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[R178-06284]

June 24, 2026

RCI Mackinac LLC
Attn: Robert Christoph

**RE: BUILDING FOUNDATION SYSTEM INSPECTION FOR UNIT 3 AT THE
ARROWHEAD BUILDING ON MACKINAC ISLAND, MI**

Dear Mr. Christoph:

Our inspection for the above referenced building yielded the following **OBSERVATIONS, CONCLUSIONS AND RECOMMENDATIONS:**

A. OBSERVATIONS

1. UPEA was retained to perform an inspection of the foundation system for the building known as unit 3 at the Arrowhead Building on Mackinac Island. UPEA visited the site on April 22, 2026, to inspect the building and deck structure.
2. This building is a wood framed 22' x 29' addition to the main building. The addition is located on the south east side of the main building. There is also a 20' x 40' wood framed deck connected to the buildings. The foundation system for the building is constructed of a variety of wood beams and columns and the foundation system for the deck is constructed of wood beams and concrete piers.
3. The foundation system for the building consists different sized floor joists bearing on several different sized beams and columns. There are no concrete footings for the columns to bear on. There are also numerous broken beams and columns and portions of floor joists that do not bear on anything and are free floating.
4. The foundation system for the deck consists of 2x10 joists at 18" on center bearing on double 2x10 beams. The beams are supported by 6x6 columns which bear on 18" diameter concrete piers of unknown depth. The deck foundation is tied into the building foundation at the south east side. The deck appears to be in fair condition.

B. CONCLUSIONS

1. The wood framed foundation system for the building is in irreparable condition and poses a significant risk of failure.

Offices also in:
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U.P. Engineers & Architects, Inc.

www.UPEA.com

2. The wood framed foundation system for the deck appears to be in fair condition, however it is tied into the building foundation system which causes some concern for its' integrity.

C. RECOMMENDATIONS

1. It is our opinion that the building and deck should be deconstructed and reconstructed with the proper construction methods and materials to meet all State and Local building codes (see the attached proposed conceptual plans for reconstruction).

If you have any questions, please call me at our Sault Ste. Marie office.

U.P. ENGINEERS & ARCHITECTS, INC.

Jeremy K. Gagnon

Jeremy K. Gagnon
Project Manager/Civil Engineer

CALCULATION SHEET

Computed by: J. Gagnon

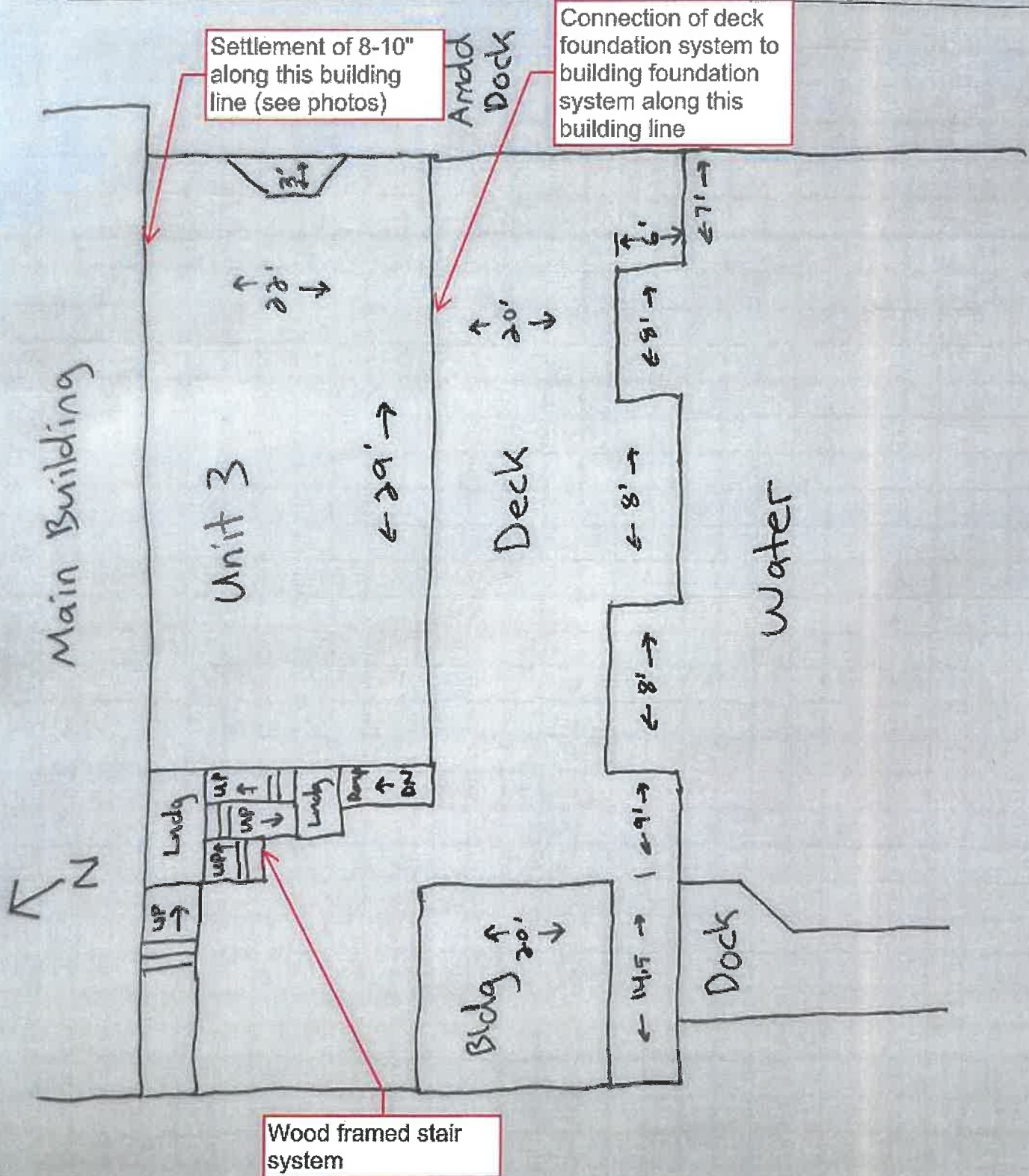
Subject: Mockinac Island Arrowhead Bldg.

