

APPRAISAL OF

NORTH CENTRAL MICHIGAN COLLEGE

1515 HOWARD STREET

PETOSKEY, MICHIGAN 49770



NOVEMBER 1, 2022

ASSOCIATED RISK MANAGEMENT, INC.
39111 W. SIX MILE ROAD
LIVONIA, MICHIGAN 48152

TO WHOM IT MAY CONCERN:

WE SUBMIT HERewith OUR CERTIFIED APPRAISAL OF ASSETS BELONGING TO NORTH CENTRAL MICHIGAN COLLEGE, 1515 HOWARD STREET, PETOSKEY, MICHIGAN. THIS APPRAISAL INCLUDES BUILDINGS ONLY.

THIS APPRAISAL IS ARRANGED UNDER SEVERAL PROPERTY CLASSIFICATIONS AND FURNISHES AN UNBIASED STATEMENT OF VALUES.

THE "REPLACEMENT VALUE NEW" THE COST THAT WOULD BE INCURRED IN ACQUIRING AN EQUALLY DESIRABLE SUBSTITUTE FOR PROPERTY, WHICH IS DETERMINED IN ACCORDANCE WITH MARKET PRICES PREVAILING AT THE DATE OF THIS APPRAISAL AND REPRESENTS THE COST TO REPLACE NEW, THE PROPERTY IN LIKE KIND.

THE "SOUND OR INSURABLE VALUE" INDICATING PRESENT PHYSICAL SOUND VALUES OF THE PROPERTY OF AN OPERATING ENTERPRISE BASED UPON THE



THIRD: WITH THE INFORMATION OBTAINED FROM THEIR RECORDS,
WE HAVE DEDUCTED IN DOLLARS ALL RETIREMENTS AND
ABANDONMENTS THAT HAVE TRANSPIRED SINCE THE DATE
OF THEIR LAST APPRAISAL.

ECONOMIC CONDITIONS AFFECTING THE CONSTRUCTION, EQUIPMENT AND LABOR
MARKETS, VALUES SHOWN ARE SUBJECT TO ADJUSTMENT, AS REQUIRED, AFTER
THE DATE SPECIFIED IN CERTIFICATES.

WE HAVE NOT EXAMINED THE LEGAL TITLES OF PROPERTY; THEREFORE WE DO
NOT ASSUME RESPONSIBILITY REGARDING THE OWNERSHIP OF PROPERTY IN
THIS APPRAISAL.

VERY TRULY YOURS,

R. A. SCHETTLER, INC.

RAS/mbj



NOVEMBER 1, 2022

NORTH CENTRAL MICHIGAN COLLEGE
1515 HOWARD STREET
PETOSKEY, MICHIGAN 49770

TO WHOM IT MAY CONCERN:

WE SUBMIT HERewith OUR CERTIFIED APPRAISAL OF ASSETS BELONGING TO NORTH CENTRAL MICHIGAN COLLEGE, 1515 HOWARD STREET, PETOSKEY, MICHIGAN. THIS APPRAISAL INCLUDES BUILDINGS ONLY.

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THE "REPLACEMENT VALUE NEW" THE COST THAT WOULD BE INCURRED IN ACQUIRING AN EQUALLY DESIRABLE SUBSTITUTE FOR PROPERTY, WHICH IS DETERMINED IN ACCORDANCE WITH MARKET PRICES PREVAILING AT THE DATE OF THIS APPRAISAL AND REPRESENTS THE COST TO REPLACE NEW, THE PROPERTY IN LIKE KIND.

THE "SOUND OR INSURABLE VALUE" INDICATING PRESENT PHYSICAL SOUND VALUES OF THE PROPERTY OF AN OPERATING ENTERPRISE BASED UPON THE COST OF REPRODUCTION NEW, LESS AN ALLOWANCE FOR ACCRUED DEPRECIATION RESULTING FROM ITS AGE, CONDITION AND DEGREE OF OBSOLESCENCE.

A SUMMARY IMMEDIATELY FOLLOWING THIS LETTER SHOWS THE REPLACEMENT VALUE NEW AND SOUND INSURABLE VALUES SEGREGATED ACCORDING TO ACCOUNTS ESTABLISHED BY OUR COMPANY.

IN ORDER THAT YOU MAY FULLY UNDERSTAND THE SERVICES WE HAVE RENDERED, WE PRESENT THE IMPORTANT POINTS AS FOLLOWS:

FIRST: ALL PHYSICAL CHANGES OF YOUR PROPERTY (ADDITIONS, REMOVALS, REPLACEMENTS, ALTERATIONS AND CHANGES IN LOCATION) AS FURNISHED BY YOUR MANAGERIAL STAFF



THIRD: WITH THE INFORMATION OBTAINED FROM YOUR RECORDS,
WE HAVE DEDUCTED IN DOLLARS ALL RETIREMENTS AND
ABANDONMENTS THAT HAVE TRANSPIRED SINCE THE DATE OF
YOUR LAST APPRAISAL.

