HOWELL
DATA CENTER

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Community Outreach Action Plan

Community Meeting Talking Points - Project Splitrock

1. Company Overview and Project Background

A US-based Fortune 100 technology company developing a new technology campus, including data centers, office space, and supporting infrastructure. The company is conducting due diligence with full identity to be disclosed prior to groundbreaking. The project will follow all local codes and standards, focus on community partnership, and will not include large-scale solar or wind development.

- The company is a US founded and based Fortune 100 technology firm that develops, owns, and operates technology campuses globally as an end user and owner/operator.
- This is a global site selection effort, and the company's identity cannot be disclosed at this stage due to the competitive nature of the process.
- The company takes great pride in its world-class facilities, workforce, and local partnerships, and is recognized as an employer of choice.
- The evaluation for this project began in mid 2024.
- The project involves developing a technology campus consisting of single-story data center buildings, Class A office space, and support areas, along with green space, employee and visitor parking, site utilities, landscaping, and stormwater management.
- The campus will adhere to local zoning codes, design standards, and setbacks.
- The company is performing due diligence on a significant amount of acreage to determine the best location for the first phase and potential future phases.
- Landowners involved are all willing sellers; the company does not support the use of eminent domain or condemnation.
- The company will disclose its identity once the development approval process is complete and a final investment decision has been made, typically just before project groundbreaking.
- The company is not a solar or wind developer and, understanding community preferences and historic projects, will not support large-scale solar or wind projects at this site.

2. Economic Development Impact

*The project will invest over **$**1B per phase (multiple phases planned), generating millions in tax revenue and potentially becoming the largest taxpayer in Livingston County. It will create more than 1,000 construction jobs at peak and hundreds of permanent roles across diverse fields. The company will also fund all supporting infrastructure and partner with local schools through grants and STEM programs.*

- The first phase of the project may lead to the company being the largest property taxpayer in Livingston County, and eventually the project has the potential to provide more tax revenue than many of the largest taxpayers in the County combined, providing significant ongoing funding to the county, school district, and city. Initial estimate forecast tax revenue in the millions of dollars.
- The project represents a direct capital investment exceeding $1 billion per phase.
- Job creation includes:
    - Over 1,000 construction workers daily at peak during the construction phase.

    - Hundreds of employees, vendors, and contractors badging into the facility once Phase 1 is operational, with potential for significant growth as additional phases develop.
    - Job types span technicians, administrative support, facility management, project and technology managers, engineers, construction management, network engineers, logistics, safety and security personnel, culinary staff, energy and water specialists, and janitorial services.
- The company is committed to supporting the local school district through partnerships that include grant programs, STEM and career-technical education support, student enrichment sponsorships, and workforce development collaborations.
- The company will cover all infrastructure costs necessary to support the development, including roadway, water, sewer/wastewater, fiber, and electrical infrastructure, ensuring the community is not financially burdened.

3. Community Development and Educational Support

The company provides grants and STEM training programs to support schools, nonprofits, and community development near its data centers.

- The company is committed to being a good neighbor, and values education and community engagement deeply.
- Its annual grants program provides direct funding to schools, registered nonprofits, and community organizations in locations where it operates data centers.
- These grants support projects addressing critical community needs by leveraging technology to build strong, sustainable communities and improve local STEM (Science, Technology, Engineering, and Mathematics) education.
- The company offers training programs in STEM fields to further community development.

4. Environmental Stewardship and Compliance

The company will comply with all federal, state, and local regulations. Generator use is limited to testing and emergencies, with noise and lighting impacts minimized through thoughtful design. Reflecting their commitment to being a good neighbor, cultural, biological, and wetland resources are protected in coordination with relevant authorities, and our landscape design is focused on native habitat restoration and enhancement.

- The company complies with all federal, state, and local laws, regulations, and permitting processes.
- Air emissions from backup generators are minimized and comply with local air permits; generators typically run only for monthly maintenance/testing (5-10 hours per year per generator) and during rare emergency power outages.
- Noise and vibration mitigation is a priority:
    - The company is committed to noise and vibration mitigation as part of being a good neighbor.
    - We comply with all local noise regulations and take community concerns seriously.
    - Each site is evaluated for potential noise impacts before development to inform design choices.
    - There is no one-size-fits-all solution - strategies are tailored to local conditions.

        - Mitigation measures may include:
            - Adjusting site layout
            - Selecting quieter equipment
            - Modifying operations
            - Planting trees or vegetation
            - Orienting equipment to reduce noise
- Site lighting is designed to ensure user safety while minimizing disturbance (i.e. cut off fixtures), with all lighting directed downward and shielded to prevent glare.
- The company assesses potential impacts to cultural resources, including historic buildings, archaeological sites, and cemeteries, working closely with relevant authorities to avoid or mitigate impacts in compliance with all regulations.
- The company's unbuilt outdoor spaces are dedicated to nature-based solutions and the restoration of native habitat. We design our data center campuses to avoid sensitive ecosystems (including wetlands, streams, and other habitats) as much as possible. Acquired properties that may have been degraded by previous uses and areas disturbed by construction activities are targeted for enhancement or restoration per the unique, biodiversity-focused Restoration Plan developed for each campus.

5. Water Resource Management

The project is designed to responsibly manage water by minimizing water use , and avoiding strain on city systems. We are working with utilities to ensure reliable supply and phased growth, with time for infrastructure upgrades as required. Modeled scenarios show potential ranges of use, but actual needs will build gradually and may remain below maximum projections.

