village of Ontonagon				Map Reference		Mortgage Type		Discount Points and Other Concessions	
	Sale Price \$ N/A				Date of Sale TBD		Property Rights Appraised		Paid by Seller \$	
NEIGHBORHOOD	Loan charges/concessions to be paid by seller \$ TBD				☒ Fee Simple					
	R.E. Taxes \$				Tax Year		☐ Leasehold			
	Lender/Client Village of Ontonagon				☐ Condominium (HUD/VA)					
	315 Quartz St, Ontonagon, MI 49953				☐ PUD		Source			
	LOCATION		☐ Urban		☒ Suburban		☐ Rural		NEIGHBORHOOD ANALYSIS	
	BUILT UP		☒ Over 75%		☐ 25-75%		☐ Under 25%		Employment Stability	
	GROWTH RATE		☒ Rapid		☒ Stable		☐ Slow		Convenience to Employment	
	PROPERTY VALUES		☐ Increasing		☒ Stable		☐ Declining		Convenience to Shopping	
	DEMAND/SUPPLY		☐ Shortage		☒ In Balance		☐ Over Supply		Convenience to Schools	
	MARKETING TIME		☐ Under 3 Mos.		☒ 3-6 Mos.		☐ Over 6 Mos.		Adequacy of Public Transportation	
	PRESENT LAND USE %		LAND USE CHANGE		PREDOMINANT OCCUPANCY		SINGLE FAMILY HOUSING		Recreation Facilities	
	Single Family 70%		Not Likely ☒		Owner ☒		PRICE \$ (000)		Adequacy of Facilities	
	2-4 Family 0%		Likely ☐		Tenant ☐		AGE (yrs)		Property Compatibility	
	Multi-Family 0%		In process ☐		Vacant (0-5%) ☒		39 Low 10		Protection from Detrimental Cond.	
	Commercial 0%		To: ☐		Vacant (over 5%) ☐		199 High 110		Police & Fire Protection	
Industrial 0%						Predominant		General Appearance of Properties		
Vacant 30%						99 - 45		Appeal to Market		
Note: Race or the racial composition of the neighborhood are not considered reliable appraisal factors.										
COMMENTS See Attached Addendum.										
SITE	Dimensions Irregular				Topography		slight roll			
	Site Area 2.82 ac				Corner Lot yes		Size		Average for the area	
	Zoning Classification 202 commercial vacant				Zoning Compliance yes		Shape		Rectangular	
	HIGHEST & BEST USE: Present Use recreational				Other Use residential		Drainage		Appears Adequate	
	UTILITIES		Public		SITE IMPROVEMENTS		Type		Public	
	Electricity		☒ @property line		Street		Paved		☒	
	Gas		☒ @property line		Curb/Gutter		partial		☒	
	Water		☒ @property line		Sidewalk		partial		☒	
	Sanitary Sewer		☒ @property line		Street Lights		partial		☒	
	Storm Sewer		☒ natural		Alley		None		☐	
	View				FEMA Flood Hazard		Yes* ☐ No ☐		FEMA Map/Zone	
	Landscaping				FEMA Map/Zone		X			
	Driveway									
	Comments (Apparent adverse easements, encroachments, special assessments, slide areas, etc.): See Attached Addendum.									
The undersigned has recited three recent sales of properties most similar and proximate to subject and has considered these in the market analysis. The description includes a dollar adjustment, reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to, or more favorable than, the subject property, a minus (-) adjustment is made, thus reducing the indicated value of subject; if a significant item in the comparable is inferior to, or less favorable than, the subject property, a plus (+) adjustment is made, thus increasing the indicated value of the subject.										
SALES COMPARISON ANALYSIS	ITEM		SUBJECT		COMPARABLE NO. 1		COMPARABLE NO. 2		COMPARABLE NO. 3	
	Address		TBD M-38 Ontonagon, MI		TBD M28 HWY Bruce Crossing, MI 49912		TBD1 Gorman St Ontonagon, MI 49953		15301 M 64 HWY Bergland, MI 49910	
	Proximity to Subject				24.13 miles SE		0.71 miles NE		27.19 miles SW	
	Sales Price		\$ N/A		\$ 19,900		\$ 21,000		\$ 22,000	
	Price/		\$ 0		\$ 199000		\$ 210000		\$ 220000	
	Data Source				KMLS#50074836/DOM 333		KMLS#10065623/DOM 28		KMLS#50140315/DOM 40	
	VALUE ADJUSTMENTS		DESCRIPTION		DESCRIPTION		DESCRIPTION		DESCRIPTION	
	Sales or Financing				ArmLth		ArmLth		ArmLth	
	Concessions				Cash;0		Cash;0		Cash;0	
	Date of Sale/Time		TBD		01/03/2025		09/11/2023		06/05/2024	
	Location		Suburban		Suburban		Suburban		Suburban	
	Site/View		Good		Average		Good		Good	
	Road Frontage		745' M/L		330' M/L		150' M/L		491.43 M/L	
	Acreage		2.82 ac M/L		3.56 ac M/L		0.45		1.60 ac M/L	
	Net Adj. (total)				☒ + ☐ - \$ 8,280		☒ + ☐ - \$ 20,110		☒ + ☐ - \$ 11,967	
Indicated Value				Gross: 63.9		Gross: 95.8		Gross: 54.4		
of Subject				Net: 41.6 \$ 28,180		Net: 95.8 \$ 41,110		Net: 54.4 \$ 33,967		
Comments of Sales Comparison: All comparables carry weight in the market estimate. The market approach is deemed most applicable.										
Adjustments are greater then desired, however this is common when appraising large land parcels.										
Comments and Conditions of Appraisal: See Attached Addendum.										
Final Reconciliation: All comparables carry weight in the market estimate. The market approach is deemed most applicable. The cost approach was used if applicable for additional support. The income approach is deemed non-applicable. Current use is highest and best used. This appraisal is subject to the limited conditions sheet attached.										
RECONCILIATION	I (WE) ESTIMATE THE MARKET VALUE, AS DEFINED, OF THE SUBJECT PROPERTY AS OF June 19, 2025 to be \$ 34,400									
	I (We) certify: that to the best of my (our) knowledge and belief, the facts and data used herein are true and correct; that I (we) personally inspected the subject property and inspected all comparable sales cited in this report; and that I (we) have no undisclosed interest, present or prospective therein.									
	Appraiser(s) Thomas J. Mili Review Appraiser (if applicable) ☐ Did ☐ Did Not Inspect Property									

ADDENDUM

Borrower: N/A		File No.: ONTO4133
Property Address: TBD M-38		Case No.:
City: Ontonagon	State: MI	Zip: 49953
Lender: Village of Ontonagon		

Neighborhood Comments**Physical Deficiencies or Adverse Conditions**

Arrow Appraisal Service, does not warrant the condition and/or the value of this property. This appraisal was performed to estimate the market value of this property, but this appraisal does not guarantee that this property is free of defects. You should inspect this property yourself very carefully or hire a professional home inspection service to inspect this property for you.

Neighborhood Description

The subject is close to all neighborhood facilities (49 MILES). With access to major roads, employment centers and neighborhood facilities. Employment stability and appeal to the market appear average to this Appraiser. There is no apparent and measurable evidence of adverse locational factors, which what affect marketing or value.

Site Comments**APPRAISAL IS NOT A LEGAL OPINION**

If subpoenaed to testify for a legal action regarding this appraisal, the appraiser's fee, for each day of testimony/scheduled appearance time(s), is set as follows: \$150 an hour which includes drive time. By accepting this appraisal and using it in a legal action, regardless of who subpoenas the appraiser, they agree to the aforementioned fee, as well as the conditions set forth in the "Statement of Limited Conditions and Appraisers Certification".

Final Reconciliation

All comparables carry weight in the market estimate. The market approach is deemed most applicable. The cost approach was used if applicable for additional support. The income approach is deemed non-applicable. Current use is highest and best used. This appraisal is subject to the limited conditions sheet attached.

Condition of Appraisal Comments

Closings are confirmed by brokers and MLS sales data. Note that this Appraiser made no adjustment for sale/time in the sales comparison approach to value. In order to use the best comparables the scope of research was expanded beyond the recommended six-month guideline with no noted adverse effect on the indicated value or marketability of the subject property. Sale recited are in acceptable market expected proximity to the subject. All value regarding dissimilarities were adjusted according to market reaction. The indicated range of values bracket the value of the subject. The net and gross adjustments are greater then desired, however in low population low density area this is common

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he considers his own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the Appraiser's judgment.

STATEMENT OF LIMITING CONDITIONS AND APPRAISER'S CERTIFICATION

CONTINGENT AND LIMITING CONDITIONS: The appraiser's certification that appears in the appraisal report is subject to the following conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
2. The appraiser has provided a sketch in the appraisal report to show approximate dimensions of the improvements and the sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.
5. The appraiser has estimated the value of the land in the cost approach at its highest and best use and the improvements at their contributory value. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used.
6. The appraiser has noted in the appraisal report any adverse conditions (such as, needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.
7. The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
8. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice.
9. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that completion of the improvements will be performed in a workmanlike manner.
10. The appraiser must provide his or her prior written consent before the lender/client specified in the appraisal report can distribute the appraisal report (including conclusions about the property value, the appraiser's identity and professional designations, and references to any professional appraisal organizations or the firm with which the appraiser is associated) to anyone other than the borrower; the mortgagee or its successors and assigns; the mortgage insurer; consultants; professional appraisal organizations; any state or federally approved financial institution; or any department, agency, or instrumentality of the United States or any state or the District of Columbia; except that the lender/client may distribute the property description section of the report only to data collection or reporting service(s) without having to obtain the appraiser's prior written consent. The appraiser's written consent and approval must also be obtained before the appraisal can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.

