QUEST
SITE SOLUTIONS

440 Acres on Ecorse and Belleville Road

Van Buren Township, Wayne County, MI

Property Report
December 2024

440 Acres on Ecorse and Belleville Rd.

MI SITES PROGRAM OVERVIEW

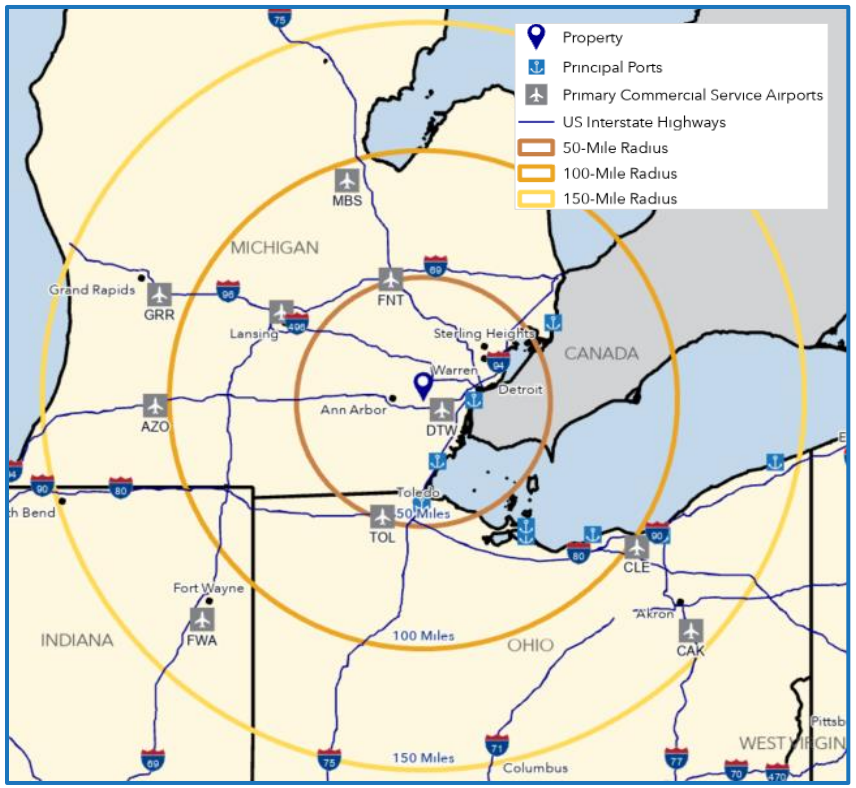
The Michigan Economic Development Corporation (MEDC) created the MI Sites program in 2024, in collaboration with Quest Site Solutions (Quest) and multiple state agencies and economic development stakeholders, to enhance the readiness of industrial properties in the State of Michigan. The primary objective 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 AND COMMUNITY OVERVIEW

Located within the Detroit metro area, this property is more than 400 acres and owned by a local economic development organization. Zoning is M-2 General Industrial and M-1 Light Industrial, with development subject to a Consent Judgement. Multiple due diligence studies have been conducted that provide insight into the developable areas of the property.

Air service is an asset of this area, with robust passenger service offered at Detroit Metropolitan Airport (DTW) approximately 9.0 miles from the property, and general aviation service at Willow Run Airport (YIP) located 0.5 miles from the property. Highway access includes two nearby interstates, I-275 and I-94, each approximately two miles from the property. Rail service can be provided by Norfolk Southern.

The 440 Acres on Ecorse and Belleville Road was designated as Bronze in the MI Sites program on September 12, 2024. This designation will expire on September 3, 2027.



PROPERTY CHARACTERISTICS

Acreage: The property is 436.92 total acres. The developable acreage is significantly reduced by the presence of wetlands, drains, and floodplain.

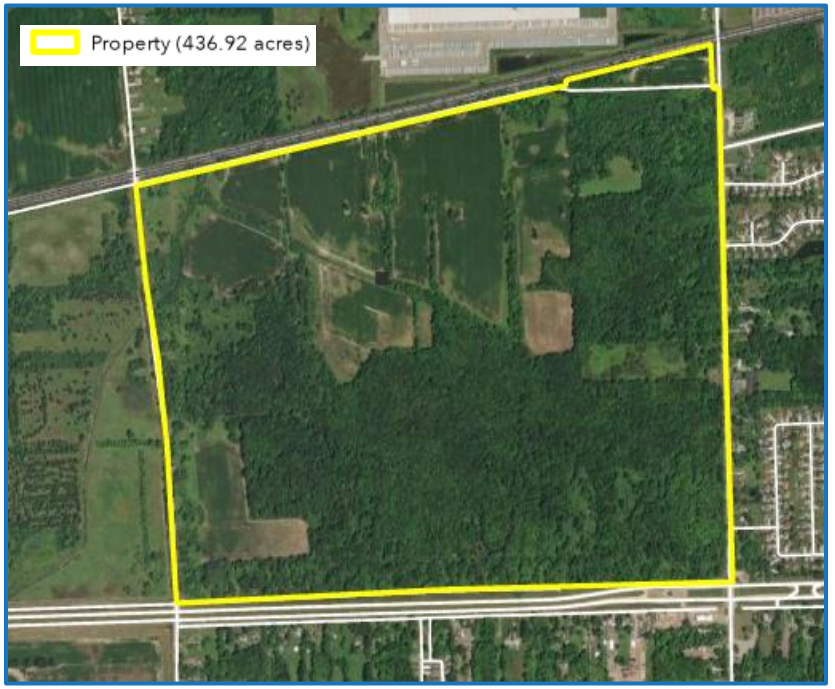
Latitude and Longitude: 42.253077°, -83.496134°

Google Maps Link: 440 Acres on Ecorse and Belleville Road

Location: The property is located within Van Buren Township, which is west of Detroit and east of Ann Arbor, in the Detroit metro area of Michigan. This property is approximately two miles from both I-275 and I-94.