ECONOMIC CONDITIONS AFFECTING THE CONSTRUCTION, EQUIPMENT AND LABOR
MARKETS, VALUES SHOWN ARE SUBJECT TO ADJUSTMENT, AS REQUIRED, AFTER
THE DATE SPECIFIED IN CERTIFICATES.

WE HAVE NOT EXAMINED THE LEGAL TITLES OF PROPERTY; THEREFORE WE DO
NOT ASSUME RESPONSIBILITY REGARDING THE OWNERSHIP OF PROPERTY IN
THIS APPRAISAL.

VERY TRULY YOURS,

R. A. SCHETTLER, INC.

RAS/MBJ

R.A SCHETTLER, INC.
REGISTERED APPRAISERS

-CERTIFY-

THAT ON THE DATE GIVEN IN THIS CERTIFICATE, THE PROPERTY OF

NORTH CENTRAL MICHIGAN COLLEGE

LOCATED AT 1515 HOWARD STREET

PETOSKEY, MICHIGAN 49770

WAS WELL AND REASONABLY WORTH:

- NINETY-FOUR MILLION, SIX HUNDRED EIGHTY-FOUR THOUSAND,
EIGHT HUNDRED DOLLARS

ON THE BASIS OF ITS REPLACEMENT VALUE NEW

DISTRIBUTION OF VALUES ARE AS FOLLOWS:

REAL ESTATE - BUILDINGS. \$94,684,800.00

DATE: NOVEMBER FIRST, TWO THOUSAND TWENTY-TWO R.A. SCHETTLER, INC.

PROJECT NO: 2199 BY _____

R.A SCHETTLER, INC.
REGISTERED APPRAISERS

-CERTIFY-

THAT ON THE DATE GIVEN IN THIS CERTIFICATE, THE PROPERTY OF

NORTH CENTRAL MICHIGAN COLLEGE

LOCATED AT 1515 HOWARD STREET

PETOSKEY, MICHIGAN 49770

WAS WELL AND REASONABLY WORTH:

- SIXTY-SEVEN MILLION, SIX HUNDRED EIGHTY-FOUR THOUSAND,
FIVE HUNDRED DOLLARS

ON THE BASIS OF ITS SOUND VALUATION

DISTRIBUTION OF VALUES ARE AS FOLLOWS:

REAL ESTATE - BUILDINGS. \$67,684,500.00

DATE: NOVEMBER FIRST, TWO THOUSAND TWENTY-TWO

R.A. SCHETTLER, INC.

PROJECT NO: 2199

BY _____

R.A. SCETTLE, INC
SUMMATION
OF

R. A. SCETTLE, INC.
Appraisal Engineers

REAL ESTATE - BUILDING

NORTH CENTRAL MICHIGAN COLLEGE

BORRA LEARNING CENTER: continued

ROOM 18: 1 - 2 COMPARTMENT STAINLESS STEEL SINK
 1 - KILN EXHAUST FUME HOOD, L SHAPE
 2 - BASE CABINETS, LAMINATE WITH STAINLESS STEEL SINK, 8'
 1 - BASE CABINET, LAMINATE WITH 2 STAINLESS STEEL SINKS
 26 LINEAR FEET
 1 - 3 COMPARTMENT STAINLESS STEEL SINK

REAL ESTATE - BUILDING

NORTH CENTRAL MICHIGAN COLLEGE

BORRA LEARNING CENTER: continued

- EXTERIOR WALLS - FACE BRICK, BLOCK BACKUP, 12"
- REINFORCED CONCRETE, 12"
- ANODIZED ALUMINUM CURTAIN WALL SYSTEM
- PRECAST CONCRETE VENEER

MISCELLANEOUS:

- OTIS PASSENGER ELEVATOR, 2 STOPS, 2,500 LB. CAPACITY, #28211
- ALERTUS EMERGENCY NOTIFICATION SYSTEM
- 1 - EXTERIOR DOOR ACCESS CONTROL SYSTEM

