

Southern Virginia Megasite at Berry Hill Pittsylvania County, Virginia

*Certification Report
June 2021*



THE GEOGRAPHY OF BUSINESS™



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01

Overview





Site certification is a designation that a property meets or exceeds specific criteria for industrial development. While there is no national certification standard, Quest Site Solutions' (Quest) certification programs have stringent requirements and properties undergo detailed analysis. A property that has achieved certification has a wealth of information which reduces the risk for prospects and speeds up the decision timeframe.

A Mega Site is a property that is a minimum of 1,000 total acres with at least 800 contiguous, developable acres. It has been documented that the property has met stringent utility capacities and development timelines to meet the demands of the largest projects.



Quest is dedicated to assisting with the location selection for companies that are seeking a new location, a competitive expansion, or a consolidation. Quest is able to leverage its expertise in site selection consulting to assist economic development organizations in preparing for the challenges of attracting and retaining capital investment and employment opportunities in this competitive climate. The majority of Quest's economic development services are related to site development, primarily site evaluation and certification services.

Contact: Lindsey Cannon, lcannon@questsitesolutions.com, (864) 551-0349

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Certification Letter



June 22, 2021

Linda Green
Executive Director
Southern Virginia Regional Alliance
P.O. Box 3300
Danville, VA 24543-3300



Dear Ms. Green:

The Southern Virginia Megasite at Berry Hill, located in Pittsylvania County, Virginia, has completed Quest Site Solutions' (Quest), formerly McCallum Sweeney Consulting, Mega Site Certification Program. Quest has conducted a thorough analysis of the property and based on the information provided by the Danville-Pittsylvania County Regional Industrial Facility Authority, Dewberry, and our evaluation of the property, we are certifying the **Southern Virginia Megasite at Berry Hill** as a **Mega Site / Super Park**.

Quest has certified the Southern Virginia Megasite at Berry Hill as meeting the following criteria for Mega Site / Super Park certification:

- The property must be available for sale or lease (with a documented price and terms) to prospective industrial investors for a minimum of three years.
- The property must be at least 1,500 total acres with at least one 800-acre contiguous, developable parcel that would be acceptable for a single industrial user (Mega Site). The remainder of the property acreage (Super Park) must be at least 60% developable.
- The property's developable acreage must be located outside of the 100-year flood zone or be able to be filled within 180 days.
- The property must be free of recognized environmental concerns or have recognized environmental concerns remediated and/or resolved prior to certification.
- The property's developable acreage must be free of wetlands or be able to be mitigated within 180 days.
- The property's developable acreage must be free of federal threatened and endangered species or be able to be mitigated within 180 days.
- The property's developable acreage must be free of areas of archaeological or historical significance or be able to be mitigated within 180 days.
- The property's developable acreage must have soils compatible with industrial development.
- The property must be zoned appropriately or be able to be rezoned for industrial use within 90 days (if applicable). The surrounding properties must also be compatible with industrial uses.

- The property must be within five miles of an interstate or four-lane limited-access divided highway. The property must be directly served or be able to be served within 12 months by a road that is compatible with standards for tractor-trailer access (80,000 pounds / 20,000 pounds per axle).
- The property must be served or be able to be served within 12 months by rail.
- The property must be served or be able to be served by industrial quality power that can meet a minimum of 30 MW demand. The first 15 MW must be able to be provided to the property within 12 months with an additional 15 MW to follow in the next 12 months. The property must also be served or be able to be served within 12 months by redundant electric service, preferably with feeds from two substations.
- The property must be served or be able to be served within 12 months by natural gas. Natural gas service must provide at least 50,000 mcf per month.
- The property must be served or be able to be served within 12 months by water infrastructure and a water system with a minimum excess capacity of 1,200,000 gallons per day.
- The property must be served or be able to be served within 12 months by wastewater infrastructure and a wastewater treatment plant with a minimum excess capacity of 1,000,000 gallons per day.
- The property must be served or be able to be served within 12 months by fiber telecommunications infrastructure.

The details on how the property meets each of these criteria is included in the following sections of this report.

This certification will expire on **June 22, 2026**. Upon certification expiration, the property will need to submit for recertification.

We congratulate the team at the Danville-Pittsylvania County Regional Industrial Facility Authority for their hard work and on achieving certification. If there are any questions regarding our analysis, please contact me.

Sincerely,



Lindsey M. Cannon
Director

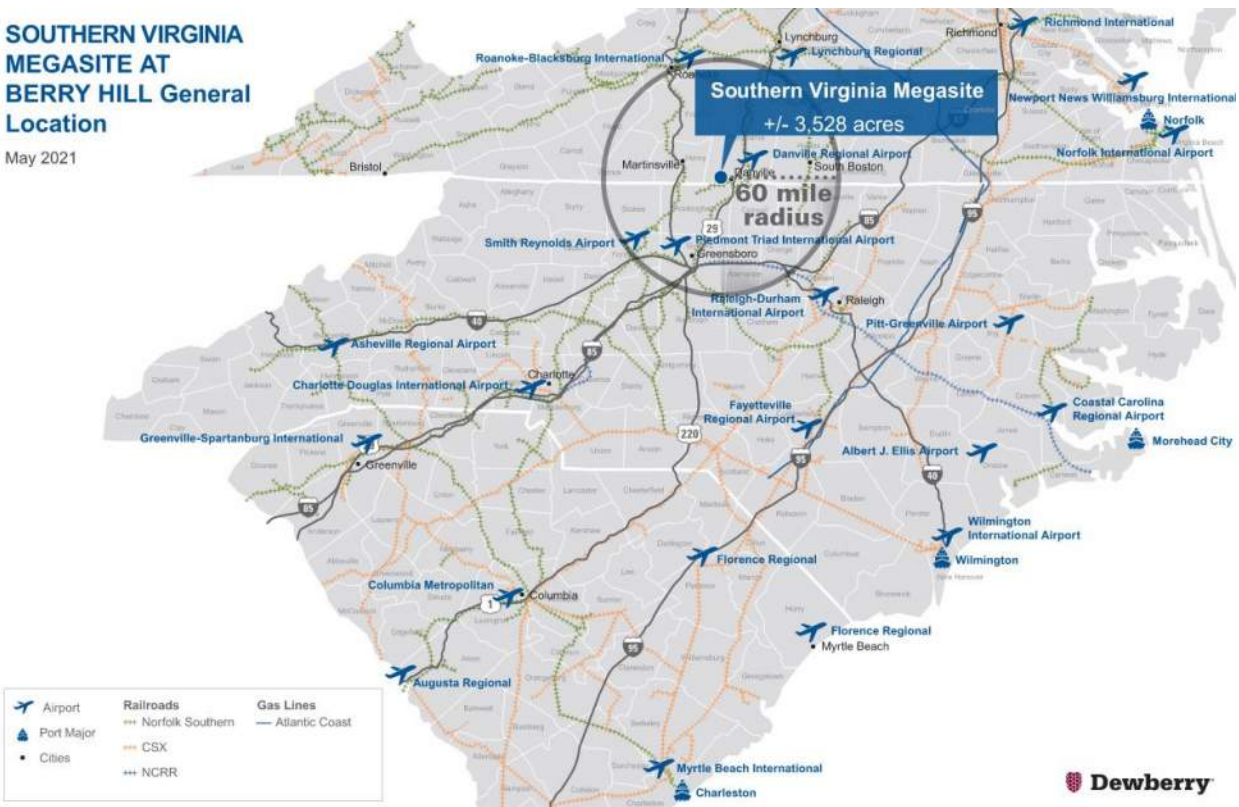
03

Property Overview



SOUTHERN VIRGINIA MEGASITE AT BERRY HILL General Location

May 2021



LOCATION (LAT / LONG)

36.562778°, -79.596945°

CONTACT INFORMATION

Linda Green
Executive Director, Southern Virginia Regional Alliance
Danville-Pittsylvania County Regional Industrial Facility Authority
lgreen@svra.com
(434) 766-6707

SIZE/ACREAGE

3,528 total acres owned by Danville-Pittsylvania County Regional Industrial Facility Authority
2,102 certified acres
1,569 developable acres
803 acres contiguous, developable acres after mitigation (largest single-user site)

MEGA SITE + SUPER PARK

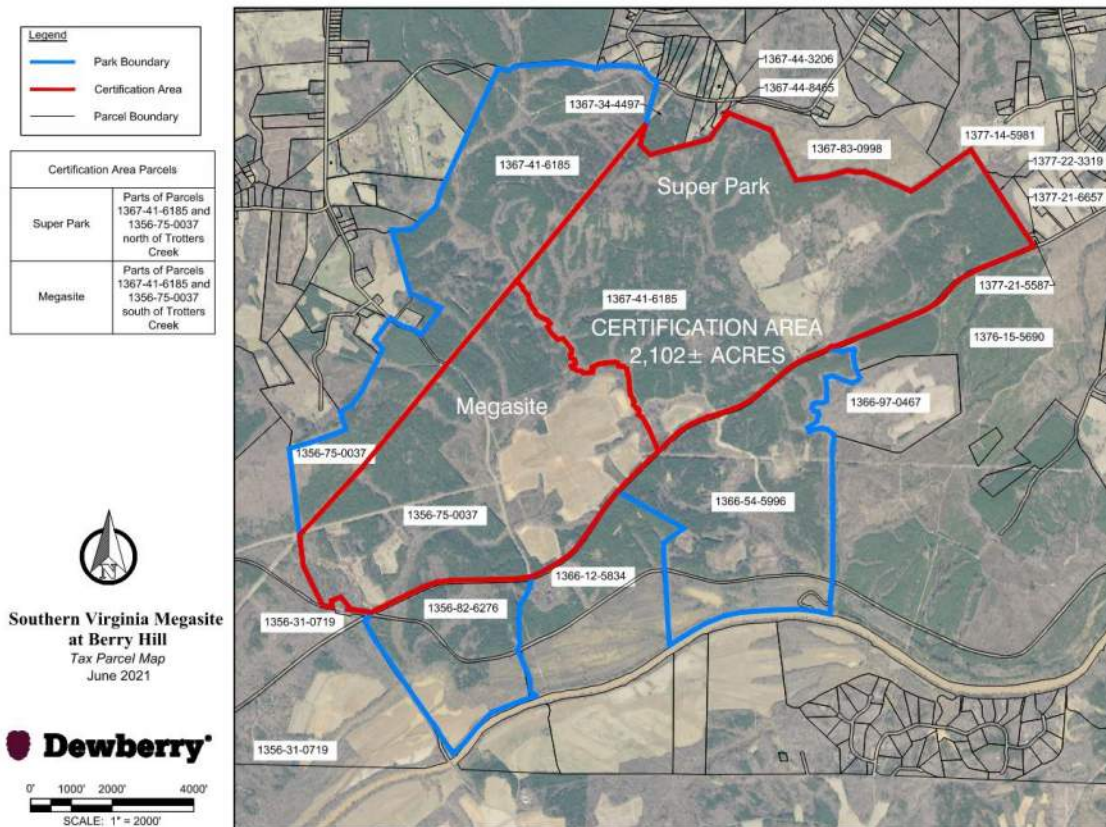
The Mega Site is comprised of the 831 acres located west of Trotters Creek between Berry Hill Road and the Transco Gas Line. The Super Park is the remaining 1,271 acres located east of Trotters Creek between Berry Hill Road and the Transco Gas Line.