APPRAISERS CERTIFICATION: The Appraiser certifies and agrees that:

1. I have researched the subject market area and have selected a minimum of three recent sales of properties most similar and proximate to the subject property for consideration in the sales comparison analysis and have made a dollar adjustment when appropriate to reflect the market reaction to those items of significant variation. If a significant item in a comparable property is superior to, or more favorable than, the subject property, I have made a negative adjustment to reduce the adjusted sales price of the comparable and, if a significant item in a comparable property is inferior to, or less favorable than the subject property, I have made a positive adjustment to increase the adjusted sales price of the comparable.
2. I have taken into consideration the factors that have an impact on value in my development of the estimate of market value in the appraisal report. I have not knowingly withheld any significant information from the appraisal report and I believe, to the best of my knowledge, that all statements and information in the appraisal report are true and correct.
3. I stated in the appraisal report only my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the contingent and Limiting Conditions specified in this form.
4. I have no present or prospective interest in the property that is the subject to this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or the estimate of market value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property.
5. I have no present or contemplated future interest in the subject property, and neither my current or future employment nor my compensation for performing this appraisal is contingent on the appraised value of the property.
6. I was not required to report a predetermined value or direction in value that favors the cause of the client or any related party, the amount of the value estimate, the attainment of a specific result, or the occurrence of a subsequent event in order to receive my compensation and/or employment for performing the appraisal. I did not base the appraisal report on a requested minimum valuation, a specific valuation, or the need to approve a specific mortgage loan.
7. I performed this appraisal in conformity with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place as of the effective date of this appraisal, with the exception of the departure provision of those Standards, which does not apply. I acknowledge that an estimate of a reasonable time for exposure in the open market is a condition in the definition of market value and the estimate I developed is consistent with the marketing time noted in the neighborhood section of this report, unless I have otherwise stated in the reconciliation section.
8. I have personally inspected the subject property and the exterior of all properties listed as comparables in the appraisal report. I further certify that I have noted any apparent or known adverse conditions in the subject improvements, on the subject site, or on any site within the immediate vicinity of the subject property of which I am aware and have made adjustments for these adverse conditions in my analysis of the property value to the extent that I had market evidence to support them. I have also commented about the effect of the adverse conditions on the marketability of the subject property.
9. I personally prepared all conclusions and opinions about the real estate that were set forth in the appraisal report. If I relied on significant professional assistance from any individual or individuals in the performance of the appraisal or the preparation of the appraisal report, I have named such individual(s) and disclosed the specific tasks performed by them in the reconciliation section of this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in the report; therefore, if an unauthorized change is made to the appraisal report, I will take no responsibility for it.

SUPERVISORY APPRAISER'S CERTIFICATION: If a supervisory appraiser signed the appraisal report, he or she certifies and agrees that: I directly supervise the appraiser who prepared the appraisal report, have reviewed the appraisal report, agree with the statements and conclusions of the appraiser, agree to be bound by the appraiser's certifications numbered 4 through 7 above, and am taking full responsibility for the appraisal and the appraisal report.

ADDRESS OF PROPERTY APPRAISED: TBD M-38, Ontonagon, MI, 49953

APPRAISER:**SUPERVISORY APPRAISER (only if required)**

Signature: Thomas J. Mill
 Name: Thomas J. Mill
 Date Signed: 07/02/2025
 State Certification #: _____
 or State License #: 1203006298
 State: MI
 Expiration Date of Certification or License: 07/31/2026

Signature: _____
 Name: _____
 Date Signed: _____
 State Certification #: _____
 or State License #: _____
 State: _____
 Expiration Date of Certification or License: _____

☐ Did ☐ Did Not Inspect Property

SUBJECT PROPERTY PHOTO ADDENDUM

Borrower: N/A	File No.: ONTO4133
Property Address: TBD M-38	Case No.:
City: Ontonagon	State: MI Zip: 49953
Lender: Village of Ontonagon	



**FRONT VIEW OF
SUBJECT PROPERTY**

Appraised Date: June 19, 2025
Appraised Value: \$ 34,400



**REAR VIEW OF
SUBJECT PROPERTY**



STREET SCENE

EXTRA PHOTOS

Borrower: N/A	File No.: ONTO4133
Property Address: TBD M-38	Case No.:
City: Ontonagon	State: MI Zip: 49953
Lender: Village of Ontonagon	



BLACKTOP SECONDARY ROAD & M38 FRONTAGE



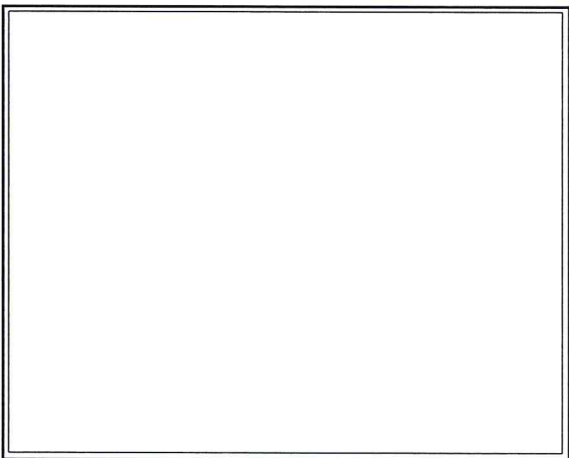
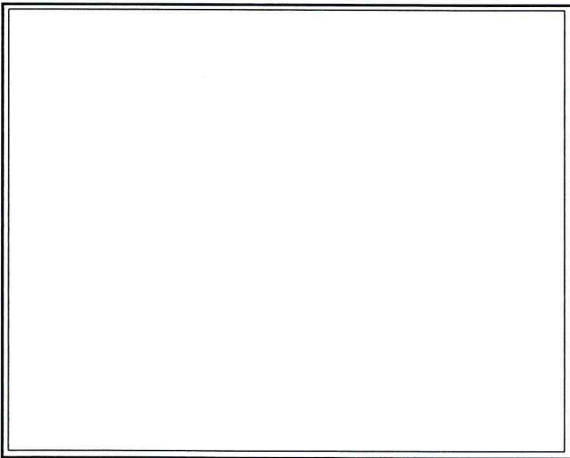
EXTRA SECONDARY ROAD & M38 FRONTAGE



SITE ROLLING & FLAT LAND



PROPERTY WITH SECONDARY ROAD FRONTAGE

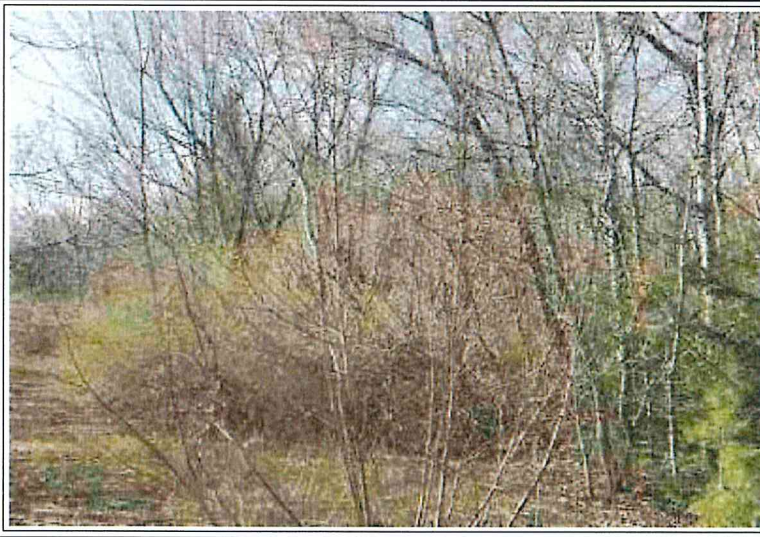


COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: N/A		File No.: ONTO4133
Property Address: TBD M-38		Case No.:
City: Ontonagon	State: MI	Zip: 49953
Lender: Village of Ontonagon		

**COMPARABLE SALE #1**

TBD M28 HWY
Bruce Crossing, MI 49912
Sale Date: 01/03/2025
Sale Price: \$ 19,900

**COMPARABLE SALE #2**

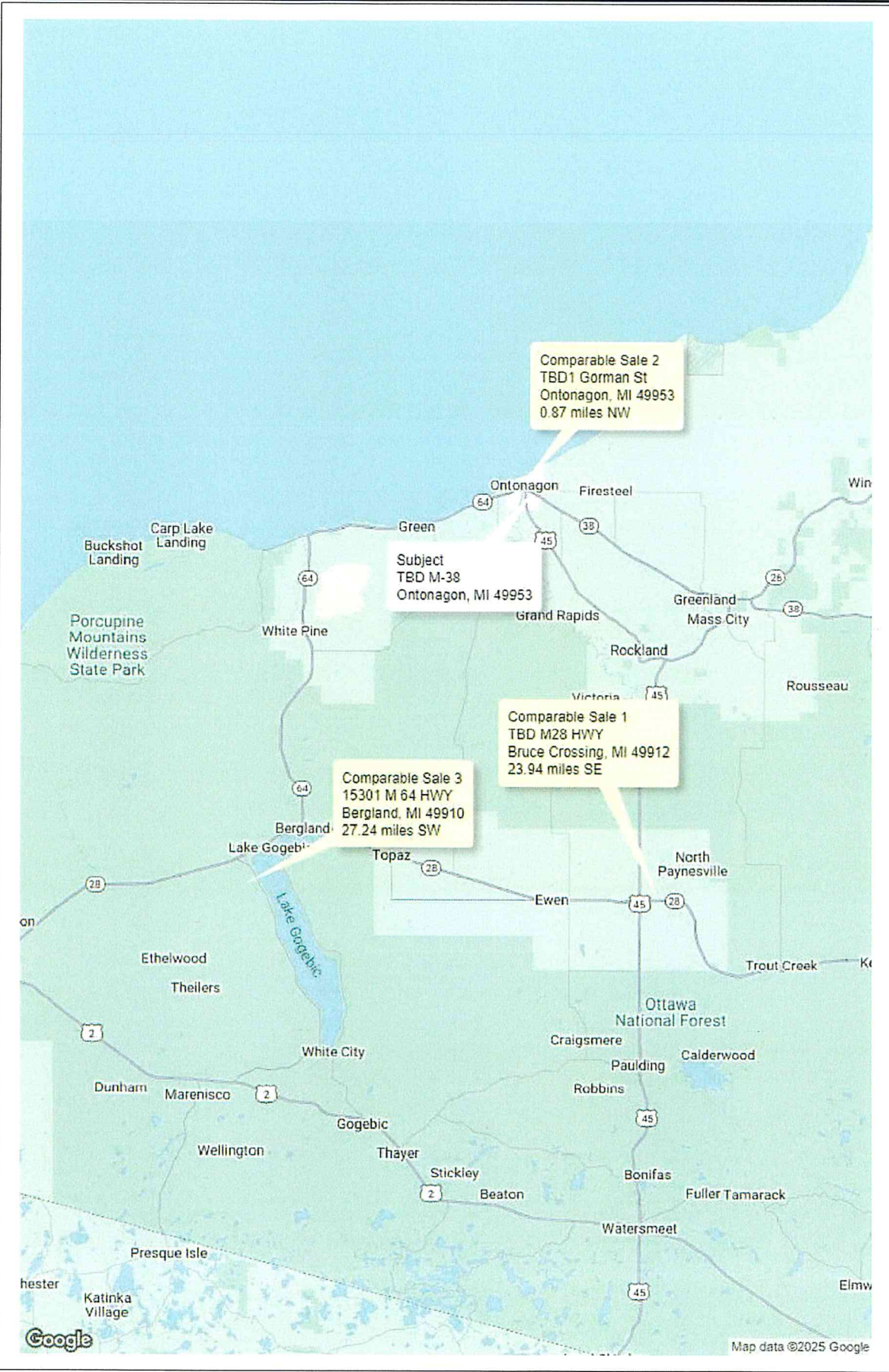
TBD1 Gorman St
Ontonagon, MI 49953
Sale Date: 09/11/2023
Sale Price: \$ 21,000

