

IDENTIFICATION OF UGLG

Project Title/Name: Howard Street Development

| UGLG CONTACT INFORMATION | |
|---|--|
| Unit of General Local Government | City of Owosso |
| Chief Elected Official | <i>Name:</i> Christopher T. Eveleth <i>Title:</i> Mayor |
| Chief Elected Official <i>Phone and Email</i> | Ph. 989-725-0595 Fx. 989-725-0526 |
| Street/PO Box | 301 W Main St |
| City | Owosso |
| State/Zip | MI, 48867 |
| County | Shiawassee |
| UGLG Project Contact (PC) | <i>Name:</i> Josh Adams <i>Title:</i> Executive Director, Owosso Mainstreet |
| UGLG PC <i>Phone and Email</i> | Ph. 989-725-0569 Fx. 989-725-0526 |
| Street/PO Box | 301 W Main St |
| City | Owosso |
| State/Zip | MI, 48867 |
| County | Shiawassee |
| Application Preparer | <i>Name:</i> Nathan R. Henne <i>Title:</i> City Manager |

| FUNDING SOURCES (indicate all funding sources) | |
|---|-------------------|
| CDBG Grant | \$ 420,000 |
| CLP/RLF | \$ |
| UGLG | \$ |
| Private | \$ 558,715 |
| | \$ |
| | \$ |
| TOTAL | \$ 978,715 |

| UGLG INFORMATION |
|--|
| UGLG DUNS # 03-877-27703 http://www.dnb.com/duns-number.html |
| UGLG Federal ID # 386004723 |
| UGLG Fiscal Year July 1 to June 30 (month start and end) |
| |

| STATE GOVERNMENT REPRESENTATION | | | |
|---------------------------------|---------------|-----------------|-----------|
| Senator Name | Tom Barrett | Senate District | 24 |
| Representative Name | Ben Frederick | House District | 85 |

| FEDERAL GOVERNMENT REPRESENTATION | | | |
|-----------------------------------|----------------|------------------------|----------|
| Representative Name | John Moolenaar | Congressional District | 4 |

| NATIONAL OBJECTIVE ELIGIBILITY | |
|---|--|
| The project must meet a National Objective. Please check the category (only one) that applies to the project: | |
| <input checked="" type="checkbox"/> Benefit Persons of Low and Moderate Income <input type="checkbox"/> LMI Area Benefit <input type="checkbox"/> LMI Job Creation <input checked="" type="checkbox"/> LMI Housing <input type="checkbox"/> Limited Clientele | <input type="checkbox"/> Prevention or Elimination of Slums or Blight <input type="checkbox"/> Area Benefit <input type="checkbox"/> Spot Blight |

| PROJECT DESCRIPTION |
|--|
| <p>Provide a project narrative, include the following:</p> <p>A. Identify the need for this project</p> <p>B. How does project fulfill an intended goal outlined in either the UGLG’s Master Plan, CIP, or other associated community plan?</p> <p>C. Identify the intended outcome of the project</p> <p>D. The current or past use of the building/property, whether its residential or commercial, if applicable</p> <p>E. Identify any community support for this project, including support from local partnerships</p> <p>F. Outline activities necessary to complete the project</p> <p>A. The City of Owosso has identified through the RRC process, Mainstreet program, and work with the Master Plan a need for affordable and market rate housing. If new apartment opportunities for affordable and market rate housing are not realized, the City believes we would not be realizing the goals set forth in these programs and could hamper our ability to be competitive with neighboring communities. Additionally the 2nd floor of the Ludington project is currently not able to be utilized due to blight. With full rehabilitation it will assist the City with its need for affordable housing. B. By creating 7 apartments where none exist currently (4 LMI, 3 market) we help the needs of community as identified in Draft Master Plan - referenced on page28 "lack of housing is a challenge", page 33 areas of growth needs - housing, and Pages 36-40 Housing strategies and ways to effect change. C. Creation of 7 highly desirable and affordable rental units where vacant space exists currently. Additionally, a layer of security for owners affected by covid 19 and additional affordable housing stock for the community for decades to come. D. Current building was constructed in the early 1900's. Original use was the Owosso Baking company and Bell Isle Creamery (around 1920). In 1932 it was sold to the Byerly Bakery and remained as such until the early 1950's. In 1957 Jusling Tire opened and then transformed into All Phase Electric in 1972. In 1978 Community Tire opened and then was joined by an auto mechanic shop. In 1986 there was for a short time an auto trailer co. It remained a local auto repair shop for several years until Ludington Electric opened in 1998 and has remained in current space ever since. E. The City of Owosso created an OPRA for the building and has provided the MEDC with this document already approved by the State of MI. F. To complete the project, grant award, completion of architectural plans, environmental review, bid project, not to exceed price, construction period fill apartments with appropriate renters per MEDC guidelines. Construction activities would include: Minor demo, framing, new egress per design, fire suppression system, all new HVAC for 2nd floor apartments, complete drywall and paint. Wood, vinyl plank, and carpeting for flooring, new industry grade cabinetry, solid surface countertops, and MDF or wood trim throughout. All design work will be reviewed by SHPO prior to any work commencing.</p> |
| <p>Check all that apply as it pertains to the Historic Status of the property(s) involved:</p> <p><input type="checkbox"/> Listed in the National Register of Historic Properties</p> <p><input type="checkbox"/> Potentially eligible to be listed in the National Register of Historic Properties</p> <p><input type="checkbox"/> Listed in a state or local inventory of historic places</p> <p><input type="checkbox"/> Designated as a state or local landmark or historic district</p> <p><input checked="" type="checkbox"/> None of the above</p> <p><input type="checkbox"/> Not applicable</p> |
| <p>Provide the address(es) of the benefited property(s)/building(s)/businesses. Indicate whether commercial and/or residential:</p> <p>150-152 E Howard St, Owosso, MI 48867</p> <p>What is the total square footage impacted by this project?</p> <p>4,240square feet</p> |

Provide the **name(s) of the private property/building owner(s)** seeking to participate as a sub-recipient of funds. Include all individuals that have ownership of the property/building(s).
Howard Street Development, llc, Owners: Sue and Carl Ludington

Provide the **DUNS Number of the private business owners**, along with their respective owner's names listed above, if applicable.
096826484

| | |
|---|---|
| Has the NEPA Environmental Review been initiated? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> NA |
| Will jobs be relocated from another City or State as a result of this project? If Yes, explain: | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> NA |
| Will the project result in the demolition or conversion of residential dwelling units, both occupied and vacant? If Yes, explain: Entire 2nd Floor will be redevelopment to include 7 residential units. Currently the entire 2nd is vacant and has not been utilized in 30 + years. | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> NA |
| Will the project result in special fees (i.e., tap in / hookup fees, special assessments)? If Yes, explain: | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> NA |
| Are there any local, state and federal permits required for implementation of the proposed project? If Yes, will permit requests delay the proposed project or influence the timeline? No delays expected | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA |
| Are there acquisitions, leases, easements, or property option/purchase agreements necessary to complete the project activities? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> NA |
| Are there current or incoming residential or commercial tenants ? If Yes, provide the number of tenants and whether they are residential, commercial or both: Ludington Electric (commercial), occupants of the 1st floor space. Company owners are also the owensrs of the building as well. | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA |
| Will there be any temporary or permanent relocation of businesses, non-profit organizations, homeowners, or tenants needed to complete the project? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> NA |

| PROJECT TIMELINE | | |
|---|--------------------|------------------|
| Provide the tentative Start and End dates for activities associated with completing the project | | |
| ACTIVITIES | START DATE (mm/yr) | END DATE (mm/yr) |
| Architect/Engineering completion | 6/1/2021 | 9/1/2021 |
| CGA | 7/1/2021 | 8/1/2021 |
| Environmental Review | 8/1/2021 | 10/1/2021 |
| Bidding of Project | 9/1/2021 | 10/1/2021 |
| Construction of Project | 12/15/2021 | 12/1/2022 |
| Leasing of completed apartments | 12/1/2022 | 2/1/2023 |
| | | |
| | | |

| PROJECT BUDGET | | | | | | |
|----------------|------|-------|---------|-------|-------|-------|
| ACTIVITY COSTS | CDBG | LOCAL | PRIVATE | OTHER | OTHER | TOTAL |
| | | | | | | |

| | | | | | | |
|-------------------------------------|----------|----|----------|----|----|----------|
| Administrative Services | \$ | \$ | \$ | \$ | \$ | \$ |
| Lead Testing | \$ | \$ | \$ | \$ | \$ | \$ |
| Asbestos Testing | \$ | \$ | \$ | \$ | \$ | \$ |
| Engineering | \$ | \$ | \$10,500 | \$ | \$ | \$10,500 |
| 3 rd Party Environmental | \$ | \$ | \$ | \$ | \$ | \$ |
| Acquisition | \$ | \$ | \$ | \$ | \$ | \$ |
| Demolition | \$ | \$ | \$ | \$ | \$ | \$ |
| Lead Abatement | \$ | \$ | \$3150 | \$ | \$ | \$3150 |
| Asbestos Abatement | \$1,125 | \$ | \$375 | \$ | \$ | \$1500 |
| Construction | \$418875 | \$ | \$543490 | \$ | \$ | \$962365 |
| Other-Asbestos and LBP Clearance | \$ | \$ | \$1200 | \$ | \$ | \$1200 |
| | \$ | \$ | \$ | \$ | \$ | \$ |
| | \$ | \$ | \$ | \$ | \$ | \$ |
| GRAND TOTAL | \$420000 | \$ | \$558715 | \$ | \$ | \$978715 |

Are there **other funding sources available** to contribute to the proposed project? Provide inquiries made and the responses provided by associated funding sources.

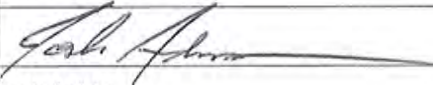
UFLG approved OPRA (12 years), private loan, private cash

Is **Program Income** available to help fund the proposed project? Note program income funds cannot count towards project match.

No

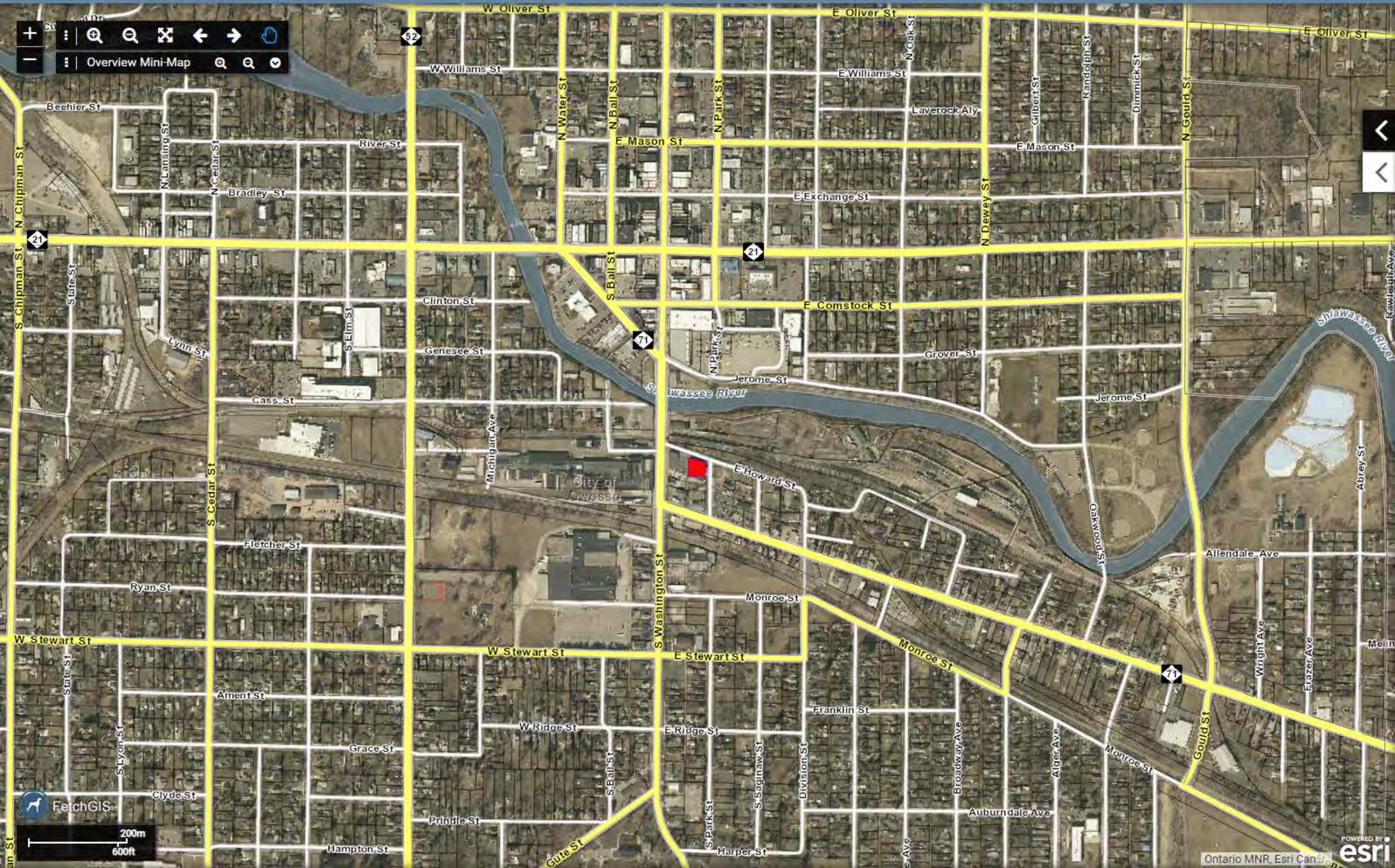
| UGLG CAPACITY AND CONFLICT OF INTEREST | |
|--|---|
| Who will provide the administrative capacity for the proposed grant? <input type="checkbox"/> UGLG Staff <input checked="" type="checkbox"/> MEDC Certified Grant Administrator <input type="checkbox"/> Third Party Administrator/Consultant/EDO/EDC | |
| Has the UGLG received CDBG grants or loans in the past 5 years and/or have any open CDBG grants or loans, including grants or loans provided by MSF, MEDC and MSHDA? If Yes, please identify the associated projects and describe all, if any, findings or areas of concern regarding those projects: CDBG Housing Rehabilitation Program (2014), CDBG Façade Improvement Program (2017), CDBG/MEDC Match on Main Program (2019). No areas of concern for any previously awarded CDBG programs. | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA |
| Does the UGLG have any outstanding CDBG grants or loans that have not been drawn down? If Yes, describe: the 2017 Façade Improvement Grant Program has been completed and funds are drawn down completely. However, the MEDC is working with the Owosso DDA/Mainstreet to close out the project administratively by the end of January, 2020 | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> NA |
| Will local officials and staff be a party to any contract involving the procurement of goods and services assisted with CDBG funds? If Yes, describe: | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> NA |
| Will any person who is an employee, agent, consultant, officer, elected or appointed official of the UGLG obtain a financial interest or benefit from a CDBG assisted activity or have an interest in any contract, subcontract or agreement with respect thereto, or in the proceeds hereunder, either for themselves or for those with whom they have family or business ties, during their tenure or for one year thereafter? If Yes, describe: | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> NA |

The **UGLG** agrees to adhere to HUD, CDBG and MEDC rules, regulations and the Grant Administration Manual (GAM) policies, procedures and reporting requirements. In agreeing to this, the UGLG will ensure that all entities involved in completing the proposed project will also adhere to rules and regulations during grant administration.

| AUTHORIZED UGLG OFFICIAL | |
|---------------------------------|---|
| Name and Title | Josh Adams |
| Signature |  |
| Date | 5/3/2021 |

| Supporting Documentation | | |
|--|---|--|
| Exhibit I | Project Location Map | Attached <input checked="" type="checkbox"/> |
| Exhibit II | Preliminary Architectural/Engineering Drawings | Attached <input checked="" type="checkbox"/> N/A <input type="checkbox"/> |
| Exhibit III | Independent 3 rd Party Estimate | Attached <input checked="" type="checkbox"/> |
| Exhibit IV | Financial Commitment Letter(s) | Attached <input checked="" type="checkbox"/> |
| Exhibit V | Site Control – Deed or Lease Agreement | Attached <input checked="" type="checkbox"/> |
| Exhibit VI | Blight Letter or Area Blight Resolution (Sample Form 2-B) | Attached <input type="checkbox"/> N/A <input checked="" type="checkbox"/> |
| Exhibit VII | Lead-Based Paint Applicability and Compliance Worksheet (Form 5-S) | Attached <input checked="" type="checkbox"/> N/A <input type="checkbox"/> |
| Exhibit VIII | Asbestos Applicability and Compliance Worksheet (Form 5-V) | Attached <input checked="" type="checkbox"/> N/A <input type="checkbox"/> |
| Exhibit IX | Historic Property Proof of Eligibility | Attached <input type="checkbox"/> N/A <input checked="" type="checkbox"/> |
| Exhibit X | Appraisal for CDBG-funded Acquisitions; or Waiver Valuation (Form 6-D) | Attached <input type="checkbox"/> N/A <input checked="" type="checkbox"/> |
| Exhibit XI | Maintenance/Sustainability Plan | Attached <input type="checkbox"/> N/A <input checked="" type="checkbox"/> |
| Exhibit XII | Background Check Form (filled out for processing); A form for each building owner(s) and whoever is authorized to manage and sign for the grant | Attached <input type="checkbox"/> |
| Exhibit XIII | Limited Denial of Participation, HUD Funding Disqualifications and Voluntary Abstentions | Attached <input type="checkbox"/> |
| Exhibit XIV | System Award Management (SAM) Certification | Attached <input type="checkbox"/> |
| Job Creation Exhibit | Job Creation Summary Job Creation Assurance Machinery and Equipment (M&E) List, if applicable | Attached <input type="checkbox"/> N/A <input checked="" type="checkbox"/> |
| Rental Rehabilitation Exhibit | Rental Rehabilitation Workbook | Attached <input checked="" type="checkbox"/> N/A <input type="checkbox"/> |
| Façades Exhibit | Façade Budget Façade Building Owner and Activity Identification | Attached <input type="checkbox"/> N/A <input checked="" type="checkbox"/> |
| <p>Please attach all supporting documents in the order they are requested. If submitting electronically, label each supporting document appropriately.</p> <p>This list is not all inclusive. Additional compliance documentation will be sought post-application.</p> | | |

