

PLANNING COMMISSION AGENDA

Regular Meeting

August 12, 2026 at 7:00 PM



- 1) **CALL TO ORDER**
- 2) **ROLL CALL**
- 3) **APPROVAL OF MINUTES** - Items can be added or deleted from the Agenda by board action.
 - A. Approve July 8, 2026 Planning Commission Work Session Minutes
 - B. Approve July 8, 2026, Planning Commission Meeting Minutes
- 4) **APPROVAL OF AGENDA** - Items can be added or deleted from the Agenda by board action.
- 5) **PUBLIC COMMENT ON AGENDA ITEMS** Persons addressing the board are required to give their name and address for the record when called upon by the Chair. Members of the public shall be limited to speaking for a maximum of three (3) minutes. Comments should address AGENDA ITEM topics. Public Hearing items should be addressed during the PUBLIC HEARING portion of the meeting agenda. Non-Agenda items should be addressed during the PUBLIC COMMENT-NON-AGENDA ITEMS portion of the meeting agenda.
- 6) **PUBLIC HEARINGS & SUBSEQUENT BOARD ACTION**
- 7) **OLD BUSINESS**
- 8) **REPORTS AND RECOMMENDATIONS/NEW BUSINESS**
 - A. SLU# 26-0004 SCHEDULE PUBLIC HEARING - MARSHALL SOLAR
- 9) **PUBLIC COMMENT ON NON-AGENDA ITEMS** Persons addressing the board are required to give their name and address for the record when called upon by the Chair. Members of the public shall be limited to speaking for a maximum of three (3) minutes. Comments should address NON-AGENDA ITEM topics. Public Hearing items should be addressed during the PUBLIC HEARING portion of the meeting agenda. Agenda items should be addressed during the PUBLIC COMMENT-AGENDA ITEMS portion of the meeting agenda.
- 10) **BOARD REPORTS**
- 11) **ADJOURNMENT**

PLANNING COMMISSION MINUTES

July 8, 2026

Regular Meeting - 5:30 PM

[IGNORE_INDENT]

1) CALL TO ORDER

IN A WORK SESSION held on Wednesday, July 8, 2026 at 5:45 PM in the Training Room of City Hall, 323 West Michigan Ave, Marshall, MI 49068, the Marshall Planning Commission was called to order by Chair Banfield.

2) ROLL CALL

Roll was called:

Present: Chair Tim Banfield, Aron Hodo, Karl Sievertsen, Ian Stewart, Ryan Underhill, and Jim Zuck

Also Present: Director Strange and Deputy Clerk Cary

Absent: Carter Bright, Tim Fitzgerald, Lisa McNiff, Ryan Underhill, and Jim Zuck

3) PUBLIC COMMENT Persons addressing the board are required to give their name and address for the record when called upon by the Chair. Members of the public shall be limited to speaking for a maximum of three (3) minutes.

4) DISCUSSION TOPICS

A. Zoning Ordinance Review

5) ADJOURNMENT

Due to lack of quorum, the meeting was adjourned at 5:45 PM.

Respectfully submitted by,

Brandie Cary
Deputy Clerk

PLANNING COMMISSION MINUTES

July 8, 2026

Regular Meeting - 7:00 PM

[IGNORE_INDENT]

1) CALL TO ORDER

IN A REGULAR SESSION held on Wednesday, July 8, 2026 at 7:00 PM in the Council Chambers of City Hall, 323 West Michigan Ave, Marshall, MI 49068, the Marshall Planning Commission was called to order by Chair Banfield.

2) ROLL CALL

Roll was called:

Present: Chair Tim Banfield, Aron Hodo, Lisa McNiff, Karl Sievertsen and Ian Stewart

Also Present: Director Strange and Deputy Clerk Cary

Absent: Carter Bright, Tim Fitzgerald, Ryan Underhill, and Jim Zuck

3) APPROVAL OF MINUTES - Items can be added or deleted from the Agenda by board action.

A. Approve June 10, 2026 Planning Commission Meeting Minutes

Moved by Aron Hodo, supported by Lisa McNiff to approve the meeting minutes. On a voice vote: **Motion carried.**

4) APPROVAL OF AGENDA - Items can be added or deleted from the Agenda by board action.

Moved by Lisa McNiff, supported by Aron Hodo to approve the agenda. On a voice vote: **Motion carried.**

5) PUBLIC COMMENT ON AGENDA ITEMS

Persons addressing the board are required to give their name and address for the record when called upon by the Chair. Members of the public shall be limited to speaking for a maximum of three (3) minutes. Comments should address AGENDA ITEM topics. Public Hearing items should be addressed during the PUBLIC HEARING portion of the meeting agenda. Non-Agenda items should be addressed during the PUBLIC COMMENT-NON-AGENDA ITEMS portion of the meeting agenda.

Barry Wayne Adams, 622 W Green St, gave public comment.

6) PUBLIC HEARINGS & SUBSEQUENT BOARD ACTION

none

7) OLD BUSINESS

none

8) REPORTS AND RECOMMENDATIONS/NEW BUSINESS

A. SP26-0003 115 EAST GREEN STREET

Director Strange gave a brief introduction to the project.

Cody Newman from Driven Design discussed the variance that was given for residential on garden level below the commercial floor. The footprint will be the same just adding an elevator.

Moved by Lisa McNiff, supported by Aron Hodo to receive Site Plan SP#26-0003 for a mixed-use development at 115 East Green Street. On a voice vote: **Motion carried.**

The board discussed the landscaping for the property. The board discussed the location of the elevator, dumpster and the location of the air conditioning units for the apartments.

The board discussed the use of the alleyway.

Moved by Lisa McNiff, supported by Aron Hodo, to Approve Site Plan SP#26-0003 for a mixed-use development at 115 East Green Street with contingencies:

- Place trees on Green St 10'-15' apart in the right of way.
- Grind the stumps where the trees were removed and remove the existing brush.
- Replace the dogwood with shade trees
- 18" landscape drip edge of nonorganic material with edge.
- Screen any condensers that are placed on the west side
- A revocable agreement in regard to the elevator and vestibule encroachment on the sidewalk.
- Recommending discussion with the city and owner regarding an alley easement.
- Require a photometric assessment on the north side of the building.

On a voice vote: **Motion carried.**

- 9) PUBLIC COMMENT ON NON-AGENDA ITEMS** Persons addressing the board are required to give their name and address for the record when called upon by the Chair. Members of the public shall be limited to speaking for a maximum of three (3) minutes. Comments should address NON-AGENDA ITEM topics. Public Hearing items should be addressed during the PUBLIC HEARING portion of the meeting agenda. Agenda items should be addressed during the PUBLIC COMMENT-AGENDA ITEMS portion of the meeting agenda.

Scott Wolfersberger, Mayor of Marshall gave a public comment.

Lynn Sleight of Fair St gave public comment.

Durrie Parker of Circle Dr gave public comment.

Barry Wayne Adams of W Green St gave public comment.

10) BOARD REPORTS

11) ADJOURNMENT

The meeting was adjourned at 8:27pm.

Respectfully submitted by,

Brandie Cary
Deputy Clerk

ITEM: 8.A

ADMINISTRATIVE REPORT



TO: HONORABLE COMMISSION MEMBERS
FROM: Marcia Strange, Director of Community Development
DATE: August 12, 2026
SUBJECT: SLU# 26-0004 SCHEDULE PUBLIC HEARING - MARSHALL SOLAR

Case #: SLU#26.0004
Address: 111 E Oliver Drive
Parcel #: 53-360-003-00 (425'd property from Marshall Twshp being reviewed by the Joint Planning Commission) - project extending onto adjacent parcel 53-003-003-01 (City of Marshall)
Zoning District: Research and Technical District (I-1)
Surrounding Zoning: I-1 to the north, south and west, and Agricultural to the east
Surrounding Uses: industrial to the west and south, Airport to the north, Agricultural fields to the east
Previous Action: LDFA lease agreement was approved but will require finalizing following site plan approval.
AMP Power agreement was approved.
All approvals and agreements are contingent upon site plan approval.

In an effort to meet increasing renewable energy requirements, and as outlined in the attached Administrative Report from Kevin Maynard dated May 13, 2026, Marshall Electric Department has been working with Madison Energy on a solar energy project to increase the renewable energy that is available to the City Electric Department and the citizens of Marshall.

The project is a 10.5-MW solar energy installation which is classified as a large-scale solar energy project by the City of Marshall Zoning Ordinance. Large scale solar installations require an SLU in the I-1 zoning district and that request is before the Commission this evening. It is requested to schedule a public hearing for the September Planning Commission meeting. Once the hearing is scheduled, a public hearing notice will be published and notices will be mailed to all property owners within 300' of the site. Preliminary site plan information is included in the packet along with the application for Special Land Use.

The following standards are currently provided for reference, but will be used in considering whether to approve the special land use request following the public hearing at the September Planning Commission meeting:

A. The proposed use shall be in accordance with the City Master Plan and the intent and purpose of this subchapter

The proposed use meets the intent of the subchapter and the city master plan.

B. A documented and immediate need exists for the proposed use within the community.

The City Electrical Department has provided documentation demonstrating the need to add renewable energy to the City's portfolio. A staff report regarding the need has been provided from the electrical department.

C. The use is compatible with adjacent uses and the existing or intended character of the surrounding neighborhood, and will not have an adverse impact upon or interfere with the development, use or enjoyment of adjacent properties, or the orderly development of the neighborhood.

The industrial use is compatible with the character of the area. Glare study has been accepted by the Airport board and City following review. No adverse impact on the enjoyment of neighboring parcels or development of the area is expected.

D. The proposed use shall be designed, constructed, operated and maintained so as to be compatible with the use of adjacent lands.

The proposed project is compatible with adjacent properties and uses. Screening will be provided for the residential properties to the east.

E. The proposed use shall be compatible with the natural environment.

There is no expectation that there will be a negative impact on the environment. The applicant has coordinated with EGLE to confirm wetlands that are required to be protected are being protected. If lease is terminated in the future there is an agreement in place to remove all solar panels and infrastructure.

F. The proposed use shall be adequately served by essential public facilities and services, such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewage facilities and schools.

There is no expectation that the use will have an impact on the items in this section. Traffic impact upon completion of construction is anticipated to be minimal. The proposed use will not have any impact on water, sewer, schools, or refuse. The impact on police and fire is expected to be minimal. A preliminary fire protection plan has been submitted to the Marshall Fire Department. The storm water plan has been reviewed by the Spicer Group, a consultant to the Department of Public Services. There are some modifications requested but they do not affect the request for a Special Land Use and are anticipated to be resolved before site plan approval is considered.

G. The proposed use shall not involve activities, processes, materials and equipment or conditions of operation that will be detrimental to public health, safety and welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or unreasonable or offensive odors.

The City Development Review Team found that there would be no detriment to public health, safety, or welfare. The panels are the 'glare free' design and the review of the glare study has been accepted as non-impacting for the airport traffic. Airport board recommends acceptance of the glare study by the Commission. Thermal impact on air above the panels was discussed as a condition that is anticipated by pilots, as it does occur in areas of larger arrays outside of City limits. The scale of this array is much smaller and the impact is not anticipated to be problematic.

RECOMMENDATION:

Schedule public hearing for Special Land Use application number SLU#26.0004 for September 9, 2026 at 7:00 pm to be held at the regularly scheduled Planning Commission meeting.

SPECIAL LAND USE APPLICATION

City of Marshall
Fee \$600.00

Section 6.2 of the Marshall City Zoning Ordinance gives citizens the opportunity to file for a Special Land Use Permit when it is required by zoning district.

Process

- ☐ Application, fee, and all required materials are submitted by due date. Once found to be complete, the application is placed on the Planning Commission agenda for acceptance.
- ☐ **Planning Commission meeting #1:** At this meeting, a public hearing is scheduled for the following month.
- ☐ Neighbors within 300 feet of the property seeking special land use are notified of the public hearing.
- ☐ **Planning Commission meeting #2:** Public hearing is held and discussion takes place. A recommendation on the application is given for City Council.
- ☐ **City Council meeting:** Item is placed on the agenda, a staff report and Planning Commission comments are offered for review and City Council grants final approval, disapproval, or approval with conditions.

Address of subject property 111 E Oliver Dr, Marshall, MI 49068

Applicant's name DG Marshall MI, LLC Phone (347) 291 - 7696

Applicant's address 8484 Westpark Drive, Suite 720 City McLean Zip 22102

Owner's Name The City of Marshall LDFA Phone N.A

Owner's Address 323 West Michigan Avenue City Marshall Zip 49068

Explain need for a Special Land Use permit at the subject property (attach more if necessary):

This special land use application is for a Large Solar Energy Systems located on Parcel # 53-003-003-01 and 53-360-003-00 which is property owned by the City of Marshall LDFA. These parcels are zoned I-1 and allow for a Large Solar Energy Systems through a special land use permit. This project is to provide electricity to the City of Marshall through their distributed grid and will be shared with local residents

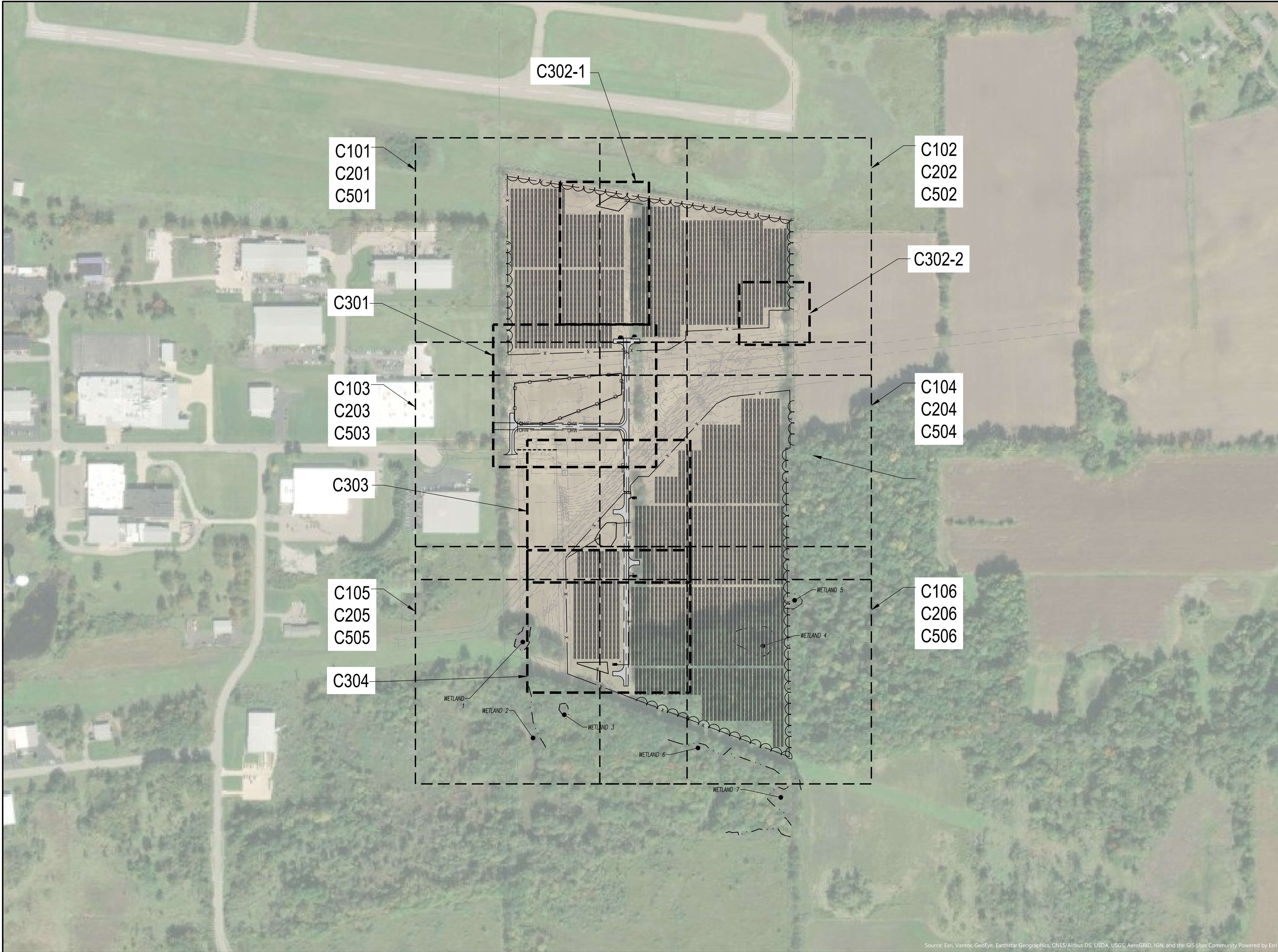
Signed by: Ryan Coakley Date 6/11/2026
Applicant's Signature [Signature]

Owner's Signature [Signature] Date 6/8/2026

The following items MUST be submitted for the application to be complete:

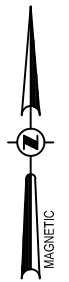
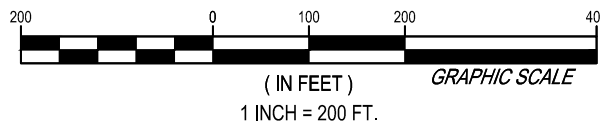
- ☐ A plot plan showing property boundaries and legal description
- ☐ Existing structures, uses and zoning on subject and adjacent properties
- ☐ Location of all abutting streets, easements, and similar public areas
- ☐ Proposed compliance plan (if applicable) including hours, signs, parking, etc.

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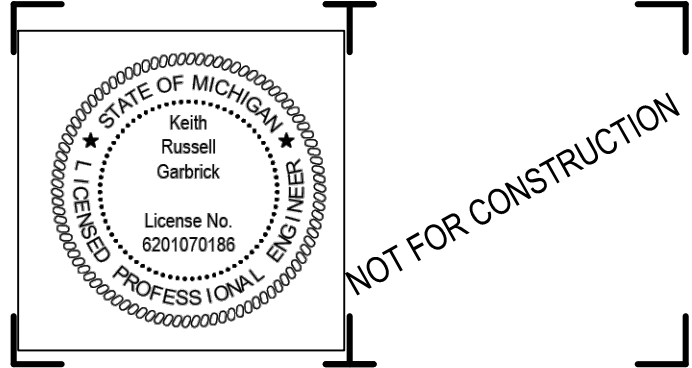


Source: Esri, Vantor, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community Powered by Esri

1 OVERALL KEY PLAN
SCALE: 1"=200'



300 State Street, Suite 201
Rochester, NY 14614
585-454-6110
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CERTIFICATE OF AUTHORIZATION NUMBER:
PROFESSIONAL ENGINEERING:
LAND SURVEYING:
GEOLOGICAL:

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DG MARSHALL MI, LLC
8484 WESTPARK DR., SUITE 720
MCLEAN, VA 22102

MARSHALL SOLAR PROJECT
111 E. OLIVER DR.
MARSHALL, MI 49068

NO.	DATE:	DESCRIPTION:
Revisions		

PROJECT NUMBER: P2603738

DRAWN BY: EEM

REVIEWED BY: MJT

ISSUED FOR: REVIEW

DATE: JULY 2026

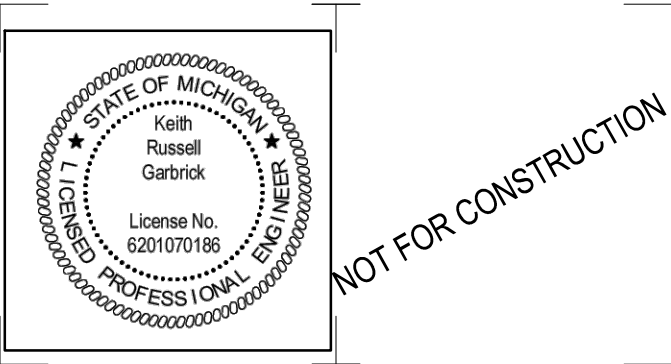
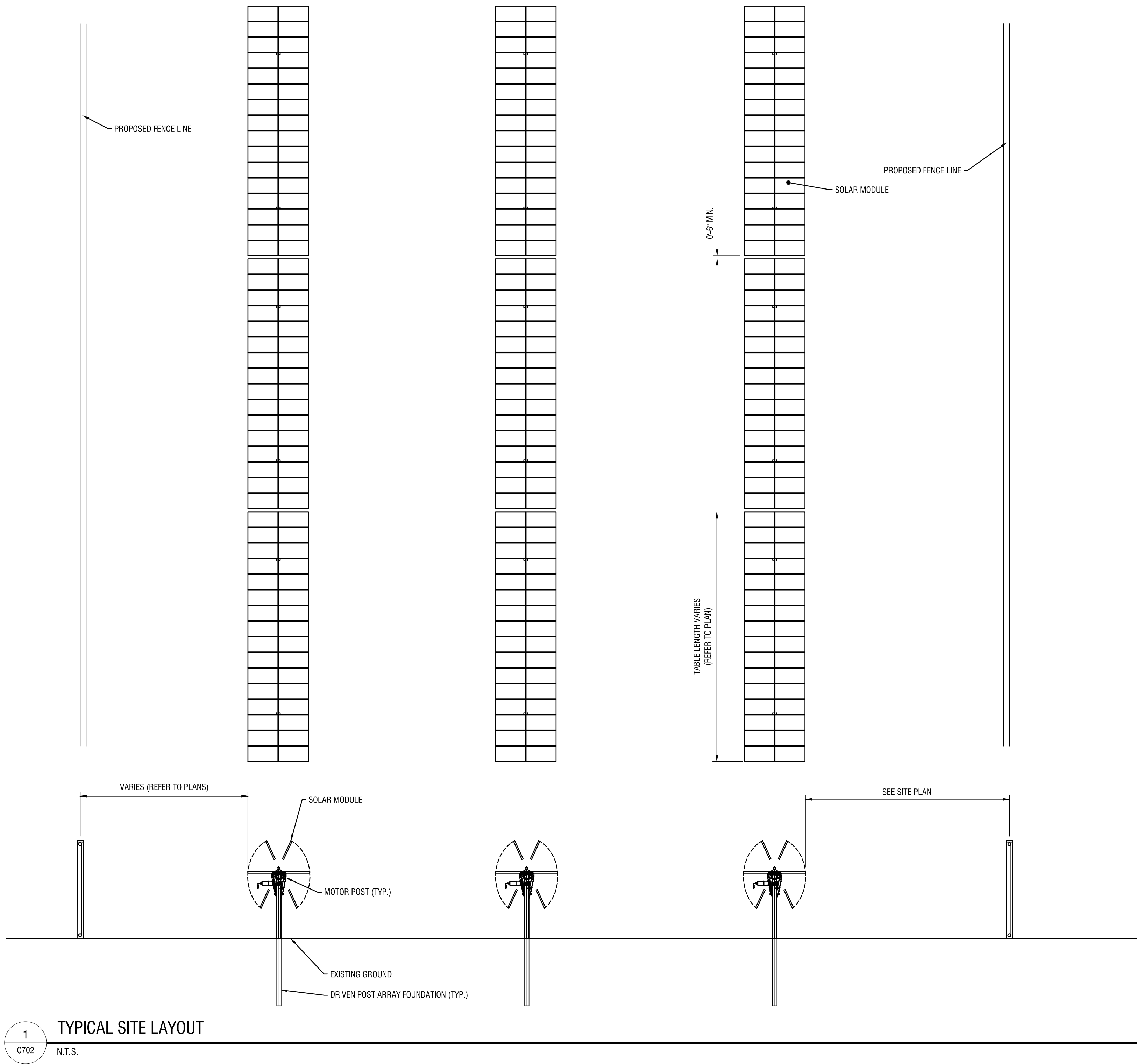
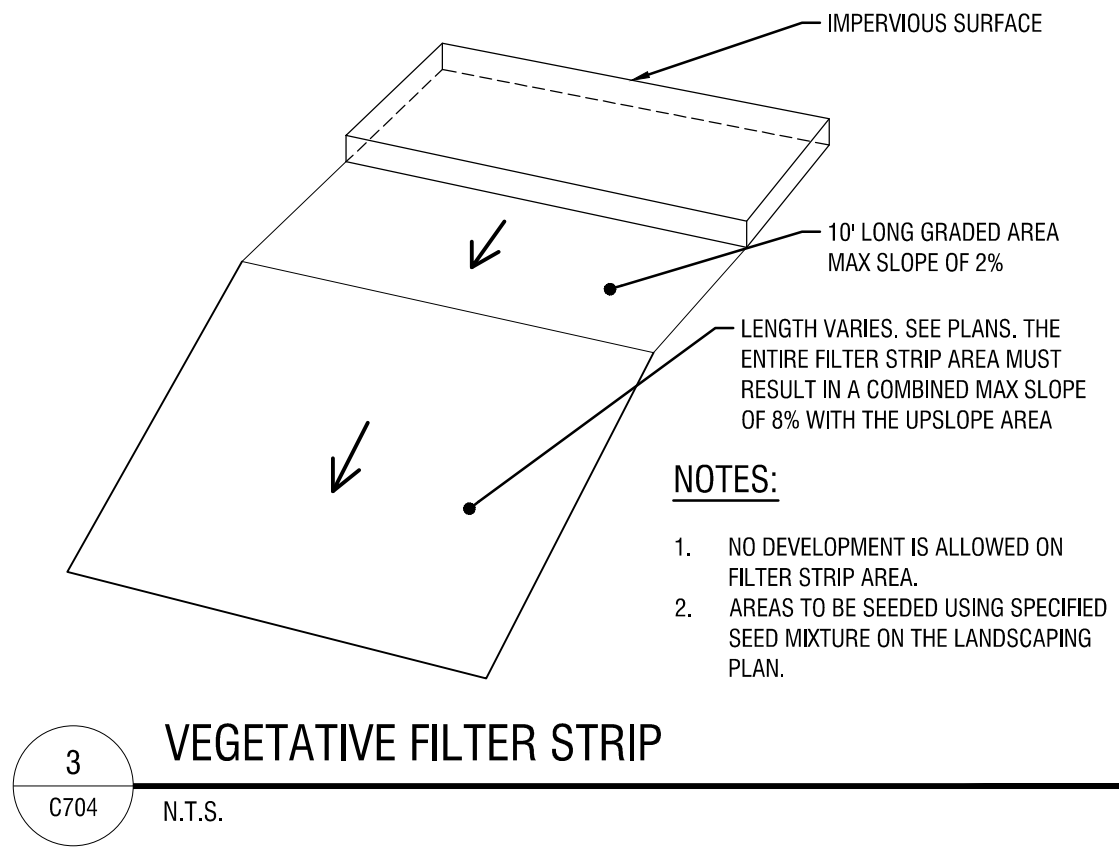
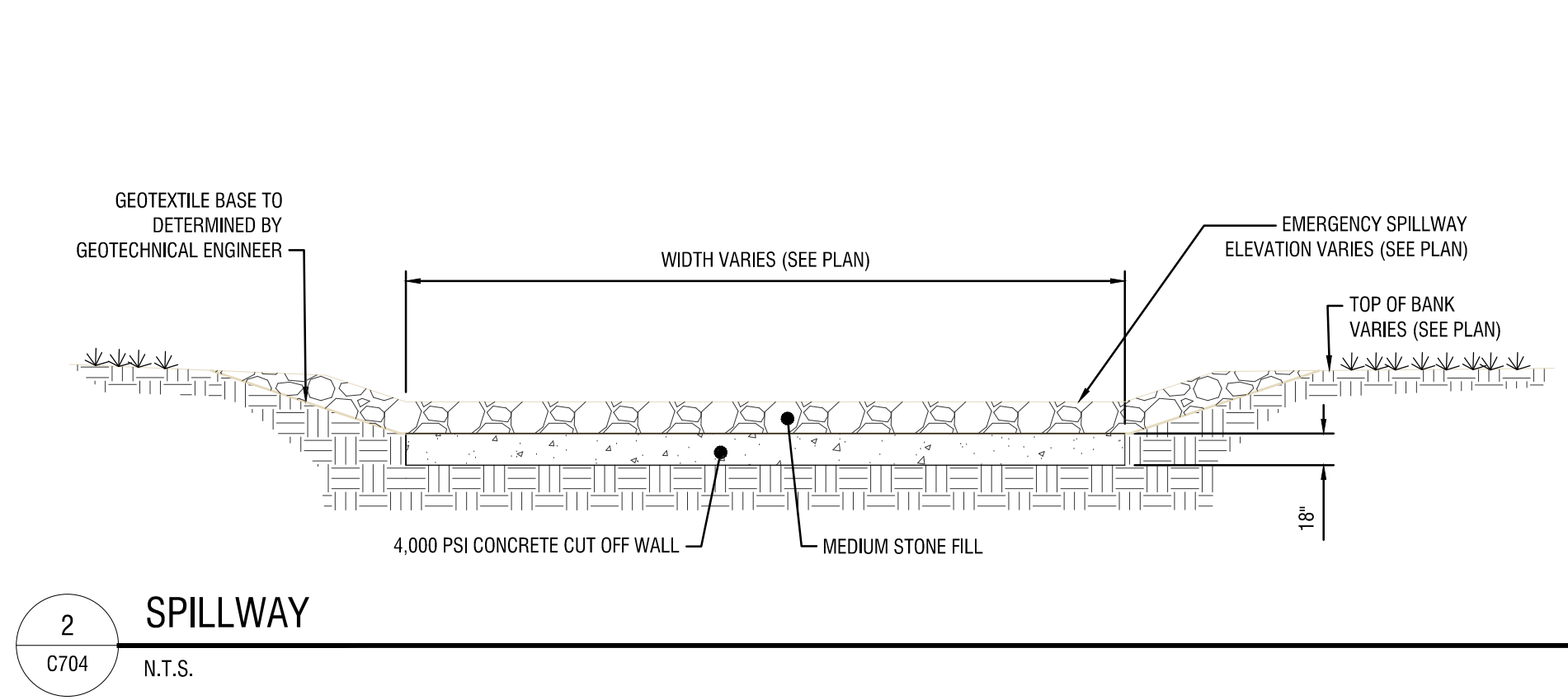
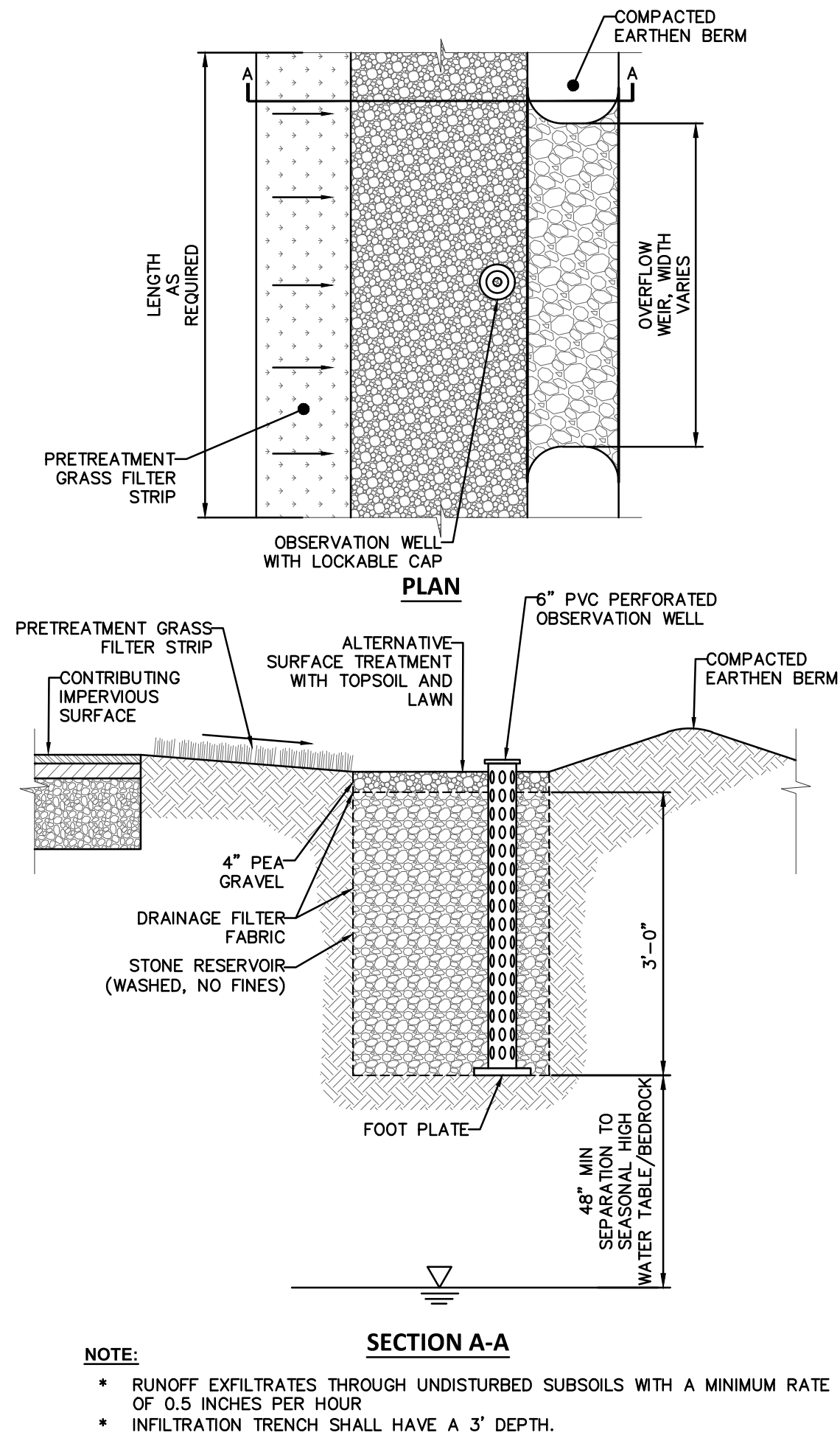
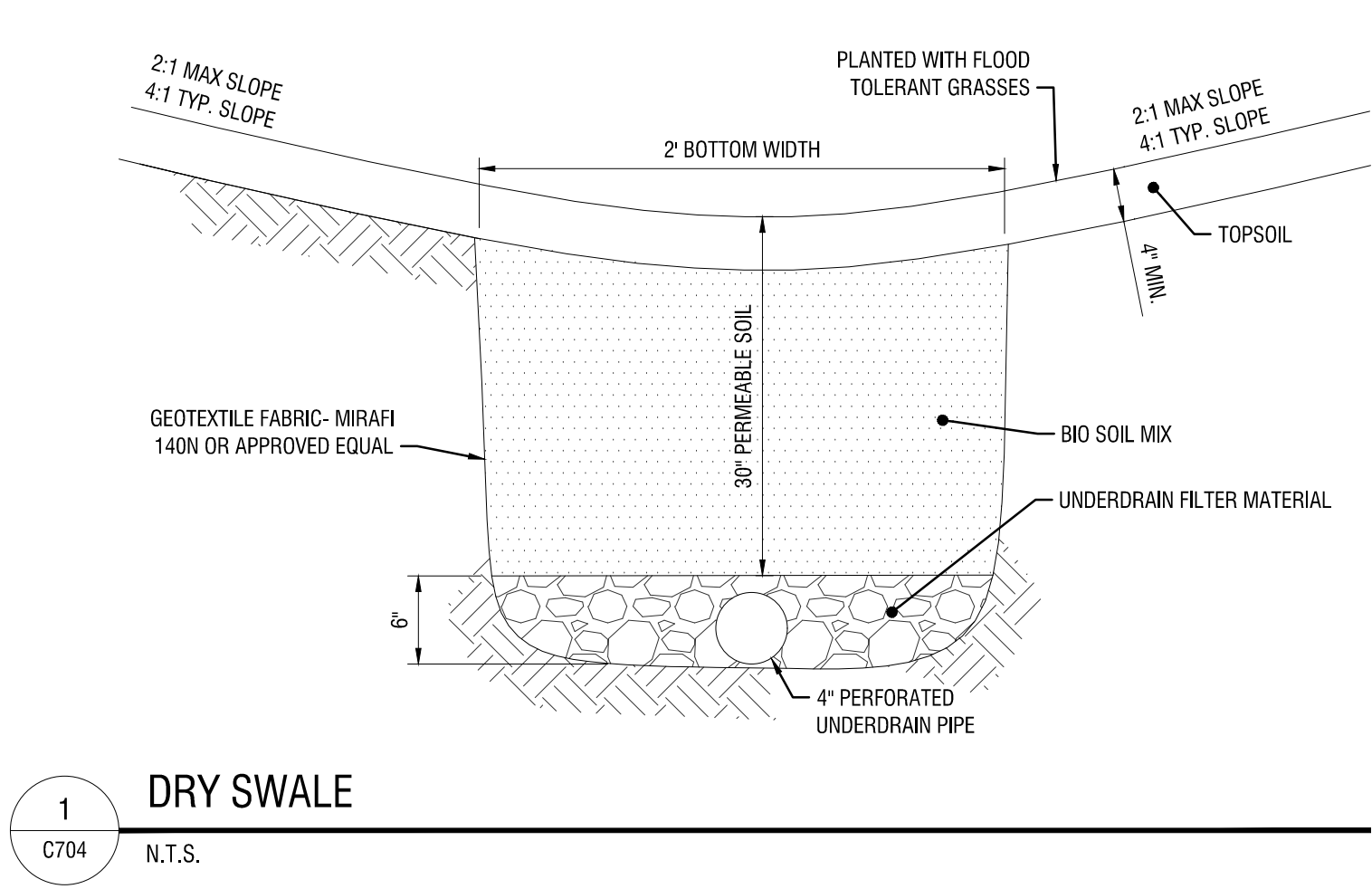
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OVERALL KEY PLAN

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Date Plotted: Jul 16, 2025, 12:23pm



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REVIEWED BY:

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DATE: JULY 2026

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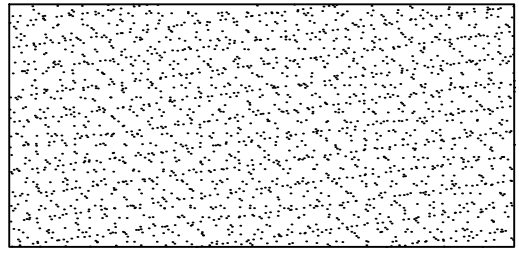
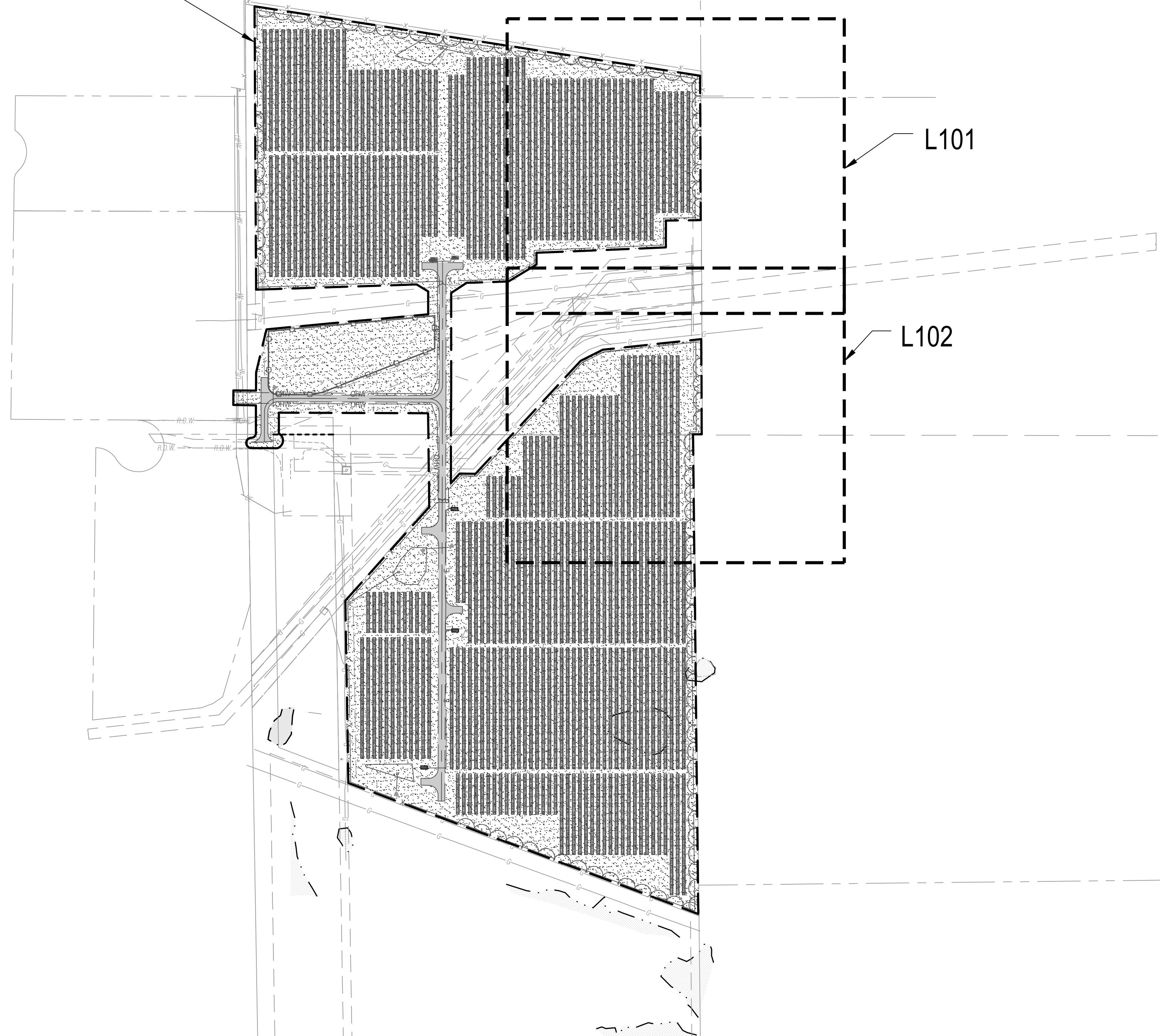
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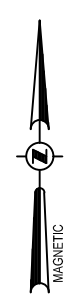
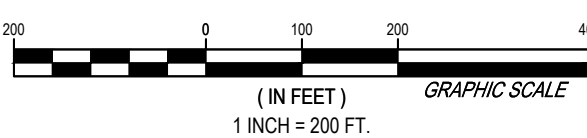
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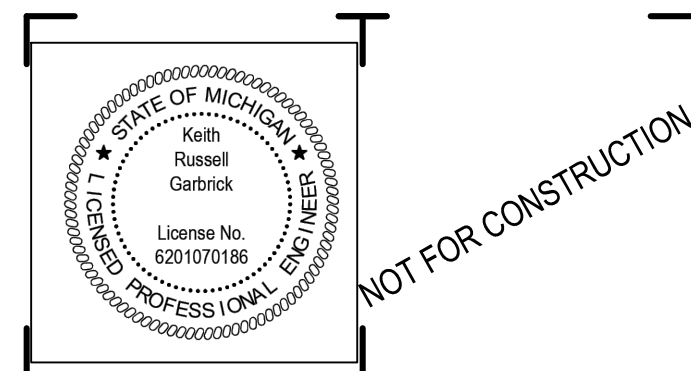


PERMANENT SEED MIXTURE
SEE LANDSCAIPNG NOTES

1 OVERALL LANDSCAPING PLAN
SCALE: 1"=200'



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DRAWN BY: EEM

REVIEWED BY: MJT

ISSUED FOR: REVIEW

DATE: JULY 2026

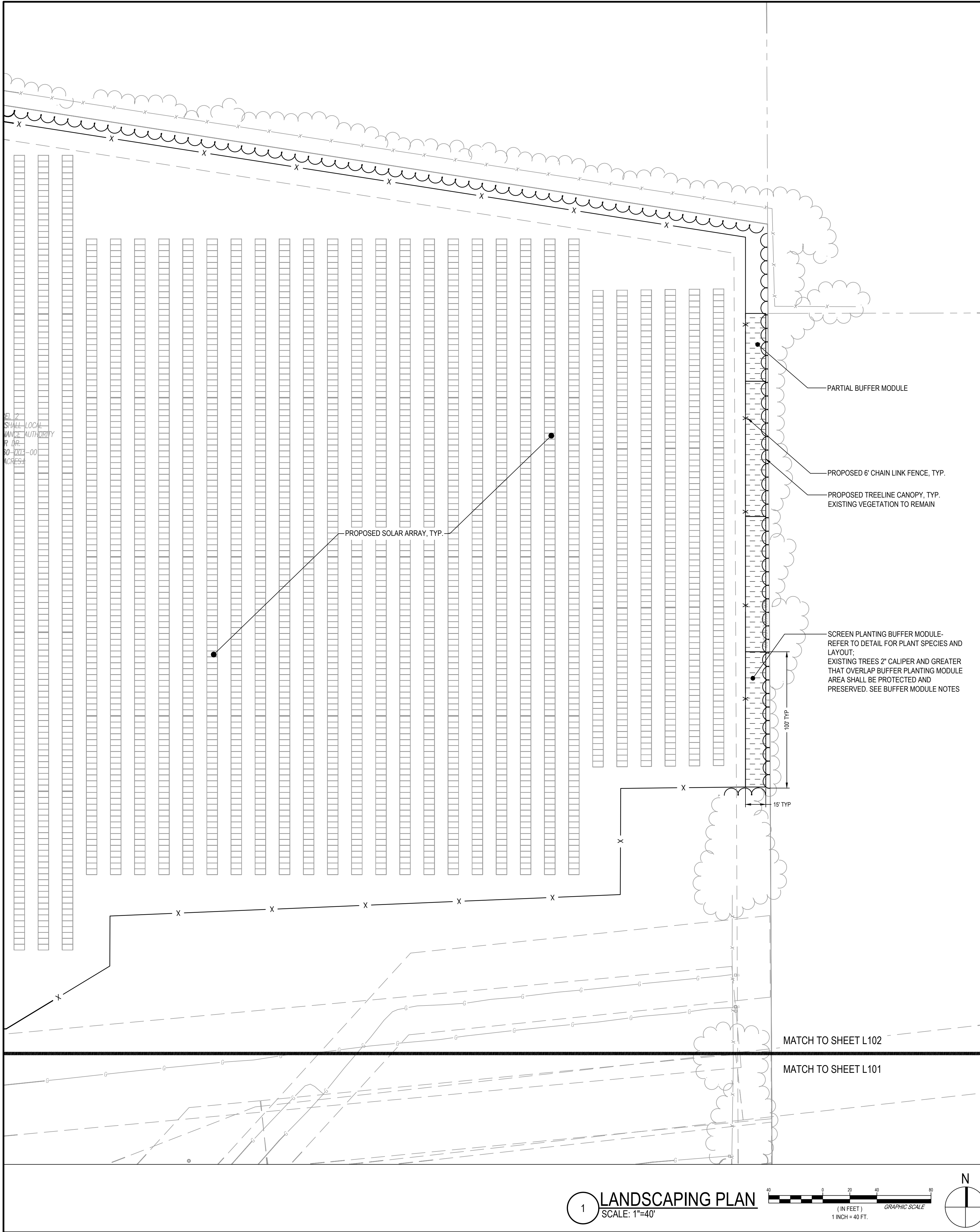
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OVERALL LANDSCAPING
PLAN