Surrounding Land Uses: The 436.92-acre tract is northeast of Willow Run Airport. The northern property boundary is a railroad, and the other three property boundaries are roads. There are residential communities located east of the site across Belleville Road. The specific land uses for the properties surrounding this site are as follows:

North – Railroad and various commercial and industrial businesses (Costco distribution center, Bayloff Stamped Products, Walmart Supercenter, etc.); sports and recreational area (Canton Sports Center)
South – Commercial businesses and a mobile home park
East – Residential developments
West – Horner Drain and undeveloped land zoned for industrial uses; Willow Run Airport



Link to Local GIS: Wayne County Parcel Viewer

Contact Information:
Christopher Girdwood
CEO of the Detroit Region Aerotropolis Development Corporation
Phone: 734-992-2286
Email: cgirdwood@detroitaero.org

Support Documentation:
MI Sites – Site and Community Questionnaire – submitted June 17, 2024
ALTA/NSPS Land Title Survey – PEA Group – last revised November 22, 2024

OWNERSHIP & AVAILABILTY

Current Ownership: The site is comprised of two parcels owned by the Detroit Region Aerotropolis Development Corporation.



Easements or Rights of Way: ALTA Commitment No. C000127260 issued by Fidelity National Title Insurance Company on 6/21/2024 documents the following exceptions for the property at 6224 Belleville Road:

- Easement granted to the State of Michigan for highway recorded in Liber 6585, Page 556.
- Easement granted to the Board of County Road Commissioners of the County of Wayne for road drainage purposes recorded in Liber 13584, Page 532.
- Survey of Parcel KK1A2, recorded in Liber 19897, Page 549.
- Terms, conditions, and provisions which are recited in Corrective Action Notice to Register of Deeds recorded in Liber 32838, Page 199.
- Reservations, if any, of public utilities, and the terms, conditions and provisions contained in Judgement to Vacate Portions of Kepes Subdivision Number 2, and Seymour & Troester's Willow Run Subdivision recorded in Liber 42357, Page 1080.
- Terms, conditions and provisions of Covenant Deed from General Motors Corporation, grantor, to Ecorse-Belleville LLC, a Delaware limited liability company, dated June 30, 2005 and recorded August 3, 2005 in Liber 43226, Page 382.
- Terms and Conditions of a Consent Judgement as recorded in Liber 46995, Page 424.
- Terms and Conditions of a Resolution as recorded in Liber 47028, Page 88.
- Terms, conditions and provisions of Covenant Deed from Ecorse-Belleville LLC, grantor, to Ecorse Land, LLC, grantee, dated December 28, 2010 and recorded January 4, 2011 in Liber 48907, Page 855.
- Resolution recorded November 20, 2013 in Liber 51183, Page 157.
- Correlative rights of other riparian owners and to the public trust in and to the waters of the Ayers Drain, Horner Drain, Durham Drain, Apple Run Drain, and the McKinstry Drain crossing subject property.
- ALTA/ACSM Survey prepared by Atwell Hicks, dated June 27, 2003 and last revised December 20, 2010 (File No. 0227-14) discloses:
    - Overhead utility poles and lines cross property without benefit of a recorded easement.
- Rights of tenants now in possession of the land under unrecorded leases or otherwise.
- Rights of the public and any governmental unit in any part of the land taken, deeded or used for street, road, or highway purposes.
- Rights-of-way for railroad, switch tracks, spur tracks, railway facilities and other related easements, if any, on and across the land.
- Loss or damage sustained as a result of the failure to have the tax assessed legal description reassessed to accurately describe the land insured herein.
- Any and all oil, gas, mineral, and mining rights and/or reservations thereof.

The Warranty Deed dated 8/7/2024 documents additional exceptions for the property at 6224 Belleville Road.

ALTA Commitment No. C000127909 issued by Fidelity National Title Insurance Company on 5/3/2024 documents the following additional exceptions for the property at 6820 Belleville Road:

- Easement for Water Main granted to the Township of Van Buren recorded August 16, 1963 in Liber 15127, Page 662.

On-Site Structures: There is a residential home with two barns on parcel 83-016-99-0007-000.

Lease: The prior landowner leased 150 acres of tax parcel 83-016-99-0001-707 to a local farmer through a verbal lease agreement. The Detroit Region Aerotropolis Development Corporation acquired the property in August 2024 and does not intend to extend the lease beyond 2024.

Sale Price and Terms: The entire 436.92-acre property will be offered for sale for $30 million until September 3, 2027. The property is not subdividable.

Owner	Acres	Tax Parcels	Price
Detroit Region Aerotropolis	435.62	83-016-99-0001-707	$30,000,000
	1.30	83-016-99-0007-000	
TOTAL	**436.92***		