YEAR BUILT: 1966, ADDITION AND RENOVATION 2020

QUALITY OF CONSTRUCTION: GOOD

R. A. SCHESSLER, INC.
Appraisal Engineers

REAL ESTATE - BUILDING

NORTH CENTRAL MICHIGAN COLLEGE

NAME OF BUILDING: EARLY CHILDHOOD EDUCATION

TYPE OF BUILDING: CLASS C

NO. OF STORIES: ONE WITH BASEMENT

OCCUPANCY: CLASSROOMS

R. A. SCHETTLER, INC.
Appraisal Engineers

PAGE 2

REAL ESTATE - BUILDING

NORTH CENTRAL MICHIGAN COLLEGE

EXTERIOR WALLS - STUCCO, BLOCK BACKUP, 8"
REINFORCED CONCRETE, BASEMENT

MISCELLANEOUS:

- HANDICAP RAMP WITH HAND RAIL
- ALERTUS EMERGENCY NOTIFICATION SYSTEM
- 1 - EXTERIOR DOOR ACCESS CONTROL SYSTEM

R. A. SCHESSLER, INC.
Appraisal Engineers

REAL ESTATE - BUILDING

NORTH CENTRAL MICHIGAN COLLEGE

NAME OF BUILDING: DORMITORY

TYPE OF BUILDING: CLASS C

NO. OF STORIES: ONE AND THREE WITH BASEMENT

TOTAL SQUARE FEET: 43,818 MORE OR LESS

FOUNDATION: CONCRETE

SUPERSTRUCTURE:

FLOORS - CONCRETE ON GROUND; PRECAST CONCRETE WITH CONCRETE TOPPING

FLOOR COVER - VINYL TILE; CARPET IN LOUNGE, HALLWAYS

ROOF STRUCTURE - PRECAST CONCRETE PLANK; STEEL JOISTS; STEEL DECK

ROOF COVER - BUILT-UP COMPOSITION WITH INSULATION ON LIGHTWEIGHT
CONCRETE

- SINGLE PLY MEMBRANE WITH INSULATION, LOBBY

CEILINGS - SUSPENDED ACOUSTICAL TILE LOUNGE; PLASTER

- WOOD SLAT, LOUNGE

INTERIOR CONSTRUCTION - MASONRY PARTITIONS

BUILT-IN FIXTURES - RECEPTION DESK, WOOD, 'U' SHAPE

198 - MAIL BOXES, ALUMINUM

1 - FIREPLACE IN LOUNGE

2 - AUTOMATIC DOOR OPENERS

1 - COUNTER, LAMINATE WITH CABINETS, STAINLESS STEEL

R. A. SCETTLE, INC.
Appraisal Engineers

Page 2

REAL ESTATE - BUILDING

NORTH CENTRAL MICHIGAN COLLEGE

DORMITORY: continued

ELECTRICAL - AN APPROVED SYSTEM OF WIRING ALL IN CONDUIT WITH
NECESSARY WALL PLUGS AND SWITCH BOXES
EDWARDS SYSTEMS TECH FIRE ALARM SYSTEM

HEATING AND AIR CONDITIONING -

- HEAT FROM HEATING PLANT
- 2 - AMERICAN STANDARD AIR HANDING UNITS

R. A. SCHETTLER, INC.
Appraisal Engineers

REAL ESTATE - BUILDING

NORTH CENTRAL MICHIGAN COLLEGE

NAME OF BUILDING: HEATING PLANT

TYPE OF BUILDING: CLASS C

NO. OF STORIES: ONE

TOTAL SQUARE FEET: 2,458 MORE OR LESS

FOUNDATION: CONCRETE

SUPERSTRUCTURE:

FLOORS - CONCRETE ON GROUND

ROOF STRUCTURE - HIP, STEEL, WOOD DECK

ROOF COVER - STANDING SEAM METAL OVER CONTINUOUS ICE AND WATER
SHIELD ON 4" INSULATION

INTERIOR CONSTRUCTION - MASONRY PARTITIONS

ELECTRICAL - AN APPROVED SYSTEM OF WIRING ALL IN CONDUIT WITH
NECESSARY WALL PLUGS AND SWITCH BOXES
EDWARDS SYSTEM TECH. FIRE ALARM SYSTEM

HEATING AND AIR CONDITIONING -

- PUMPS AS REQUIRED
- NIAGARA CONTROLLER
- 1 - SANYO TS3622 AIR CONDITIONER
- 1 - SANYO C3622 CONDENSING UNIT
- 1 - TRANE 2TTA0060A3000AA CONDENSING UNIT
- 1 - TRANE TWE060C15FDO AIR HANDLER, 5-TON CAPACITY
- 1 - AERCO MODEL BENCHMARK, 2.0 LOW NOX GAS-FIRED HOT WATER BOILER, #G-10-0295
- 1 - AERCO MODEL BENCHMARK, 2.0 LOW NOX GAS-FIRED HOT WATER BOILER, #G-10-0294
- 1 - AERCO MODEL BENCHMARK, 2.0 LOW NOX GAS-FIRED HOT WATER BOILER, #G-10-0293
- 1 - AERCO MODEL BENCHMARK, 2.0 LOW NOX GAS-FIRED HOT WATER BOILER, #G-10-0292
- 1 - AERCO MODEL BENCHMARK, 2.0 LOW NOX GAS-FIRED HOT WATER BOILER, #G-10-0171
- 1 - AERCO MODEL BENCHMARK, 2.0 LOW NOX GAS-FIRED HOT WATER BOILER, #G-10-0174
- 1 - AERCO MODEL BENCHMARK, 2.0 LOW NOX GAS-FIRED HOT WATER BOILER, #G-10-0173
- 1 - AERCO MODEL BENCHMARK, 2.0 LOW NOX GAS-FIRED HOT WATER BOILER, #G-10-0172