**COMPARABLE SALE #3**

15301 M 64 HWY
Bergland, MI 49910
Sale Date: 06/05/2024
Sale Price: \$ 22,000

LOCATION MAP

Borrower: N/A	File No.: ONTO4133
Property Address: TBD M-38	Case No.:
City: Ontonagon	State: MI Zip: 49953
Lender: Village of Ontonagon	



ASSESSORS TAX CARD

Borrower: N/A	File No.: ONTO4133
Property Address: TBD M-38	Case No.:
City: Ontonagon	State: MI
Lender: Village of Ontonagon	Zip: 49953

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

05/23/2025 11:32 AM

Parcel:	41 561 016 10	Current Class:	202.COMMERCIAL-VACANT
Owner's Name:	VILLAGE OF ONTONAGON	Previous Class:	202.COMMERCIAL-VACANT
Property Address:		Taxable Status:	EXEMPT (211.7M)
Libor/Page:	201600198	Prev. Taxable Status:	EXEMPT (211.7M)
Split:	//	Gov. Unit:	09 ONTONAGON
Public Impr.:	Paved Road, Storm Sewer, Water, Sewer, Electric, Gas	Map #:	66050 ONTONAGON AREA SCHOOLS
Topography:	Level	School:	
Mailing Address:		Neighborhood:	
VILLAGE OF ONTONAGON 315 QUARTZ STREET ONTONAGON MI 49953	Description:		
	SEC 30 T52N R39W ALL OF THE FOLLOWING DESCRIBED TRACT "A" LAND LOCATED IN THE TOWNSHIP OF ONTONAGON A PARCEL OF LAND IN THE SW 1/4 OF SW 1/4 OF SEC 30 2/9 COM AT THE SE COR OF SD SW 1/4 OF SW 1/4; TH W ALG THE S LN OF SD SEC, 61 1/2 RODS (1014.75 FT) TO THE CENTER OF THE ROCKLAND RD; TH N 54 RODS (891 FT) TO A STAKE BETWEEN SMALL SWAMP ELM AND BIRCH IN THE CENTER OF A Ravine RUNNING SOUTHEAST AND NORTHWEST THROUGH SD TRACT OF LAND; TH SEERLY UP THE CENTER OF SD Ravine TO ITS INTERSECTION WITH THE E LN OF AND GARDNER ROAD; TH NERLY THROUGH THE CENTER OF A DEEP GULCH IN SAID RD TO CENTER OF THE GREENLAND RD; TH SEERLY ALG THE CENTER OF SD RD 4 RODS AND 23 LINKS (81.18 FT) TO ITS INTERSECTION WITH THE E LN OF SD SW 1/4 OF SW 1/4; TH S 12 RODS AND 22 LINKS (212.52 FT) TO POB; EXC THE FOLLOWING PARCELS: EXC (1) LANDS LYING WITHIN THE RECORDED PLAT OF LEVI HANNA'S ADDITION, RECORDED IN LIBER B OF DEEDS, PAGE 722. AND ALSO EXC (2) A PARCEL OF LAND BEG AT THE SE COR OF SD SW 1/4 OF SW 1/4; TH N 270 FT TO THE CENTER OF ONTONAGON-GREENLAND RD; TH NERLY ALG THE CENTER LN OF SD RD 70 FT; TH S 42 DEG W 267 FT M/L TO THE CENTER OF A CREEK; TH ALG THE CENTER OF SD CREEK TO THE S LN OF SEC 30; TH E ALG SD SEC LN TO POB. AND ALSO EXC (3) THE S 33 FT, LYING IN MERCURY ST. AND ALSO EXC (4) A PARCEL OF LD BEG AT THE NE COR OF LOT 1, AS SHOWN ON THE RECORDED PLAT OF HANNA'S SUBDIVISION OF THE SW 1/4 OF THE S W 1/4 OF SEC 30 T52N R39W; TH S 40 DEG 32' E 15 FT; TH S 49 DEG 28' W 241 FT; TH N 20 DEG 43' W 16.04 FT TO SE COR OF SD LOT 1; TH N 49 DEG 28' E 246.87 FT TO POB. AND ALSO EXC (5) N-30 2/9 SEC 30 T52N R39W PRT OF SW 1/4 OF SW 1/4 LING SWLY OF GRN RD EXC LAND IN LEVI HANNA'S ADD & ALSO EXC LAND IN SUBDIV OF HANNA'S ADD & ALSO EXC PC BEG AT SE COR OF SD SW 1/4 OF SW 1/4; TH N 230 FT TO SLY LN OF GREENLAND RD; TH N 40 DEG 32' W 100.2', TH S 49 DEG 28' W 246.8', TH S 20 DEG 43' E 16.04'; TH S 22 DEG 15 1/2' E 192.2' TO S LN OF SEC, TH E 182' TO POB & EXC MERCURY ST. AND ALSO EXCEPT (AS DESC IN LIBER 111, PAGE 768) BEGINNING AT PT ON SOUTH LN OF SEC 30 T52N R39W WHICH IS NORTH 89DEG 53'06" E 776.22 FT FROM SW COR OF SD SEC, ALSO BEING A PT ON THE ARC OF A 2225.48 FT RADIUS CURVE TO THE LEFT; TH WERLY ALG THE ARC OF SD CURVE 794.52 FT (CHORD BEARING N 71 DEG 09'05" W 790.31 FT); TH S 8 DEG 15'05" W 23.02 FT TO POINT OF CURVATURE OF A 267 FT RADIUS CURVE TO THE LEFT; TH SEERLY ALG THE ARC OF SD CURVE 38.53 FT (CHORD BEARING S 4 DEG 07'04" W CHORD DISTANCE 38.50 FT) TO POINT OF TANGENCY OF SD CURVE; TH S 0 DEG 00'57" EAST 194.20 FT; TH S 89 DEG 59'03" W 66 FT; TH N 08 DEG 00'57" W, 280.23 FT TO A POINT ON THE ARC OF A 2240.48 FT RADIUS CURVE TO THE LEFT; TH WERLY ALG THE ARC OF SD CURVE 394.89 FT (CHORD BEARING N 88 DEG 20'48" W CHORD DISTANCE 394.38 FT); TH N 3 DEG 23'44" W 251.52 FT; TH N 89 DEG 18'41" E 544.13 FT; TH S 9 DEG 01'57" W 150 FT TO A POINT ON THE ARC OF A 2375.48 FT RADIUS CURVE TO THE RIGHT; TH SEERLY ALG THE ARC OF SD CURVE 593.75 FT (CHORD BEARING S 73 DEG 48'26" E, CHORD DISTANCE 592.21 FT); TH S 23 DEG 21'12" W, 75 FT TO POINT ON THE ARC OF A 2300.48 FT RADIUS CURVE TO THE RIGHT; TH SEERLY ALG THE ARC OF SD CURVE 357.72 FT (CHORD BEARING S 62 DEG 11'31" E, CHORD DISTANCE 357.36 FT) TO A POINT ON SD S LN OF SEC 30 WHICH IS N 89 DEG 53'06" E 922.70 FT FROM SD SW COR OF SEC 30; TH S 89 DEG 53'06" W 146.48 FT ALG SD S LN OF SEC 30 TO POB. EXC THAT PART WHICH LIES NORTHERLY OF VACATED NERLY RAW LN OF SILVER ST LOCATED IN RECORDED PLAT OF LEVI HANNA'S ADDITION. 3.29 A M/L. (2016 198 QC DEED MDOT TO VILLAGE OF ONTONAGON INCLUDES THE FOLLOWING REFERRED TO ON DEED AS EXCEPT THAT PORTION OF LAND AS RECORDED IN LIBER 111, PAGE 768) AS OF 2/15/08 THE FOLLOWING IS THE LEGAL FROM 1ST DEED 110/447 WHICH IS GOING TO BE CORRECTED TO THE ABOVE DESCRIPTION WITH A CORRECTION DEED TO BE RECORDED SEC 30 T52N R39W A PARCEL OF LAND BEING A PRT OF SW 1/4 OF SW 1/4 LING SWLY OF GRN RD, BEGINNING AT PT ON SOUTH LN OF SEC 30 T52N R39W WHICH IS NORTH 89DEG 53'06" E 776.22 FT FROM SW COR OF SD SEC, ALSO BEING A PT ON THE ARC OF A 2225.48 FT RADIUS CURVE TO THE LEFT; TH WERLY ALG THE ARC OF SD CURVE 794.52 FT (CHORD BEARING N 71 DEG 09'05" W 790.31 FT); TH S 8 DEG 15'05" W 23.02 FT TO POINT OF CURVATURE OF A 267 FT RADIUS CURVE TO THE LEFT; TH SEERLY ALG THE ARC OF SD CURVE 38.53 FT (CHORD BEARING S 4 DEG 07'04" W CHORD DISTANCE 38.50 FT) TO POINT OF TANGENCY OF SD CURVE; TH S 0 DEG 00'57" EAST 194.20 FT; TH S 89 DEG 59'03" W 66 FT; TH N 08 DEG 00'57" W, 280.23 FT TO A POINT ON THE ARC OF A 2240.48 FT RADIUS CURVE TO THE LEFT; TH WERLY ALG THE ARC OF SD CURVE 394.89 FT (CHORD BEARING N 88 DEG 20'48" W CHORD DISTANCE 394.38 FT); TH N 3 DEG 23'44" W 251.52 FT; TH N 89 DEG 18'41" E 544.13 FT; TH S 9 DEG 01'57" W 150 FT TO A POINT ON THE ARC OF A 2375.48 FT RADIUS CURVE TO THE RIGHT; TH SEERLY ALG THE ARC OF SD CURVE 593.75 FT (CHORD BEARING S 73 DEG 48'26" E, CHORD DISTANCE 592.21 FT); TH S 23 DEG 21'12" W, 75 FT TO POINT ON THE ARC OF A 2300.48 FT RADIUS CURVE TO THE RIGHT; TH SEERLY ALG THE ARC OF SD CURVE 357.72 FT (CHORD BEARING S 62 DEG 11'31" E, CHORD DISTANCE 357.36 FT) TO A POINT ON SD S LN OF SEC 30 WHICH IS N 89 DEG 53'06" E 922.70 FT FROM SD SW COR OF SEC 30; TH S 89 DEG 53'06" W 146.48 FT ALG SD S LN OF SEC 30 TO POB. EXC THAT PART WHICH LIES NORTHERLY OF VACATED NERLY RAW LN OF SILVER ST LOCATED IN RECORDED PLAT OF LEVI HANNA'S ADDITION. 2.82 A M/L		

Most Recent Sale Information

Sold on 01/27/2016 for 0 by MICHIGAN DEPARTMENT OF TRANSPORTATION.

