



Southern Virginia Megashite at Berry Hill

Pittsylvania County, Virginia

36.562778°, -79.596945°

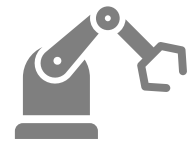
2,102 Acres



COMMUNITY



Centrally located along the East Coast within a day's drive of 60% of the US population



Approximately 20% of workforce employed in manufacturing



CNBC's Top State for Business (2021)



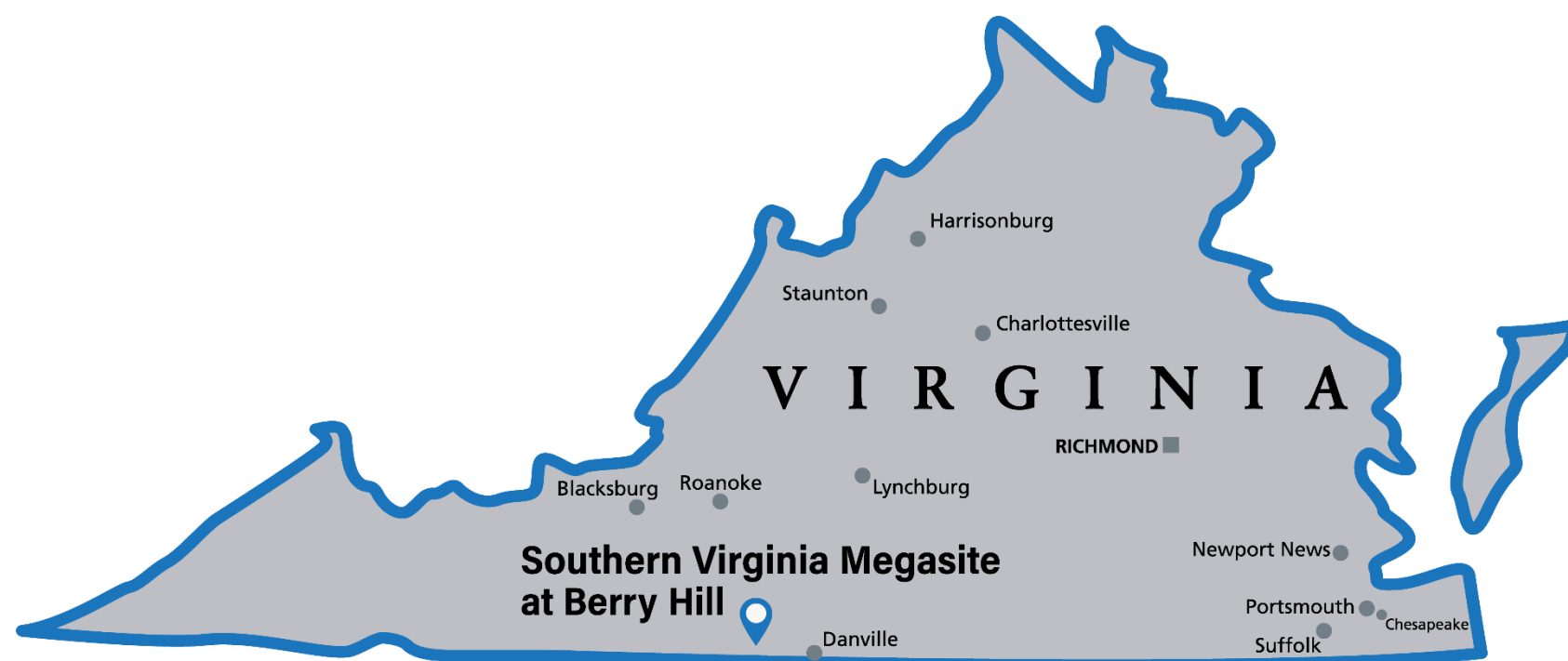
Five interstates within 50 miles



Over 725,000 people within a 60-minute drive time



Multiple manufacturing workforce training facilities in the region



LARGEST MANUFACTURING EMPLOYERS

Aquatic Industries Inc.

Buitoni

Eastman Performance Films

EBI

Goodyear Tire & Rubber Co.