- The company is committed to being a good steward of water resources and has maintained transparency with the community regarding its plans.
- The project aims to restore more water than it consumes globally and anticipates implementing water restoration projects locally if the project proceeds.
- Water efficiency and sustainability measures include:
    - Recycling water through cooling systems before discharge.
    - Landscaping with native vegetation to reduce irrigation needs.
    - Capturing and infiltrating rainwater on site.
    - Incorporating water-saving fixtures and technologies within data center facilities.
- Water use by the project will not overburden the community water system.
    - **Water Supply Planning:** The project will require at least two diverse connections to the site, with coordinated plans for treatment plants, storage tanks, booster stations, and conveyance infrastructure. Proposed supply plans will also include cost and timing estimates, potential new water sources or plant upgrades, and identified infrastructure improvements phased to match future demand tiers.
    - **Wastewater Management:** The project will require at least one connection (with gravity conveyance preferred), supported by discharge plans that include cost and timing estimates, potential treatment plant or lift station upgrades, and site plans addressing both existing and proposed infrastructure to meet each demand tier.

- **Preliminary Water/Wastewater Demand Scenarios:** Three product types have been modeled to guide infrastructure planning, ranging from lower water-use technologies with modest wastewater needs, to higher-capacity options that could require more significant volumes over time. Each scenario grows gradually in phases, giving utilities flexibility to plan upgrades as needed. Actual demand will depend on the cooling technology selected, and final usage may remain well below the maximum projections.

6. Energy Considerations (Utility input included)

The company will cover all utility costs for the project and work to ensure local ratepayers are not impacted.

- The company is committed to covering any customer-born costs a utility might incur to serve the data center.
- While the company cannot control utility actions, it proactively works to ensure rate payers do not experience a cost increase as a result of the project.

Landscaping Rendering For Data Center

Site Plan Review and Design - IN PROGRESS

Image 1b: Side View (Heavy Landscaping)

Image 1b: Side View Closer (Medium Landscaping)

Image 2a: Side View (Heavy Landscaping)

Data Center FAQ – Livingston County

1. Will this affect my well water?

No, the company will not affect local water wells. The public water system has the capacity to meet the company's needs, and strict safeguards are in place to ensure wells cannot be impacted. In addition, the company team is working with local partners to source water responsibly and sustainably, designing facilities for water efficiency, and restoring the water we use through dedicated water stewardship projects.

2. How much water will the project use?

MHOG has 12MGD of Production Capacity with a peak demand of 4.5MGD. The current plan requests up to 1 million gallons per day (MGD) for the initial building. Actual demand, however, will depend on the cooling technology selected, and final usage may remain well below the maximum projections. Multiple product types are being modeled to guide infrastructure planning, ranging from lower water-use technologies with modest wastewater needs to higher-capacity options that could require more volumes over time. Each scenario is designed to grow gradually in phases, giving utilities flexibility to plan upgrades as needed.

3. Will this raise water or utility prices for residents?

No, your bill will not go up because of this project. In fact, large customers like this often help stabilize rates for everyone by creating economies of scale. Water use by the company will not overburden the community water system**.** The system has capacity to meet project needs, and safeguards are in place to protect local supply.

4. Who will own and operate the Data Center?

A U.S. founded and based Fortune 100 company will develop, own and operate the data center. This development does not serve as a profit center for the company. The company does not generate any revenue from this development. The purpose of the data center is to support their core business which supports technology products that people in the community and across the U.S. use every day.

Note: The property owners did not select the offer from the highest bidder. With consultation from various partners who have worked with this group in the past, the property owners selected the group that would be the best fit to become a long-term valued member of the community that has already made positive impacts in the communities where they have similar projects.

5. Will this change the character of our community?

The company will adhere or exceed to all requirements during the Site Plan Approval process. A high standard of review (set backs, landscaping, lighting, buffers, etc.) will ensure the site blends into the community.

6. What about property values?

Historical data from other communities show data centers do not reduce property values. In fact, upgraded infrastructure, stronger schools, and new job opportunities can help keep property values stable or growing. If there are indications this is not true, the company would initiate efforts to address this.

7. How many jobs will this create?

Construction: Over 1,000 local trades and contractor jobs daily at peak during the construction phase.

Operations: As the planned phase becomes operational, hundreds of employees, vendors, and contractors will badge into the facility, with potential for significant growth if additional phases are built.

Job Types: Roles span engineers, network engineers, project and technology managers, energy and water specialists, technicians, facility management, construction management, logistics, safety and security personnel, administrative support, culinary staff, and janitorial services.

8. How does this benefit schools and local services?

As a long term community partner, the community benefits will have profound benefits for current and future generations. The data center will generate millions of dollars in tax revenue and potentially becoming the largest taxpayer in Livingston County. The company will partner with local schools through grants and STEAM programs.

- While the property to be rezoned sits in Howell Township, Howell and Fowlerville schools share the area to be rezoned. Both Townships have already started the conversation to provide clarity on how the schools & local services will share the many benefits.
- Families near the site will see this revenue flow to the services they actually use - especially schools, fire, police, and roads - without raising anyone's taxes.

9. What about traffic and road impacts?

Traffic and road studies are part of the site planning stage. The company will be required to work with the township and county to ensure improvements (quality, safety, etc.) are made where needed.

10. Will this affect farming in the area?

No. The Van Gilder Family will continue to farm for generations to come. Farming and technology can grow side by side, creating a balanced future for the township.

11. Why is this happening here?

- The landowners had their choice of who to pick and hand-selected this project/owner because of their track record/success in other cities across America with similar projects.
- The company parent company will be the end user and become an active member of the community for generations.
- The company team likes this site because there is excess water capacity with the local system.
- This project is not a profit center for their business. The company represents a strong investment in American infrastructure and national security, to keep the country at the forefront of innovation.