Terms of Sale:	23-PART OF REF	Libor/Page:	201600198
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Most Recent Permit Information

None Found

Physical Property Characteristics

2025 S.E.V.:	0	2025 Taxable:	0	Lot Dimensions:	
2024 S.E.V.:	0	2024 Taxable:	0	Acresage:	2.82
Zoning:		Land Value:	0	Frontage:	0.0
PRE:	0.000	Land Impr. Value:	0	Average Depth:	0.0

E & O INSURANCE

Borrower: N/A

File No.: ONTO4133

Property Address: TBD M-38

Case No.:

City: Ontonagon

State: MI

Zip: 49953

Lender: Village of Ontonagon



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
09/04/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Norman-Spencer Agency, LLC 10050 Innovation Drive, Suite 340 Miamisburg, OH 45342	CONTACT NAME: Kate Kurtz PHONE (A/C, No. Ext): 800-640-7601 FAX (A/C, No.): 717-721-3515 EMAIL: info@norman-spencer.com ADDRESS: info@norman-spencer.com
INSURED Thomas J Mill dba Arrow Appraisal Service PO BOX 598 BARAGA, MI 49908	INSURER(S) AFFORDING COVERAGE INSURER A: The Hanover Atlantic Insurance Company, LTD NAIC # INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSUR LTR	TYPE OF INSURANCE	ADDITIONAL COVERAGE	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☐ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☐ PRO- JECT ☐ LOC ☐ OTHER					EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMPOSP AGG \$ \$ \$ \$ \$
	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ NON-OWNED ☐ HIRED AUTOS ONLY ☐ AUTOS ONLY					COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) \$ \$ \$ \$
	UMBRELLA LIAB ☐ OCCUR EXCESS LIAB ☐ CLAIMS-MADE ☐ DED ☐ RETENTION \$					EACH OCCURRENCE AGGREGATE \$ \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY EMPLOYER/EMPLOYEE/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, state the reason DESCRIPTION OF OPERATIONS below	☐ Y ☐ N/A				PER STATUTE ☐ OTH- ER E.L. EACH ACCIDENT E.L. DISEASE - PA EMP COVER E.L. DISEASE - POLICY LIMIT \$ \$ \$
A	Errors & Omissions Claims-Made Policy		L3D-J529808-01	09/30/2024	09/30/2025	Per Claim Aggregate Deductible Retroactive Date \$1,000,000 \$1,000,000 \$0 Full Prior Acts

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

The insurance afforded by the E&O policy applies solely to wrongful acts in the insured's performance of the following professional services for others for a fee:
Real Estate Appraisal Services

The following are insured on the E&O policy: Thomas J. Mill

CERTIFICATE HOLDER

CANCELLATION

Evidence of Insurance

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

ACORD 25 (2016/03)

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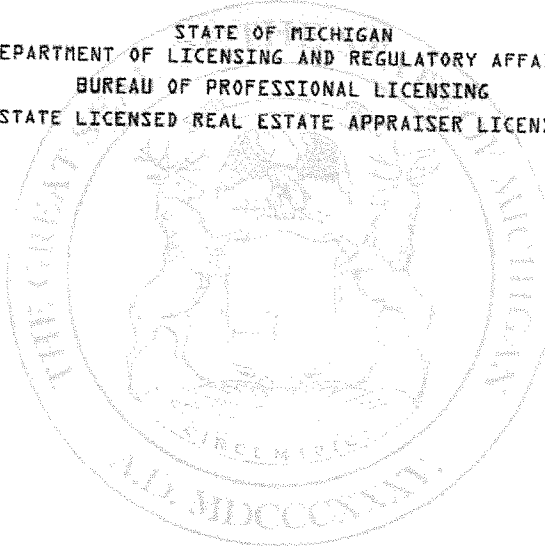
APPRAISERS LICENSE

Borrower: N/A	File No.: ONTO4133
Property Address: TBD M-38	Case No.:
City: Ontonagon	State: MI Zip: 49953
Lender: Village of Ontonagon	

GRETCHEN WHITEN
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
BUREAU OF PROFESSIONAL LICENSING
STATE LICENSED REAL ESTATE APPRAISER LICENSE

THOMAS J MILI



LICENSE NO.
1203006296

EXPIRATION DATE
07/31/2026

24176100650

THIS DOCUMENT IS ONLY
VALID UNDER THE LAWS OF
THE STATE OF MICHIGAN

MAP

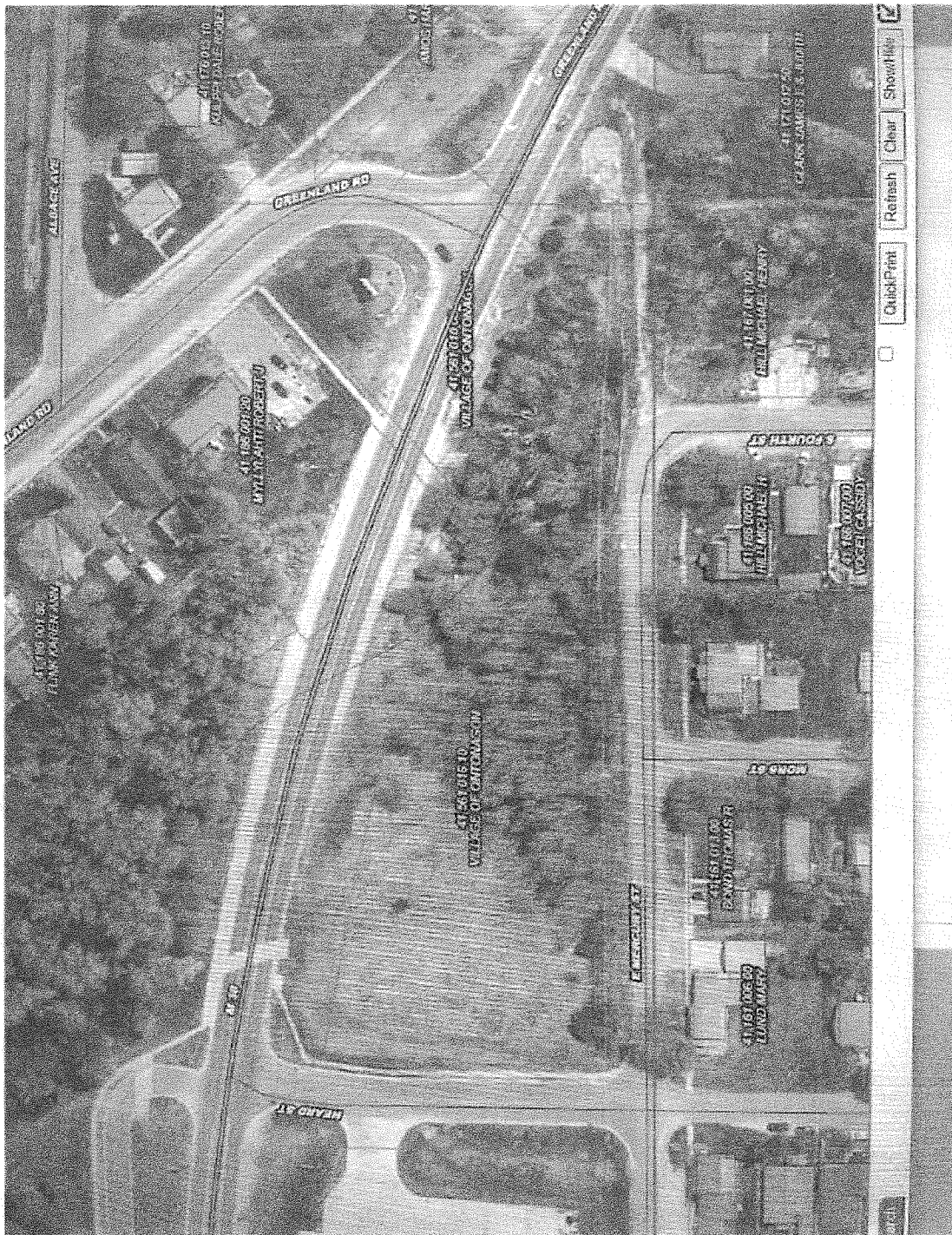
Borrower: N/A
Property Address: TBD M-38
City: Ontonagon
Lender: Village of Ontonagon

File No.: ONTO4133

Case No.:

State: MI

Zip: 49953



USPAP ADDENDUM

File No. ONTO4133

Borrower: <u>N/A</u>			
Property Address: <u>TBD M-38</u>			
City: <u>Ontonagon</u>	County: <u>Ontonagon</u>	State: <u>MI</u>	Zip Code: <u>49953</u>
Lender: <u>Village of Ontonagon</u>			

APPRAISAL AND REPORT IDENTIFICATION

This report was prepared under the following USPAP reporting option:

- ☒ **Appraisal Report** A written report prepared under Standards Rule 2-2(a).
- ☐ **Restricted Appraisal Report** A written report prepared under Standards Rule 2-2(b).

Reasonable Exposure Time

My opinion of a reasonable exposure time for the subject property at the market value stated in this report is: 28 to 333 day's

Sales are often times seasonal.

Additional Certifications

- ☒ I have performed **NO** services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- ☐ I **HAVE** performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.

Additional Comments

Clarification of Intended Use and Intended User:

The Intended User of this appraisal report is the Lender/Client. The Intended Use is to evaluate the property that is the subject of this appraisal for a mortgage finance transaction, subject to the stated Scope of Work, purpose of the appraisal, reporting requirements of this appraisal report form, and Definition of Market Value. No additional Intended Users are identified by the appraiser.