DRAWING NUMBER:

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1

LANDSCAPING PLAN

SCALE: 1"=40'

040204080

(IN FEET)

GRAPHIC SCALE

1 INCH = 40 FT.

N

SITE LEGEND:

- PROPERTY LINE
- SETBACK LINE
- PAVEMENT
- ROAD CENTER LINE
- GRAVEL DRIVEWAY
- WORK LIMITS
- X

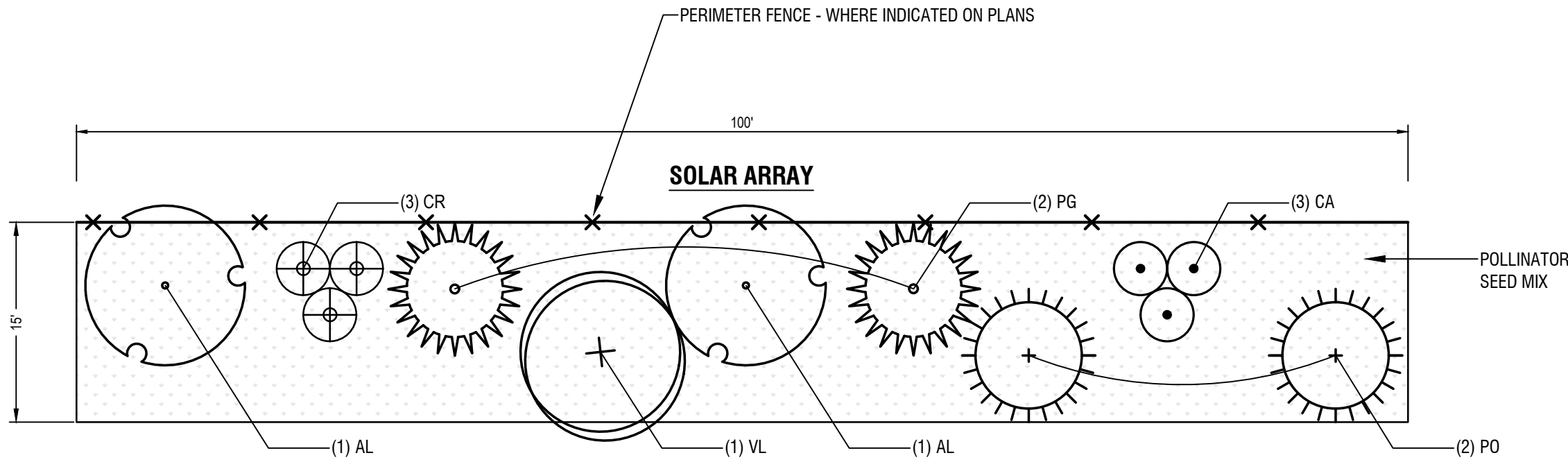
CHAIN LINK FENCE

PLANTING LEGEND

- PLANTING BUFFER MODULE

NOTES

1. SEE SHEET L103 FOR SEEDING AND PLANTING SPECIFICATIONS AND DETAILS



NOTES:

1. EXISTING TREES 2" CALIPER AND GREATER THAT OVERLAP BUFFER PLANTING MODULE SHALL BE PROTECTED AND PRESERVED.
2. ADJUST LOCATIONS OF TREES OR SHRUBS AS SHOWN IN BUFFER MODULE WHERE EXISTING TREES ARE IN PLACE

PLANTING BUFFER MODULE

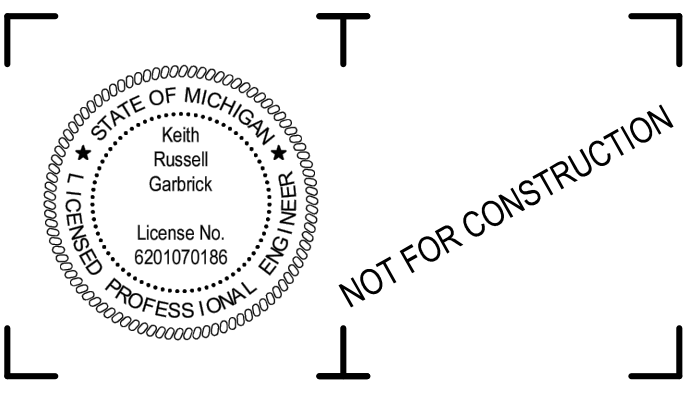
SCALE: 1" = 10'

PLANT SCHEDULE						
EVERGREEN TREES						
KEY	SCIENTIFIC NAME	COMMON NAME	SIZE	ROOT	SPACING	NOTES
PG	PICEA GLAUCA VAR. 'DENSATA'	BLACK HILLS SPRUCE	6' HT	B&B	AS SHOWN	COMPACT CULTIVAR
PO	PICEA OMORIKA 'NANA'	DWARF SERBIAN SPRUCE	6' HT	B&B	AS SHOWN	COMPACT CULTIVAR
DECIDUOUS SHRUBS & SMALL TREES						
KEY	SCIENTIFIC NAME	COMMON NAME	SIZE	ROOT	SPACING	NOTES
AL	AMELANCHIER LAEVIS	ALLEGHENY SERVICEBERRY	6'-7' HT	B&B	AS SHOWN	MULTI-STEM
CR	CORNUS RACEMOSA	GRAY DOGWOOD	3' HT	CONT	4' O.C.	
CA	CORYLUS AMERICANA	AMERICAN HAZELNUT	3' HT	CONT	4' O.C.	
VL	VIBURNUM LENTAGO	NANNYBERRY	6'-7' HT	B&B	AS SHOWN	MULTI-STEM



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REVIEWED BY: MJT

ISSUED FOR: REVIEW

DATE: JULY 2026

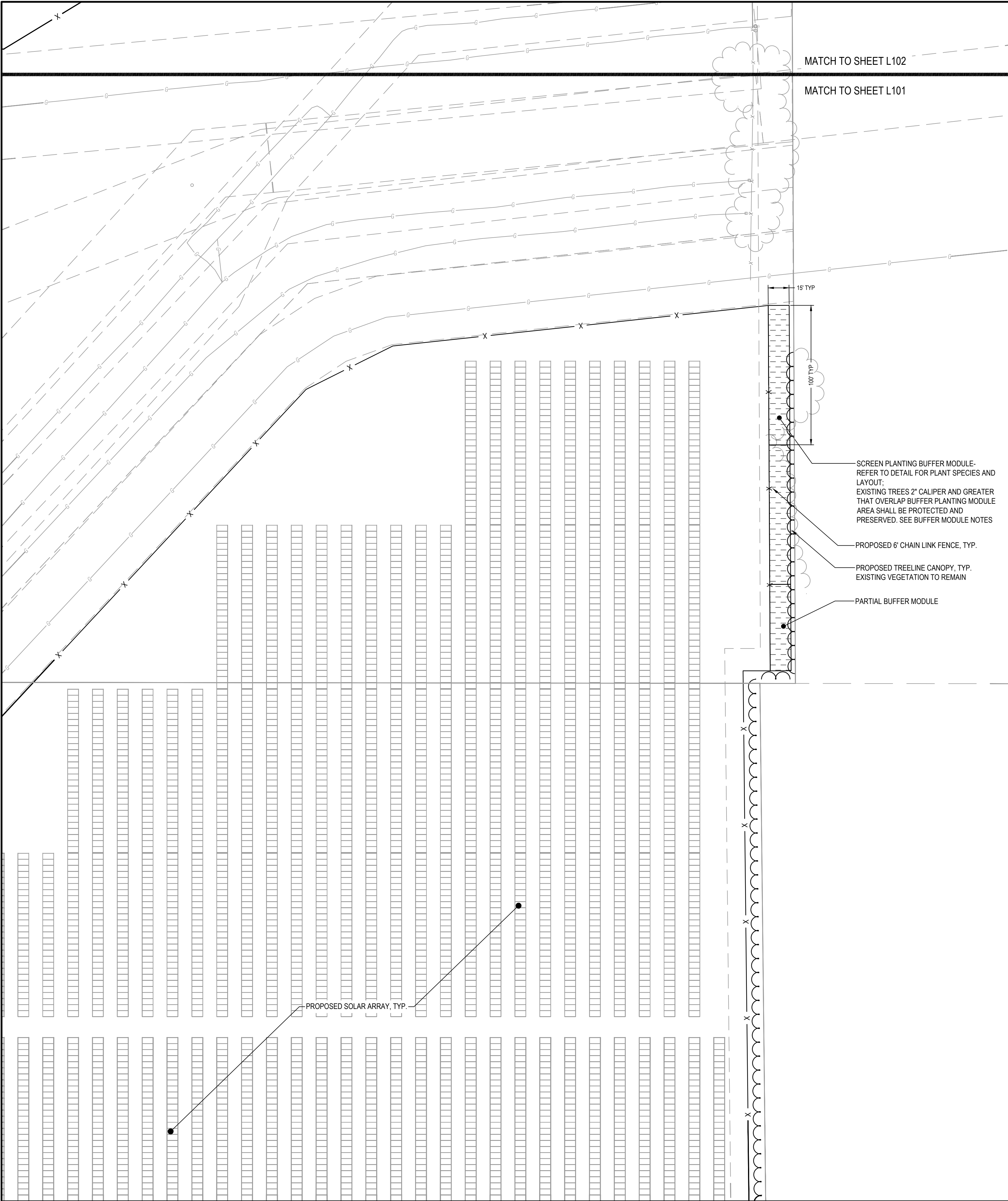
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LANDSCAPING PLAN

DRAWING NUMBER:

L101

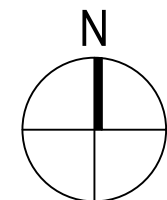
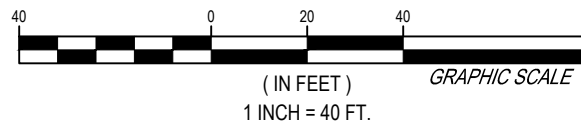
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Date Plotted: Jul 21, 2026 10:55am



1

LANDSCAPING PLAN

SCALE: 1"=40'



SITE LEGEND:

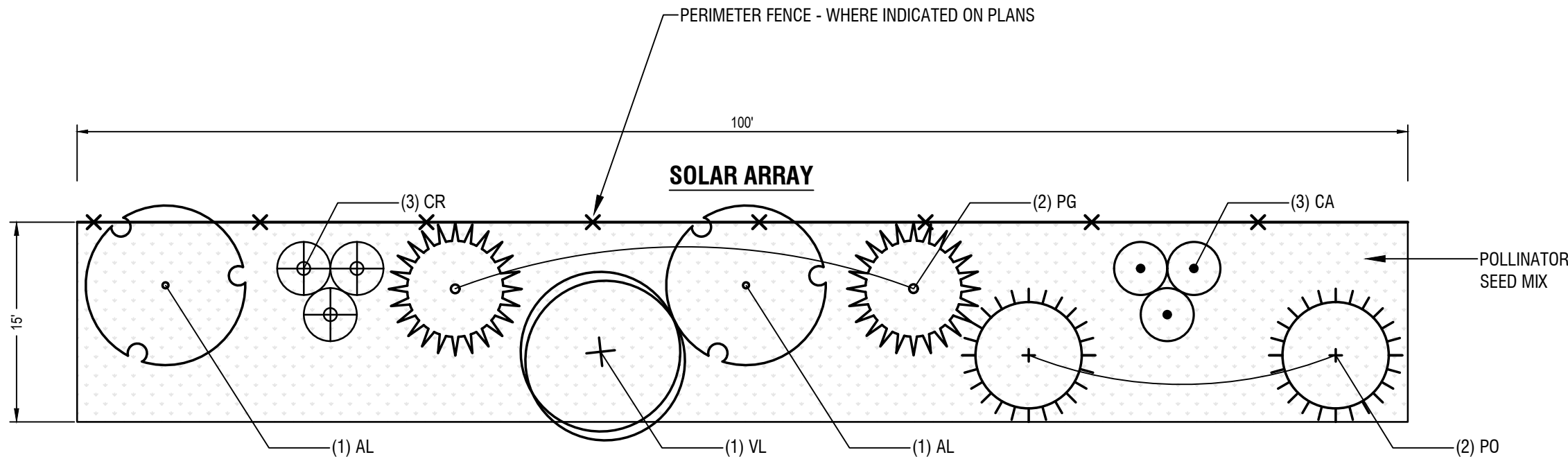
- PROPERTY LINE
- SETBACK LINE
- PAVEMENT
- ROAD CENTER LINE
- GRAVEL DRIVEWAY
- WORK LIMITS
- CHAIN LINK FENCE

PLANTING LEGEND

- PLANTING BUFFER MODULE

NOTES

- SEE SHEET L103 FOR SEEDING AND PLANTING SPECIFICATIONS AND DETAILS



NOTES:

- EXISTING TREES 2" CALIPER AND GREATER THAT OVERLAP BUFFER PLANTING MODULE SHALL BE PROTECTED AND PRESERVED.
- ADJUST LOCATIONS OF TREES OR SHRUBS AS SHOWN IN BUFFER MODULE WHERE EXISTING TREES ARE IN PLACE

PLANTING BUFFER MODULE

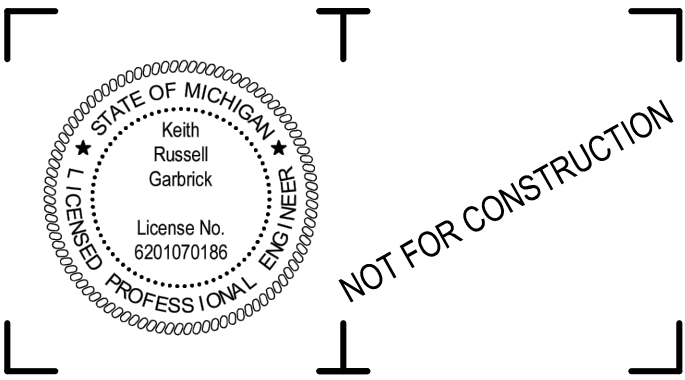
SCALE: 1" = 10'

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PROFESSIONAL ENGINEERING:
LAND SURVEYING:
GEOLOGICAL:

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DG MARSHALL MI, LLC

8484 WESTPARK DR., SUITE 720
MCLEAN, VA 22102

MARSHALL SOLAR PROJECT

111 E. OLIVER DR.
MARSHALL, MI 49068

NO.	DATE:	DESCRIPTION:
Revisions		

PROJECT NUMBER: P2603738

DRAWN BY: EEM, DB

REVIEWED BY: MJT

ISSUED FOR: REVIEW

DATE: JULY 2026

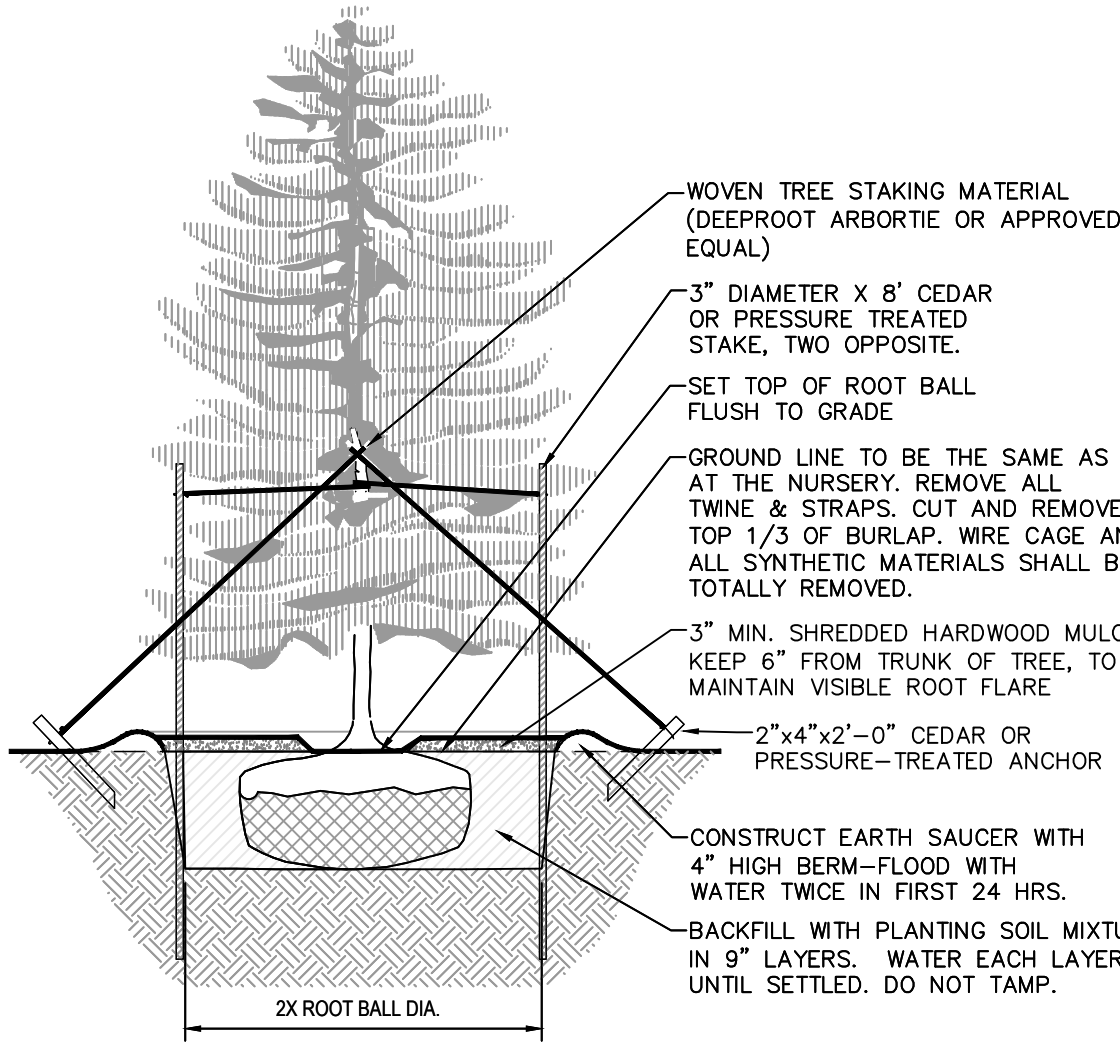
DRAWING NUMBER:

LANDSCAPING PLAN

L102

LANDSCAPE NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL PLANT AND MATERIAL QUANTITIES PRIOR TO BIDDING AND PROCUREMENT.
2. THE CONTRACTOR IS HEREBY NOTIFIED THAT UNDERGROUND UTILITIES MAY EXIST AND THEY SHOULD OBTAIN CURRENT UTILITY RECORD MAPS AND SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO COMMENCING WORK.
3. ALL PLANTS SHALL MEET OR EXCEED THE MINIMUM REQUIREMENTS OF AMERICAN STANDARDS FOR NURSERY STOCK, LATEST EDITION, LATEST EDITION, ANSI Z60.1.
4. ALL WOODY PLANT MATERIALS SHALL BE OBTAINED FROM NURSERY SOURCES OF SIMILAR HARDINESS ZONE, CLIMATE AND SOIL CONDITIONS TO THE PROJECT SITE.
5. IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS, REMOVE AND IMMEDIATELY REPLACE ALL PLANTS, AS DETERMINED BY THE OWNER'S REPRESENTATIVE, THAT ARE MISSING, DEAD, DO NOT DEVELOP FROM PLANTING STOCK, ARE IN UNHEALTHY OR UNSIGHTLY CONDITION, AND HAVE LOST THEIR SHAPE DUE TO DEAD OR BROKEN BRANCHES OR OTHER CAUSES DUE TO CONTRACTOR'S NEGLIGENCE. CONTRACTOR SHALL BEAR THE COST OF COMPLETE REPLACEMENT(S). IN CASE OF QUESTIONS REGARDING CONDITION AND SATISFACTORY ESTABLISHMENT OF A REJECTED PLANT, THE OWNER'S REPRESENTATIVES DECISION IS FINAL. PROVIDE A GUARANTEE FOR ALL REPLACEMENT PLANTS FOR A MINIMUM OF ONE FULL GROWING SEASON.
6. CONTRACTOR SHALL RETAIN AND SUBMIT PLANTING MATERIALS RECEIPTS TO THE OWNER'S REPRESENTATIVE FOR REVIEW AND APPROVAL. PLANTING STOCK IS TO BE MADE AVAILABLE IN ORIGINAL PACKAGING AND LABELING FOR INSPECTION BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
7. SHRUBS SHALL MEET THE REQUIREMENTS FOR HEIGHT INDICATED IN THE PLANT LIST. THE MEASUREMENTS FOR HEIGHT SHALL BE TAKEN FROM THE GROUND LEVEL TO THE AVERAGE HEIGHT OF THE TOP BRANCHES OF THE PLANT, AND NOT THE LONGEST BRANCH. SINGLE STEMMED OR THIN PLANTS WILL NOT BE ACCEPTED. SIDE BRANCHES SHALL BE GENEROUS, WELL TWIGGED, AND THE PLANT AS A WHOLE WELL SEATED IN THE GROUND. PLANTS SHALL BE IN A MOIST, VIGOROUS CONDITION, FREE FROM DEAD WOOD, BRUISES, OR OTHER ROOT OR BRANCH INJURIES.
8. NAMES OF WOODY PLANT MATERIALS SHALL COMPLY WITH "STANDARDIZED PLANT NAMES" AS ADOPTED BY THE LATEST EDITION OF THE AMERICAN JOINT COMMITTEE OF HORTICULTURAL NOMENCLATURE. PROVIDE STOCK TRUE TO BOTANICAL NAME AND LEGIBLY TAGGED.
9. PLANTED AREAS WILL BE INSPECTED AT COMPLETION OF INSTALLATION AND ACCEPTED SUBJECT TO COMPLIANCE WITH SPECIFIED MATERIALS AND INSTALLATION REQUIREMENTS. INSPECTION TO DETERMINE FINAL ACCEPTANCE OF PLANTED AREAS WILL BE MADE BY THE OWNER'S REPRESENTATIVE UPON CONTRACTORS REQUEST. PROVIDE NOTIFICATION AT LEAST 10 WORKING DAYS BEFORE REQUESTED INSPECTION DATE. PLANTED AREAS WILL BE ACCEPTED PROVIDED ALL MATERIALS ARE ALIVE AND IN A HEALTHY, VIGOROUS CONDITION. AFTER FINAL ACCEPTANCE AND AT THE END OF THE WARRANTY PERIOD, THE OWNER WILL ASSUME MAINTENANCE.
10. WARRANTY: A ONE YEAR GUARANTEE SHALL BE PROVIDED ON ALL NEW PLANTINGS FROM DATE OF FINAL ACCEPTANCE OF PLANTING INSTALLATION BY THE OWNER.
11. LANDSCAPE MATERIALS SHALL BE INSTALLED BY LOCAL CONTRACTORS FAMILIAR WITH REGIONAL AND LOCAL CONDITIONS WITH QUALIFIED EXPERIENCE IN SIMILAR INSTALLATIONS AND THAT EMPLOY MICHIGAN-CERTIFIED NURSERY PROFESSIONALS.
12. THE CONTRACTOR SHALL PERFORM A ROUGH FIELD STAKE OUT OF ALL PLANT MATERIALS. CONTACT THE OWNER'S REPRESENTATIVE FOR REVIEW AND APPROVAL. LOCATIONS SHOWN ON THE PLAN CONVEY DESIGN INTENT ONLY. FINAL LOCATIONS WILL BE AS DIRECTED BY THE OWNER'S REPRESENTATIVE AT THE TIME OF INSTALLATION.
13. LOCATE TREES 5' MINIMUM FROM UNDERGROUND UTILITIES TO ROOT BALL PERIMETER; LOCATE TREES 20' MINIMUM FROM OVERHEAD WIRES.
15. MULCH FOR PLANTING PITS: NATURAL, UN-DYED, DOUBLE-GROUND HARDWOOD BARK. PROVIDE 3" DEPTH MULCH FOR ALL PLANTING PITS.
16. TOPSOIL SHALL BE FURNISHED FROM THE STOCKPILED ON-SITE MATERIAL.
- A. DETERMINE TOPSOIL SUITABILITY WITH SOIL TESTING; COLLECT SAMPLES AND PROVIDE THREE TESTS, MINIMUM, FROM ON SITE SOIL MATERIAL. TESTING: SOIL TEXTURE/GRADATION AND NUTRIENT ANALYSIS WITH PLANT ESTABLISHMENT RECOMMENDATIONS REPORT.
- B. IF EXISTING QUANTITY IS INSUFFICIENT TO MEET PROJECT NEEDS, FURNISH FROM OFF-SITE SOURCES IN QUANTITIES SUFFICIENT TO MEET SPECIFIED PROJECT REQUIREMENTS. TOPSOIL SHALL BE NATURAL, FRIABLE, FERTILE SOIL, CHARACTERISTIC OF PRODUCTIVE SOIL IN THE VICINITY. REASONABLE FREE FROM STONES, CLAY LUMPS, ROOTS AND OTHER FOREIGN MATTER WITH AN ACIDITY BETWEEN 6.0 AND 6.8 PH. PROPOSED TOPSOIL MATERIAL FROM OFF-SITE SOURCES SHALL BE SUBJECT TO REVIEW AND APPROVAL BY THE OWNER'S REPRESENTATIVE. PER SOIL TESTING RESULTS.
17. COMPOST: BIOLOGICALLY MATURE AND STABLE WITH A MOISTURE CONTENT OF 30-55 PERCENT; HAVING A WEIGHT OF 1400LB/CY WHEN DELIVERED. PROVIDE COMPOST COMPOSED PRIMARILY OF TREE LEAVES, LAWN CLIPPINGS AND SIMILAR PLANT SOURCE MATERIALS.
18. PLANTING SOIL MIXTURE: FOR PLANTINGS IN UNDISTURBED AREAS AMEND EXISTING SURFACE SOIL AS FOLLOWS DURING THE PLANTING OPERATION. 1 GALLON APPROVED ORGANIC MATERIAL; COMPOST OR LEAF COMPOST PER 1-INCH OF TREE CALIPER OR PER 2' TREE/PLANT HEIGHT. INCORPORATE ORGANIC MATERIAL AND FERTILIZER TO INDIVIDUAL PLANTING PITS AS BACKFILL.
19. FERTILIZER FOR NEW PLANTINGS: NATURAL GRANULAR FERTILIZER WITH MYCORRHIZAL FUNGI WITH NPK 3-4-3 FORMULATION; PROVIDE ROOTS HEALTHY START ADVANCED MRT 3-4-3 BY LEBANON SEABOARD CORPORATION OR APPROVED EQUAL. APPLICATION RATES: EVERGREEN TREES 1.5 LBS. DECIDUOUS TREES 1.5 LBS. SHRUBS 0.5 LBS.
20. LAY OR STAKE OUT PLANTS AS INDICATED OR AS APPROVED IN THE FIELD. IF OBSTRUCTIONS ARE ENCOUNTERED THAT ARE NOT SHOWN ON THE DRAWINGS, DO NOT PROCEED PLANTING OPERATIONS UNTIL ALTERNATIVE PLANT LOCATIONS HAVE BEEN SELECTED.



NOTE:

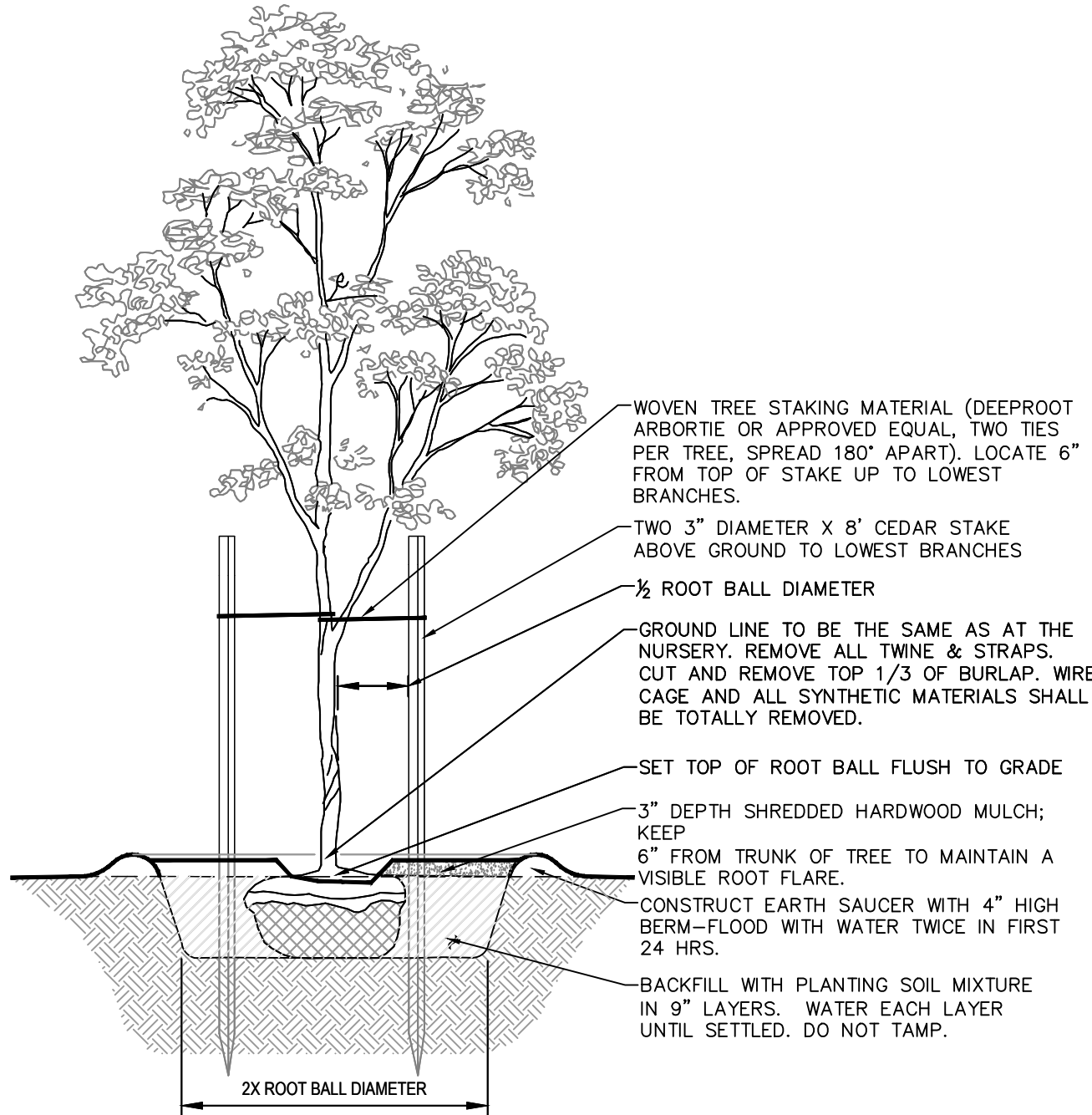
1. REMOVE STAKES AND GUYS AT THE END OF THE FIRST GROWING SEASON AFTER PLANTING
2. PROVIDE A 5' DIA. MULCHED PLANTING BED AROUND EACH TREE.
3. OVERSEED TREE PLANTING PITS WITH NATURAL VEGETATION SEED MIX.

1

L103

EVERGREEN PLANTING DETAIL

N.T.S.



NOTE:

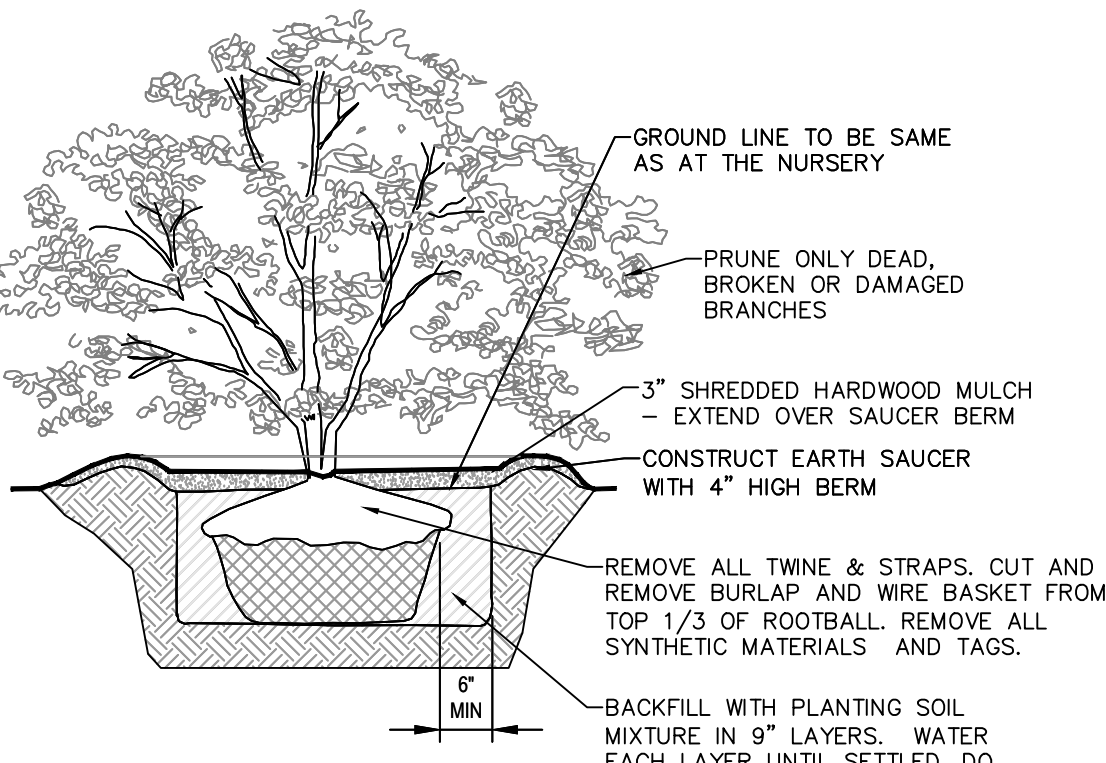
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2. PROVIDE A 5' DIA. MULCHED PLANTING BED AROUND EACH TREE.
3. OVERSEED TREE PLANTING PITS WITH NATURAL VEGETATION SEED MIX.

2

L103

DECIDUOUS TREE PLANTING

N.T.S.



NOTE:

1. PROVIDE A 5' WIDE CONTINUOUS MULCHED PLANTING BED FOR LINEAR SHRUB PLANTING LAYOUT.
2. PROVIDE 5' DIA. MULCHED PLANTING PITS FOR INDIVIDUAL SHRUB PLANTINGS.
3. OVERSEED MULCHED PLANTING PITS WITH NATURAL VEGETATION SEED MIX.

3

L103

SHRUB PLANTING DETAIL

N.T.S.

ESTABLISHMENT PERIOD MAINTENANCE

1. BEGIN MAINTENANCE OPERATIONS IMMEDIATELY AFTER EACH PLANT IS PLANTED AND CONTINUE AS REQUIRED UNTIL ACCEPTANCE. WATER, MULCH, WEED, PRUNE, SPRAY, FERTILIZE, CULTIVATE, AND OTHERWISE MAINTAIN AND PROTECT PLANTS. RESET SETTLED PLANTS TO PROPER GRADE AND POSITION, RESTORE PLANTING SAUCERS, AND REMOVE DEAD, DISEASED, OR UNHEALTHY PLANT MATERIAL. TIGHTEN AND REPAIR STAKES AND WIRES. CORRECT DEFECTIVE WORK AS SOON AS POSSIBLE AFTER IT BECOMES APPARENT AND WEATHER AND SEASON PERMIT.
2. UPON COMPLETION OF THE PLANTING OPERATIONS, CLEAN UP PLANTED/SEEDED AREAS TO BE FREE OF STONES, CONTAINERS, TRASH AND OTHER WASTE AND DEBRIS.
3. PROVIDE WATERING TO SUPPLEMENT NATURAL PRECIPITATION DURING PERIODS OF DROUGHT AND AS NEEDED TO PROVIDE AN EQUIVALENT OF 1 INCH OF WATER PER WEEK UNTIL THE PLANTS HAVE ROOTED AND ARE ESTABLISHED.
- A. MAKE PERIODIC INSPECTIONS TO DETERMINE MOISTURE CONTENT OF SOIL AND ADJUST WATERING SCHEDULE TO FIT CONDITIONS (IF APPLICABLE).
- B. PROVIDE WATER FOR EXECUTION AND MAINTENANCE AT NO EXPENSE TO OWNER. FURNISH PORTABLE TANKS, PUMPS, HOSE, PIPE, CONNECTIONS, NOZZLES AND ANY OTHER EQUIPMENT REQUIRED TO TRANSPORT WATER FROM AVAILABLE OUTLETS AND APPLY IT TO SEEDED AREAS IN AN APPROVED MANNER.
- C. WATER IN SUCH A MANNER AND AS FREQUENTLY AS IS DEEMED NECESSARY BY OWNER TO ASSURE CONTINUED GROWTH OF VEGETATION. WATER AREAS OF SITE IN SUCH A MANNER AS TO PREVENT EROSION DUE TO EXCESSIVE QUANTITIES APPLIED OVER SMALL AREAS TO AVOID DAMAGE TO FINISHED SURFACE DUE TO WATERING EQUIPMENT.
4. MAINTAIN ALL PLANT MATERIAL IN A HEALTHY, VIGOROUS GROWING CONDITION.
5. AFTER SEEDED VEGETATION GROWTH HAS STARTED, RESEED AND MULCH AREAS THAT FAIL TO SHOW UNIFORM STAND OF VEGETATION IN ACCORDANCE WITH THE DOCUMENTS AND AS SPECIFIED HEREIN. CONTINUE REPEATEDLY UNTIL AREAS ARE COVERED WITH SATISFACTORY GROWTH OF PERMANENT WITH NO BARE SPOTS OR WEED AREAS GREATER THAN 2 SF PRESENT.
6. PROVIDE MOWING ONLY AS SPECIFIED FOR EACH SEED MIX OR VEGETATION TYPE. MOW SEEDED AREAS WHEN VEGETATION HAS ATTAINED AT LEAST A HEIGHT OF 8-12 INCHES AND ROOTS ARE FIRMLY ESTABLISHED.
7. REMOVE FENCES, SIGNS, BARRIERS, OR OTHER TEMPORARY PROTECTIVE DEVICES AFTER FINAL ACCEPTANCE OF PLANTINGS AND SEEDED VEGETATION.
8. REMOVE AND REPLACE DISEASED, DISTRESSED, DEAD, OR REJECTED PLANTS PRIOR TO SUBSTANTIAL COMPLETION DATE. REPLACEMENTS SHALL BE PLANTS OF SAME VARIETY AND SIZE SPECIFIED ON THE DRAWINGS. FURNISH AND PLANT AS SPECIFIED HEREIN. REPLACEMENTS RESULTING FROM REMOVAL, LOSS, OR DAMAGE DUE TO OCCUPANCY OF PROJECT IN ANY PART, VANDALISM, PHYSICAL DAMAGE BY ANIMALS, VEHICLES, ETC. AND LOSSES DUE TO CURTAILMENT OF WATER BY LOCAL AUTHORITIES WILL BE APPROVED AND PAID FOR BY OWNER.
9. EXISTING AND NEW HERBACEOUS VEGETATION AREAS DAMAGED DURING PROCESS OF WORK SHALL BE RESTORED OR REPAIRED TO CONDITION SATISFACTORY TO THE OWNER. FILL GRADE, FERTILIZE, REPLANT, OR MULCH AS REQUIRED TO RESTORE TO THE CONTRACT REQUIREMENTS.

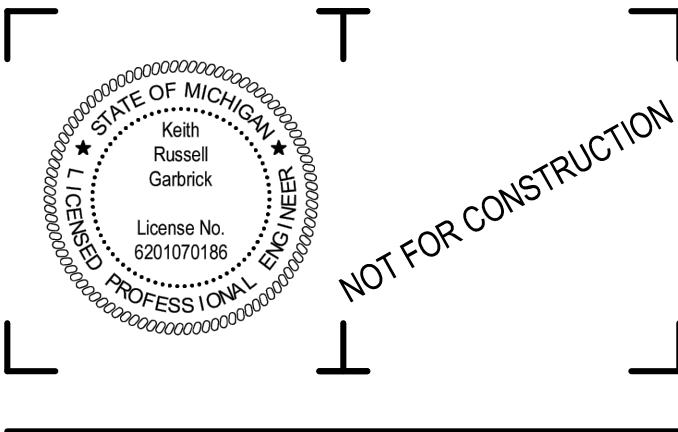
POST-ESTABLISHMENT MAINTENANCE

1. PROPOSED MAINTENANCE OF HERBACEOUS VEGETATION AREAS FOLLOWING THE ESTABLISHMENT PERIOD:
- A. ARRAY AREA VEGETATION: SEASONAL OR ANNUAL MOWING MOWING.
- B. VEGETATIVE BUFFER AND EXISTING NATURAL AREAS: ANNUAL OR BI-ANNUAL MOWING OR MORE AS NEEDED TO MAINTAIN PERMANENT NATIVE VEGETATION COVERAGE.
- C. FACILITY ENTRANCES: PROVIDE BI-MONTHLY MOWING DURING THE GROWING SEASON TO MAINTAIN VEGETATION AT AN 18" MAX. HEIGHT OR AS SPECIFIED FOR HEALTHY NATURAL VEGETATION. MAINTAIN 20 FT CLEARANCE AROUND FACILITY PERIMETER FENCE ENTRANCE GATE. MAINTAIN 20 FT MINIMUM CLEARANCE ON BOTH SIDES OF THE ACCESS ROAD WHERE IT MEETS THE ROAD RIGHT-OF-WAY.
2. MAINTAIN PLANT MATERIALS (TREES AND SHRUBS) IN A HEALTHY, VIGOROUS GROWING CONDITION, TO MEET "CONSERVATION" AESTHETIC REQUIREMENTS: HEALTHY AND FREE FROM DISEASE, FREE FROM SIGNIFICANT PHYSICAL DAMAGE; CAPABLE OF PRODUCING SEED; CAPABLE OF PROVIDING HABITAT. REMOVE AND REPLACE PLANTS DETERMINED TO BE SUBSTANDARD PER THE APPROVED DOCUMENTS TO MEET VEGETATIVE BUFFERS REQUIREMENTS.
3. AREAS OF HERBACEOUS VEGETATION THAT FAIL TO MEET THE MINIMUM REQUIREMENTS FOR PERMANENT VEGETATION COVERAGE SHALL BE REPLANTED PER THE APPROVED DOCUMENTS TO ESTABLISH VEGETATION.



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CERTIFICATE OF AUTHORIZATION NUMBER:
PROFESSIONAL ENGINEERING:
LAND SURVEYING:
GEOLOGICAL:

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DG MARSHALL MI, LLC

8484 WESTPARK DR., SUITE 720
MCLEAN, VA 22102

MARSHALL SOLAR PROJECT

111 E. OLIVER DR.
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DRAWING NAME:

LANDSCAPING NOTES

DRAWING NUMBER:

L103



Marshall Solar Project

Detailed Use Statement

Submitted to:

City of Marshall, Calhoun County, Michigan

Submitted by:

DG Marshall MI, LLC

8484 Westpark Dr, Suite 720

McLean, VA 22102

Date:

June 17, 2026

M A D I S O N E I . C O M



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1.0 Introduction

DG Marshall MI, LLC (Applicant) is petitioning the City of Marshall for a Site Plan and Special Land Use approval to allow for the development of the Marshall Solar Project (Project), a proposed 10.5-megawatt (MW) alternating current (AC) solar photovoltaic (PV) project located within the municipal jurisdiction of the City of Marshall, Calhoun County, Michigan. The proposed Project's address is 111 E. Oliver Dr, Marshall, MI 49068 located in the City of Marshall's Brooks Industrial Park on Parcel # 53-360-003-00 and #53-003-003-01.