R. A. SCETTLE, INC.
Appraisal Engineers

REAL ESTATE - BUILDING

NORTH CENTRAL MICHIGAN COLLEGE

HEATING PLANT continued:

HEATING AND AIR CONDITIONING continued:

- 1 - STATE 100 GALLON DOMESTIC WATER HEATER, GAS-FIRED FOR
ADMINISTRATION, HESC, TECHNOLOGY BUILDINGS

EXTERIOR WALLS - FACE BRICK, BLOCK BACKUP, 8", 8' HEIGHT

MISCELLANEOUS CONSTRUCTION:

- ALERTUS EMERGENCY NOTIFICATION SYSTEM
- 1 - EXTERIOR DOOR ACCESS SYSTEM

YEAR BUILT: 1962

QUALITY OF CONSTRUCTION: GOOD

R. A. SCHETTLER, INC.
Appraisal Engineers

REAL ESTATE - BUILDING

NORTH CENTRAL MICHIGAN COLLEGE

NAME OF BUILDING: MAINTENANCE

TYPE OF BUILDING: CLASS C

NO. OF STORIES: ONE

TOTAL SQUARE FEET: 3,500 MORE OR LESS

FOUNDATION: CONCRETE

SUPERSTRUCTURE:

FRAME - STEEL, PARTIAL

FLOORS - CONCRETE ON GROUND; PRECAST CONCRETE PLANK WITH CONCRETE TOPPING

ROOF STRUCTURE - STEEL JOISTS, STEEL DECK, ACOUSTIC DECK

ROOF COVER - BUILT-UP COMPOSITION WITH INSULATION

CEILINGS - PLASTER IN RESTROOMS

INTERIOR CONSTRUCTION - MASONRY PARTITIONS

PLUMBING - AN APPROVED SYSTEM OF SANITARY FIXTURES CONSISTING OF:

2 - WATER CLOSETS

3 - LAVATORIES

1 - URINAL

1 - SANITARY SINK

1 - DRINKING FOUNTAINS

1 - SHOWER

ELECTRICAL - AN APPROVED SYSTEM OF WIRING ALL IN CONDUIT WITH NECESSARY WALL PLUGS AND SWITCH BOXES

BUS DUCT

EDWARDS SYSTEM TECH. FIRE ALARM SYSTEM

HEATING AND AIR CONDITIONING:

- HEAT FROM HEATING PLANT

2 - TRANE AIR HANDLING UNITS

3 - TRANE UNIT HEATERS

MISCELLANEOUS CONSTRUCTION:

REAL ESTATE - BUILDING

NORTH CENTRAL MICHIGAN COLLEGE

MAINTENANCE continued:

EXTERIOR WALLS - FACE BRICK, BLOCK BACKUP 12", PLASTER, BLOCK
BACKUP, 8"

3 - OVERHEAD DOORS METAL INSULATED WITH ELECTRIC OPERATOR,
9 X 12'

1 - OVERHEAD DOOR METAL INSULATED WITH ELECTRIC OPERATOR,
12 X 12'

YEAR BUILT: 1973

QUALITY OF CONSTRUCTION: GOOD

R. A. SCHETTLER, INC.
Appraisal Engineers

REAL ESTATE - BUILDING NORTH CENTRAL MICHIGAN COLLEGE
NAME OF BUILDING: STUDENT AND COMMUNITY RESOURCE CENTER

TYPE OF BUILDING: CLASS C

NO. OF STORIES: ONE PART TWO WITH PARTIAL BASEMENT

OCCUPANCY: MULTI PURPOSE ROOM/LOCKER ROOMS/CLASSROOMS/OFFICES

SIZE: BASEMENT - 5,400 SQUARE FEET
FIRST FLOOR -53,284 SQUARE FEET
SECOND FLOOR -17,683 SQUARE FEET

TOTAL SQUARE FEET: 70,967

FOUNDATION: CONCRETE

SUPERSTRUCTURE:

FRAME - STEEL - GLULAM PRE-FINISHED

FLOORS - CONCRETE ON SAND FILL; WITH VAPOR BARRIER; 8" PRECAST
CONCRETE WITH 2" TOPPING
- STEEL JOISTS, 3" CONCRETE SLAB ON METAL DECK

FLOOR COVER - RESILIENT RUBBER
- VINYL COMPOSITION TILE
- CERAMIC TILE
- QUARRY TILE
- CARPET
- MULTI PURPOSE SPORTS FLOOR
- HARDWOOD MAPLE

ROOF STRUCTURE - STEEL JOISTS, METAL DECK
3" T & G DECKING; CURVED GLULAM BEAM

ROOF COVER - PVC SINGLE PLY MEMBRANE WITH INSULATION
- STANDING SEAM METAL WITH SNOW GUARDS AS REQUIRED
- GREEN ROOF

CEILINGS - GYPSUM BOARD PAINTED
- SLOPED ALUMINUM FRAME WITH GLAZING

- SLON CEILI - IDLE

F BUT-IN FIXUCTUNGS N

REAL ESTATE - BUILDING

NORTH CENTRAL MICHIGAN COLLEGE

COMMUNITY RESOURCE CTR.: continued

BUILT-IN FIXTURES - continued

- 6 LINEAR FT. PLASTIC LAMINATE WALL CABINET - FIRST AID ROOM
 - 80 - LOCKERS, 2 TIER, METAL
 - 7 LINEAR FEET PLASTIC LAMINATE BASE CABINETS, LAMINATE TOP
 - ADMINISTRATION OFFICE
 - 1 - 3 COMPARTMENT STAINLESS STEEL SINK
 - 1 - HAND SINK, STAINLESS STEEL
 - 7.5 LINEAR FEET PLASTIC LAMINATE BASE CABINET, LAMINATE TOP,
AND SINK - BOOK STORE
 - 8 - BASKETBALL BACKSTOPS, FOLD-UP, CEILING MOUNTED, ELECTRICALLY
OPERATED
 - AND SINK - BOOK STORE
 - CONS - ICROOF:ATION OFFICE
- 27AMIRH,-TOREtjCNLUMBSTOR 6 LINEAR FT. PLASTH0-IQTETjCr, Ltj0.E2 T0171 Tc T3

REAL ESTATE - BUILDING

NORTH CENTRAL MICHIGAN COLLEGE

COMMUNITY RESOURCE CTR.: continued

MISCELLANEOUS:

- FIRE SUPPRESSION SYSTEM
- OTIS PASSENGER ELEVATOR, 3 STOP, DOUBLE DOORS, 3,500 LB. CAPACITY
- HAND PAINTED MURAL
- 2 - 20 X 10' ROLLING METAL DOORS
- ACOUSTICAL WALL PANELS

STJEUVS4CN AI7Tj0.0172 Tc TE05N-0.0175 Tc T†MERGENCYRTHHTIFL WT SYSTEM†j0.0

R. A. SCHETTLER, INC.
Appraisal Engineers

REAL ESTATE - BUILDING

NORTH CENTRAL MICHIGAN COLLEGE

NAME OF BUILDING: STUDENT AND COMMUNITY RESOURCE CENTER/STUDENT CENTER

TYPE OF BUILDING: CLASS C

NO. OF STORIES: TWO

TOTAL SQUARE FEET: 19,700

FOUNDATION: CONCRETE

SUPERSTRUCTURE:

FRAME - STEEL, PARTIAL

FLOORS - CONCRETE ON GROUND; STEEL JOISTS, STEEL DECK
AND CONCRETE

FLOOR COVER - VINYL TILE; CERAMIC TILE; CARPET; ASPHALT TILE

ROOF STRUCTURE - STEEL JOISTS, STEEL DECK

ROOF COVER - BUILT-UP COMPOSITION WITH INSULATION

CEILINGS - SUSPENDED ACOUSTICAL TILE; PLASTER; METAL PAN

INTERIOR CONSTRUCTION - MASONRY PARTITIONS

BUILT-IN FIXTURES -

- HOBART MODEL CL-44EN AUTOMATIC DISHWASHER, #85-1106578,
STAINLESS STEEL WITH 30 LINEAR FT. OF DRAINBOARD, DISPOSAL

- STAINLESS STEEL 3 COMPARTMENT POT WASHING SINK WITH
DRAINBOARD, 'L' SHAPE, DISPOSAL

- DOUBLE SIDE EXHAUST FUME HOOD, STAINLESS STEEL WITH ROFRYS, Tj0.01

,AES: TK0UOW'Qp7MFFFFNAOPC THOOD, STAIOTAINFFFFNAOPC j3ePlnSITIOCONS- STAPUAWCV

,AES: TK0, 2D016, R. A. SCHETTLER, INC.31 TcWECKBASEME HOOTH2 - STAINL

REAL ESTATE - BUILDING

NORTH CENTRAL MICHIGAN COLLEGE

STUDENT CENTER: continued

BUILT-IN FIXTURES - continued

- STAINLESS STEEL POT AND PAN RACK, CEILING MOUNTED, 10'
- AUTOMATIC DOOR OPENER
- 1 - FOOD PREPARATION TABLE, DOUBLE FACE, 6-DRAWER/4-DOOR, STAINLESS STEEL, 11' X 3'2"
- 1 - CASHIER STATION, WOOD BASE, LAMINATE TOP, 40" WITH COUNTER DOOR

PLUMBING - AN APPROVED SYSTEM OF SANITARY FIXTURES CONSISTING OF:

- 8 - WATER CLOSETS
- 8 - LAVATORIES
- 3 - URINALS, WATER FREE
- 2 - SANITARY SINK
- 2 - DRINKING FOUNTAINS
- 2 - WATER SOFTENERS
- 2 - LOCHINVAR WATER STORAGE TANKS, 200 GALLON CAPACITY
- 2 - LAARS MODEL NTV600NJX3, HIGH EFFICIENCY MODULATING WATER HEATER, #G1531956, #G15319352 FOR DORMITORY

ELECTRICAL - AN APPROVED SYSTEM OF WIRING ALL IN CONDUIT WITH NECESSARY WALL PLUGS AND SWITCH BOXES, 300KVA TRANSFORMER
75KVA TRANSFORMER
EDWARDS SYSTEMS TECH. FIRE ALARM SYSTEM

HEATING AND AIR CONDITIONING -

- HEAT FROM HEATING PLANT
- EXHAUST FANS AS REQUIRED
- 4 - TRANE VOYAGER ROOFTOP HEATING AND AIR CONDITIONING UNITS
- REZNOR GAS FIRED MAKEUP AIR UNIT
- 1 - TRANE MODEL 17A AIR HANDLING UNIT
- 1 - MULTI STACK MS-30 MODULAR WATER COOLED CHILLER, #JJ0571

EXTERIOR WALLS - FACE BRICK, BLOCK BACKUP 12"

- 1 - OVERHEAD DOOR, METAL INSULATED, 12 X 8'

MISCELLANEOUS:

- OTIS PASSENGER ELEVATOR, 2 STOP, 2,500 LB. CAPACITY, REAR DOORS, #28212
- CUMMINS CGHH5563597 100KW EMERGENCY GENERATOR, #F020383517

YEAR BUILT: 1967

QUALITY OF CONSTRUCTION: GOOD

R. A. SCHETTLER, INC.
Appraisal Engineers

REAL ESTATE - BUILDING NORTH CENTRAL MICHIGAN COLLEGE
NAME OF BUILDING: TECHNOLOGY

TYPE OF BUILDING: CLASS C

NO. OF STORIES: ONE

OCCUPANCY: CLASSROOMS

TOTAL SQUARE FEET: 6,022 MORE OR LESS

FOUNDATION: CONCRETE

SUPERSTRUCTURE:

FLOORS - CONCRETE ON GROUND; REINFORCED CONCRETE

FLOOR COVER - CERAMIC TILE; VINYL TILE

ROOF STRUCTURE - HIP, STEEL, WOOD DECK

ROOF COVER - STANDING SEAM METAL OVER CONTINUOUS ICE AND WATER
SHIELD ON 4" INSULATION

INTERIOR CONSTRUCTION - MASONRY PARTITIONS

PLUMBING - AN APPROVED SYSTEM OF SANITARY FIXTURES CONSISTING OF:

- 6 - WATER CLOSETS
- 4 - LAVATORIES
- 2 - URINALS
- 1 - SANITARY SINK
- 1 - DRINKING FOUNTAIN

ELECTRICAL - AN APPROVED SYSTEM OF WIRING ALL IN CONDUIT WITH
NECESSARY WALL PLUGS AND SWITCH BOXES

- EDWARDS SYSTEMS TECH. FIRE ALARM SYSTEM
- COMPUTER WIRING

HEATING AND AIR CONDITIONING -

- HEAT FROM HEATING PLANT
- CLASSROOM UNIT VENTILATORS AS REQUIRED
- EXHAUST FANS AS REQUIRED
- FIN-TUBE RADIATORS AS REQUIRED
- SANYO AIR CONDITIONER WITH CONDENSING UNIT FOR ROOM 218
- 1 - TRANE TTA150BDA AIR CONDITIONING UNITS
- 1 - TRANE MODEL TTA120B300DA AIR CONDITIONING UNIT,
#Z493ML6AD