Map navigation controls: Zoom in (+), Zoom out (-), Overview Mini-Map, Home, Previous View, Next View, Hand



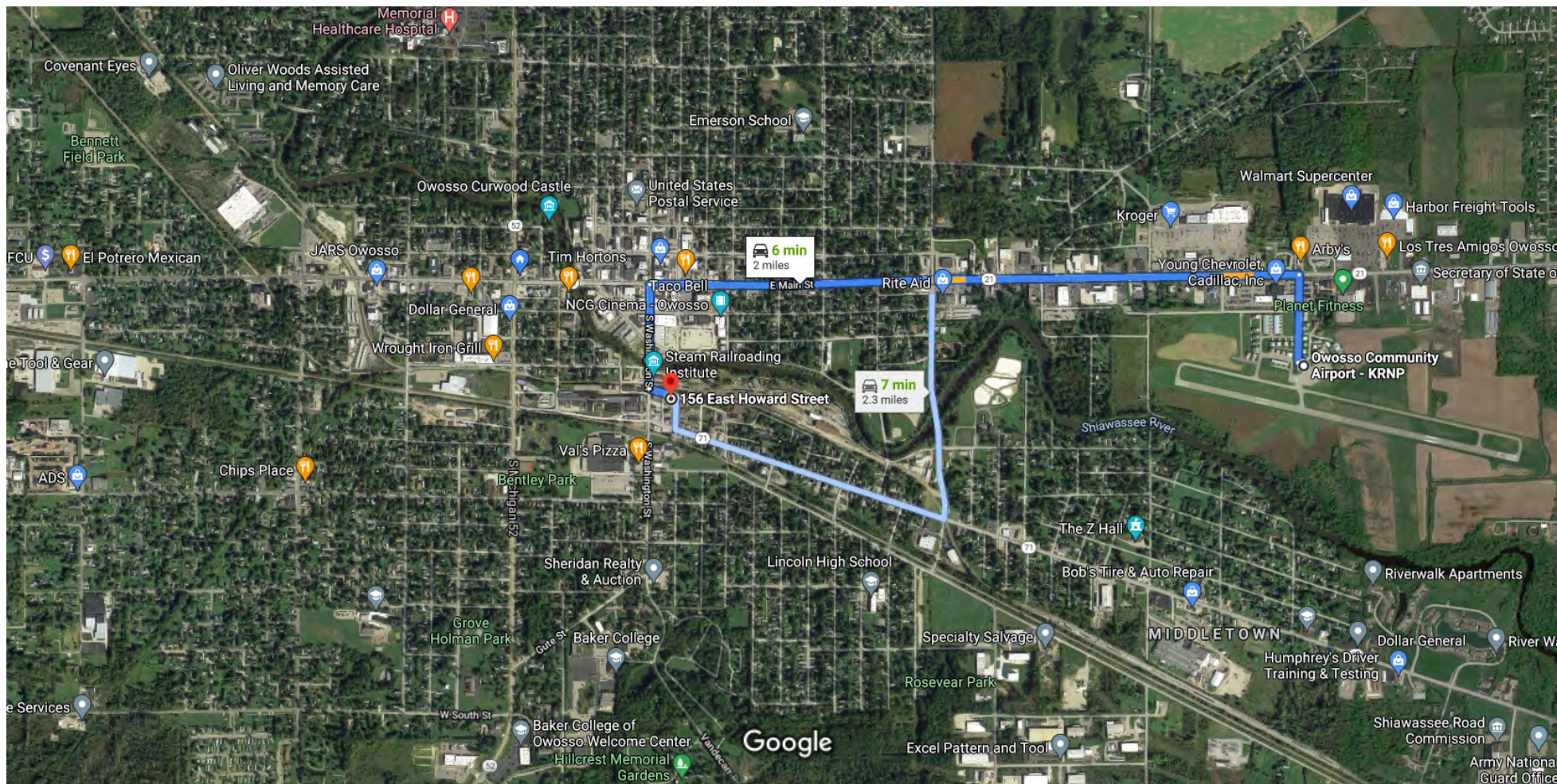
Map navigation controls: Zoom in (+), Zoom out (-), Overview Mini-Map, Home, Previous View, Next View, Hand icon




FetchGIS logo and scale bar: 40m / 200ft


Google Maps Owosso Community Airport - KRNP to 156 E Howard St, Owosso, MI 48867

Drive 2.0 miles, 6 min



Imagery ©2021 Google, Imagery ©2021 CNES / Airbus, Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency, Map data ©2021 1000 ft


via M-21/E Main St **6 min**
 Fastest route, lighter traffic than usual 2.0 miles


via M-21 and Corunna Ave **7 min**
2.3 miles

Explore 156 E Howard St



Restaurants



Hotels



Gas stations



Parking Lots



More

152 East Howard St. Owosso, Mi 48867

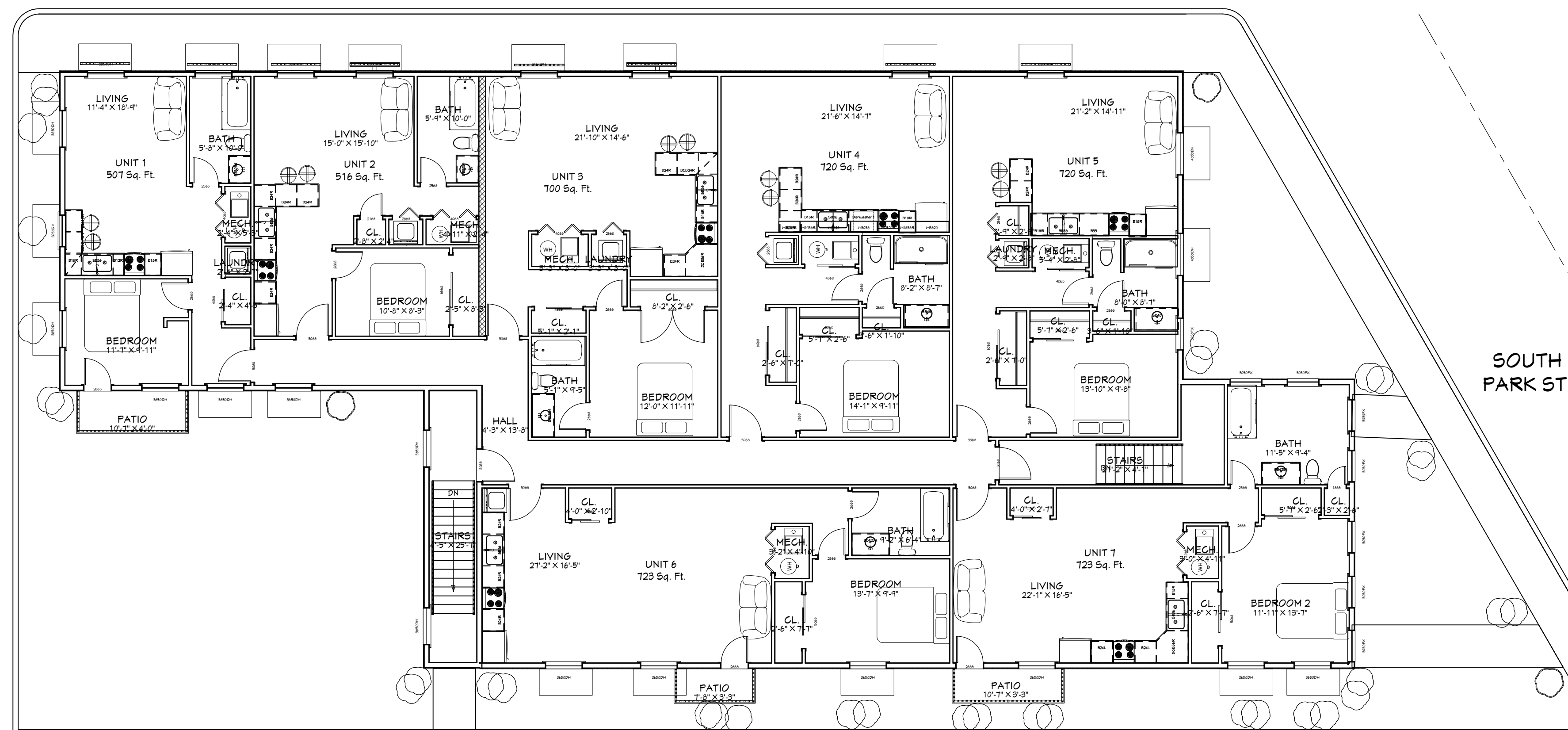
CODE REVIEW

Floor Area: 4,240 Sq. Ft.
 Use group: R-2 Residential
 Construction Type IIIB MBC Table 601
 Allowable # Stories MBC Table 504.4: 4 Stories
 Allowable Square Footage Table 506.2: 16,000 sq. ft.
 Frontage Increase: Not Required
 Sprinkler required per MBC 903.2.8
 Occupancy @200 sq. ft. = 22 per floor MBC Table 1004.1.2
 Two exits required per MBC Table 1006.3.2(2)
 Elevator not required per MBC 1004.2.1



Proposed Rendering N.W.

EAST HOWARD ST.



PARKING AREA

Site Plan

1/8" = 1'-0"



Existing Building

SOUTH PARK ST.



Proposed Rendering S.W.

Jeff Peltier
 Architect
 1888 Ketegawn
 Owosso, Mi 48867
 989-413-7916

Project
 152 East Howard St
 Owosso, Mi 48867

Drawing
 Site Plan
 Renderings

Scale
 Varies
 Date
 07/21/2020
 Sheet

A1

1 of 8



Jeff Peltier
Architect
1888 Ketegaw
Owosso, MI 48867
989-413-7916

Project
152 East Howard St
Owosso, MI 48867

Drawing
Floor Plan



Floor Plan
1/4"=1'-0"

Scale
Varies
Date
06/30/2020
Sheet

A2
1 of 8



Typical Kitchen Elevation
NTS

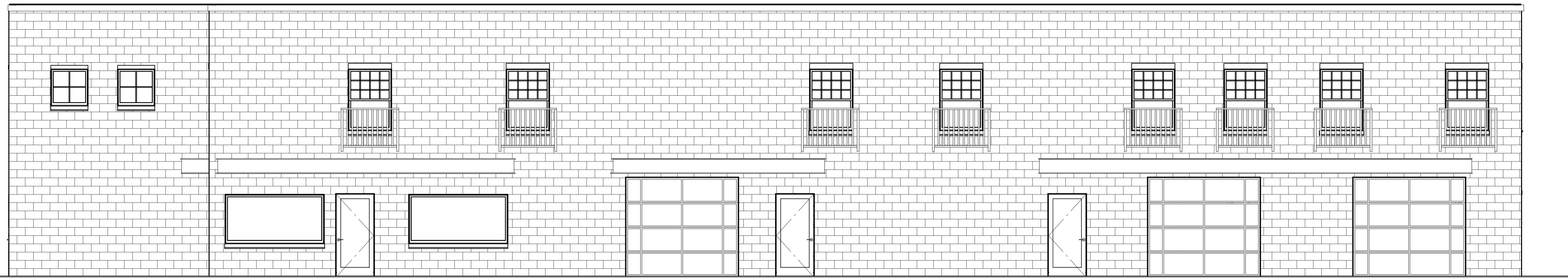


Proposed Rendering N.E.

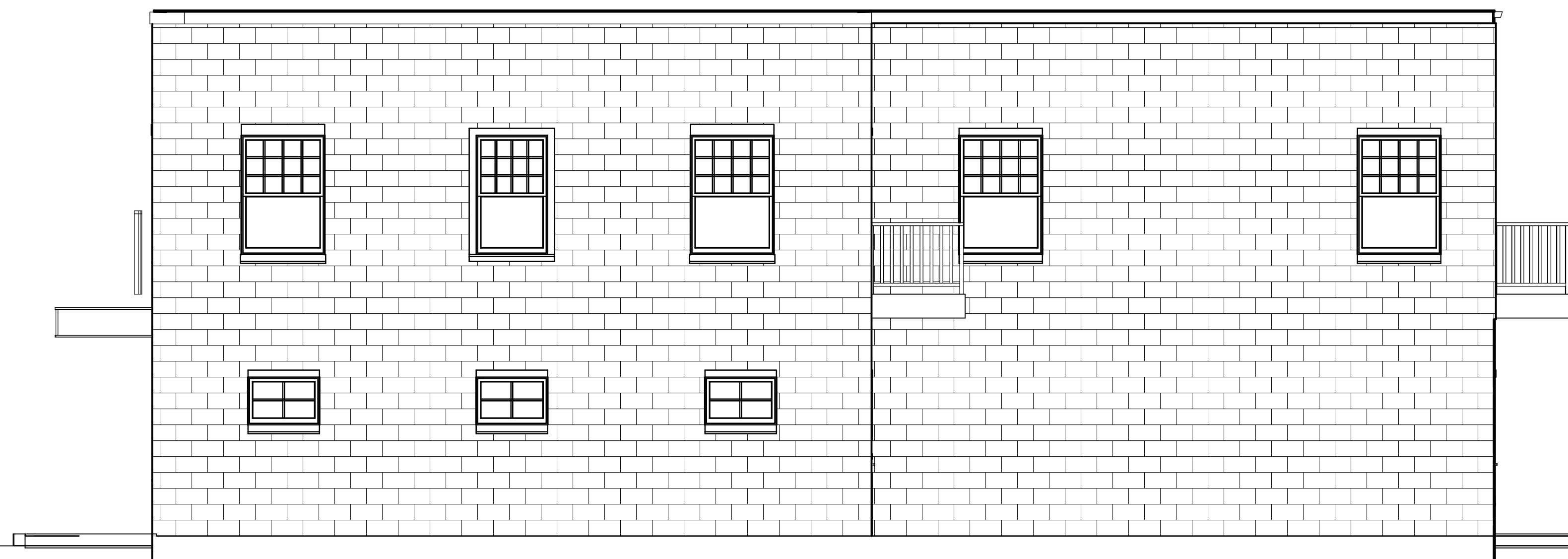
Jeff Peltier
Architect
1888 Ketegawn
Owosso, MI 48867
989-413-7916

Project
152 East Howard St
Owosso, MI 48867

Drawing
Elevations



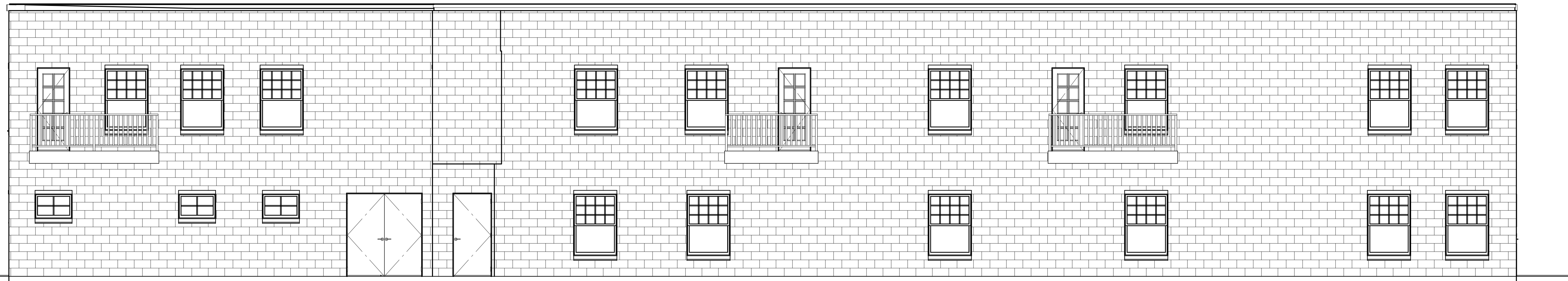
North Elevation
1/4"=1'-0"