APPRAISER:

Signature: Thomas J. Mili

Name: Thomas J. Mili

Date Signed: 07/02/2025

State Certification #: _____

or State License #: 1203006298

or Other (describe): _____ State #: _____

State: MI

Expiration Date of Certification or License: 07/31/2026

Effective Date of Appraisal: June 19, 2025

SUPERVISORY APPRAISER (only if required):

Signature: _____

Name: _____

Date Signed: _____

State Certification #: _____

or State License #: _____

State: _____

Expiration Date of Certification or License: _____

Supervisory Appraiser Inspection of Subject Property:

☐ Did Not ☐ Exterior-only from street ☐ Interior and Exterior

***** QUALIFICATIONS *****

LICENSED APPRAISER SINCE 1999
OWNED AND MANAGED INCOME PRODUCING PROPERTIES SINCE 1972
REAL ESTATE SALES AGENT SINCE 2001

EDUCATION

ASSESSING YEARLY CONTINUING EDUCATION CLASSES AND THE COMPLETION OF TWO STATE TESTS
APPRAISAL YEARLY CONTINUING EDUCATION CLASSES AT NORTHERN MICHIGAN UNIVERSITY
THE BASICS OF APPRAISAL
APPRAISING SINGLE FAMILY RESIDENCES
REAL ESTATE SALES COMPARISON APPROACH
REAL ESTATE VALUATION SPECIALIST
NARRATIVE REPORT WRITING
USPAP BOTH THE SEVEN HOUR AND THE FIFTEEN HOUR CLASSES
SCOPE OF WORK
MICHIGAN LAW
MICHIGAN APPRAISAL LICENSE REVIEW
APPRAISING FOR ALTERNATE USES
UNDERSTANDING THE SECONDARY MARKET

COLLEGE COURSES

FINLANDIA UNIVERSITY
INTRODUCTION TO COMPUTERS
ENGLISH
MACRO-ECONOMICS
FUNDAMENTALS OF BUSINESS
DALE CARNEGIE COURSE
PENN-FOSTER COLLEGE
ALGEBRA
STATISTICS

APPRAISALS RECENTLY COMPLETED FOR

SUPERIOR NATIONAL BANK AND TRUST
WELLS FARGO BANK
NICHOLET BANK
ELITE APPRAISAL MANAGEMENT
STREET LINKS
CLEAR CAPITAL
MICHIGAN TECH FUND
1ST AMERICAN BANK
BLUE GATE NETWORK
BROADSTREET VALUATIONS
QUICKEN LOANS
M M BANK
AXIOS
ACCURATE TITLE
APPRAISAL BANK
BARAGA COUNTY FEDERAL CREDIT UNION
UP STATE CREDIT UNION
STATE FARM

AERIAL MAP

Borrower: N/A

File No.: ONTO4133

Property Address: TBD M-38

Case No.: --

City: Ontonagon

State: MI

Zip: 49953

Lender: Village of Ontonagon



MILL ROAD WATERMAIN REPLACEMENT

To: Village Council

From: William DuPont, Village Manager

Date: July 14, 2025

Subject: Mill Road Watermain Replacement

Background: There is a 360-foot section of watermain on mill road which is made of Transite. This section of pipe has failed repeatedly. The most recent failure occurred on June 28th. The leak cost the Village approximately \$3,000 for labor, equipment and materials.

GEI/Routsala Quotes: Both GEI and Routsala are working on the CWSRF Sewer Project. I requested both to give the Village quotes on replacing this section of watermain. GEI quoted basic oversite at a cost of \$1,000. Routsala quoted the project at \$49,500.

Options:

1. We can do nothing.
2. We could request GEI (or another firm) to quote a bid package.
3. We can fix the issue for \$50,500.

July 9, 2025
Proposal No. 610042

VIA EMAIL: wdupont@villageofontonagon.org

Mr. William DuPont
Village Manager
Village of Ontonagon
315 Quartz Street
Ontonagon, MI 49953

**Re: Proposal for Design Engineering, Construction Observation, and Construction Administration
Mill Road Watermain Replacement Project
Ontonagon, Michigan**

Dear Mr. DuPont:

Per the request of the Village, GEI Consultants of Michigan, P.C. (GEI) is pleased to present this proposal to provide Professional Engineering Services for Design Engineering, Construction Observation, and Construction Administration for the above referenced project.

The following is our proposed scope of services, fees to complete these services, and schedule:

Scope of Services

Based on our understanding of the project we propose the following scope of services:

Design Engineering and Water System Construction Permit Application

1. Meet with Village Representatives to review preliminary design layout and specifications.
2. Develop and prepare a plan and profile drawing for the watermain replacement on Mill Road based on specifications provided by the Village.
3. Develop and prepare a watermain specification.
4. Revise engineering design based on review meeting.
5. Submission of final, sealed plan and profile drawings and watermain specification to the Department of Environment, Great Lakes, and Energy (EGLE) for a Community Water Supply Construction Permit.

Construction Observation and Construction Administration

1. Serve as liaison between Village and Contractor and assist in providing information regarding the intent of the Contract Documents.
2. Perform up to 12 hours of full-time Resident Engineering during construction.
3. Ensure that work is performed in accordance with the Contract Documents.
4. Prepare a daily report for each day work is performed detailing the work performed and quantities installed.
5. Review and approve construction material shop drawing submittals.
6. Maintain a Field Book for each day's work, quantities installed, and include sketches of system components installed for preparation of as-built record drawings.
7. Copies of Observer's Daily Reports and Field Book pages shall be provided to the Village upon completion of the project.
8. Document work performed and locations, sizes, and types of materials installed on the project.
9. Perform construction administration duties relating to the project including but not limited to reviewing Contractor Applications for Payment, preparing change orders, tracking construction costs, and all other associated tasks.
10. Complete construction record drawings and deliver two (2) hard copies and electronic PDF files of drawings to the Village.
11. Deliver all electronic project files to the Village upon completion of the project.

Assumptions and Responsibilities by Others

This proposal was prepared with the following assumptions:

1. Prompt design reviews will be provided by the Village.
2. GEI will provide up to 12 hours of full-time Resident Engineering during construction. When our Construction Observation nears 12 hours, we will contact the Village Manager to determine if additional Construction Observation is necessary. If the Village requests additional Construction Observation above the 12 hours, the Village Manager will approve in writing, and we will perform additional Construction Observation at our standard rates for the project.

Fees and Schedule

Based on the services outlined above, Professional Engineering Services will be billed on a Time and Materials basis for a total Not-to-Exceed fee of **One thousand and 00/100 (\$1,000)**. GEI will begin performing the scope of services upon project approval from the Village Council.

Terms and Conditions

If the Village would like to proceed with the above scope of services, please sign, date, and return a copy of the enclosed Standard Professional Services Agreement.

Closing

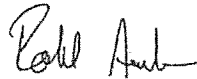
If you have any questions regarding this proposal or need additional information, please do not hesitate to contact me at (269) 568-1688 or jreck@geiconsultants.com.

Sincerely,

GEI CONSULTANTS OF MICHIGAN, P.C.



John Reck
Project Manager



Robb Anderson, P.E.
Branch Manager

Attachments

Standard Professional Services Agreement

cc: GEI File

GEI_Letter_Template_v2_2025_01_05

JRR/RAA:plw

B:\Working\VILLAGE OF ONTONAGON\Proposals\Copied From IRR\610042 - Mill Road Watermain Replacement\610042-2025_Onto-Mill
Road_Watermain_Design_Constr_Proposal_07-09-2025_FINAL.docx

STANDARD PROFESSIONAL SERVICES AGREEMENT

1. AGREEMENT

This Agreement is made and entered into by and between

GEI Consultants, Inc.

990 Lalley Road, Iron River, MI 49935 and

Village of Ontonagon

315 Quartz Street, Ontonagon, MI 49953

By this Agreement, the parties do mutually agree as follows:

2. SCOPE OF SERVICES

GEI shall perform the services described herein and in **Exhibit A**.

3. EFFECTIVE DATE

The effective date of this Agreement shall be the latter of the acceptance dates indicated in Article 16, Acceptance. Acceptance of this Agreement by both parties shall serve as GEI's Notice to Proceed with the services described in **Exhibit A**.

4. FORCE MAJEURE

- a) Force Majeure "Event of Force Majeure" means an event beyond the control of GEI and CLIENT, which prevents a Party from complying with any of its obligations under this Agreement, including but not limited to, acts of God (such as, but not limited to, fires, explosions, earthquakes, drought, tidal waves and floods, epidemics, war, hostilities, acts of terrorism, riot, commotion, strikes, go slows, lock outs or disorder, unless solely restricted to employees of GEI or its subcontractors.
- b) Neither CLIENT nor GEI shall be considered in breach of this Agreement to the extent that performance of their respective obligations (excluding payment obligations) is prevented by an event of Force Majeure. Either CLIENT or GEI shall give written notice to the other upon becoming aware of an Event of Force Majeure.

5. COMPENSATION

- a) CLIENT agrees to pay GEI in accordance with the payment terms provided in **Exhibit B** but in no event later than thirty (30) days of CLIENT's receipt of invoice.
- b) GEI will submit invoices monthly or upon completion of a specified scope of service in accordance with GEI's standard invoicing practices, or as otherwise provided in **Exhibit B**.
- c) Payment is due upon receipt of the invoice. Payments will be made by either check or electronic transfer to the address specified by GEI, and will reference GEI's invoice number.
- d) Interest will accrue at the rate of 1% per month of the invoiced amount in excess of thirty (30) days past the invoice date, or as otherwise provided in **Exhibit B**.
- e) In the event of a disputed or contested invoice, only that portion so contested will be withheld from payment, and the undisputed amounts will be paid.

6. PERFORMANCE STANDARDS

- a) GEI will perform its services under this Agreement in a manner consistent with that degree of skill and care ordinarily exercised by members of GEI's profession currently practicing in the same locality under similar conditions. GEI makes no other representations and no warranties, either express or implied, regarding the services provided hereunder.
- b) GEI shall correct deficiencies in services or documents provided under this Agreement without additional cost to CLIENT; except to the extent that such deficiencies are directly attributable to deficiencies in CLIENT furnished information.
- c) Unless otherwise specifically indicated in writing, GEI shall be entitled to rely, without liability, on the accuracy and completeness of information provided by CLIENT, CLIENT's consultants and contractors, and information from public records, without the need for independent verification.

STANDARD PROFESSIONAL SERVICES AGREEMENT

- d) CLIENT agrees to look solely to the manufacturer or provider to enforce any warranty claims arising from any equipment, materials or other goods provided as a component of GEI's services.

7. INSURANCE

- a) GEI will carry the types and amounts of insurance in the usual form as provided in **Exhibit C**.
- b) Upon written request of CLIENT, GEI will furnish Certificates of Insurance indicating the required coverages and conditions.

