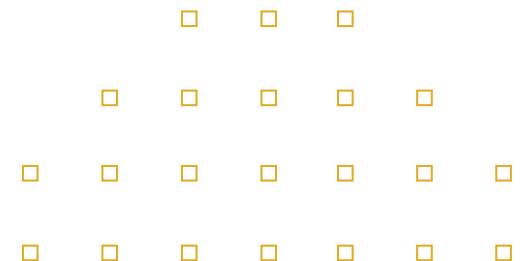




College Road Delhi Charter Township Site

Ingham County, MI

Property Report
December 2024



College Rd. Delhi Charter Twp. Site



MI SITES PROGRAM OVERVIEW

The Michigan Economic Development Corporation (MEDC) created the MI Sites program in 2024, in collaboration with Quest Site Solutions (Quest) and multiple state agencies and economic development stakeholders, to enhance the readiness of industrial properties in the State of Michigan. The primary objective of the MI Sites program is to develop a statewide portfolio of ready sites to address the real estate needs of companies seeking to locate or expand in Michigan. To help accomplish this objective, consistent statewide criteria for site readiness have been established. Information collected during the program is utilized to determine the current readiness classification of each property – Bronze, Silver, or Gold.

PROPERTY OVERVIEW

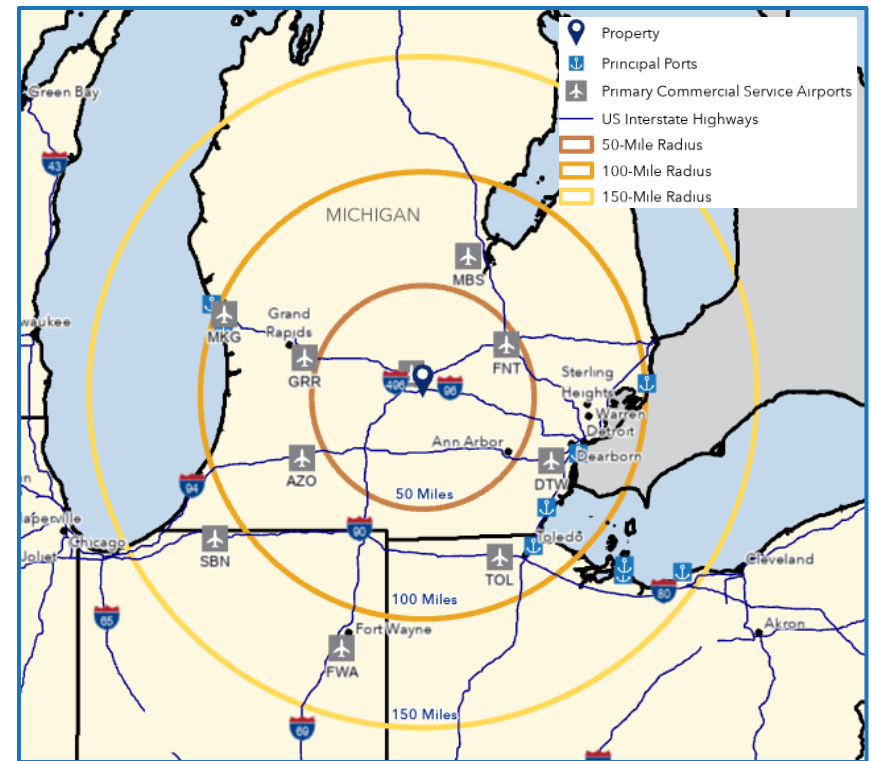
Located within the Lansing metro area, this property is under option by the regional economic development entity. The 2023 Master Plan for land use designates this as an “Economic Opportunity Property.” Rezoning to allow industrial use is anticipated to take approximately 60 days.

The property is 1 mile north of US-36, 2.5 miles west of US-127, and 5 miles south of I-96. Rail service can be provided by Adrian and Blissfield (A&B) Railroad Company, which offers connections to CN, CSX, and NS Class I rail.

Utility lines are adjacent to the site or can be extended within 12 months. Electric distribution at this location allows for customer choice between two providers - Consumers Energy and Lansing Board of Water & Light (BWL).

Multiple due diligence studies have been conducted on the property. Additionally, a \$6.5 million grant from the MEDC’s Strategic Site Readiness Program was awarded in 2024 and is being utilized to advance site preparation.

The College Road Delhi Charter Township Site was designated as Bronze in the MI Sites program on November 5, 2024. This designation will expire on November 5, 2027.



PROPERTY CHARACTERISTICS

Acreage: The property is 423.71 total acres.

Latitude and Longitude: 42.624004°, -84.483827°

Google Maps Link: [College Road Delhi Charter Township Site](#)

Location: The property is located within Delhi Charter Township, directly south of Lansing, and is adjacent to College Road and Cedar Street. This area is 1 mile north of US-36, 2.5 miles west of US-127, and 5 miles south of I-96.