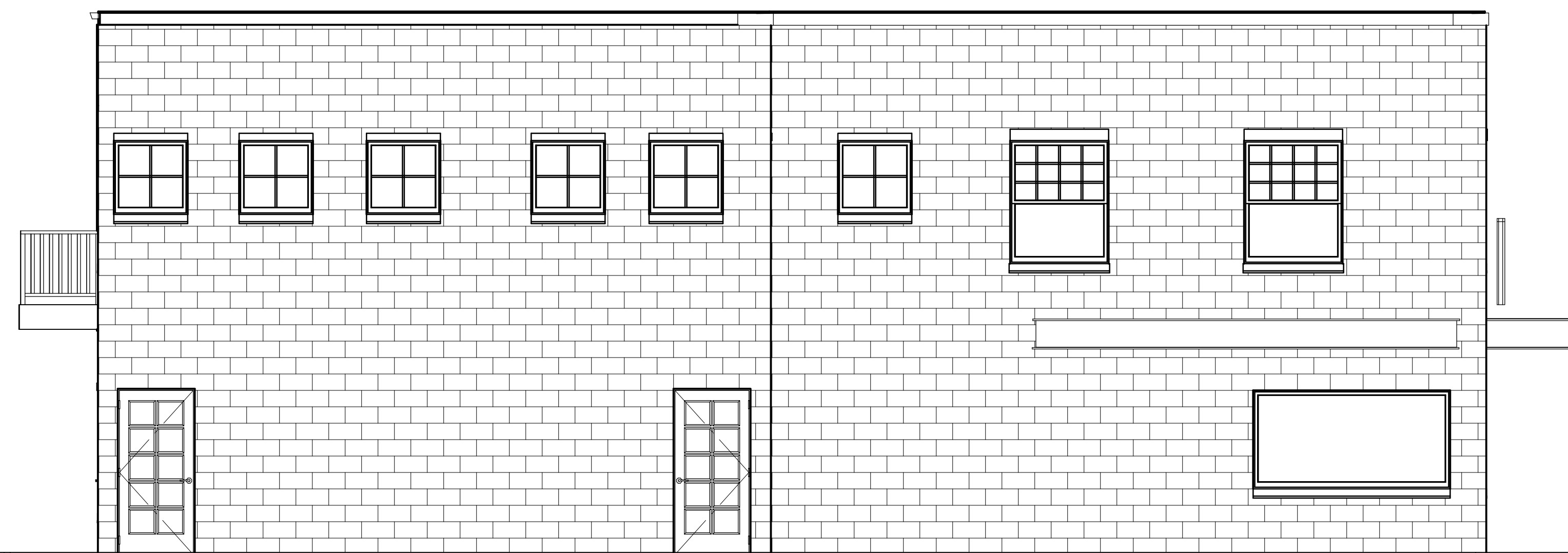
East Elevation
1/4"=1'-0"

Scale
Varies
Date
06/30/2020
Sheet

A3
3 of 4



South Elevation
1/4"=1'-0"



West Elevation
1/4"=1'-0"

FINAL CONSTRUCTION COST BREAKDOWN

Development Name: 152 E. Howard St., Owosso - Ludington Building
 Sponsor: _____

PHFA Number:

4/30/2021

Contractor: First Contracting, Inc.
701 S. Main St., Ovid MI 48866
Ph. 989-834-1500

Form Completed by (print): Brian Fleming

| Div. #/Description | Residential | Commercial | Total |
|---|-------------|------------|-------------|
| 01-General Requirements | | | |
| Project Management/Coordination | \$23,000.00 | | |
| Security | | | |
| Temporary Facilities/Controls | | | |
| Execution/Closeout Requirements | | | |
| Equipment | | | |
| Other (explain) | | | |
| Division 01 Total | \$23,000.00 | \$0.00 | \$23,000.00 |
| 02-Existing Conditions | | | |
| Building Demolition | \$1,000.00 | | |
| Selective Demolition | \$1,020.00 | | |
| Soil Stabilization | | | |
| Environmental Remediation - Asbestos | \$1,500.00 | | |
| Environmental Remediation - Lead Base Paint | \$3,150.00 | | |
| Offsite Improvements (explain) | | | |
| Other (explain) - LBP & Asbestos Clearance | \$1,200.00 | | |
| Division 02 Total | \$7,870.00 | \$0.00 | \$7,870.00 |
| 03-Concrete | | | |
| Cast-in-Place | \$3,000.00 | | |
| Pre-Cast | | | |
| Cement Underlayment | | | |
| Other (explain) | | | |
| Division 03 Total | \$3,000.00 | \$0.00 | \$3,000.00 |
| 04-Masonry | | | |
| Block | | | |
| Brick/Stone Veneer | | | |
| Restoration/Cleaning | | | |
| Other (explain) | | | |
| Division 04 Total | \$0.00 | \$0.00 | \$0.00 |
| 05-Metals | | | |
| Structural | | | |
| Joists/Decking | | | |
| Framing | | | |
| Railings | | | |
| Other (explain) | | | |
| Division 05 Total | \$0.00 | \$0.00 | \$0.00 |
| Div. #/Description | Residential | Commercial | Total |
| 06-Wood, Plastics and Composites | | | |

| | | | |
|-------------------------------|--------------------|---------------|--------------------|
| Rough Carpentry | \$45,000.00 | | |
| Finish Carpentry | \$23,000.00 | | |
| Architectural Woodwork | | | |
| Cultured Marble/Solid Surface | | | |
| Other (explain) | | | |
| Division 06 Total | \$68,000.00 | \$0.00 | \$68,000.00 |

| | | | |
|---|--------------------|---------------|--------------------|
| 07-Thermal and Moisture Protection | | | |
| Dampproofing/Waterproofing | \$5,750.00 | | |
| Insulation | \$20,700.00 | | |
| Roofing | | | |
| Exterior Finish | | | |
| Misc. (Gutters, flashing, etc.) | | | |
| Other (explain) | | | |
| Division 07 Total | \$26,450.00 | \$0.00 | \$26,450.00 |

| | | | |
|--------------------------|---------------------|---------------|---------------------|
| 08-Openings | | | |
| Exterior Doors/Frames | \$5,750.00 | | |
| Interior Doors/Frames | \$34,500.00 | | |
| Windows | \$34,500.00 | | |
| Storm Windows | | | |
| Other (explain) | \$34,500.00 | | |
| Division 08 Total | \$109,250.00 | \$0.00 | \$109,250.00 |

| | | | |
|----------------------------|---------------------|---------------|---------------------|
| 09-Finishes | | | |
| Plaster Repair | | | |
| Drywall | \$86,250.00 | | |
| Tile Work | \$8,740.00 | | |
| Resilient Flooring | | | |
| Carpet | \$48,300.00 | | |
| Suspended Ceilings | | | |
| Painting and Wallcoverings | \$20,000.00 | | |
| Other (explain) | | | |
| Division 09 Total | \$163,290.00 | \$0.00 | \$163,290.00 |

| | | | |
|--|-------------------|---------------|-------------------|
| 10-Specialties | | | |
| Mailboxes, Bath Accessories, Signage, etc. | \$3,000.00 | | |
| Other (Explain) | | | |
| Division 10 Total | \$3,000.00 | \$0.00 | \$3,000.00 |

| | | | |
|--------------------------|--------------------|---------------|--------------------|
| 11-Equipment | | | |
| Residential Appliances | \$27,600.00 | | |
| Playground Equipment | | | |
| Trash Compactor | | | |
| Other (explain) | | | |
| Division 11 Total | \$27,600.00 | \$0.00 | \$27,600.00 |

| | | | |
|--------------------------|--------------------|---------------|--------------------|
| 12-Furnishings | | | |
| Window Treatments | | | |
| Kitchen Cabinets | \$27,600.00 | | |
| Bath Cabinets | | | |
| Site Furnishings | | | |
| Other (explain) | | | |
| Division 12 Total | \$27,600.00 | \$0.00 | \$27,600.00 |

| | | | |
|---------------------------|--------------------|-------------------|--------------|
| Div. #/Description | Residential | Commercial | Total |
|---------------------------|--------------------|-------------------|--------------|

| | | | |
|--------------------------------|---------------|---------------|---------------|
| 13-Special Construction | | | |
| Solar, Wind, etc. | | | |
| Other (explain) | | | |
| Division 13 Total | \$0.00 | \$0.00 | \$0.00 |

| | | | |
|-----------------------------|--|--|--|
| 14-Conveying Systems | | | |
|-----------------------------|--|--|--|

| | | | |
|---|--------------------|-------------------|--------------|
| Elevators | | | |
| Wheelchair Lifts | | | |
| Trash Chutes | | | |
| Other (explain) | | | |
| Division 14 Total | \$0.00 | \$0.00 | \$0.00 |
| 21-Fire Suppression | | | |
| Sprinkler System | \$69,000.00 | | |
| Other (explain) | | | |
| Division 21 Total | \$69,000.00 | \$0.00 | \$69,000.00 |
| 22-Plumbing | | | |
| Facility Water Distribution | \$77,050.00 | | |
| Facility Sanitary Sewerage | | | |
| Facility Storm Drainage | | | |
| Plumbing Fixtures/Equipment | | | |
| Other (explain) | | | |
| Division 22 Total | \$77,050.00 | \$0.00 | \$77,050.00 |
| 23-Heating, Ventilating and Air Conditioning | | | |
| Facility Fuel System (Fuel oil, Gas, etc.) | \$124,200.00 | | |
| Facility System/Equipment | | | |
| Other (explain) | | | |
| Division 23 Total | \$124,200.00 | \$0.00 | \$124,200.00 |
| 26-Electrical | | | |
| Primary Service | \$101,200.00 | | |
| Distribution System | | | |
| Generator | | | |
| Lighting | | | |
| Other (explain) | | | |
| Division 26 Total | \$101,200.00 | \$0.00 | \$101,200.00 |
| 27-Communications | | | |
| Data, Communication Wiring & Devices | | | |
| Other (explain) | | | |
| Division 27 Total | \$0.00 | \$0.00 | \$0.00 |
| 28-Electronic Safety and Security | | | |
| Fire Detection/Alarm | \$19,550.00 | | |
| Security System | | | |
| Other (explain) | | | |
| Division 28 Total | \$19,550.00 | \$0.00 | \$19,550.00 |
| 31-Earthwork | | | |
| Earthmoving, Excavation, Grading, etc. | | | |
| Erosion & Sedimentation Control | | | |
| Special Foundations | | | |
| Offsite Improvements (explain) | | | |
| Other (explain) | | | |
| Division 31 Total | \$0.00 | \$0.00 | \$0.00 |
| Div. #/Description | Residential | Commercial | Total |
| 32-Exterior Improvements | | | |
| Paving | | | |
| Walks and Curbs | | | |
| Landscaping | | | |
| Fences, Retaining Walls, etc. | | | |
| Offsite Improvements (explain) | | | |
| Other (explain) | | | |
| Division 32 Total | \$0.00 | \$0.00 | \$0.00 |
| 33-Utilities | | | |

| | | | |
|--|--------------|--------|--------------|
| Sanitary Sewer | \$8,625.00 | | |
| Water, Gas, Elec, Communications | \$8,625.00 | | |
| Storm Water | | | |
| Offsite Improvements (explain) | \$8,625.00 | | |
| Other (explain) | | | |
| Division 33 Total | \$25,875.00 | \$0.00 | \$25,875.00 |
| Subtotal Divisions 1-33 | | | |
| Construction Contingency - 10% | \$87,910.00 | | |
| Bond Premium or LOC | | | |
| Building Permit | \$4,370.00 | | |
| Profit & Overhead | | | |
| TOTAL COST | \$968,215.00 | \$0.00 | \$968,215.00 |
| TOTAL CONSTRUCTION COST (Residential and Commercial) | \$968,215.00 | | |

DEVELOPMENT INFORMATION

| | | |
|--|-----------------|---------------------|
| Number of Dwelling Units: _____ | Wage | _____ Open Shop |
| Gross Building Square Footage: _____ | | _____ Union Shop |
| Net Commercial Square Footage: _____ | | _____ Davis Bacon |
| Length of Construction: _____ Months | | Date: _____ |
| Estimated Start Date: _____ | | _____ Residential |
| | | _____ Commercial |
| | | _____ PA Prevailing |
| | | Date: _____ |
| The Cost Estimate is based on the following documents: | | |
| Drawing Date: _____ | Latest Revision | |
| Specifications Date: _____ | Latest Revision | |
| Addendum # Date: _____ | Addendum # | Date: _____ |
| Addendum # Date: _____ | Addendum # | Date: _____ |
| Addendum # Date: _____ | Addendum # | Date: _____ |
| Addendum # Date: _____ | Addendum # | Date: _____ |
| Signature of Cost Breakdown Preparer: _____ | | |
| Owner Name | | |
| Contractor Name | | |



For What Matters Most.

P.O. Box 40
Mason, MI 48854
517.676.3661

April 30, 2021

PERSONAL & CONFIDENTIAL

Howard Street Development, LLC
Mr. Carl Ludington
Mrs. Susan Ludington
152 East Howard Street
Owosso, Michigan 48867

Dear Carl & Susan:

Dart Bank (the "Bank") is pleased to offer the following term sheet/letter of interest to Howard Street Development LLC (the "Borrower"). This term/sheet/letter of interest is not a commercial to lend; Dart Bank will pursue and require final approval.

| | |
|-----------------|--|
| Borrower(s): | Howard Street Development, LLC |
| Purpose: | Finance the revitalization of commercial buildings in Owosso, MI |
| Loan Amount: | \$547,515.00 |
| Cash Injection: | \$ 11,200.00 |
| MEDC: | \$420,000.00 |
| Total Project: | \$978,715.00 |
| Type: | Construction line of credit for the revitalization with a term out at the end. |

Rate: Construction period; Variable Rate Wall Street Journal Prime Rate + 1.00% with a floor of 4.25%
Term out; Fixed rate Wall Street Journal Prime Rate + 1.00% with a floor of 5.00%

Term: 12 months for the construction period.
10 year balloon over 20 year amortization for the term out.

Loan To Value: 80% of the as completed appraisal

Payments: Interest only during revitalization period.
Principal and interest payments for the term out.

Prepay Penalty: 5% at the end of the revitalization.
5%, 5%, 4%, 4%, 3%, 3%, 2%, 2%, 1%, 1% for the term out.

Collateral: 1st real estate mortgage and assignment of rents on 152 East Howard Street in Owosso, Michigan.
1st position on all assets of Ludington Electric Inc. and Howard Street Development, LLC

Guaranty(s): Unsecured/Unlimited personal guarantee of Mr. Carl Ludington
Unsecured/Unlimited personal guarantee of Mrs. Susan Ludington
Unsecured/Unlimited corporate guaranty of Ludington Electric Inc.

Commitment Fee: ½% of loan amount

Closing Cost: The Ludington's are responsible for all applicable closing costs, including but limited to: attorney fees, filing and recording fees, title insurance, closing fees, flood certification, tax servicing, appraisal, environmental due diligence and any other costs that may be necessary for a real estate mortgage.

Covenants: Maintain primary deposit accounts with Dart Bank

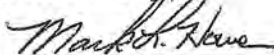
Financials: Provide annual tax returns on borrower and guarantors.
Provide annual financial reports on borrower and upon request.
Provide annual personal financial statement on guarantors and upon request.

This term/sheet/letter of interest is good for 30 days unless extended by the bank in writing.

On behalf of Dart Bank and myself, we are pleased that you have given us the opportunity to help you with the revitalization of your building. If the above terms and conditions are acceptable to you, please sign where indicated below and return to me. Please call or email me if you need anything at all.

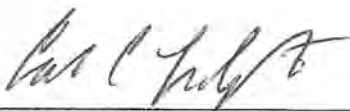
Thanks

Sincerely,

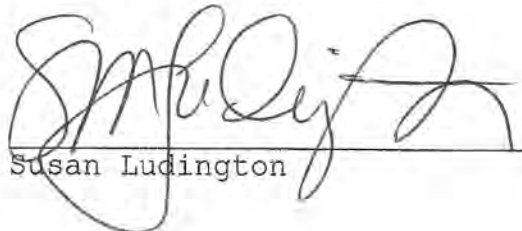


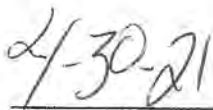
Mark L. Howe
Vice President/Commercial Relationship Manager

Accepted:



Carl Ludington

DATE

Susan Ludington

DATE



MICHIGAN ECONOMIC
DEVELOPMENT CORPORATION

June 2, 2021

Nathan Henne, City Manager
City of Owosso (“Applicant”)
301 West Main Street
Owosso, Michigan 48867-2925

Re: Letter of Interest – Howard Street Development (CDBG RR) (“Project”)

Dear Nathan Henne:

Thank you for giving the Michigan Economic Development Corporation (the “MEDC”) the opportunity to review your proposed Project in the City of Owosso. We appreciate the economic development benefits that this project is intended to achieve. The project is anticipated to create 7 apartments totaling 4,200 square feet of new residential space on the second floor (Four of the units will be affordable per CDBG guidelines), and these improvements are likely to have a positive impact on the local and state economy.

The MEDC provides administrative services, including making recommendations to the Michigan Strategic Fund (the “MSF”), a public-body corporate and politic (the “MSF”). The MSF’s community development programs administered by the MEDC are designed to advance community development by means of economic support to eligible projects. The MEDC recognizes the potential impact of this Project. Based on the MEDC’s preliminary review of the information provided, and subject to the conditions set forth below, the MEDC is interested in continuing discussions with you toward a possible recommendation to the MSF to approve economic support for the Project.

The MEDC currently anticipates a possible recommendation to the MSF for an award under the Community Development Block Grant program in the form of a grant in the amount of up to \$420,000 for the Project. Based on the information provided, the Project appears to be in furtherance of the CDBG national objective of benefiting persons of low and moderate income.