Livingston County is uniquely positioned with available land, access to infrastructure, and a strong community. This gives us a chance to diversify the local economy providing a wider range of future job opportunities. Key features for this site being selected include but are not limited to the following:

- Excess water capacity is available near the property
- Excess electric capacity in the grid
- Sites proximity to power lines
- Access to skilled labor market for jobs both during construction and operations
- Large site where there are minimal surface water features
    - This allows the company to construct a project with substantial setbacks that are at a minimum double or triple what is required for code compliance allowing for green space that blends the development into the community (the alternative – a concrete distribution facility that you can see clearly from the road with minimum green space)
    - The company's unbuilt outdoor spaces are dedicated to nature-based solutions and the restoration of native habitat. The company designs their data center campuses to avoid sensitive ecosystems (including wetlands, streams, and other habitats) as much as possible. Acquired properties that may have been degraded by previous uses and areas disturbed by construction activities are targeted for enhancement or restoration per the unique, biodiversity-focused Restoration Plan developed for each campus.

12. Will the community have a say in this?

Yes. Every step requires public hearings, township approvals, and state permits. Residents will have opportunities to ask questions, raise concerns, and shape the process.

13. What about noise pollution?

The company is committed to noise and vibration mitigation as part of being a good neighbor.

- The company will comply with all local noise regulations and take community concerns seriously.
- Each site is evaluated for potential noise impacts before development to inform design choices.
- There is no one-size-fits-all solution - strategies are tailored to local conditions.
- Mitigation measures may include:
    - Adjusting site layout
    - Selecting quieter equipment
    - Modifying operations
    - Planting trees or vegetation
    - Orienting equipment to reduce noise

14. What about air pollution?

The company will comply with all federal, state, and local laws, regulations, and permitting processes. Air emissions from backup generators are minimized and comply with local air permits; generators typically run only for monthly maintenance/testing and during rare emergency power outages.

15. What about light pollution?

Site lighting is designed to ensure user safety while minimizing disturbance (i.e. cut off fixtures), with all lighting directed downward and shielded to prevent glare.

16. What about long-term oversight?

The company will be subject to ongoing monitoring and reporting on water usage, energy, and community impact. Oversight does not end once construction is finished.

17. Why should I support this?

This is where the community truly wins. The benefits are not just numbers on paper. This project would directly improve quality of life for families:

- *Better Schools for Kids:* Millions in new revenue could mean upgraded classrooms, more teachers, better technology, and keeping programs that might otherwise be cut. Imagine every student having access to modern computers and technology training. This keeps Fowlerville and Howell competitive and ensures students do not fall behind.

- *Stronger Services:* Fire, police, and EMS will have more funding for staff, equipment, and training. That means faster response times and safer neighborhoods.

- *Lower Burden on Residents:* This revenue replaces the need for future tax increases. It takes pressure off families while still funding critical services.

- *Better Internet and Infrastructure:* Data centers rely on cutting-edge internet and power. That means upgrades to broadband and grid reliability, which spill over to homes and businesses across the township. Faster, more reliable internet helps families, schools, and small businesses thrive.

- *Local Economy Boost:* More jobs, more business for restaurants and trades, and a stronger local economy that keeps young families here instead of leaving for bigger cities.

This project means better schools, better services, better internet, better infrastructure at no extra cost to taxpayers.

MARION HOWELL OCEOLA GENOA

Sewer and Water Authority

2911 Dorr Rd., Brighton, MI 48116
Ph: 810-227-5225
Fax: 810-227-3420

September 19, 2025

Via Email:

Howell Township Planning Commission
3525 Byron Road
Howell, MI 48855

Subject: **Statement of Current and Future Water Treatment Plant Capacities**
Potential Data Center - Howell Township

Dear Members of the Howell Township Planning Commission,

MHOG is aware that there is a planning commission meeting planned for September 23, 2025 to consider rezoning of the Van Gilder Farm Property to permit the possible installation of a Hyperscale Data Center. We understand that there are numerous questions regarding the availability and capacity of water to serve the center and we wanted to provide the planning commission with facts regarding MHOGs capacities.

MHOG was started by the formation of an Authority by the Townships of Howell, Marion, Oceola and Genoa Townships. Our plant is situated in Marion Township over the Marshall Sandstone Aquifer. MHOG currently has (6) 400 feet deep production wells set in the bedrock and isolated by surface and shallower perched aquifers by a confining clay layer(s). Each well is capable of producing 2 Million Gallons Per Day (MGD), for a total production capacity of 12 MGD. Our Baseline Well Capacity through the State of Michigan is currently set at 9,400 Gallons Per Minute (GPM) or 13.5 MGD. In addition, our current treatment plant is also capable of treating, through lime softening, 12 MGD. Currently, MHOG averages peak summer demand of 4.5 MGD, with an annual average of 2 MGD. On our current site, MHOG is master planned to ultimately install two additional 2 MGD production wells, which, with blending, would increase our treatment and production capacity to 14 MGD on our current site.

MHOG has been informed that an initial data center could utilize up to 1 MGD for domestic and cooling use, with an ultimate site build out of 3 MGD.

This presents a summary of our current demands and production capability in the system. If you have any questions, or require additional information, please do not hesitate to contact me. I plan to attend the planning commission meeting on September 23 to address any additional questions in person.

Sincerely,

Greg Tatara
Utility Director,
MHOG Sewer and Water Authority

Environmental Resources Group
Assessment • Remediation • Compliance • Risk Management

TECHNICAL MEMORANDUM

This technical memorandum reviews the groundwater use in the Project Splitrock development area and discusses potential effects on local aquifer systems and groundwater users.

Project Splitrock will source all facility water needs with water provided by the Marion, Howell, Oceola, Genoa (MHOG) regional water supply system. MHOG obtains water from local municipal wells; all located within Marion Township. These wells are generally more than 400 feet deep, and draw water from the Marshall Sandstone aquifer, a deep bedrock source known for its reliability and quality. The nearest MHOG wells are approximately 5 miles southeast of the project site.

Available public records and MHOG Utility Director Greg Tatara have confirmed that MHOG has a total water system capacity of 12 million gallons per day (MGD)(approx.), with an average daily demand of 2 MGD, depending on seasonal uses. The peak summer usage average demand is 4.5 MGD. MHOG handles storage and pressure regulation via use of multiple elevated storage tanks and pressure districts to maintain consistent supply across its service area. Approximately 30,000 residents and multiple businesses are serviced by MHOG.