Surrounding Land Uses: The 423.71-acre tract is primarily bordered by residential areas and commercial/industrial developments. The specific land uses for the properties adjacent to the 423.71-acre tract are as follows:

North – Various manufacturing operations, including McKesson and RSDC, as well as residential areas

South – Residential and commercial developments

East – Residential and agricultural areas, US-127

West – Several commercial and industrial developments along Cedar Street

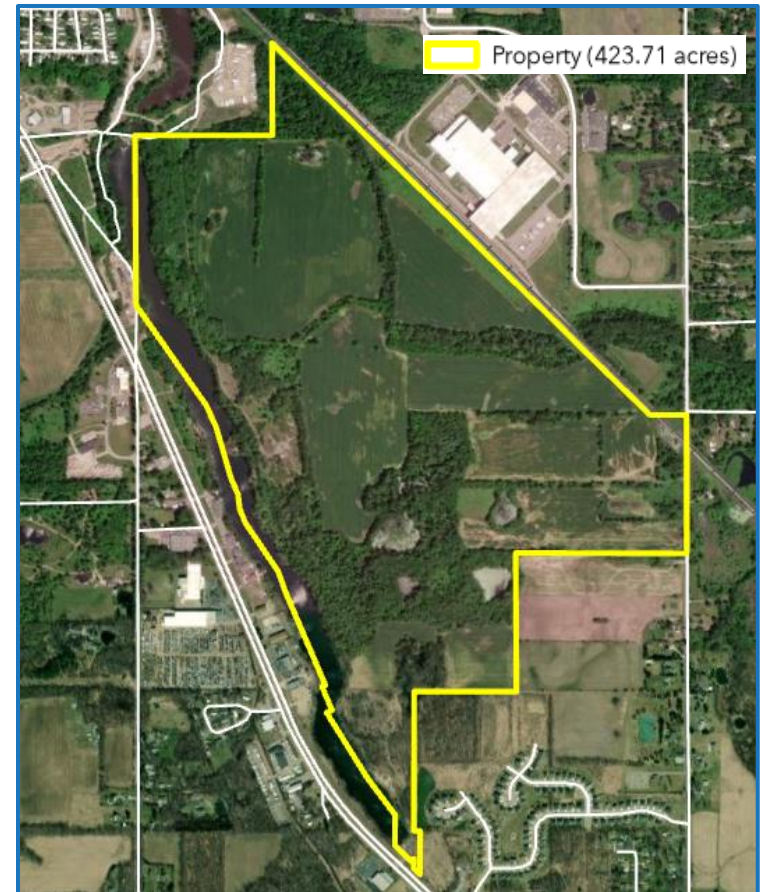
Link to Local GIS: [Ingham County Parcel Data](#)

Contact Information:

Emma Bostwick
Director of Business Attraction
Lansing Economic Area Partnership (LEAP)
Phone: 517-388-1947
Email: emma@purelansing.com

Support Documentation:

MI Sites – Site and Community Questionnaire – submitted June 14, 2024
ALTA/NSPS Land Title Survey – Monument Engineering Group Associates, Inc. – originally issued January 25, 2023 and revised October 10, 2024



OWNERSHIP & AVAILABILITY

Current Ownership: The property is owned by Louis J. Eyde Delhi, LLC, Uppal Delhi, LLC, and Kuschinski Delhi, LLC. All parcels are under option by JA&O LLC, representing the interests of Lansing Economic Area Partnership (LEAP), until 2/8/2025. The option can be extended to 2/8/2028.

Easements or Right of Way: The ALTA Commitment issued through Cinnaire Title Services, LLC, effective 6/17/2024, lists the following exceptions for the property:

- Easement for multi-use trail recorded in Instrument Number 2018-041546.
- Access Easement Agreement recorded in Instrument Number 2022-017547.
- Easement to Cook-Thorburn Drainage District for drain recorded in Liber 972, Page 556.
- Reservation of Easement in the vacated Edgar Road and Hogsback Road as evidenced by the instruments recorded in Liber 2844, Page 743 and Liber 1079, Page 484.
- Easement for Electric Line recorded in Liber 1863, page 1031.
- Easement for Electric Line recorded in Liber 2890, page 140.
- Drain Easement recorded in Liber 3356, page 142.
- Utility Deed of Easement recorded in Liber 2502, page 1067.
- Drain Easement recorded in Liber 3050, page 210.
- Right of Way of the Cook and Thorburn Drain.

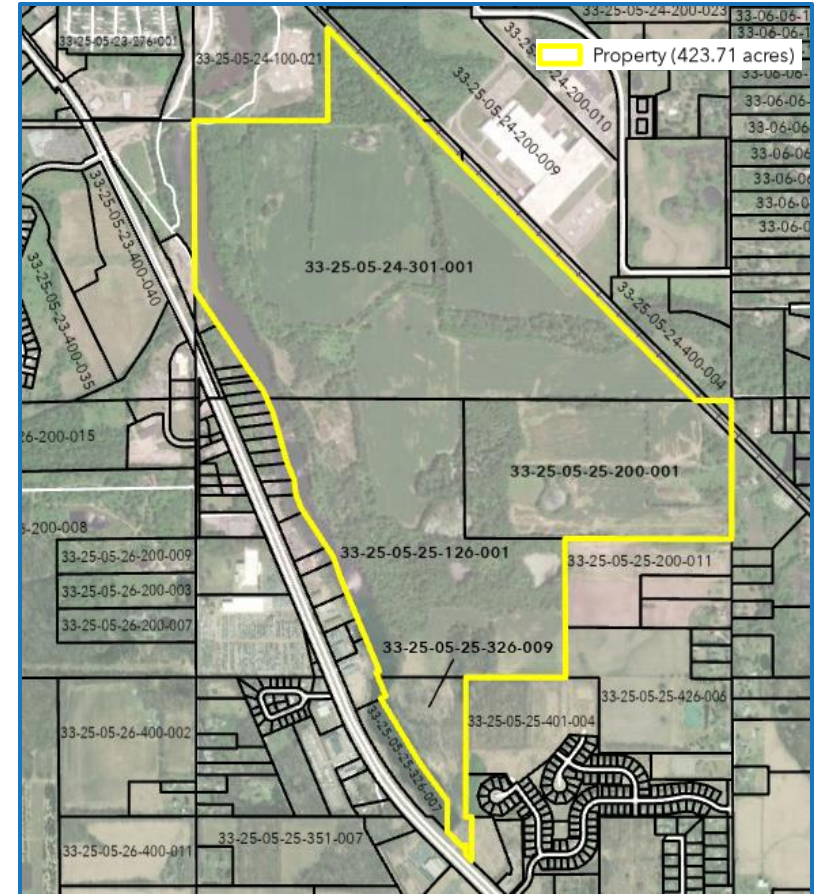
Note: Some easements documented may exist outside of the property boundaries identified for MI Sites.