CDBG funding is provided by the U.S. Department of Housing and Urban Development (HUD) and administered by the MEDC, through the MSF. Due to federal regulations associated with CDBG funding, this program requires an environmental review that can take two to three months. In addition to the conditions set forth below, to remain eligible for consideration of the proposed award, Project costs, including without limitation, local, private, and any other Project costs, cannot be incurred until the environmental review procedures have been completed and the Applicant has received written approval under the CDBG Program (“Program”). Incurring costs is defined as making commitments relevant to the Project. This includes, but is not limited to, entering into leases, easement, purchase agreements, ordering equipment, signing contracts, or performing any work other than activities to be determined exempt from the National Environmental Policy Act of 1969 (NEPA).

Please work closely with the undersigned to identify a realistic timeframe for the MEDC to be in a position to finalize a recommendation to the MSF and to identify application material deadlines.

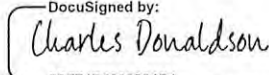
PURE MICHIGAN®

This letter does not embody all of the terms and conditions of the CDBG program and is not intended to be a legally binding agreement. This letter should not in any way be viewed as a commitment by, or an obligation of the MEDC, the MSF or any other entity to extend economic support of any kind to the Applicant or for the Project. Proceeding toward an MEDC recommendation and finalizing an MSF award for the Project is contingent upon several factors, the form, substance and results of which must be satisfactory to the MEDC and the MSF including without limitation: (i) submission by the Applicant of a completed application and all other documentation as required, (ii) local support, as applicable, (iii) available MSF funding, as applicable (iv) completion of financial review, as applicable, (v) required background checks, and all other business and legal review and due diligence, (vi) approval of an award by the MSF Board, and (vii) as applicable, execution of the final project documents by all required parties with established performance based milestones, reporting requirements and all other required terms and conditions.

If you are interested in continuing discussions with the MEDC about your Project, please sign and date this letter and return to the MEDC by **June 9, 2021**, or this letter of interest will expire. Additionally, Projects that fail to receive an MEDC recommendation which results in MSF approval of an award by **November 30, 2021**, may be reconsidered against the community development project pipeline.

Thank you for the opportunity to review your Project. If you have any questions, please contact me any time at (810) 241-6658 or by email at donaldsonc2@michigan.org.

Sincerely,

DocuSigned by:

6/2/2021
8BF74D6932934D1
Charles Donaldson, Community Assistance Team Specialist
Michigan Economic Development Corporation

The Applicant acknowledges the above and is interested in continuing discussions with the MEDC.

Applicant:



Date: 6-8-2021

City of Owosso ("Applicant")

By: Nathan Hanne

Its: City Manager

cc: Sarah Rainero, Community Assistance Team Managing Manager
Christine Whitz, Community Development Block Grant Director
Lenore Costa, Senior Program Specialist
Josh Adams, Owosso DDA
Susan Ludington, Property Owner
Sharon Cassidy, Community Assistance Team Administrative Assistant



3894543
Page: 1 of 1
03/28/2003 03:38P
L-1033 P-174

Kaye Grubbs - Shiawassee Co. DMR

050-651-020-001

WARRANTY DEED

1997-2001
125268

KNOW ALL MEN BY THESE PRESENTS THAT: the Grantor(s), Proton Development, L.L.C., whose address is 208 South Water Street, Owosso, MI 48867, convey(s) and warrant(s) to the Grantee(s), Carl Ludington and Susan Ludington, husband and wife, whose address is 453 East King Street, Owosso, MI 48867, the following described premises situated in the City of Owosso, Shiawassee County, Michigan:

A part of Block 20 of the plat of A.L. Williams Addition to the City of Owosso, Shiawassee County, Michigan, as recorded in liber 1 of plats, on page 110, Shiawassee County Records, described as beginning on the East line of Lot 4 of said Block 20 at a point 90.60 feet South of the Northeast Corner of said Block, thence North 90.60 feet to the Northeast corner of said block, thence Northwesterly along the North line of Lot 1 of said Block a distance of 122 feet to the Northwest corner of said Lot 1, thence South along the West lines of Lots 1, 4 and 5, of said Block a distance of 124.60 feet to the point which is 46.40 feet North of the Southwest corner of said Lot 5, thence Easterly 117 feet to the place of beginning.

Parcel Number: 050-651-020-001-00

Commonly Known As: 152 East Howard Street, Owosso, Michigan 48867

for Sixty Nine Thousand and 00/100 Dollars \$69,000.00 herein received, subject to the following matters, if any: None.

Dated: March 25, 2003

Signed by

Joseph S. Sawyer
Proton Development, L.L.C. by
Joseph S. Sawyer, its Member

593.40

STATE OF Michigan

COUNTY OF Shiawassee

I, DEBRA S. NICHOLS, a Notary Public of the County and State first above written, do hereby certify that Joseph S. Sawyer, Member of Proton Development, L.L.C. personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 25th day of March, 2003.

Debra S. Nichols

Notary Public DEBRA S. NICHOLS
Shiawassee County, Michigan
My Commission Expires: 01/15/06

(SEAL)



Drafted By:
Joseph Sawyer
Proton Development, L.L.C.
208 South Water Street
Owosso, MI 48867

Mail After Recording To:
Carl Ludington
Susan Ludington
453 East King Street
Owosso, MI 48867

File Number: 780203208

will

Chicago Title
220 W. Main Street
Owosso, MI 48867

RECEIVED MAR 28 2003



STATE OF MICHIGAN - SHIAWASSEE COUNTY
Received 11/12/2014 11:03:52 AM 3267784
Recorded 11/12/2014 11:05:34 AM DQU
LORI KIMBLE, REGISTER OF DEEDS

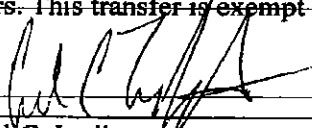
QUIT CLAIM DEED

Carl C. Ludington, and Susan M. Ludington, a married couple residing at 453 East King Street, Owosso, MI 48867, Quit Claims to C & S Rentals, LLC, a limited liability corporation located at 152 E. Howard Street, Owosso, MI 48867, the property in the City of Owosso, County of Shiawassee, and State of Michigan, which is located at 152 East Howard Street and legally described as follows:

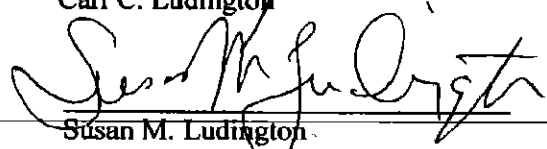
COM 90.6' S OF NE COR BLK 20 AL WILLIAMS ADD TH N 90.6'
TH NW'LY ALG N LN LOT 1 122' TH S 124.60' TH E'LY 117' TO
POB

The consideration is less than one hundred dollars. This transfer is exempt from tax under MCL 207.505(a), .526(a).

Dated November 11, 2014

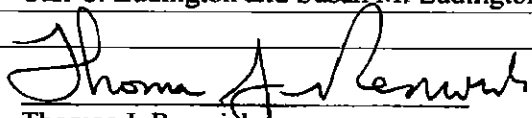


Carl C. Ludington



Susan M. Ludington


Acknowledged before me in Shiawassee County, Michigan, on November 11, 2014, by Carl C. Ludington and Susan M. Ludington.



Thomas J. Renwick

Notary public, State of Michigan, County of Shiawassee.
My commission expires July 24, 2019.
Acting in the County of Shiawassee.

Drafted by:
Thomas J. Renwick, P69284
2835 Lyons Road
Owosso, Michigan 48867

After Recording Return To:
C & S Rentals, LLC
152 E. Howard Street 
Owosso, Michigan

DQU-1

STATE OF MICHIGAN - SHIAWASSEE COUNTY
Received 02/27/2019 01:43:01 PM 3317846
Recorded 02/27/2019 01:44:30 PM DQU
LORI KIMBLE, REGISTER OF DEEDS

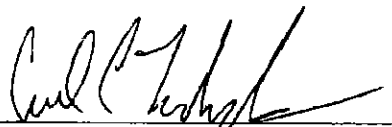
QUIT CLAIM DEED

Carl C. Ludington, Resident Agent for **C & S Rentals, LLC**, a limited liability corporation located at 152 E. Howard Street, Owosso, MI 48867, Quit Claims to **Howard Street Development, LLC**, a limited liability corporation located at 152 E. Howard Street, Owosso, MI 48867, the property in the City of Owosso, County of Shiawassee, and State of Michigan, which is located at 152 East Howard Street and legally described as follows:

**COM 90.6' S OF NE COR BLK 20 AL WILLIAMS ADD TH N 90.6'
TH NW'LY ALG N LN LOT 1 122' TH S 124.60' TH E'LY 117' TO
POB**

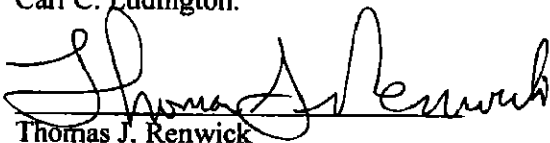
The consideration is less than one hundred dollars. This transfer is exempt from tax under MCL 207.505(a), .526(a).

Dated February 27, 2019



Carl C. Ludington, Registered Agent
C & S Rentals, LLC

Acknowledged before me in Shiawassee County, Michigan, on February 27, 2019 by Carl C. Ludington.



Thomas J. Renwick
Notary public, State of Michigan, County of Shiawassee.
My commission expires July 24, 2019.
Acting in the County of Shiawassee.

Drafted by:
Thomas J. Renwick, P69284
2835 Lyons Road
Owosso, Michigan 48867

After Recording Return To:
Howard Street Development, LLC - ml
152 E. Howard Street
Owosso, Michigan

DQU-1



301 W. MAIN, OWOSSO, MICHIGAN 48867 · (989) 725-0540 · FAX (989) 723-0546

DATE: 10/04/2018

OWNERS: C&S Rentals, LLC

ADDRESS: 152 E. Howard St

OWOSSO, MI 48867

RE: 152 E. Howard ST. OWOSSO, MI

Property ID: # 050-651-020-001-00

Blight Letter # ENF 18-0788

Dear Property Owners:

The building located at 152 E. Howard Street (known as Ludington Building) is in a deteriorating and unsafe condition. (Certain areas) According to the International Property Maintenance Code 2015 Edition and the City of Owosso Building Ordinances:

INSPECTION REPORT; 10/04/2018

EXTERIOR;

304.5 FOUNDATION WALLS SHALL BE FREE FROM CRACKS AND BREAKS AND SHALL PREVENT THE ENTRY OF RODENTS AND OTHER PESTS. (302.5)

INSPECTOR NOTED STRUCTURAL BLOCK FAILURE, CRACKED MORTAR AND AREAS FOUND IN A STATE OF DISREPAIR EXIST, BOTH 1ST & 2ND FLOORS, INSPECTOR NOTED ENGINEERING REQUIRED AS TO SUGGEST TYPE OF REPAIR/REPLACEMENT ETC. IN CERTAIN AREAS (AREAS ARE VISIBLE) OTHER AREAS ARE IN NEED OF REPAIR AROUND THE EXTERIOR/INTERIOR.

304.6 & 304.1.1. (7) EXTERIOR WALLS- ALL EXTERIOR WALLS HAVE SUFFERED DAMAGE AND THE FACDES REQUIRE REPAIR. PORTIONS HAVE FALLEN OFF ONTO THE SIDEWALKS/PARKING AREAS BELOW. VIOLATION OF THE INTERNATIONAL PROPERTY MAINTENANCE CODE AS ADOPTED.

IN ADDITION TO REPAIRING THE FACADE, REPAIR/REPLACEMENT OF INTERIOR WALLS, CEILINGS, LOOSE CEILINGS, LOOSE WALL COVERINGS, And LOOSE PANELS AS NEEDED THROUGHOUT INTERIOR. IN

CERTAIN AREAS THE ACTUAL PRODUCT THROUGHOUT THE INTERIOR HAS COLAPSED AND IS IN STATE OF TOTAL DISREPAIR.

FIRST FLOOR/SECOND FLOOR;

INTERIOR;

305.1 GENERAL. INTERIOR SECOND FLOOR HAS EXPIERENCED STRUCTURAL DAMAGE, LOAD BEARING BEAMS AND SUPPORTS HAVE BEEN TEMPOARARILY STABILIZED AS TO TEMPORARILY PROHIBIT COLAPES OF ROOF ETC. (SEE PHOTOS) AREAS OF CONCERN STRUCTURALLY (UNSAFE) ARE AS FOLLOWS;

1. NO NOMINAL LOADS ON TEMPORARY STABILIZATION IS QUESTIONABLE- REPAIRS WERE PERFORMED WITHOUT PLANS, REVIEW OR PERMITS.
2. FAILURE TO PROPERLY ANCHOR COLUMNS OR LOAD EFFECTS
3. STRUCTURAL MEMBERS ARE INCAPABLE OF SUPPORTING NOMINAL LOADS AND LOAD EFFECTS.
4. STAIRS LANDINGS, AND ALL SIMILAR WALKING SURFACES, INCLUDING GUARDS AND HANDRAILS, ARE NOT STRUCTURALLY SOUND, NOT PROPERLY ANCHORED AND IN SOME CASES MISSING. STRUCTURALLY UNSAFE AND DANGEROUS.

403.2 VENTING BATHROOMS VENTING ROOF AREA, INSPECTOR NOTES FOLLOWING, VENTILATION EQUIPMENT IS NOT PRESENT IN MANY AREAS THROUGHOUT EACH FLOOR, VENTILATION IS REQUIRED BY CODE.

603.2 FUEL BURNING EQUIPMENT SHALL BE CONNECTED TO AN APPROVED CHIMNEY OR VENT. EQUIPMENT IS PRESENT AND IN STATE OF DISREPAIR.

704.2 SMOKE ALARMS SHALL BE POWERED BY NON-RECHARGEABLE BATTERIES CAPABLE OF OPERATING THE SMOKE ALARM FOR A LIFE OF 5 YEARS. NONE EXIST.

604.3 ELECTRICAL HAZARDS SHALL BE REPAIRED/REPLACED WHERE FOUND IN DISREPAIR/UNSAFE. MULTIPLE ELECTRICAL HAZARDS EACH FLOOR REQUIRES REPLACEMENT/REPAIR

304.1.1. (9) FLOORING AND FLOORING COMPONENTS WITH DEFECTS SHALL BE REPAIRED/REPLACED, FLOORS THAT ARE DAMAGED, DETERIORATED, ARE NOT PROPERLY ANCHORED OR ARE INCAPABLE OF SUPPORTING ALL NORMAL LOADS AND RESISTING ALL LOAD EFFECTS. CERTAIN AREAS OF THE FLOOR (SECOND FLOOR) ARE TOTALLY UNSAFE ROTTED.

302.3 SIDEWALKS/DRIVEWAY AND PARKING LOT. ALL SIDEWALKS, WALKWAYS, STAIRS, DRIVEWAYS, PARKING LOTS, PARKING SPACES AND SIMILAR AREAS SHALL BE KEPT IN APROPER STATE OF REPAIR, AND MAINTAINED FREE FROM HAZARDOUS CONDITIONS.

504.1 PLUMBING FIXTURES SHALL BE PROPERLY INSTALLED PER CODE. MULTIPLE AREAS OF EACH FLOOR HAVE BEEN FOUND TO BE IN A STATE OF DIS-REPAIR AND NON WORKING.

605.3 LIFHTING PER CODE - EXISTING LIGHTING IS NOT ACCEPTABLE AS EXIST, REQUIRES REPLACEMENT. FIXTURES ON EACH FLOOR ARE HANGING OR MISSING.

704.1 ALL SYSTEMS, DEVICES AND EQUIPMENT TO DETECT A FIRE SHALL BE MAINTAINED IN OPERABLE CONDITION AT ALL TIME IN ACCORDANACE WITH THE INTERNATIONAL FIRE CODE.

305.3 DEFECTIVE SURFACES SHALL BE CORRECTED INSPECTOR COMMENTS: PEELING PAINE CEILINGS AND WALLS REQUIRE REPAIRING/REPLACEMENT.

304.13 REPLACE ALL MISSING/BROKEN GLAZING, WIDOW FRAMES WHERE REQUIRED BOTH FLOORS.

303.1 ALL MECHANICAL APPLIANCES TO BE CORRECTED WHERE NOT IN WORKING CONDITION.

504.1 ALL PLUMBING FIXTURES SHALL BE PROPERLY INSTALLED, INSPECTOR COMMENTS - SYTEMS THROUGHOUT EACH FLOOR SOME ARE NON USABLE AND IN A STATE OF TOTAL DISREPAIR.

603.1 ALL MECHANICAL APPLIANCES SHALL BE PROPERLY INSTALLED & MAINTAINED, INSPECTORS COMMENTS NO HEATING, NO MAKE UP AIR OR SYSTEM IN ANY WORKING ORDER SECOND FLOOR.

305.4 EVERY STAIR.RAMP, LANDING, BALCONY, PORCH, DECK OR OTHER WALKING SURFACE SHALL BE MAINTAINED IN SOUND CONDITION AND IN GOOD REPAIR, INSPECTORS COMMENTS, DIS-REPAIR THROUGHOUT REQUIRES REPAIRS, REQUIRED HANDRAILS ALSO MISSING. FURTHER INSPECTOR NOTES THAT MAIN DOOR ENTRY STEPS NOT TO CODE AND UNSAFE.