Checked by: G. Kiiskila

Job No.: 06284

Client: R.C.I. Machine LLC

Date: 4-22-26

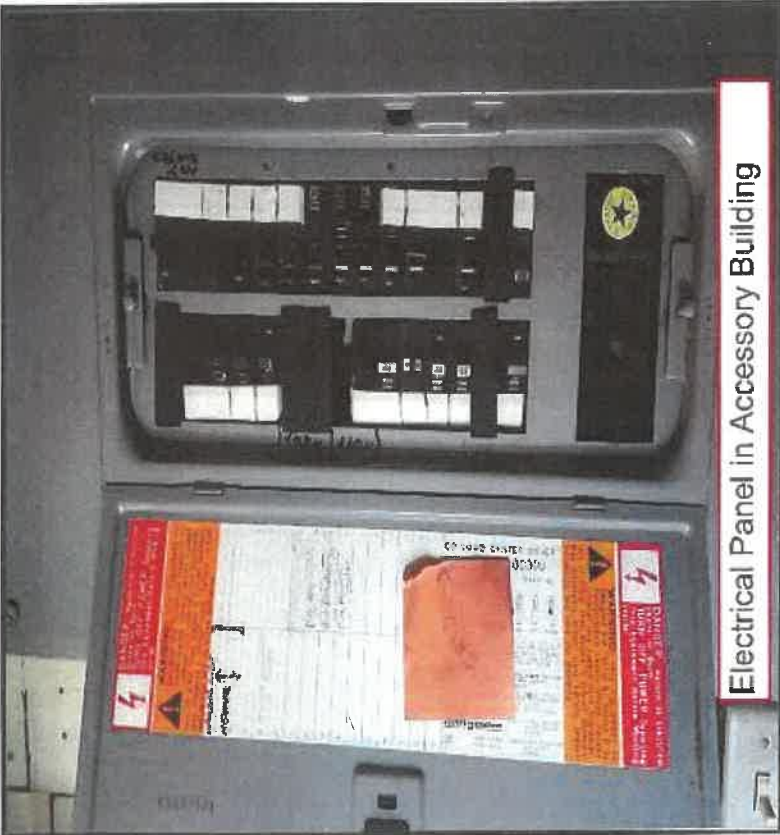




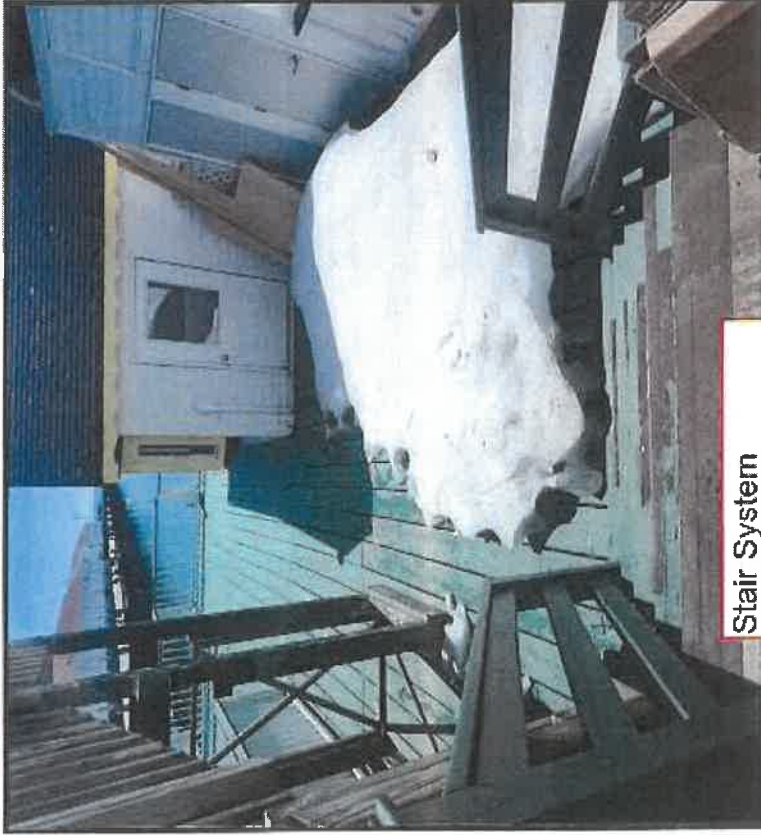
Stair System



Stair System