The ALTA/NSPS Land Title Survey revised on 10/10/2024, with original issue date of 1/25/2023, identified the following additional easements for the property (which were not listed in the ALTA Commitment effective 6/17/2024):

- Drain Easement recorded in Liber 3097, Page 1188.
- Drain Easement recorded in Liber 3097, Page 1189.
- Drain Easement recorded in Liber 3055, Page 643.
- Drain Easement recorded in Liber 3050, Page 209.

On-Site Structures: There are no existing structures on the property.

Lease: DTN Holdings LLC leases the tillable acreage of parcel 33-25-05-24-301-001 to Michael Smalley, a farmer, until December 1, 2024. The farm lease is renewed annually.



Owner	Acres	Tax Parcels	Price
Louis J. Eyde Delhi, LLC, Uppal Delhi, LLC, and Kuschinski Delhi, LLC	215.32	33-25-05-24-301-001	\$30,000/acre
	78.02	33-25-05-25-200-001	
	106.29	33-25-05-25-126-001	
	17.63	33-25-05-25-326-009	

TOTAL 423.71

Sale Price and Terms: The current option agreement, signed 10/23/2024, states that JA&O LLC has extended the Initial Option Period until 2/8/2025 and the current price is \$30,000/acre. The agreement allows for three additional one-year extension periods, each with an extension fee, which enables property purchase until 2/8/2028. Each year that the agreement is extended, the price of the property will increase by \$2,500/acre.

Support Documentation:

Warranty Deed – Waterland Trucking Service, Inc. to Louis J. Eyde Delhi, LLC, Uppal Delhi, LLC, and Kuschinski Delhi, LLC – November 24, 2009

Quit Claim Deed – Delhi Charter Township Downtown Development Authority to Louis J. Eyde Delhi, LLC, Uppal Delhi, LLC, and Kuschinski Delhi, LLC – August 23, 2018

The First Amendment and Restatement of Option Agreement – Louis J. Eyde Delhi, LLC, Uppal Delhi, LLC, and Kuschinski Delhi, LLC to JA&O, LLC – last signature completed October 23, 2024

Letter from James F. Anderton, Authorized Agent of JA&O, LLC – February 7, 2024

ALTA/NSPS Land Title Survey – Monument Engineering Group Associates, Inc. – originally issued January 25, 2023 and revised October 10, 2024

ALTA Commitment No. 705539 – Cinnaire Title Services, LLC – effective June 17, 2024

MI Sites – Site and Community Questionnaire – submitted June 14, 2024

MI Sites – Step 1 Entrance Application – submitted April 17, 2024

Land Rent Proposal – Michael Smalley and DTN Holdings – March 1, 2024

ZONING

Current Zoning: Agricultural (A-1)

Covenants and Restrictions: The Delhi Charter Township Zoning Ordinance sets a height restriction of 60 feet. There is also a noise restriction, but no formal limit, on the allowable decibels from an industrial user. Noise restrictions apply to all sound producing equipment and shall not cause excessive disturbance to the township citizens.

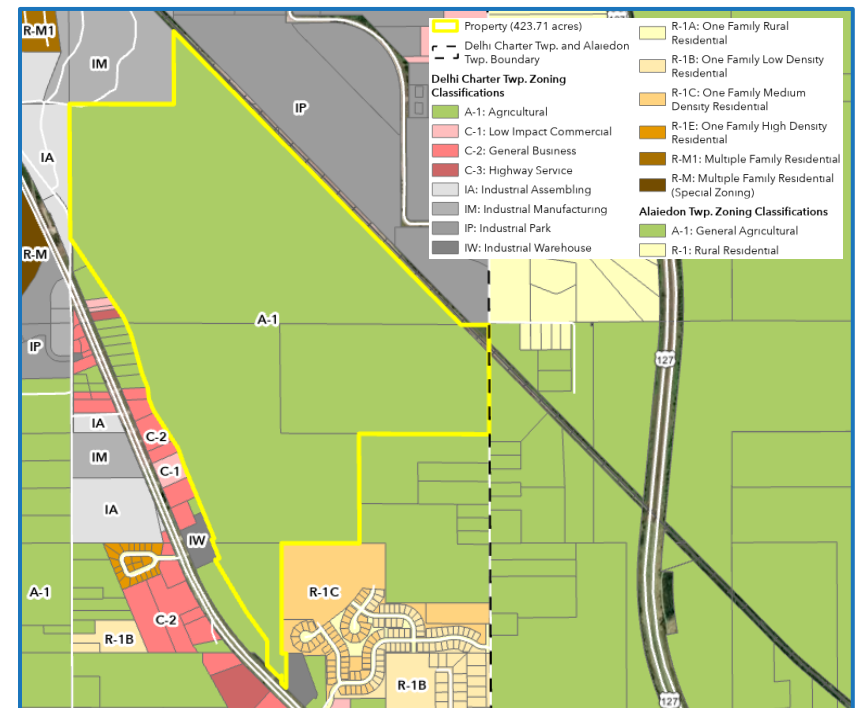
Previous Land Use: The land has historically been used for agricultural purposes. Within the last 48 years, there has been a gravel operation on the northern and southwestern parcels.

