



PURCHASE AGREEMENT MLS # 1076826/1076827



Listing Office: CENTURY 21 NORTH COUNTRY AGENCY REALTOR@KRISTINE M. WEIDNER Date: 01/11/2021
Selling Office: CENTURY 21 North Country Agency REALTOR@KRISTINE M. WEIDNER Time: am/pm
Buyer: Copper Island Academy, See #18
Buyer Address: PO Box 126, Calumet, MI 49913

BUYER'S OFFER TO PURCHASE IS AS FOLLOWS:

- 1. AGENCY DISCLOSURE: Buyer and Seller agree and understand that Selling Agent is an Agent of the Seller. A Disclosure Regarding Agency Relationships has been signed by Buyer on January 11, 2021. If Broker/REALTOR@ is acting as a Dual Agent in this sale, this offer is contingent upon Buyer and Seller signing the attached Dual Agency Agreement prior to their signed acceptance of this Purchase Agreement.
2. PROPERTY DESCRIPTION: Buyer agrees to buy from Seller the property located at Lots 19 & 20 Industrial Drive N (Street Address) Calumet (City) Franklin (City/Township/Village) Houghton (County) Michigan and legally described as: Lot 19 and Lot 20 Houghton County Airpark Plat upon completion of title work. subject to modification
3. PURCHASE PRICE: shall be \$ 50,000.00 Fifty Thousand (U.S. Dollars).
4. SALE OF ANOTHER PROPERTY: This offer [X] is not contingent upon the sale of another property. [] is contingent upon the sale of another property located at and described as on or before
5. TERMS OF SALE: Title shall be conveyed by Warranty Deed unless otherwise specified in this Agreement. All funds for closing must be paid in the form of a wire transfer or cashier's check. The sale will be completed by the following method(s):

METHOD OF PAYMENT:

- [] CASH: Buyer will pay the purchase price in full at the close of escrow.
[X] NEW MORTGAGE: Offer is contingent upon Buyer obtaining a new mortgage with the terms specified below for the full purchase price. Offer is contingent on the Buyer's ability to obtain and provide to Seller a written (check all that apply) [X] Conventional [] Home Equity [] VA [] FHA [] USDA Rural Development [] Commercial [] Other: mortgage loan pre-qualification in the amount of TBD By lender (% of purchase price or exceeding the purchase price; within 14 days from signed acceptance by Buyer and Seller. Buyer agrees to seek mortgage commitment, satisfactory to Buyer, in good faith, and accept promptly if tendered. Buyer shall deliver to Seller evidence of final loan approval within 90 days of signed acceptance. If the pre-qualification letter or final loan approval are not timely received, this Agreement shall be deemed voided, the Buyer and Seller signatures below shall act as a mutual release, the earnest money shall promptly be returned to Buyer and the Buyer shall be deemed to have released all claims to the property.
[] SELLER FINANCING: Seller shall finance the sale of the property in the form of a: (Choose one)
[] Promissory Note and Mortgage
[] Land Contract with the original deed being held in escrow at the title company where the owner's policy of title insurance is purchased with the deed escrow fee being paid by Buyer.
Buyer will pay \$ down payment. Buyer will pay monthly installments (principal and interest) of \$ or more, including annual interest of % and amortized over months. Buyer will pay the entire balance, which may require a lump-sum payment, within years after closing. Monthly collection fee to be paid by
REALTOR@ recommends that Seller obtain a credit report on Buyer before signing this Agreement if Seller financing is involved in the transaction. If a credit report is not obtained, Seller acknowledges Seller is accepting the Buyer on Buyer's own merits and trust. Buyer authorizes REALTOR@ to give Seller any and all information about Buyer contained in a credit report furnished to REALTOR@ by any reporting agency when Seller financing is involved. Seller acknowledges that REALTOR@ has not made any statements or representations to Seller regarding Buyer's ability to pay off, or obtain financing for, any balloon payment specified in this Agreement.