The Applicant will own and operate the Facility with contact information outlined below:

- DG Marshall MI, LLC
8484 Westpark Dr, Suite 720
McLean, VA 22102

The narrative provided supplements the Site Plan and Special Land Use Application (Application) and provides a summary of the following topics:

- Project Purpose
- Existing Conditions
- Project Overview
- Project Components
- City of Marshall Large Solar Energy Systems Ordinance
- Additional Project Considerations

2.0 Project Purpose

The Project will generate clean, renewable energy to meet local energy demand for thousands of homes within the City of Marshall. In addition to providing clean and renewable energy, the proposed Project will increase grid resilience and stabilize their energy supply. The proposed Project will support City of Marshall's contribution to the state's renewable energy goals in its efforts to lessen energy production's impact on the environment and to take incremental steps to respond to climate change by producing 100% clean energy by 2040. The Project will benefit the local community by generating long-term and stable tax revenue that can be used to enhance local roads, schools and services.

A report dated May 13, 2026 prepared by Kevin Maynard, Director of Electric Utilities for the City of Marshall has been included in this Application, and documents the Project's benefits and need to the City of Marshall.

3.0 Existing Conditions

The Project is located within the Brooks Industrial Park on previously undeveloped agricultural and forested land adjacent to Brooks Field Airport in the City of Marshall. The site consists of two parcels zoned I-1 (Research and Manufacturing).



The site is encumbered by multiple existing gas lines, which limit its suitability for alternative development. Surrounding properties are predominantly zoned I-1, with adjacent parcels to the east zoned Agricultural within Fredonia and Marshall Townships.

Existing site conditions are further described in the Site Plan submitted with this Application.

4.0 Project Overview

The Project is a 10.5-MWac solar facility located on underutilized agricultural land and will generate clean, renewable electricity to serve the local community. The Project will occupy approximately 47 fenced acres within a ~70-acre site owned by the City of Marshall Local Development Finance Authority, located at the end of Oliver Drive in the Brooks Industrial Park adjacent to Brooks Field Airport. The Project is consistent with the intent of the I-1 (Research and Manufacturing) zoning district and compatible with surrounding industrial uses. It will comply with all applicable setback requirements and is located approximately 2,000 feet from the nearest residence, minimizing potential impacts. Temporary construction activity may occur during daylight hours; however, long-term operations will generate minimal traffic and noise.

The facility will consist of ground-mounted PV arrays on single-axis trackers with a maximum height of 15 feet. A 6-foot security fence with controlled access gates will enclose the site, which will be accessed via a new gravel drive. The facility will be designed and constructed in accordance with applicable industry standards and is not expected to produce emissions, odors, or other impacts that would affect public health, safety, or welfare.

The Project has an expected operational life of 25–35 years. The Applicant will maintain the facility, which will operate without daily on-site staff. At the end of its useful life, the Project will be decommissioned in accordance with a decommissioning plan which will be approved by the City of Marshall, and the site will be restored to pre-construction conditions.

5.0 Project Components

The Project will be designed and engineered by a Michigan-licensed professional engineer and constructed in accordance with applicable manufacturer specifications and industry standards.

The Project will include PV modules and racking, DC collection systems (cabling, conduits, and disconnects), inverters, an AC collection system, step-up transformers, utility interconnection infrastructure, and a perimeter security fence.

Project Equipment

The Project is expected to include approximately 19,000–20,000 solar modules (final count, model, and manufacturer subject to final design). Modules will be installed on single-axis trackers rotating east to west. A geotechnical investigation will inform foundation design prior to construction. Maximum array height (including inverters) will not exceed 15 feet.

Up to five equipment pads are anticipated, each consisting of inverters, medium-voltage transformers, and associated control equipment, typically installed on concrete pads. Final



equipment quantities and layout will be confirmed in engineering drawings submitted with the building permit application.

Electricity generated by the PV modules will be collected and converted from DC to AC at the inverters, stepped up in voltage through transformers, and delivered to the utility at the point of common coupling.

The Project will interconnect to the City of Marshall's distribution system via an existing 12.47-kV overhead line. All electrical infrastructure associated with the Project will be located within the fenced area.

6.0 City of Marshall Large Solar Energy Systems Ordinance

The City of Marshall Zoning Ordinance includes requirements for solar energy systems under Article 4.0 (Use Standards), including Article 4.53 (Solar Energy Systems). The Applicant understands that the Project is classified as a Large Solar Energy System and is therefore subject to Site Plan and Special Land Use approval.

The Applicant has reviewed applicable design standards in the City of Marshall Zoning Ordinance, including requirements for Large Solar Energy Systems within the I-1 (Research and Manufacturing) zoning district (Article 3.19), and has incorporated these requirements into the Site Plan for this Application. Further detail regarding the Site plan's compliance to the zoning ordinance is outlined below:

Approval Process and Professional Licensing

The Project is subject to review by the Planning and Joint Planning Commissions. The Site Plan was prepared and sealed by a Michigan-licensed professional engineer.

Site Screening

The Project will comply with all applicable I-1 zoning requirements. Evergreen landscaping will be installed along the eastern boundary to screen views from adjacent agricultural parcels.

Glare

The solar panels proposed for the Project will have anti-reflective coating to minimize glare. Modules with anti-reflecting coating are designed to absorb sunlight to generate electricity and minimize reflectivity. Glare from solar modules with anti-reflecting coated glass are expected to reflect as little as two percent of incoming sunlight which is roughly equivalent to the same fundamental glare as a snow bank.

On May 29, 2026, an Approach Path requirement was provided to the Applicant as it relates to nearby Brooks Field Airport which concluded that Project was not within the Airport's approach path noting that the closest corner of the Project is approximately 2,500 feet away.

On March 18, 2026, the Federal Aviation Administration (FAA) conducted an aeronautical study based on a preliminary design of the Project. The FAA concluded that the Project does not exceed obstruction standards and thus received a Determination of No Hazard to Air Navigation. The



Applicant will submit an updated review with the FAA as the design is finalized and coordinate with the Michigan Department of Transportation for final aeronautics review.

Maintenance, Abandonment, and Decommissioning

The Applicant has capabilities to remote monitor the project with full-time electric engineers. In the event an anomaly is identified, the applicant will dispatch maintenance technicians to investigate any equipment failures and resolve them in a timely fashion. In addition to reactive repairs, the Applicant will conduct annual periodic inspections to ensure that the Project is operating accordingly. In addition to these requirements, the Applicant has committed to a contractual production guarantee to ensure that the project is consistently providing output at a high performance.

Six months prior to commencement of operation, the Applicant will provide a decommissioning plan which will be approved by the City of Marshall Local Development Finance Authority. The decommissioning plan must outline a schedule, recycling commitments where practicable, and a completion deadline to complete activities within 360 days. All decommissioning costs will be borne by the Applicant.

Roof-Mounted Solar Energy Systems and Height Limits

This is not applicable to the Project.

Setback Requirements

The Project will be in compliance with the applicable setbacks requirements within the I-1 (Research and Manufacturing) zoning district.

Height Limit

Solar arrays, including inverters, will be at a maximum height of 15 feet above ground, a height unimposing to local residents and well below the height limit prescribed by the zoning guidelines for Large Solar Energy Systems in the I-1 (Research and Manufacturing) zoning districts.

Fencing

All mechanical equipment will be enclosed by a six-foot-high fence with a locking gate to prevent unauthorized access.

7.0 Additional Project Considerations

In addition to ordinance requirements (Section 6), the following supplemental considerations provide additional context for the Project.

Vehicular Traffic, Parking, and Equipment Staging

The Project will be designed to consider the safe and efficient movement of vehicles within the site and the surrounding areas. Traffic may temporarily increase during construction; however, long-term operations will generate minimal traffic limited to occasional maintenance visits. All vehicles will access and park within the site and will not impede public roads.



A temporary laydown area will be used during construction for materials, equipment, and staging. This area will be removed following construction, and the site will be restored. No permanent parking is required, as the facility is not open to the public.

Noise

The Project is expected to generate minimal operational noise and limited to standard electrical equipment (inverters and transformers) which operate primarily during daylight hours. Given the industrial setting and existing vegetation, sound is expected to be comparable to a steady refrigerator-type hum and will not resemble louder or intermittent industrial noise.

Fire Department Requirements and Coordination

The Project will present minimal fire and safety concern and will be designed and operated in compliance with applicable fire and electrical codes, including NEC, NFPA, IFC, and applicable UL standards. The likelihood of a fire event at a properly designed, installed, and maintained solar facility is low, and in the uncommon event of a fire, the more likely areas of concern are electrical components such as inverters, transformers, combiner boxes, and associated wiring rather than the solar modules themselves. The Project's fire and safety measures include code-compliant equipment, fire access roads, approved gates and emergency access controls, equipment labeling and site signage, maintained vegetation management, and coordination with the local fire department on emergency response procedures. Unlike facilities with occupied buildings or fuel storage, a solar-only ground-mount project has a relatively limited fire profile, and the expected fire department role is focused on safe site access, isolation of electrical equipment, and prevention of fire spread beyond the project boundary.

The Applicant is committed to meeting requirements for the Project as outlined by the City of Marshall Fire Department which included but are not limited to design requirements, coordinating the emergency response approach, and more. The Applicant will offer an orientation to the Fire Department anticipated to be conducted prior to operation which includes an on-site walkthrough of the facility, review of the Emergency Response Plan, identification of access points and equipment, and discussion of site-specific hazards and fire response procedures so first responders are prepared to safely manage any incident.

Environmental Review (Leaching, Wetlands, T&E, and Coordination with MDNR, EGLE, etc.)

The Project has coordinated with the Michigan Department of Environment, Great Lakes, and Energy (EGLE), the Michigan Department of Natural Resources (MDNR), the U.S. Fish and Wildlife Service (USFWS), and the Michigan Natural Features Inventory (MNFI).

With respect to wetlands, the Applicant has provided a Wetland Identification report from EGLE which identified one regulated wetland and one unregulated wetland. The Project has been designed to avoid impacts to the EGLE-jurisdictional wetland.

Regarding threatened and endangered species, the Applicant received initial responses for both State and Federal Listed Species which outlined that the Project is unlikely to have any adverse



impacts. The Applicant continues to coordinate with State and Federal agencies and will comply with any applicable requirements set forth on the Project.

The U.S. Environmental Protection Agency states that solar panels are safe during use and that working panels do not leach toxic metals because the internal materials are enclosed within durable glass and polymer encapsulation that prevents leaching under normal operating conditions. In addition, project construction and stormwater controls are designed to prevent construction-related pollutants from reaching nearby wetlands or surface waters.

Based on the foregoing, the Project represents a carefully coordinated and low-impact development from an environmental standpoint: jurisdictional wetlands have been identified and are being avoided, agency coordination on threatened and endangered species has been undertaken, and the solar modules proposed for use are manufactured as sealed products that EPA states do not leach toxic metals during normal operation. Lastly, the Project includes construction and stormwater controls intended to prevent construction-related pollutants (if any) from reaching nearby wetlands or surface waters.

Impact to Municipal Services / Public Utilities

The facility will not require water, sewer, or permanent waste services. Construction waste will be removed offsite; no operational waste streams are anticipated.

Stormwater Management, Soil Erosion, and Sediment Control

The design of the Project will account for the existing soil capabilities and provides for appropriate drainage and stormwater management. Where required, earthwork will include site grading to create finished grade slopes suitable for racking installation, a retention basin, and other storm water management improvements. All earthwork/stormwater management activities will comply with the Calhoun County Technical Resources Manual standards.

A Soil Erosion and Sediment Control Plan will be prepared by a Michigan-licensed professional engineer and submitted for approval to Calhoun County in accordance with Part 91 of the Natural Resources and Environmental Protection Act prior to construction.

A map of the study area showing the location of the site. The map includes roads such as Michigan Avenue, Partello Road, Oliver Drive, Homer Road, Division Drive, 15 1/2 Mile Road, 19 1/2 Mile Road, 22 Mile Road, and F Drive S. A north arrow is present in the top right corner. A specific location is marked with a black dot and labeled 'SITE'.

ZONING:

THE SUBJECT PROPERTY IS CURRENTLY ZONED I-1 RESEARCH AND TECHNICAL DISTRICT, ACCORDING TO THE CITY OF MARSHALL ZONING MAP DATED JULY 27, 2024, AND IS SUBJECT TO THE FOLLOWING:

D: DEVELOPMENT STANDARDS

LOT SIZE
MINIMUM LOT SIZE: NONE SPECIFIED
MINIMUM LOT WIDTH: 100 FT

LOT COVERAGE
MAXIMUM LOT COVERAGE: 40%

SETBACKS
MINIMUM FRONT YARD SETBACK: 50 FT
MINIMUM REAR YARD SETBACK: 25 FT
MINIMUM SIDE YARD SETBACK: ONE SIDE 20 FT, TOTAL OF TWO SIDES 50 FT

BUILDING HEIGHT
MAXIMUM BUILDING HEIGHT: 45 FT

FLOOR AREA
MINIMUM FLOOR AREA PER UNIT: NONE SPECIFIED

NOTE: NO ZONING LETTER OR MAP WAS PROVIDED AT THE DATE OF THE SURVEY. SETBACK LINES ARE SHOWN BASED ON THE SURVEYORS INTERPRETATION OF THE ZONING ORDINANCE AND ARE SUBJECT TO CHANGE

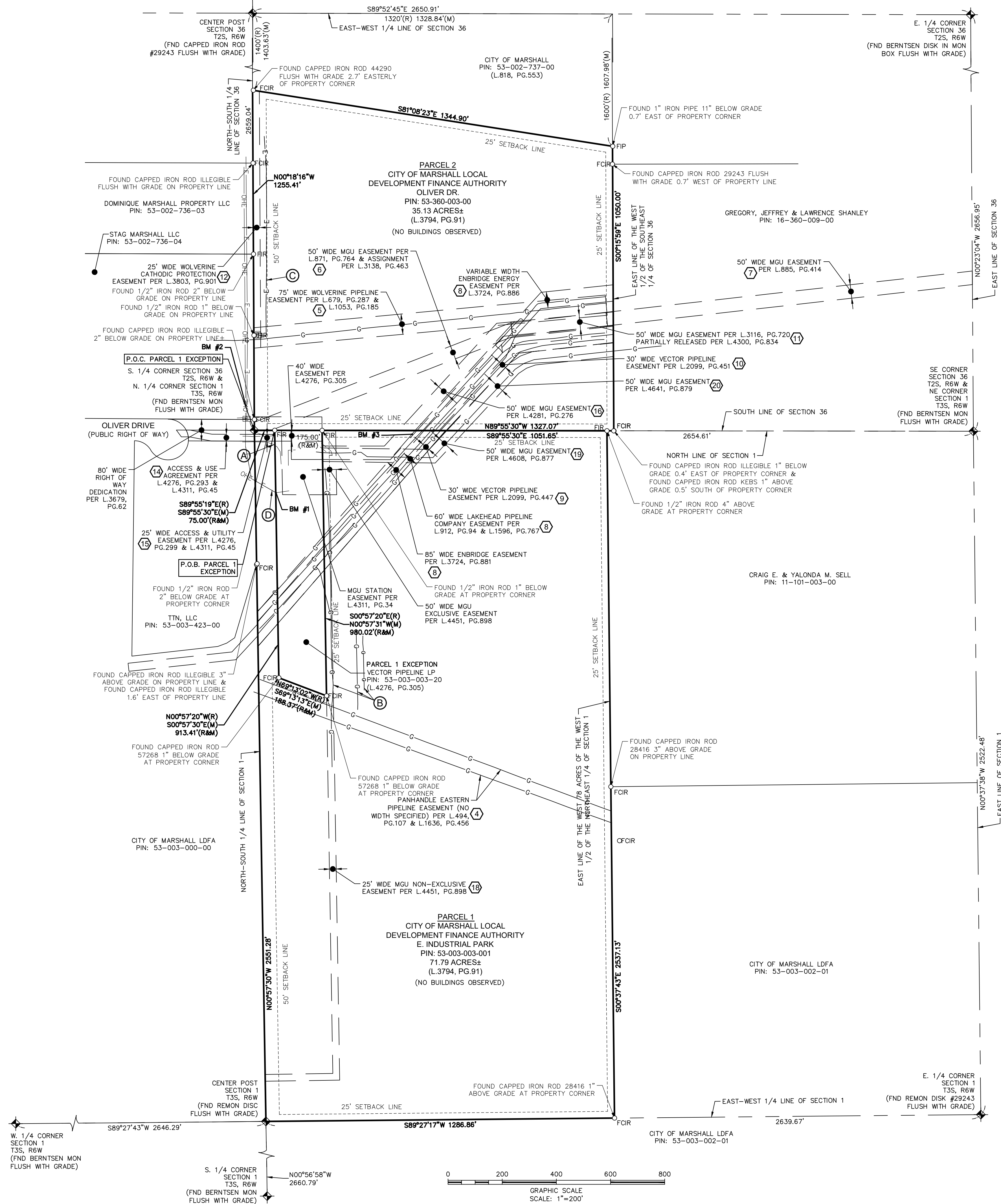
NOTES:

1. BEARINGS ARE BASED ON MICHIGAN STATE PLANE COORDINATE SYSTEM NAD83 (2011), SOUTH ZONE, INTERNATIONAL FEET, GROUND DISTANCES. MEASURED BEARINGS DIFFER FROM TITLE. AVERAGE COMBINED SCALE FACTOR (ACSF) = 0.99992866
GROUND DISTANCE = GRID DISTANCE / ACSF
2. THE SITE SHOWN HEREON IS LOCATED WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN), ACCORDING TO MAP NUMBER 260256038C OF THE FLOOD INSURANCE RATE MAP, EFFECTIVE DATE APRIL 4, 2011.
3. WATER MAIN, STORM SEWER, SANITARY SEWER AND FRANCHISE UTILITY STRUCTURES HAVE BEEN FIELD LOCATED WHERE VISIBLE. UTILITY AND AS-BUILT MAPS HAVE BEEN REQUESTED AND SOME MAPS HAVE BEEN RECEIVED AT DATE OF SURVEY. THE FRANCHISE UTILITY MAPS HAVE BEEN REQUESTED FROM THE APPROPRIATE FRANCHISE COMPANIES, BUT NOT ALL MAPS HAVE BEEN RECEIVED AT DATE OF SURVEY.

NOTE: THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED.

NOTE TO THE CLIENT - SOURCE INFORMATION FROM PLANS AND MARKINGS WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DETERMINED. REQUESTS FOR UTILITY LOCATIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE, IN WHICH CASE THE SURVEYOR SHALL NOTE ON THE PLAT OR MAP HOW THIS AFFECTED THE SURVEYOR'S ASSESSMENT OF THE LOCATION OF THE UTILITIES. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY.

4. THE LICENSED PROFESSIONAL SHALL NOT BE HELD LIABLE FOR ANY THIRD PARTY'S USE OR INTERPRETATION OF THE DRAWINGS OR REVISIONS TO SAME WITHOUT THE APPROVAL OF THE LICENSED PROFESSIONAL.
5. THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND EMBOSSED SEAL OR A DIGITAL SIGNATURE AND SEAL OF THE LICENSED SURVEYOR IN RESPONSIBLE CHARGE.
6. THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
7. WETLANDS SHOWN HEREON WERE PROVIDED BY THE CLIENT AND DELINEATED IN JANUARY 2025.
8. THE PLACE OF COMMENCEMENT OF PARCEL 1 IS LOCATED 740± FEET EAST OF THE INTERSECTION OF OLIVER DRIVE AND GEORGE BROWN DRIVE.
9. PIPELINE EASEMENTS AS LISTED IN TITLE EXCEPTIONS 8, 9, AND 10 ARE SHOWN APPROXIMATELY PER RECORDED EASEMENT DOCUMENTS AND FIELD LOCATED PIPELINES.



SITE BENCHMARKS:

BM #1: SET RAILROAD SPIKE IN
NORTH FACE OF UTILITY POLE
LOCATED 50'± WEST OF FENCED IN
GAS SERVICE
ELEVATION: 934.63 (NAVD88)

BM #2: SET RAILROAD SPIKE IN EAST
FACE OF UTILITY POLE LOCATED 80'±
NORTH OF GRAVEL ENTRANCE ALONG
WEST PROPERTY LINE
ELEVATION: 944.10 (NAVD88)

BM #3: CHISELED "X" ON TOP OF
NORTH POST LOCATED IN THE MIDDLE
OF SUBJECT PROPERTY
ELEVATION: 945.12 (NAVD88)



Know what's **below**.
Call before you dig

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE
SOLE RESPONSIBILITY OF THE
CONTRACTOR; NEITHER THE OWNER
NOR THE ENGINEER SHALL BE
EXPECTED TO ASSUME ANY
RESPONSIBILITY FOR SAFETY OF THE
WORK, OF PERSONS ENGAGED IN THE
WORK, OF ANY NEARBY STRUCTURES,
OR OF ANY OTHER PERSONS.

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TWO TOWNE SQUARE, SUITE 700
SOUTHFIELD, MI 48076
248.447.2000

SECTION 1, TOWN 3 SOUTH, RANGE 6 WEST, FREDONIA TOWNSHIP	
SECTION 36, TOWN 2 SOUTH, RANGE 6 WEST, MARSHALL TOWNSHIP	
CALHOUN COUNTY	
STATE OF MICHIGAN	

INS GEO
AND TITLE SURVEY
RSHALL SOLAR
LOCATED IN

SURVEYOR'S CERTIFICATE

TO:
-CHICAGO TITLE INSURANCE COMPANY
-DG MARSHALL MI, LLC, A DELAWARE LIMITED LIABILITY COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2026 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(a), 6(b)(ZONING DESIGNATION AND SETBACKS PER PUBLICLY AVAILABLE MAPS & ORDINANCES), 8, 11(a), 11(b), 13, 15, 16, 18, 19, 20 AND 21 (WETLANDS PER CLIENT PROVIDED INFORMATION AND LOCATION OF FLAGS) OF TABLE A THEREOF.