04

Ownership + Availability



OWNERSHIP + PRICE



Owner	Acres	Tax Parcels	Price
Danville-Pittsylvania County Regional Industrial Facility Authority	1,660 442	1367-41-6185 1356-75-0037	\$30,000 per acre
TOTAL	2,102		

Support Documentation:

Letter from Danville – Pittsylvania Regional Industrial Facility Authority – November 29, 2019

TITLE

Per a letter from Clement Wheatley Attorneys at Law, fee simple, marketable title to the property was vested in the Danville-Pittsylvania Regional Industrial Facility Authority as of December 3, 2019. The attorney letter also delineates the easements and other items impacting the property by tax parcel.

Title insurance policy dated October 22, 2008 shows Danville-Pittsylvania County Regional Industrial Facility Authority has fee simple interest in the property. Title insurance covers more acreage than the certification acreage.

Support Documentation:

Letter from Clement Wheatley – December 18, 2019

Owner's Policy of Title Insurance – Lawyers Title Insurance Corporation – October 22, 2008

LEASES

Approximately 100 acres, commonly known as 4380 Berry Hill Road and comprising portions of tax parcels 1366-78-4718 and 1367-70-4519, is currently leased to The Osborne Company of North Carolina, Inc. through May 15, 2022.

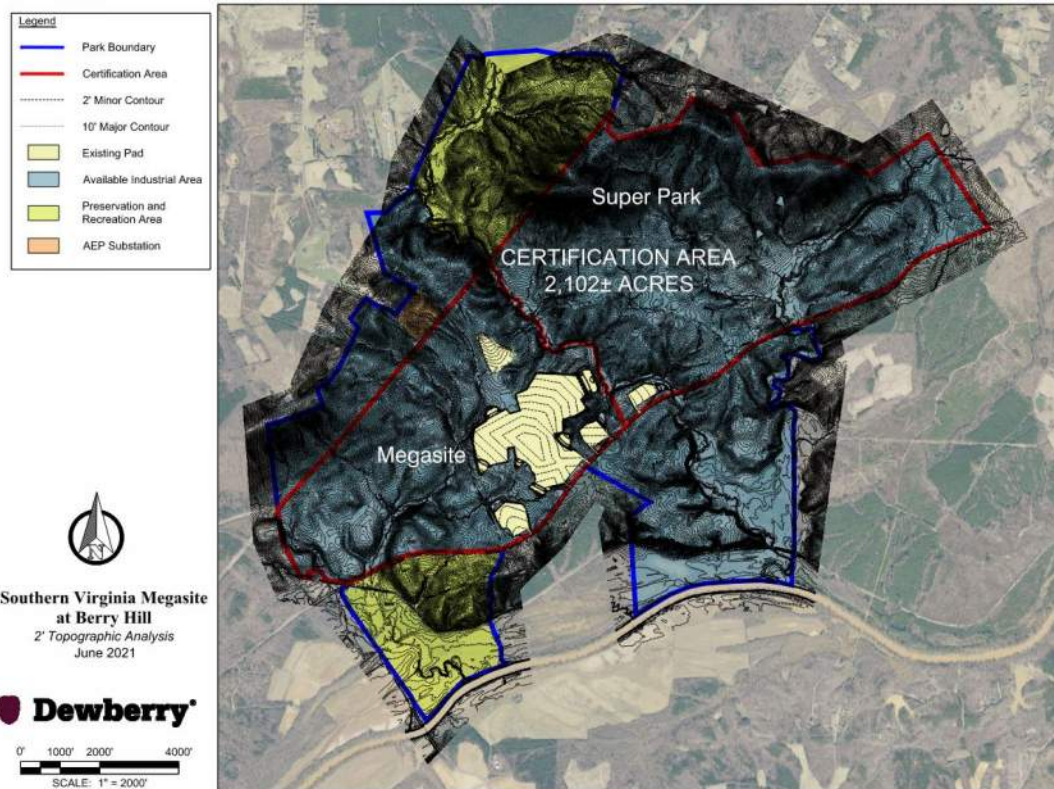
*Support Documentation:
2021 Lease Renewal – May 15, 2021*

05

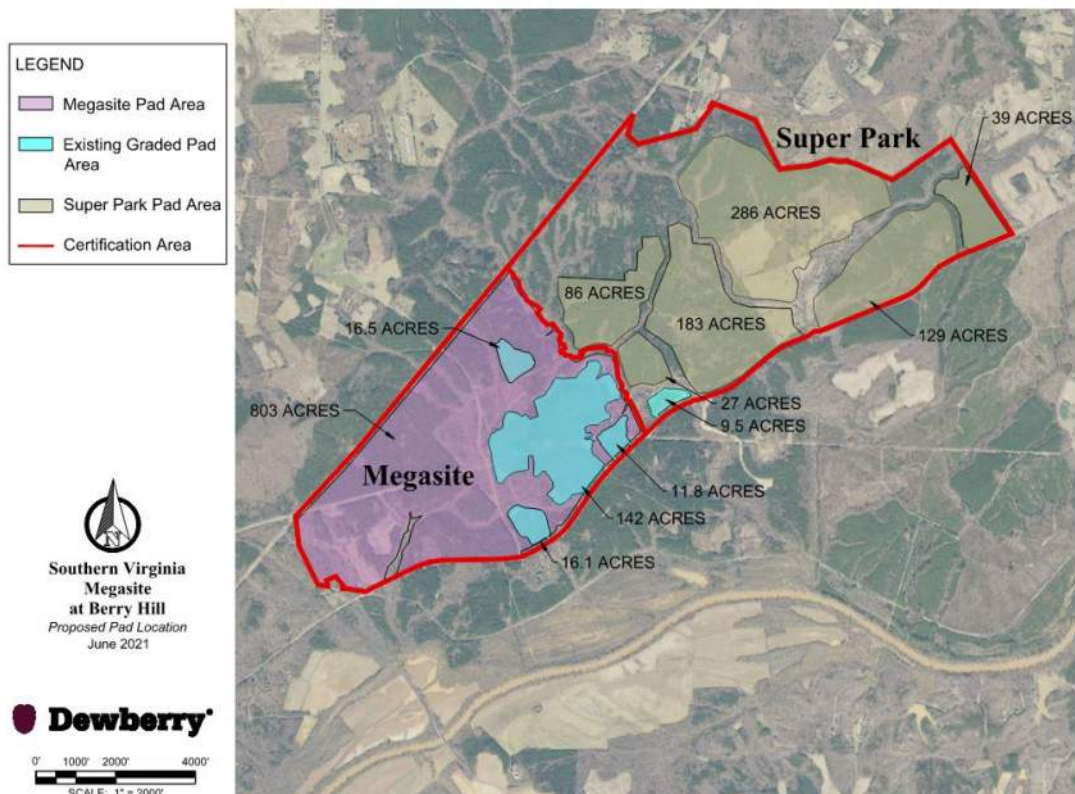
Site Characteristics



TOPOGRAPHY



Four pads have been graded in the Mega Site area with sizes of 142, 16.5, 16.1, and 11.8 acres. A 9.5-acre pad has been graded in the Super Park area. The following exhibit shows the existing pads as well as the proposed pad locations.



FEMA

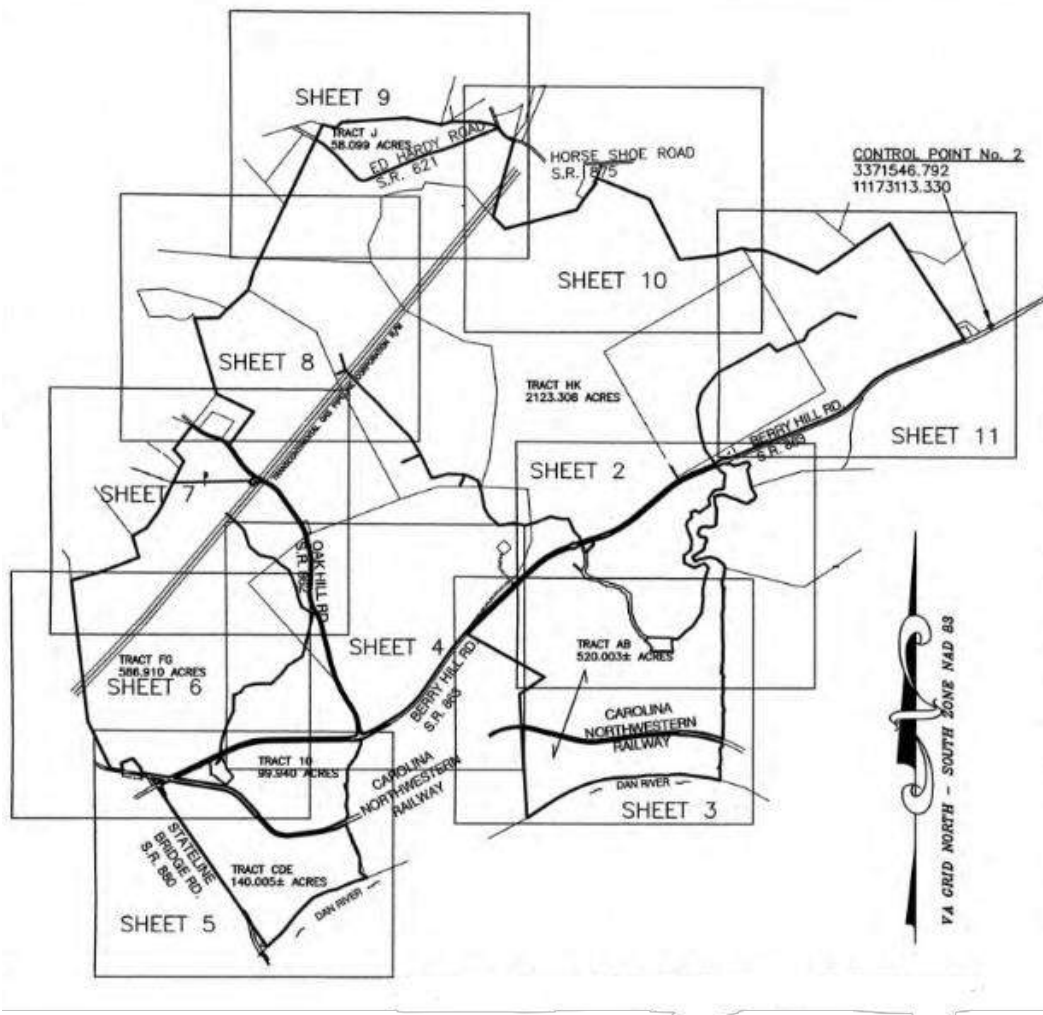
The majority of the property is located within FEMA Flood Zone X – outside of the 100- and 500-year flood zones, but multiple flood zones are located throughout the property. The Master Development Plan (which can be found in Section 10 – Master Plan) has taken the flood zones into consideration, and the following areas are indicated as undevelopable.

- Mega Site
 - In the southeast corner of the property where Berry Hill Road and the Norfolk Southern rail line intersect, there are two “fingers” of flood areas comprised of Zones X (shaded), AE, and A. The area along Trotters Creek that runs along the eastern boundary of the Mega Site falls within Zone A.
- Super Park
 - The area along Trotters Creek that runs along the western boundary of the Super Park falls within Zone A. The area along McGuff Creek in the northeast section of the property also falls within Zone A.