Future Land Use: The Delhi Charter Township Master Plan 2023 designates this area as an Economic Opportunity Property.

Rezoning: Rezoning will be necessary to proceed with industrial development and is a 60-day process that can happen concurrently with site planning and other approval processes.

Support Documentation:

MI Sites – Site and Community Questionnaire – submitted June 14, 2024



Zoning Map – Delhi Charter Township – April 11, 2024
Delhi Charter Township Master Plan 2023 – April 24, 2023
Future Land Use Map – Delhi Charter Township – submitted June 14, 2024
Letter from Tracy Miller, Delhi Charter Township Manager – June 13, 2024

TRANSPORTATION INFRASTRUCTURE

Roads: The property is adjacent to an all-season road, College Road, which has 11' wide lanes and 2' paved shoulders. Upgrades to College Road and Cedar Street are underway, with \$8.6 million allocated for infrastructure improvements. The property is 1 mile north of US-36 and 2.5 miles west of US-127, the nearest four-lane highways. The property is also located approximately 5 miles south of I-96.

Rail: Mainline rail is adjacent to the northeastern boundary of the property. Adrian and Blissfield (A&B) Railroad Company services the property and connects to CN, CSX, and NS Class I rail. To extend rail service to a user on the property, A&B must construct siding and spurs that will cost an estimated \$195/linear foot of track and \$100,000/switch. Improvements are projected to take 6-8 months depending on build size. The nearest transload facilities are in Mason and Lansing, both located approximately 4 miles from the site and served by A&B.

Air Service: The nearest commercial service airport is Capital Region International Airport (LAN), approximately 15 miles from the property. Additional commercial air service is available at Detroit Metro Airport (DTW), approximately 85 miles from the property. The nearest general aviation airport is Mason Jewitt Airport (TEW), approximately 5.9 miles from the property.

Port Service: The closest port is the Port of Detroit, approximately 90 miles from the property on the Detroit River. The port has rail service provided by Penn Central Railroad, Norfolk Southern, and Wabash Railroad. Nicholson Terminal and Dock Company provides cargo related services, including storage, loading, unloading, assembly, etc.

Support Documentation:

MI Sites – Site and Community Questionnaire – submitted June 14, 2024
All Season Road Map – Ingham County Road Department – submitted August 9, 2024
College Road Reconstruction Cost Estimates – C2AE – May 17, 2023
Rail Map – The Michigan Central Railroad Company – platted August 10, 2016
Letter from Kyle Hnatiuk, Director of Business Development for Adrian and Blissfield Railroad Company – June 13, 2024
Letter from Kyle Hnatiuk, Director of Business Development for Adrian and Blissfield Railroad Company – August 16, 2024

UTILITIES

Note: Utility information (including infrastructure locations, available capacity, cost and schedule estimates) changes over time. Information in this report reflects the utility conditions at the time of MI Sites designation. Future users considering locating on the property should confirm the utility conditions at that point in time and verify that the utilities are adequate for their specific project.

Electric: The property is in an area where there is a choice of electric distribution provider. This report contains information about two electric providers that could serve the site – Lansing Board of Water & Light (details below) and Consumers Energy (details on page 7).

ITC Michigan Electric Transmission Company (METC) and Lansing Board of Water & Light (BWL)

Existing Infrastructure: 13.2 kV distribution lines are located approximately 3 miles from the property. The ITC Michigan Electric Transmission Company (METC) owns 138 kV transmission lines adjacent to the property, running parallel to the rail line along the northeastern boundary.

Current Capacity: A new on-site substation must be constructed to serve the site, so the amount of available capacity will be dependent on its buildout and the transmission capacity that ITC METC can provide.

Improvements: In order to serve the property with 10 MW, BWL will construct a substation on the property (approximately 400'x400') and acquire right-of-way for the land adjacent to the ITC transmission line on the north side of the property to construct a driveway for access to the substation. The estimated cost and schedule for improvements to serve a 10 MW customer are \$30 million and at least 36 months lead time for substation transformers. Up to four transmission lines can potentially be brought into the substation, providing redundancy at an additional cost but no impact to the construction schedule. Estimated improvements for serving users above 10 MW are shown below.

Capacity	Improvements	Cost Estimate	Schedule Estimate
25 MW	On-site substation	\$30 million	> 36 months
50 MW			
100 MW		\$35 million	

Additional Information: BWL offers contributions in aid of construction where some costs can be offset by 1.5 times the projected revenue for the distribution system. However, this does not include the potential substation or transmission builds. Ultimate site capacity is based on the transmission capacity that ITC METC can provide.



