

Unico Inc



OTC BB Trading Symbol: UCOI

www.unicomining.com

August 2007
Newsletter

Unico, Incorporated Completes Purchase of Deer Trail Mine

Purchase to Result in Immediate \$4 Million Asset on the Company's Consolidated Financial Statements

On August 1, 2007, Unico, Incorporated (Stock Symbol - OTC BB: UCOI), a natural resource company in the precious metals mining sector, announced the completion of the purchase of the Deer Trail Mine in Marysvale, Utah from Crown Mines, LLC.

With all the agreements now executed between Unico's wholly owned subsidiary, Deer Trail Mining Company, LLC, and Crown Mines, LLC and the transfer of the final payment of \$1.7 million to Crown Mines completed, the purchase was expected to record very shortly and ownership fully conveyed to Deer Trail Mining Company.

The documents completed to execute the close of the purchase of the Deer Trail Mine included an agreement, bill of sale and water deed, quitclaim deed, water rights lease, and assignment of contractual water rights for the property.

To fully exercise the purchase option of the lease, the final payment of \$1,700,000 was paid on July 30, 2007 and applied directly to the \$4,000,000 purchase price of the Deer Trail Mine lease and option to purchase. In early September 2004, Unico made a payment of \$1,000,000 to Crown Mines, and an additional \$1,000,000 in subsequent payments since November 1, 2006, plus an additional \$300,000 was paid on April 30, 2007.

With the completion of the purchase, Unico is expected to book the Deer Trail Mine property as a \$4 million asset of its future quarterly and annual financial reports.

The mining lease and option to purchase between Unico, Inc. and Crown Mines, LLC, dated December 12, 2001, was adjusted through a first modification of mining lease and option to purchase, dated May 31, 2004, a second modification of mining lease

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About Unico, Incorporated

Unico, Inc. (OTC BB: UCOI) is a publicly traded natural resource company in the precious metals mining sector that is focused on the exploration, development and production of gold, silver, lead, zinc, and copper concentrates at its three mine properties: the Deer Trail Mine, the Bromide Basin Mine and the Silver Bell Mine. The Company has also announced agreements to acquire over 70 additional mining claims. For more information, please visit the Company's website, www.unicomining.com.

Unico, Inc. Announces Additional Reconstruction Work at the Mill and Processing Facility at the Deer Trail Mine

A New Photo Gallery Showing the Reconstruction Work is Added to the Media Section of the Corporate Website

Unico, Incorporated announced additional reconstruction work at the mill and processing facility at the Deer Trail Mine in Marysville, Utah and has added a new photo gallery showing the reconstruction work to the Media section of its website, <http://www.unicomining.com>.

Jean Duvall, the millwright contracted to supervise improvements to the ballmill, has completed the final inspection on the ball mill. Mr. Duvall checked the alignment of the bull gear and pinion gears and made one last final inspection of the main trunion bearings before giving his final approval to operate the ball mill.



Once the power has been connected, there will be a dry run, and after any necessary adjustments are made, the balls will be installed inside the ball mill.



The thickener walls at their final height

Assembly of the thickener, which will primarily be used to thicken tailings, is in the final stages of completion. The thickener walls have been erected to their final height and have been completely welded including the angle iron stabilization rims.

The thickener bridge, turning mechanism, rakes, decking, and stairways have all been installed. The majority of the safety railings have also been installed. The steel for the remaining railings has been delivered and installation is expected in the next several days. The overflow weirs have been fabricated, and once the weirs have been installed, the unit will be considered complete. Rust inhibitor paint will be applied before the thickener begins operating.

The piping and pump requirements for the flotation process are presently in the final calculation stages. The required pumps are either already on site or are immediately available for purchase. Installation of the pumps and piping will commence once the calculations are complete.