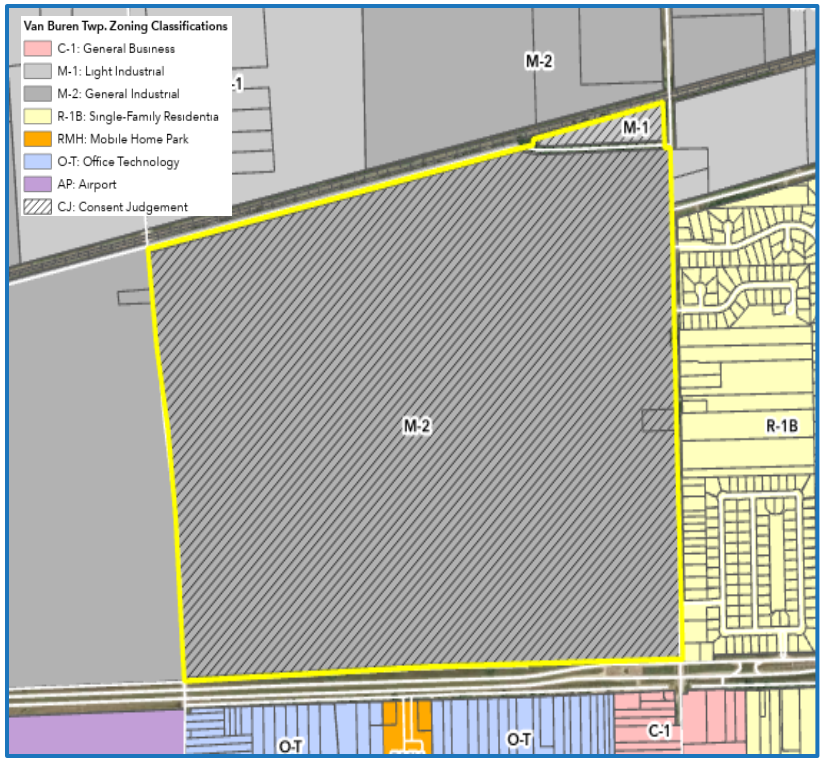
**Note: Acreage listed is documented in the ALTA/NSPS Land Title Survey conducted by PEA Group (last revised November 22, 2024) and differs from the acreage found online in the Wayne County Parcel Viewer.*

Support Documentation:
MI Sites – Site and Community Questionnaire – submitted June 17, 2024
Warranty Deed – Ecorse Land, LLC and the Detroit Region Aerotropolis Development Corporation – August 7, 2024
Tax Parcel Map – Detroit Region Aerotropolis – submitted August 13, 2024
ALTA Commitment for Title Insurance – Fidelity National Title Insurance Company – June 21, 2024
ALTA Commitment for Title Insurance – Fidelity National Title Insurance Company – May 3, 2024
ALTA/NSPS Land Title Survey – PEA Group – last revised November 22, 2024
Letter from Chris Girdwood, CEO of the Detroit Region Aerotropolis Development Corporation – August 26, 2024
Letter from Chris Girdwood, CEO of the Detroit Region Aerotropolis Development Corporation – September 4, 2024
Wayne County Parcel Viewer – data collected October 7, 2024
Email Correspondence with Christopher Girdwood, CEO of the Detroit Region Aerotropolis Development Corporation – December 17, 2024

ZONING

Current Zoning: The majority of the site is zoned M-2 General Industrial, and a small area in the northeast corner is zoned M-1 Light Industrial. The entire property is within a Consent Judgement.

> **Consent Judgement:** The Consent Judgment separates the property into three parcels with specific uses permitted on each. The Belleville Road District Plan contains details on the specific uses permitted. Parcel A is intended for a range of light industrial, heavy industrial, office industrial, and transportation uses. Parcel B is intended for commercial development. Parcel C is intended for a mix of commercial and light industrial uses.

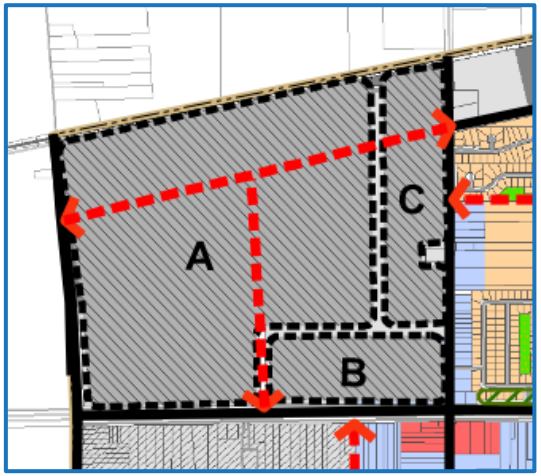


Covenants and Restrictions: The height regulation is 40 feet in the M-2 General Industrial zoning district. Portions of the property have additional height limitations as the area is subject to the Wayne County Airport Authority Runway Protection Zone (RPZ) restrictions.

Previous Land Use: The property owner, Detroit Region Aerotropolis Development Corporation, reported that the land has historically been used for agricultural purposes with a residential dwelling and barns. Documentation within multiple prior Phase I ESAs and Phase II ESAs indicated that the site was formerly developed with a test pit, shooting range, and waste fill area. *See the Developability and Due Diligence Section of this report (pages 11-12) for additional details.*

Future Land Use: The Van Buren Charter Township Master Plan 2020 Update designates this area as Industrial with a Consent Judgement.

Rezoning: Rezoning will not be necessary to proceed with industrial development, however, modifications to the Consent Judgement may be required.



Source Documentation:
MI Sites – Site and Community Questionnaire – submitted June 17, 2024
Charter Township of Van Buren Zoning Ordinance – amended November 23, 2023
Belleville Road District Plan and Market Analysis – McKenna Associates, Inc. – September 2010
Flight Path Red Zones Map – BWA Consulting – February 2018
Phase I Environmental Site Assessment – Testing Engineers and Consultants, Inc. – June 24, 2024
Van Buren Charter Township Master Plan – last updated November 17, 2020

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TRANSPORTATION INFRASTRUCTURE



Roads: The site is not directly adjacent to roads that meet all-season standards for year-round tractor/trailer access. The nearest all-season road to the property is Ecorse Road, which can be accessed via Ecorse Service Road that runs adjacent to the property's southern boundary. Belleville Road becomes all-season at its intersection with Ecorse Road as it runs south toward I-94.