Support Documentation:

FEMA Flood Zone Maps 51143C0605E, 51143C0610E, 51143C0615E

SURVEY



Support Documentation:

Plat of Survey – Dewberry – May 23, 2016 (Last Revision)

IMPEDIMENTS (EASEMENTS, ETC.)

Impediments on the property include easements, rights-of-way, roads, wetlands, flood plain, and cultural resources sites. An overview on the impediments most likely to impact development are indicated below while the details on all impediments can be found in the support documentation.

Mega Site

- Road
 - Oak Hill Road currently bisects the Mega Site acreage. Pittsylvania County Board of Supervisors passed a resolution in 2019 expressing their willingness to approve the relocation and/or abandonment of the portion of Oak Hill Road that runs through the property. The estimated cost to remove the road is \$195,580 plus administrative costs, and the estimated schedule is four months.
- Easements
 - Multiple easements are present on the property, but the majority of these are on the boundaries and are not likely to impact the development of the property. Details regarding all easements can be found in the title documentation and survey.
 - A 69kV Appalachian Power Company (APCO) transmission line, located within a 100' easement, bisects the property from east to west. APCO has confirmed that they can relocate this line within 180 days upon receipt of \$4,500,000 payment from the Danville-Pittsylvania Regional Industrial Facility Authority.
 - An overhead electric line runs along Oak Hill Road and can be removed within four months for an estimated cost of \$74,580 plus administrative costs.
- Conservation Easement
 - At the intersection of Oak Hill Road and Berry Hill Road, there is a conservation easement and associated vegetative buffer due to an archeological site. The easement and buffer shown on a plat prepared by Dewberry is 75-feet along Berry Hill Road and 50-feet along Oak Hill Road. In 2021, DHR agreed that a 75-foot vegetative buffer at the southern end of Oak Hill Road is acceptable if Oak Hill Road is abandoned and/or relocated.
- Flood Zone
 - See FEMA section on previous page.
- Cultural Resources
 - There are both eligible and potentially eligible cultural resource sites (six total) within the boundaries of the Mega Site acreage, but they are located on the boundaries and should be able to be avoided in development. Details on the cultural resources can be found in Section 09 – Due Diligence (Cultural Resources). A map showing the cultural resources sites can be found in Section 10 – Master Plan.
- Existing Structures
 - Multiple structures are present throughout the property which are detailed in the Existing Structures Report by Dewberry dated January 2010 as well as a visual from March 2020. The estimated cost to remove 30 structures (Mega Site + Super Park) is \$300,000 plus administrative costs and could be completed in four months.
- Wetlands
 - Wetlands and streams are located throughout the Mega Site acreage, and a portion of these are proposed for mitigation. Details on the wetlands, streams, and mitigation plans can be found in Section 09 – Due Diligence (Wetlands). A map showing the wetlands and streams can be found in Section 10 – Master Plan.

Super Park

- Easements
 - Multiple easements are present on the property, but they are located on the boundaries and should not impact the development of the property. Details regarding all easements can be found in the title documentation and survey.
- Flood Zone
 - See FEMA section above.
- Existing Structures
 - Multiple structures are present throughout the property which are detailed in the Existing Structures Report by Dewberry dated January 2010 as well as a visual from March 2020. The estimated cost to remove 30 structures (Mega Site + Super Park) is \$300,000 plus administrative costs and could be completed in four months.
- Cultural Resources
 - There are both eligible and potentially eligible cultural resource sites (ten total) located within the boundaries of the Super Park acreage but the Master Plan that has been developed avoids these areas. Details on the cultural resources can be found in Section 09 – Due Diligence (Cultural Resources). A map showing the cultural resources sites can be found in Section 10 – Master Plan.
- Wetlands
 - Wetlands and streams are located throughout the Super Park acreage, and a portion of these are proposed for mitigation. Details on the wetlands, streams, and mitigation plans can be found in Section 09 – Due Diligence (Wetlands). A map showing the wetlands and streams can be found in Section 10 – Master Plan.

Support Documentation:

See Section 09 – Due Diligence (Cultural Resources & Wetlands)

See Section 10 – Master Plan

Letter from Virginia Department of Historic Resources – March 12, 2021

Letter from Appalachian Power – March 4, 2021

Construction Cost Analysis to Remove Existing Impediments – March 2020 (Revised)

Map of Existing Structures – Dewberry – March 2020

Letter from Clement Wheatley – December 18, 2019

Pittsylvania County Resolution 2019-02-04 – February 19, 2019

Plat Showing a Conservation Easement and Historic Site Vegetative Buffer – Dewberry – June 5, 2017 (Last Revision)

Plat of Survey – Dewberry – May 23, 2016 (Last Revision)

Existing Structures – Dewberry – January 2010

Owner's Policy of Title Insurance – Lawyers Title Insurance Corporation – October 22, 2008

OTHER

The property is subject to Protective Covenants which govern general standards, permitted and prohibited uses, approval of plans, enforcement, architectural and design standards, parking, signage, etc.

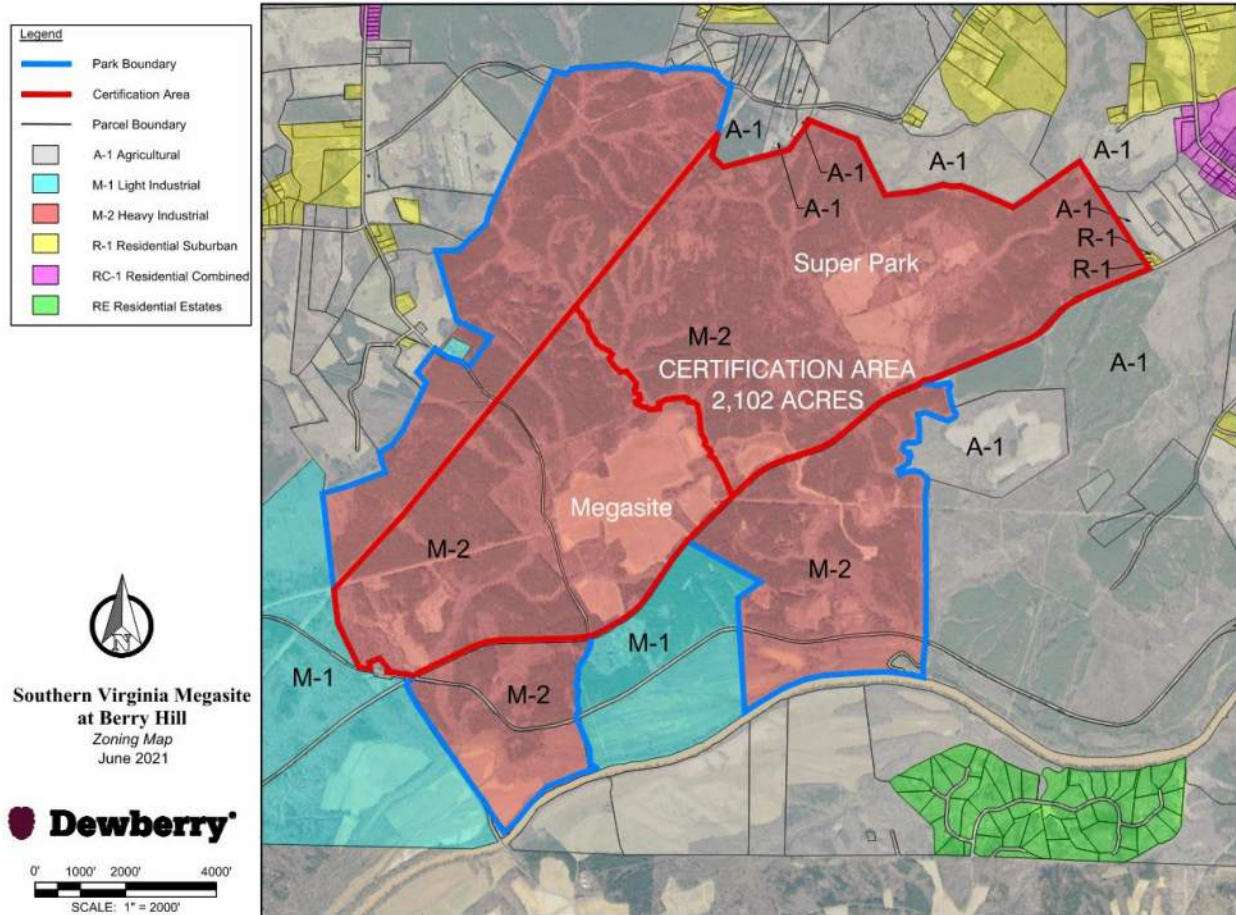
Support Documentation:

Berry Hill Industrial Park Declaration of Protective Covenants – August 14, 2017

06

Zoning





CURRENT ZONING

The property is currently zoned Heavy Industry Industrial District (M-2).

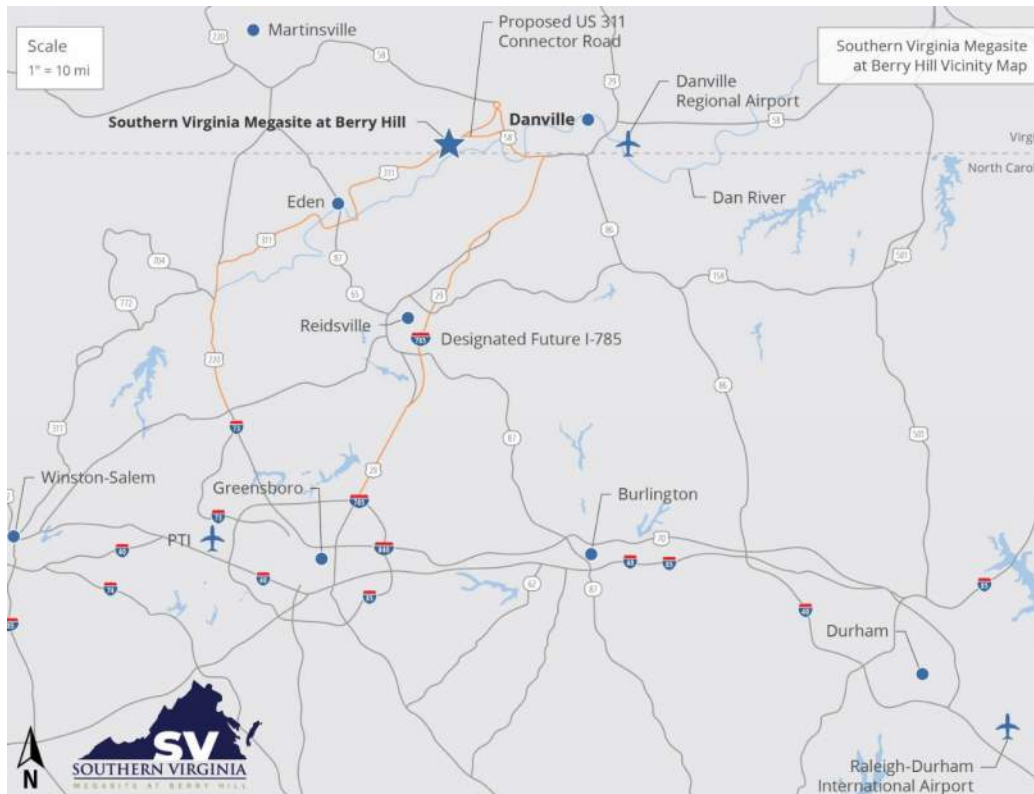
Details regarding permitted uses, uses requiring special use permits, height restrictions, setbacks, etc. can be found in Chapter 35 (Zoning) of the Pittsylvania County Code.

