

**AFFIDAVIT OF DAVID PETRAK**

STATE OF MICHIGAN )

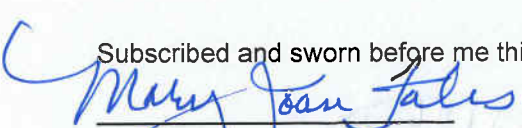
COUNTY OF WASHTENAW )

David Petrak, being sworn, says:

1. I have personal knowledge of the facts stated in this affidavit and, if sworn as a witness, I am competent to testify thereto.
2. I am the City Assessor, CMAE4, PPE, for the City of Ann Arbor, a Michigan municipal corporation, a "qualified local governmental unit" as provided in Act 146 of 2000, as amended.
3. The property consists of approximately 0.34-acre located in the City of Ann Arbor, Washtenaw County, at 418 (Next Door), 420 (Annex) & 422 (Deli) Detroit Street and 322 E. Kingsley Street, situated at the southeast intersection of Detroit Street and E. Kingsley Street. The property is current composed of three parcels (09-09-29-116-010, 09-09-29-116-027 and 09-09-29-116-028) (the "Property") containing the Deli, Next Door and the Annex occupied by Zingerman's Delicatessen. City of Ann Arbor regulations require the Property Owner, Deli Partners, LLC, to combine the three parcels into one parcel.
4. I made a physical inspection of the subject property on June 29, 2010. The 322 E. Kingsley Street site contains one dilapidated uninhabitable residential structure. The annex structure on 420 Detroit Street is, based on age and condition, blighted and not readily adaptable to continued or future use.
5. The Brownfield Redevelopment Financing Act provides under MCL 125.2652(2)(q) that "functional obsolete" means the property is unable to be used to adequately perform the function for which it was intended due to, among other conditions, deficiencies or inadequacies in design or other similar factors that affect the property itself or the property's relationship to surrounding property.
6. On the basis of my physical inspection of the aforementioned property and my professional training and experience as an Assessor for the City of Ann Arbor, I have determined that the portions of the property comprised of 322 E. Kingsley Street and 420 Detroit Street are "functionally obsolete" within the meaning of the Brownfield Redevelopment Act and unable to be used as intended.
7. The above determination is not intended to reflect the official opinion of the City Assessor's Office in determination of value for the current and/or any future assessment roll but is made for the sole purpose of determining whether the property is an "eligible property" under the provisions of the Brownfield Redevelopment Act.
8. Further affiant sayeth not.

  
David Petrak

Subscribed and sworn before me this 30<sup>th</sup> day of June, 2010.

  
Mary Joan Fales, Notary Public  
Monroe County, Michigan  
Acting in Washtenaw County, Michigan

Commission Expires: October 7, 2015