Rail: The "Michigan Line" corridor, which is a rail line owned by the Michigan Department of Transportation (MDOT), is located along the northern border of the property adjacent to Van Born Road. Freight service on this rail line is provided by Norfolk Southern. Rail may be extended onto the property with a rail spur and an at-grade crossing across Van Born Road, requiring an estimated 12-24 months for buildout depending on the scale and complexity of rail service. Norfolk Southern has worked to develop conceptual plans detailing the potential rail connection. The nearest transload facility, NS Thoroughbred Bulk Transfer Terminal in Willis, MI, is served by Norfolk Southern and located approximately 8 miles from the property.

Air Service: The nearest commercial service airport is Detroit Metropolitan Airport (DTW), approximately 9.0 miles from the property. Willow Run Airport (YIP), a general aviation airport with a 7,543-foot runway, is approximately 0.5 miles from the property.

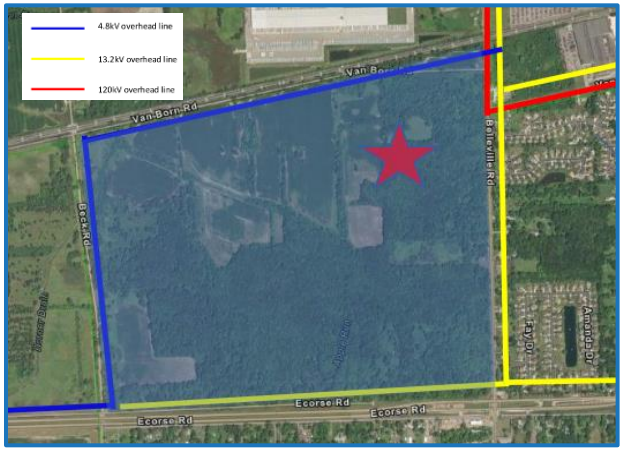
Port Service: The closest port is the Port of Monroe, a lake port located approximately 30 miles from the property. The port is served by Canadian National and Norfolk Southern rail service and is adjacent to I-75.

Source Documentation:
MI Sites – Site and Community Questionnaire – submitted June 17, 2024
Map of Route from the Property to the Closest Freeways – Detroit Region Aerotropolis
Existing Rail Infrastructure Map – Detroit Region Aerotropolis
Rail Service Letter – Dayne Tate, Senior Industrial Development Manager at Norfolk Southern – July 9, 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: International Transmission Company (ITC) Holdings Corporation and DTE Energy



Existing Infrastructure: Distribution lines are adjacent to the site along Ecorse Road (4.8 kV) and Belleville Road (13.2 kV). 120 kV transmission lines are located at the northeast corner of the property at Van Born Road and Belleville Road.

Current Capacity: The distribution circuit can currently serve 2 MW from the 13.2 kV line. There is potentially more short-term capacity available from the 13.2kV line depending on the location of service. The 4.8kV line has less than 1 MW available.

Regional Infrastructure: The Sheldon substation is located approximately 0.9 miles from the property.

Improvements: To serve a user with 10 MW, DTE will install a 40 kV industrial substation on the property and tap nearby 40 kV circuit(s) and install incoming 40 kV feed(s) to the new substation. (120 kV feeds would be required for redundancy). The estimated cost to install 40 kV non-redundant service or 120 kV non-redundant service is $5.1 - $7.8 million. For 120 kV redundant feed, the estimated cost is $8 - $12 million. Upgrades will require an estimated 24-36 month lead time. Estimated improvements for serving users above 10 MW are shown in the table below.

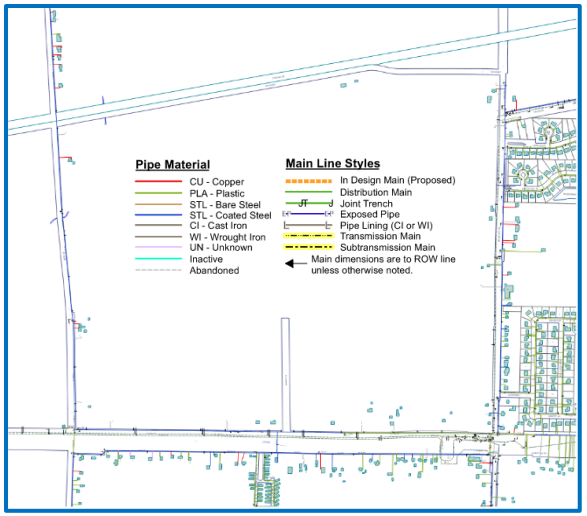
Capacity	Improvements	Cost Estimate	Schedule Estimate
25 MW	120 kV industrial substation, two feeds and an ITC ring bus required for redundant solution. *Footprint for 120 kV non-redundant solution is 110'x110'.* *Footprint for 120 kV redundant solution is 350'x350'.*	$5.7 - $8.5 million non-redundant; $9 - $13 million redundant	30-36 months
50 MW	120 kV industrial substation, two feeds and an ITC ring bus required for redundant solution. *Footprint for 120 kV redundant solution is 350'x350'.*	$10 - $15 million	
100 MW	120 kV industrial substation, two feeds and an ITC ring bus required for redundant solution. *Footprint for 120 kV redundant solution is to be determined.*	$16 - $24 million	42-54 months

DTE

Contact: Eric Younan, Senior Strategist, Economic Development at DTE Energy
Phone: 313-235-9566
Email: eric.younan@dteenergy.com

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Support Documentation:
MI Sites – Electric Questionnaire – DTE Energy – August 13, 2024
Electric Infrastructure Map – DTE Energy – July 22, 2024



Natural Gas: DTE Energy

Existing Infrastructure: An 8” steel, 60 psig distribution line runs along Ecorse Road, approximately 12’ south of the property boundary.