Hitachi ABB Power Grids

Monogram Snacks

Presto Products Company

Springs Global US Inc.



JUNE
2021



SUBSTANTIAL
INVESTMENT
TO DATE

831
ACRE
MEGA SITE

2,102 CERTIFIED
ACRES

UTILITIES
TO THE
PROPERTY



OWNED BY
**DANVILLE-
PITTSYLVANIA
COUNTY RIFA**

ZONED **HEAVY**
INDUSTRIAL



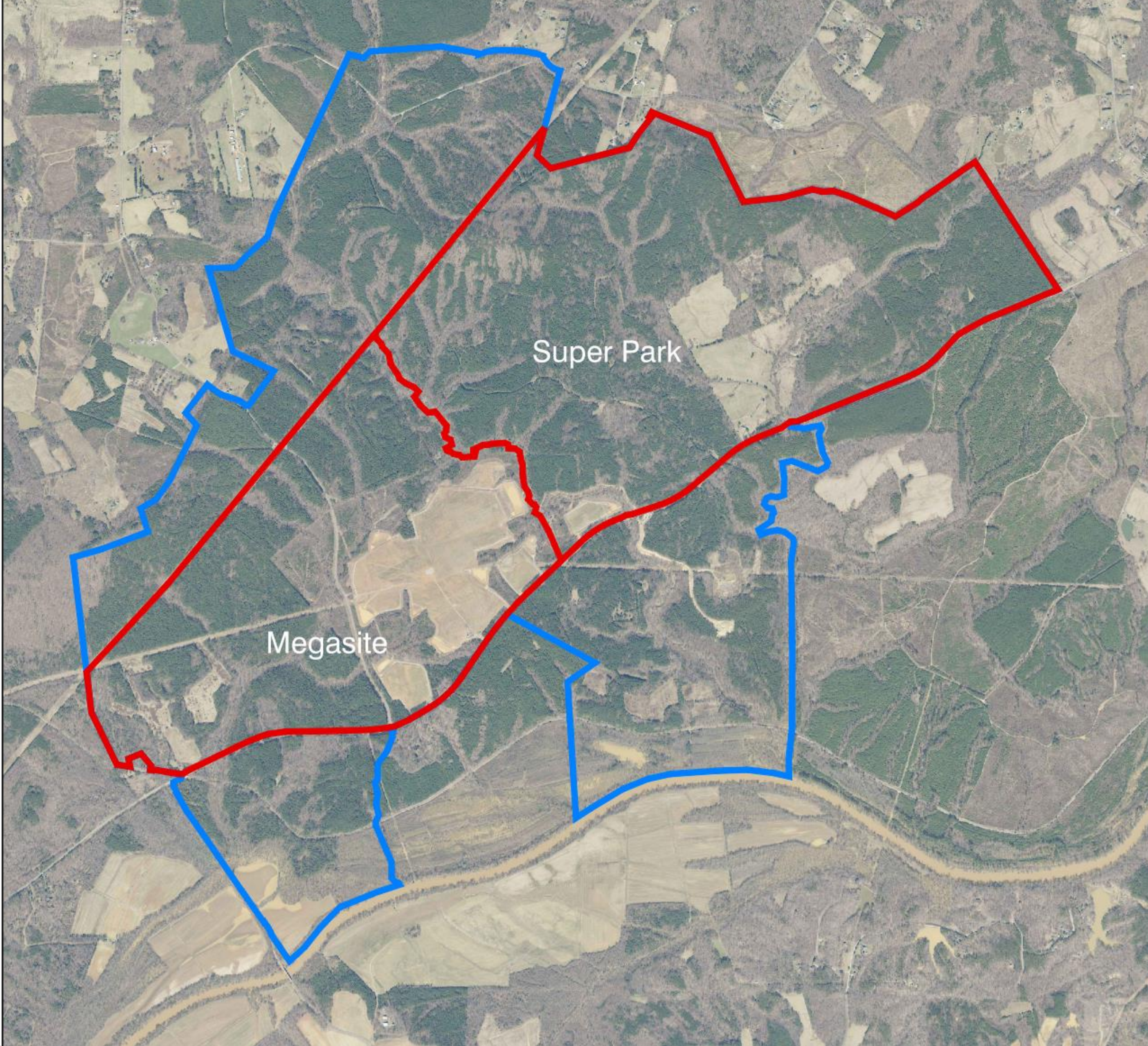
DUE
DILIGENCE
COMPLETED



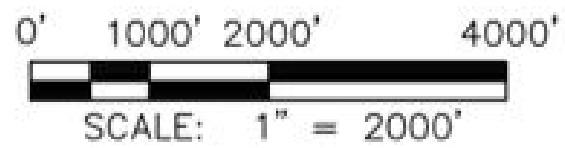
Legend

 Park Boundary

 Certification Area



**Southern Virginia Megasite
at Berry Hill**
Aerial Photograph
June 2021



TRANSPORTATION

Five interstates
within 50 miles



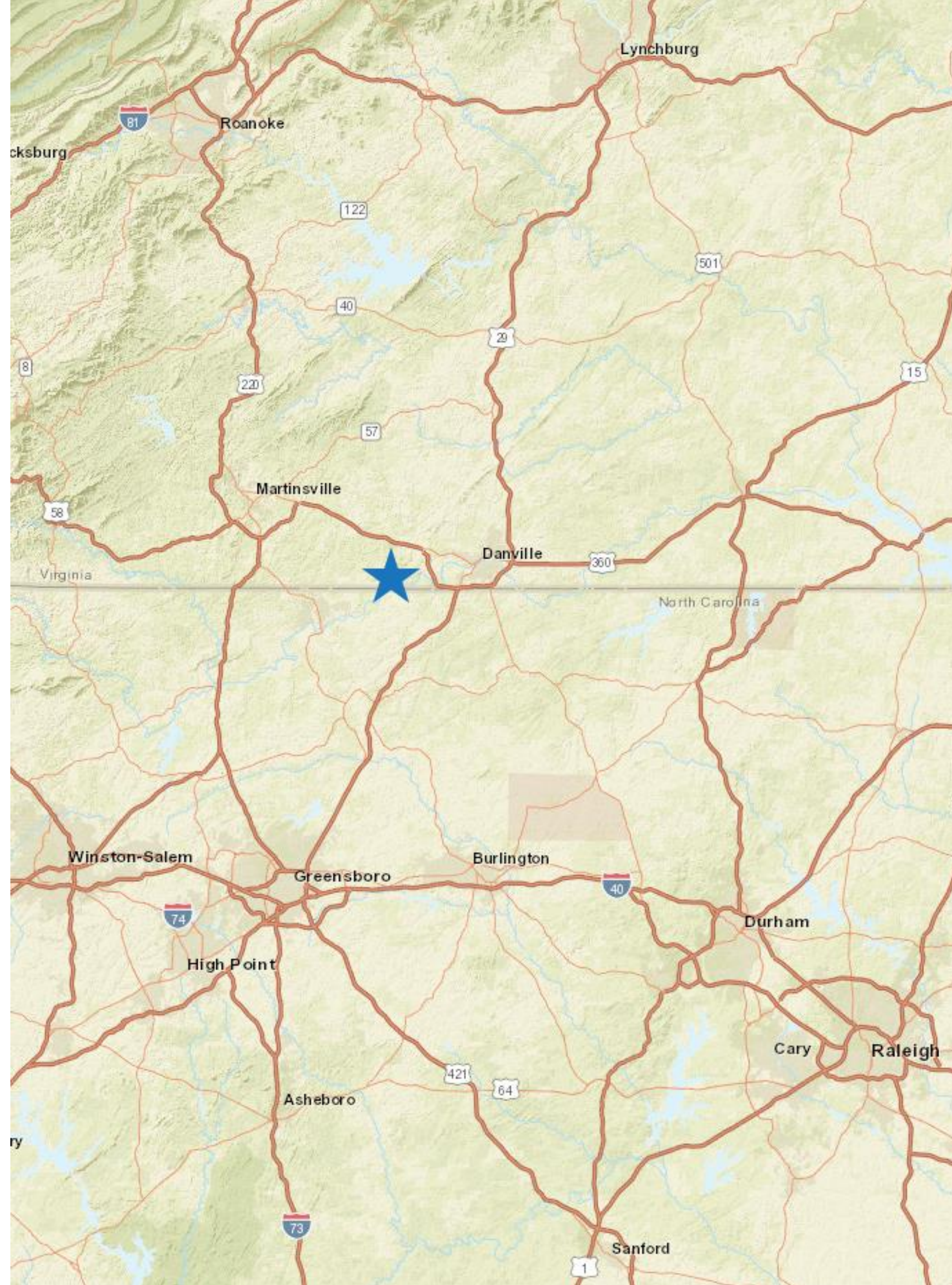
Piedmont Triad (PTI)
52 miles

Raleigh Durham (RDU)
70 miles





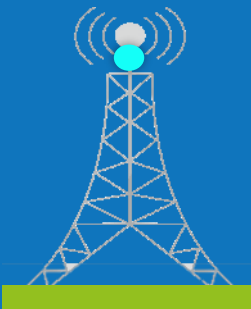
Norfolk Southern
adjacent



Port of Virginia
200 miles



UTILITIES

	ELECTRIC	<p>Appalachian Power has a 69 kv transmission line with 20 MW capacity currently bisecting the Mega Site. A new double circuit 138 kv transmission line with more than 100 MW of capacity will be extended to a new substation within the park.</p> <p>Source: David Swisher (Appalachian Power); December 2018</p>
	NATURAL GAS	<p>Three Transco natural gas transmission lines run along the northwestern boundary of the property. A Southwestern Virginia Gas Company gas gate is located where Oak Hill Road and the transmission lines intersect.</p> <p>Source: James McClain (Southwestern Virginia Gas Company); December 2018</p>