8. ALLOCATION OF RISKS

- a) Indemnification. To the fullest extent permitted by law, GEI agrees to indemnify and hold CLIENT harmless from and against liabilities, claims, damages, and costs (including reasonable attorney's fees) to the extent caused by the negligence or willful misconduct of GEI in the performance of services under this Agreement.
- b) Limitation of Liability. To the fullest extent permitted by law, the total liability, in the aggregate, of GEI and its officers, directors, employees, agents, and independent professional associates and consultants, and any of them, to CLIENT and any one claiming by, through or under CLIENT, for any and all injuries, claims, losses, expenses, or damages whatsoever arising out of or in any way related to GEI's services, the project, or this Agreement, will not exceed the total compensation received by GEI under the specific applicable project and/or task order, or Fifty Thousand Dollars (\$50,000) whichever is less. This limitation will apply regardless of legal theory, and includes but is not limited to claims or actions alleging negligence, errors, omissions, strict liability, breach of contract, breach of warranty of GEI or its officers, directors, employees, agents, or independent professional associates or consultants, or any of them. CLIENT further agrees to require that all contractors and subcontractors agree that this limitation of GEI's liability extends to include any claims or actions that they might bring in any forum.
- c) Consequential Damages. GEI and CLIENT waive consequential damages, including but not limited to damages for loss of profits, loss of revenues, and loss of business or business opportunities, for claims, disputes, or other matters in question arising out of or relating to this Agreement.

9. CONFIDENTIALITY

- a) Unless compelled by law, governmental agency or authority, or order of a court of competent jurisdiction, or unless required pursuant to a subpoena deemed by GEI to be duly issued, or unless requested to do so in writing by CLIENT, GEI agrees it will not convey to others any proprietary non-public information, knowledge, data, or property relating to the business or affairs of CLIENT or of any of its affiliates, which is in any way obtained by GEI during its association with CLIENT. GEI further agrees to strive to limit, to a "need to know" basis, access by its employees to information referred to above.
- b) Unless compelled by law, governmental agency or authority, or order of a court of competent jurisdiction, or unless required pursuant to a subpoena deemed by CLIENT to be duly issued, CLIENT will not release to its employees or any other parties any concepts, materials, or procedures of GEI deemed by GEI to be proprietary and so explained to CLIENT.

10. OWNERSHIP OF DOCUMENTS

Drawings, diagrams, specifications, calculations, reports, processes, computer processes and software, operational and design data, and all other documents and information produced in connection with the project as instruments of service (Project Documents), regardless of form, will be confidential and the proprietary information of GEI, and will remain the sole and exclusive property of GEI whether the project for which they are made is executed or not. CLIENT retains the right to use Project Documents for the furtherance of the project consistent with the express purpose(s) of the Project Documents, and for CLIENT's information and reference in connection with CLIENT's use and occupancy of the project. Any use of Project Documents for purposes other than those for which they were explicitly prepared shall be at CLIENT's sole risk and liability. CLIENT agrees to defend, indemnify, and hold GEI harmless from and against any claims, losses, liabilities, and damages arising out of or resulting from the unauthorized use of Project Documents.

STANDARD PROFESSIONAL SERVICES AGREEMENT

11. TERMINATION AND SUSPENSION

- a) This Agreement may be terminated by CLIENT for any reason upon ten (10) days written notice to GEI.
- b) This Agreement may be terminated by GEI for cause upon thirty (30) days written notice to CLIENT.
- c) In the event that this Agreement is terminated for any reason, CLIENT agrees to remit just and equitable compensation to GEI for services already performed in accordance with this Agreement, subject to the limitations given in this Article 11, Termination and Suspension.
- d) In the event Client terminates this Agreement for cause, in determining just and equitable compensation to GEI for work already performed, CLIENT may reduce amounts due to GEI by amounts equal to additional costs incurred by CLIENT to complete the Agreement scope. Such additional costs incurred by CLIENT may include but are not limited to: (1) the additional costs incurred by CLIENT to engage another qualified consultant to complete the unfinished scope; and (2) CLIENT's labor costs and expenses to demobilize and remobilize its personnel to the site to coordinate with the new consultant.
- e) GEI may suspend any or all services under this Agreement if CLIENT fails to pay undisputed invoice amounts within sixty (60) days following invoice date, by providing written notice to CLIENT, until payments are restored to a current basis. In the event GEI engages counsel to enforce overdue payments, CLIENT will reimburse GEI for all reasonable attorney's fees and court costs related to enforcement of overdue payments, provided that CLIENT does not have a good faith dispute with the invoice. CLIENT will indemnify and save GEI harmless from any claim or liability resulting from suspension of the work due to non-current, undisputed payments.

12. DISPUTE RESOLUTION

Both parties agree to submit any claims, disputes, or controversies arising out of or in relation to the interpretation, application, or enforcement of this Agreement to non-binding mediation pursuant to the Rules for Commercial Mediation of the American Arbitration Association, as a condition precedent to litigation or any other form of dispute resolution.

13. GENERAL CONSIDERATIONS

- a) Authorized Representatives. The following individuals are authorized to act as CLIENT's and GEI's representatives with respect to the services provided under this Agreement:

For CLIENT:	William DuPont
	315 Quartz Street, Ontonagon, MI 49953
For GEI:	John Reck
	990 Lalley Road, Iron River, MI 49935

- b) Nothing in this Agreement shall be construed as establishing a fiduciary relationship between CLIENT and GEI.
- c) Notices. Any notice required under this Agreement will be in writing, submitted to the respective party's Authorized Representative at the address provided in this Article 13, General Considerations. Notices shall be delivered by registered or certified mail postage prepaid, or by commercial courier service. All notices shall be effective upon the date of receipt.
- d) Controlling Law. This Agreement is to be governed by the laws of the State of Michigan.
- e) Survival. All express representations, indemnifications, or limitations of liability included in the Agreement will survive its completion or termination for any reason. However, in no event shall indemnification obligations extend beyond the date when the institution of legal or equitable proceedings for professional negligence would be barred by an applicable statute of repose or statute of limitations.

STANDARD PROFESSIONAL SERVICES AGREEMENT

- f) Severability. Any provision or part of this Agreement held to be void or unenforceable under any law or regulation shall be deemed stricken, and all remaining provisions shall continue to be valid and binding upon GEI and CLIENT.
- g) Waiver. Non-enforcement of any provision by either party shall not constitute a waiver of that provision, nor shall it affect the enforceability of that provision or of the remainder of this Agreement.
- h) Headings. The headings used in this Agreement are for general reference only and do not have special significance.
- i) Certifications. GEI shall not be required to sign any documents, no matter by whom requested, that would result in GEI having to certify, guaranty, or warrant the existence of conditions or the suitability or performance of GEI's services or the project, that would require knowledge, services or responsibilities beyond the scope of this Agreement.
- j) Third Parties. Nothing contained in this Agreement shall create a contractual relationship with, or a cause of action in favor of, a third party against either CLIENT or GEI. GEI's services hereunder are being performed solely for the benefit of CLIENT, and no other entity shall have any claim against GEI because of this Agreement or GEI's performance of services hereunder. CLIENT shall indemnify and hold GEI harmless from any claims by any third parties that arise from the CLIENT's release of any Project Documents by CLIENT.

14. ADDITIONAL PROVISIONS

- a) If Field Services are provided under this Agreement, the additional provisions included in **Exhibit D** shall apply. Field Services are defined as services performed on property owned or controlled by CLIENT, any federal, state, or local government or governmental agency, or other third party, and include, but are not limited to: site inspection, site investigation, subsurface investigation, sample collection, or sample testing.
- b) If the services of a Licensed Site Professional (LSP), a Licensed Environmental Professional (LEP), or a Licensed Site Remediation Professional (LSRP) are provided under this Agreement, the additional provisions included in **Exhibit E** shall apply.
- c) If Engineering Design Services are provided under this Agreement, the additional provisions included in **Exhibit F** shall apply.
- d) If Opinions of Probable Construction Cost are provided under this Agreement, the additional provisions included in **Exhibit G** shall apply.
- e) If Construction Services are provided under this Agreement, the additional provisions included in **Exhibit H** shall apply.
- f) If applicable, all samples collected will be retained for a period of **60 days**, after which time they will be discarded unless other specific instructions as to their disposition are received from the client

15. EXHIBITS

The following Exhibits are attached to and made a part of this Agreement:

- ☒ Exhibit A, Scope of Services and Schedule
- ☒ Exhibit B, Payment Terms
- ☒ Exhibit C, Insurance
- ☒ Exhibit D, Special Provisions for Field Services
- ☐ ~~Exhibit E, Special Provisions for Services of Licensed Site/Environmental/Remediation Professionals~~
- ☒ Exhibit F, Special Provisions for Engineering Design Services
- ☒ Exhibit G, Special Provisions for Opinions of Probable Construction Costs
- ☒ Exhibit H, Special Provisions for Construction Services

(Check all that apply; strike all that do not apply)

STANDARD PROFESSIONAL SERVICES AGREEMENT

16. ACCEPTANCE

The parties hereto have executed this Agreement as of the dates shown below.

For CLIENT:

By: _____

(Signature)

(Print Name)

(Title)

(Date)

For GEI:

By: _____

(Signature)

Robb Anderson, P.E.

(Print Name)

Branch Manager

(Title)

July 9, 2025

(Date)

EXHIBIT A

Scope of Services and Schedule

See Attached Letter Proposal dated July 9, 2025, for Design Engineering, Construction Observation, and Construction Administration, Mill Road Watermain Replacement Project, Ontonagon, Michigan.

EXHIBIT B

Payment Terms

See Attached Letter Proposal dated July 9, 2025.

EXHIBIT C

Insurance

GEI will carry the following types and amounts of insurance:

A. Worker's Compensation and Employer's Liability (statutory):

1. In accordance with the laws of the state(s) in which services are performed.

B. Commercial General Liability (CGL) Insurance:

1. Bodily Injury and Property Damage Combined: \$1,000,000 per occurrence and in aggregate.
2. Including explosion, underground drilling excavation, and collapse hazards.
3. Including an endorsement providing Additional Insured Status to CLIENT under the policy.

C. Comprehensive Automobile Insurance:

1. Bodily Injury and Property Damage Combined: \$1,000,000 per accident.
2. Includes all owned, nonowned, and hired vehicles used in connection with the services under this Agreement.

D. Professional Liability Insurance:

1. \$1,000,000 per claim and in aggregate.