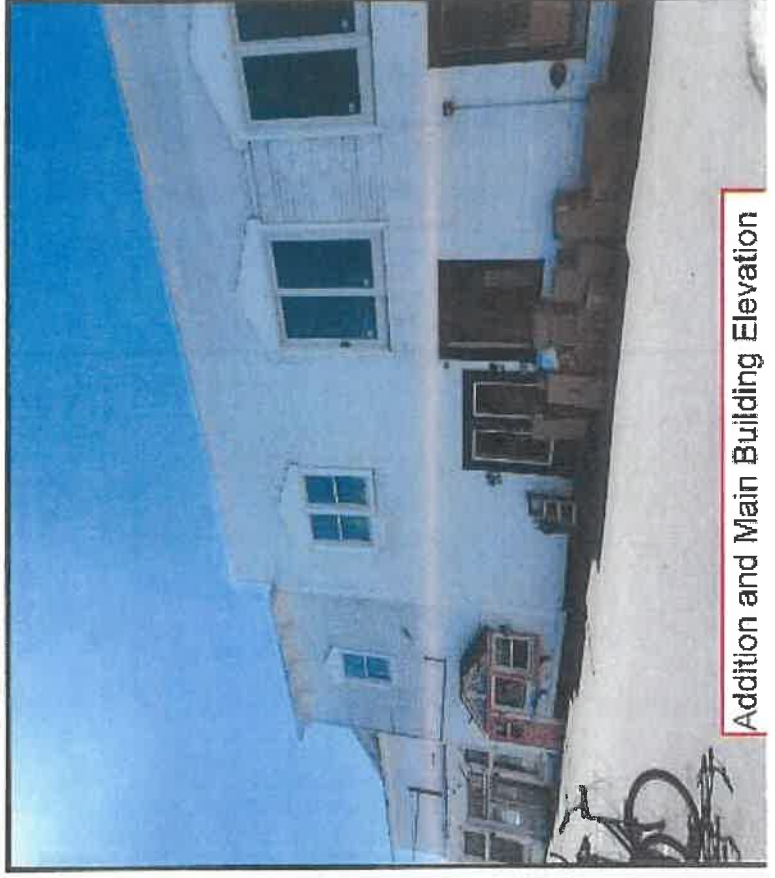
Electrical Panel in Accessory Building



Stair System



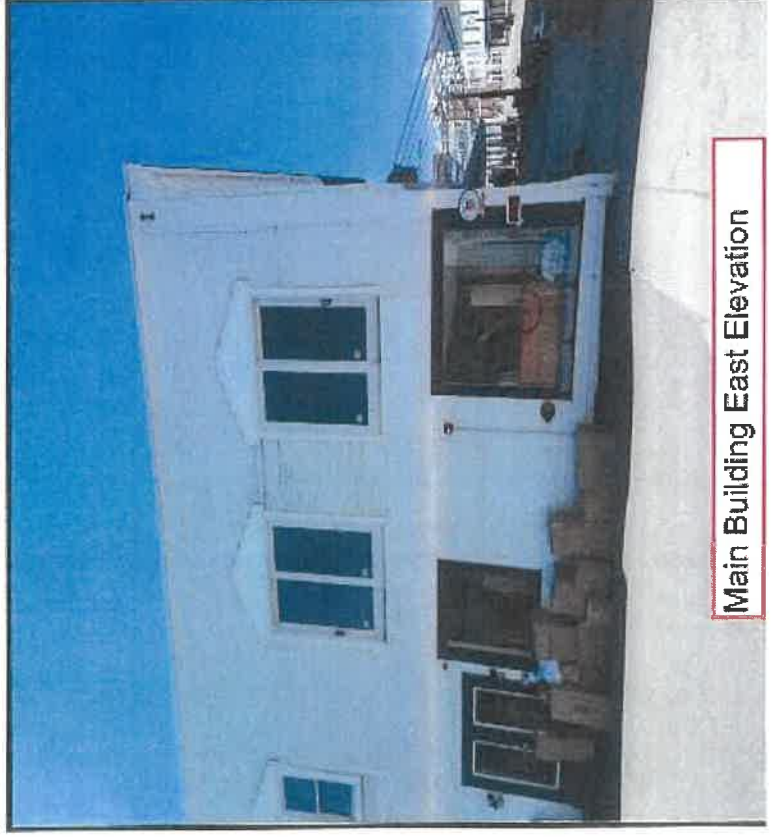
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