Current Capacity: The capacity is estimated to be 64,800 mcf/month (90 MCFH).

Improvements: No infrastructure upgrades are needed to serve the property with 90 MCFH, but main extensions may be required depending on location of development. Estimated costs and timeline for extension are $400,000 and 12 months, with assumption of extending a 4” MDPE 200-foot service line and 1,300’ of 6” MDPE 60 psig main. New right-of-way would need to be acquired to extend service onto the property. Estimated improvements for serving users above 90 MCFH are shown in the table below.

Capacity	Improvements	Cost Estimate	Schedule Estimate
50,000 mcf/month	Approximately 4,000’ of 6” steel main	$1.407 million	1.5 years
100,000 mcf/month		$1.437 million	

Contact: DTE Gas Major Accounts
Phone: 866-256-6510
Email: gasaccountmgr_account@dteenergy.com

Support Documentation:
MI Sites – Natural Gas Questionnaire – DTE Energy – August 6, 2024
Natural Gas Infrastructure Map – DTE Energy – July 8, 2024

Water: Van Buren Township

Existing Infrastructure: Service is from the High Pressure District on the west side and the Main Pressure District on the south and east sides. Node 1, located on the west side, is a 12" asbestos cement pipe along Beck Road. Node 2, located on the south side, is a 12" HDPE pipe located on the south side of Ecorse Road. Node 3, located on the east side, is a 12" asbestos cement pipe along Belleville Road.

Current Capacity: The Van Buren Township water model is undergoing updates, but the water provider estimates that at least 450,000 gpd could be provided to the property.

Purchased Water: Van Buren Township purchases water from the Great Lakes Water Authority (GLWA) and is primarily served by the GLWA Southwest Water Treatment Plant in Allen Park.

Improvements: No infrastructure improvements are needed to serve the property with 450,000 gpd. Estimated improvements for serving users above 450,000 gpd are shown in the table below.

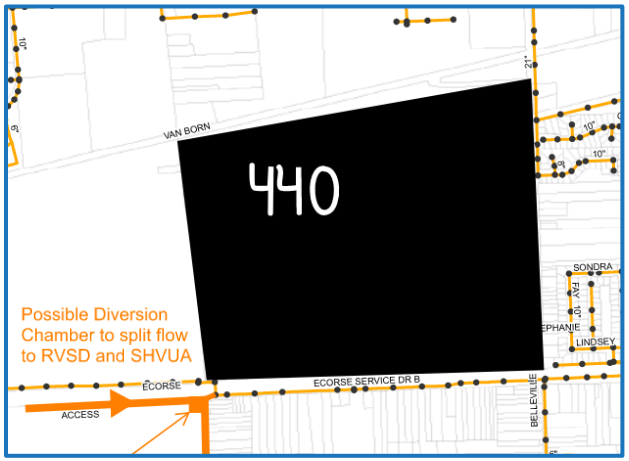
Capacity	Improvements	Cost Estimate	Schedule Estimate
1,200,000 gpd	At least one 24" main from the meter/connection to the site, potential replacement of existing 8" or 12" feed with a 16" main, upsizing of shorter stretches of mains along the route for redundancy	$7- $10 million	Multiple Years
2,400,000 gpd	Alternative #1: New GLWA Meter Pit and feed from Main Pressure District - Elevated tank (1 MG or 2 MG) - Booster station - GLWA new meter pit - 3,500' of new 24" water main - Easements and ROW acquisition Alternative #2: Feed from High Pressure District with No New Meter - Elevated tank (1 MG or 2 MG) - GLWA meter upgrades - 16,000' of new 24" water main - Easements and ROW acquisition	Alternative #1: $17.525 - $23.5 million Alternative #2: $19 - $26.6 million	

Contact: Kevin Lawrence, Director of Water and Sewer for Van Buren Township
Phone: 734-699-8947
Email: klawrence@vanburen-mi.org

Support Documentation:
MI Sites – Water Questionnaire – Van Buren Township – August 20, 2024
Water and Wastewater Infrastructure Map – Van Buren Township – submitted August 20, 2024
Great Lakes Water Authority Water Service Contract – September 20, 2022
Van Buren Township Water Asset Management Program Report – Fishbeck, Inc. – December 18, 2020

Wastewater: Van Buren Township

Existing Infrastructure: There is a 21” gravity sanitary sewer main that runs along the south side of Ecorse Road. Additionally, 12” and 21” sanitary sewer lines run near the Belleville and Van Born intersection. All available sewers are part of the Rouge Valley Sewage Disposal System.



Current Capacity: The existing infrastructure is at capacity. The township is currently engaged in a Wastewater Master Plan study to evaluate capacity and identify necessary improvements to provide wastewater service to the property. The estimated completion date for the study is April 2025.

Purchased Wastewater Capacity: Van Buren Township purchases wastewater capacity from Rouge Valley Sewage Disposal System (RVSDS), South Huron Valley Utility Authority (SHVUA), and Downriver Utility Wastewater Authority (DUWA).

Wastewater Treatment: Multiple wastewater treatment plants serve the Van Buren Township water system. The plant that will serve the property will be dependent on the flows required.

Improvements: The Wastewater Master Plan study to identify necessary improvements to provide wastewater service to the property will be completed in April 2025. The anticipated improvements needed to serve the site, regardless of the capacity requested, involve diverting flow from another sanitary district. The estimated cost and timeline of necessary upgrades is $35 million and 5+ years.