REAL ESTATE - BUILDING

NORTH CENTRAL MICHIGAN COLLEGE

TECHNOLOGY continued:

MISCELLANEOUS CONSTRUCTION:

- PARTIAL FIRE SUPPRESSION SYSTEM
- ALERTUS EMERGENCY NOTIFICATION SYSTEM

R. A. SCHELLER, INC.

R. A. SCHESSLER, INC.
Appraisal Engineers

REAL ESTATE - BUILDING

NORTH CENTRAL MICHIGAN COLLEGE

NAME OF BUILDING: KILN SHELTER

TYPE OF BUILDING: CLASS C

NO. OF STORIES: ONE

TOTAL SQUARE FEET: 407 MORE OR LESS

FOUNDATION: CONCRETE

SUPERSTRUCTURE:

FLOORS - CONCRETE ON GROUND, COMPACTED GRAVEL BASE

ROOF STRUCTURE - WOOD, PRE-ENGINEERED TRUSS, WOOD DECK

ROOF COVER - STANDING SEAM METAL OVER CONTINUOUS ICE AND WATER
SHIELD ON 4" INSULATION

CEILINGS - PLYWOOD

ELECTRICAL - AN APPROVED SYSTEM OF WIRING ALL IN CONDUIT WITH
NECESSARY WALL PLUGS AND SWITCH BOXES

MECHANICAL -

NATURAL GAS PIPING FROM ADMINISTRATION BUILDING TO KILNS
SELKIRK METALBESTOS ULTRATEMP CHIMNEY SYSTEM, 8" DIAMETER
VENT-A-KILN MODEL SQ4646G CUSTOM DESIGNED GALVANIZED STEEL HOOD,
46 X 46 X 30"

EXTERIOR WALLS - 8" REINFORCED SPLIT FACE BLOCK
- WROUGHT IRON GATE, 2 LEAVES, 72 X 58"
- PLYWOOD SIDING

YEAR BUILT: 2007

QUALITY OF CONSTRUCTION: GOOD

R. A. SCHESSLER, INC.
Appraisal Engineers

REAL ESTATE - BUILDING NORTH CENTRAL MICHIGAN COLLEGE
NAME OF BUILDING: 1500 HOWARD STREET

TYPE OF BUILDING: CLASS D

NO. OF STORIES: ONE WITH BASEMENT, GARAGE

OCCUPANCY: SINGLE-FAMILY RESIDENCE

SIZE: DWELLING 1360 SQUARE FEET
BASEMENT 942 SQUARE FEET
GARAGE 672 SQUARE FEET

TOTAL SQUARE FEET 1360

FOUNDATION: CONCRETE

SUPERSTRUCTURE:

FRAME - WOOD BEARING WALLS

FLOORS - WOOD JOIST, WOOD DECK, CONCRETE ON GROUND, GARAGE

FLOOR COVER - CARPET, TILE

ROOF STRUCTURE - WOOD TRUSS, WOOD DECK

ROOF COVER - ASPHALT SHINGLES, INSULATION

CEILINGS - SUSPENDED ACOUSTICAL TILE
- GYPSUM BOARD

INTERIOR CONSTRUCTION - FRAME PARTITIONS

BUILT-IN FIXTURES - KITCHEN CABINETS, WOOD, LAMINATE TOP, SINK
- DISHWASHER
- BATHROOM VANITY
- FIREPLACE

PLUMBING - AN APPROVED SYSTEM OF SANITARY FIXTURES CONSISTING OF:
2 - WATER CLOSETS
2 - LAVATORIES
1 - SHOWER/TUB

ELECTRICAL - AN APPROVED SYSTEM OF WIRING ALL IN CONDUIT WITH
NECESSARY WALL PLUGS AND SWITCH BOXES

REAL ESTATE - BUILDING

NORTH CENTRAL MICHIGAN COLLEGE

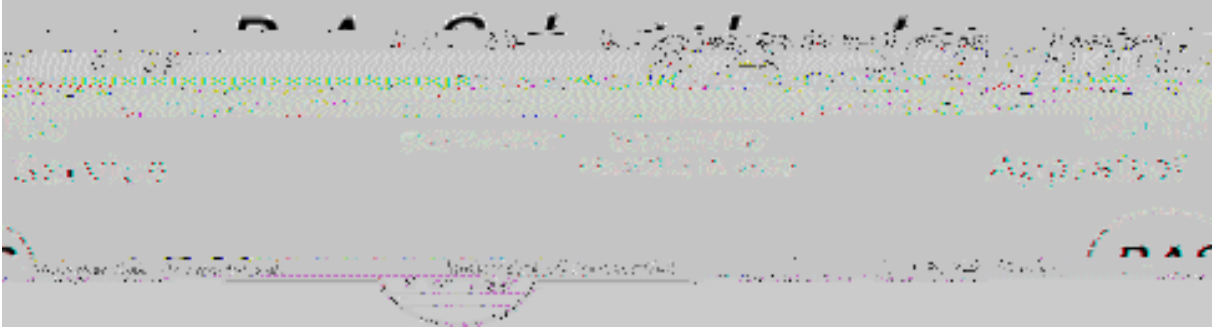
1500 HOWARD STREET: continued

HEATING AND AIR CONDITIONING - FORCED AIR GAS FURNACE

EXTERIOR WALLS - VINYL SIDING, WOOD STUD WALLS
- GARAGE DOOR

YEAR BUILT: 1950

QUALITY OF CONSTRUCTION: AVERAGE



NOVEMBER 1, 2022

ASSOCIATED GROUP UNDERWRITERS, INC.
39111 W. SIX MILE ROAD
LIVONIA, MICHIGAN 48152

TO WHOM IT MAY CONCERN:

AS REQUESTED BY THE MICHIGAN COMMUNITY COLLEGE RISK MANAGEMENT AUTHORITY, WE SUBMIT HERewith OUR CERTIFIED APPRAISAL OF LIBRARY HOLDINGS BELONGING TO NORTH CENTRAL MICHIGAN COLLEGE, 1515 HOWARD DRIVE, PETOSKY, MICHIGAN. THIS APPRAISAL INCLUDES MEDIA CENTER COLLECTIONS ONLY.


THIS APPRAISAL IS REPORTED IN A NUMBER OF CATEGORIES AND FURNISHES AN UNBIASED STATEMENT OF VALUES. VALUES STATED ARE REPLACEMENT VALUE NEW, WHICH ARE DEFINED AS THE COST THAT WOULD BE INCURRED IN ACQUIRING AN EQUALLY DESIRABLE SUBSTITUTE FOR PROPERTY, WHICH IS DETERMINED IN ACCORDANCE WITH MARKET PRICES PREVAILING AT THE DATE OF THIS APPRAISAL AND REPRESENTS THE COST TO REPLACE NEW, THE PROPERTY IN LIKE KIND.

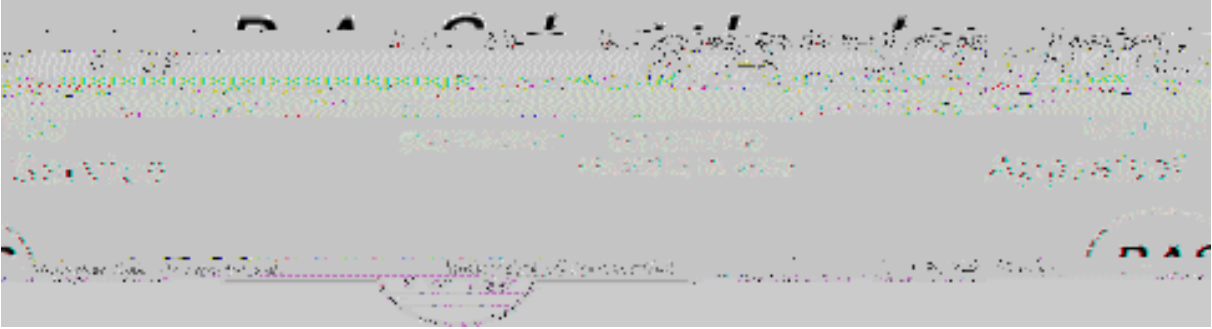
IN THIS ANALYSIS, WE HAVE RELIED ON THE BOWKERS ANNUAL GUIDE TO PROVIDE AVERAGE UNIT PRICES FOR COMMUNITY COLLEGE LIBRARY COLLECTIONS. WE HAVE MET WITH YOUR MEDIA DIRECTOR OR OTHER STAFF TO DISCUSS THESE VALUES AND TO MAKE ADJUSTMENTS FOR ANY SPECIAL CIRCUMSTANCES OR COLLECTIONS.

WE HAVE NOT EXAMINED THE LEGAL TITLES OF PROPERTY. THEREFORE WE DO NOT ASSUME RESPONSIBILITY REGARDING THE OWNERSHIP OF PROPERTY IN THIS APPRAISAL.

VERY TRULY YOURS,

R.A. SCHESSLER, INC.





NOVEMBER 1, 2022

NORTH CENTRAL MICHIGAN COLLEGE
1515 HOWARD STREET
PETOSKEY, MICHIGAN 49770

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