Project Splitrock will have an initial water-use requirement of about 1 MGD, with nominal increases from this demand over the life of the project. MHOG has indicated that they are able to meet this demand with excess current water system "headroom" of 7 MGD, and this may increase following planned system upgrades. MHOG has expressed an interest in providing water for the project and has determined that they have excess capacity to do so.

Although there currently are no plans to source water from local aquifers, a cursory review of local water use was conducted using the State of Michigan Water Well Viewer GIS application. There were 13 wells identified within ½ mile of the Project Splitrock site: 12 are registered as household wells and 1 is registered as a test well. These wells have an average depth of 88 feet, with average tested pumping of 23 gpm. Some of these wells are in surficial sand and gravel, and others are in the upper portion of the bedrock aquifer.

The nearest Type I municipal water wells are owned by the Village of Fowlerville and are located more than 1-mile west of the project site. These wells have an average depth of 265 feet deep, with a combined rated maximum capacity of 2.5 MGD. These wells are completed in the bedrock aquifer. Other Type I wells in the area are owned by the First Nazarene Church, and are located more than 2.5 miles northeast

of the project site. These wells are reported to be 75 to 157 feet deep, and appear to be in unconsolidated drift materials.

Conclusion

On-site wells are not planned for operational use at Project Splitrock. They are limited to construction purposes, with municipal sources supplying all building operations. Current expectations are that all water will be obtained from the MHOG public water system given their excess supply and desire to serve. MHOG supply wells are located more than 5 miles from the site, thus there will be no impact on local water users or to the local aquifer system resulting from the project. Other large groundwater users, including the Village of Fowlerville and the First Nazarene Church, obtain water from different aquifers or from different depths in the bedrock aquifer, and are at least 7 miles from the nearest MHOG wells. **Based on these factors, the development of Project Splitrock will not have an impact on the local groundwater system due to water usage at the project location.**

ESTIMATED TAX IMPACT OF AN INITIAL $1 BILLION INVESTMENT

-INVESTMENT LOCATED IN HOWELL PUBLIC SCHOOLS DISTRICT

TAX ENTITIES	HOWELL TWP 2024 TAX YEAR TOTALS	HOWELL DATA CENTER TAX BILL	% INCREASE OF 2024 TOTALS
STATE EDUCATION TAX	$3,021,104	$3,000,000	**99%**
HOWELL SCHOOL OPERATING	3,600,757	4,500,000	**125%**
HOWELL SCHOOL DEBT	1,355,909	1,375,000	**101%**
FOWLERVILLE SCHOOL OPERATING	24,805	N/A	**0%**
LIVINGSTON ISD	1,611,285	790,050	**49%**
COUNTY ALLOCATED	1,622,714	795,475	**49%**
COUNTY AMBULANCE	142,498	70,575	**50%**
HCMA - PARKS	104,080	51,550	**50%**
VETERANS RELIEF	46,326	22,950	**50%**
HOWELL TWP ALLOCATED***	429,347	211,326	**49%**
HOWELL TWP ROAD***	457,234	225,050	**49%**
HOWELL LIBRARY	504,486	255,800	**51%**
HOWELL FIRE AUTHORITY	1,007,745	496,000	**49%**
HOWELL PARKS & RECREATION	246,516	125,000	**51%**
FOWLERVILLE SCHOOL DEBT	142,111	N/A	**0%**
FOWLERVILLE LIBRARY	19,657	N/A	**0%**
TOTAL TAX REVENUE	**$14,336,574**	**$11,918,775**	**83%**

*TAXES REFLECT A PA 198 INDUSTRIAL FACILITIES TAX ABATEMENT

****IF THE DATA CENTER INVESTMENT WAS INCLUDED IN THE 2024 TAX YEAR, THE ENTIRE TOWNSHIP COLLECTION WOULD HAVE ALMOST DOUBLED.**

***HOWELL TWP ALLOCATED (GENERAL FUND) & HOWELL TWP ROADS (ROAD FUND) COLLECTIONS STAY AT HOWELL TOWNSHIP. ALL OTHER REVENUE FLOWS TO THE ENTITY.

ESTIMATED TAX IMPACT OF AN INITIAL $1 BILLION INVESTMENT

-INVESTMENT LOCATED IN FOWLERVILLE COMMUNITY SCHOOLS DISTRICT

TAXING ENTITIES	HOWELL TWP 2024 TAX YEAR TOTALS	FOWLERVILLE DATA CENTER TAX BILL	% INCREASE OF 2024 TOTALS
STATE EDUCATION TAX	$3,021,104	$3,000,000	**99%**
HOWELL SCHOOL OPERATING	3,600,757	N/A	**0%**
HOWELL SCHOOL DEBT	1,355,909	N/A	**0%**
FOWLERVILLE SCHOOL OPERATING	24,805	4,500,000	**18142%**
LIVINGSTON ISD	1,611,285	790,050	**49%**
COUNTY ALLOCATED	1,622,714	795,475	**49%**
COUNTY AMBULANCE	142,498	70,575	**50%**
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HOWELL LIBRARY	504,486	N/A	**0%**
HOWELL FIRE AUTHORITY	1,007,745	496,000	**49%**
HOWELL PARKS & RECREATION	246,516	N/A	**0%**
FOWLERVILLE SCHOOL DEBT	142,111	2,387,500	**1680%**
FOWLERVILLE LIBRARY	19,657	330,250	**1680%**
TOTAL TAX REVENUE	**$14,336,574**	**$12,880,725**	**90%**

*TAXES REFLECT A PA 198 INDUSTRIAL FACILITIES TAX ABATEMENT

****IF THE DATA CENTER INVESTMENT WAS INCLUDED IN THE 2024 TAX YEAR, THE ENTIRE TOWNSHIP COLLECTION WOULD HAVE ALMOST DOUBLED.**

***HOWELL TWP ALLOCATED (GENERAL FUND) & HOWELL TWP ROADS (ROAD FUND) COLLECTIONS STAY AT HOWELL TOWNSHIP. ALL OTHER REVENUE FLOWS TO THE ENTITY.