07

Transportation



ROADS



The property is currently accessed via US Highway 311 (Berry Hill Road) and Oak Hill Road. Oak Hill Road bisects the Mega Site property and can be relocated and/or abandoned if needed for development. Future road improvements will be needed, including a new 2.2 mile, four-lane connector road that will connect to an existing interchange on the Danville Expressway/US Highway 58. Over \$71 million in funding has been secured for this new roadway and is scheduled to be advertised for bidding in 2022.

The property is located approximately three miles from the Danville Expressway/US Highway 58, a limited-access four-lane divided highway. The Danville Expressway/US Highway 58 provides access to the current US Highway 29/designated future I-785. Except for a short segment close to Greensboro, NC, US Highway 29 is limited-access four-lane divided highway providing access to the I-40/I-85 corridors.

I-785 (after connector road and I-785 improvements): ~9 miles

I-785 (current): 35 miles

I-73: 35 miles

I-40/I-85: 50 miles

Support Documentation:

Pittsylvania County Resolution 2019-02-04 – February 19, 2019

Southern Virginia Mega Site at Berry Hill Transportation Update – Dewberry – June 2018

COMMERCIAL SERVICE AIRPORTS

Piedmont Triad International Airport (PTI) – 52 miles

Raleigh Durham International Airport – (RDU) – 70 miles

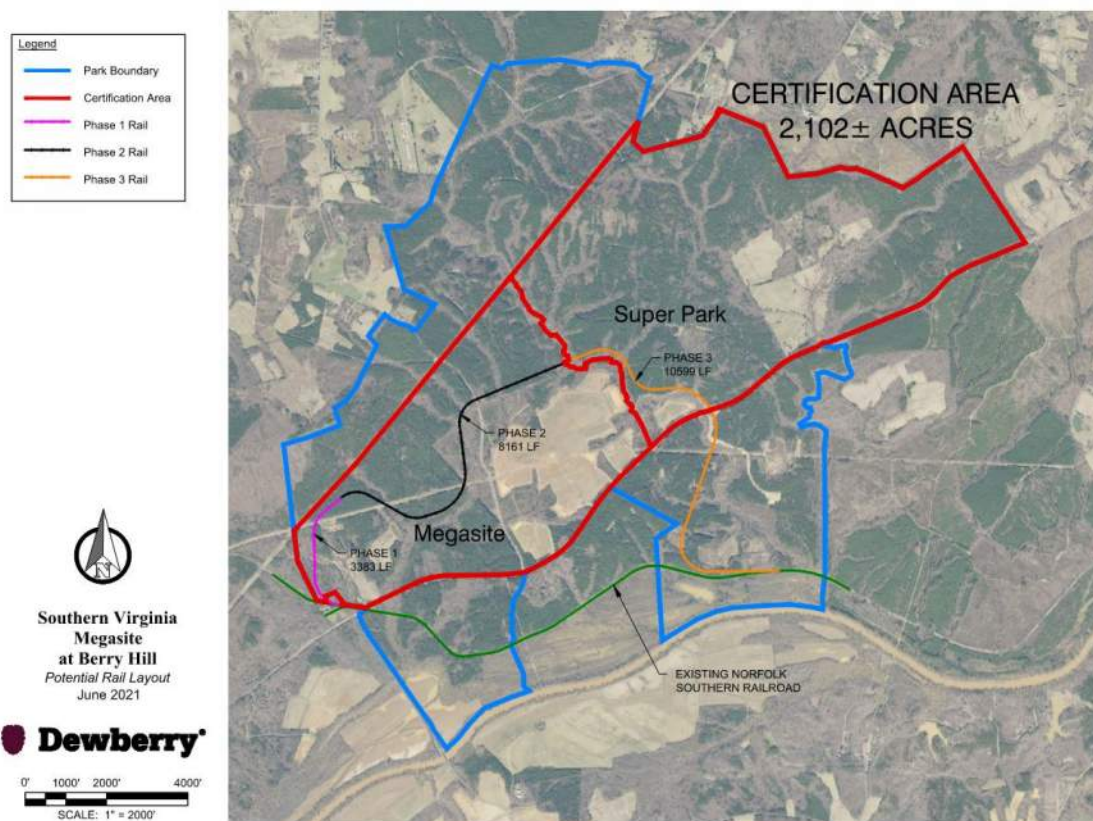
RAIL

A Norfolk Southern rail line runs along the southwest boundary of the property as shown in green on the visual below. Norfolk Southern has confirmed they are willing and able to serve the property and indicated the mainline turnout necessary to serve the site could be accomplished in approximately 12 months at an estimated cost of \$290,600.

The conceptual rail layout, as shown below, shows rail development in three phases:

- Phase I (pink) – 3,383 linear feet; \$2,629,860; 11 months
- Phase II (black) – 8,161 linear feet; \$5,368,620
- Phase III (orange) – 10,599 linear feet; \$6,842,580
- TOTAL – 22,143 linear feet; \$14,841,060

Norfolk Southern has confirmed the conceptual rail layout is a realistic scenario, but they have also completed their own conceptual layout for the property.



Contact:
Jeff Cline
Industrial Development Manager
Norfolk Southern
jeff.cline@nscorp.com
(540) 520-9022

Support Documentation:

Email from Norfolk Southern (Jeff Cline) – April 17, 2020

Proposed Rail Alignment to Southern Virginia Mega Site at Berry Hill – Norfolk Southern – April 25, 2019

Letter from Norfolk Southern – February 13, 2019

Rail Cost Estimate – No Date

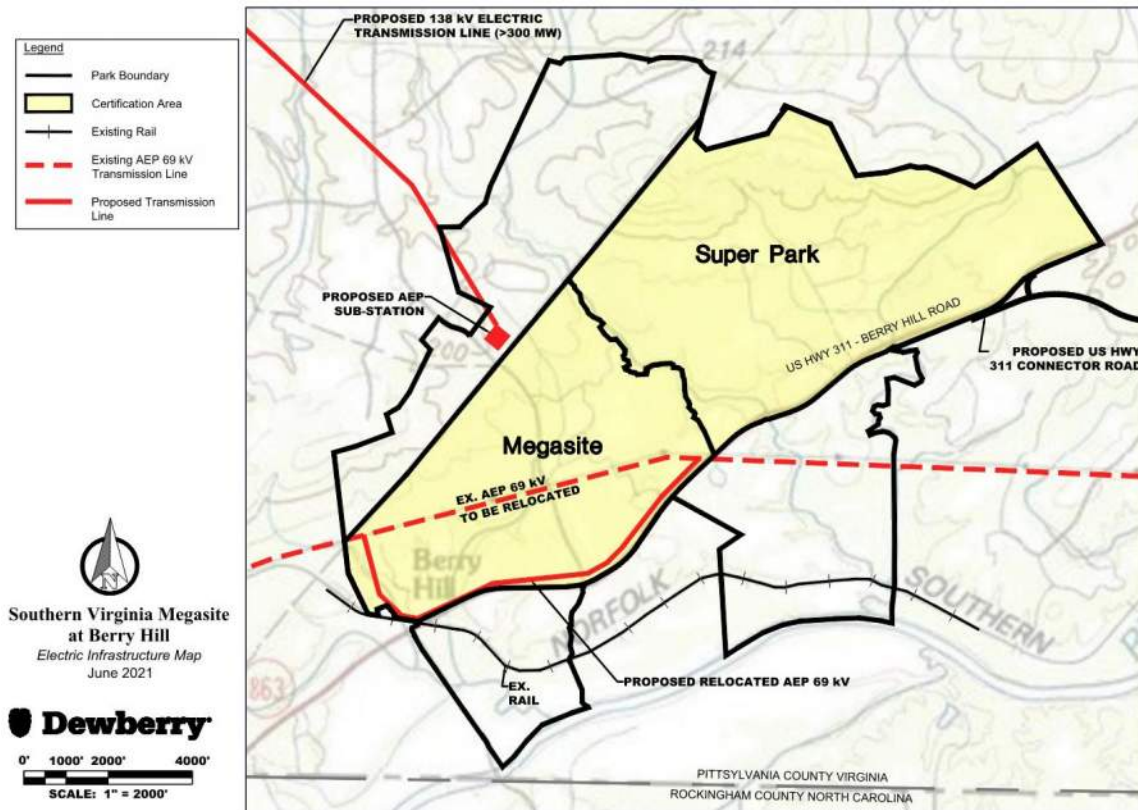
08

Utilities



Note: Utility information, including available capacity and infrastructure locations, changes over time. The utility information below reflects the conditions present at the time of certification documentation. Future users should confirm that the utility infrastructure is adequate for their specific project.

ELECTRIC



Provider: Appalachian Power (distribution and transmission)

Service Details

- Existing Infrastructure: A 69kv transmission line with 20 MW of capacity currently bisects the Mega Site.
- Proposed Improvements: If a customer is willing to take power at 69kv, they could possibly be served by the existing transmission line that bisects the Mega Site. In addition, a new double circuit 138kv transmission line will be extended six miles and a new substation with a 30 MVA transformer constructed within the park in the vicinity of where Oak Hill Road and the natural gas pipeline intersect. The total capacity of the 138kv transmission line to be constructed will be over 100 MW. Redundant service will also be available with this new line. Appalachian Power confirmed on April 1, 2021 that all of the right-of-way to construct the 138kV has been secured.
- Estimated Cost and Schedule: \$27 million and 12 months based upon the required items in the Performance Agreement all being completed prior to a commitment.
- Other: The existing 69kv transmission line may be relocated for development of the Mega Site. See the Impediments in Section 5 for more details.