Contact: Rhonda Jones, Manager of Business Development at Lansing Board of Water & Light
Phone: 517-702-6497
Email: rhonda.jones@lbwl.com

Support Documentation:

MI Sites – Electric Questionnaire – Lansing Board of Water & Light – June 14, 2024

Electric Infrastructure Map – Lansing Board of Water & Light – submitted June 14, 2024

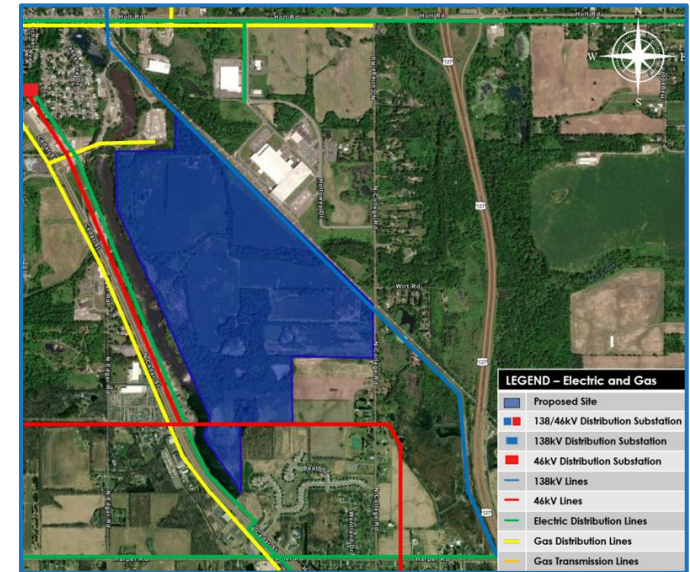
ITC Michigan Electric Transmission Company (METC) and Consumers Energy

Existing Infrastructure: Three phase 4.8/8.32 kV wye grounded distribution lines and 46 kV high voltage distribution lines are adjacent to the property along Cedar Street, and a 46 kV line bisects the southern portion of the site. There are 138 kV transmission lines adjacent to the property, running parallel to the rail line along the northeastern boundary.

Current Capacity: The distribution facilities can serve up to 3 MW in 8-10 months.

Regional Infrastructure: The Hogsback Substation is located approximately 0.6 miles northwest of the site.

Improvements: To serve a user with 10 MW, a new dedicated customer substation will be constructed on-site and served from the adjacent 138 kV lines. The estimated cost and schedule for upgrades to serve 10 MW is \$3.325 million and 28 to 36 months. Estimated improvements for serving users above 10 MW are shown below.



Capacity	Improvements	Cost Estimate	Schedule Estimate
25 MW	On-site substation and one 138 kV feed <i>Redundancy may be available or required based on customer load.</i>	\$7.25 million	42 months
50 MW	On-site substation and two 138 kV feeds <i>Solution would be proposed as fully redundant.</i>	\$27.5 million	
100 MW		\$28.5 million	

Additional Information: Consumers Energy offers a robust construction incentive allowance that is based on customer's rate, electric demand, usage, and contract length.



Contact: Scott Silverthorn, Senior Economic Development Manager at Consumers Energy
Phone: 989-860-1813
Email: scott.silverthorn@cmsenergy.com

Support Documentation:

MI Sites – Electric Questionnaire – Consumers Energy – June 14, 2024 – Subject to Change
Electric and Natural Gas Infrastructure Map – Consumers Energy – submitted June 14, 2024

Natural Gas: Consumers Energy

Existing Infrastructure: A 6”, 200 psig high pressure natural gas line is located 0.5 miles from the property along Cedar Street.

Current Capacity: The current capacity is estimated to be 857,000 mcf/year.

Improvements: To serve a user with 90 MCFH, Consumers Energy must extend the 6” high pressure main approximately 0.5 miles to the site. The estimated cost and timeline for upgrades is \$6 million and 12 months. New right-of-way may be required. Estimated improvements for serving users above 90 MCFH are shown in the table below.

Capacity	Improvements	Cost Estimate	Schedule Estimate
30,000 mcf/month	Extend the 6” high pressure main to the site	\$6 million	12 months
50,000 mcf/month			

Additional Information: Consumers Energy offers a robust construction incentive allowance that is based on customer’s rate, natural gas demand, usage, and contract length. Redundancy is feasible at an increased lead time and cost.



Contact: Spencer Turner, System Engineer at Consumers Energy
Phone: 248-207-0276
Email: spencer.turner@cmsenergy.com

Support Documentation:
MI Sites – Natural Gas Questionnaire – Consumers Energy – June 4, 2024
Electric and Natural Gas Infrastructure Map – Consumers Energy – submitted June 14, 2024

Water: Lansing Board of Water & Light

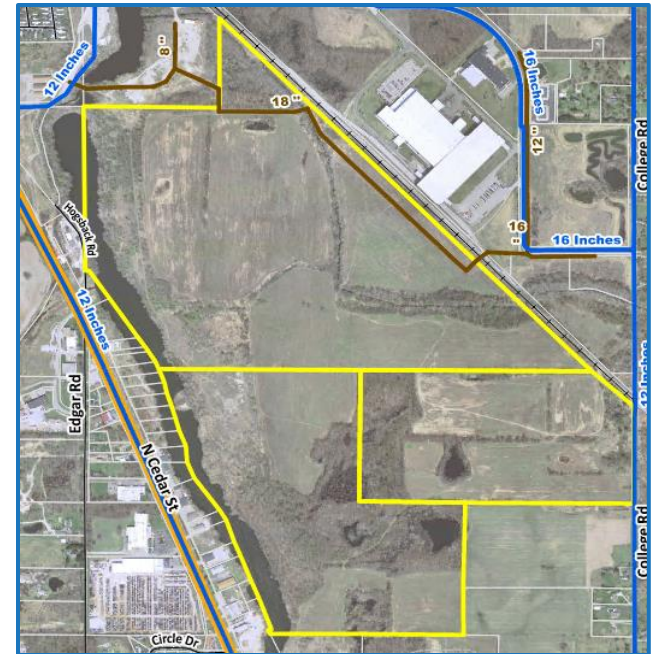
Existing Infrastructure: There are 12" water mains along Cedar Street, Holt Road, and College Road. There is also a 16" line north of the property along Holloway Drive.