Project Splitrock

5781 GRAND RIVER AVE,
FOWLERVILLE, MICHIGAN 48836

10/23/2025

0' 300' 600' 1200'
SCALE IN FEET

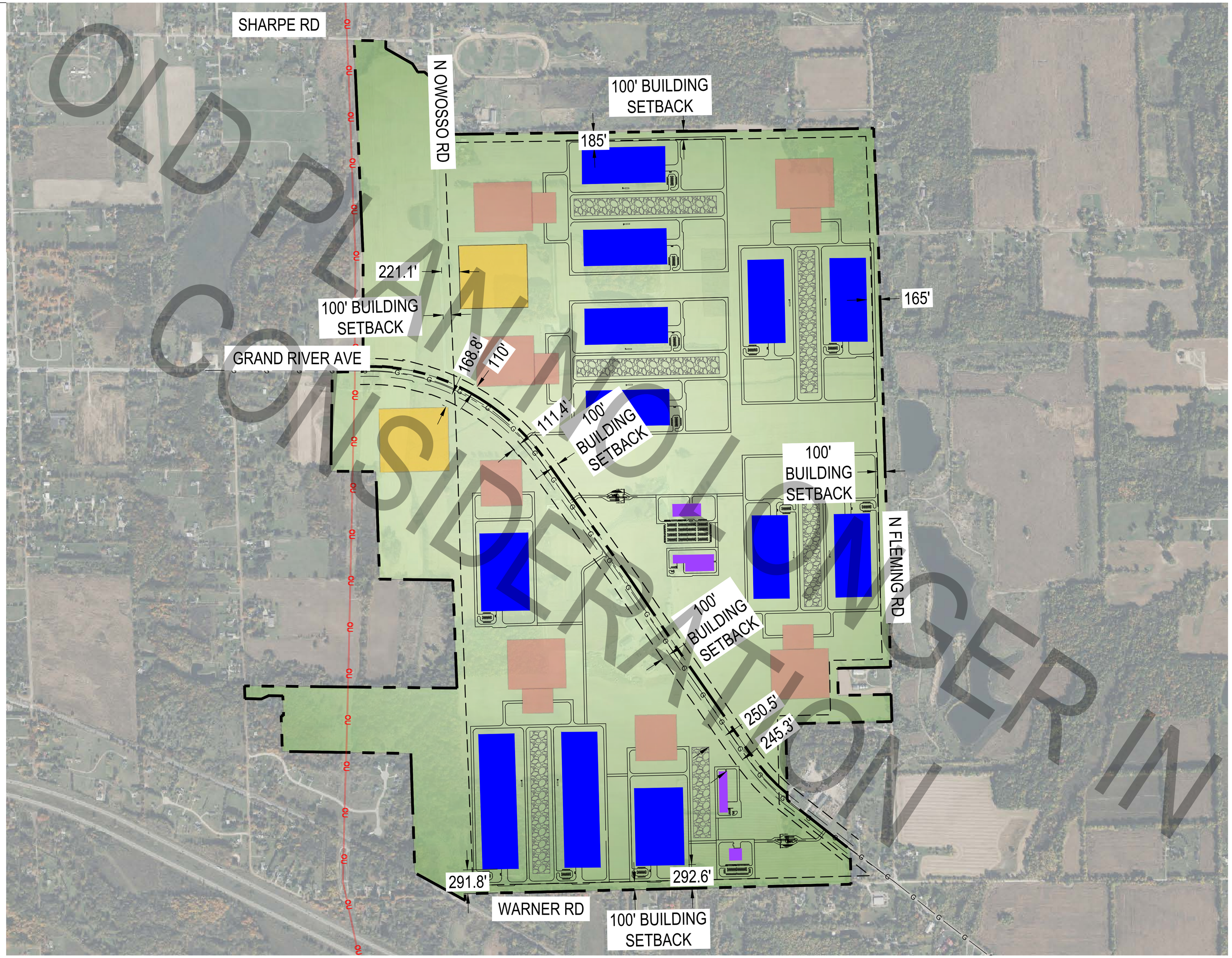
STANTEC

LEGEND

- PROPOSED SITE BOUNDARY
- SECURE PERIMETER FENCE
- PROPOSED BUILDING
- PROPOSED MECHANICAL YARD
- PROPOSED ADMIN BUILDING
- LANDSCAPE BERM
- PROPOSED BUILDING SETBACK
- PROPOSED SWITCHING STATION
- PROPOSED SUBSTATION

NOTE: CONCEPT PLAN SHOWN IS V1 ITERATION PER 09/05/2025. NO LONGER IN USE.