Contact:
David Swisher
Customer Account Manager
Appalachian Power
DMSWISHER@AEP.COM
(276) 627-1221

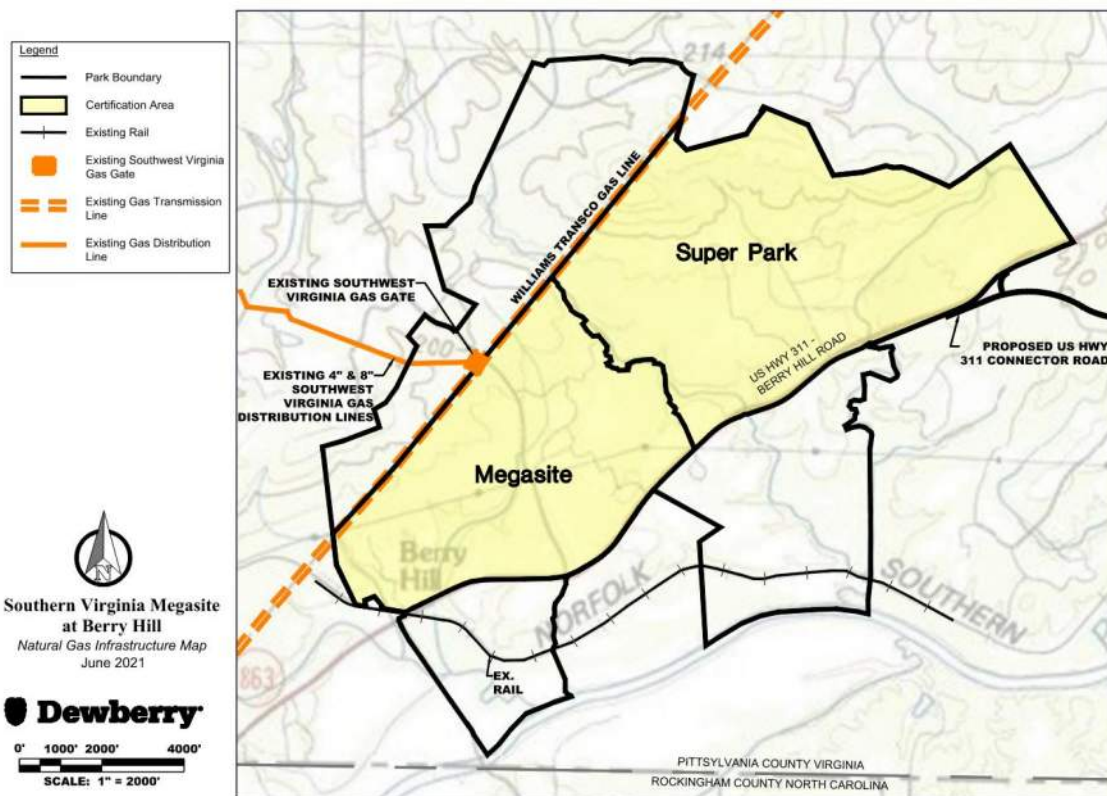
Support Documentation:

Email from Appalachian Power (David Swisher) – April 1, 2021

Electric Questionnaire – December 5, 2018

Performance Agreement – APCo and RIFA – September 10, 2018

NATURAL GAS



Provider: Southwestern Virginia Gas Company (distribution) and Transco (transmission)

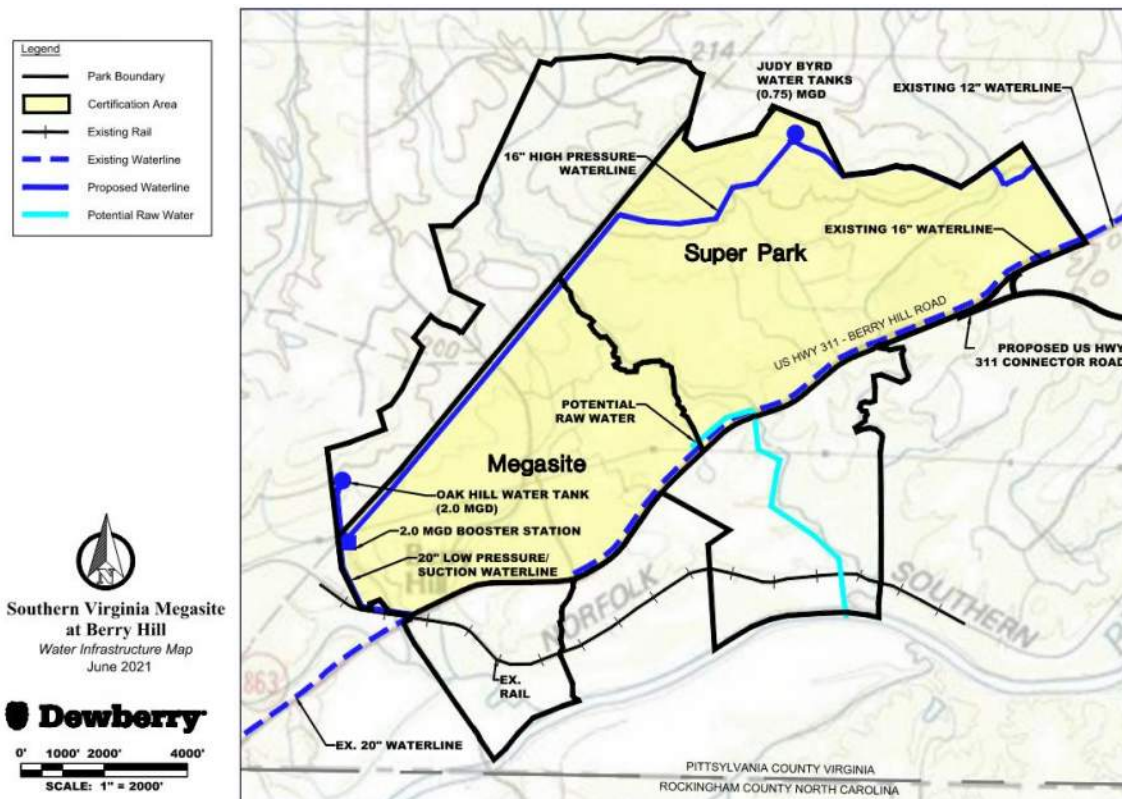
Service Details

- Existing Infrastructure: Two 30-inch and a 42-inch transmission lines at 680 PSIG run along the northern border of the certification acreage. A 4-inch and an 8-inch distribution lines at 450 PSIG extend from the existing gas gate located where Oak Hill Road and the transmission lines intersect.
- Available Capacity: 50,000+ mcf per month
- Improvements: Extend line to end user.
- Estimated Cost and Schedule: Minimal.

Contact:
James McClain
President & CEO
Southwestern Virginia Gas Company
james@swvagas.com
(276) 632-5662

Support Documentation:
Natural Gas Questionnaire – December 13, 2018

WATER



Provider: Danville Utilities

Service Details

- Existing Infrastructure: A 16-inch water line runs from along Berry Hill Road to Oak Hill Road. A 20-inch water line runs from the southeast corner of the property along Berry Hill Road to the City of Eden. Combined, these lines can provide six million gallons per day.
- Improvements: Extend line to end user.
- Estimated Cost and Schedule: Minimal to extend to end user.
- Other: Future plans have been created for two water tanks, high pressure waterline, and booster station. There is also the potential for raw water from the Dan River.

Water Treatment

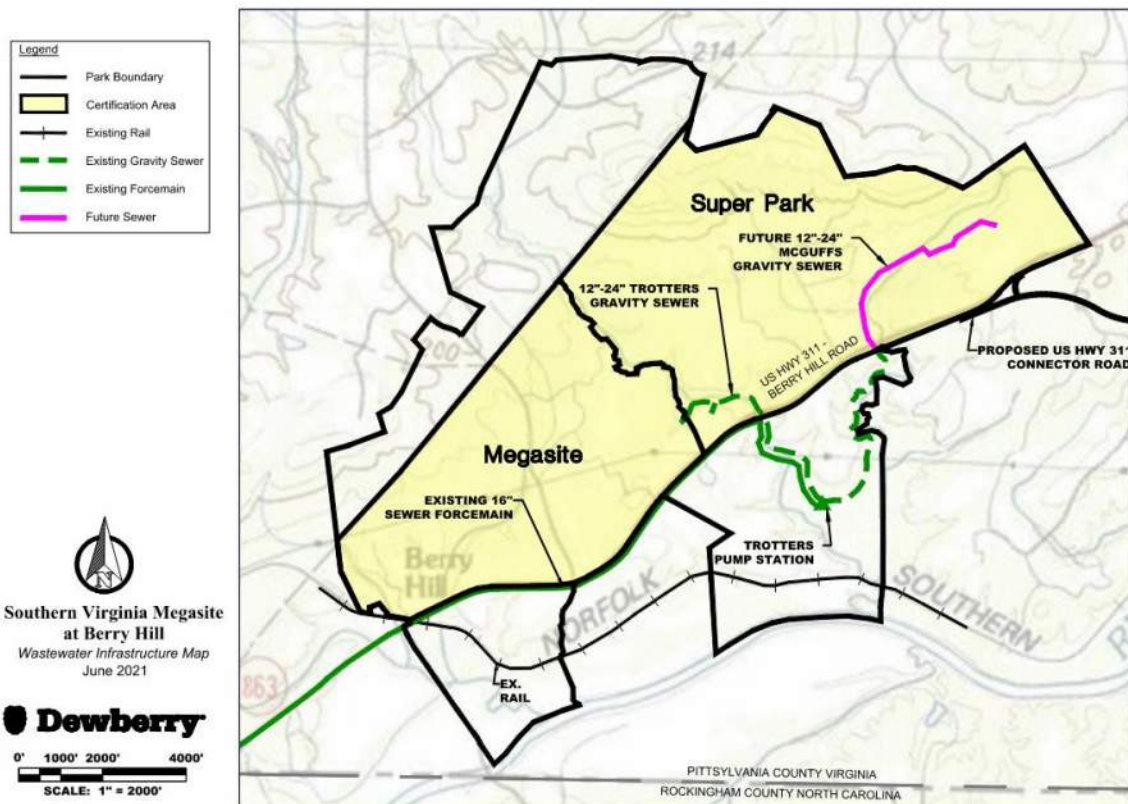
- Danville Utilities owns and operates a water treatment plant and purchases additional capacity from the City of Eden (NC).

- City of Danville
 - Plant: City of Danville Water Treatment Plant (12.6 miles)
 - Total Permitted Capacity: 18 million gallons per day
 - Allocated Capacity: 1 million gallons per day
 - Average Utilization: 4.9 million gallons per day
 - Peak Utilization: 9.4 million gallons per day
 - Excess Capacity: 8.6 million gallons per day (factoring in peak utilization)
- City of Eden
 - Plant: City of Eden Water Treatment Plant (11 miles)
 - Total Permitted Capacity: 20.6 million gallons per day
 - Allocated Capacity: 5 million gallons per day (allocated to Southern Virginia Megasite at Berry Hill)
 - Average Utilization: 3.6 million gallons per day
 - Peak Utilization: 4 million gallons per day
 - Excess Capacity: 16.6 million gallons per day (factoring in peak utilization)

Contact:
 Jason Grey
 Director
 Danville Utilities
 greyjc@danvilleva.gov
 (434) 799-5270

Support Documentation:
 Water Questionnaire – May 11, 2021

WASTEWATER



Provider: City of Danville

Service Details

- Existing Infrastructure: A 16-inch force main with 3 million gallons per day of excess capacity runs from the pump station north along Trotters Creek and then west along Berry Hill Road down to the City of Eden. New users would utilize gravity sewer to the pump station and then the force main to City of Eden.
- Improvements: Extend line to end user.
- Estimated Cost and Schedule: Minimal to extend to end user.
- Other: Future phases, with additional gravity sewer and additional pump station, will increase sewer capacity from 3 million gallons per day to 4.5 million gallons per day.