FIELD WORK WAS COMPLETED APRIL 16, 2026



CHRISTOPHER P. KELLY
PROFESSIONAL SURVEYOR NO. 4001056500
CKELLY@ATWELL.COM
TWO TOWNE SQUARE, SUITE 700
SOUTHFIELD, MICHIGAN 48076
248.447.2000

DATE: JUNE 15, 2026

ALTA/NSPS LAND TITLE SURVEY

EXHIBIT "A" LEGAL DESCRIPTION PER ALTA COMMITMENT FOR TITLE INSURANCE ISSUED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO.: 131242650NTS, COMMITMENT DATE: OCTOBER 31, 2024:

LAND SITUATED IN THE STATE OF MICHIGAN, COUNTY OF CALHOUN.

PARCEL 1:

THE SOUTH 78 ACRES OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 6 WEST, FREDETION TOWNSHIP (NOW CITY OF MARSHALL), CALHOUN COUNTY, MICHIGAN, EXCEPT THAT PORTION CONVEYED IN LIBERTY 1278, PAGE 10 OF THE PUBLIC RECORDS OF CALHOUN COUNTY, MICHIGAN, FOR THE NORTHEAST 1/4 OF SECTION 1; THENCE SOUTH 89 DEGREES 55 MINUTES 19 SECONDS EAST (BASIS OF BEARING NDA 83 SPC MICHIGAN SOUTH ZONE 2113) 75.00 FEET ALONG THE NORTH LINE OF SAID SECTION TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89 DEGREES 55 MINUTES 19 SECONDS EAST 100.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 57 MINUTES 20 SECONDS EAST 980.02 FEET; THENCE NORTH 69 DEGREES 13 MINUTES 02 SECONDS WEST 188.37 FEET ALONG A LINE BEING 30 FEET NORTHEASTERLY (PERPENDICULAR MEASURE) AND PARALLEL WITH AN ADJACENT CORNER OF SAID SECTION TO THE POINT OF BEGINNING; THENCE SOUTH 20 SECONDS WEST 913.41 FEET TO THE POINT OF BEGINNING.

TAX PARCEL NO. 53-003-003-01

PARCEL 2:

THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 6 WEST, MARSHALL TOWNSHIP, CALHOUN COUNTY, MICHIGAN.

EXCEPT PREMISES CONVEYED TO THE CITY OF MARSHALL BY DEED RECORDED IN LIBER 81 OF DEEDS, PAGE 553, MORE PARTICULARLY DESCRIBED AS: BEGINNING ON THE NORTH FOURTEEN-HUNDRED (1400) FEET OF THE CENTER OF SAID SECTION; THENCE SIX (6) WEST, MARSHALL TOWNSHIP, CALHOUN COUNTY, MICHIGAN, AT A POINT FOURTEEN-HUNDRED (1400) FEET SOUTH OF THE CENTER OF SAID SECTION; THENCE NORTH FOURTEEN-HUNDRED (1400) FEET; THENCE EASTERLY ALONG THE EAST-WEST BOUNDARY OF SAID SECTION TO THE EAST LINE OF SAID SECTION; THENCE SOUTH SIXTEEN-HUNDRED (1600) FEET; THENCE NORTHWESTERLY TO THE POINT OF BEGINNING CONTAINING FORTY-FIVE (45) ACRES MORE OR LESS AND LOCATED IN THE TOWN 2 SOUTH, RANGE 6 WEST, MARSHALL TOWNSHIP, CALHOUN COUNTY, MICHIGAN.

ALSO BEING KNOWN AND DESCRIBED AS FOLLOWS:

SW 1/4 OF SE 1/4 OF SEC 36, TOWNSHIP 2 SOUTH, RANGE 6 WEST, MARSHALL TOWNSHIP, EXCEPT BEGINNING AT THE NORTHWEST CORNER THEREOF; THENCE EAST 1,320 FEET; THENCE SOUTH 280 FEET; THE NORTHWESTERLY TO A POINT 80 FEET SOUTH OF THE POINT OF BEGINNING; THENCE NORTH 80 FEET TO POINT OF BEGINNING.

TAX PARCEL NO. 53-360-003-00

SCHEDULE B, PART II – EXCEPTIONS PER ALTA COMMITMENT FOR TITLE INSURANCE
ISSUED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO.: 131242650NTS,
COMMITMENT DATE: OCTOBER 31, 2024:

3. ANY INTEREST IN ANY OIL, GAS AND/OR MINERALS, AS DISCLOSED BY DOCUMENT ENTITLED: MICHIGAN OIL AND GAS LEASE
RECORDING DATE: JULY 25, 1940
RECORDING NO: LIBER 465, PAGE 319
THE PRESENT OWNERSHIP FOR ANY OTHER MATTERS AFFECTING SAID OIL, GAS AND/OR MINERALS ARE NOT SHOWN HEREIN.
RESPONSE: COVERS SUBJECT PROPERTY AND ADDITIONAL LAND, BLANKET IN NATURE.
 4. EASEMENT(S) AND THE TERMS, COVENANTS, CONDITIONS, AND PROVISIONS OF RIGHT-OF-WAY GRANT IN FAVOR OF PANHANDLE EASTERN PIPE LINE COMPANY AS SET FORTH BELOW:
RECORDING NO: LIBER 494, PAGE 107
AFFECTED BY AFFIDAVIT AND NOTICE OF LOCATION PANHANDLE EASTERN PIPE LINE COMPANY FACILITIES RECORDED IN LIBER 1636, PAGE 456.
RESPONSE: COVERS PARCEL 1 LOCATION AND WIDTH NOT SPECIFIED, LOCATIONS OF PIPELINES AS SHOWN HEREON.
 5. EASEMENT(S) AND THE TERMS, COVENANTS, CONDITIONS, AND PROVISIONS OF PIPE LINE EASEMENT IN FAVOR OF WOLVERINE PIPE LINE COMPANY AS SET FORTH BELOW:
RECORDING NO: LIBER 679, PAGE 287
AFFECTED BY AGREEMENT PARTIALLY RELEASING AND AMENDING PIPE LINE EASEMENT RECORDED IN LIBER 1053, PAGE 185.
RESPONSE: COVERS SUBJECT PROPERTY, AS SHOWN HEREON.
 6. EASEMENT(S) AND THE TERMS, COVENANTS, CONDITIONS, AND PROVISIONS OF RIGHT OF WAY GRANT IN FAVOR OF MICHIGAN GAS UTILITIES COMPANY AS SET FORTH BELOW:
RECORDING NO: LIBER 871, PAGE 764
AFFECTED BY ASSIGNMENT OF EASEMENTS RECORDED IN LIBER 3138, PAGE 463.
RESPONSE: COVERS SUBJECT PROPERTY, AS SHOWN HEREON.
 7. EASEMENT(S) AND THE TERMS, COVENANTS, CONDITIONS, AND PROVISIONS OF RIGHT OF WAY GRANT IN FAVOR OF MICHIGAN GAS UTILITIES COMPANY AS SET FORTH BELOW:
RECORDING NO: LIBER 885, PAGE 414
AFFECTED BY ASSIGNMENT OF EASEMENTS RECORDED IN LIBER 3138, PAGE 463.
RESPONSE: COVERS SUBJECT PROPERTY AND LAND TO EAST, AS SHOWN HEREON.
 8. EASEMENT(S) AND THE TERMS, COVENANTS, CONDITIONS, AND PROVISIONS OF RIGHT OF WAY AND EASEMENT GRANT IN FAVOR OF LAKEHEAD PIPE LINE COMPANY, INC. AS SET FORTH BELOW:
RECORDING NO: LIBER 912, PAGE 94
AFFECTED BY CONVEYANCE, ASSIGNMENT AND BILL OF SALE RECORDED IN LIBER 1598, PAGE 78
AFFECTED BY AMENDMENT TO RIGHT-OF-WAY AND EASEMENT GRANT RECORDED IN LIBER 3724, PAGE 881
AFFECTED BY AMENDMENT TO RIGHT-OF-WAY AND EASEMENT GRANT RECORDED IN LIBER 3724, PAGE 886.
RESPONSE: COVERS SUBJECT PROPERTY, AS SHOWN HEREON.
 9. EASEMENT(S) AND THE TERMS, COVENANTS, CONDITIONS, AND PROVISIONS OF RIGHT-OF-WAY AND EASEMENT GRANT IN FAVOR OF VECTOR PIPELINE L.P. AS SET FORTH BELOW:
RECORDING NO: LIBER 2099, PAGE 447
AFFECTED BY AFFIDAVIT AS TO PROPERTY RECORDED IN LIBER 2192, PAGE 625.
RESPONSE: COVERS PARCEL 1, AS SHOWN HEREON.
 10. EASEMENT(S) AND THE TERMS, COVENANTS, CONDITIONS, AND PROVISIONS OF RIGHT-OF-WAY AND EASEMENT GRANT IN FAVOR OF VECTOR PIPELINE L.P. AS SET FORTH BELOW:
RECORDING NO: LIBER 2099, PAGE 451
AFFECTED BY AFFIDAVIT AS TO PROPERTY RECORDED IN LIBER 2192, PAGE 627.
RESPONSE: COVERS PARCEL 2, AS SHOWN HEREON.
 11. EASEMENT(S) AND THE TERMS, COVENANTS, CONDITIONS, AND PROVISIONS OF RIGHT OF WAY GRANT IN FAVOR OF MICHIGAN GAS UTILITIES COMPANY AS SET FORTH BELOW:
RECORDING NO: LIBER 3116, PAGE 720
AFFECTED BY PARTIAL RELEASE OF EASEMENT/MICHIGAN RECORDED IN LIBER 4300, PAGE 834.
RESPONSE: COVERS PARCEL 2, AS SHOWN HEREON.
 12. EASEMENT(S) AND THE TERMS, COVENANTS, CONDITIONS, AND PROVISIONS OF CATHODIC PROTECTION EASEMENT IN FAVOR OF WOLVERINE PIPE LINE COMPANY AS SET FORTH BELOW:
RECORDING NO: LIBER 3803, PAGE 901.
RESPONSE: COVERS PARCEL 2, AS SHOWN HEREON.
 13. THE TERMS, COVENANTS, CONDITIONS, AND PROVISIONS OF CITY OF MARSHALL - TOWNSHIP OF MARSHALL CONTRACT FOR CONDITIONAL TRANSFER OF PROPERTY AS SET FORTH BELOW:
RECORDING NO: LIBER 4217, PAGE 919.
RESPONSE: COVERS PARCEL 2, BLANKET IN NATURE.
 14. EASEMENT(S) AND THE TERMS, COVENANTS, CONDITIONS, AND PROVISIONS OF ACCESS AND USE AGREEMENT AS SET FORTH BELOW:
RECORDING NO: LIBER 4276, PAGE 293.
RESPONSE: EXHIBIT A EASEMENT AS SHOWN HEREON, EXHIBIT COVERS PARCEL 1 EXCEPTION PARCEL.
 15. EASEMENT(S) AND THE TERMS, COVENANTS, CONDITIONS, AND PROVISIONS OF ACCESS AND UTILITY EASEMENT AGREEMENT AS SET FORTH BELOW:
RECORDING NO: LIBER 4276, PAGE 293.
RESPONSE: EXHIBIT A COVERS PARCEL 1, EXHIBIT B COVERS PARCEL 1 EXCEPTION, EXHIBIT C EASEMENT AS SHOWN HEREON.
 16. EASEMENT(S) AND THE TERMS, COVENANTS, CONDITIONS, AND PROVISIONS OF GAS EASEMENT IN FAVOR OF MICHIGAN GAS UTILITIES CORPORATION AS SET FORTH BELOW:
RECORDING NO: LIBER 4281, PAGE 276.
RESPONSE: COVERS SUBJECT PROPERTY, AS SHOWN HEREON.
 17. EASEMENT(S) AND THE TERMS, COVENANTS, CONDITIONS, AND PROVISIONS OF AGREEMENT FOR ACCESS ROAD AS SET FORTH BELOW:
RECORDING NO: LIBER 4311, PAGE 45.
RESPONSE: COVERS PARCEL 1 EXCEPTION, REFERENCES LIBER 4276, PAGE 293 AND LIBER 4276, PAGE 299.
 18. EASEMENT(S) AND THE TERMS, COVENANTS, CONDITIONS, AND PROVISIONS OF GAS EASEMENT IN FAVOR OF MICHIGAN GAS UTILITIES CORPORATION AS SET FORTH BELOW:
RECORDING NO: LIBER 4451, PAGE 898.
RESPONSE: COVERS PARCEL 1, AS SHOWN HEREON.
 19. EASEMENT(S) AND THE TERMS, COVENANTS, CONDITIONS, AND PROVISIONS OF GAS EASEMENT IN FAVOR OF MICHIGAN GAS UTILITIES CORPORATION AS SET FORTH BELOW:
RECORDING NO: LIBER 4608, PAGE 877.
RESPONSE: COVERS PARCEL 1, AS SHOWN HEREON.
 20. EASEMENT(S) AND THE TERMS, COVENANTS, CONDITIONS, AND PROVISIONS OF GAS EASEMENT IN FAVOR OF MICHIGAN GAS UTILITIES CORPORATION AS SET FORTH BELOW:
RECORDING NO: LIBER 4641, PAGE 879.
RESPONSE: COVERS PARCEL 2, AS SHOWN HEREON.



Know what's **below.**

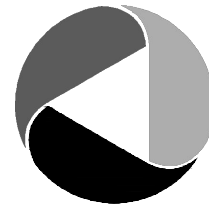
Call before you dig

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
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SOLE RESPONSIBILITY OF THE
CONTRACTOR; NEITHER THE OWNER
NOR THE ENGINEER SHALL BE
EXPECTED TO ASSUME ANY
RESPONSIBILITY FOR SAFETY OF THE
WORK, OF PERSONS ENGAGED IN THE
WORK, OF ANY NEARBY STRUCTURES,
OR OF ANY OTHER PERSONS.

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SECTION 1, TOWN 3 SOUTH, RANGE 6
WEST, FREDONIA TOWNSHIP

SECTION 36, TOWN 2 SOUTH, RANGE 6
WEST, MARSHALL TOWNSHIP

CALHOUN COUNTY

STATE OF MICHIGAN

ANS GEO
ALTA/NPS LAND TITLE SURVEY
MARSHALL SOLAR
LOCATED IN

[illegible]



STATE OF MICHIGAN - CALHOUN COUNTY
RECORDED
01/19/2018 3:18:52 PM
ANNE B. NORLANDER - CLERK/REGISTER OF DEEDS

RECEIPT# 2908, STATION 10
\$30.00 DEED



LIBER 4203 PAGE 54

CORRECTIVE QUIT CLAIM DEED

The Grantor, THE CITY OF MARSHALL, a Michigan municipality, whose address is 323 West Michigan Avenue, Marshall, 49068 quitclaims to the Grantee, THE CITY OF MARSHALL LOCAL DEVELOPMENT FINANCE AUTHORITY, formed pursuant to Act 281 of 1986, whose address is 323 West Michigan Avenue, Marshall, 49068, the premises in the City of Marshall, Calhoun County, Michigan, described as:

SEE EXHIBIT A

for the full consideration of One (\$1.00) dollar and other valuable consideration.

This transfer is exempt from the Real Estate Transfer Tax; MCL 207.505 (a) and (h)(i); and MCL 207.526 (a) and (h)(i).

The Grantor grants to the Grantee the right to make all (100%) divisions available under section 108 of the Land Division Act, Act No 288 of the Public Acts of 1967, as amended. Grantor intends to transfer to Grantee the right to make all divisions Grantor may have under the Act.

This property may be located within the vicinity of farmland or a farm operation. Generally accepted agricultural and management practices that may generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan Right to Farm Act

This deed is made and recorded, in part, to correct an omission in the legal description in a deed between Grantor and Grantee recorded on July 21, 2017 in Liber 4156, Page 636, Calhoun County Records.

Date: January 19, 2018



LIBER 4203

PAGE 55

Signed by:

THE CITY OF MARSHALL, a
Michigan municipality

By: Trisha Nelson, Its City Clerk

STATE OF MICHIGAN)
) ss.
COUNTY OF CALHOUN)The foregoing instrument was acknowledged before me on January 19 2018, by The City of
Marshall, a Michigan municipality, by Trisha Nelson, Its City ClerkTracy Hall, Notary Public
Calhoun County, Michigan
My commission expires: 10-19-18
Acting in Calhoun County, MichiganDrafted Without Opinion as to
Tax, Division Rights, or Title Matters By:
Robert T. Kendall, III (P29862)
MARCOUX, ALLEN,
BOWER & KENDALL, P.C.
145 South Jackson Street
Jackson, Michigan 49201-2293TRACY L. HALL
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF CALHOUN
My Commission Expires 10/19/2018
Acting in the County of Calhoun



EXHIBIT A
LEGAL DESCRIPTION

Parcel No. 1:

Land situated in the City of Marshall, County of Calhoun, State of Michigan, described as follows:

The Southeast 1/4 AND the East 1/2 of the Southwest 1/4 AND the Southeast 1/4 of the Northeast 1/4, all in Section 1, Town 3 South, Range 6 West, City of Marshall, Calhoun County, Michigan

Commonly known as: Stuart Lake – West of – Vacant Land, Marshall, Michigan.
Parcel No. 53-003-002-00

Parcel No. 2:

Land situated in the City of Marshall, County of Calhoun, State of Michigan, described as follows:

The West 78 acres of the West 1/2 of the Northeast 1/4 of Section 1, Township 3 South, Range 6 West, Fredonia Township, Calhoun County, Michigan.

Commonly known as: East of Industrial Park – Vacant Land, Marshall, Michigan.
Parcel No. 53-003-003-00

Parcel No. 3: Quigley Property:

The West one-half (W ½) of the Southwest Quarter (SW ¼) of Section One (1), Town Three (3) South, Range Six (6) West. Township of Fredonia, Calhoun County, Michigan.
Subject to easements, restrictions, reservations and exceptions of record.

Commonly known as: 11300 Old US27 South, Marshall, Michigan.
Parcel No. 53-003-100-00



STATE OF MICHIGAN - CALHOUN COUNTY
RECORDED
04/16/2013 8:32:04 AM
ANNE B. NORLANDER - CLERK/REGISTER OF DEEDS
RECEIPT # 110709, STATION 8
\$17.00 MORTGAGE



LIBER 3794 PAGE 91

QUIT CLAIM DEED

THE GRANTOR, THE CITY OF MARSHALL, a Michigan Municipal Corporation, whose address is 323 W. Michigan Avenue, Marshall, MI 49068, conveys and quit claims to the CITY OF MARSHALL LOCAL DEVELOPMENT FINANCE AUTHORITY, an authority created under Michigan compiled law §125.2153, whose address is: 323 W. Michigan Avenue, Marshall, MI 49068, the following described premises situated in the City of Marshall, County of Calhoun, and State of Michigan to-wit:

The West ½ of the Southeast ¼ of Section Number 36, in Township Number 2 South of Range 6 West, Marshall Township, Calhoun County, Michigan.

EXCEPT premises conveyed to the City of Marshall by deed recorded in Liber 818 of Deeds at Page 553.

ALSO a right-of-way over the South 33 feet of the Southwest ¼ of Section 36, Town 2 South, Range 6 West, Calhoun County, Michigan.

Subject to easements, restrictions, reservations and exceptions of record.

Tax Parcel No. 13-16-360-003-00

AND

The West 78 acres of the West ½ of Northeast ¼ of Section 1, Township 3 South of Range 6 West, Fredonia Township, Calhoun County, Michigan.

Subject to easements, restrictions, reservations and exceptions of record.

Tax Parcel No. 13-11-101-006-00 (Part of)

(Part of) Tax Parcel No.: 53-003-150-00

for the sum of Zero Dollars (\$0.00)

✓ Exemption is claimed from State and County Transfer taxes under MCL 207.526(h)(i) and MCL 207.505(h)(i)



STATE OF MICHIGAN - CALHOUN COUNTY
FILED
04/11/2013 11:33:58 AM
ANNE B. NORLANDER - CLERK/REGISTER OF DEEDS

17 - cash

mike Hinderach

um



LIBER 3794 PAGE 92

This property may be located within the vicinity of farmland or a farm operation. Generally accepted agriculture and management practices which may generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan Right to Farm Act.

The grantor grants to the grantee the right to make 2 available divisions under Section 108 of the Land Division Act, Act No. 288 of the Public Acts of 1967 and all divisions or splits allowed pursuant to Section 108(3) of the Land Division Act, Act No. 288 of the Public Acts of 1967.

Date: 4/10/13

Trisha Nelson
By: Trisha Nelson
Its: City Clerk

STATE OF MICHIGAN)
)ss.
COUNTY OF CALHOUN)

The foregoing instrument was acknowledged before me this 10th day of April 2013, by Trisha Nelson, City Clerk for the City of Marshall, on behalf of said municipal corporation.

MICHAEL D. HINDENACH
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF CALHOUN
My Commission Expires 01/24/2016
Acting in the County of Calhoun

[Signature]
Notary Public, Calhoun County, MI
My commission expires: 1/24/2016

When Recorded Return to and Send Subsequent Tax Bills to: 2nd Party
Drafted (w/o title opinion)

✓ By: Paul K. Beardslee (P42177) , 208 W. Michigan Ave., Marshall, MI 49068 269/781-9090

Tax Parcel # _____ Recording Fee _____ Transfer Tax _____



ADMINISTRATIVE REPORT

TO: Billy Chan
Senior Manager, Development (Northeast)
Madison Energy Infrastructure

FROM: Kevin Maynard, Director of Electric Utilities

DATE: May 13, 2026

SUBJECT: DG Marshall MI Solar Project Overview

In November 2023, Michigan Senate Bill (SB) 271 was approved by Gov. Gretchen Whitmer, establishing Public Act (PA) 235. PA 235 amended 2008 PA 295 requiring all Michigan electric providers – investor owned, cooperative and municipal electric utilities (including the City of Marshall Electric Department) – to prepare and file Renewable Energy Plans and Energy Waste Reduction plans that conform to PA 235 requirements

PA 235 requires each electric utility to file plans every two years forecasting the resources needed to comply with renewable energy supply portfolio requirements established by the Act

Michigan renewable energy requirements increase over time:

- 15% renewable energy through 2029
- 50% renewable energy from 2030 through 2034
- 60% renewable energy beginning in 2035
- 100% renewable and “clean” energy beginning in 2040

Currently, the City’s power supply portfolio includes approximately 25% renewable energy. The Marshall Hydroelectric Project supplies approximately 1% of the City’s annual energy requirements. Other renewable resources include five hydroelectric generating facilities located at U.S. Army Corps of Engineers locks and dams on the Ohio River. The City also receives hydroelectric energy from the Oconto Falls (Wisconsin) and Menominee (Michigan) hydroelectric projects. There are currently no solar energy resources in the City’s power supply portfolio.