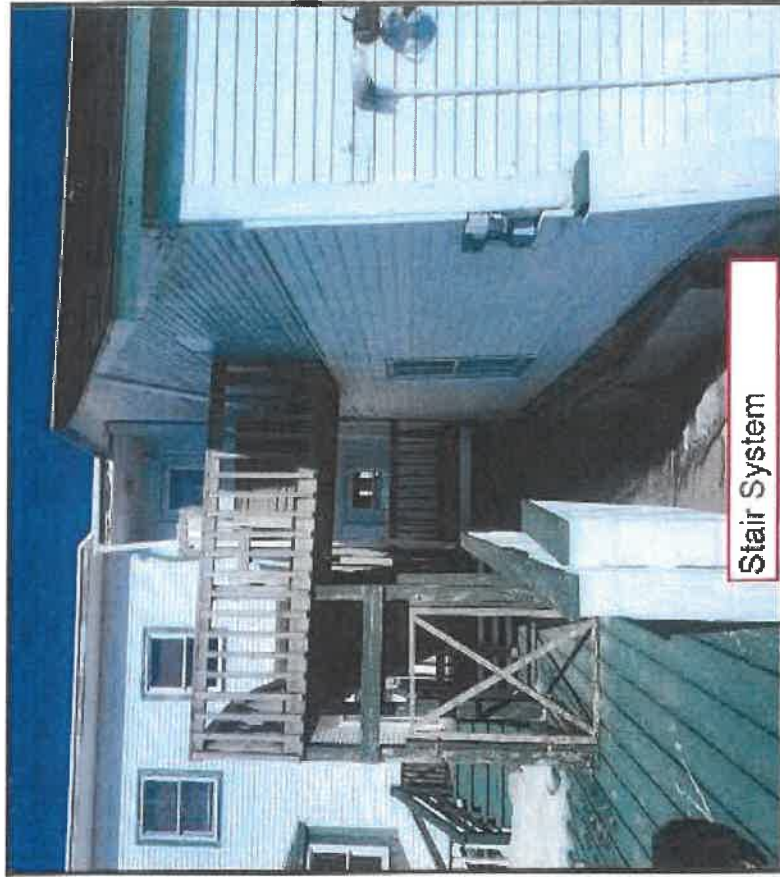
Addition and Main Building Elevation



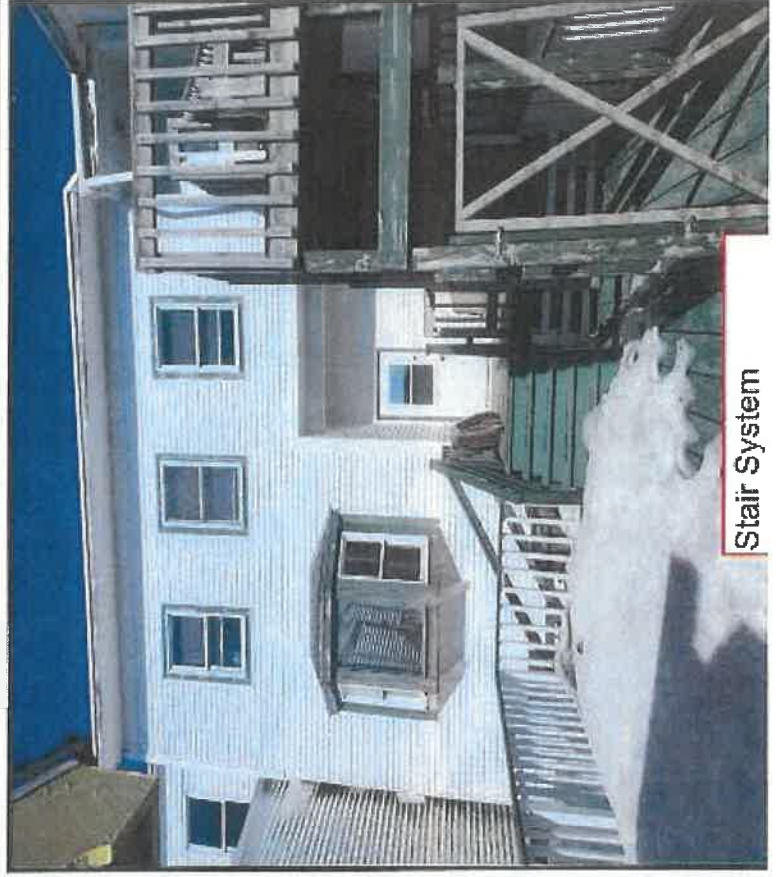
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Main Building East Elevation