Wastewater Treatment

- City of Danville purchases sewer capacity from the City of Eden, NC.
- Plant: City of Eden Wastewater Treatment Plant (11 miles)
- Total Permitted Capacity: 13.5 million gallons per day
- Allocated Capacity: 3 million gallons per day (average); 4.5 million gallons per day allocated to Southern Virginia Mega Site at Berry Hill
- Average Utilization: 3.5 million gallons per day
- Peak Utilization: 10 million gallons per day
- Excess Capacity: 3.5 million gallons per day (factoring in peak utilization)

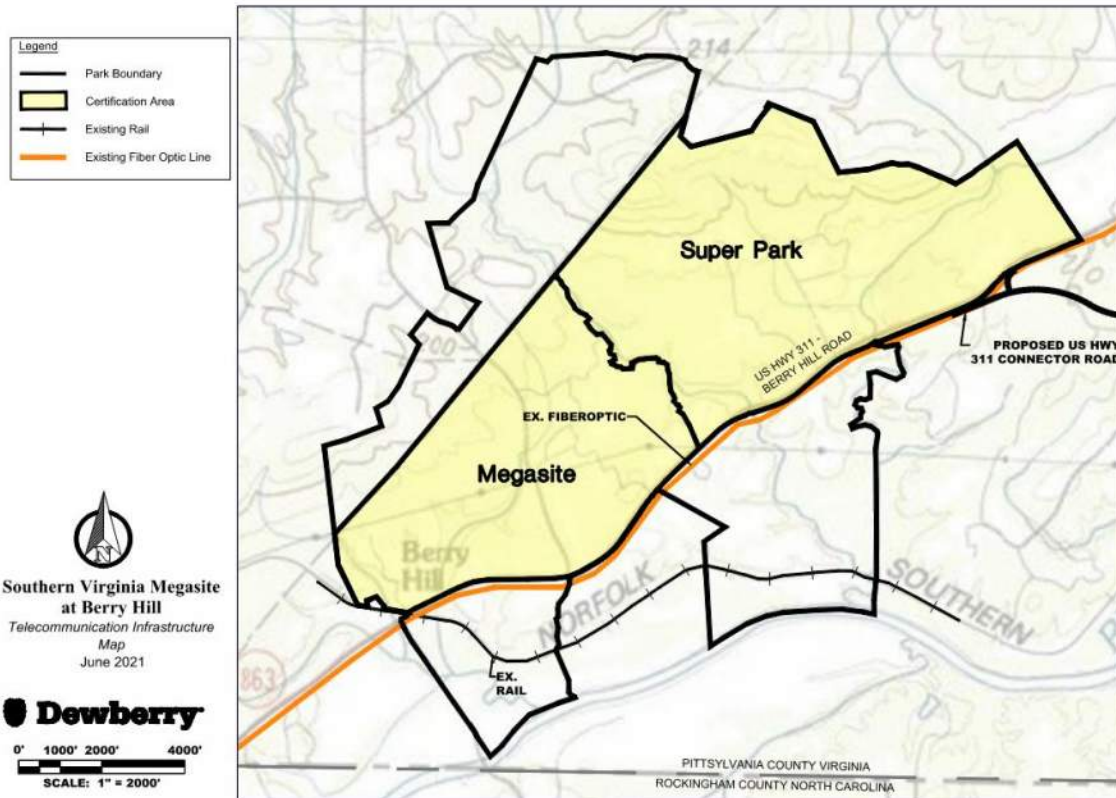
Contact:

Brian Dunevant
Assistant Director of Public Works
City of Danville
dunevbl@danvilleva.org
(434) 799-5019

Support Documentation:

Wastewater Questionnaire – May 11, 2021

TELECOMMUNICATIONS



Provider: Mid-Atlantic Broadband Community Corporation

Service Details

- Existing Infrastructure: Fiber currently runs along Berry Hill Road with access points near the intersection with Oak Hill Road.
- Improvements: Extend line to end user.
- Estimated Schedule: 90 days
- Other: Dark fiber is available.

Contact:

Lauren Mathena
Director of Economic Development and Community Engagement
Mid-Atlantic Broadband Community Corporation
Lauren.Mathena@mbc-va.com
(434) 570-1300

Support Documentation:

Telecommunications Questionnaire – April 7, 2020

09

Due Diligence



ENVIRONMENTAL

A Phase I Environmental Site Assessment performed to ASTM Standard E1527-13 was completed on 2,651 acres. The following two items were noted:

- Numerous informal dumping sites were observed on the subject property. However, it is of Dewberry's professional opinion that these sites do not pose a threat to the environment, with the exception of aesthetics.
- One (1) site was listed in the EDR "Orphan Summary" in the EDR Area / Corridor Report due to poor and/or inadequate address information. Reasonable efforts were made to locate and identify potential REC's at the orphan site. The orphan site was not identified during reconnaissance of the area surrounding the subject property.

Support Documentation:

Phase I Environmental Site Assessment – Dewberry – December 2, 2019

SPECIES

IPaC Resource List

- Endangered Species
 - Northern Long-eared Bat (Mammal) – Threatened
- Critical Habitats
 - No critical habitats at this location.

The Northern Long-eared Bat falls under the 4(d) rule which prohibits incidental take under the following circumstances:

- If it occurs within a hibernaculum
- If it results from tree removal activities and
 - the activity occurs within 0.25 mile (0.4 km) of a known hibernaculum; or,
 - the activity cuts or destroys a known, occupied maternity roost tree or other trees within a 150-foot radius from the maternity roost tree during the pup season from June 1 through July 31.

There are no known maternity roost trees or hibernaculum within close proximity to the site.

Multiple other species studies have been completed on the property over the years, but the Northern Long-eared Bat is currently the only federal threatened and endangered species listed for the property.

Support Documentation:

IPaC Resource List – U.S. Fish and Wildlife – May 5, 2021

Northern Long-eared Bat Locations and Roost Trees Map – Virginia Department Game and Inland Fisheries – December 20, 2019

Final 4(d) Rule for Northern Long-eared Bat – U.S. Fish and Wildlife Service – January 2016

WETLANDS

An Approved Jurisdictional Determination (AJD), which is valid for five years, was issued by the U.S. Army Corps of Engineers on April 5, 2021. The AJD covers the Mega Site (Lots 4,5,8,9) and the Super Park (Lots 1,2,3) as well as Lots 11 and 12 which are not part of the certified acreage. The following are the jurisdictional waters on the certified acreage:

- Tributaries ((a)(2) waters)
 - Mega Site: 31,705 feet
 - Super Park: 53,478 feet
- Lakes and ponds, and impoundments of jurisdictional waters ((a)(3) waters)
 - Mega Site: 0.0579 acres
 - Super Park: 1.4147 acres
- Adjacent wetlands ((a)(4) waters)
 - Mega Site: 22.9631 acres
 - Super Park: 40.8272 acres

A wetlands mitigation plan was developed to impact both wetlands and streams on the certification acreage. The plan for mitigation is to purchase mitigation bank credits. The ratio for mitigation bank credits varies based on the type of wetland being mitigated. Recent cost of mitigation credits are \$70,000/credit for one acre of wetlands mitigation and \$298/credit for one linear foot of stream mitigation. The following is a summary of the proposed impacts and estimated costs:

- Mega Site
 - Proposed Impacts
 - Wetlands: 19.758 acres
 - Streams: 27,406 feet
 - Estimated Costs
 - Wetlands: \$2,488,430
 - Streams: \$8,166,988
- Super Park
 - Proposed Impacts
 - Wetlands: 16.953 acres
 - Streams: 11,238 feet
 - Estimated Costs
 - Wetlands: \$2,142,070
 - Streams: \$3,348,924

The typical schedule to obtain a USACE permit to place fill in jurisdictional wetlands can be achieved within 90 days. USACE individual permit application review, public notice, comment, and permit issuance processes can take between 90 and 120 days before permits are issued.

A visual showing the wetlands and streams, both those that are proposed to be impacted as well as those that will remain, is in Section 10 (Master Plan)

Support Documentation:

Wetland Mitigation Plan – Dewberry – May 7, 2021

Approved Jurisdictional Determination – U.S. Army Corps of Engineers – April 5, 2021

Wetland Delineation (“Overall Federal Jurisdiction”) – Dewberry – September 2, 2020

CULTURAL RESOURCES

Substantial cultural resource work has been completed on the certification and surrounding acreage. The chart below summarizes the status of the sites within the certification boundary:

Mega Site		
Not Eligible	Potentially Eligible	Eligible
44PY0382* (3/12/2021)	44PY0373** (3/12/2021)	44PY0386 (3/12/2021)
44PY0454* (3/12/2021)	44PY0374 (3/12/2021)	071-5322 (12/9/2019)
44PY0455* (3/12/2021)	44PY0375 (3/12/2021)	071-5336 (12/9/2019)
44PY0376* (3/12/2021)		
44PY0026 (12/30/2020)		
44PY0353 (12/30/2020)		
44PY0354 (12/30/2020)		
44PY0355 (12/30/2020)		
44PY0357 (12/30/2020)		
44PY0356 (12/30/2020)		
44PY0380 (12/30/2020)		
071-5313 (12/30/2020)		
071-5333 (12/30/2020)		
44PY0358 (12/9/2019)		
44PY0359 (12/9/2019)		
44PY0360 (12/9/2019)		
44PY0371 (12/9/2019)		
44PY0377 (12/9/2019)		
44PY0381 (12/9/2019)		
44PY0383 (12/9/2019)		
44PY0384 (12/9/2019)		
44PY0385 (12/9/2019)		
44PY0389 (12/9/2019)		
071-5319 (12/9/2019)		
071-5316 (12/9/2019)		
071-5317 (12/9/2019)		
071-5318 (12/9/2019)		
44PY0475 (11/8/2019)		
Super Park		
Not Eligible	Potentially Eligible	Eligible
44PY0329 (12/30/2020)	44PY0331 (3/12/2021)	44PY0330 (12/9/2019)
44PY0370 (12/30/2020)	44PY0332 (3/12/2021)	44PY0335 (12/9/2019)
44PY0395 (12/30/2020)	44PY0394 (12/30/2020)	071-5303 (3/1/2013)
44PY0396 (12/30/2020)	44PY0398 (12/30/2020)	071-5304 (3/1/2013)
44PY0397 (12/30/2020)	44PY0333 (12/30/2020)	
071-5302 (12/9/2019)	44PY0334 (12/30/2020)	
071-5326 (12/9/2019)		
071-5473 (12/9/2019)		
071-5327 (6/30/2015)		
071-5472 (6/30/2015)		

*DHR concurs that the site is not eligible individually for NRHP listing, but it may be a contributing element to the archeological district.

**Portion of the site within the certification area is not eligible for NRHP listing, but the portion of the site outside of the certification area has not been delineated or assessed and is potentially eligible.

The sites that are potentially eligible or eligible are shown on the Master Plan in Section 10. For the sites that remain potentially eligible and eligible, WSP USA, Inc. has put together a mitigation work plan which DHR indicated “seems reasonable and generally appears to be a sufficient mitigation proposal to address potential impacts to significant historic resources.”

Per correspondence in February 2016, DHR had recommended that a 50-foot vegetative buffer along Oak Hill Road and a 75-foot vegetative buffer along Berry Hill Road be maintained to avoid indirect resources outside of the certification area. In order to provide flexibility to future developments, current development plans indicate Oak Hill Road may be closed. Based on this revised plan, a 75-foot buffer will now be maintained at the southern end of Oak Hill Road and along Berry Hill Road. DHR has agreed that this vegetative buffer change seems sufficient, given the proposed road changes.