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Buyer Copper Island Academy, See #18

Date: 01/11/2021 Time: _____ am/ pm

6. EVIDENCE OF TITLE:

6A. Seller shall provide to Buyer, at Seller's expense, an owner's policy of title insurance commitment with standard exceptions in the amount of the sales price, insuring title as marketable in fee simple as defined under Act 200 of the Public Acts of 1945 of the State of Michigan as amended with only Standard ALTA exceptions, the mineral reservation standard in the county of property location, and the below permitted exceptions. Seller will apply for a commitment for title insurance within 14 days of signed acceptance of this Agreement and shall provide a copy to Buyer within 10 days from Seller's receipt. Buyer shall have 20 days from Buyer's receipt of the Title Commitment to provide Seller with written notice of any objections. If objection to the title is made in writing by Buyer, based upon a title insurance commitment not complying with the above or upon written opinion of title by Buyer's/Lender's attorney that title is not in the condition required for performance hereunder, Seller will have 30 days from receipt of written notice to remedy the claimed defects. If Seller timely either remedies the title to Buyer's satisfaction or provides Buyer with an acceptable title policy commitment, the Buyer agrees to complete the sale according to the terms of the Purchase Agreement or within 10 days of written notification of remedied title policy commitment; whichever is later. If Seller is unable to timely remedy the defects or provide Buyer with an acceptable title policy commitment within said 30 day period, this Agreement shall be deemed voided, the Buyer and Seller signatures below shall act as a mutual release, the earnest money shall promptly be returned to Buyer and the Buyer shall be deemed to have released all claims to the property.

Seller warrants (at the time of closing) that no other person or persons have any right, title, or interest in said real estate (except as disclosed by Seller herein or shown by title insurance commitment); that Seller has made no deeds or conveyances not of record, and that Seller has not entered into any leases, contracts or agreements to convey said real estate or any mineral, oil, gravel, timber, water, crossage or other right or interest in or affecting said real estate except this Purchase Agreement and as shown by title commitment.

6B. The property is purchased subject to zoning ordinances, building codes, restrictions, reservations, exceptions and easements of record (permitted exceptions). Buyer acknowledges that they have read, received a copy of and accept the Restrictive Covenants affecting this property on January 11, 2021. If not received by Buyer, this sale is contingent upon Seller providing Buyer with a copy of the Restrictive Covenants no later than 10 days prior to closing. Buyer shall have 5 days from receipt of the Restrictive Covenants from Seller to review the Restrictive Covenants. If Buyer does not reject Restrictive Covenants with written notice to Seller within the timeframe, this contingency shall be deemed waived by Buyer. Buyer and Seller further acknowledge that REALTOR®(S) are not aware of the condition of title including easements or agreements of record affecting the property which will be disclosed only upon issuance of a title commitment prior to closing.

6C. Buyer acknowledges that REALTOR® has recommended that Buyer seek an attorney's review of the title commitment as part of this term and condition.

7. CLOSING: Closing shall occur at the title company where the owner's policy of title insurance is purchased. Title company closing fee shall be shared equally by Buyer and Seller. Sale to close:

Sale to close within 100 days after signed acceptance by Buyer and Seller.

No later than _____

8. OCCUPANCY: Seller will give occupancy as follows: (Choose all that apply.)

Immediately after closing.

_____ days after closing by 12:00 Noon. From the date of closing to the date of vacating, Seller will pay Buyer \$ _____ per day as an occupancy charge. At closing, Seller will deposit \$ _____ to Listing Broker to be held in escrow. After Seller vacates the property, Listing Broker will use these funds to pay the accrued occupancy charge to Buyer and refund the balance, if any, to Seller. Seller is liable to Buyer for damage to the property occurring after closing and before vacating, to the extent not covered by the Buyer's homeowner's policy, as well as for any deductible portions of a covered claim.

If tenants occupy the property:

Seller, at Seller's expense, will vacate the tenants prior to closing and give Buyer possession immediately after closing.

The tenants shall be permitted to remain at the property, Buyer will assume the responsibility for the tenants and Seller shall deliver all security deposits, leases, and inventory checklists, if any, to Buyer at the time of closing.

Other: _____ (See Paragraph 18)

9. SELLER'S DISCLOSURE STATEMENT: This paragraph applies only to residential listings of 1 to 4 units which do not qualify for exemption. Buyer acknowledges that the Seller's Disclosure and its content are not part of this Agreement. Buyer acknowledges it is recommended they: (a) verify all information on the Seller's Disclosure as part of the Buyer's inspection contingency, (b) read the instructions, terms and Seller completed items on the Seller's Disclosure, and (c) do not make decisions regarding the property based solely on the Seller's Disclosure. (Choose one:)

Buyer acknowledges the Seller's Disclosure Statement has been provided and signed as of the date of this offer.