Current Capacity: There is currently 300,000 gpd of available capacity.

Water Treatment: Water is treated by the John F. Dye Water Conditioning Plant (WCP), located approximately 9 miles from the site, and the Wise Road WCP located approximately 8 miles from the site. The total combined permitted capacity of the WCPs is 50 mgd with 10 mgd of excess capacity.

Raw Water: Raw water is not a part of BWL's existing business model and would require further engineering studies. However, preliminary investigations of potential raw water sources have been evaluated by Stantec and include groundwater wells from the Saginaw Aquifer, local surface water from the Grand River, and lake water from Lake Michigan and/or Lake Huron. The standard extraction per well is approximately 0.5 mgd and the maximum extraction from the Grand River has been approximately 31.6 mgd. Sourcing water from the Great Lakes is currently being evaluated due to projected future regional water demands. Raw water piping would generally be installed within the road right-of-way, but there may be instances where easements within private property may be necessary.

Improvements: In order to provide 450,000 gpd, BWL must reduce the fill rate of the Hulett ground storage tank, construct line extensions, and install new water main piping throughout the site. The total estimated cost and timeline of improvements is \$1.7 million and 12 months. Estimated improvements for serving users above 450,000 gpd are shown in the table below.



Capacity	Improvements	Cost Estimate	Schedule Estimate
600,000 gpd	1 mile of 16" water main	\$4.5 million	18 months
1,200,000 gpd	2 miles of 16" water main	\$9 million	24 months
2,400,000 gpd	4 miles of 24" water main	\$26 million	36 months



Contact: Rhonda Jones, Manager of Business Development at Lansing Board of Water & Light
Phone: 517-702-6497
Email: rhonda.jones@lbwl.com

Support Documentation:

MI Sites – Water Questionnaire – Lansing Board of Water & Light – June 14, 2024 (revised August 21, 2024)

Email from Travis Sparks, Economic Development Manager at Lansing Board of Water & Light – September 10, 2024

Water & Sewer Infrastructure Map – Delhi Charter Township – December 30, 2014

Wastewater: Delhi Charter Township

Existing Infrastructure: There is an 18" sewer line adjacent to the site, running parallel to the rail line along the northeastern boundary of the property.

Current Capacity: The nearest sewer line has 1.35 mgd of total capacity and 0.5 mgd of excess capacity.

Wastewater Treatment: The Delhi Township Publicly Owned Treatment Works (POTW) treats the wastewater from the site and is located approximately 4.2 miles from the property. The POTW has a total permitted capacity of 4 mgd, average utilization of 2.6 mgd, and peak utilization of 6.5 mgd. Excess capacity is 1.4 mgd based on average utilization.

Improvements: No infrastructure improvements are needed to provide 300,000 gpd of wastewater service to the property. No upgrades are currently planned to increase the available capacity above 500,000 gpd. The estimated improvements to serve a user needing 2 mgd of wastewater treatment capacity are shown in the table below.



Capacity	Improvements	Cost Estimate	Schedule Estimate
2,000,000 gpd	Additional sewer line, pumping capacity at plant, preliminary/primary/secondary treatment, and digester capacity	\$24 million	36 months

Additional Information: Article 6, Section 16, (b) of the Sewer Use Ordinance (Ord.112) provides the requirements for a user's discharges to the POTW. The wastewater plant serving the site has the ability to accept high strength organic waste by truck.



Contact: Sandra Diorka, Director of the Delhi Charter Township Department of Public Services (DPW)/Public Owned Treatment Works (POTW)
Email: sandra.diorka@delhitownshipmi.gov

Support Documentation:

MI Sites – Wastewater Questionnaire – Delhi Charter Township – June 7, 2024

Water & Sewer Infrastructure Map – Delhi Charter Township – December 30, 2014

Wastewater Infrastructure Map – Delhi Charter Township – submitted June 14, 2024

Publicly Owned Treatment Works (POTW) Sewer Use Ordinance – Discharge Prohibitions and Local Limits Summary – Delhi Charter Township – submitted August 21, 2024

Telecommunications: Comcast Cable Communications

Existing Infrastructure: The nearest telecommunications infrastructure is 0.7-1.0 miles from the property for residential and commercial users.

Current Services: Available services include voice, data, video, mobile, enterprise, cybersecurity, and managed solutions. Fiber and dark fiber are currently not available.

Improvements: Construction will be needed to extend fiber to the property. The estimated timeframe to build underground fiber is 6 months, depending on necessary ROW acquisition and permitting.

