



August 27, 2024

City of Gladstone  
1100 Delta Ave.  
Gladstone, MI 49837

Attn: Eric Buckman, City Manager  
Renee Barron, Comm. Dev. Dir. & Zoning Adm.

Eric & Renee,

I really appreciate both of you taking the time to meet with me earlier this month and discuss the possible purchase of the Industrial Park lot located at 8 Robert Hupy Drive by our company Choice Propane. Additionally, thank you for the positive feedback and wealth of information and contacts that you provided to me.

We would like to pursue the purchase of the Industrial Park lot for our satellite plant project in Gladstone. The Gladstone City Assessor, Janice Frizzell provided me with a lot diagram and legal description showing the 2.41 acre parcel. The value she placed on the parcel was \$33,000. We would like to submit an offer of \$38,000 for the parcel.

Upon approval by the EDC and the City of Gladstone we are prepared to move forward with the purchase on your timeframe, and anticipate project commencement in the Spring of 2025. Attached is our site plan, and a copy of the lot diagram from Janice. Please let me know if you require any further documentation or have any questions or concerns.

We appreciate your consideration and look forward to becoming a part of the City of Gladstone business community.

Sincerely,

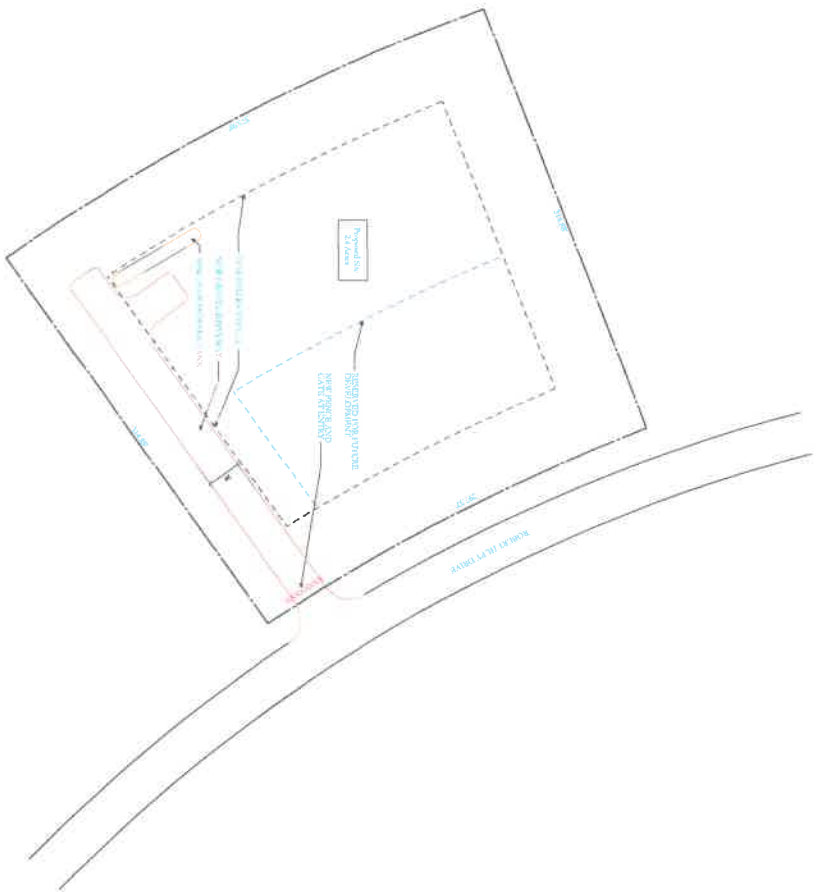
*Daryl Lawrence*

Daryl Lawrence, Owner  
Choice Propane – 2 LLC

Gwinn – (906) 250-3913

Newberry – (906) 293-6590

Pickford – (906) 647-2420



**PROPOSED SITE PLAN**

SCALE = 1/8" = 1'-0"

This site plan is not a contract. It is a guide for planning only, and is not a representation of the actual site conditions. All dimensions and locations are approximate and are subject to change without notice.

**Property Information**

Address: Robert Henry Dine  
 Gladstone, MI 49837  
 Owner: Choice Propane  
 297 S. M-259  
 Gladstone, MI 49841  
 Parcel #: 1st Acre: 2.4 Acres  
 Zoned: Delta County

Description	Date	Project Number: 302-1476	 Westward Architecture 2036 Fischer Road Gaylord, Michigan westwardarchitecture.com	Project Name: Choice Propane Project Address: Robert Henry Dr. Gladstone, MI 49837	
Owner Review	Aug 26, 2024				



100% + [Icons]

Parcel Number: 052-618-093-00      Jurisdiction: CITY OF GLADSTONE      County: Delta      Printed on 09/16/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address	Class	Zoning	Building Permit(s)	Date	Number	Status
8 ROBERT HUPY DR	RESIDENTIAL-VACAN	I-2				
Owner's Name/Address	P.R.E.	ON	2025 Est TCV	0		
CITY OF GLADSTONE DELTA AVE GLADSTONE, MI 49837						

Tax Description	Improved	Vacant	Land Value Estimates for Land Table CM.COM/IND				Value
			Description	Frontage	Depth	* Factors *	
SEC 18 T40N R22W FROM E 1/4 COR OF SEC S.87°59'05"W ALG E-W 1/4 LINE 1068.30' TO ERLY ROW LINE OF STATE HWY M-35; TH S 4°42'35"E 911.85'; TH N 85°17'25"E 70'; TH S 04°42'35"E 163.94' TO BEG OF A 1506.15 FOOT RADIUS CURVE TO THE LEFT, TH SERLY ALG CURVE, ALL BEING ALG SAID ROW LINE A CHORD BEARING OF S 12°54'38"E A CHORD DISTANCE OF 436.08' TO POB; TH CONT SE; RLY ALG CURVE AND SAID ROW LINE A CHORD BEARING OF S28°25'47"E A CHORD DISTANCE OF 375'; TH N54°22'54"E 314.88' TO W ROW LINE OF ROBERT HUPY DR AND A POINT ON A 1191.27 FOOT RADIUS CURVE TO THE RIGHT, TH NW; RLY ALG CURVE AND ROW LINE, A CHORD BEARING OF N28°24'05"W A CHORD DIST OF 296.60'; TH S68°39'58"W 314.88' TO POB, CONTAINING 2.41 ACRES.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2.41 Total Acres		104,979.600 Sq Ft	00.00 100.000	00
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Drift Road				
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Gravel Road				
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Paved Road				
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Storm Sewer				
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sidewalk				
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water				
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sewer				
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Electric				
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Gas				
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Curb				
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Street Lights				
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Standard Utilities				
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Underground Utils.				

Comments/Influences	Topography of Site
	<input checked="" type="checkbox"/> Level
	<input type="checkbox"/> Rolling
	<input type="checkbox"/> Low
	<input type="checkbox"/> High
	<input type="checkbox"/> Landscaped
	<input type="checkbox"/> Swamp
	<input type="checkbox"/> Wooded