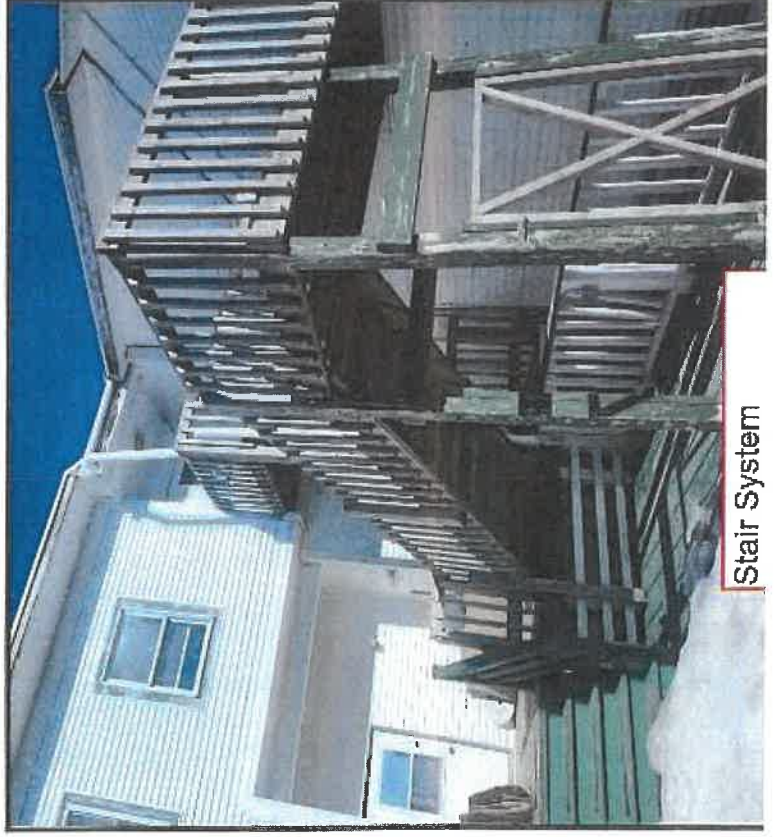
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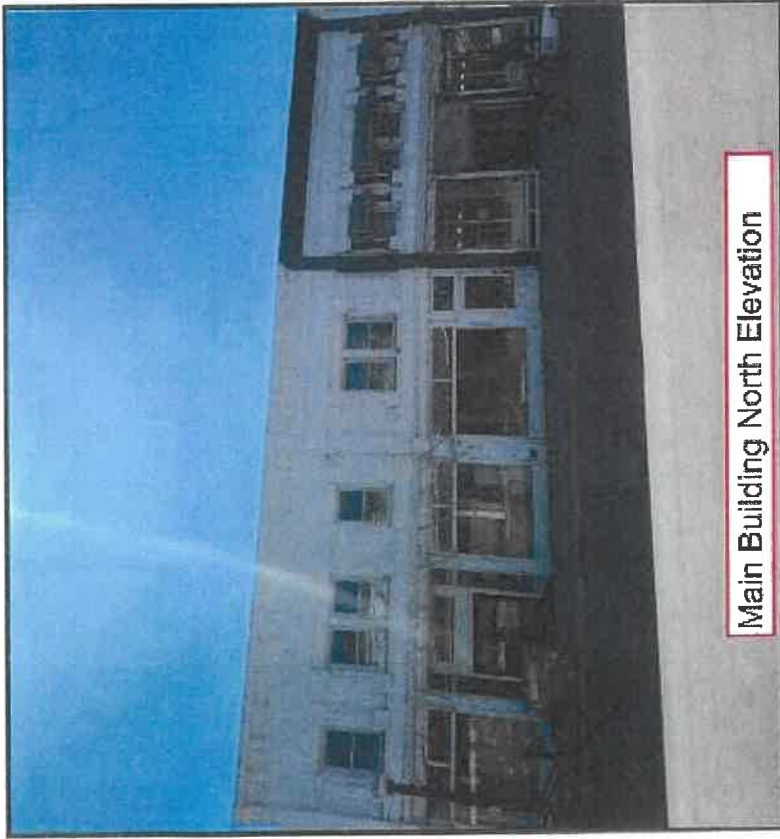
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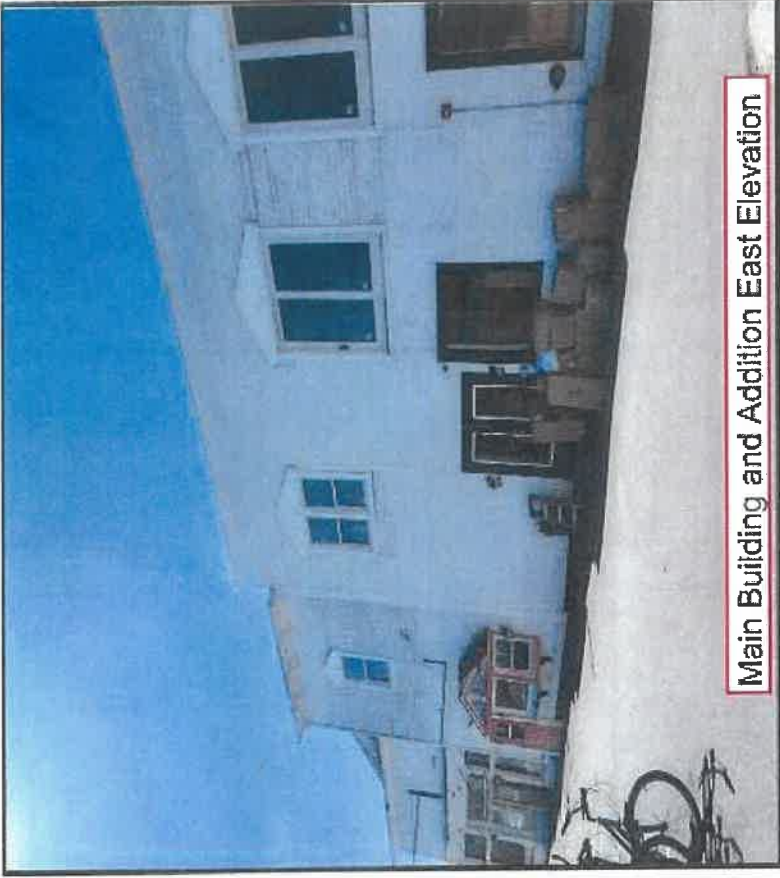