The thickener bridge, turning mechanism, rakes, decking, and stairways

"The reconstruction work at the mill and processing facility at the Deer Trail Mine continues to progress at full pace, and the final inspection of the ball mill by our millwright, Jean Duvall, is an important step in preparing to operate the flotation process at the facility," stated Mark A. Lopez, chief executive officer of Unico, Inc.

"The anticipated completion of the thickener in the new mill building and the installation of the required piping and pumps in the flotation circuit will be additional milestones in the reconstruction process, and we look forward to seeing the remaining work completed so that operations at the Deer Trail facility can begin as soon as possible."

In addition to reconstruction at the mill, Unico also updated shareholders on the delivery of critical components of the new substation being built to supply power to the Deer Trail Mine site (see story on page 4).

A new exterior stairway at the Deer Trail Mine mill facility



Forward-Looking Statements

This newsletter may contain forward-looking statements within the meaning of Section 27A of the Securities Act of 1933, as amended and such Section 21E of the Securities Exchange Act of 1934, as amended. Such statements are subject to risks and uncertainties that could cause actual results to vary materially from those projected in the forward-looking statements. The company may experience significant fluctuations in operating results due to a number of economic, competitive and other factors. These factors could cause operation results to vary significantly from those in prior periods, and those projected in forward-looking statements. Information with respect to these factors, which could materially affect the company and its operations, are included on certain forms the company files with the Securities and Exchange Commission.

Unico Completes Purchase of the Deer Trail Mine for Wholly Owned Subsidiary

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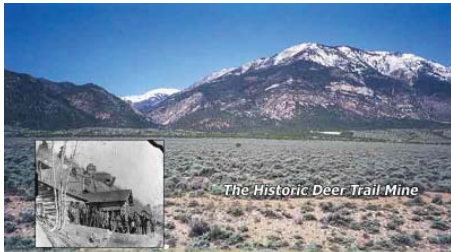
and option to purchase, dated April 21, 2006, a third modification of mining lease and option to purchase, dated November 1, 2006, a fourth modified lease and option to purchase agreement dated April 26, 2007, and a fifth modified lease and option to purchase agreement dated June 29, 2007. A final due date of July 31, 2007 for Unico, Inc. to exercise its purchase option was announced in a mutual agreement by both parties in July 2007.

Under the mining lease and option to purchase agreement, Deer Trail Mining Company, LLC had the right to acquire the mining claims located in Marysville, Utah, which consist of 32 patented mining claims and 171 unpatented mining claims, as well as mill sites, dumps and other transferable rights contained in the agreement.

Included in the agreements executed between Deer Trail Mining Company and Crown Mines were the transfer of specified water rights to Deer Trail Mining Company and the retention of a portion of those rights by Crown Mines.

The claims covered in the purchase agreement total approximately 3,275 acres, or 5.12 square miles, and include workings known as the Deer Trail Mine, the PTH Tunnel and the Carisa and Lucky Boy Mines.

The PTH Tunnel penetrates more than 10,000 feet, with a developed network of tunnels, shafts, stopes, and raises at the 3,400-foot-area and at the 8,000-foot-area, and was mined by prior owners for gold and silver. The initial Deer Trail claims date back to 1870.



"Completion of the purchase of the Deer Trail Mine is truly a major milestone in the history of Unico, and we are extremely pleased to have paid the remaining balance to exercise the purchase option and executed the final documents for the transfer of ownership to our wholly owned Deer Trail Mining Company subsidiary," stated Mark A. Lopez, chief executive officer of Unico, Inc.

"Not only do we have the immediate impact of a \$4 million asset that we plan to include on future consolidated financial reports, but with the anticipated start-up of operations at the mill and processing facility at the Deer Trail Mine and future potential mining programs at the site, the true long-term potential of this property is expected to extend well beyond the initial asset value," Mr. Lopez added.

Unico, Inc. is expected to announce the recording of the deeds associated with this purchase in early August 2007.