Sale is contingent upon Buyer acknowledging a signed Seller's Disclosure Statement within N/A days of signed acceptance by Buyer and Seller. Pursuant to the Seller Disclosure Act, MCL 559.951, et seq., Buyer will have 72 hours after electronic or hand-delivery of the disclosure statement (or 120 hours after delivery by registered mail) to terminate this Agreement by delivery of a written notice to Seller or Seller's agent.



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period specified in Paragraph 10a, this Agreement shall be terminated, Buyer releases all interest in the property and earnest money shall be returned to the Buyer.

It is mutually agreed that the Condominium Association Funds variously described as working capital deposit, initial operating deposit, reserve account, capital expenditure reserve, Seller's equity in Condominium Association Funds, Insurance reserve fund or prepaid insurance, or any funds other than monthly Association dues/fees shall be (Choose one):

included in the sale and assigned to the Buyer reimbursed to the Seller by the Buyer at the time of closing.

Buyer is aware that there is a monthly Association fee in the amount of \$ _____ and that this fee is subject to change. Buyer agrees that they will be responsible for all future maintenance fees and assessments levied by the Condominium Association. The monthly fees and assessments shall be prorated as of the date of closing.

v. Counterparts: This Agreement may be signed in any number of counterparts with the same effect as if the signature of each counterpart were upon the same instrument.

w. All references to Buyer or Seller shall also refer to multiple Buyers and Sellers.

x. If any provision of this agreement shall be declared by any court of competent jurisdiction to be illegal, void, or unenforceable, the other provisions shall not be affected but shall remain in full force and effect.

20. Buyer and Seller acknowledge that neither the Listing Broker nor the Selling Broker, nor their respective agents/representatives, have made any representations concerning the condition of the property covered by this Agreement or the marketability of title. Buyer and Seller release and hold harmless the Listing Broker and Selling Broker and their respective agents/representatives with respect to all claims arising out of or related to this Agreement, any addendums or counter offers; all claims arising from any purported representations, including but not limited to, the physical and environmental condition of the property covered by this Agreement or the marketability of title; and all claims arising from any special assessments and/or utility bills which have been or may in the future be charged against the property covered by this Agreement and, in addition, hereby agree to indemnify and hold harmless the Listing Broker and Selling Broker and their agents/representatives from any and all claims, actions, or lawsuits for damage of any nature whatsoever related to those matters, including but not limited to, their actions leading to this sale and from Buyer and Seller's decision not to avail themselves of any or all of the inspections. All references to agents and representatives includes but is not limited to Salesperson(s), Broker(s), Associate Broker(s), Employee(s) and Representative(s).

21. Buyer and Seller agree that any and all claims or lawsuits which they may have against the Listing Broker, Selling Broker and their agents/representatives as defined above, relating to their services must be filed no more than 12 months after the date of closing or termination of the transaction described in this Agreement and shall be limited to the actual fee paid to Broker(s) by Buyer and/or Seller. Buyer and Seller waive any statute of limitations to the contrary.

22. This Agreement constitutes the entire Agreement between Buyer and Seller and shall inure to the benefit of and bind the parties hereto and their respective heirs, legal representatives, successors, assigns, and third parties claiming under the contract between Buyer and Seller or by virtue of the contract between Buyer and Seller. Buyer and Seller further agree that this Agreement supersedes any and all prior agreements, understandings or representations made by the parties or their agents.

23. This offer shall expire if not responded to in writing on or before January 19, 2021 at 6:00 am / pm or upon Seller's receipt of written or verbal revocation from Buyer, whichever is earlier. Buyer reserves the right to withdraw this offer by delivering written or verbal notice of withdrawal to the Seller or their agent prior to Buyer receiving written notice of Seller's acceptance of this offer. Seller's Acceptance shall not be effective until received in writing by Buyer or their agent.

24. BUYER'S RECEIPT: Buyer has received a copy of this contract and acknowledges they have read and understand the same. **NOTE: Insert the address and/or electronic delivery address of each party and REALTOR® approved for the receipt of any notice contemplated by this agreement. Insert "N/A" for any which are not approved.**

Signature: Nora Laho

Date: 01-12-2021 8:26 AM EST

Print Name: Copper Island Academy

Home/Cell Ph: _____

Email: BY: Nora Laho

Work Ph: _____

Signature: Steve Aho

Fax Ph: _____

Date: 01-12-2021 8:04 PM EST

Print Name: See #18

Home/Cell Ph: _____

Email: BY: Steve Aho

Work Ph: _____

Fax Ph: _____

SELLING REALTOR® Fax: (906) 482-1310 Email: kristine.jukuri@century21.com



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25. SELLER'S RESPONSE: Seller's response to this offer is as follows:

- Seller accepts this offer as written with no changes.
- Seller rejects this offer in its entirety.
- Seller's counter offer is as follows:

This counter-offer shall expire unless a copy with the Buyer's written acceptance is delivered to the Seller or their agent on or before _____ at _____ am / pm or upon Buyer's receipt of written or verbal revocation from Seller, whichever is earlier. Seller reserves the right to accept any other offer prior to Seller or their agent receiving Buyer's written acceptance of this counter offer. Acceptance shall not be effective until received by Seller or their agent.