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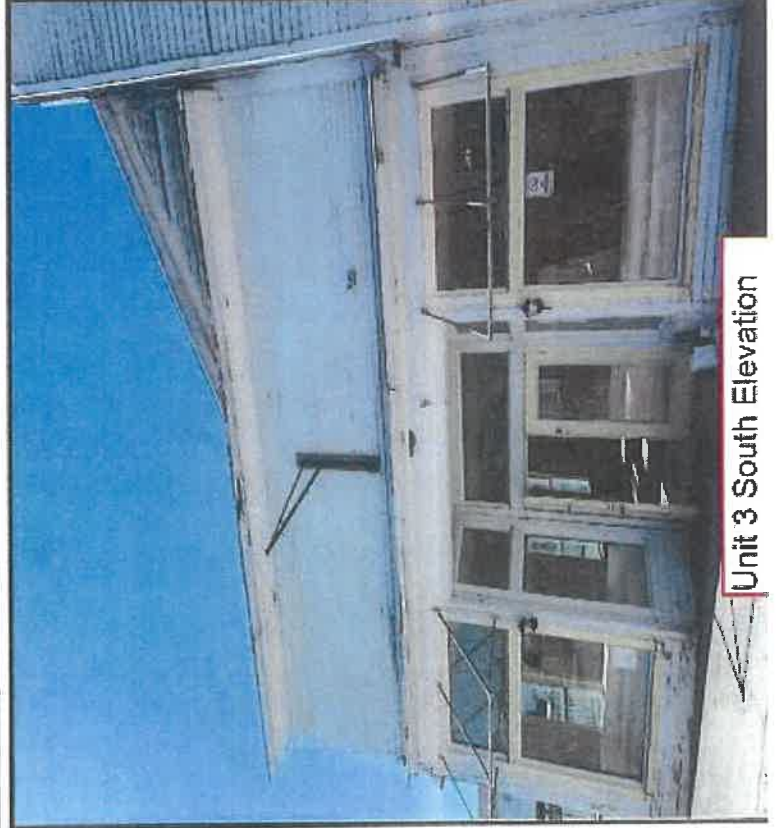
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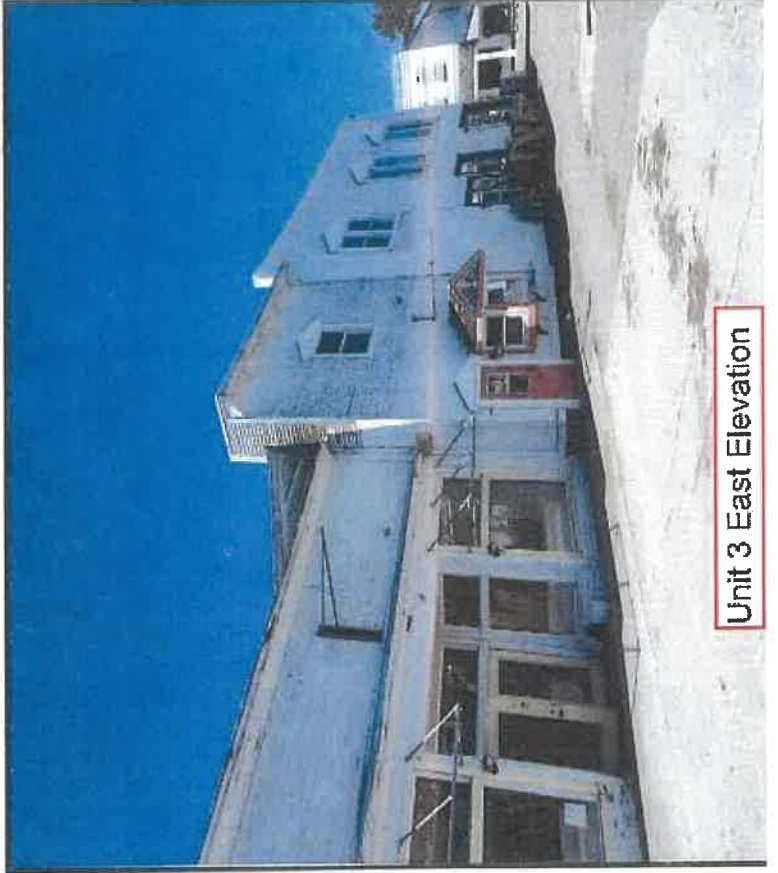
Main Building North Elevation