Contact: Kevin Lawrence, Director of Water and Sewer for Van Buren Township
Phone: 734-699-8947
Email: klawrence@vanburen-mi.org

Support Documentation:
MI Sites – Wastewater Questionnaire – Van Buren Township – August 20, 2024
Water and Wastewater Infrastructure Map – Van Buren Township – August 2024
Sanitary Sewer by District Map – Van Buren Township – submitted July 8, 2024

Telecommunications: 123NET

Existing Infrastructure: Telecommunications infrastructure is 2 miles from the property.

Current Services: Voice and data services are available, including lit fiber and dark fiber.

Improvements: Construction will be required for aerial and/or underground fiber. The estimated timeline to extend service is 150 days and will require new ROW.

Contact: Jon Eyerman, Vice President of Sales Operations at 123NET
Phone: 248-228-8245
Email: jeyerman@123.net

Support Documentation:
MI Sites – Telecommunications Questionnaire – 123NET – June 14, 2024 (revised August 12, 2024)
Telecommunications Infrastructure Map – 123NET – submitted June 14, 2024



DEVELOPABILITY AND DUE DILIGENCE

Topographical: The topographic map for the property illustrates a relatively flat terrain.

Minimum: 688 feet **Maximum:** 705 feet

Flood Plain: There are 100- and 500-year floodplains on the western portion of the property. The site is at the intersection of four FIRM panels: 26163C0195E, 26163C0215E, 26163C0351E, and 26163C0332E. All four FIRM panels are effective as of 2/2/2012.

Environmental Assessments: A Phase I ESA was completed for the entire property by Testing Engineers and Consultants, Inc. (TEC) on 6/24/2024. The study used ASTM E1527-21 guidelines and identified one Recognized Environmental Condition (REC). The consultants classified the property as a "facility", or a site of contamination exceeding residential cleanup criteria, due to significant amounts of lead, arsenic, and chromium found in soil samples around the property as part of previous investigations in 2004, 2007, and 2011. The site's contamination is a result of its former use as a test pit, shooting range, and waste fill area. Additionally, five Business Environmental Risks (BERs) were identified on the property, including three leaking underground storage tank releases south of the property, historical agricultural use, scattered debris piles, previous structures with potential basements, etc. The report also lists six significant data gaps (SDGs) encountered during the assessment. TEC recommends that a Baseline Environmental Assessment (BEA) be conducted and disclosed to the Michigan Department of Environment, Great Lakes, and Energy (EGLE); debris piles be characterized and removed from the property; the suspected buried heating oil tank on the property be closed (removed from the ground) and environmental sampling conducted to evaluate if a release has occurred; and proper abandonment of monitoring wells that are not being used for their intended purpose. A previous Phase I was completed by TEC on 12/4/2017 on parcel 83016990001707 and identified the same REC and BERs on the property as described in the June 2024 report.

A Phase II ESA was completed by McDowell & Associates on 7/31/2024 to investigate the RECs on the property: former waste fill area, former remedial excavation with residual volatile organic compounds (VOCs) above current EGLE Residential Volatilization to Indoor Air Pathway (VIAP)

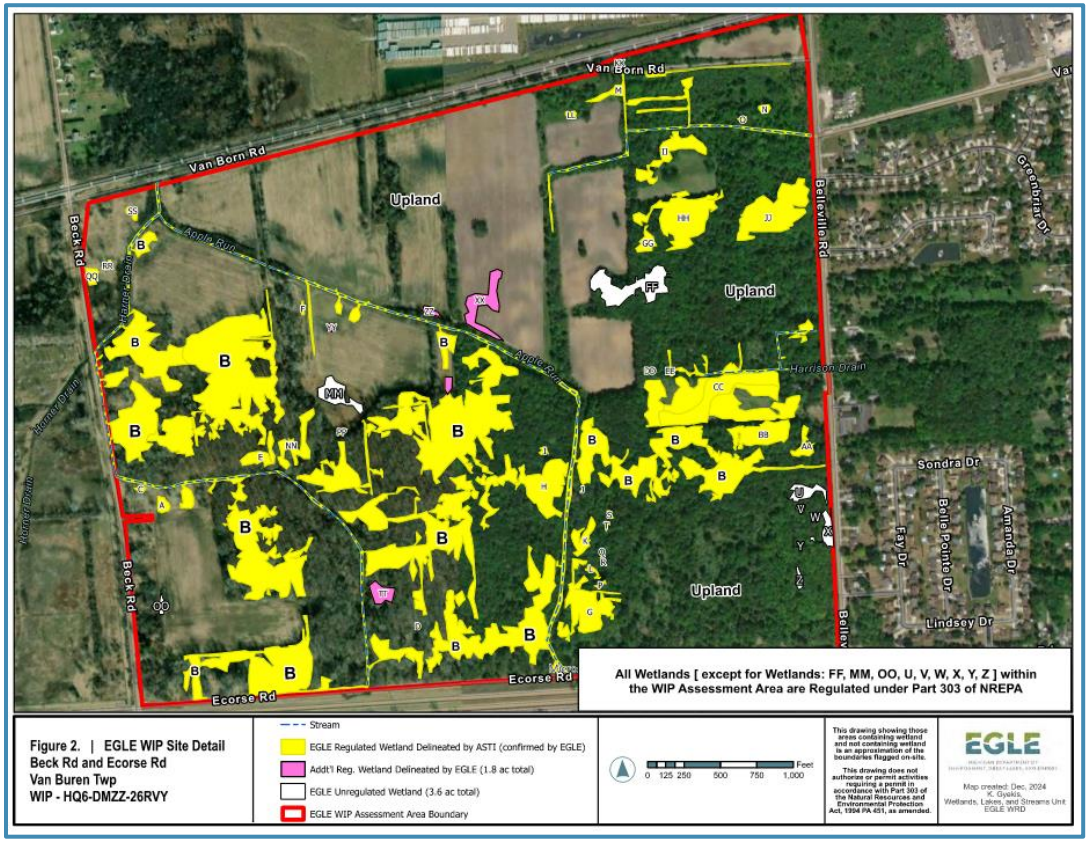
Screening Levels, and a potential underground storage tank reported at 6820 Belleville Road. As part of the Phase II ESA, twelve test pits and sixteen hand auger borings were completed on the property. Ten soil samples were submitted for chemical testing, none of which identified evidence of contamination at the RECs. When the report was issued in July 2024, additional work was underway to define the extent of the known contamination caused by the former gun/skeet range on the property. McDowell & Associates recommended the completion of a Baseline Environmental Assessment (BEA) for a new purchasing entity, prior to or within 45 days of purchase, occupancy, or foreclosure to address the portion of the site affected by the former gun/skeet range. They further recommended the preparation of an Environmental Construction Plan to address due care during redevelopment of the property affected by the former gun/skeet range and a Documentation of Due Care Compliance (DDCC) following implementation of any response activities and redevelopment of the property. A prior Phase II ESA was completed on a portion of the property by McDowell & Associates on 1/12/2011. The study found that the levels of arsenic and selenium detected in their soil samples exceeded the generic residential cleanup criteria and identified the property's status as a "facility."

