



Chelsea Sand & Gravel Mine Waterloo Township, Michigan 2025 ANNUAL REPORT

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Introduction

Pursuant to Section 4.04 of Waterloo Township Ordinance Number 02-05-21-2, the renewal applicant, Holcim (US) Inc., successor to Aggregate Industries, hereby files its annual report detailing the activities for the previous and upcoming year at the Chelsea Sand and Gravel Mine. This report details the operations, reclamation, and any planned changes to previously approved plans. This report has been prepared to meet Section 4.04 requirements in order to address any potential questions or concerns regarding Holcim's completed, ongoing, and planned activities at the mine site.

2024 Operations Summary

Exhibit 1 is an aerial map depicting site conditions as they existed at the end of the 2024 season based on a drone flyover of the site in December 2024. There was no mineral extraction or processing conducted in 2024 because there are no viable reserves remaining on the property, and all stockpiled products have been sold and removed from the site.

2024 Reclamation Summary

The following is a list of reclamation work completed in 2024:

- Rough and final graded all remaining disturbed areas.
- Seeded final grades.
- Removed the remaining fixed equipment from the plant site.
- Removed and recycled or disposed of any remaining hazardous wastes.
- Removed plant building/powerhouse and maintenance building.
- Removed concrete slabs and foundations.
- Removed site access drive from Loveland Road entrance.
- Abandoned the water supply well (see EGLE record in Exhibit 2).
- Removed erosion control measures from stabilized areas.
- Removed site fencing and signage.
- Removed remaining mobile heavy equipment.

2025 Operations Plan

Operations have permanently ended at the site.

2025 Reclamation Plan

The only reclamation-related work that remains on the punchlist with MDNR is to provide funding for additional tree seedling planting at the site. The updated Closure Plan is presented in Exhibit 3.

Water Levels

Water level monitoring and reporting was completed at the end of the second quarter of 2024 when operations ceased at the site.

Known or Anticipated Modifications

Historical Modifications to the Operation: 2013 to Present

In late 2013, Holcim received permission from Waterloo Township to mine the 50.23 acres of State-owned park property to the north and west of the stationary wash plant (i.e., the current mining limits). This expansion was part of an agreement whereby Holcim is now a tenant of the State. The approval was granted in two phases: a 28.67-acre parcel south of Green Road (Phase I), and a 21.56-acre parcel north of Green Road (Phase II).

Perimeter fencing was installed in 2014 along the Phase I lease boundary. Also in 2014 and as part of the agreement with the State, two new groundwater monitoring wells were installed and a new gravel parking lot was installed near our entrance, allowing the public access to the new recreational area. Access to the parking lot is directly off the entrance apron from Loveland Road, just outside of the gate. Finally, the old horse trail was relocated around Phase I by MDNR's Parks & Recreation Division and redirected to the west around our fencing, and new signage was installed for the Waterloo Horsemen's Association and other recreational users.

In late 2016, a 500-foot extension of conveyors was added to keep the equipment as close to the mine face as possible, reduce noise and dust in the area, and to capitalize on operational efficiencies.

In 2017, the Michigan Department of Environmental Quality (MDEQ) issued an after-the fact Inland Lakes and Streams permit to allow Holcim to continue to mine below the water table north of Green Road to create Freshwater Lake.

In February 2021, Waterloo Township granted a special land use and extraction permit to allow Holcim to mine the 17.79-acre Green Road expansion area. Jackson County owns surface and mineral rights to the 66-foot wide Green Road right-of-way; Holcim has surface rights north and south of the right-of-way (Phases II, III, and IV), and retained mineral rights south of the right-of-way (Phase IV); and MNDR owns mineral rights north of the right-of-way (Phases II and III).

Anticipated Modifications to the Operation N/A

Doan Companies

As mentioned above, Holcim retains surface rights on the land that comprises Phase IV, which contains Holcim's processing plant and the former Doan ready mix concrete plant on roughly four acres fronting Loveland Road. Holcim's reclamation plan calls for Doan's facility to be decommissioned and demolished as part of Phase IV's reclamation; however, Doan has completed the demolition of its facility, as summarized below:

- In 2020, Doan capped its water well and filed the well's closure report with the State of Michigan.
- In late 2021, the building next to Doan's ready mixed concrete plant was razed.
- In early 2022, Doan's plant structures (i.e., storage bins, siloes, conveyors, etc.) were salvaged from the site and re-purposed at another location.

Outstanding Questions or Other Issues

There are no outstanding questions or other issues regarding the renewal of this operating permit.