EXHIBIT D

Special Provisions for Field Services

- A. Right of Entry. CLIENT agrees to furnish GEI with right-of-entry and a plan of boundaries of the site where GEI will perform its services. If CLIENT does not own the site, CLIENT represents and warrants that it will obtain permission for GEI's access to the site to conduct site reconnaissance, surveys, borings, and other explorations of the site pursuant to the scope of services in the Agreement. GEI will take reasonable precautions to minimize damage to the site from use of equipment, but GEI is not responsible for damage to the site caused by normal and customary use of equipment. The cost for restoration of damage that may result from GEI's operations has not been included in GEI's fee, unless specifically stated in **Exhibit B**.
- B. Underground Structures. CLIENT will identify locations of buried utilities and other underground structures in areas of subsurface exploration. GEI will take reasonable precautions to avoid damage to the buried utilities and other underground structures noted. If locations are not known or cannot be confirmed by CLIENT, then there will be a degree of risk to CLIENT associated with conducting the exploration. In the absence of confirmed underground structure locations, CLIENT agrees to accept the risk of any damages and losses resulting from the exploration work and shall indemnify and hold GEI, its subconsultants and employees harmless from all claims, losses or damages arising from GEI's services involving subsurface exploration.
- C. Presence of Hazardous Materials. If unanticipated hazardous waste, oil, asbestos, or other hazardous materials, as defined by federal, state, or local laws or regulations, and if such materials are discovered during GEI's work, CLIENT agrees to negotiate appropriate revisions to the scope, schedule, budget, and terms and conditions of this Agreement. When such hazardous materials are suspected, GEI will have the option to stop work, without financial penalty, until a modification to this Agreement is made or a new Agreement is reached. If a mutually satisfactory Agreement cannot be reached between both parties, this Agreement will be terminated without cause and CLIENT agrees to pay GEI for all services rendered up to the date of termination, including any costs associated with termination.
- D. Disposal of Samples and Wastes Containing Regulated Contaminants. In the event that samples collected by GEI or provided by CLIENT, or wastes generated as a result of site investigation activities, contain or potentially contain substances or constituents which are or may be regulated contaminants as defined by federal, state, or local statutes, regulations, or ordinances, including but not limited to samples or wastes containing hazardous materials, said samples or wastes remain the property of CLIENT and CLIENT will have responsibility for them as a generator. If set forth in the Agreement, GEI will, at CLIENT's expense and as CLIENT's appointed agent, perform necessary testing, and either (a) return said samples and wastes to CLIENT, or (b) using a manifest signed by CLIENT as generator, have said samples and/or wastes transported to a location selected by CLIENT for disposal. CLIENT agrees to pay all costs associated with the storage, transport and disposal of said samples and/or wastes. Unless otherwise provided in the Agreement, GEI will not transport, handle, store, or dispose of waste or samples or arrange or subcontract for waste or sample transport, handling, storage, or disposal. CLIENT recognizes and agrees that GEI is working as a bailee and/or agent and at no time assumes title to said waste or samples or any responsibility as generator of said waste or samples. Further, CLIENT agrees to look solely to any transport or disposal entity in the event any claim, cause of action or damages arise from GEI's activities a bailee or agent of CLIENT under this provision.
- E. Contribution of Hazardous Materials. CLIENT agrees that GEI has not contributed to the presence of hazardous wastes, oils, asbestos, biological pollutants such as molds, fungi, spores, bacteria and viruses, and by-products of any such biological organisms, or other hazardous materials that may exist or be discovered in the future at the site. GEI does not assume any liability for the known or unknown presence of such materials. GEI's scope of services does not include the investigation or detection of biological pollutants such as molds,

STANDARD PROFESSIONAL SERVICES AGREEMENT

fungi, spores, bacteria and viruses, and by-products of any such biological organisms. CLIENT agrees to indemnify and hold harmless GEI, its subconsultants, subcontractors, agents, and employees from and against all claims, damages, losses, and costs (including reasonable attorneys' fees) that may result from the detection, failure to detect, or from the actual, alleged, or threatened discharge, dispersal, release, escape, or exposure to any solid, liquid, gaseous, or thermal irritant, asbestos in any form, or contaminants including smoke, vapor, soot, fumes, acids, alkalies, chemicals, waste, oil, hazardous materials, or biological pollutants. CLIENT's obligations under this paragraph apply unless such claims, damages, losses, and expenses are caused by GEI's sole negligence or willful misconduct.

EXHIBIT E

~~Special Provisions for Services of Licensed Site/Environmental Professionals~~

~~For services under this Agreement that require the engagement of a Licensed Site Professional (LSP), a Licensed Environmental Professional (LEP), or a Licensed Site Remediation Professional (LSRP) registered with and subject to the laws and regulations promulgated by the state in which the services are provided (collectively the LSP/LEP/LSRP Program), the following will apply:~~

- ~~A. Under the LSP/LEP/LSRP Program, the LSP/LEP/LSRP owes professional obligations to the public, including, in some instances, a duty to disclose the existence of certain contaminants to the state in which the services are provided.~~
- ~~B. CLIENT understands and acknowledges that in the event that the licensed professional's obligations under the LSP/LEP/LSRP Program conflict in any way with the terms and conditions of this Agreement or the wishes or intentions of CLIENT, the licensed professional is bound by law to comply with the requirements of the LSP/LEP/LSRP Program. CLIENT recognizes that the licensed professional is immune from civil liability resulting from any such actual or alleged conflict.~~
- ~~C. CLIENT agrees to indemnify and hold GEI harmless from any claims, losses, damages, fines, or administrative, civil, or criminal penalties resulting from the licensed professional's fulfillment of the licensed professional's obligations under the LSP/LEP/LSRP Program.~~

EXHIBIT F

Special Provisions for Engineering Design Services

- A. Design Without Construction Phase Services. CLIENT understands and agrees that if GEI's services under this Agreement include engineering design and do not include Construction-Related Services, then CLIENT:
 1. Assumes all responsibility for interpretation of the construction Contract Documents.
 2. Assumes all responsibility for construction observation and review.
 3. Waives any claims against GEI that may be in any way connected thereto.

For purposes of this Agreement, Construction-Related Services include, but are not limited to: construction observation; review of the construction contractor's technical submittals; review of the construction contractor's progress; or other construction-phase services.

- B. Use of Documents.
 1. The actual signed and sealed hardcopy construction Contract Documents including stamped drawings, together with any addenda or revisions, are and will remain the official copies of all documents.

2. All documents including drawings, data, plans, specifications, reports, or other information recorded on or transmitted as Electronic Files are subject to undetectable alteration, either intentional or unintentional, due to transmission, conversion, media degradation, software error, human alteration, or other causes.
3. Electronic Files are provided for convenience and informational purposes only and are not a finished product or Contract Document. GEI makes no representation regarding the accuracy or completeness of any accompanying Electronic Files. GEI may, at its sole discretion, add wording to this effect on electronic file submissions.
4. CLIENT waives any and all claims against GEI that may result in any way from the use or misuse, unauthorized reuse, alteration, addition to, or transfer of the electronic files. CLIENT agrees to indemnify and hold harmless GEI, its officers, directors, employees, agents, or subconsultants, from any claims, losses, damages, or costs (including reasonable attorney's fees) which may arise out of the use or misuse, unauthorized reuse, alteration, addition to, or transfer of electronic files.

EXHIBIT G

Special Provisions for Opinions of Probable Construction Costs

GEI's Opinions of Probable Construction Cost provided under this Agreement are made on the basis of GEI's experience and qualifications, and represent GEI's best judgment as an experienced and qualified professional generally familiar with the industry. However, since GEI has no control over the cost of labor, materials, equipment, or services furnished by others, or over a contractor's methods of determining prices, or over competitive bidding or market conditions, GEI cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from Opinions of Probable Construction Cost prepared by GEI.

If CLIENT wishes greater assurance as to probable construction costs, CLIENT agrees to employ an independent cost estimator.

EXHIBIT H

Special Provisions for Construction Services

In accordance with the scope of services under this Agreement, GEI will provide personnel to observe the specific aspects of construction stated in the Agreement and to ascertain that construction is being performed, in general, in accordance with the approved construction Contract Documents.

- A. GEI cannot provide its opinion on the suitability of any part of the work performed unless GEI's personnel make measurements and observations of that part of the construction. By performing construction observation services, GEI does not guarantee the contractor's work. The contractor will remain solely responsible for the accuracy and adequacy of all construction or other activities performed by the contractor, including: methods of construction; supervision of personnel and construction; control of machinery; false work, scaffolding, or other temporary construction aids; safety in, on, or about the job site; and compliance with OSHA and construction safety regulations and any other applicable federal, state, or local laws or regulations.
- B. In consideration of any review or evaluation by GEI of the various bidders and bid submissions, and to make recommendations to CLIENT regarding the award of the construction Contract, CLIENT agrees to hold harmless and indemnify GEI for all costs, expenses, damages, and attorneys' fees incurred by GEI as a result of any claims, allegations, administrative proceedings, or court proceedings arising out of or relating to any bid protest or such other action taken by any person or entity with respect to the review and evaluation of bidders and bid submissions or recommendations concerning the award of the construction Contract. This

STANDARD PROFESSIONAL SERVICES AGREEMENT

paragraph will not apply if GEI is adjudicated by a court to have been solely negligent or to have actually engaged in intentional and willful misconduct without legitimate justification, privilege, or immunity; however, CLIENT will be obligated to indemnify GEI until any such final adjudication by a court of competent jurisdiction.



Willie DuPont <wdupont@villageofontonagon.org>

Onto water system

1 message

Richard Allen <rallen@ruotsalaconcrete.com>

Tue, Jul 8, 2025 at 4:18 PM

To: Chris Boyd <cboyd@ruotsalaconcrete.com>, Willie DuPont <wdupont@villageofontonagon.org>, "Reck, John" <jreck@geiconsultants.com>

Hey all, I'm sending this email as a courtesy quote to the village of Ontonagon. For the work described in the attached email from John at gei. I propose to do all work as planned for the lump sum of \$49,500. This work can be done upon approval from the village and eagle. Rock excavation and building walls will be excluded from the bid. I don't anticipate anything being there as there is a current water line. This bid also includes the foam needed at the tie in locations to prevent frost. Any questions please reach out. Thank you.

Get Outlook for iOS

From: Richard Allen
Sent: Tuesday, July 8, 2025, 4:18 PM
To: Chris Boyd; Willie DuPont; John Reck
Subject: Courtesy quote for water line work

Hi,

I am sending you a courtesy quote for the work described in the attached email from John at gei.

The quote is for a lump sum of \$49,500. This work can be done upon approval from the village and eagle.

Rock excavation and building walls will be excluded from the bid. I don't anticipate anything being there as there is a current water line.

This bid also includes the foam needed at the tie in locations to prevent frost. Any questions please reach out. Thank you.

Richard Allen
Ruotsala Concrete Company

734.234.1111
www.ruotsalaconcrete.com

13000 N. 1st Ave. Suite 100
Ontonagon, MI 49753

13000 N. 1st Ave. Suite 100
Ontonagon, MI 49753

original-2F25EEE7-BC8A-4166-BDA6-1E965D33D641.jpeg
211K

4:13

 5G 

From: Reck, John

Sent: Thursday, July 3, 2025 10:46 AM

To: Richard Allen <rallen@ruotsalaconcrete.com>

Subject: Ontonagon - Water Main Replacement

Rick,

See attached sketch from Steve. Please provide a quote for the following:

Installation of 360' of 8" D.I. watermain

Installation of one 8" valve

Installation of reducer down to 4"

Conducting Pressure Test and Bacteria Test

Connection of watermain on both ends.