A Baseline Environmental Assessment (BEA) was conducted on the entire acreage by McDowell & Associates on 8/8/2024 and submitted to EGLE on behalf of the Detroit Region Aerotropolis Development Corporation.

Wetlands: According to the National Wetlands Inventory, there are riverine wetlands where multiple drains run across the property. A Wetland Delineation and Jurisdictional Assessment with GPS Survey was completed on the entire property by ASTI Environmental (ASTI) on 8/28/2024. Five watercourses (the Apple Run, Horner, Harrison, South Branch of McKinstry, and Durham Drains) and 45 wetlands were found on the site. ASTI indicated that the five watercourses are likely regulated by EGLE and are also under regulation of the Wayne County Office of Public Works. The August 2024 report stated that 36 wetlands are likely regulated by EGLE, and nine wetlands are not likely to be regulated by EGLE.

A Level 3 Wetland Identification Program (WIP) review was completed for the entire property by EGLE on 12/13/2024. EGLE identified five additional regulated wetland areas (1.8 acres). The WIP report affirmed the original estimated acreage of unregulated wetlands on the property (~3.6 acres). The findings are binding on EGLE until December 13, 2027 unless a reassessment has been conducted.

ASTI issued an updated Wetland Delineation report on 12/18/2024 that was revised based on the on-site meeting and the WIP report from EGLE.



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Endangered Species: A Federal and State Threatened and Endangered Species Assessment was completed on the entire acreage by ASTI Environmental (ASTI) on 9/20/2024. As part of the assessment, a Michigan Natural Features Inventory (MNFI) Rare Species Review was conducted by Michigan State University (MSU) Extension on 7/16/2024 and found that, based on their desktop review, it is unlikely that adverse impacts to state-listed species will occur from development on the property. This letter reaffirmed the findings of a prior Rare Species Review completed by MSU Extension on 1/23/2018. ASTI's assessment included a U.S. Fish and Wildlife Information for Planning and Consultation (IPaC) report dated 9/5/2024, which identified eight species that may be present in the area, but no critical habitats were identified at this location.

ASTI conducted a field investigation to map habitat types and to directly search for listed species and/or associated species and habitats on the property and only identified potential concern for the Indiana bat and northern long-eared bat (NLEB). ASTI identified 27 potential habitat trees for the Indiana bat and the NLEB on the property, a portion of which included modeled bat habitat. ASTI recommends that the timing of removal of any identified bat trees should be considered based on whether the trees are located in the modeled bat habitat, and the U.S. Fish and Wildlife Service (USFWS) should be consulted prior to any proposed tree removal of greater than 10 acres of modeled bat habitat.

Archaeological: A preliminary archaeological resources assessment was completed for the entire property by Commonwealth Heritage Group, LLC (Commonwealth) on 7/26/2024. Commonwealth conducted a literature review at the Michigan State Historical Preservation Office (SHPO) and, according to Michigan SHPO files, no previously recorded archaeological sites are in the Area of Potential Effects (APE) and no previously recorded archaeological investigations occurred inside the APE. Michigan SHPO has one file for a previously recorded archaeological site within one mile of the property and one file for a previous archaeological field investigation for cell tower placement within one mile of the property.

Commonwealth recommends further archaeological investigation of the APE in areas where ground disturbing activity is planned due to the potential presence of historic period archaeological resources. Specifically, Commonwealth recommends a Phase I archaeological survey (pedestrian walkover observation and the excavation of shovel test pits) be conducted within the APE in areas of planned ground disturbing activity prior to their commencement.

Mineral Rights and Subsurface Activity: The property has not been mined or drilled. There is no evidence of sinkholes, caves, or natural springs, nor is the area prone to those conditions. The Detroit Region Aerotropolis Development Corporation owns the mineral rights on the subject parcels.