OLD PLAN NO LONGER IN CONSIDERATION



Project Splitrock

5781 GRAND RIVER AVE,
FOWLERVILLE, MICHIGAN 48836

10/28/2025

0' 300' 600' 1200'
SCALE IN FEET

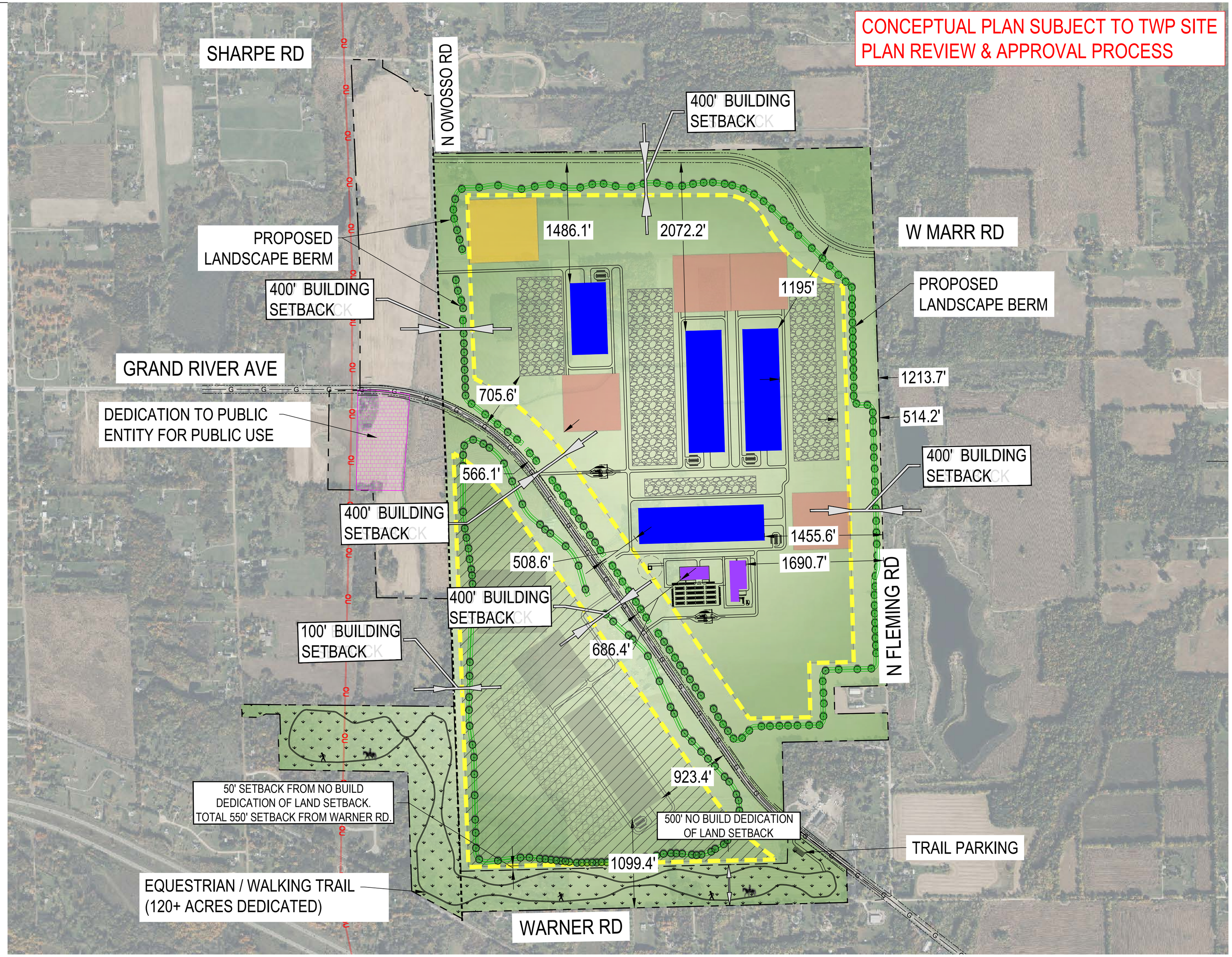
STANTEC

LEGEND

- EXISTING TOWNSHIP BOUNDARY
- PROPOSED SITE BOUNDARY
- PROPOSED BUILDING
- PROPOSED MECHANICAL YARD
- PROPOSED IBOS / ADMIN BUILDING
- LANDSCAPE BERM
- PROPOSED BUILDING SETBACK
- 3.5 MILE EQUESTRIAN / WALKING TRAIL
- PROPOSED SWITCHING STATION
- PROPOSED SUBSTATION
- PROPOSED 500' NO BUILD DEDICATION OF LAND SETBACK
- 4 YEAR LAND USE RESTRICTION, LIMITED TO AGRICULTURAL
- DEDICATION TO PUBLIC ENTITY FOR PUBLIC USE