The additional 25% renewable resources required by 2030 can be provided by:

Constructing additional renewable energy resources such as solar, wind, hydroelectric or landfill gas to energy; increasing Marshall Hydroelectric Project energy production; purchasing power from renewable energy facilities that include energy and Renewable Energy Certificates/Credits (RECs); purchasing Michigan-certified RECs (through 2034) from third parties; or a combination of the above.

AMP, on behalf of MSCPA communities Marshall, Clinton, Coldwater and Hillsdale, has negotiated with solar developer Madison Energy Infrastructure (MEI) to construct a solar facility in Marshall. The proposed 10.5-MW Marshall site is approximately 70 acres at the east end of Oliver Drive, south of Brooks Field airport.

MEI subsidiary DG Marshall MI, LLC, leased the 70-acre solar site from the City of Marshall Local Development Finance Authority (LDFA) to construct, operate and maintain this 10.5-MW solar energy installation. The initial lease term is 25 years with two optional five-year extensions. Taxes captured by the LDFA from the solar installation are expected to be \$2/installed kW (approximately \$21,000) annually.

The DG Marshall MI solar energy project will be electrically interconnected with two City of Marshall 12,470-volt distribution feeders from Brooks Substation and Pearl Street Substation near the site. Energy generated at the facility will offset market power purchases from the Midcontinent Independent System Operator (MISO) Locational Marginal Price (LMP), providing greater power supply cost certainty.

Advantages of the proposed DG Marshall MI solar site include:

- The parcel is owned by the City/LDFA
- The parcel is zoned Industrial and is located in an industrial area
- The site is screened by buildings along Oliver Drive, the airport is on its north side, and there is a wooded areas/no structures east and south of the site
- Multiple pipeline easements across the parcel limit other land use options
- The site is close to the City's Brooks Substation and Pearl Street Substation
- The City needs more State of Michigan and MISO capacity to meet its capacity requirements.
- The solar power purchase agreement includes capacity, energy and RECs
- The energy rate is fixed for 25 years

Key terms include:

- Marshall receives a 5.75 MW project allocation
- 25-year Power Purchase Agreement (PPA)
- Take and pay – only pay for energy delivered by DG Marshall MI to the Marshall

electric distribution system

- 25-year fixed rate is \$70.31/MWh (\$0.07031/kWh)
- Price includes capacity credits and Renewable Energy Credits/Certificates (RECs)



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF
ENVIRONMENT, GREAT LAKES, AND ENERGY
WATER RESOURCES DIVISION



PHILLIP D. ROOS
DIRECTOR

December 19, 2025

VIA EMAIL

Bruce Jones
WSP USA
6011 West Saint Joe Highway
Suite 400
Lansing, Michigan 48917

Dear Bruce Jones:

SUBJECT: Wetland Identification Report:
MiEnviro Site Name: 13-NextEra Marshall Solar Project-Marshall Twp and
Fredonia Twp
MiEnviro WIP Application Submission Number: HQE-FH2P-ZG55X

The Department of Environment, Great Lakes, and Energy's (EGLE), Water Resources Division (WRD) conducted a Level 3 Wetland Identification Program (WIP) review of an assessment area consisting of approximately 65.5 acres on property (53-360-003-00, 53-003-003-01) located in Town 02S, Range 06W, Section 06, Marshall Township; and Town 03S, Range 06W, Section 01, Fredonia Township (Figure 1) during September 23, 2025. The review was conducted in accordance with Part 303, Wetlands Protection, of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended (NREPA); and Rule 4(1), Wetland Identification and Assessment (R 281.924), of the Administrative Rules for Part 303. This is a report of our findings in response to your WIP application.

Staff from the WRD reviewed pertinent information such as historical aerial imagery, topographic mapping data, soils survey data, and surface hydrology data. The on-site investigation was conducted with your wetland consultant present and included a review of plants, hydrology, and soils.

Staff confirm, in part, the wetland boundary lines delineated by your consultant. One wetland (i.e., a 0.05-ac wetland extension of Wetland W-01, southwest corner of the WIP site) was overlooked and omitted by the consultant. Evidence showed that the area exhibits wetland hydrology during a typical growing season.

The site map (Figure 2) of the WIP assessment area was created by combining information from your consultant and the WRD. The new map identifies areas containing regulated wetland, unregulated wetland, and non-wetland (upland).

Wetland W-01 within the assessment area is regulated by the WRD because of wetland size and/or contiguity to a pond, lake, or stream. For the area [approx. 0.2 acre total on site] identified as regulated wetland on the site map (Figure 2), please be advised that any of the following activities require a permit under Part 303:

- a) Deposit or permit the placing of fill material in a regulated wetland.
- b) Dredge, remove, or permit the removal of soil or minerals from regulated wetland.
- c) Construct, operate, or maintain any use or development in a regulated wetland.
- d) Drain surface water from a regulated wetland.

The unregulated Wetland W-02 is not regulated by the WRD because it is not contiguous to the Great Lakes, an inland lake or pond, or a river or stream; and is less than five acres in size. For those areas identified as non-wetland (upland) on the site map (Figure 2), the WRD lacks jurisdiction under Part 303 for activities occurring there.

This Wetland Identification Report is limited to findings pursuant to Part 303 and does not constitute a determination of jurisdiction under other programs administered by EGLE. Any land use activities undertaken within the assessment area may be subject to regulation pursuant to the NREPA under Part 91, Soil Erosion and Sedimentation Control.

Please be aware that this Wetland Identification Report does not constitute a determination of the jurisdiction under local ordinances or federal law. The United States Army Corps of Engineers (USACE) retains regulatory authority over certain wetlands pursuant to Section 404 of the federal Clean Water Act (CWA), and specifically those wetlands associated with traditionally navigable waters of the state. Navigable waters are generally the Great Lakes, their connecting waters, and river systems and lakes connected to these waters. In other areas of the state, the WRD is responsible for identification of wetland boundaries for purposes of compliance with the CWA under an agreement with the United States Environmental Protection Agency. Your assessment area is unlikely to be within those areas also regulated by the USACE. Additional information may be obtained by contacting the USACE at 313-226-2218.

You may request the WRD reassess the wetland boundaries and regulatory status of wetlands within any portion of the assessment area, should you disagree with the findings, within 60 days of the date of this report. A written request to reassess the Wetland Identification assessment area must be accompanied by supporting evidence with regard to wetland vegetation, soils, or hydrology that are different from, or in addition to, the information relied upon by WRD staff in preparing this report. The request should be submitted to:

Wetland Identification Program
Department of Environment, Great Lakes, and Energy

Bruce Jones, WSP USA

Page 3

December 19, 2025

Water Resources Division
P.O. Box 30458
Lansing, Michigan 48909-7958

Please use the MiEnviro submission number assigned to this project site if submitting a permit application or otherwise corresponding with our office.

The findings contained in this report do not convey, provide, or otherwise imply approval of any governing act, ordinance, or regulation, nor does it waive the obligation to acquire any applicable federal, state, county, or local approvals. This Wetland Identification Report is not a permit for any activity that requires a permit from EGLE.

The findings contained in this report are binding on EGLE until December 19, 2028, a period of three years from the date of this Wetland Identification Report unless a reassessment has been conducted. Please contact me at GyekisK@Michigan.gov; or EGLE, P.O. Box 30458, Lansing, Michigan 48909-7958, if you have any questions regarding this report.

Sincerely,



Keto Gyekis
Wetland Identification Program Coordinator
Water Resources Division

Enclosures

cc: Fredonia Township Clerk
Marshall Township Clerk
Calhoun County Soil Erosion Enforcement Agent (CEA)
Calhoun County Health Department
Derek Haroldson, EGLE
Michelle DeLong, EGLE

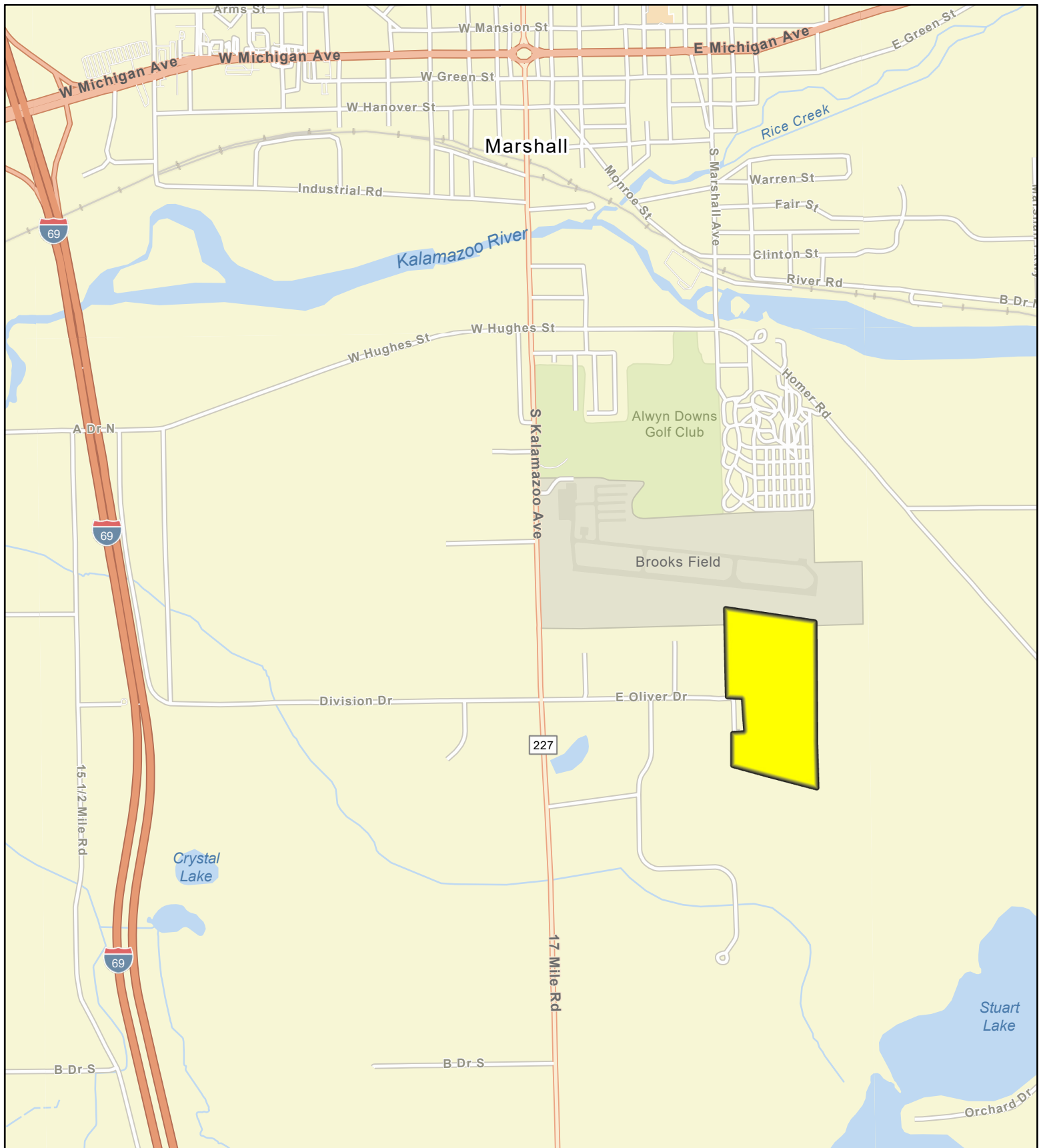


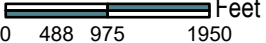
Figure 1. | EGLE WIP Site Location
NextEra Marshall Solar Project
Marshall Twp
Fredonia Twp
WIP - HQE-FH2P-ZG55X

 WIP Assessment Area

EGLE

MICHIGAN DEPARTMENT OF
 ENVIRONMENT, GREAT LAKES, AND ENERGY

Map created: Dec. 2025
 K. Gyekis,
 Wetlands, Lakes,
 and Streams Unit, EGLE WRD

  Feet
 0 488 975 1950

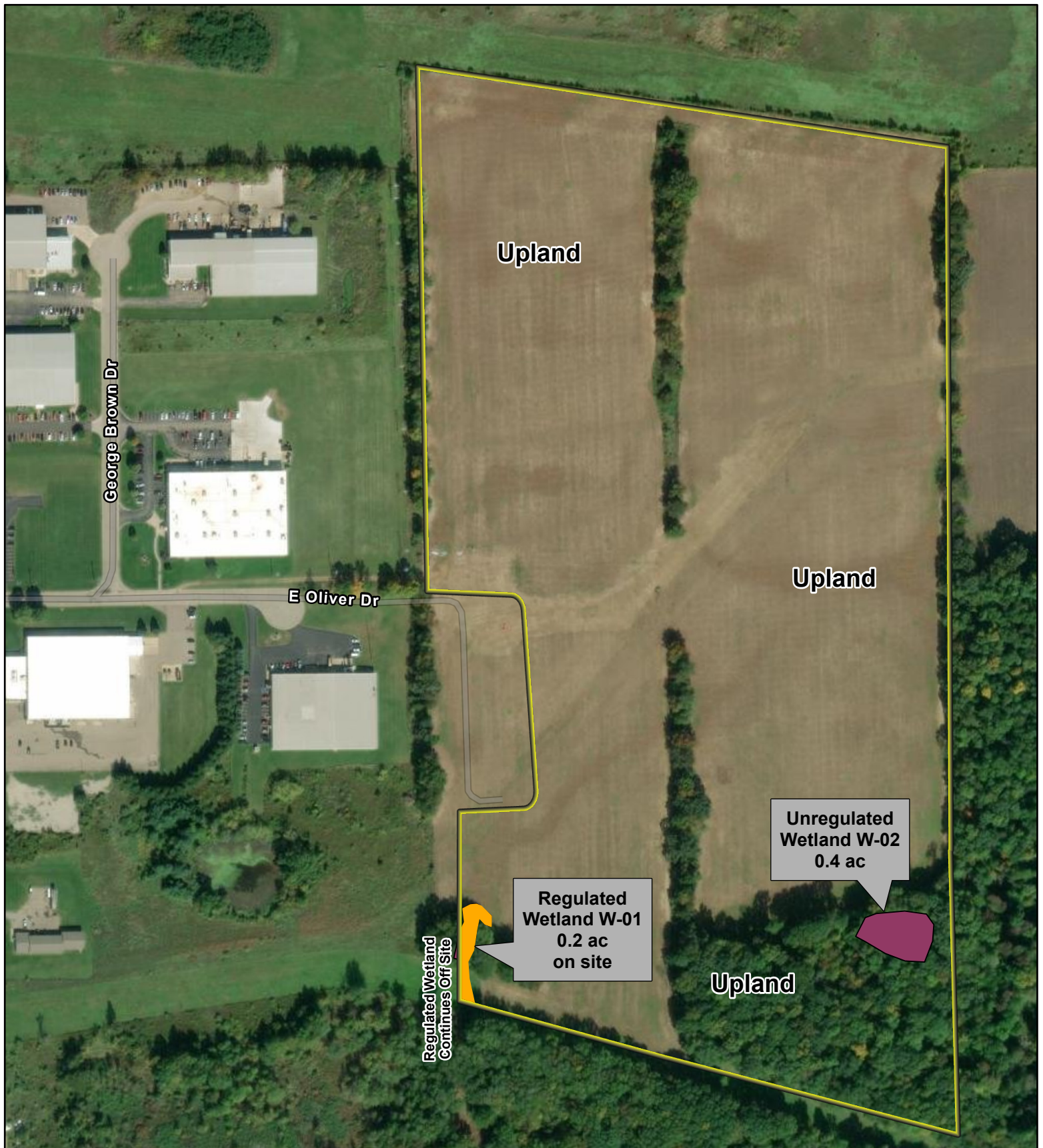


Figure 2. | EGLE WIP Site Detail
NextEra Marshall Solar Project
Marshall Twp
Fredonia Twp
WIP - HQE-FH2P-ZG55X



0 80 160 320 Feet



WIP Assessment Area



Wetland, Regulated, Part 303 NREPA



Wetland, Unregulated, Part 303 NREPA

This drawing showing those areas containing wetland and not containing wetland is an approximation of the boundaries flagged on-site.

This drawing does not authorize or permit activities requiring a permit in accordance with Part 303 of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended.



MICHIGAN DEPARTMENT OF
ENVIRONMENT, GREAT LAKES, AND ENERGY

Map created: Dec. 2025
K. Gyekis,
Wetlands, Lakes,
and Streams Unit, EGLE WRD

NESE 715-66THB-G12

18BB HALF-CELL N-TYPE TOPCON BIFACIAL
DOUBLE GLASS MODULE



Global, Tire1 bankable brand, with independently certified advanced automated manufacturing

KEY FEATURES



High efficiency TOPCon

A high efficiency 210 (G12) TOPCon solar cell with 18 busbars technology to ensure the efficiency of the solar module up to 23.02% and stable operation.



Bifacial power generation

Increases 10-30% power generation revenue.



Wind/Snow load

Wind load 2400 pa, snow load 5400 pa.



Pid free

Excellent Anti-PID performance, minimized the degradation of power.



Excellent performance with weak light

More power output with a weak light condition-through advanced glass and solar cells.

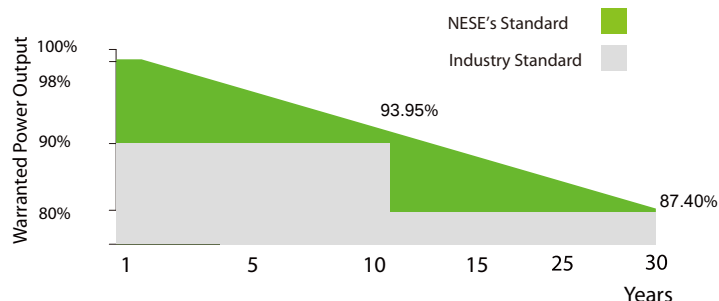


Resistance of extreme environment conditions

High salt mist and ammonia resistance certified by TUV.

LINEAR PERFORMANCE WARRANTY

12 YEARS PRODUCT WARRANTY. 30 YEARS LINEAR POWER WARRANTY.



MANAGEMENT SYSTEM CERTIFICATES

ISO 9001/ISO 14001/ISO 45001

SA 8000/ISO 50001/ISO 37001

PRODUCT CERTIFICATES

IEC 61215/IEC 61730:VDE/CE/CEC AU

UL 61730: CSA

IEC 61701/IEC 62716/IEC 62804

ENVIRONMENT CERTIFICATES

ISO 14064/ISO 14067

INSURED BY



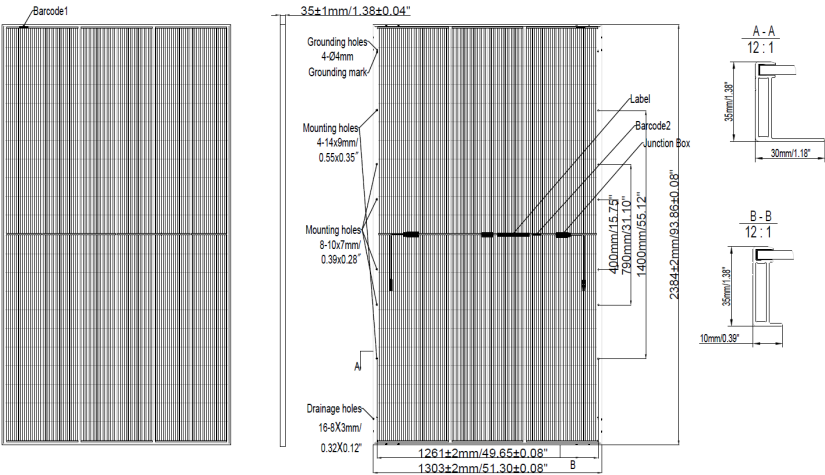
SPECIFICATIONS

Module type	NESE 695-66THB-G12		NESE 700-66THB-G12		NESE 705-66THB-G12		NESE 710-66THB-G12		NESE 715-66THB-G12	
	STC	(NMOT)	STC	(NMOT)	STC	(NMOT)	STC	(NMOT)	STC	(NMOT)
Maximum power(Pmax)	695Wp	528Wp	700Wp	532Wp	705Wp	534Wp	710Wp	537Wp	715Wp	541Wp
Maximum power voltage(Vmp)	40.3V	37.8V	40.5V	38.0V	40.7V	38.1V	40.9V	38.2V	41.1V	38.4V
Maximum power current (Imp)	17.25A	13.97A	17.29A	14.00A	17.33A	14.04A	17.37A	14.07A	17.40A	14.10A
Open-circuit voltage(Voc)	48.1V	45.5V	48.3V	45.7V	48.5V	45.8V	48.7V	45.9V	48.9V	46.0V
Short-circuit current(Isc)	18.23A	14.70A	18.27A	14.74A	18.31A	14.78A	18.35A	14.81A	18.39A	14.85A
Module efficiency stc (%)	22.37%		22.53%		22.70%		22.86%		23.02%	
Operating temperature(°C)	-40°C ~ 85°C									

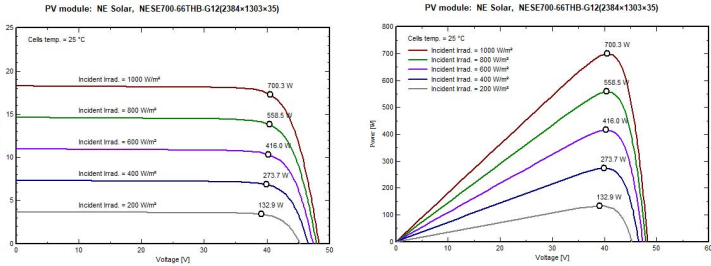
ELECTRICAL CHARACTERISTICS AT BNPI (BSI)

Front power Pmax/W	695		700		705		710		715	
Total power Pmax/W	770 (862)		776 (868)		781 (874)		787 (880)		792 (887)	
Vmp/V(Total)	40.3 (40.4)		40.5 (40.6)		40.7 (40.8)		40.9 (41.0)		41.1 (41.2)	
Imp/A(Total)	19.11 (21.39)		19.16 (21.44)		19.20 (21.49)		19.25 (21.54)		19.29 (21.59)	
Voc/V(Total)	48.1 (48.2)		48.3 (48.4)		48.5 (48.6)		48.7 (48.8)		48.9 (49.0)	
Isc/A(Total)	20.20 (22.61)		20.24 (22.65)		20.29 (22.70)		20.33 (22.75)		20.38 (22.80)	

ENGINEERING DRAWING



IV CURVES OF THE PV MODULES



Electrical performance vs Incident Irradiance Current-voltage & power-voltage curves (700W)

TEMPERATURE RATINGS

NOCT	43±2°C
Temperature coefficients of Pmax	-0.30%/°C
Temperature coefficients of Voc	-0.25%/°C
Temperature coefficients of Isc	+0.046%/°C
Refer. Bifacial Factor	80±10%

MATERIAL CHARACTERISTICS

Number of cell	132 (6*22)
Dimensions	2384*1303*35mm 93.86"*51.30"*1.38"
Weight	38.5+/-1.0kg 84.88+/-2.20lb
Glass	2.0mm+2.0mm AR Coated/Glazed heat strengthened Glass
Frame	Anodized aluminium alloy

WORKING CONDITIONS

Maximum system voltage	1000/1500 VDC
Maximum series fuse rating	35A

Junction box	Ip68,3 diodes
Cables	Length: 350mm/13.78" or Customized, 12 AWG

Module Fire Performance	Type 29/Class C
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PACKAGING CONFIGURATION

40HQ	527PCS
Pallet Dimension	1100*1320*2489mm 43.31"*51.97"*97.99"
Pallets in one Container	17Pallets
Modules in one Pallet	31Pcs



MEMORANDUM

Wetland Conditions & Regulatory Compliance Summary

TO: City of Marshall — Planning Commission (Site Plan Approval and Special Land Use)
FROM: Bruce Jones, PWS, CPG on behalf of DG Marshall MI, LLC (Applicant)
DATE: August 7th, 2026
RE: Marshall Solar Project — Summary of Wetland Conditions and Compliance with State and Federal Wetland Regulations

1. Purpose

This memorandum summarizes the wetland conditions within the Marshall Solar Project (the Project) area and documents the Project's compliance with applicable state and federal wetland regulations. It is provided in support of the Applicant's site plan approval and special land use application before the City of Marshall. The wetland regulatory status described below has been confirmed by the State of Michigan through a review conducted by the Michigan Department of Environment, Great Lakes, and Energy (EGLE), and separately confirmed with the U.S. Army Corps of Engineers (USACE), as reflected in the attached exhibits.