Support Documentation:

Letter from Virginia Department of Historic Resources – March 12, 2021

Mitigation Work Plan – WSP USA, Inc. – January 25, 2021

Letter from Virginia Department of Historic Resources – December 30, 2020

Letter from Virginia Department of Historic Resources – December 9, 2019

Letter from Virginia Department of Historic Resources – November 8, 2019

Letter from Virginia Department of Historic Resources – February 26, 2016

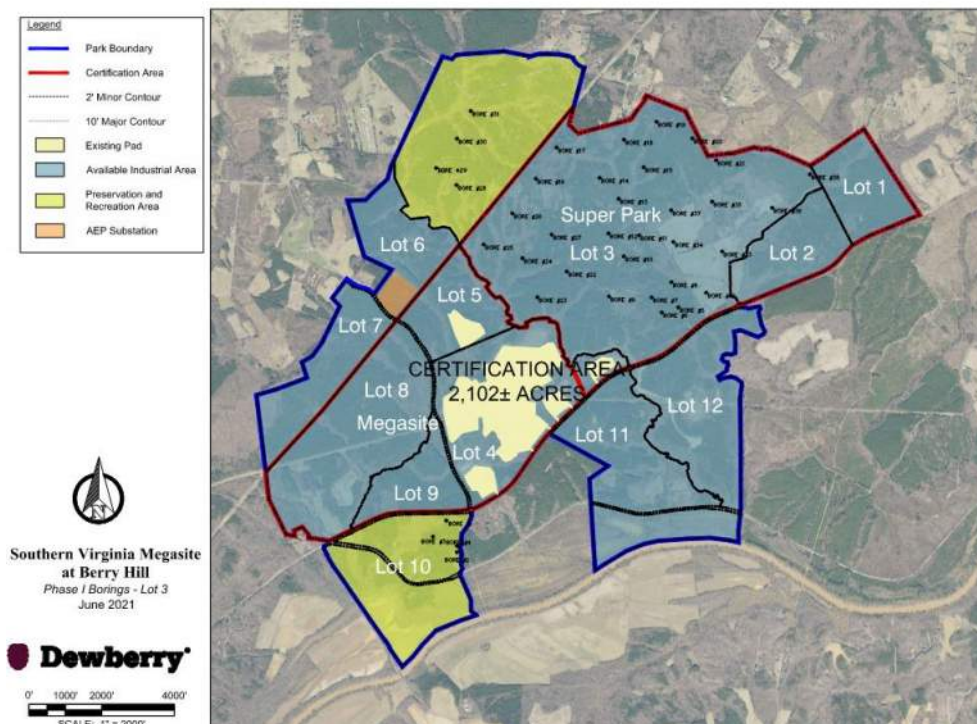
Letter from Virginia Department of Historic Resources – December 11, 2015

Letter from Virginia Department of Historic Resources – June 30, 2015

Letter from Virginia Department of Historic Resources – March 1, 2013

GEOTECHNICAL

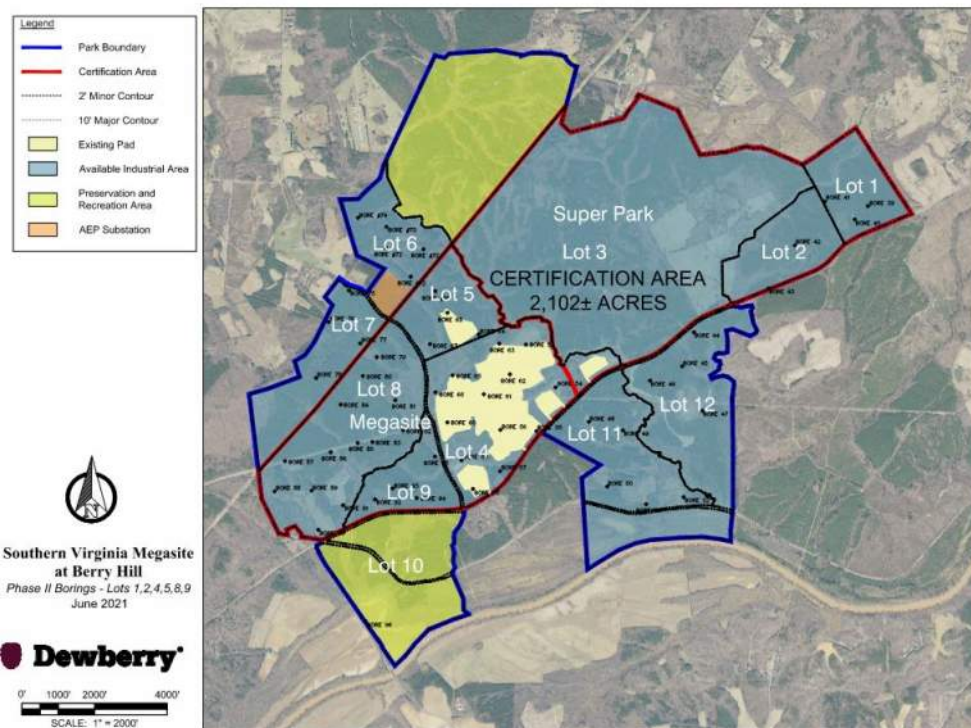
A Report of Subsurface Exploration and Geotechnical Engineering Evaluation was conducted in January 2010 on Lot 3 of the Super Park plus additional acreage outside of the certified area. Thirty soil borings were drilled on Lot 3 ranging in depth from 5 feet to 40 feet. A Seismic Site Class “D” is recommended for preliminary development.



A Report of Subsurface Exploration and Geotechnical Engineering Evaluation was conducted in July 2011 on the remaining acreage including Lots 1 and 2 of the Super Park and Lots 4, 5, 8, and 9 of the Mega Site. Borings ranged from depths of 7.2 feet to 43.5 feet with the following borings per Lot within the certified acreage:

- Lot 1 (Super Park): 3
- Lot 2 (Super Park): 2
- Lot 5 (Mega Site): 4
- Lot 4 (Mega Site): 13
- Lot 8 (Mega Site): 13
- Lot 9 (Mega Site): 4

A Seismic Site Class “D” is recommended for preliminary development.



Support Documentation:

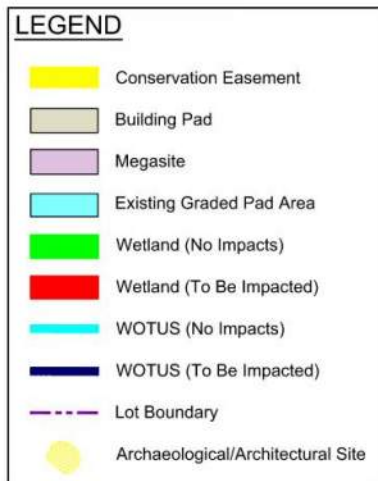
Report of Subsurface Exploration and Geotechnical Engineering Evaluation (Phase II) – Froehling & Robertson, Inc. – July 2011

Report of Subsurface Exploration and Geotechnical Engineering Evaluation (Phase I) – Froehling & Robertson, Inc. – January 2010

10

Master Plan

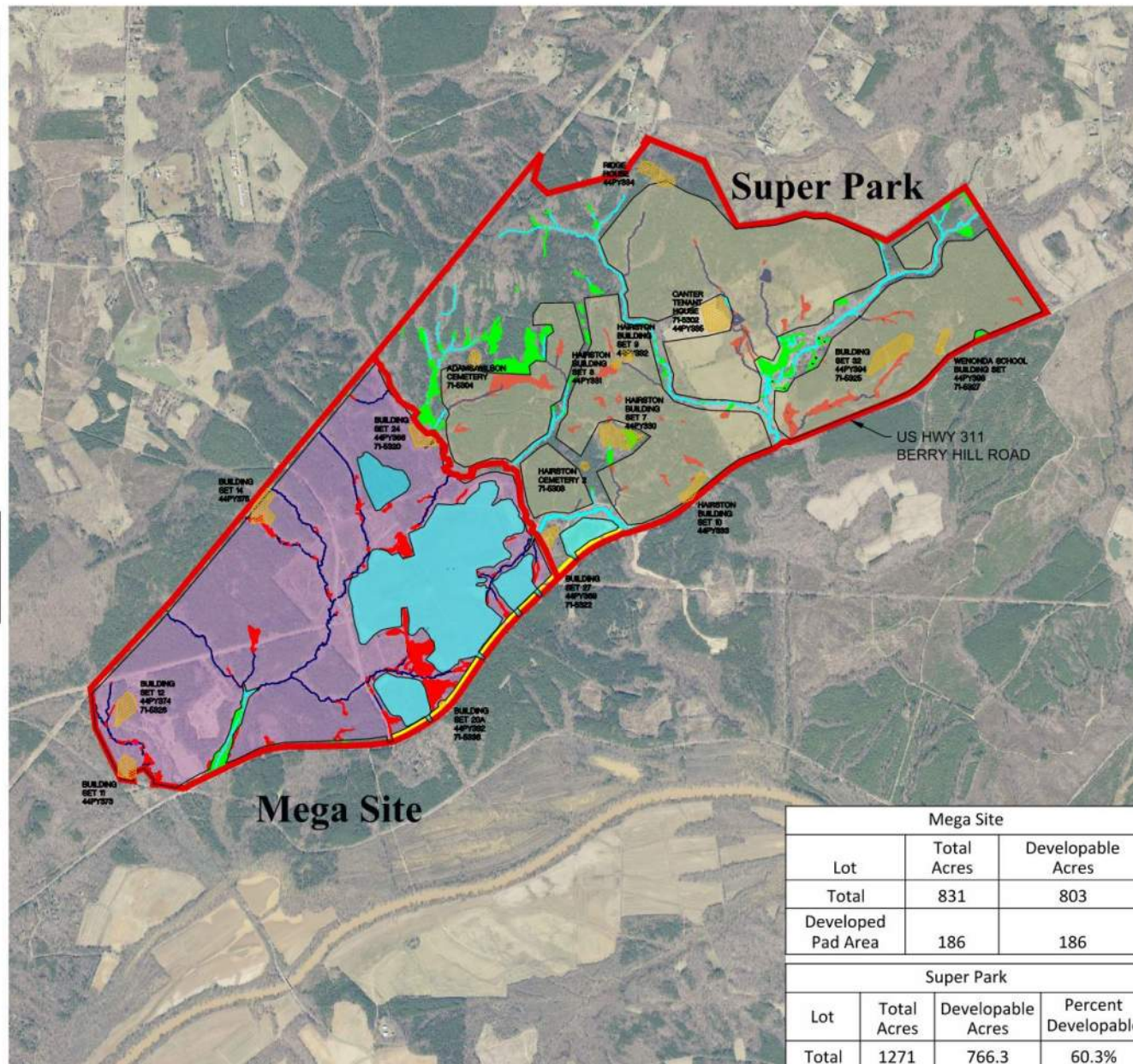
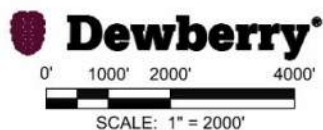




NOTE: THE DIFFERENCE BETWEEN TOTAL AREA AND DEVELOPABLE AREA IS DUE TO WETLAND AVOIDANCE, CONSERVATION EASEMENT, CEMETERIES, AND THE TRANSO GAS EASEMENT AT THE NORTH OF THE SITE.