Main Building and Addition East Elevation



Unit 3 South Elevation



Unit 3 East Elevation



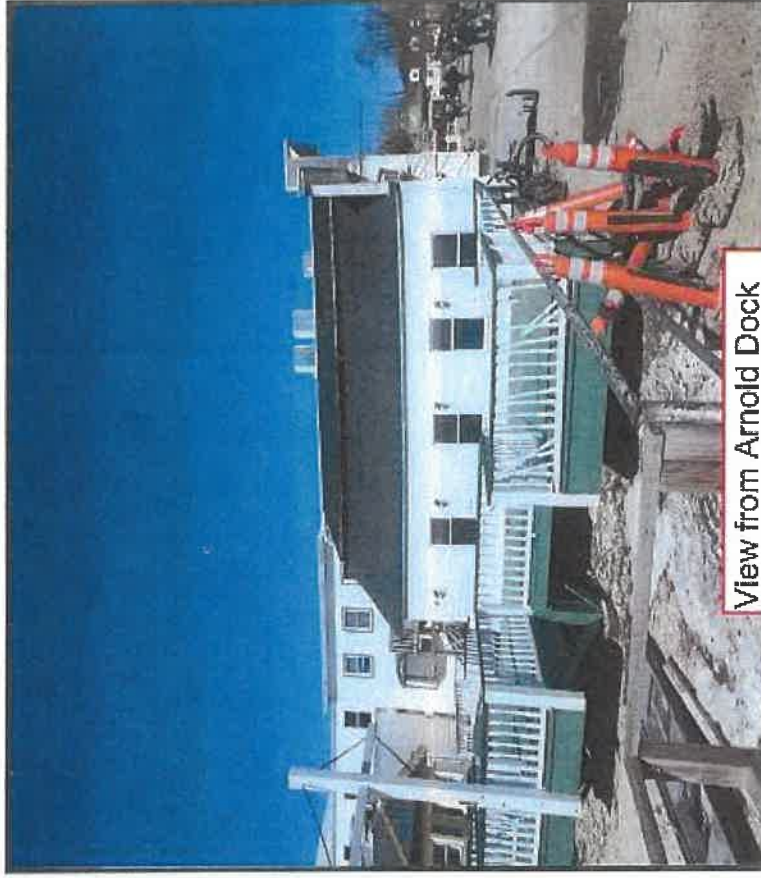
Unit 3 East Elevation



View from Private Dock



View From Arnold Dock



View from Arnold Dock



Failing structure

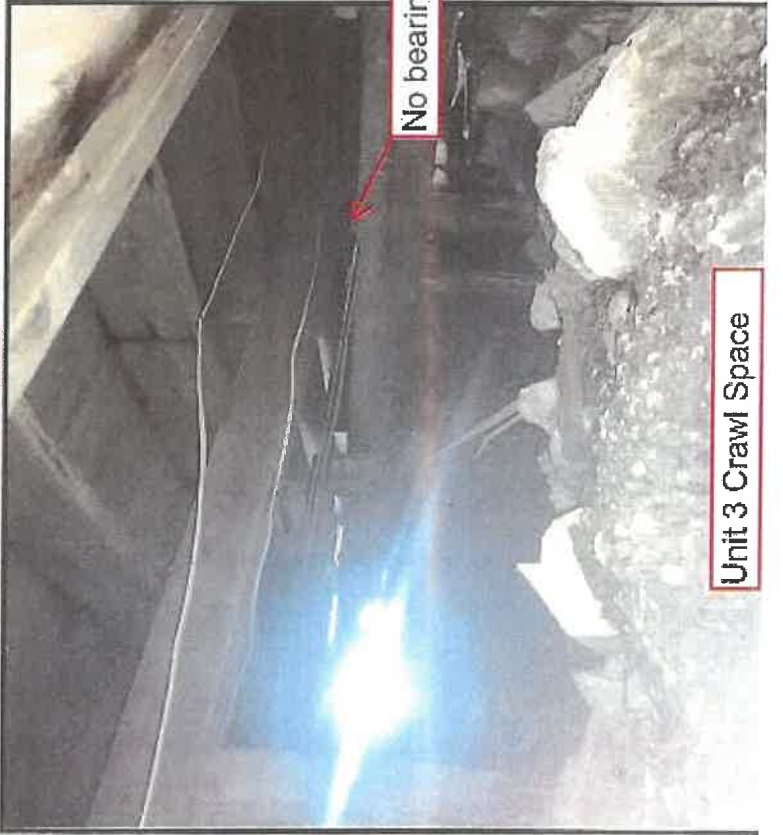
Unit 3 Crawl Space



Unit 3 Crawl Space



Unit 3 Electrical Panel