CONCEPTUAL PLAN: SUBJECT TO TOWNSHIP REVIEW AND APPROVAL

NEW SITE PLAN



Project Splitrock

5781 GRAND RIVER AVE,
FOWLERVILLE, MICHIGAN 48836

10/23/2025

0' 300' 600' 1200'
SCALE IN FEET

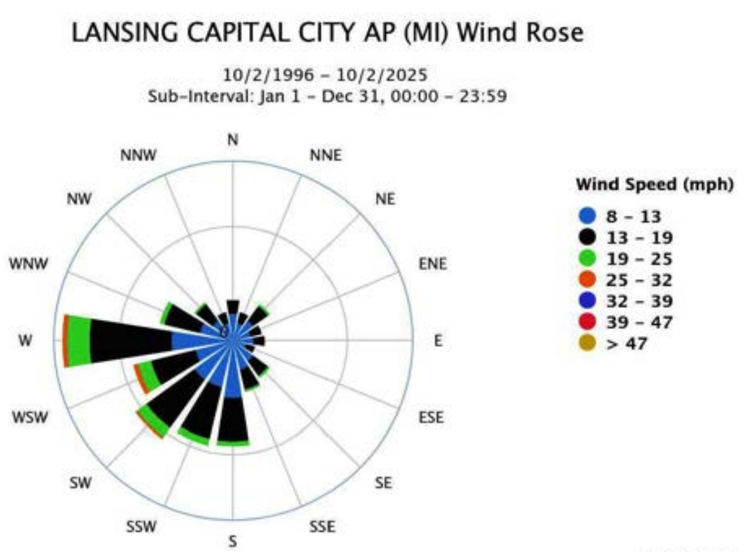
STANTEC

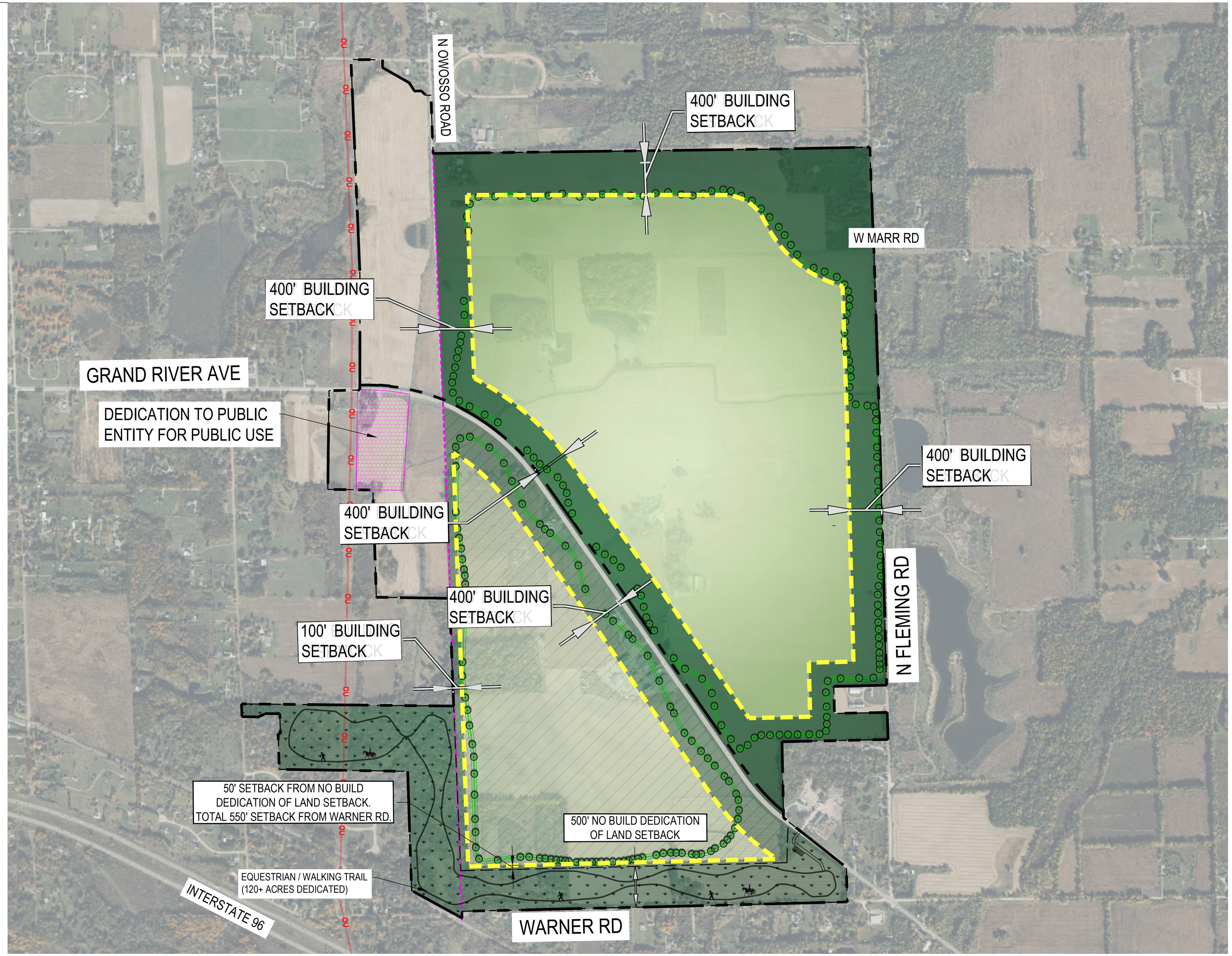
LEGEND

- EXISTING TOWNSHIP BOUNDARY
- PROPOSED SITE BOUNDARY
- PARCELS IN REZONING LETTER
- PROPOSED BUILDING SETBACK
- 4 YEAR LAND USE RESTRICTION, LIMITED TO AGRICULTURAL
- DEDICATION TO PUBLIC ENTITY FOR PUBLIC USE

475 ACRES OF OPEN SPACE

APPROX 140 ACRES OF DONATED LAND





MEMORANDUM

To: Howell Township

From: Applicants Listed in Rezoning Request

Date: October 23, 2025

Re: Second Amended Offered Condition of Rezoning

The Applicant submits this second amendment to its offered conditions of the proposed rezoning, which may be recorded by Howell Township with the Livingston County Register of Deeds, and shall run with the land, and be binding upon all successors.[1]

I. Voluntarily Offered Conditions of Rezoning

Applicant acknowledges that the RT Zoning District allows for a wide range of developments that, without appropriate conditions in place, may not be harmonious with the surrounding area. Accordingly, Applicant voluntarily offers the following use and development restrictions as a condition to the rezoning of the Property. The following conditions are offered pursuant to Section 23.03 of the Zoning Ordinance and MCL 125.3405.

1. Offered Use Restriction

Applicant offers to restrict the future use of the Property to Data Processing, as the term is defined below.

Data Processing. A facility or facilities used to house, and in which are operated, maintained and replaced from time to time, computer systems and associated components, including but not limited to telecommunications and storage systems, cooling systems, power supplies and systems for managing property performance (including generators and mechanical and electrical yards), and equipment used for the transformation, transmission, distribution and management of electricity (including private substations), internet-related equipment, data communications connections, private communication towers, environmental controls and security devices, structures and site features, as well as certain accessory uses, buildings or structures located on the same lot such as utility buildings, offices, warehousing, cafeteria, guardhouses, diesel storage tanks, water storage tanks, security fencing, and other similar structures, improvements and appurtenances.

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[1] All capitalized terms shall be given the definition ascribed to them in original rezoning and text amendment Application materials submitted on September 3, 2025. Applicant hereby incorporates all exhibits to the Application into this amendment of the voluntarily offered conditions of rezoning.