Final Components for New Electrical Substation at the Deer Trail Mine Are Delivered to the Site with Installation to Follow Shortly

Unico, Inc.'s wholly owned Deer Trail Mining Company subsidiary has announced the delivery of the final components for the new substation at the Deer Trail Mine in Marysville, Utah. The new substation will supply power to the Deer Trail Mine property, including the 1.5 megawatts



of power required to operate the mill and processing facility and an additional 1 megawatt of excess power capacity available for future upgrades to the system, including power for mining activities at the Deer Trail property and other Unico claims in the area.

A new photo gallery showing the delivery of the final components for the new substation was added to the Media section of the Unico website, <http://www.unicominer.com>, shortly after the announcement of the equipment delivery was made.



The components that were delivered to the Deer Trail Mine include the metering cabinet, main switchgear, cross arms and support poles. Excavation of a trench that will carry 12,470 volts to the secondary substation located at the mill has been initiated.

The last three concrete slabs, which hold the metering cabinet, switchgear and small electrical transformer for area lighting, have been poured to prepare for the installation of these components.

The primary voltage of the main transformer at the new substation is 46,000 volts and the secondary voltage of 12,470/7,200 will be sent to the mill by direct burial cable.

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Deer Trail Mining Company Selects New Metallurgist for the Deer Trail Mine

Edgar Blanco is Contracted to Fine-Tune Operations of Mill

Unico, Incorporated announced that its wholly owned subsidiary, Deer Trail Mining Company, has hired Edgar Blanco as senior metallurgist at the Deer Trail Mine.

Mr. Blanco will focus much of his attention on the mill and processing facility at the Deer Trail Mine. Included in his work at the facility will be development of the reagent schematic and mineral characteristics for the floatation circuit, and he will direct the implementation of adjustments that are necessary as testing phases at the facility are initiated.

Prior to joining Deer Trail Mining Company, Mr. Blanco spent over a decade working in various positions with the Southern Peru Copper Corporation, including serving as supervisor of the chemical laboratory, concentrator, copper smelter bed minerals preparation and other departments of the corporation.

Mr. Blanco has an extensive education and experience related to high temperature chemical processing and mineral processing and has supervised crews of 60 workers in three shifts.

Mr. Blanco received his Bachelor of Science degree in Metallurgical Engineering from the Universidad Nacional Jorge Bas, in Peru, his Master of Science degree in Metallurgical Engineering from the University of San Agustin, Arequipa in Peru and is currently completing his Ph.D. in Metallurgical Engineering from the University of Utah.

Mr. Blanco is a member of the Minerals, Metals and Materials Society and the Society of Mining Metallurgy and Exploration. He has published several articles on metals concentrate processing.

"We are pleased to have Mr. Blanco join the Deer Trail Mining Company as senior metallurgist and look forward to his contribution as we complete the final work to begin operations at the mill and processing facility," stated Mark A. Lopez, chief executive officer of Unico, Inc.

"Mr. Blanco is expected to play a vital role in the fine-tuning aspects of our floatation circuit and ongoing metallurgical work required to produce the most effective operational process possible on site," Mr. Lopez added.



Final Components Delivered to Deer Trail Mine for New Electrical Substation

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The 12,470 voltage will then be further reduced to the required 480 volts required to operate the mill.

A crew from Cache Valley Electrical, one of the largest electrical contractors in the western United States that has been contracted to assist with the construction of the new substation, has now arrived at the Deer Trail Mine substation site and has initiated the final installation of the recently delivered components.

"The delivery of the final major components for the new electrical substation at the Deer Trail Mine is expected to pave the way for completion of the interconnection between the existing Rocky Mountain Power substation and the new substation," stated Mark A. Lopez, Unico, Inc. CEO.

"This electrical connection with the new substation is expected to result in significantly reduced power costs for our Deer Trail Mining Company subsidiary.



Trench to Secondary Substation

"We now look forward to completing the remaining work as soon as possible, so the company can begin its processing operations at the Deer Trail mill facility," he added.



Poles Delivered to the Substation Site