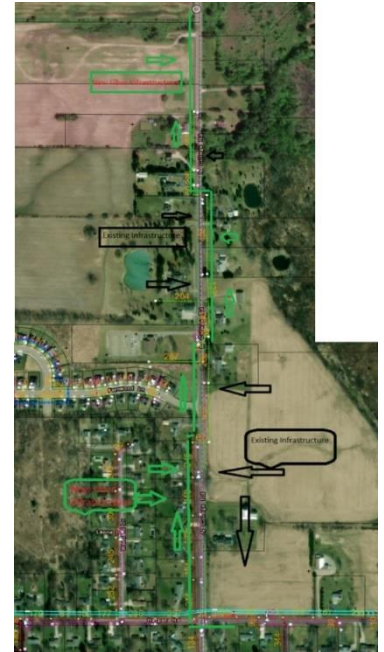


Contact: Lisa Kocsis-LeCureux, VP of Business Development at Comcast Cable Communications
Phone: 248-378-3153
Email: lisa_kocsis@cable.comcast.com

Support Documentation:

MI Sites – Telecommunications Questionnaire – Comcast Cable Communications – June 5, 2024

Telecommunications Infrastructure Map – Comcast Cable Communications – June 5, 2024



DEVELOPABILITY AND DUE DILIGENCE

Topographical: The topographic map for the property illustrates gently rolling terrain.

Minimum: 865 feet **Maximum:** 900 feet

Flood Plain: There are 100-year flood plains along the western boundary of the property and along the Cook and Thorburn Drain. The site is at the intersection of four FEMA FIRM panels: 26065C0144D, 26065C0163D, 26065C0251D, and 26065C0235D. All four FIRM panels are effective as of 8/16/2011. However, a Letter of Map Revision (LOMR), effective 5/5/2014, has revised the flood hazards depicted in the National Flood Insurance Program (NFIP) map on the northern and western portions of the property.

Phase I ESA: A Phase I Environmental Site Assessment (ESA) was completed on the entire property by Triterra on 11/23/2022. The study used ASTM E1527-13/1527-21 guidelines. One Recognized Environmental Condition (REC) was identified on the northwest portion of the property during site reconnaissance. Triterra discovered foundry slag in shallow soils, indicating potential contamination from dumped debris/fill materials.

Wetlands: The National Wetlands Inventory indicates that there are lake and freshwater pond wetlands along the western boundary of the site, where Cedar Lake is located. Additionally, there are freshwater emergent and freshwater forested/shrub wetlands shown on the site. A wetland delineation report was completed on the entire acreage by Triterra on 11/17/2022. The report identified more than 20.96 acres of wetlands on the property and indicated that approximately 20.02 acres appear to be regulated under Part 303 of NREPA. A Level 3 Wetland Identification Program (WIP) review of the property by the Michigan Department of Environment, Great Lakes, and Energy (EGLE) was subsequently completed on

5/23/2024 and identified approximately 3.3 acres of additional wetlands (all regulated by EGLE). Therefore, approximately 23.3 acres of regulated wetland are present on the site. The Level 3 WIP's findings are binding on EGLE until 6/15/2026 unless a reassessment has been conducted.

Endangered Species: The U.S. Fish and Wildlife Information for Planning and Consultation (IPaC) report dated 6/14/2024 identified six species that may be present in the area, but no critical habitats were identified at this location. A Threatened and Endangered Species Desktop Evaluation was conducted on the entire acreage by Triterra on 11/10/2022. As part of the study, Triterra obtained a Rare Species Review from the Michigan Natural Features Inventory (MNFI) dated 10/6/2022 and an IPaC species list dated 11/10/2022. The Triterra report provided recommendations to avoid incidental take of Federal and State Listed Threatened or Endangered species or Migratory birds of Special Concern.

Archaeological: A cultural resource desktop review was completed by the Mannik & Smith Group, Inc. (MSG) on 11/9/2022. The study included a visual assessment of the existing conditions in the area. The area of potential effects (APE) established by MSG assumed that assumed that new construction will not be directly adjacent to the perimeter roads, and that new structures will be no greater than approximately 25 ft (7.6 m) in height. The study identified no above-ground resources within the APE that meet the criteria for listing in the National Register of Historic Places (NRHP). Regarding archeological resources, the study indicated that the area "exhibits moderate to high sensitivity for both pre- and post-contact archaeological resources." MSG recommended that if any funding, permitting, or other assistance from a federal agency is required for development, then a Phase I Archaeological Survey be conducted to determine whether cultural resources are present.

In connection with the MI Sites program, the State Historic Preservation Office (SHPO) issued a letter dated 8/16/2024 that concurred with the efforts made thus and recommended additional work to identify historic properties.

Mineral Rights and Subsurface Activity: The property owners (Louis J. Eyde Delhi, LLC, Uppal Delhi, LLC, and Kuschinski Delhi, LLC) own the mineral rights on the subject parcels. The property was previously used for gravel mining. There are currently no mines located within 2 miles of the property. There is no evidence of sinkholes, caves, or natural springs, nor is the area prone to those conditions.

Geotechnical: The county soil survey revealed primarily sandy, loamy soils on the property. A preliminary geotechnical investigation was completed on the entire acreage by Soil and Material Engineers, Inc. (SME) on 12/2/2022. Thirty-seven borings were drilled to a depth of 15 feet on the property. Based on the referenced soil conditions, averaged over the upper 15 feet of the profile, seismic site Class D applies to this site. SME recommended that existing fill, topsoil, and organic soils be removed and replaced with engineered fill as necessary, and that shallow foundations be placed on suitable soils prior to development of the property. Deep foundations and ground improvement systems can be considered to support column loads in excess of 200 kips.