**Southern Virginia Megasite
at Berry Hill**
Master Development Plan
Environmental
June 2021



Mega Site		
Lot	Total Acres	Developable Acres
Total	831	803
Developed Pad Area	186	186

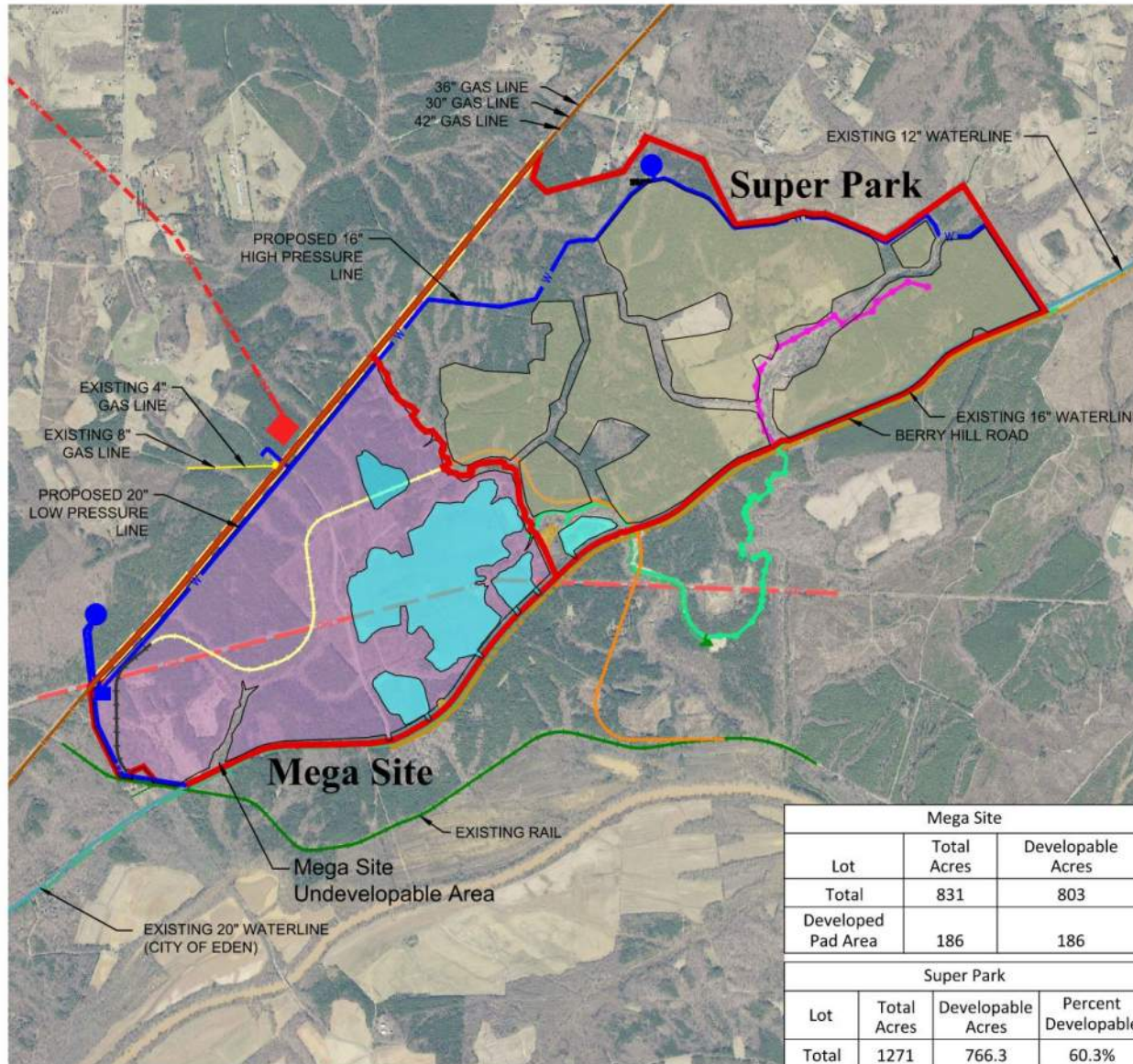
Super Park			
Lot	Total Acres	Developable Acres	Percent Developable
Total	1271	766.3	60.3%

MASTER PLAN

10

LEGEND

- Megasite Pad Area
- Existing Graded Pad Area
- Super Park Pad Area
- Certification Area

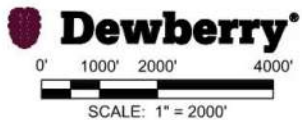


UTILITY KEY

- Existing 69 KV Overhead Electric (To Be Relocated)
- Proposed 138 KV Overhead Electric
- Proposed Sub-station
- Existing Rail
- Potential Rail (Phase 1)
- Potential Rail (Phase 2)
- Potential Rail (Phase 3)
- Existing Water Line
- Proposed Water Line
- Proposed Water Tank
- Proposed Booster Station
- Existing 12"-24" Sanitary Sewer
- Existing 16" Forcemain
- Existing Pump Station
- Future 12"-24" Sanitary Sewer
- Existing Gas Line Easement
- Existing Transco Gas Line
- Existing Gas Line
- Existing Gas Gate
- Existing Fiber Optic



**Southern Virginia Megasite
at Berry Hill**
Master Development Plan
Utilities
June 2021



Mega Site			
Lot	Total Acres	Developable Acres	
Total	831	803	
Developed Pad Area	186	186	

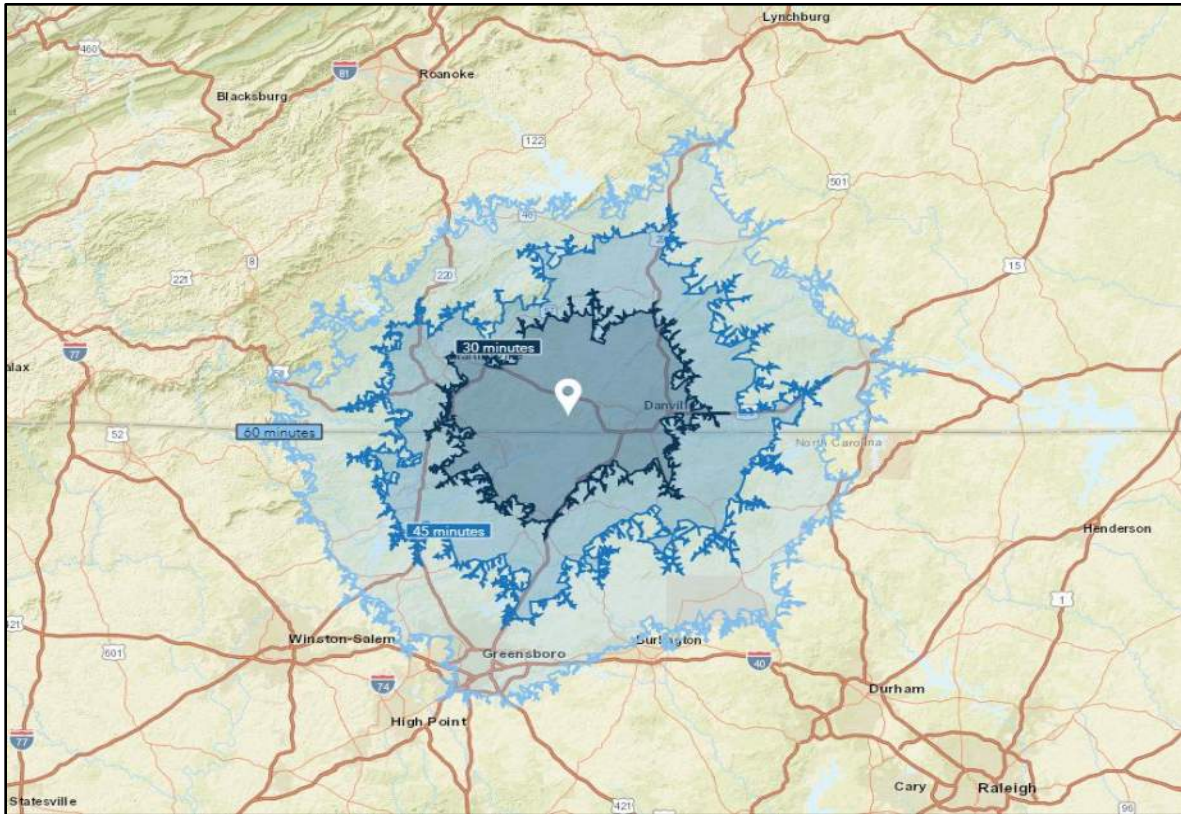
Super Park			
Lot	Total Acres	Developable Acres	Percent Developable
Total	1271	766.3	60.3%

NOTE: THE DIFFERENCE BETWEEN TOTAL AREA AND DEVELOPABLE AREA IS DUE TO WETLAND AVOIDANCE, CONSERVATION EASEMENT, CEMETERIES, AND THE TRANSCO GAS EASEMENT AT THE NORTH OF THE SITE.

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Workforce





	30-Minute Drive Time	45-Minute Drive Time	60-Minute Drive Time
Total Population	129,602	251,841	725,997
Labor Force	60,096	117,194	347,628
Manufacturing Employment	10,235	19,803	49,780
Percentage Employed in Manufacturing	19%	19%	16%
Median Age	45.2	45.4	41.4
Bachelor's Degree Attainment	17%	17%	27%
Average Hourly Wage	\$17.40	\$18.94	\$21.95
Average Manufacturing Wage	\$23.54	\$24.60	\$27.39

Source:
 ESRI Business Analyst Online – 2020 (all data except wages)
 JobsEQ – Q3 2020 (wage data)

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Summary + Recommendations



Strengths:

- Property is over 3,500 acres total with 2,102 certified acres. The Mega Site is comprised of 831 acres with the Super Park being the remaining 1,271 acres.
- Owned by the Danville-Pittsylvania Regional Industrial Facility Authority.
- Entire property is zoned Heavy Industrial (M-2).
- Norfolk Southern rail line is adjacent to the Mega Site.
- Substantial utility capacities available – either currently or in progress.
- Improvements, including the connector road, are continuing to be implemented.

Weaknesses:

- Property has significant topography so cut and fill will be substantial for a single facility footprint. *Note: A few graded pads have already been completed.*
- There are impediments that will have to be mitigated, with the largest being wetland and stream mitigation.
- Property is 35 miles from the nearest primary interstate (I-73).
- Closest commercial service airport (PTI) is 52 miles from the property.
- Less than 20,000 people are employed in manufacturing within a 45-mile radius of the property.

Recommendations:

- Create an addendum to the certification deliverable that provides an update on any items have changed since certification. This addendum should continually be updated as changes occur.
- Create a section of the website for the support documentation (full due diligence studies, survey, etc.). This area of the website can be password protected if needed, so only actual prospects have access to the information.
- Consider working with a master's or Ph.D. student studying archeology to use the area for a thesis or dissertation project to meet the suggested work plan on cultural resources.
- Compile a comparison report of other Mega Sites across the country to determine the property's strengths and weaknesses relative to competitors.
- Be prepared to complete a workforce study based on a large employment base at this property as prospects with a large workforce may have concerns with the available workforce in the area.
- Create and implement a marketing plan for the property.



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