2. Amended Offered Development Restrictions

In addition to the use restriction described above, Applicant offers the following conditions to site design and development for the proposed Data Processing Facility:

- ***Increased Setbacks***:
    - Outer Boundary Building Setbacks for *Northern Development Site* (all parcels north of Grand River, as listed on **Exhibit A**)
        - As shown on attached plan (**Exhibit C**), **the entire Northern Development Site will utilize building setbacks of at least 400'**.
        - This results in a total building setback area of 245.7 acres on the Northern Development Site.
            - NOTE: The specific location and design of essential public service infrastructure are outside of the developer's control and may be located within the offered setbacks.
    - Outer Boundary Building Setbacks for *Southern Development Site* (all parcels south of Grand River, as listed on **Exhibit B)**
        - As shown on the attached plan (Ex. C), if the Southern Development Site is developed in the future, **the future development would utilize a minimum of 400' building setbacks for the entire boundary**, with the exception of the following:
            - The southern boundary at the Conservation Area will have setbacks of at least 50' (**creating a total of 550' setback from Warner Road when including the Conservation Area**).
            - The western boundary of the Southern Development Site, which shall have a **setback of at least 100' from the adjoining properties, and at least 1,000' from existing neighboring residences** to the West.
        - This results in a **total building setback area of 232.1 acres** on the Southern Development Site.
            - NOTE: The specific location and design of essential public service infrastructure are outside of the developer's control and may be located within the offered setbacks.

- ***Additional Restrictions on Southern Development Site:***

    - Following receipt of all required Township approvals for the proposed Data Processing Facility on the Northern Development Site, **the Applicant will convey to a public partner or Howell-area nonprofit partner the area of land within the 500' setback from Warner Road, which is approximately 121 acres is size, and which is shaded along on southern border of the Southern Development Site on Exhibit C (the "Conservation Area")**. The Conservation Area shall be used by the public partner or local nonprofit partner, at the public partner's sole discretion, as either: (a) permanent conservation area with restrictions against all future development; (b) park/public open space; or (c) agricultural preservation. This will create a permanent 550' minimum buffer between the residences on Warner Road and any future development on the Southern Development Site.

    - **Applicant will convey parcel no. 05-12-400-026 which is shaded in pink on the attached plan to Livingston County or a Livingston County nonprofit for a public use** to be determined by the County.

    - **Applicant will restrict all use on the Southern Development Site to only those uses which are permitted in the AR zoning district for four (4) years** immediately following receipt of all Township approvals for the proposed Data Processing Facility on the Northern Development Site.

- ***Landscape Buffering***:

    - To provide additional screening and site beautification, the project will install and maintain a landscaped berm within the setback areas, as shown in green on the attached plan. **The landscape buffer area will be at least 40' in width (double code minimum)** and maintained with trees or shrubs pursuant to a landscape plan that will be approved by the Township.

- ***Lot Coverage:***

    - The Data Processing Facility will be developed such that impervious surfaces shall cover only **50% or less of the Northern Development Site**, and only **50% or less of the Southern Development Site**.

- ***Sound Mitigation:***

    Once operational, **the Data Processing Facility shall not generate a maximum sound in excess of 55 average hourly decibels as modeled at the property line of the nearest dwelling located on an adjacent residential property**. The Data Processing Facility will implement tailored sound mitigation strategies such as site layout modifications, quieter equipment selection, operational adjustments, tree planting, and equipment orientation.

- ***Lighting:***

  The Data Processing Facility will utilize site lighting with cutoff fixtures that is designed to minimize disturbance, with all lighting directed downward and shielded to prevent glare.

- ***Water:***

  - The Data Processing Facility shall not overburden local water resources and shall coordinate all water usage with the governing water resource authority(ies). To proactively prevent any adverse effects to adjacent residential water wells, an independent aquifer analysis, field drawdown tests, and monitoring wells will be implemented to ensure the protection of surrounding water wells**. If wells on any residential properties run dry as a result of the Data Processing Facility's water usage, the Data Processing Facility would cover all costs associated with fixing the impacted wells.**

  - The Data Processing Facility shall commit to minimizing water usage through water efficient cooling systems, and will support Marion-Howell-Oceola-Geona Water Authority (MHOG) commissioning an independent aquifer study (discussed in the bullet below) which establishes to the reasonable satisfaction of MHOG and the independent firm that there is sufficient and adequate water supply for the approved cooling methodology. The utilized technology will also fit into the available Howell Township capacity allocation within MHOG for this land use.

  - In coordination with MHOG the Data Processing Facility shall, at its sole cost and expense, engage an independent qualified water resource professional or team to conduct a comprehensive aquifer and water resource impact study evaluating existing groundwater conditions, aquifer recharge rates, current water usage levels, and anticipated demand of the proposed project, to determine the project water use and any potential impacts on local water resources or neighboring wells. In addition, the Data Processing Facility will also, at its sole cost and expense, engage an independent qualified water resource professional or team to conduct a comprehensive distribution system impact determination to determine the scope of any needed distribution system improvement(s) necessary to serve the development and without negatively impacting the existing MHOG Distribution System.

  - With respect to all water usage, the developer shall coordinate and comply with all applicable environmental agencies pursuant to all applicable county, state, and federal laws and regulations.

  - The developer will coordinate with the Livingston County Drain Commissioner to address any impacted drains, and shall bear the cost of any required work related to improving any impacted drains.

  - Data Processing Facility will implement water efficiency and sustainability practices measures including, at a minimum, recycling water through cooling

systems before discharge, landscaping with native vegetation to reduce irrigation needs, capturing and infiltrating rainwater on site (when practical), and generally incorporating water-saving fixtures and technologies.

- ***Reimbursement of Expenses:***

    - The developer will pay for, or reimburse the Township for, all infrastructure costs necessary to support development of the Data Processing Facility, including roadway, water, sewer/wastewater, fiber, police, fire, emergency response, and electrical infrastructure.