I will work on GEI's proposal and let you know if something needs to be added to your scope.

Appreciate the help!

Thanks,

JRR

JOHN RECK



Reply



Mail



Calendar



Apps



Willie DuPont <wdupont@villageofontonagon.org>

Booster Bonanza 8/9/25

1 message

Ashley Nevins <anevins@goisd.org>
To: wdupont@villageofontonagon.org

Tue, Jul 1, 2025 at 2:33 PM

Hi Willie,

The Gladiator Booster Club would like to rent the rec center for our Bonanza event on August 9th.

The dates that we would use the facility are Friday, August 8 - Sunday, August 10.

If you need any additional information, please let me know.

Thanks!

--

Ashley Nevins
Associate Superintendent of Career & Technical Education
Early College Coordinator
Gogebic-Ontonagon Intermediate School District
Office: 906.575.3438 ext. 203



Ontonagon County Chamber of Commerce

P.O. Box 266, Ontonagon, Michigan 49953

www.ontonagonmi.org

Phone: (906)884-4735

Email: copperfest@up.net



June 23rd, 2025

Village of Ontonagon
315 Quartz Street
Ontonagon, MI 49953
Attn: Village Manager

Dear Mr. DuPont & Council,

I am writing on behalf of the Ontonagon County Chamber of Commerce to inquire regarding the potential need of the Village Recreation Center for this year's CopperFest Heritage Festival & the 2025 All-Class Reunion. While we are hopeful that the weather will be cooperative for the several activities, vendors, participants, & visitors that will be in attendance for that weekend, I do like to plan for the possibility of rain &/or more severe weather that could limit the whole purpose of why we organize these events, so to bring more business & visitors to downtown Ontonagon.

The Ontonagon County Chamber of Commerce would like to request the use of this Village facility and reserve for the date(s) of Saturday-July 26th, 2025 @ 6am to Sunday-July 27th, 2025 @ 4pm, to allow for proper clean-up of the facility if it does get used Saturday due to the weather conditions.

Both the Chamber of Commerce & the All-Class Reunion Committee has occupied this facility in past years for the same reasoning, and do understand the general rules and clean-up procedures, but I would certainly be willing to review with Village Management again if you do allow our group(s) to use the facility for the date(s) requested.

If the Village would be so generous to support "CopperFest" with this request, or if you have any questions, please contact myself @ (906)884-2823 or email copperfest@up.net

Thanks for your support!!!

Sincerely,

Rich Ernest - President
Ontonagon County Chamber of Commerce



Willie DuPont <wdupont@villageofontonagon.org>

FW: Letter of support for Amtrak service

1 message

clerk@villageofontonagon.org <clerk@villageofontonagon.org>
To: wdupont@villageofontonagon.org

Mon, Jun 23, 2025 at 9:14 AM

FYI

From: louis vallance <airportlou@yahoo.com>
Sent: Saturday, June 21, 2025 9:36 AM
To: clerk@villageofontonagon.org
Subject: Letter of support for Amtrak service

Village of Ontonagon

I am Louis Vallance private citizen from Cheboygan Michigan and I am spearheading an effort to bring Amtrak service to Northern Michigan and the Upper Peninsula from Wisconsin. We the people of Northern Michigan and the Upper Peninsula have been ignored by national transportation networks and I am asking for your village's support for bringing Amtrak to the Upper Peninsula.

Nearest stop would be Ironwood or Houghton. I need all counties and villages or cities support for this.

So I am asking for an resolution or letter of support from your village.

Once passed please email me the resolution or letter of support to the email above or to my home please and thank you in advance for this.

Sincerely

Louis Vallance

6890 Strawflower Lane

Cheboygan Michigan

49721-9573

2314209221 cellphone



3130 Old Farm Lane, Suite 1
Commerce Twp., MI 48390

877-665-3373

Asbestos Laboratory Report

Prepared Exclusively For:

Big Moose Home Inspections
1002 E. Lead St. #6
Bessemer, MI 49911
1-800-531-0233
info@bigmoosehomeinspections.com





Report Prepared For: Big Moose Home Inspections
Project Name: 317 River St, Ontonagon, MI
Project Number: 47982
Report Date: 06/26/25
Lab Number: A37091

Asbestos Report Summary

Test Method: Polarized Light Microscopy (PLM)

10 Samples Analyzed

0 Samples Containing >1% Asbestos



Report Prepared For: Big Moose Home Inspections
Project Name: 317 River St, Ontonagon, MI
Project Number: 47982
Report Date: 06/26/25
Lab Number: A37091

Certificate of Laboratory Analysis

Test Method: Polarized Light Microscopy (PLM)

EPA 600/R-93/116 and/or EPA - Appendix E to Subpart E of 40 CFR Part 763;
Interim Method for the Determination of Asbestos in Bulk Insulation Samples

Project: 317 River St, Ontonagon, MI
Project Number: 47982

Prepared For

Big Moose Home Inspections
1002 E. Lead St. #6
Bessemer, MI 49911
1-800-531-0233
info@bigmoosehomeinspections.com

IMS Lab No. A37091
Date Collected: 06/24/25
Date Received: 06/25/25
Date Reported: 06/26/25

Client ID Lab No.	Client Description	Sample Color(s)	Laboratory Attributes	Fibrous Components	Non-Fibrous Components	Asbestos Type / Percent
01 A37091 - 1	Insulation / Southeast Room	Yellow	Heterogeneous Friable Fibrous	90% Fiberglass	10% Matrix	No Asbestos Detected
02 A37091 - 2	Ceiling Tile / Southeast Room	White	Heterogeneous Non-Friable Fibrous	50% Cellulose 35% Fiberglass	15% Matrix	No Asbestos Detected
03 A37091 - 3	Wall Paneling / Northwest Room	Brown	Heterogeneous Non-Friable Fibrous	90% Cellulose	10% Matrix	No Asbestos Detected
04 A37091 - 4	Ceiling Tile / Northwest Room	Brown	Heterogeneous Friable Fibrous	90% Cellulose	10% Matrix	No Asbestos Detected
05 A37091 - 5	Drywall / Garage	White Brown	Heterogeneous Non-Friable Fibrous	12% Cellulose	88% Matrix	No Asbestos Detected
06 A37091 - 6	Ceiling / South Room	White	Heterogeneous Non-Friable Non-Fibrous	15% Cellulose	85% Matrix	No Asbestos Detected
07 A37091 - 7	Insulation / Garage	Pink	Heterogeneous Friable Fibrous	90% Fiberglass	10% Matrix	No Asbestos Detected
08 A37091 - 8	Ceiling Tile / Back Entry	Brown	Heterogeneous Friable Fibrous	90% Cellulose	10% Matrix	No Asbestos Detected
09 A37091 - 9	Wall Paneling / Back Entry	Brown	Heterogeneous Non-Friable Fibrous	90% Cellulose	10% Matrix	No Asbestos Detected



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Client ID Lab No.	Client Description	Sample Color(s)	Laboratory Attributes	Fibrous Components	Non-Fibrous Components	Asbestos Type / Percent
10 A37091 - 10	Insulation Around Piping / Back Entry	Pink White Brown	Heterogeneous Friable Fibrous	10% Cellulose 80% Fiberglass	10% Matrix	No Asbestos Detected

IMS Laboratory, LLC is accredited through the National Voluntary Laboratory Accreditation Program (NVLAP). Data is provided in compliance with NVLAP policy modules and ISO 17025:2017 guidelines.



 06/26/25

Brandy Schultz, Asbestos Laboratory
Manager



Report Prepared For: Big Moose Home Inspections
Project Name: 317 River St, Ontonagon, MI
Project Number: 47982
Report Date: 06/26/25
Lab Number: A37091

Glossary

- Actinolite** - This form of asbestos was not commonly used commercially, but can be found occasionally in some building products.
- Amosite** - This form of asbestos was commonly used in ceiling tiles, cement sheets, pipe insulation, and in many different types of thermal insulation products.
- Anthophyllite** - This form of asbestos was not commonly used commercially, but can be found occasionally in some building products.
- Asbestos** - Any of six naturally occurring silicate minerals (Chrysotile, Amosite, Crocidolite, Tremolite, Actinolite, and Anthophyllite). Inhalation of these minerals can cause asbestosis and certain types of cancer. Because of asbestos' fireproofing and other desirable properties, these minerals can be found in many different types of building materials.
- Chrysotile** - This is the most commonly used form of asbestos and can be found today in many building components including floors, roofs, ceilings, walls and insulation cement materials, piping and sealants of residential and commercial buildings. It was also used in automobile brake pads, linings and blocks, clutch plates and gaskets.
- Crocidolite** - This form of asbestos has been used in some building products including cement, pipe insulation and spray-on coatings.
- Fibrous** - Any material that contains, consists of, or resembles fibers.
- Friable** - Any material that can be crumbled, pulverized, or reduced to powder by the pressure of an ordinary human hand. Friable asbestos containing materials are dangerous because they allow asbestos fibers to get into the air where they can be inhaled.
- Heterogeneous** - A mixture that consists of two or more substances. It is non-uniform and the different components of the mixture can be seen.
- Homogeneous** - A substance which has uniform composition and properties throughout.
- Non-Fibrous** - Any material that does not contain fibers.
- Non-Friable** - Any material that cannot be pulverized under hand pressure.
- Tremolite** - This form of asbestos was not commonly used commercially, but can be found in some roofing materials, insulation products (including vermiculite), paints, sealants, and talc powders.



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Warranties, Legal Disclaimers, and Limitations

Stereoscopic microscopy and polarized light microscopy coupled with dispersion staining is the analytical technique used for sample identification. The percentage of each component is visually estimated by volume. The detection limit for this method is <1% by visual estimation and 0.25% by 400 point counts or 0.1% by 1,000 point counts. The samples were analyzed as submitted by the client and may not be representative of the larger material in question. IMS Laboratory, LLC ("IMS") will discard all samples after 7 days.

Matrix interference and/or resolution limits may yield false results in certain circumstances. Samples collected via tape and/or wipe may reduce sensitivity and reliability of quantification. Suspect floor tiles containing less than 1% asbestos should be tested with SEM or TEM. Many vinyl floor tiles have been manufactured using greater than 1% asbestos. Often the asbestos was milled to a fiber size below the detection limit of polarized light microscopy. Therefore, a "No Asbestos Found" reading on vinyl floor tile does not necessarily exclude the presence of asbestos. TEM provides a more conclusive form of analysis for vinyl floor tiles.

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- End of Lab Report Number A37091 -

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