No bearing

Unit 3 Crawl Space



Falling structure

Unit 3 Crawl Space



Building Line between Unit 3 and Main Building

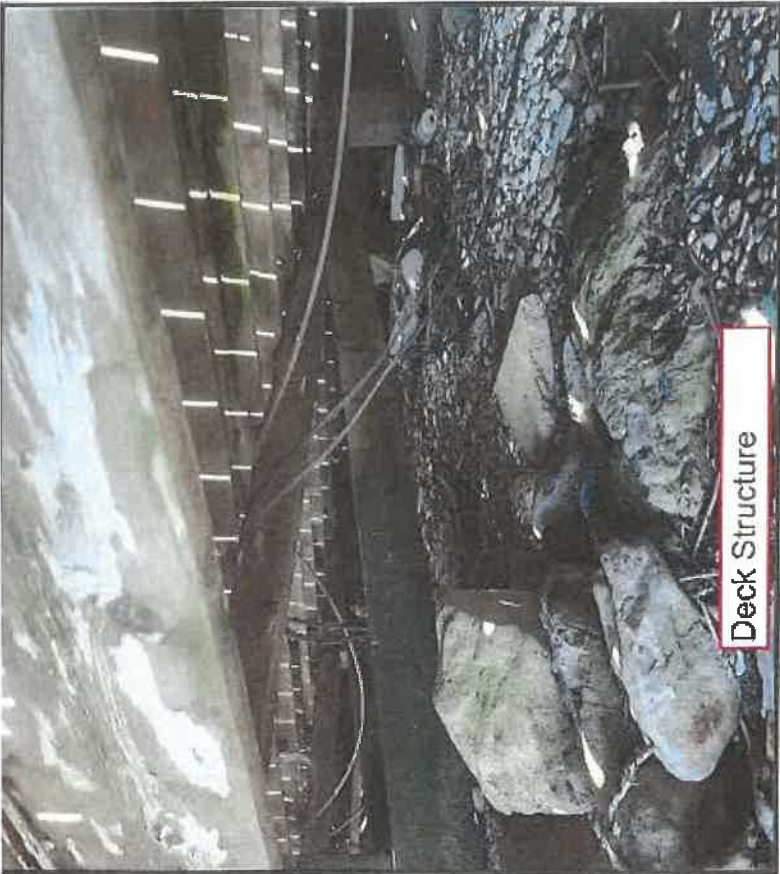


Unit 3 Interior



Floor Settlement

Unit 3 Interior



Deck Structure



Deck Structure



Deck Concrete Piers



Deck Structure



Deck Structure



Deck Structure



Deck Structure



Deck Structure