Geotechnical: The county soil survey revealed primarily sandy, loamy soils on the property. A preliminary geotechnical investigation was completed by PEA Group on 9/4/2024. A total of 25 test borings were drilled to depths of 20 feet. A map of boring locations shows that 23 borings were in the northern half of the property and 2 borings were in the southwestern area. Groundwater was observed in 9 borings, but the report states that it should be controllable with properly constructed sumps and standard pumps. PEA Group anticipates a minimal amount of cut and fill will be needed to achieve final design grades (1-3 feet for topsoil and fill encountered on the site). Following successful completion of earthwork operations, shallow foundations bearing on engineered fill or on native soils are recommended. The property was classified as seismic site class D based on PEA Group's interpretation of the test borings and understanding of the soil conditions below the depth of exploration.

A prior geotechnical investigation was completed on the southeastern portion of the property by Testing Engineers and Consultants, Inc. (TEC) on 2/14/2018. Thirty-nine test borings were drilled to depths ranging from 20 to 35 feet. The property was classified as seismic site class D based on a review of the borings and assumptions made about the lower lying soils. Due to the site conditions and soil profile, TEC recommended undercutting 3 feet of soil across the building area, performing needed subgrade improvements, thoroughly compacting the resulting subgrade and reusing the non-organic portion of the cut material for engineered fill.

Support Documentation:
MI Sites – Site and Community Questionnaire – submitted June 17, 2024
Topographic Map – Detroit Regional Partnership – submitted July 10, 2024
FEMA Flood Hazard Map – Detroit Regional Partnership – submitted July 10, 2024
FEMA National Flood Hazard Layer (NFHL) – 2023
Phase I Environmental Site Assessment – Testing Engineers and Consultants, Inc. – June 24, 2024
Phase I Environmental Site Assessment – Testing Engineers and Consultants, Inc. – December 4, 2017
Phase II Environmental Site Assessment – McDowell & Associates – July 31, 2024
Phase II Environmental Site Assessment – McDowell & Associates – January 12, 2011
ALTA/NSPS Land Title Survey – PEA Group – last revised November 22, 2024
Wetland Delineation and Jurisdictional Assessment with GPS Survey – ASTI Environmental – August 28, 2024
Wetland Identification Report (Level 3 WIP) – EGLE's Water Resources Division – December 13, 2024
Wetland Delineation – Updated with Minor EGLE WIP Corrections – ASTI Environmental – December 18, 2024
National Wetlands Inventory Map – Detroit Regional Partnership – submitted July 10, 2024
National Wetlands Inventory – U.S. Fish and Wildlife – 2023
Information for Planning and Consultation (IPaC) Report – U.S. Fish and Wildlife – August 5, 2024
Federal and State Threatened and Endangered Species Assessment – ASTI Environmental – September 20, 2024
Rare Species Review – Michigan State University (MSU) Extension – January 23, 2018
Archaeological Resources Review – Commonwealth Heritage Group, LLC – July 26, 2024
U.S. Web Soil Survey – Natural Resources Conservation Service – July 9, 2024
Preliminary Geotechnical Investigation – PEA Group – September 4, 2024
Geotechnical Investigation – Test Engineers and Consultants, Inc. – February 14, 2018

EMERGENCY RESPONSE

Ambulance: Trinity Health Medical Center is the nearest ambulance/EMT service and is located approximately 3.4 miles from the property.

Fire: Van Buren Township Fire Station #2 (ISO 4) is approximately 0.3 miles from the property.

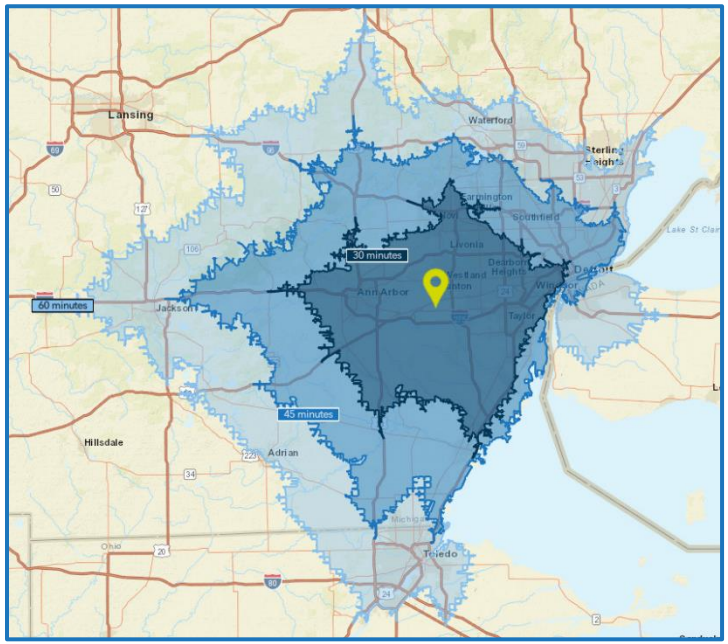
Police: The Van Buren Township Police Department is approximately 2.4 miles from the property.

Support Documentation:
MI Sites – Site and Community Questionnaire – submitted June 17, 2024

WORKFORCE

Workforce Snapshot: A community's workforce extends beyond city and 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 440 acres on Ecorse and Belleville Road property.

	30-Minute Drive Time	45-Minute Drive Time	60-Minute Drive Time
Total Population	1,545,205	3,109,717	4,842,287
Labor Force	807,171	1,594,935	2,498,569
Labor Force (16 +) Participation Rate	52.2%	51.3%	51.6%
Manufacturing Employment	133,985	263,194	428,294
Percentage Employed in Manufacturing	17.3%	17.3%	18.0%
Median Age	37.8	39.0	39.7
Bachelor's Degree or Higher Attainment	21.7%	21.8%	21.5%



Support Documentation:
Drive Time Map – ESRI Business Analyst – October 2, 2024
Workforce Data – ESRI Business Analyst – October 2, 2024



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