	WATER	<p>Danville Utilities has 16- and 20-inch lines along Berry Hill Road with a combined 6 million gallons per day excess capacity.</p> <p>WTPs have permitted capacity of 18 million gallons per day (Danville) and 20.6 million gallons per day (Eden). Excess capacity factoring in peak utilization is 8.6 million gallons per day (Danville) and 16.6 million gallons per day (Eden).</p> <p>Source: Jason Grey (Danville Utilities); May 2021</p>
	WASTE-WATER	<p>The City of Danville has a 16-inch force main with 3 million gallons per day excess capacity running north from the pump station along Trotters Creek and then south down Berry Hill Road.</p> <p>WWTP (Eden) has permitted capacity of 13.5 million gallons per day and excess capacity of 3.5 million gallons per day factoring in peak utilization.</p> <p>Source: Brian Dunevant (City of Danville); May 2021</p>
	TELECOM	<p>Mid-Atlantic Broadband Community Corporation has fiber along Berry Hill Road with access points near the intersection with Oak Hill Road.</p> <p>Source: Lauren Mathena (Mid-Atlantic Broadband Community Corporation); April 2020</p>

DUE DILIGENCE

PHASE I ESA	Phase 1 Environmental Site Assessment conducted in December 2019 and no recognized areas of environmental condition were identified. Numerous informal dumping sites were observed but are not an environmental threat. Additionally, one “orphan” site in the EDR Report could not be located.
WETLANDS	Approved jurisdictional determination issued on April 5, 2021. The Mega Site has 23.02 acres of wetlands and 31,705 feet of streams . The Super Park has 42.24 acres of wetlands and 53,478 feet of streams .
SPECIES	No maternity roost trees or hibernaculum for the Northern Long-eared Bat are in close proximity to the property.
ARCHAEOLOGICAL	Substantial cultural resource work has been completed on the property over the last 10 years. On the Mega Site, there are three sites eligible and three sites potentially eligible for the NRHP. On the Super Park, there are four sites eligible and six sites potentially eligible for the NRHP.
GEOTECHNICAL	Two geotechnical studies have been completed on the property with a total of 69 borings on the certified acreage. Seismic Site Class D is recommended for preliminary development.

MASTER PLAN (ENVIRONMENTAL)


LEGEND

- Conservation Easement
- Building Pad
- Megasite
- Existing Graded Pad Area
- Wetland (No Impacts)
- Wetland (To Be Impacted)
- WOTUS (No Impacts)
- WOTUS (To Be Impacted)
- Lot Boundary
- Archaeological/Architectural Site

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.