Final Operations Summary

Quantity & Value of the extracted material over the entire time a permit was held by the existing operation.

An approximate total of 5,500,000 tons of aggregates were extracted from the site, which represents a present value of roughly \$55,000,000.

Total time elapsed from beginning to end of the existing operation.

The duration of extraction at Chelsea Sand and Gravel was nine (9) years, spanning from 2014 through 2022. Sales of stockpiled material extended into and ended in 2023, so the life of the overall operation was a total of ten (10) years.

Any issues encountered during the course of permitted operation and what was done to address these issues.

No significant issues were encountered or reported during the course of the permitted operations. There were a couple of instances when MDNR requested that some small water features (low-lying wet areas) be added during the progressive reclamation of the Phase I pit south of Green Road without prior notice given to the Township. Subsequent modifications were brought to the Township's attention ahead of time going forward.

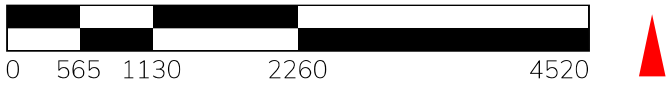
Any items the operation might like to see done differently.

Nothing of significance comes to mind. The Township's process for permitting extractive operations is clearly defined and was managed professionally by its staff and consultants. Knowing the Township's expectations to maintain permit compliance was never an issue.

EXHIBIT 1
SITE AERIAL IMAGERY MAP

EXHIBIT 1

Site Aerial Imagery Map



Site: Chelsea
Survey: Dec 12, 2024
File created: Jun 5, 2025



EXHIBIT 2

WATER SUPPLY WELL

ABANDONMENT RECORD

EXHIBIT 3
UPDATED CLOSURE PLAN

CLOSURE PLAN

Phases I through IV (including Green Road expansion area)
Chelsea Sand and Gravel Mine

ACTION	WHAT	HOW	WHEN
Removal of mobile equipment	Dozers, excavators, loaders, dragline crane, skid steer	Load onto lowboy trailers and haul off site	Completed in early 2025
Restoration of access roads	Asphalt-paved access road from Phase IV's south limit to scale house area (remainder of road south of Phase IV to remain)	Break, remove, and recycle asphalt pavement; fill, grade, and revegetate disturbed area per the final reclamation plan	Completed in 2024
	Unpaved pit access roads to/from maintenance garage and scale house	Fill, grade, and revegetate disturbed areas per final reclamation plan	Completed in 2024
Storage of materials to remain on property	None	N/A	N/A
Removal of structures and fixed equipment	Buildings - permanent (Doan's ready mixed concrete plant; Al's plant building, maintenance shop)	Demolition, removal, and material recycling/disposal of building superstructures	Completed in 2024
	Buildings - temporary (scale house trailer)	Remove from foundation and haul off-site for re-use	Completed in 2024
	Fixed equipment (feeders, crushers, surge bins, screens, sand screws, pumps, conveyors, washers)	Remove from supports and haul off-site for re-use	Completed in 2024
	Supports (for fixed equipment)	Remove from foundations and haul off-site for re-use	Completed in 2024
	Foundations	Demolition, removal, and material recycling/disposal of sub-grade and at-grade foundations	Completed in 2024
	Partially removed structures	N/A	N/A
	Pumping wells	Cap and close pumping wells; file closure report with EGLE	Completed in 2024
	Monitoring wells	Remove or cap groundwater monitoring wells	Completed in 2023
	Berms	Remove earthen berms by pushing material (salvaged topsoil) onto reclaimed slopes prior to their revegetation	Completed in 2024
	Vegetative screening	N/A	N/A
	Fencing	Remove and recycle steel perimeter fencing	Completed in 2024
	Signage	Remove and recycle steel site signage	Completed in 2024
	Underground storage tanks	N/A	N/A
	Temporary utilities	Remove power feeds to Doan's plant, Al's plant, scale house, and maintenance shop (Consumers)	Completed in 2023
	Underground pipes	Remove HDPE pipe used for water circulation system between plant and settling ponds and salvage for re-use	Completed in 2023
Erosion control measures	Remove and dispose of silt fence, check dams, mud mats, etc.	Completed in 2025	
Removal of toxic materials	Hazardous materials stored at Al's plant and shop buildings including diesel fuel, oils, and lubricants	Al's hazardous material disposal vendor will package, manifest, transport, and dispose off-site all toxic waste that can't be salvaged for re-use elsewhere	Completed in 2024
Re-establishment of public roads	Green Road (mined portion east of a point 2,925 feet west of Loveland Rd)	Reconstruct per JCDOT-approved plans	Completed in 2022