704.1 PMC ALL SYSTEMS, DEVICES AND EQUIPMENT TO DETECT A FIRE SHALL BE MAINTAINED IN OPERABLE CONDITION AT ALL TIMES IN ACCORDANCE WITH THE INTERNATIONAL FIRE CODE AS ADOPTED.

702.4 PMC EMERGENCY ESCAPES SHALL BE OPERATIONAL FROM INSIDE OF THE ROOM WITHOUT THE USE OF KEYS OR TOOLS. THE EQUIPMENT, LOCKING MECHANISM

AND EGRESS/INGRESS FIRE ESCAPES ETC. ARE NON USABLE AND IN DIS-REPAIR, UNSAFE CONDITIONS EXIST (INTERIOR STAIRWAYS).

RESPECTFULLY SUBMITTED;

Brad Hissong

Building Official,

LEAD-BASED PAINT APPLICABILITY AND COMPLIANCE WORKSHEET

Unit of General Local Government: City of Owosso

Property Address: 150-152 E. Howard Street

INSTRUCTIONS: Answer true or false for each question to determine the applicability of lead-based paint requirements for the proposed project. Complete one worksheet for each property, as applicable.

APPLICABILITY WORKSHEET

| 1. Is the property exempt from 24 CFR Part 35? | TRUE | FALSE | CONCLUSION |
|---|--------------------------|-------------------------------------|---|
| a. The property was constructed after 1977 (completion of construction on or after January 1, 1978). | <input type="checkbox"/> | <input checked="" type="checkbox"/> | If TRUE to any, the property is exempt |
| b. The property is a zero-bedroom dwelling. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| c. The property is <u>exclusively</u> for the elderly or disabled persons where no child less than 6 years of age resides or is expected to reside at the property. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| d. The property has been found <u>not</u> to have lead-based paint by a lead-based paint inspection conducted in accordance with §35.1320(a). | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| e. It is an unoccupied dwelling unit or residential property to be demolished that will remain unoccupied until demolition. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| f. All lead-based paint has been identified, removed and clearance achieved in accordance with 40 CFR 745.227(b)(e) before September 15, 2000, or in accordance with §§35.1320, 35.1325 and 35.1340 on or after September 15, 2000. (This exemption <u>does not apply</u> to residential property where enclosure or encapsulation has been used as a method of abatement.) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| g. The property or part of a property is <u>not and will not</u> be used for human residential habitation. (NOTE: common areas serving both residential and nonresidential uses in a mixed-use property are not exempt) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 2. Is the assistance exempt from 24 CFR Part 35? | TRUE | FALSE | CONCLUSION |
| a. Rehabilitation activities <u>will not</u> disturb a painted surface. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | If TRUE to any, the rehab activity is exempt |
| b. Minor repairs and maintenance will disturb two square feet or less of paint per component. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| c. The assistance is for emergency actions immediately necessary to safeguard against imminent danger to human life, health or safety, or to protect property from further structural damage. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| d. The assistance being provided qualifies for emergency rental assistance or foreclosure prevention assistance of less than 100 days. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |

APPLICABILITY DETERMINATION

- The **property is NOT EXEMPT** from 24 CFR Part 35. Lead-based paint requirements **apply**.
- The **property is EXEMPT** from 24 CFR Part 35. Lead-based paint requirements **do not apply**.
- The **property is NOT EXEMPT** from 24 CFR Part 35; however, the **assistance is EXEMPT** from 24 CFR Part 35. Lead-based paint requirements **do not apply**.

COMPLIANCE COSTS PER CATEGORY

Please Note: The following tables provide a broad overview of common lead-based paint (LBP) requirements for CDBG funded rehabilitation projects. The tables do not cover all requirements for each applicable CDBG funded project.

Instructions: Select one table below based on the LBP Compliance Category for the proposed project. Estimate the cost associated with each activity, as applicable (some activities may not have any associated cost). The total cost of complying with the LBP requirements will be included in the **Project Budget** as its own line item.

| CATEGORY 1 REQUIREMENTS Up to and including <\$5,000 | Cost Estimate (if applicable) |
|---|----------------------------------|
| Provision of pamphlet | \$ |
| Presume LBP | \$ |
| Safe work practices in rehab | \$ |
| Repair disturbed paint | \$ |
| Notice to occupants | \$ |
| Clearances | \$ |
| TOTAL | \$ |

| CATEGORY 2 REQUIREMENTS Up to and including \$25,000 | Cost Estimate (if applicable) |
|---|----------------------------------|
| Provision of pamphlet | \$ |
| Presume LBP | \$ |
| Risk Assessment | \$ |
| Safe work practices in rehab | \$ |
| Interim controls | \$ |
| Notice to occupants | \$ |
| Clearances | \$ |
| TOTAL | \$ |

| CATEGORY 3 REQUIREMENTS Greater than \$25,000 | Cost Estimate (if applicable) |
|---|----------------------------------|
| Provision of pamphlet | \$ -- |
| Paint testing of surfaces to be disturbed, or presume LBP | \$ complete |
| Risk Assessment | \$ complete |
| Safe work practices in rehab | \$ -0- |
| Notice to MDHHS of LBP abatement | \$ -0- |
| Abatement ¹ | \$ 3,150- |
| Notice to occupants | \$ -0- |
| Clearances | \$ 600 |
| TOTAL | \$ 3,750- |

¹ If the property is listed or is eligible for listing in the National Register of Historic Places or contributing to a National Register Historic District and the project falls under Category 3, the State Historic Preservation Office may require interim control instead of abatement for historic preservation purposes.

| | |
|--|--|
| <u>Sue Ludington, Owner of Howard Street Development</u> Name and Title of person completing this worksheet | <u>1/19/2021</u> Date of worksheet completion |
|--|--|



1375 S. Washington Avenue, Suite 300
Lansing, Michigan 48910
517-702-0470
Fax 517-702-0477
www.triterra.us

March 4, 2019
(19-2083)

C & S Rentals, LLC
Attn: Carl & Sue Ludington
150-152 E. Howard Street
Owosso, Michigan 48867

SUBJECT: *Paint Assessment for Lead*
150-152 E. Howard Street, Owosso, Michigan 48867

Dear Mr. and Mrs. Ludington

Triterra has completed a paint assessment for the commercial building located at *150-152 E. Howard Street in Owosso, Michigan* (the Property) to ascertain whether building materials have paint that contains lead. This letter outlines and interprets the results of this analysis. Please note that this assessment does not represent a complete Lead-Based Paint (LBP) Inspection/Lead Risk Assessment for the Property, as recognized by the United States Department of Housing and Urban Development (HUD); rather, this event was completed to ascertain whether planned renovation activities fit the definition of those outlined in the OSHA lead safety standards.

SCOPE OF INVESTIGATION

The Property includes a two-story, multi-use commercial building which is currently used for storage, an auto repair shop, and by Ludington Electric. This paint assessment was requested by C & S Rentals, LLC prior to conducting renovation activities within the building.

On February 22, 2019, Greg Ross of Triterra, an accredited State Of Michigan Lead Inspector/Risk Assessor, certification number P-07952, tested various components from the interior and exterior of the building utilizing a handheld x-ray fluorescent (XRF) scanner. In cases where the XRF results were within the inconclusive range of the instrument, further testing was conducted by collecting paint-chip samples from the surfaces in question. These paint-chip samples were sent to an NLLAP (National Lead Laboratory Accreditation Program) Laboratory for Flame Atomic Absorption Spectroscopy Analysis.

Based upon the analytical results (see attached Tables), the following building materials were identified to have paint that contains lead:

- Metal and wood support beams;
- Plaster, drywall, and concrete walls;
- Drywall and metal ceilings;
- Metal and wood window trim and casings;
- Metal and wood door trim and casings, and;
- Metal electrical conduits.



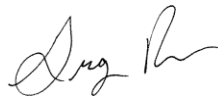
CONCLUSIONS & LIMITATIONS

As mentioned previously, this paint assessment was completed to meet the OSHA lead safety standards and was conducted in accordance with all applicable agency requirements. It does not satisfy the definition of a LBP Inspection/Lead Risk Assessment, as defined by applicable regulations.

Based on our understanding of the renovation activities planned at the Property, **lead-safe work practices are necessary** when handling/removing the materials identified above. Paint that contains lead is ubiquitous throughout the building. Given these findings, it is recommended that any painted surface be treated as though it contains lead, and that lead-safe work practices are utilized.

Should you have any questions or comments regarding this correspondence, please contact the undersigned at (517) 702-0470.

Sincerely,

The logo for Triterra, featuring the word "TRITERRA" in a bold, sans-serif font. The letter "I" is stylized with a green square containing a white circle, and the letter "T" is also stylized with a green square containing a white circle.A handwritten signature in black ink, appearing to read "Greg Ross".

Greg Ross
Environmental Technician
MDHHS Lead Inspector/Risk Assessor (P-07952)

A handwritten signature in blue ink, appearing to read "Alan Snell".

Alan Snell
Director | Hazardous Materials Services
MDHHS Lead Inspector/Risk Assessor (P-06687)

Attachments:

TABLES



X-RAY FLUORESCENCE RESULTS

Project: 150-152 E. Howard Street

Location: Owosso, Michigan 48867

Project Number: 19-2083

Personnel: Greg Ross

| Date | Time | Reading | LBP Determination | Pb | Pb +/- | Room | Component | Substrate | Color |
|-----------|----------|---------|-------------------|------|--------|---------------------|-----------------------|-----------|---------------|
| 27-Feb-19 | 9:24:32 | 50 | Positive | 1 | 0.02 | 2nd Floor Storage | Vertical Support Beam | Metal | White |
| 27-Feb-19 | 9:25:58 | 51 | Positive | 0.28 | 0.05 | 2nd Floor Storage | Vertical Support Beam | Wood | White |
| 27-Feb-19 | 9:27:29 | 52 | Positive | 0.11 | 0.04 | 2nd Floor Storage | Header Support Beam | Wood | White |
| 27-Feb-19 | 9:29:55 | 53 | Positive | 1 | 0.06 | 2nd Floor Storage | Roof Access | Wood | White |
| 27-Feb-19 | 9:31:36 | 54 | Positive | 0.14 | 0.04 | 2nd Floor Storage | Wall | Concrete | White |
| 27-Feb-19 | 9:33:11 | 55 | Negative | 0 | 0.01 | 2nd Floor Storage | Header Support Beam | Metal | White |
| 27-Feb-19 | 9:34:47 | 56 | Positive | 1 | 0.05 | 2nd Floor Storage | Window Casing | Metal | White |
| 27-Feb-19 | 9:36:03 | 57 | Positive | 0.23 | 0.09 | 2nd Floor Storage | Wall | Concrete | White |
| 27-Feb-19 | 9:38:39 | 58 | Positive | 0.23 | 0.09 | 2nd Floor Storage | Ceiling | Drywall | White |
| 27-Feb-19 | 9:42:12 | 59 | Positive | 0.06 | 0.02 | 2nd Floor Storage | Window Trim | Wood | White |
| 27-Feb-19 | 9:43:21 | 60 | Positive | 3.32 | 0.45 | 2nd Floor Storage | Window Casing | Wood | White |
| 27-Feb-19 | 9:44:45 | 61 | Positive | 0.06 | 0.02 | 2nd Floor Storage | Window Apron | Wood | White |
| 27-Feb-19 | 9:46:04 | 62 | Positive | 0.09 | 0.02 | 2nd Floor Storage | Wall | Concrete | White |
| 27-Feb-19 | 9:47:39 | 63 | Positive | 0.08 | 0.03 | 2nd Floor Storage | Electrical Conduit | Metal | White |
| 27-Feb-19 | 9:56:41 | 64 | Positive | 1 | 0.1 | 2nd Floor Storage | Wall | Plaster | White |
| 27-Feb-19 | 10:01:04 | 65 | Negative | 0 | 0 | Storage Near Office | Ceiling/Support Beam | Metal | White |
| 27-Feb-19 | 10:04:06 | 66 | Positive | 1.03 | 0.09 | Storage Near Office | Ceiling | Metal | White |
| 27-Feb-19 | 10:05:33 | 67 | Positive | 0.17 | 0.07 | Storage Near Office | Door | Metal | Orange |
| 27-Feb-19 | 10:06:29 | 68 | Positive | 0.94 | 0.09 | Storage Near Office | Door Casing | Wood | White |
| 27-Feb-19 | 10:09:00 | 69 | Positive | 0.05 | 0.02 | Storage / Shower | Wall | Concrete | Green |
| 27-Feb-19 | 10:11:11 | 70 | Positive | 0.22 | 0.05 | Storage / Shower | Wall | Concrete | White / Green |
| 27-Feb-19 | 10:14:35 | 71 | Positive | 1.14 | 0.1 | Storage / Shop | Support Beam | Metal | Green |
| 27-Feb-19 | 10:16:19 | 72 | Positive | 0.77 | 0.07 | Storage / Shop | Support Beam | Metal | Gray |
| 27-Feb-19 | 10:17:19 | 73 | Positive | 1 | 0.05 | Storage / Shop | Vertical Support Beam | Metal | Yellow |
| 27-Feb-19 | 10:20:40 | 74 | Negative | 0 | 0 | Men's Restroom | Wall | Drywall | Egg White |
| 27-Feb-19 | 10:30:37 | 75 | Negative | 0 | 0 | Office | Window Sill | Wood | White |
| 27-Feb-19 | 10:31:26 | 76 | Negative | 0 | 0 | Office | Trim | Wood | White |
| 27-Feb-19 | 10:39:25 | 77 | Positive | 1.7 | 0.17 | Exterior | Trim (Overhead Door) | Wood | Gray |
| 27-Feb-19 | 10:40:26 | 78 | Negative | 0 | 0 | Exterior | Window Trim | Wood | White |
| 27-Feb-19 | 10:42:19 | 79 | Negative | 0 | 0 | Garage | Vertical Support Beam | Metal | White |
| 27-Feb-19 | 10:50:28 | 80 | Negative | 0 | 0 | Garage | Wall | Concrete | White |
| 27-Feb-19 | 10:57:31 | 81 | Negative | 0 | 0 | Exterior | Wall | Brick | Gray |

Notes:

1. Lead (Pb) concentrations reported in mg/cm²
2. Bolded results denote lead present in paint
3. LBP = lead-based paint and/or lead present in paint



PAINT CHIP SAMPLE RESULTS

Project: 150-152 E. Howard Street

Location: Owosso, Michigan 48867

Project Number: 19-2083

Personnel: Greg Ross

| Sample Number | Room | Component | Substrate | Date Collected | Lead Concentration (weight %) |
|---------------|-------------------|-----------------------|-----------|----------------|-------------------------------|
| PC-01 | 2nd Floor Storage | Ceiling | Drywall | 2/22/2019 | 0.24 |
| PC-02 | 2nd Floor Storage | Wall | Concrete | 2/22/2019 | 0.25 |
| PC-03 | 2nd Floor Storage | Vertical Support Beam | Wood | 2/22/2019 | 0.078 |
| PC-04 | Storage / Shower | Wall | Concrete | 2/22/2019 | 0.30 |
| PC-05 | Storage / Shop | Support Beam | Metal | 2/22/2019 | 1.1 |
| *PC-06 | Men's bathroom | Wall | Drywall | 2/22/2019 | <0.011 |
| PC-07 | Garage | Exterior Wall | Concrete | 2/22/2019 | 0.015 |

Notes:

1. Bolded results denote lead present in paint
2. *Not enough sample submitted for analysis

ATTACHMENT 1

***EMSL ANALYTICAL RESULTS AND
CHAIN OF CUSTODY DOCUMENTATION***

**EMSL Analytical, Inc.**

4140 Litt Drive, Hillside, IL 60162

Phone/Fax: (773) 313-0099 / (773) 313-0139

<http://www.EMSL.com>chicagolab@emsl.com

EMSL Order: 261902195

CustomerID: TRIA25

CustomerPO:

ProjectID:

Attn: **Greg Ross**
Triterra
1375 S. Washington Avenue
Suite 300
Lansing, MI 48910

Phone: (517) 702-0470
 Fax:
 Received: 02/28/19 8:15 AM
 Collected: 2/27/2019

Project: 150-152 E HOWARD

Test Report: Lead in Paint Chips by Flame AAS (SW 846 3050B/7000B)*

| <i>Client Sample Description</i> | <i>Lab ID</i> | <i>Collected</i> | <i>Analyzed</i> | <i>Weight</i> | <i>Lead Concentration</i> |
|-------------------------------------|----------------|------------------|-----------------|---------------|---------------------------|
| PC-1 | 261902195-0001 | 2/27/2019 | 3/1/2019 | 0.2599 g | 0.24 % wt |
| Site: 2nd Flr / Storage Ceiling | | | | | |
| PC-2 | 261902195-0002 | 2/27/2019 | 3/1/2019 | 0.2599 g | 0.25 % wt |
| Site: 2nd Flr / Wall | | | | | |
| PC-3 | 261902195-0003 | 2/27/2019 | 3/1/2019 | 0.2548 g | 0.078 % wt |
| Site: 2nd Flr /Storage Support Beam | | | | | |
| PC-4 | 261902195-0004 | 2/27/2019 | 3/1/2019 | 0.2563 g | 0.30 % wt |
| Site: Storage/Shower Wall | | | | | |
| PC-5 | 261902195-0005 | 2/27/2019 | 3/1/2019 | 0.2519 g | 1.1 % wt |
| Site: Storage/Shop Support Beam | | | | | |
| PC-6* | 261902195-0006 | 2/27/2019 | 3/1/2019 | 0.1746 g | <0.011 % wt |
| Site: Bathroom Men's / Wall | | | | | |
| PC-7 | 261902195-0007 | 2/27/2019 | 3/1/2019 | 0.2557 g | 0.015 % wt |
| Site: Garage / Wall | | | | | |

*Data reported may not reach applicable analytical sensitivity due to insufficient sample weights submitted. Suggested weight for analysis is 0.25 g to reach the RL of 0.008 %wt.