SELLER'S RECEIPT: Seller has received a copy of this contract and acknowledges they have read and understand the same. NOTE: Insert the address and/or electronic delivery address of each party and REALTOR® approved for the receipt of any notice contemplated by this agreement. Insert "N/A" for any which are not approved.

Signature: _____

Date: 01/18/2021

Print Name: Houghton County Airport Cmte

Home/Cell Ph: _____

Email: _____

Work Ph: _____

Fax Ph: _____

Signature: _____

Date: _____

Print Name: _____

Home/Cell Ph: _____

Email: _____

Work Ph: _____

Fax Ph: _____

Seller's Address: _____

LISTING REALTOR® Fax: (906) 482-1310 Email: kristine.jukuri@century21northcountry.com

26. See Addendum _____ for Buyer's Counter offer.
- BUYER'S RECEIPT AND ACCEPTANCE OF CHANGES: Buyer has received Seller's acceptance of this contract. If the acceptance was subject to changes, Buyer agrees to accept the changes as written and all unchanged items.
- Buyer Rejects Seller's counter offer in its entirety.

Signature: _____
Copper Island Academy

Date: _____

Signature: _____

Date: _____

DEPOSIT RECEIPT: The Selling REALTOR® has received from Buyer the deposit in the form of _____ by _____.

27. SELLERS RECEIPT OF BUYER'S ACCEPTANCE: Seller has received Buyer's acceptance of changes in this contract.

Signature: _____
Houghton County Airport Cmte

Date: _____

Signature: _____

Date: _____

Disclaimer: This form is provided as a service of the Keweenaw Multiple Listing Service. Please review the form and details of the particular transaction to ensure that each section is appropriate for the transaction. The Keweenaw Multiple Listing Service is not responsible for use or misuse of the form, for misrepresentation, or for warranties made in connection with the form.

September 9, 2020

Jennifer Kelly
Houghton County Clerk
401 E. Houghton Avenue
Houghton, MI 49931

Dear Ms. Kelly:

Re: 2021 UPCAP Services, Inc., Dues from Houghton County

We are reminded that county budgets are now being set up for 2021. We are requesting that UPCAP again be included in your budget.

The following request is identical to last year's dues which have remained unchanged since 1974:

Dues requested for 2021 amount to \$1,100

The dues amount to a "*good faith*" effort on each county's part to demonstrate its support for the UPCAP organization and its mission. The dues are based upon a per-capita population formula and, as indicated, have been frozen since 1974.

Dues received from the 15 counties are used primarily to match state and federal grants and/or to reimburse Board members' travel to UPCAP meetings.

Should you have any questions or require additional documentation, please do not hesitate to contact the UPCAP office.

Sincerely,

Jonathan Mead
President

JM:tl
cc: Albert Koskela, UPCAP Board Member

Northwoods Rail Transit Commission

Members: Ashland, Florence, Forest, Iron, Lincoln, Marathon, Marinette, Oconto, Oneida, and Rusk Counties of WI & Baraga, Delta, Dickinson, Houghton, Marquette, Menominee and Ontonagon Counties of MI.
Visit us at: www.ncwrpc.org/NorthwoodsRail/

January 29, 2021

Invoice No: 2021-14

Jennifer Kelly
Houghton County Clerk
401 E. Houghton Ave.
Houghton, MI 49931-2016

INVOICE

RE: Annual Administrative Fee
for 2021

\$250.00

Amount Due

\$250.00

*(Make checks payable to Northwoods
Rail Transit Commission)*

Thank you.

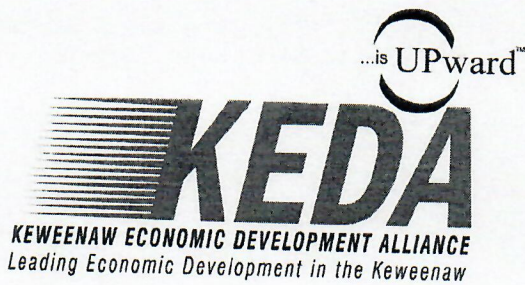
Northwoods Rail Transit Commission

* Due 30 days from statement date.