2. Project Area and Proposed Improvements

The Project is located south of the City of Marshall in Calhoun County, Michigan — at the eastern end of East Oliver Drive and south of the Brooks Field Airport. The wetland assessment area comprises approximately 70 acres and consists predominantly of agricultural fields and woodlands. The Project proposes the installation of solar panels, inverters, pad-mounted transformers, electrical conduit, utility infrastructure, perimeter security fencing, and an access road.

3. Wetland and Water Resource Investigation

The Applicant retained WSP USA (WSP) to conduct a wetland and waterbody delineation in accordance with the 1987 USACE Wetlands Delineation Manual and the applicable Regional Supplement (Northcentral and Northeast Region, Version 2.0). The delineation identified two wetlands and no streams or waterbodies within the Project area.

The two delineated wetlands and their regulatory status, as subsequently confirmed by EGLE, are summarized below:

Wetland	Wetland Type (Cowardin)	Approx. Size On Site	Part 303 Regulatory Status
W-01	Palustrine Forested (PFO) and Palustrine Emergent (PEM)	~0.2 acre (continues off site)	Regulated
W-02	Palustrine Scrub-Shrub (PSS)	~0.4 acre	Not regulated



4. Applicable Regulatory Framework

Since 1984, the State of Michigan has been authorized to administer the Clean Water Act (CWA) Section 404 program within its borders. EGLE regulates wetlands under Part 303 (Wetlands Protection) of Michigan's Natural Resources and Environmental Protection Act (NREPA). Under Part 303, a wetland is typically regulated if it is contiguous to — or within 500 feet of — an inland lake, pond, stream, or river (or within 1,000 feet of the Great Lakes), or is five acres or larger. The USACE typically retains federal permitting authority in Michigan only over wetlands associated with traditionally navigable (Section 10) waters. Calhoun County contains no Section 10 navigable waters.

5. Agency Determinations of Wetland Status

EGLE Wetland Identification (binding). At the Applicant's request, EGLE WRD conducted a Level 3 Wetland Identification Program (WIP) review — the most definitive wetland confirmation available in Michigan, involving an on-site investigation by agency staff. EGLE conducted the on-site investigation on September 23, 2025, and issued its Wetland Identification Report on December 19, 2025 (MiEnviro Submission No. HQE-FH2P-ZG55X). EGLE confirmed the location and size of wetland boundaries on-site and made the following determinations:

- Wetland W-01 is regulated under Part 303 because of its size and/or contiguity to a pond, lake, or stream. The regulated area on site is approximately 0.2 acre, and a portion of W-01 continues off site. Any placement of fill, dredging or removal of soil, construction or maintenance of a use or development within W-01 requires a Part 303 permit from EGLE.
- Wetland W-02 is not regulated under Part 303 because it is not contiguous to an inland lake or pond, or a river or stream, and is less than five acres in size.

The EGLE findings are binding until December 19, 2028. The EGLE WIP report is included as Exhibit A.

USACE Confirmation (no federal jurisdiction). Consistent with Michigan's assumption of the Section 404 program, the USACE Detroit District confirmed by correspondence dated March 25, 2026 (USACE File No. LRE-2026-00193-213-A26) that the Corps has no regulatory responsibilities over work on the Project site, i.e., the Corps does not assert any regulatory/permitting authority over wetlands at the Project site. That correspondence is attached as Exhibit B.

6. Wetland Compliance

The Project is in compliance with all applicable state and federal wetland requirements:

- Federal. The USACE has confirmed it will not assert CWA Section 404 permitting authority over the site; no USACE wetland permit is required to impact EGLE regulated wetlands at the site.
- State — unregulated wetland and uplands. EGLE has confirmed that Wetland W-02 and the balance of the site (upland) are not regulated under Part 303; no Part 303 permit is required for work in those areas.
- State — regulated wetland (W-01). The Project has been designed to entirely avoid any activities within regulated Wetland W-01; no placement of fill, dredging, or construction is proposed within the regulated wetland.



Because the regulatory status of every wetland on the site has been formally and bindingly established, and because the Project avoids the single regulated wetland, the Project is in full compliance with Michigan's wetland protection requirements and federal CWA Section 404.

7. Summary of Diligence

The Applicant has completed a thorough, multi-step wetland and water-resource diligence process for the Project:

- An on-site wetland and waterbody delineation by qualified wetland scientists;
- Agency confirmation of wetland regulatory status, boundaries, size, and type through EGLE's Level 3 WIP on-site review; and
- Coordination with the USACE Detroit District, which confirmed the absence of federal permitting authority at the Project site.

This process establishes the wetland conditions and regulatory obligations for the Project with a high degree of certainty and confirms that the Project can proceed in compliance with applicable wetland regulations.

EXHIBITS

Exhibit A EGLE Wetland Identification Report, dated December 19, 2025 (MiEnviro Submission No. HQE-FH2P-ZG55X)

Exhibit B U.S. Army Corps of Engineers (Detroit District) correspondence confirming no federal jurisdiction, dated March 25, 2026 (Corps File No. LRE-2026-00193-213-A26)



E X H I B I T

A

EGLWetland Identification Report — dated December 19, 2025 (MiEnviro
Submission No. HQE-FH2P-ZG55X)

(document follows)



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF
ENVIRONMENT, GREAT LAKES, AND ENERGY
WATER RESOURCES DIVISION



PHILLIP D. ROOS
DIRECTOR

December 19, 2025

VIA EMAIL

Bruce Jones
WSP USA
6011 West Saint Joe Highway
Suite 400
Lansing, Michigan 48917

Dear Bruce Jones:

SUBJECT: Wetland Identification Report:
MiEnviro Site Name: 13-NextEra Marshall Solar Project-Marshall Twp and
Fredonia Twp
MiEnviro WIP Application Submission Number: HQE-FH2P-ZG55X

The Department of Environment, Great Lakes, and Energy's (EGLE), Water Resources Division (WRD) conducted a Level 3 Wetland Identification Program (WIP) review of an assessment area consisting of approximately 65.5 acres on property (53-360-003-00, 53-003-003-01) located in Town 02S, Range 06W, Section 06, Marshall Township; and Town 03S, Range 06W, Section 01, Fredonia Township (Figure 1) during September 23, 2025. The review was conducted in accordance with Part 303, Wetlands Protection, of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended (NREPA); and Rule 4(1), Wetland Identification and Assessment (R 281.924), of the Administrative Rules for Part 303. This is a report of our findings in response to your WIP application.

Staff from the WRD reviewed pertinent information such as historical aerial imagery, topographic mapping data, soils survey data, and surface hydrology data. The on-site investigation was conducted with your wetland consultant present and included a review of plants, hydrology, and soils.

Staff confirm, in part, the wetland boundary lines delineated by your consultant. One wetland (i.e., a 0.05-ac wetland extension of Wetland W-01, southwest corner of the WIP site) was overlooked and omitted by the consultant. Evidence showed that the area exhibits wetland hydrology during a typical growing season.

The site map (Figure 2) of the WIP assessment area was created by combining information from your consultant and the WRD. The new map identifies areas containing regulated wetland, unregulated wetland, and non-wetland (upland).

Wetland W-01 within the assessment area is regulated by the WRD because of wetland size and/or contiguity to a pond, lake, or stream. For the area [approx. 0.2 acre total on site] identified as regulated wetland on the site map (Figure 2), please be advised that any of the following activities require a permit under Part 303:

- a) Deposit or permit the placing of fill material in a regulated wetland.
- b) Dredge, remove, or permit the removal of soil or minerals from regulated wetland.
- c) Construct, operate, or maintain any use or development in a regulated wetland.
- d) Drain surface water from a regulated wetland.

The unregulated Wetland W-02 is not regulated by the WRD because it is not contiguous to the Great Lakes, an inland lake or pond, or a river or stream; and is less than five acres in size. For those areas identified as non-wetland (upland) on the site map (Figure 2), the WRD lacks jurisdiction under Part 303 for activities occurring there.

This Wetland Identification Report is limited to findings pursuant to Part 303 and does not constitute a determination of jurisdiction under other programs administered by EGLE. Any land use activities undertaken within the assessment area may be subject to regulation pursuant to the NREPA under Part 91, Soil Erosion and Sedimentation Control.

Please be aware that this Wetland Identification Report does not constitute a determination of the jurisdiction under local ordinances or federal law. The United States Army Corps of Engineers (USACE) retains regulatory authority over certain wetlands pursuant to Section 404 of the federal Clean Water Act (CWA), and specifically those wetlands associated with traditionally navigable waters of the state. Navigable waters are generally the Great Lakes, their connecting waters, and river systems and lakes connected to these waters. In other areas of the state, the WRD is responsible for identification of wetland boundaries for purposes of compliance with the CWA under an agreement with the United States Environmental Protection Agency. Your assessment area is unlikely to be within those areas also regulated by the USACE. Additional information may be obtained by contacting the USACE at 313-226-2218.

You may request the WRD reassess the wetland boundaries and regulatory status of wetlands within any portion of the assessment area, should you disagree with the findings, within 60 days of the date of this report. A written request to reassess the Wetland Identification assessment area must be accompanied by supporting evidence with regard to wetland vegetation, soils, or hydrology that are different from, or in addition to, the information relied upon by WRD staff in preparing this report. The request should be submitted to:

Wetland Identification Program
Department of Environment, Great Lakes, and Energy

Bruce Jones, WSP USA

Page 3

December 19, 2025

Water Resources Division
P.O. Box 30458
Lansing, Michigan 48909-7958

Please use the MiEnviro submission number assigned to this project site if submitting a permit application or otherwise corresponding with our office.

The findings contained in this report do not convey, provide, or otherwise imply approval of any governing act, ordinance, or regulation, nor does it waive the obligation to acquire any applicable federal, state, county, or local approvals. This Wetland Identification Report is not a permit for any activity that requires a permit from EGLE.

The findings contained in this report are binding on EGLE until December 19, 2028, a period of three years from the date of this Wetland Identification Report unless a reassessment has been conducted. Please contact me at GyekisK@Michigan.gov; or EGLE, P.O. Box 30458, Lansing, Michigan 48909-7958, if you have any questions regarding this report.

Sincerely,

A handwritten signature in black ink, reading "Keto Gyekis". The signature is fluid and cursive, with the first name "Keto" being more prominent.

Keto Gyekis
Wetland Identification Program Coordinator
Water Resources Division

Enclosures

cc: Fredonia Township Clerk
Marshall Township Clerk
Calhoun County Soil Erosion Enforcement Agent (CEA)
Calhoun County Health Department
Derek Haroldson, EGLE
Michelle DeLong, EGLE

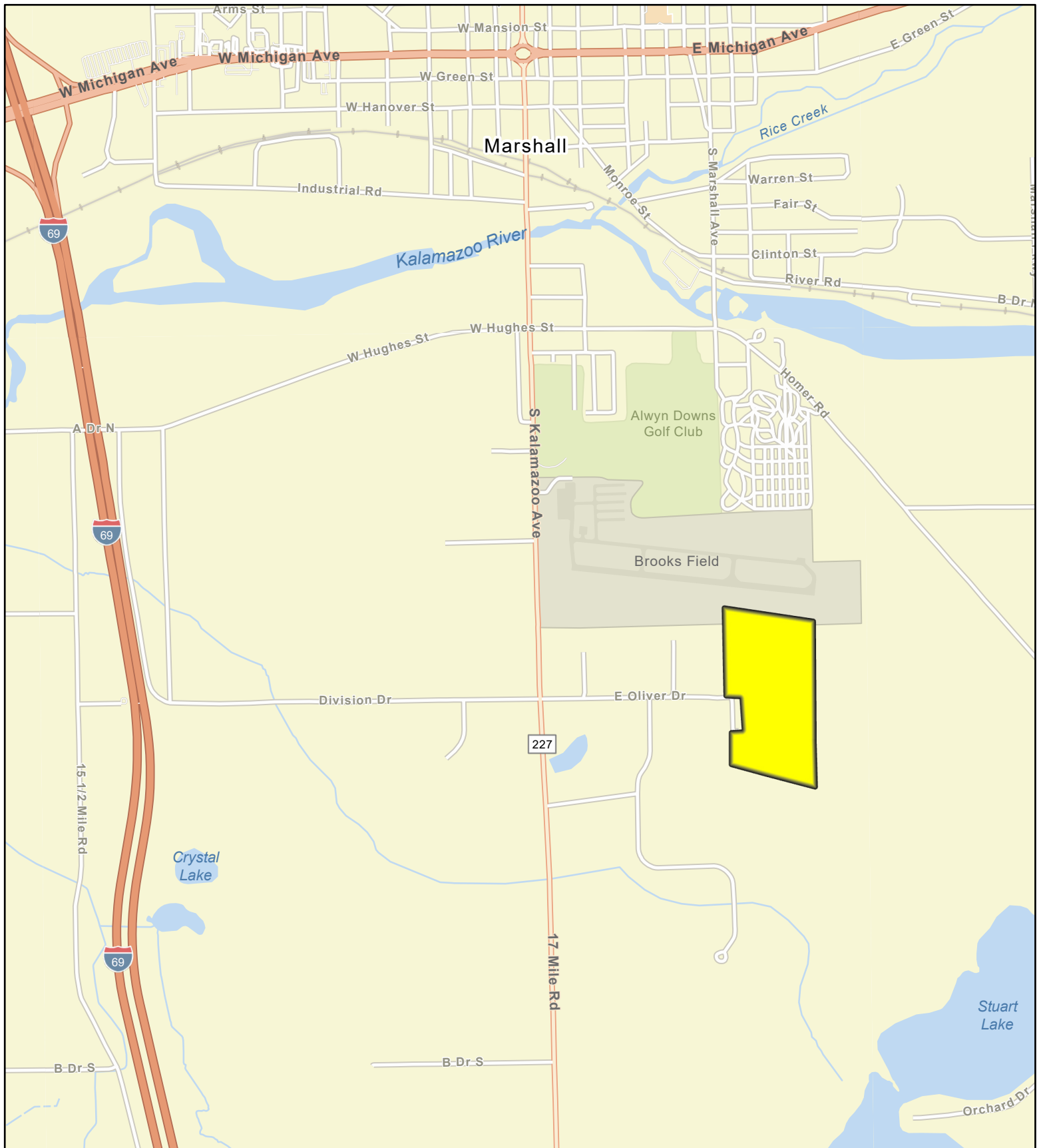


Figure 1. | EGLE WIP Site Location
NextEra Marshall Solar Project
Marshall Twp
Fredonia Twp
WIP - HQE-FH2P-ZG55X

 WIP Assessment Area

EGLE

MICHIGAN DEPARTMENT OF
 ENVIRONMENT, GREAT LAKES, AND ENERGY

Map created: Dec. 2025
 K. Gyekis,
 Wetlands, Lakes,
 and Streams Unit, EGLE WRD



0 488 975 1950 Feet

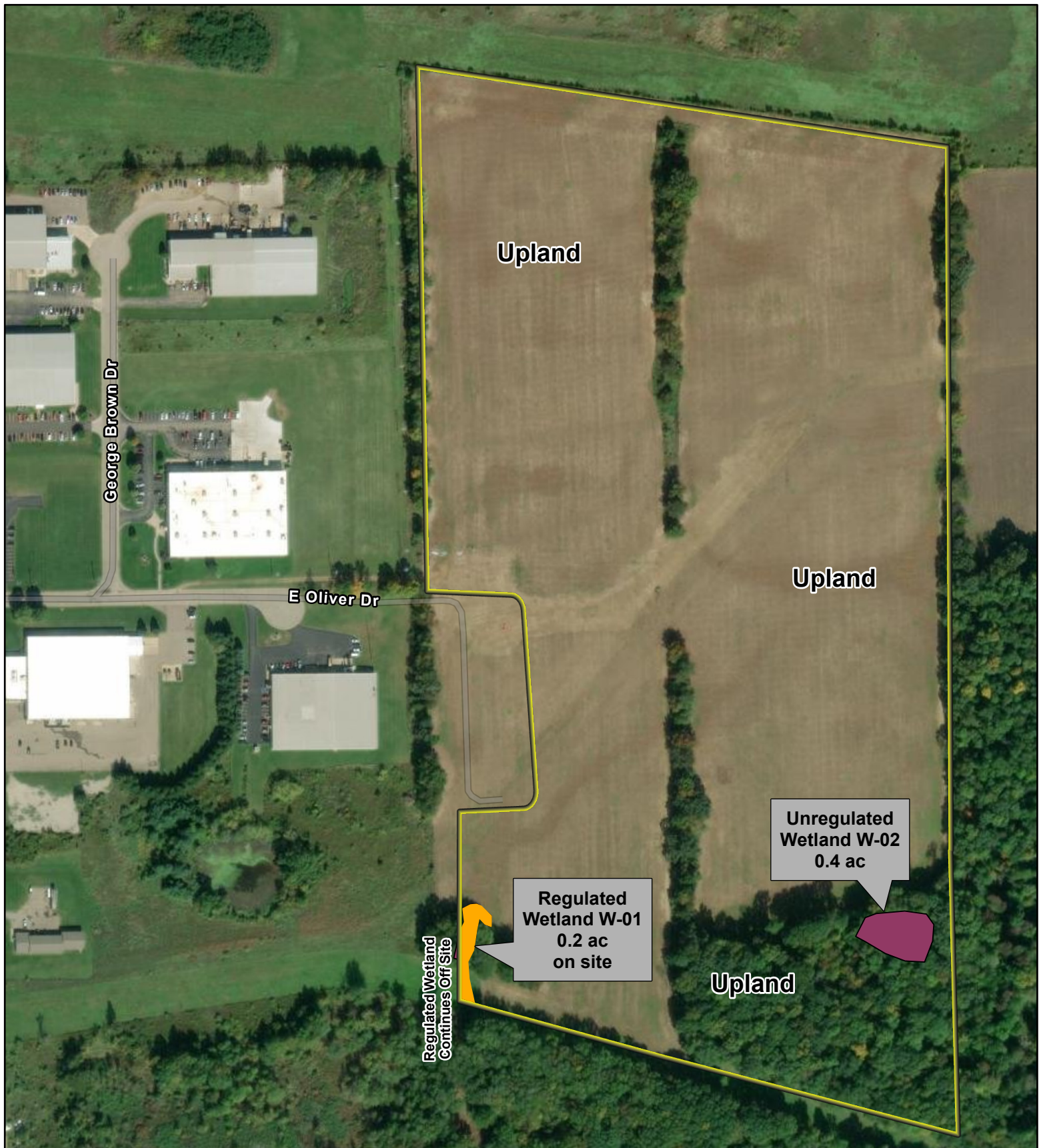


Figure 2. | EGLE WIP Site Detail
NextEra Marshall Solar Project
Marshall Twp
Fredonia Twp
WIP - HQE-FH2P-ZG55X



0 80 160 320 Feet



WIP Assessment Area



Wetland, Regulated, Part 303 NREPA



Wetland, Unregulated, Part 303 NREPA

This drawing showing those areas containing wetland and not containing wetland is an approximation of the boundaries flagged on-site.

This drawing does not authorize or permit activities requiring a permit in accordance with Part 303 of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended.



MICHIGAN DEPARTMENT OF
ENVIRONMENT, GREAT LAKES, AND ENERGY

Map created: Dec. 2025
K. Gyekis,
Wetlands, Lakes,
and Streams Unit, EGLE WRD



E X H I B I T

B

U.S. Army Corps of Engineers (Detroit District) Correspondence — No
Federal Jurisdiction, dated March 25, 2026 (Corps File No. LRE-2026-00193-
213-A26)

(document follows)

From: [Reinke, Donald T CIV USARMY CELRE \(USA\)](#)
To: [Billy Chan](#)
Subject: Marshall Solar Project Corps file number LRE-2026-00193-213-A26
Date: Wednesday, March 25, 2026 9:26:56 AM

EXTERNAL:

Mr. Chan:

We recently received your request regarding the above-noted project via the Corps of Engineers' Regulatory Request System. The subject project area, located at the eastern end of Division Drive and south of the Brooks Airfield in Marshall, Michigan, is in a part of Michigan where, in 1984, the State of Michigan assumed the Corps' permit program responsibilities under Section 404 of the Clean Water Act. As such, and unless directed otherwise by the U.S. Environmental Protection Agency, the Corps has no regulatory responsibilities over work on the subject site. We are likewise unable to provide you with a jurisdiction determination over any waters or wetlands on the project site. We understand you have contacted the Michigan Department of Environment, Great Lakes, and Energy (EGLE) about the State of Michigan's regulatory authority over the project.

Respectfully,

Donald T. Reinke
Chief, Compliance & Enforcement Section
Regulatory Branch
Detroit District, U.S. Army Corps of Engineers

Office: 313-226-6812

Cell: 313-326-1293

You may visit our Detroit District Regulatory website at: <https://www.lrd.usace.army.mil/Wetlands-Permits/Article/3648190/regulatory-program-michigan/>