Lisa Odeshoo, Lead Lab Manager
 or other approved signatory

*Analysis following Lead in Paint by EMSL SOP/Determination of Environmental Lead by FLAA. Reporting limit is 0.010 % wt based on the minimum sample weight per our SOP. Unless noted, results in this report are not blank corrected. This report relates only to the samples reported above and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities. Samples received in good condition unless otherwise noted. "<" (less than) result signifies that the analyte was not detected at or above the reporting limit. Measurement of uncertainty is available upon request. The QC data associated with the sample results included in this report meet the recovery and precision requirements unless specifically indicated otherwise. Definitions of modifications are available upon request.

Samples analyzed by EMSL Analytical, Inc. Hillside, IL AIHA-LAP, LLC--ELLAP Accredited #102992

Initial report from 03/02/2019 16:00:30



EMSL ANALYTICAL, INC.
LABORATORY PRODUCTS TRAINING

Lead (Pb) Chain of Custody

EMSL Order ID (Lab Use Only):

261902195

PHONE: ()

FAX: ()

| Company: Triterra | | EMSL-Bill to: <input checked="" type="checkbox"/> Same <input type="checkbox"/> Different If Bill to is Different note instructions in Comments** | | |
|--|----------------------------------|--|---|-------------------------------------|
| Street: 1375 S. Washington Avenue, Suite 300 | | Third Party Billing requires written authorization from third party | | |
| City: Lansing | State/Province: MI | Zip/Postal Code: 48910 | Country: United States | |
| Report To (Name): Greg Ross | | Telephone #: 517.702.0470 | | |
| Email Address: greg.ross@triterra.us | | Fax #: 517.702.0477 | Purchase Order: | |
| Project Name/Number: 150-152 E Howard | | Please Provide Results: <input type="checkbox"/> Fax <input checked="" type="checkbox"/> Email | | |
| U.S. State Samples Taken: Michigan | | CT Samples: <input type="checkbox"/> Commercial/Taxable <input type="checkbox"/> Residential/Tax Exempt | | |
| Turnaround Time (TAT) Options* - Please Check | | | | |
| <input type="checkbox"/> 3 Hour | <input type="checkbox"/> 6 Hour | <input type="checkbox"/> 24 Hour | <input type="checkbox"/> 48 Hour <input checked="" type="checkbox"/> 72 Hour <input type="checkbox"/> 96 Hour <input type="checkbox"/> 1 Week <input type="checkbox"/> 2 Week | |
| <small>*Analysis completed in accordance with EMSL's Terms and Conditions located in the Price Guide</small> | | | | |
| Matrix | Method | Instrument | Reporting Limit | Check |
| Chips <input checked="" type="checkbox"/> % by wt. <input type="checkbox"/> mg/cm ² <input type="checkbox"/> ppm (mg/kg) | SW846-7000B | Flame Atomic Absorption | 0.01% | <input checked="" type="checkbox"/> |
| Air | NIOSH 7082 | Flame Atomic Absorption | 4 µg/filter | <input type="checkbox"/> |
| | NIOSH 7105 | Graphite Furnace AA | 0.03 µg/filter | <input type="checkbox"/> |
| | NIOSH 7300M/NIOSH 7303 | ICP-OES | 0.5 µg/filter | <input type="checkbox"/> |
| Wipe* ASTM <input type="checkbox"/> non ASTM <input type="checkbox"/> <small>*if no box checked, non-ASTM Wipe assumed</small> | SW846-7000B | Flame Atomic Absorption | 10 µg/wipe | <input type="checkbox"/> |
| | SW846-6010B or C | ICP-OES | 1.0 µg/wipe | <input type="checkbox"/> |
| TCLP | SW846-1311/7000B/SM 3111B | Flame Atomic Absorption | 0.4 mg/L (ppm) | <input type="checkbox"/> |
| | SW846-1311/SW846-6010B or C | ICP-OES | 0.1 mg/L (ppm) | <input type="checkbox"/> |
| SPLP | SW846-1312/7000B/SM 3111B | Flame Atomic Absorption | 0.4 mg/L (ppm) | <input type="checkbox"/> |
| | SW846-1312/SW846-6010B or C | ICP-OES | 0.1 mg/L (ppm) | <input type="checkbox"/> |
| TTLC | 22 CCR App. II, 7000B/7420 | Flame Atomic Absorption | 40 mg/kg (ppm) | <input type="checkbox"/> |
| | 22 CCR App. II, SW846-6010B or C | ICP-OES | 2 mg/kg (ppm) | <input type="checkbox"/> |
| STLC | 22 CCR App. II, 7000B/7420 | Flame Atomic Absorption | 0.4 mg/L (ppm) | <input type="checkbox"/> |
| | 22 CCR App. II, SW846-6010B or C | ICP-OES | 0.1 mg/L (ppm) | <input type="checkbox"/> |
| Soil | SW846-7000B | Flame Atomic Absorption | 40 mg/kg (ppm) | <input type="checkbox"/> |
| | SW846-6010B or C | ICP-OES | 2 mg/kg (ppm) | <input type="checkbox"/> |
| Wastewater Unpreserved <input type="checkbox"/> Preserved with HNO₃ pH < 2 <input type="checkbox"/> | SM3111B/SW846-7000B | Flame Atomic Absorption | 0.4 mg/L (ppm) | <input type="checkbox"/> |
| | EPA 200.9 | Graphite Furnace AA | 0.003 mg/L (ppm) | <input type="checkbox"/> |
| | EPA 200.7 | ICP-OES | 0.020 mg/L (ppm) | <input type="checkbox"/> |
| Drinking Water Unpreserved <input type="checkbox"/> Preserved with HNO₃ pH < 2 <input type="checkbox"/> | EPA 200.8 | ICP-MS | 0.001 mg/L (ppm) | <input type="checkbox"/> |
| | EPA 200.9 | Graphite Furnace AA | 0.003 mg/L (ppm) | <input type="checkbox"/> |
| | EPA 200.5 | ICP-OES | 0.003 mg/L (ppm) | <input type="checkbox"/> |
| TSP/SPM Filter | 40 CFR Part 50 | ICP-OES | 12 µg/filter | <input type="checkbox"/> |
| | 40 CFR Part 50 | Graphite Furnace AA | 3.6 µg/filter | <input type="checkbox"/> |
| Other: | | | | <input type="checkbox"/> |
| Name of Sampler: | | Signature of Sampler: | | |
| Sample # | Location | Volume/Area | Date/Time Sampled | |
| PC-1 | 2nd floor / storage ceiling | --- | 2/27/19 | |
| PC-2 | 11 11 wall | --- | 1 | |
| Client Sample #s | - 2 | Total # of Samples: | 2 | |
| Relinquished (Client): | <i>GR</i> | Date: | 2/27/19 Time: 3:40 | |
| Received (Lab): | <i>AN</i> | Date: | 2-28-19 Time: 8:15am | |
| Comments: | | | | |
| <i>EFX 3066</i> | | | | |

ASBESTOS APPLICABILITY AND COMPLIANCE WORKSHEET

Unit of Local Government: City of Owosso
Project Address: 152 E. Howard St.

INSTRUCTIONS: Answer yes or no for each statement to determine the applicability of asbestos requirements for the proposed project. Complete one worksheet for each property, as applicable.

| YES | NO | | |
|--|--------------------------|----|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1. | The property was built on or before January 1, 1981. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 2. | The building owner has conducted a survey to determine the presence, location and quantity of asbestos (Acm/Pacm) within the pre-1981 built building. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3. | The project will disturb potential asbestos coated material. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4. | Asbestos is present, it is friable (can be crumbled to a powder by hand pressure) and will be disturbed by building rehabilitation or demolition. |
| If any of the above are checked Yes, further action is needed: | | | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | | If any of questions 1, 3 or 4 are checked Yes, a National Standards for Hazardous Air Pollutants (NESHAP) asbestos inspection must be completed. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | | If question 2 is checked Yes, an asbestos survey has been completed, a copy of any survey results must be attached and the Inspection report should be in file. |

| | |
|--|------------------------------|
| Sue Ludington, Owner | 1/20/2021 |
| Name and Title of person completing this worksheet | Date of worksheet completion |



1375 S. Washington Avenue, Suite 300
Lansing, Michigan 48910
517-702-0470
Fax 517-702-0477
www.triterra.us

March 4, 2019
(19-2083)

C & S Rentals, LLC
Attn: Carl & Sue Ludington
150-152 E. Howard Street
Owosso, Michigan 48867

**SUBJECT: *Asbestos-Containing Materials Inspection and Hazardous Materials Survey
150-152 E. Howard Street, Owosso, Michigan 48867***

Dear Mr. and Mrs. Ludington:

Triterra has completed an asbestos-containing materials (ACM) inspection and hazardous materials survey for the building located at *150-152 E. Howard Street in Owosso, Michigan* (the Property) to determine if any ACM or other hazardous non-ACM exist within the structure. This report outlines and interprets the results of these analyses. A description of the structure, inspection methods, results, and recommendations are provided herein.

Building Description

The property consists of a multi-use, two-story commercial building which is used for storage, an auto repair shop, and by Ludington Electric. The building has a partial wood-frame construction along with a brick and metal façade. Building materials therein include plaster and drywall ceilings and walls. Flooring materials include hardwood as well as tile, laminate, and/or carpet. The area occupied by Ludington Electric is heated via a gas-fired furnace located in the office area as well as an additional ceiling mounted furnace located in the shop/storage area.

Hazardous Materials Survey

On February 22, 2019, Greg Ross of Triterra conducted a hazardous materials survey of the Property to identify potential polychlorinated biphenyl (PCB) and mercury containing equipment as well as containers that may contain hazardous or regulated wastes. Any identified material was documented along with its approximate location within or around the structure. A summary of the hazardous materials identified at the Property is presented in Table 1.

ACM Inspection Methods

Greg Ross of Triterra completed an ACM inspection of the structure on February 22, 2019. Mr. Ross is an accredited State of Michigan/EPA Asbestos Building Inspector, certificate number A52547.

The inspection was completed to ensure compliance with the OSHA Construction Standard for Asbestos (29 CFR 1926.1101), as well as in accordance with the requirements of EPA's Asbestos Hazard Emergency Response Act (AHERA) regulations and in compliance with the United States Environmental Protection



Agency (USEPA) requirements for inspection of buildings prior to renovation or demolition under the National Emissions Standards for Hazardous Air Pollutants (NESHAP 40 CFR Part 61). Building construction plans and/or user provided information were reviewed and utilized to assign room/area designations so all areas of the building are identifiable for location purposes. The various areas that contain similar potential ACM are then grouped into a homogeneous area (i.e., a group of rooms/spaces that contained the same potential ACM, such as floor tile).

During the inspection, each space/room of the structure(s) was evaluated for building materials that were potential ACM. Depending on the materials identified, certain materials may be designated as presumed asbestos containing materials (PACM) and therefore do not require sampling. PACM is defined as materials that are present in buildings constructed no later than 1980 and are recognized as having a high likelihood of containing greater than 1% asbestos.

All potential ACM were sorted into homogeneous groups for inspection purposes. A homogeneous group is a material that is similar in color, texture, and date of application. Suspect materials were placed into three major categories: surface materials, thermal materials, and miscellaneous materials. Surface materials are sprayed-on or troweled-on (i.e. plaster, fireproofing, or acoustical materials). Thermal materials are used for heat insulation or condensation prevention (i.e. boiler coverings, pipe insulation, or roof drain insulation). Miscellaneous materials are any application that does not fall into the surface or thermal categories (i.e. floor tile and ceiling tile).

Representative samples of each encountered suspect ACM were either collected for laboratory analysis or presumed to contain asbestos, and therefore not sampled. Each sample collected was containerized in double-layer, laboratory-provided, sampling bags. The collected samples were sent to EMSL Analytical, Inc. (EMSL) [Accreditation Number 101048-4] for analysis using polarized light microscopy (PLM). PLM is the most commonly used method for the analysis of bulk samples, using 10 to 400 times power magnification. PLM bulk sample analyses follow the EPA method of the Determination of Asbestos in Bulk Insulation Samples (EPA 600/M4-82-020). The laboratory results indicate the percentage and type of asbestos in the sample and the other fibrous or non-fibrous non-asbestos materials in the sample. Chain-of-custody documentation was followed throughout the sample collection, handling, and shipping to assure quality control requirements were met.

Inspection Results

A total of 27 suspect ACM samples from 13 homogenous areas (HA) were collected from the building and analyzed for the presence of asbestos. The laboratory analytical results are presented in Attachment 1. Photos of each identified ACM are included in Attachment 2.

Friable ACM are defined as materials which contain 1 percent or greater asbestos that can be crushed, pulverized, or reduced to powder using hand pressure. Friable ACM identified during the inspection include:

- **HA 1:** *Glazing* on the 6-pane metal frame windows located in the east portion of the building on the second floor (Photo 1).

Non-friable ACM are defined as materials that cannot be crumbled, pulverized, or reduced to a powder by hand pressure. Non-friable ACM is separated into category I and category II non-friable ACM.

- Category I non-friable ACM is defined as packings, gaskets, resilient floor coverings, and asphalt roofing products containing 1 percent or greater asbestos. Category I non-friable ACM identified during the inspection include:
 - **HA 4:** *9x9-inch white floor tile* located in the storage area to the south of Ludington Electric’s shop (Photo 2).
- Category II non-friable ACM is defined as any other non-friable material containing 1 percent or greater asbestos, excluding category I non-friable ACM. No Category II non-friable ACM was identified during the inspection.

The materials sampled during the inspection are detailed in Table 2 (see Attachment 1), which includes their location, description, and ACM status.

Conclusions/Recommendations

Based on Triterra’s understanding of the renovation activities planned for the Property, proper abatement of the friable *window glazing (HA 1)* and the Category I *floor tile (HA 4)* is required prior to commencing these activities if said activities will disturb these materials.

Depending on the type and quantities of ACM materials that will be removed from the building, notification may need to be provided to the following regulatory agencies 10 working (or calendar) days prior to commencement of work with the submittal of a Notification of Intent to Renovate/Demolish form (EQP 5661). The retained asbestos abatement contractor should complete this form as part of their services. This notification should be provided to the Michigan Department of Environmental Quality – Air Quality Division (MDEQ-AQD) and Michigan Department of Energy, Labor & Regulatory Affairs – (MDLARA) any time renovation/demolition/asbestos abatement is to be completed on a building.

NESHAP Asbestos Program
MDEQ-AQD
P.O. Box 30260
Lansing, Michigan 48909
(517) 335-4639

MDLARA
MIOSHA Asbestos Program
P.O. Box 30671
Lansing, Michigan 48909
(517) 322-1320

Regulations governing employee exposure to asbestos hazards in the workplace are found in the federal regulations at Title CFR, part 1910.1001, which is the U. S. Occupational Safety and Health Administration (OSHA) asbestos standard. The presence of any ACM in a facility where there is a possibility of employee exposure triggers the applicability of the standard to the workplace and employee. The standard generally applies to labeling, signage, employee training, and personal protective equipment in order to minimize the risk of asbestos exposure. An employer is required to institute a training program for all employees who are exposed to airborne concentrations of asbestos at or above the employee permissible exposure limit and/or excursion limit and ensure employee participation in the program. Air sampling and

laboratory analysis are required to determine the concentration of asbestos in the air of the employee work areas.

Disclaimer

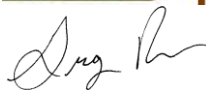
Destructive testing was completed in select areas throughout the *area of interest* during this inspection. If suspect ACMs are encountered during renovation activities for which no analytical data exists, Triterra recommends the material(s) remain undisturbed until the asbestos content of the material(s) is determined in accordance with USEPA and OSHA regulations. Quantities presented are meant as a guide and should not be used for bidding purposes without verification.

Triterra completed the work in general conformance with federal, state, and local requirements and made all appropriate inquiry consistent with good commercial or customary practice. Triterra assumes the information provided by the client and property owner and included in the report is factual, complete, and correct. Triterra does not warrant that this report represents an exhaustive study of all possible environmental concerns associated with asbestos at the property. However, the items included in this report are believed to adequately address the client's needs at this time.

This report was prepared exclusively for C&S Rentals, LLC, for the purposes as expressly stated. This report may be unsuitable for other uses and reliance on its contents by anyone other than the client is done at the sole risk of the user. This report may not be reproduced, sold, or otherwise conveyed to another entity without prior written permission from Triterra.

Should you have any questions or comments regarding this report, please feel free to contact the undersigned at (517) 702-0470.