County Clerk
Received On
FEB 02 2021

If you have any questions, contact:

Darryl L. Landeau
Senior Planner
(715) 849-5510, Ext. 308
dlandeau@ncwrpc.org



January 25, 2021

Ben Larson, Administrator
Houghton County
401 E. Houghton Ave.
Houghton, MI 49931

RE: 2021 Keweenaw Economic Development Alliance Membership Support

Dear Mr. Larson:

Attached is your invoice for the 2021 Keweenaw Economic Development Alliance membership dues. While 2020 was a year for the record books, KEDA was there doing its part to keep our economy and communities moving forward. Your past support made sure we were positioned and ready when the pandemic hit. Your continued support provides the resources and will ensure that we can continue our effort through what will continue to be an interesting year and hopefully a post Covid-19 world by 2022.

Key Highlights of 2020:

- Small business pandemic response assistance including \$1,324,528 of state and local financial assistance and triaging calls for information on the SBA PPP and EIDL programs
- Convened area Covid response stakeholders in effort to maintain communication among entities dealing with the pandemic.
- Retention visits to 350+ area companies with follow up as well as referrals to SBDC, Michigan Works!, MEDC, PTAC, MDARD and others and provided assistance to three area technology driven manufacturers with expansion related support
- Worked with the City of Hancock and WUPPDR to package a \$3.3 million project for EDA funding to develop the Hancock Business & Technology Park. Funding is anticipated.
- Working with the Village of Calumet and WUPPDR provided project management assistance to the \$335,000 façade improvement project on four buildings that was substantially completed in 2020.
- Working with the Calumet DDA/Main Street Calumet and Houghton County Land Bank Authority, assisting two developers who have acquired 10 buildings including four in the worst condition.
- Raised \$3,500 towards the Portage Health Foundation education endowment fund that will support permanent funding for the annual PHF-KEDA CTE Scholarship program at \$1,000 per scholarship and extending the program to two high schools in Ontonagon County and the Horizons School.

Our annual report will be forwarded separately by email and posted to our website.

In addition to our primary focus on delivering economic development services to our companies and communities, KEDA continues to work collaboratively with the Keweenaw Chamber of Commerce, Keweenaw Convention and Visitors Bureau, FinnZone, Team Peninsula, and many others to move forward economic development initiatives that will have a regional impact.

Please do not hesitate to call or e-mail me if you have questions about the organization, are looking for information, or have business or community development issues you need assistance with. I can be reached at 989-350-1206 or at jeff@kedabiz.com.

Reminder. KEDA is a 501(c)(3) non-profit organization. Contributions to KEDA are tax deductible to the extent allowed by law. A charge slip is enclosed for your convenience.

Sincerely,


Jeff Ratcliffe
Executive Director

902 College Avenue • P.O. Box 724 • Houghton, Michigan 49931 • 906-482-6817 • www.kedabiz.com

Keweenaw Economic Development Alliance

P.O. Box 724
Houghton, MI 49931

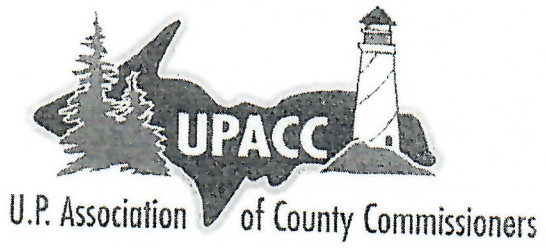
Invoice

Date	Invoice #
1/21/2021	1449

Bill To
Houghton County Ben Larson, Administrator 401 E. Houghton Ave. Houghton, MI 49931

Ship To

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
			1/21/2021			
Quantity	Item Code	Description			Price Each	Amount
1	Membership	2021 KEDA Membership Support			10,000.00	10,000.00
					Total	\$10,000.00



P.O. Box 606
2501 14th Avenue South
Escanaba, MI 49829

906.786.4701 • Fax 906.786.5853
www.upcap.org

January 15, 2021

TO: Jennifer Kelly
Houghton County Clerk
401 E. Houghton Avenue
Houghton, MI 49931

FROM: Upper Peninsula Association of County Commissioners
P.O. Box 606
Escanaba, MI 49829

INVOICE FOR UPACC DUES - 2021:

\$174.00