Vibration: A vibration study was completed on the entire acreage of the property by Soil and Material Engineers, Inc. (SME) on 12/2/2022. Six portable seismographs were used to measure and record vibration levels generated from train traffic. The vibration level measurements were relatively low during ambient conditions. The zone of influence from train events is estimated to be 300 to 500 feet until the measured vibration source fall within the typical ambient vibration measurement range of 0.002 to 0.007 ips. Equipment sensitive to vibrations can likely be further mitigated with typical vibration dampening measures.

Support Documentation:

MI Sites – Site and Community Questionnaire – submitted June 14, 2024

Topographic Map – U.S. Geological Survey OnDemand Topo – submitted October 10, 2024

ALTA/NSPS Land Title Survey – Monument Engineering Group Associates, Inc. – originally issued January 25, 2023 and revised October 10, 2024

FEMA National Flood Hazard Layer (NFHL) – 2023

Letter of Map Revision Determination Document – FEMA – May 5, 2014

Phase I Environmental Site Assessment – Triterra – November 23, 2022

National Wetlands Inventory Map – U.S. Fish and Wildlife – August 14, 2024

Wetland Delineation Report – Triterra – November 17, 2022

Letter from Keto Gyekis, Wetland Identification Program Coordinator at EGLE – June 15, 2023

Information for Planning and Consultation (IPaC) Report – U.S. Fish and Wildlife – June 14, 2024

Threatened and Endangered Species Desktop Evaluation – Triterra – November 10, 2022

Cultural Resources Desktop Review – The Mannik & Smith Group, Inc. – November 9, 2022

Letter from Scott E. Slagor, Cultural Resource Protection Manager for the Michigan State Historic Preservation Office (SHPO) – August 16, 2024

Soil Map from Delhi Charter Township 2013 Master Plan – submitted June 14, 2024

Email from Emma Bostwick, Director of Business Attraction at the Lansing Economic Area Partnership (LEAP) – December 13, 2024

Preliminary Geotechnical Evaluation – Soil and Material Engineers, Inc. (SME) – December 2, 2022

Vibration Study – Soil and Material Engineers, Inc. (SME) – December 2, 2022

EMERGENCY RESPONSE

Ambulance: The Delhi Township Fire Department provides EMS service and is 3.2 miles from the property.

Fire: The Delhi Township Fire Department (ISO 4) is 3.2 miles from the property.

Police: The Ingham County Sheriff's Office is 2.8 miles from the property.

Support Documentation:

MI Sites – Site and Community Questionnaire – submitted June 14, 2024

Email from Emma Bostwick, Director of Business Attraction at the Lansing Economic Area Partnership (LEAP) – December 13, 2024

WORKFORCE

Workforce Snapshot: A community's workforce extends beyond the city or county borders into surrounding jurisdictions. To account for the mobility of workers, an evaluation of the population within the 30-, 45-, and 60-minute drive times of the property was conducted.

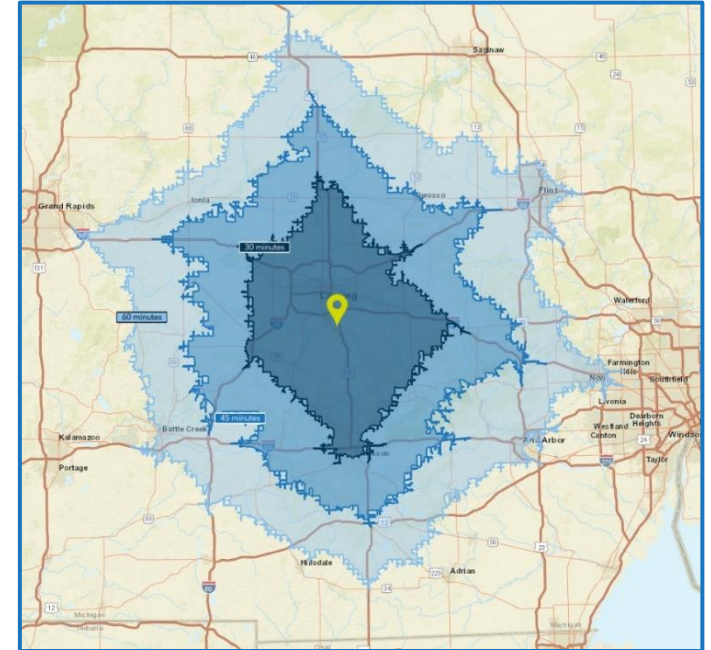
This broadened view of the labor shed provides an indication of the workforce within commuting distance of the College Road Delhi Charter Township Site.

	30-Minute Drive Time	45-Minute Drive Time	60-Minute Drive Time
Total Population	490,069	804,831	1,658,705
Labor Force	265,957	426,244	860,129
Labor Force (16 +) Participation Rate	54.3%	53.0%	51.9%
Manufacturing Employment	29,133	56,746	131,602
Percentage Employed in Manufacturing	11.5%	13.9%	16.0%
Median Age	36.7	38.7	39.9
Bachelor's Degree or Higher Attainment	22.3%	21.3%	21.3%

Support Documentation:

Drive Time Map – ESRI Business Analyst – October 2, 2024

Workforce Data – ESRI Business Analyst – October 2, 2024





10 Falcon Crest Drive
Suite 300
Greenville, SC 29607
864.671.1001
questsitesolutions.com