Sincerely,

The logo for Triterra, featuring the word "TRITERRA" in a bold, sans-serif font. The letter "I" is stylized with a green square containing a white diagonal line.A handwritten signature in black ink, appearing to read "Greg Ross".

Greg Ross

Environmental Technician

Michigan/EPA Certified Asbestos Inspector #A52547

A handwritten signature in blue ink, appearing to read "Alan Snell".

Alan Snell

Director | Hazardous Materials Services

Michigan/EPA Certified Asbestos Inspector #A47249

Attachments:

©2019 Triterra

TABLES



TABLE 1

LIST OF HAZARDOUS MATERIALS

| Project: | 150-152 E. Howard Street | Project Number: | 19-2083 |
|--|--------------------------|------------------------|---|
| Project Location: | Owosso, Michigan 48867 | Personnel: | Greg Ross |
| Description of Material | | Quantity | Location |
| Fluorescent Light Bulb | | 68 | NW storage area, Ludington Electric shop, & 2nd Floor |
| Fluorescent Light Ballast | | 8 | NW storage area & Ludington Electric shop |
| Refrigerator | | 1 | NW storage area |
| Miscellaneous Chemical Containers (1 gallon or less) | | N/A | NW storage area & Ludington Electric shop |
| Propane Tank | | 1 | NW storage area |



TABLE 2
ASBESTOS CONTAINING MATERIAL
ANALYTICAL RESULTS

Project: 150-152 E. Howard street
 Location: Owosso, Michigan 48867
 Project Number: 19-2083
 Personnel: Greg Ross

| Homogeneous Area (HA) | Sample/Material Description | Sample Identification | | Location | % Asbestos Laboratory Result | ACM Classification | Approximate Quantity |
|-----------------------|--|-----------------------|---|---|------------------------------|--------------------|----------------------|
| 1 | Window Glazing | HA-1 | M | 6-pane metal windows in east portion of building - 2nd floor | 2 | Friable | 13 Sq. Ft |
| 2 | Plaster - Skim Coat Plaster - Base Coat | HA-2A-G | S | Walls and ceilings throughout 2nd floor | ND | Non-ACM | NA |
| 3 | Pink Fiberglass Insulation Paper Wrap | HA-3 | M | Shop/storage area for Ludington Electric | ND | Non-ACM | NA |
| 4 | 9x9" Floor Tile - White | HA-4 | M | Storage area with shower - south of Ludington Electric's shop | 2 | Category I | 70 Sq. Ft |
| | ND | | | | Non-ACM | NA | |
| 5 | White Cove Base | HA-5 | M | Restrooms and hallway near Ludington Electric shop and office | ND | Non-ACM | NA |
| 6 | Drywall Joint Compound | HA-6A-C | M | Walls inside Ludington Electric | ND | Non-ACM | NA |
| 7 | Brick Mortar | HA-7A-G | S | Exterior of building | ND | Non-ACM | NA |
| 8 | Roofing | HA-8 | M | Flashing on roof - east portion | ND | Non-ACM | NA |
| 9 | Roofing | HA-9 | M | Flashing on roof - northwest portion | ND | Non-ACM | NA |
| 10 | Grout | HA10 | M | Under and in between roof tiles along parapet well | ND | Non-ACM | NA |
| 11 | Sheet Roofing | HA-11 | M | Main roof | ND | Non-ACM | NA |
| 12 | Sheet Roofing | HA-12 | M | Main roof | ND | Non-ACM | NA |
| 13 | Sheet Roofing | HA-13 | M | Main roof | ND | Non-ACM | NA |

Notes:

M = Miscellaneous building material
 S = Surfacing material
 TSI = Thermal system insulation

ND = None Detected
 NA = Not Applicable
 HA = Homogeneous Area

Asbestos Containing Material
 PACM = Presumed ACM

Asbestos-containing material (ACM) is defined as material containing greater than 1% asbestos. Laboratory results reported as 1% or greater indicate an ACM. ACM identified as friable are friable by definition. ACM identified as Category I and II non-friable ACM that have a high probability of becoming crumbled, pulverized, or reduced to a powder by the forces expected to act on the materials during the course of demolition or renovation, should be removed before demolition.

ATTACHMENT 1

***EMSL ANALYTICAL RESULTS AND
CHAIN OF CUSTODY DOCUMENTATION***



EMSL Analytical, Inc.

4140 Litt Drive Hillside, IL 60162
Tel/Fax: (773) 313-0099 / (773) 313-0139
<http://www.EMSL.com> / chicagolab@emsl.com

EMSL Order: 261902049
Customer ID: TRIA25
Customer PO:
Project ID:

Attention: Greg Ross
Triterra
1375 S. Washington Avenue
Suite 300
Lansing, MI 48910
Project: 19-2083

Phone: (517) 702-0470
Fax:
Received Date: 02/25/2019 8:08 AM
Analysis Date: 02/28/2019
Collected Date: 02/22/2019

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

| Sample | Description | Appearance | Non-Asbestos | | Asbestos |
|---|--------------|-------------------------------------|--------------|--------------------------|---------------|
| | | | % Fibrous | % Non-Fibrous | % Type |
| HA-1 <small>261902049-0001</small> | Window Glaze | Brown Non-Fibrous Homogeneous | HA: 1 | 98% Non-fibrous (Other) | 2% Chrysotile |
| HA-2A-Skim Coat <small>261902049-0002</small> | Plaster | White Non-Fibrous Homogeneous | HA: 2 | 100% Non-fibrous (Other) | None Detected |
| HA-2A-Base Coat <small>261902049-0002A</small> | Plaster | Gray Non-Fibrous Homogeneous | HA: 2 | 100% Non-fibrous (Other) | None Detected |
| HA-2B <small>261902049-0003</small> <i>No Skim Coat on sample</i> | Plaster | Gray Non-Fibrous Homogeneous | HA: 2 | 100% Non-fibrous (Other) | None Detected |
| HA-2C-Skim Coat <small>261902049-0004</small> | Plaster | Gray Non-Fibrous Homogeneous | HA: 2 | 100% Non-fibrous (Other) | None Detected |
| HA-2C-Base Coat <small>261902049-0004A</small> | Plaster | Gray Non-Fibrous Homogeneous | HA: 2 | 100% Non-fibrous (Other) | None Detected |
| HA-2D <small>261902049-0005</small> <i>No skim coat in sample</i> | Plaster | Gray Non-Fibrous Homogeneous | HA: 2 | 100% Non-fibrous (Other) | None Detected |
| HA-2E-Skim Coat <small>261902049-0006</small> | Plaster | White Non-Fibrous Homogeneous | HA: 2 | 100% Non-fibrous (Other) | None Detected |
| HA-2E-Base Coat <small>261902049-0006A</small> | Plaster | Gray Non-Fibrous Homogeneous | HA: 2 | 100% Non-fibrous (Other) | None Detected |
| HA-2F-Skim Coat <small>261902049-0007</small> | Plaster | White Non-Fibrous Homogeneous | HA: 2 | 100% Non-fibrous (Other) | None Detected |
| HA-2F-Base Coat <small>261902049-0007A</small> | Plaster | Gray Non-Fibrous Homogeneous | HA: 2 | 100% Non-fibrous (Other) | None Detected |
| HA-2G-Skim Coat <small>261902049-0008</small> | Plaster | White Non-Fibrous Homogeneous | HA: 2 | 100% Non-fibrous (Other) | None Detected |

Initial report from: 02/28/2019 16:03:28



EMSL Analytical, Inc.

4140 Litt Drive Hillside, IL 60162
Tel/Fax: (773) 313-0099 / (773) 313-0139
<http://www.EMSL.com> / chicagolab@emsl.com

EMSL Order: 261902049
Customer ID: TRIA25
Customer PO:
Project ID:

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

| Sample | Description | Appearance | Non-Asbestos | | Asbestos |
|---|-----------------------------|-------------------------------------|---------------|--------------------------|---------------|
| | | | % Fibrous | % Non-Fibrous | % Type |
| HA-2G-Base Coat 261902049-0008A | Plaster | Gray Non-Fibrous Homogeneous | | 100% Non-fibrous (Other) | None Detected |
| | | | HA: 2 | | |
| HA-3-Backing 261902049-0009 | Paperback Insulation (Pink) | Tan Non-Fibrous Homogeneous | 75% Cellulose | 25% Non-fibrous (Other) | None Detected |
| | | | HA: 3 | | |
| HA-3-Insulation 261902049-0009A | Paperback Insulation (Pink) | Pink Fibrous Homogeneous | 90% Glass | 10% Non-fibrous (Other) | None Detected |
| | | | HA: 3 | | |
| HA-4-Floor Tile 261902049-0010 | F.T. 9x9 White | White Non-Fibrous Homogeneous | | 98% Non-fibrous (Other) | 2% Chrysotile |
| | | | HA: 4 | | |
| HA-4-Mastic 261902049-0010A | F.T. 9x9 White | Black Non-Fibrous Homogeneous | | 100% Non-fibrous (Other) | None Detected |
| | | | HA: 4 | | |
| HA-5-Cove Base 261902049-0011 | Covebase White | White Non-Fibrous Homogeneous | | 100% Non-fibrous (Other) | None Detected |
| | | | HA: 5 | | |
| HA-5-Mastic 261902049-0011A | Covebase White | White Non-Fibrous Homogeneous | | 100% Non-fibrous (Other) | None Detected |
| | | | HA: 5 | | |
| HA-6A-Drywall 261902049-0012 | Drywall w/ J.C. | White Non-Fibrous Homogeneous | | 100% Non-fibrous (Other) | None Detected |
| | | | HA: 6 | | |
| HA-6A-Joint Compound 261902049-0012A | Drywall w/ J.C. | White Non-Fibrous Homogeneous | | 100% Non-fibrous (Other) | None Detected |
| | | | HA: 6 | | |
| HA-6B-Drywall 261902049-0013 | Drywall w/ J.C. | Non-Fibrous Homogeneous | | 100% Non-fibrous (Other) | None Detected |
| | | | HA: 6 | | |
| HA-6B-Joint Compound 261902049-0013A | Drywall w/ J.C. | White Non-Fibrous Homogeneous | | 100% Non-fibrous (Other) | None Detected |
| | | | HA: 6 | | |
| HA-6C-Drywall 261902049-0014 | Drywall w/ J.C. | White Non-Fibrous Homogeneous | | 100% Non-fibrous (Other) | None Detected |
| | | | HA: 6 | | |
| HA-6C-Joint Compound 261902049-0014A | Drywall w/ J.C. | White Non-Fibrous Homogeneous | | 100% Non-fibrous (Other) | None Detected |
| | | | HA: 6 | | |
| HA-7A 261902049-0015 | Brick Mortar | Gray Non-Fibrous Homogeneous | | 100% Non-fibrous (Other) | None Detected |
| | | | HA: 7 | | |

Initial report from: 02/28/2019 16:03:28



EMSL Analytical, Inc.

4140 Litt Drive Hillside, IL 60162
Tel/Fax: (773) 313-0099 / (773) 313-0139
<http://www.EMSL.com> / chicagolab@emsl.com

EMSL Order: 261902049
Customer ID: TRIA25
Customer PO:
Project ID:

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

| Sample | Description | Appearance | Non-Asbestos | | Asbestos |
|-------------------------|--------------|-------------------------------------|--------------|--------------------------|---------------|
| | | | % Fibrous | % Non-Fibrous | % Type |
| HA-7B 261902049-0016 | Brick Mortar | Gray Non-Fibrous Homogeneous | HA: 7 | 100% Non-fibrous (Other) | None Detected |
| HA-7C 261902049-0017 | Brick Mortar | Gray Non-Fibrous Homogeneous | HA: 7 | 100% Non-fibrous (Other) | None Detected |
| HA-7D 261902049-0018 | Brick Mortar | Gray Non-Fibrous Homogeneous | HA: 7 | 100% Non-fibrous (Other) | None Detected |
| HA-7E 261902049-0019 | Brick Mortar | Gray Non-Fibrous Homogeneous | HA: 7 | 100% Non-fibrous (Other) | None Detected |
| HA-7F 261902049-0020 | Brick Mortar | Gray Non-Fibrous Homogeneous | HA: 7 | 100% Non-fibrous (Other) | None Detected |
| HA-7G 261902049-0021 | Brick Mortar | Gray Non-Fibrous Homogeneous | HA: 7 | 100% Non-fibrous (Other) | None Detected |
| HA-8 261902049-0022 | Roofing | Black Non-Fibrous Homogeneous | HA: 8 | 100% Non-fibrous (Other) | None Detected |
| HA-9 261902049-0023 | Roofing | Black Non-Fibrous Homogeneous | HA: 9 | 100% Non-fibrous (Other) | None Detected |
| HA-10 261902049-0024 | Grout | Gray Non-Fibrous Homogeneous | HA: 10 | 100% Non-fibrous (Other) | None Detected |
| HA-11 261902049-0025 | Roofing | Black Non-Fibrous Homogeneous | | 100% Non-fibrous (Other) | None Detected |
| HA-12 261902049-0026 | Roofing | Black Non-Fibrous Homogeneous | | 100% Non-fibrous (Other) | None Detected |
| HA-13 261902049-0027 | Roofing | Black Non-Fibrous Homogeneous | | 100% Non-fibrous (Other) | None Detected |

Initial report from: 02/28/2019 16:03:28



EMSL Analytical, Inc.

4140 Litt Drive Hillside, IL 60162

Tel/Fax: (773) 313-0099 / (773) 313-0139

<http://www.EMSL.com> / chicagolab@emsl.com

EMSL Order: 261902049

Customer ID: TRIA25

Customer PO:

Project ID:

Analyst(s)

Christine Stouffer (11)

Kristen Berglund (27)

James Hahn, Laboratory Manager
or Other Approved Signatory

EMSL maintains liability limited to cost of analysis. The above analyses were performed in general compliance with Appendix E to Subpart E of 40 CFR (previously EPA 600/M4-82-020 "Interim Method"), but augmented with procedures outlined in the 1993 ("final") version of the method. This report relates only to the samples reported above, and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. Interpretation and use of test results are the responsibility of the client. All samples received in acceptable condition unless otherwise noted. This report must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST or any agency of the federal government. EMSL recommends gravimetric reduction for all non-friable organically bound materials prior to analysis. Estimation of uncertainty is available on request.

Samples analyzed by EMSL Analytical, Inc. Hillside, IL NVLAP Lab Code 200399-0

Initial report from: 02/28/2019 16:03:28



Asbestos Chain of Custody

EMSL Order Number (Lab Use Only):

261902049

PHONE:
FAX:

| Company Name : Triterra | | EMSL Customer ID: | |
|--|---------------------------------|--|---|
| Street: 1375 S. Washington Ave, Suite 300 | | City: Lansing | State/Province: |
| Zip/Postal Code: 48910 | Country: United States | Telephone #: 517-702-0470 | Fax #: 517-702-0477 |
| Report To (Name): Greg Ross | | Please Provide Results: <input type="checkbox"/> Fax <input checked="" type="checkbox"/> Email | |
| Email Address: Greg.Ross@Triterra.US | | Purchase Order: | |
| Project Name/Number: 19-2083 | | EMSL Project ID (Internal Use Only): | |
| U.S. State Samples Taken: 27 | | CT Samples: <input type="checkbox"/> Commercial/Taxable <input type="checkbox"/> Residential/Tax Exempt | |
| EMSL-Bill to: <input type="checkbox"/> Same <input type="checkbox"/> Different - If Bill to is Different note Instructions in Comments** Third Party Billing requires written authorization from third party | | | |
| Turnaround Time (TAT) Options* -- Please Check | | | |
| <input type="checkbox"/> 3 Hour | <input type="checkbox"/> 6 Hour | <input type="checkbox"/> 24 Hour | <input type="checkbox"/> 48 Hour <input checked="" type="checkbox"/> 72 Hour <input type="checkbox"/> 96 Hour <input type="checkbox"/> 1 Week <input type="checkbox"/> 2 Week |
| *For TEM Air 3 hr through 6 hr, please call ahead to schedule. There is a premium charge for 3 Hour TEM AHERA or EPA Level II TAT. You will be asked to sign an authorization form for this service. Analysis completed in accordance with EMSL's Terms and Conditions located in the Analytical Price Guide. | | | |
| PCM - Air <input type="checkbox"/> Check if samples are from NY <input type="checkbox"/> NIOSH 7400 <input type="checkbox"/> w/ OSHA 8hr. TWA | | TEM - Air <input type="checkbox"/> 4-4.5hr TAT (AHERA only) <input type="checkbox"/> AHERA 40 CFR, Part 763 <input type="checkbox"/> NIOSH 7402 <input type="checkbox"/> EPA Level II <input type="checkbox"/> ISO 10312 | |
| PLM - Bulk (reporting limit) <input checked="" type="checkbox"/> PLM EPA 600/R-93/116 (<1%) <input type="checkbox"/> PLM EPA NOB (<1%) Point Count <input type="checkbox"/> 400 (<0.25%) <input type="checkbox"/> 1000 (<0.1%) Point Count w/Gravimetric <input type="checkbox"/> 400 (<0.25%) <input type="checkbox"/> 1000 (<0.1%) <input type="checkbox"/> NYS 198.1 (friable in NY) <input type="checkbox"/> NYS 198.6 NOB (non-friable-NY) <input type="checkbox"/> NYS 198.8 SOF-V <input type="checkbox"/> NIOSH 9002 (<1%) | | TEM - Bulk <input type="checkbox"/> TEM EPA NOB <input type="checkbox"/> NYS NOB 198.4 (non-friable-NY) <input type="checkbox"/> Chatfield SOP <input type="checkbox"/> TEM Mass Analysis-EPA 600 sec. 2.5 TEM - Water: EPA 100.2 Fibers >10µm <input type="checkbox"/> Waste <input type="checkbox"/> Drinking All Fiber Sizes <input type="checkbox"/> Waste <input type="checkbox"/> Drinking | |
| <input type="checkbox"/> Microvac - ASTM D 5755 <input type="checkbox"/> Wipe - ASTM D6480 <input type="checkbox"/> Carpet Sonication (EPA 600/J-93/167) | | Soil/Rock/Vermiculite <input type="checkbox"/> PLM EPA 600/R-93/116 with milling prep (<1%) <input type="checkbox"/> PLM EPA 600/R-93/116 with milling prep (<0.25%) <input type="checkbox"/> TEM EPA 600/R-93/116 with milling prep (<0.1%) <input type="checkbox"/> TEM Qualitative via Filtration Prep <input type="checkbox"/> TEM Qualitative via Drop Mount Prep <input type="checkbox"/> Cincinnati Method EPA 600/R-04/004 = PLM/TEM (BC only) | |
| <input type="checkbox"/> Check For Positive Stop - Clearly Identify Homogenous Group | | Filter Pore Size (Air Samples): <input type="checkbox"/> 0.8µm <input type="checkbox"/> 0.45µm | |
| Samplers Name: Greg Ross | | Samplers Signature: | |
| Sample # | Sample Description | Volume/Area (Air) HA # (Bulk) | Date/Time Sampled |
| HA-1 | Window Glaze | 1 | 2/22/19 |
| HA-2A | Plaster | 2 | 2/22/19 |
| HA-2B | '' | 2 | |
| HA-2C | '' | 2 | |
| HA-2D | '' | 2 | |
| Client Sample # (s): 27 | | Total # of Samples: 27 | |
| Relinquished (Client): | | Date: 2/22/19 | Time: 2:50 pm |
| Received (Lab): | | Date: 2-25-19 | Time: 8:08 am |
| Comments/Special Instructions: | | EFX 3073 | |

7956 8894 7772



EMSL ANALYTICAL, INC.
LABORATORY • PRODUCTS • TRAINING

Asbestos Chain of Custody

EMSL Order Number (Lab Use Only):

261902049

PHONE:
FAX:

Additional Pages of the Chain of Custody are only necessary if needed for additional sample information

| Sample # | Sample Description | Volume/Area (Air) HA # (Bulk) | Date/Time Sampled |
|----------|-----------------------------|----------------------------------|----------------------|
| HA- 2 E | Plaster | 2 | 2/22/19 |
| HA- 2 F | | 2 | |
| HA- 2 G | | 2 | |
| HA- 3 | Paperback Insulation (Pink) | 3 | |
| HA- 4 | f.T 9x9 white | 4 | |
| HA- 5 | Covebase white | 5 | |
| HA- 6 A | Drywall w/ J.C | 6 | |
| HA- 6 B | | 6 | |
| HA- 6 C | | 6 | |
| HA- 7 A | Brick Mortar | 7 | |
| HA- 7 B | | 7 | |
| HA- 7 C | | 7 | |
| HA- 7 D | | 7 | |
| HA- 7 E | | 7 | |
| HA- 7 F | | 7 | |
| HA- 7 G | | 7 | |
| HA- 8 | Roofing | 8 | |
| HA- 9 | | 9 | |
| HA- 10 | Graat | 10 | |
| HA- 11 | Roofing | | |
| HA- 12 | | | |
| HA- 13 | | | |

*Comments/Special Instructions:

ATTACHMENT 2

SITE PHOTOGRAPHS



PHOTO: 1 **DATE: 2/22/2019** **BY: Greg Ross**
SUBJECT: HA 1: Asbestos-containing glazing on the metal frame windows located in the eastern portion of the building on the second floor (10 windows total).



PHOTO: 2 **DATE: 2/22/2019** **BY: Greg Ross**
SUBJECT: HA 4: Asbestos-containing 9x9-inch floor tile located in the storage area (with shower), south of Ludington Electric's shop.

RENTAL REHAB

This workbook is used to collect information needed for proposed Rental Rehab pr (CDBG) program. The information in this Workbook and all requied attachments wi issue a Letter of Interest (LOI) to the applicant for signature. Upon execution of an

All Rental Rehab projects must result in a minimum of 51% of the rehabilitated resi LMI persons must meet Fair Market Rent and Income Limits established by the U.S program and eligibility requirements, please review the Rental Rehabilitation Infor

IMPORTANT

When saving this Workbook, **do not include any spaces** in the name when saving. f



INTAKE OVERVIEW

Projects seeking financial assistance under MEDC's Community Development Block Grant will be evaluated by MEDC for funding consideration. If considered for funding, MEDC will issue a Letter of Intent (LOI), the applicant will be invited to complete a full Rental Rehab Application.

Units reserved for LMI persons for a minimum of one-year. Units reserved for the Department of Housing and Urban Development (HUD). For more information on the Reservation Information Sheet.

For example, save the Workbook as City_of_Michigan_Rental_Rehab.

INSTRUCTIONS

Enter the requested information in the cells highlighted in blue. Select from dropdown lists in the cells highlighted in blue with red borders. Enter notes regarding each entry as necessary.

NOTE: This worksheet must be completed prior to the Project Budget worksheet - the Project Budget worksheet will not calculate prior to this worksheet being completed.

| | |
|---------------------|-----------------|
| PROJECT NAME | Ludington Lofts |
| UGLG NAME | City of Owosso |
| UGLG COUNTY | Shiawassee |
| UGLG CONTACT PERSON | Josh Adams |

| BUILDING ATTRIBUTES | | NOTES |
|---------------------|-----------------------------|---|
| YEAR BUILT | 1920 | Historical info available if desired |
| STREET ADDRESS | 152 E. Howard St. | Owosso, MI |
| OWNER | Howard St. Development, LLC | Sue and Carl Howard, owners of Ludington Electric Co. |

| RESIDENTIAL UNITS | CURRENT | UNDERGOING REHAB | NOTES |
|--------------------------|---------|------------------|--|
| NUMBER OF UNITS | 0 | 7 | Entire 2nd floor will be converted from empty and not used for decades to 7 apartments |
| NUMBER OF OCCUPIED UNITS | 0 | 0 | Entire 2nd floor is currently empty |
| NUMBER OF VACANT UNITS | 0 | 7 | All new units where none currently exist |
| NUMBER OF FLOORS | 0 | 1 | 2nd floor |
| NUMBER OF PARKING SPACES | 10 | - | Parking is available in abundance surrounding building on site and off for new residents |
| TOTAL SQAURE FEET | 4,240 | 4,240 | 7 apartments with hallway common space |

| COMMERCIAL UNITS | CURRENT | NOTES |
|--------------------------|---------|--|
| NUMBER OF UNITS | 2 | Ludington Electric occupies majority of 1st floor, remaining is vacant |
| NUMBER OF OCCUPIED UNITS | 1 | Ludington Electric |
| NUMBER OF FLOORS | 1 | Only 1st floor has commercial units |
| TOTAL SQUARE FEET | 5,259 | Office, work space, and storage for Ludington electric |

PROPERTY USES AND EXISTING CONDITIONS

HISTORICAL USES OF PROPERTY

In the space below, include an illustrative description of all historical uses of the property.

Current building was constructed in the early 1900's. Original use was the Owosso Baking company and Bell Isle Creamery (around 1920). In 1932 it was sold to the Byerly Bakery and remained as such until the early 1950's. In 1957 Jusling Tire opened and then transformed into All Phase Electric in 1972. In 1978 Community Tire opened and then was joined by an auto mechanic shop. In 1986 there was for a short time an auto trailer co. It remained a local auto repair shop for several years until Ludington Electric opened in 1998 and has remained in current space ever since.c Co.

CURRENT USES/EXISTING CONDITIONS OF PROPERTY

In the space below, include an illustrative description of all current uses and existing conditions of the property.

Currently, the entire 2nd floor obsolete/vacant. The 1st floor is occupied by Ludington Electric. Second floor sq. footage is 4,240. As previously mentioned, there are 2 total floors in the building. Upon completion of the RR project, the 2nd floor will be turned into 7 highly anticipated work force housing units. New mechanical, plumbing, and electrical throughout. Additionally, there will be solid surface countertops, new windows, insulation, hardwood/ceramic/and plank vinyl flooring, new entry way, and energy efficiency appliances in each apartment.

PROJECT ACTIVITIES

ADMINISTRATIVE ACTIVITIES (Soft Costs)

Use the dropdown menus to select from a list of administrative activities typically associated with Rental Rehab projects. Administrative costs refer the soft costs associated with project planning - inspections, tests, engineering, etc. Describe each activity (deliverables, known service providers, etc.) and enter the cost associated with each activity. Cost estimates are required for each activity, unless otherwise discussed with your CATeam Specialist. Costs associated with procuring a Certified Grant Administrator may be estimated at this time, as CGA's are not procured prior to receiving preliminary approval of the project through the execution of an LOI.

| PROJECT ACTIVITY | PROJECT ACTIVITY DESCRIPTION | COST ESTIMATE |
|-------------------------------|---|---------------|
| Asbestos Evaluation | Complete | \$ - |
| Lead Paint Testing/Evaluation | Complete | \$ - |
| Architectural & Engineering | Preliminary design and layout is completed for MEDC review. Cost for completion of project to code compliance and construction management is identified. Jeff Peltier, Architect, Owosso, MI. | \$ 10,500 |
| | | |

PROJECT ACTIVITIES (Hard Costs)

Use the dropdown menus to select from a list of project activities typically associated with Rental Rehab projects. Describe each activity (deliverables, known service providers, etc.) and enter the cost associated with each activity. Cost estimates are required for each activity, unless otherwise discussed with your CATeam Specialist.

| PROJECT ACTIVITY | PROJECT ACTIVITY DESCRIPTION | COST ESTIMATE |
|----------------------|--|---------------|
| Asbestos Abatement | Abatement estimate of Asbestos found in Residential area for identified metal window glazing on 2nd floor. Part of Contractors estimate. | \$ 1,500 |
| Construction | Cost Estimate for full gut Rehabilitation of entire 2nd floor per plans provided. Project upon completion will be up to 2021/22 code requirements. Project will include Energy Star appliance and a W/D in every unit. Additionally, all kitchens will have dishwasher and hard surface counterops and quality flooring (either wood or VCT vinyl planking). | \$ 874,455 |
| Contingency | Part of Construction budget, split for this purpose from cost estimate. 10% contingency | \$ 87,910 |
| Lead Paint Abatement | Abatement of identified LBP per LBP report for 2nd floor. Part of Contractors estimate. | \$ 3,150 |
| Other | Clearance testing for Both LBP and Asbestos abatement items | \$ 1,200 |
| | | |

RESIDENTIAL UNIT BREAKDOWN

Please enter or select the information requested in the table below for each residential unit undergoing rehabilitation at this property.

NUMBER OF LOW-MOD UNITS REQUIRED: 4

| ATTRIBUTE | UNIT 1 | UNIT 2 | UNIT 3 | UNIT 4 | UNIT 5 | UNIT 6 | UNIT 7 |
|-------------|---------|---------|---------|---------|-------------|-------------|-------------|
| UNIT TYPE | Low-Mod | Low-Mod | Low-Mod | Low-Mod | Market Rate | Market Rate | Market Rate |
| BEDROOMS | 1-bed | 1-bed | 1-bed | 1-bed | 1-bed | 1-bed | 1-bed |
| BATHROOMS | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| SQUARE FEET | 507 | 516 | 700 | 720 | 720 | 723 | 723 |

NOTE

If awarded a Rental Rehab grant through the CDBG program, applicants must submit documentation demonstrating compliance with HUD Fair Market Rents and Income Limits.

Click on the links below to access resources on HUD Fair Market Rents and Income Limits:

[HUD FAIR MARKET RENTS](#)

[HUD INCOME LIMITS](#)

PROJECT BUDGET

PROPERTY #1

PROJECT NAME Ludington Lofts # OF UNITS UNDERGOING REHAB #####
 UGLG NAME City of Owosso MAX CDBG CONTRIBUTION \$ 420,000
 PROJECT STREET ADDRESS 152 E. Howard St.
 COUNTY Shiawassee

INSTRUCTIONS

The project budget automatically calculates CDBG assistance based on 75% of total project costs or \$60,000 per rehabilitated unit, whichever is the lesser of the two. Administrative costs are not included in this calculation and are typically covered by MEDC at 100% of the total activity cost - with the exception of architectural & engineering costs, which are typically covered at 100% by the applicant and/or co-applicant.

Enter values in any areas of the project budget that are highlighted in blue and the CDBG and Private contribution amounts will automatically update.

NOTE: Because the project budget uses the information entered in the Project Information worksheet to calculate the amount of CDBG assistance, you must complete the Project Information worksheet prior to completing the Project Budget worksheet.

Total costs associated with each activity must be updated on the Project Information worksheet

| ADMINISTRATIVE | CDBG | LOCAL | PRIVATE | OTHER | TOTAL |
|-------------------------------|------------|-------|------------|-------|------------|
| | \$ - | \$ - | \$ - | \$ - | \$ - |
| Asbestos Evaluation | \$ - | \$ - | \$ - | \$ - | \$ - |
| Lead Paint Testing/Evaluation | \$ - | \$ - | \$ - | \$ - | \$ - |
| Architectural & Engineering | \$ - | \$ - | \$ 10,500 | \$ - | \$ 10,500 |
| <i>Sub Total</i> | \$ - | \$ - | \$ 10,500 | \$ - | \$ 10,500 |
| PERCENTAGE BREAKDOWN | 0.00% | 0.00% | 100.00% | 0.00% | 100.00% |
| PROJECT ACTIVITIES | CDBG | LOCAL | PRIVATE | OTHER | TOTAL |
| Asbestos Abatement | \$ 1,125 | \$ - | \$ 375 | \$ - | \$ 1,500 |
| Construction | \$ 418,875 | \$ - | \$ 455,580 | \$ - | \$ 874,455 |
| Contingency | \$ - | \$ - | \$ 87,910 | \$ - | \$ 87,910 |
| Lead Paint Abatement | \$ - | \$ - | \$ 3,150 | \$ - | \$ 3,150 |
| Other | \$ - | \$ - | \$ 1,200 | \$ - | \$ 1,200 |
| <i>Sub Total</i> | \$ 420,000 | \$ - | \$ 548,215 | \$ - | \$ 968,215 |
| PERCENTAGE BREAKDOWN | 43.38% | 0.00% | 56.62% | 0.00% | 100.00% |
| GRAND TOTAL | \$ 420,000 | \$ - | \$ 558,715 | \$ - | \$ 978,715 |
| PERCENTAGE BREAKDOWN | 42.91% | 0.00% | 57.09% | 0.00% | 100.00% |

| CDBG OVERRIDE |
|---------------|
| |
| |
| |
| |

| CDBG OVERRIDE |
|---------------|
| |
| |
| |
| |
| |

PROJECT MATCH FINANCING

INSTRUCTIONS

Enter each source of project financing for this property. Include the dollar amount, the effective date (e.g., date on a term sheet, LOI, etc.), and indicate whether the financing has been committed/secured.

NOTE: Match financing documentation cannot be more than 6 months old.

| SOURCE OF FINANCING | DOLLAR AMOUNT | FINANCING SECURED | EFFECTIVE DATE | EXPIRATION DATE | > 6 MONTHS |
|---------------------|---------------|-------------------|----------------|-----------------|------------|
| Dart Bank | \$ 547,515 | Yes | 1/22/2021 | 7/21/2021 | EXPIRED |
| Owner Cash | \$ 11,200 | Yes | 1/22/2021 | 7/21/2021 | EXPIRED |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |

PROJECT BUDGET MATCH TOTAL \$ 558,715.00
 PROJECT MATCH FINANCING TOTAL \$ 558,715.00
 (difference) \$ -

DOCUMENTATION/ATTACHMENTS CHECKLIST

PROJECT NAME Ludington Lofts
 UGLG NAME City of Owosso
 COUNTY Shiawassee

INSTRUCTIONS

Select or enter an **X** to indicate each item has been submitted for each property included in the project.

| REQUESTED INFORMATION | PROPERTY 1 | PROPERTY 2 | PROPERTY 3 | PROPERTY 4 | PROPERTY 5 | PROPERTY 6 | PROPERTY 7 |
|---------------------------------------|------------|------------|------------|------------|------------|------------|------------|
| Complete Rental Rehab Worksheets | X | | | | | | |
| Aerial Photo/Map Identifying Property | X | | | | | | |
| Before Photos (jpeg or better) | X | | | | | | |
| Detailed Floor Plans | X | | | | | | |
| Renderings | X | | | | | | |
| Third Party Cost Estimates | X | | | | | | |
| Finance Documentation | X | | | | | | |

| LEGEND |
|-------------------------------|
| Property 1: 152 E. Howard St. |
| |
| |
| |
| |
| |

| NOTES/COMMENTS |
|----------------|
| |
| |
| |
| |
| |
| |