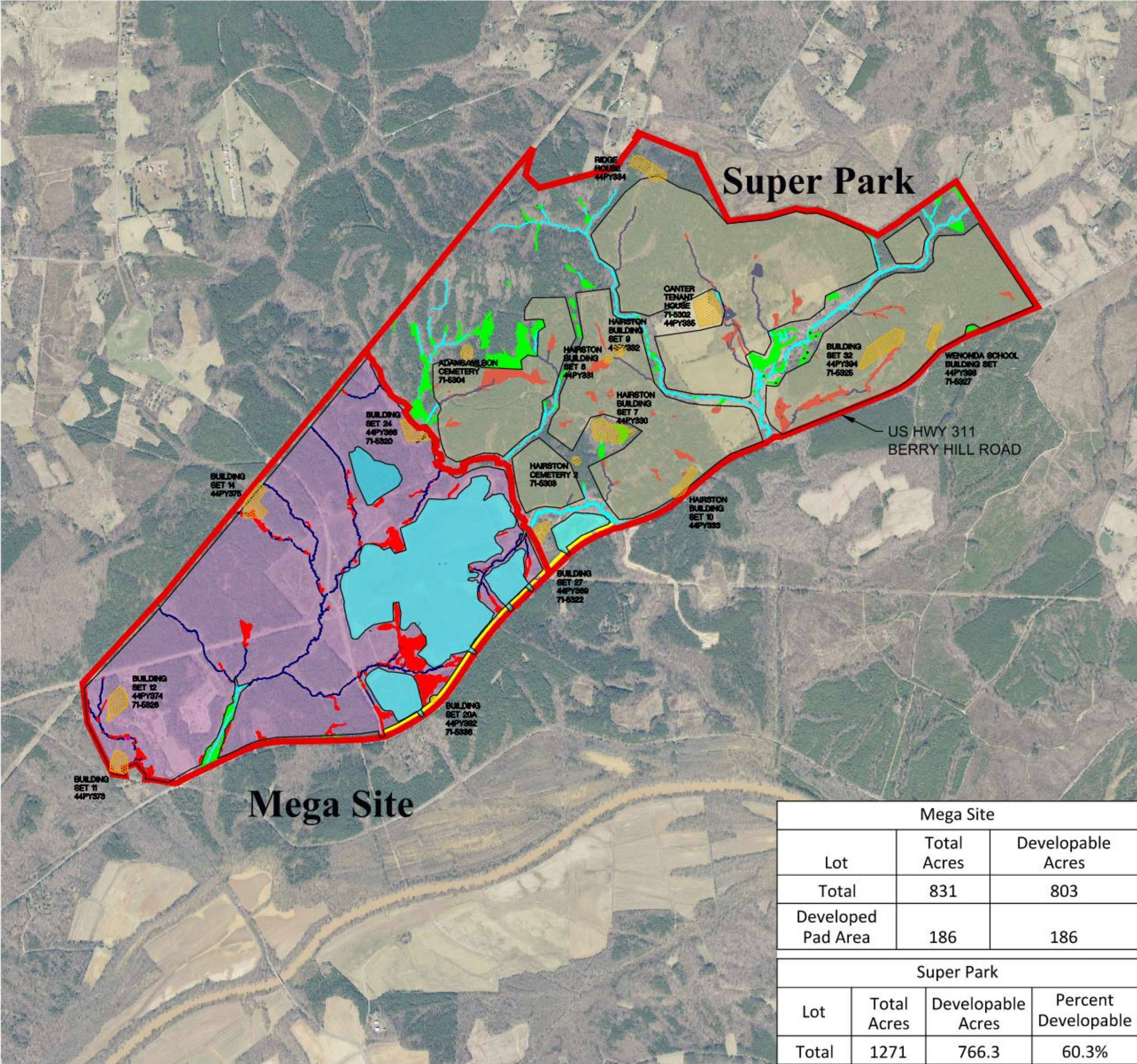


Southern Virginia Megasite
at Berry Hill
Master Development Plan
Environmental
June 2021

**Dewberry**[®]

0'1000'2000'4000'

SCALE: 1" = 2000'



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%

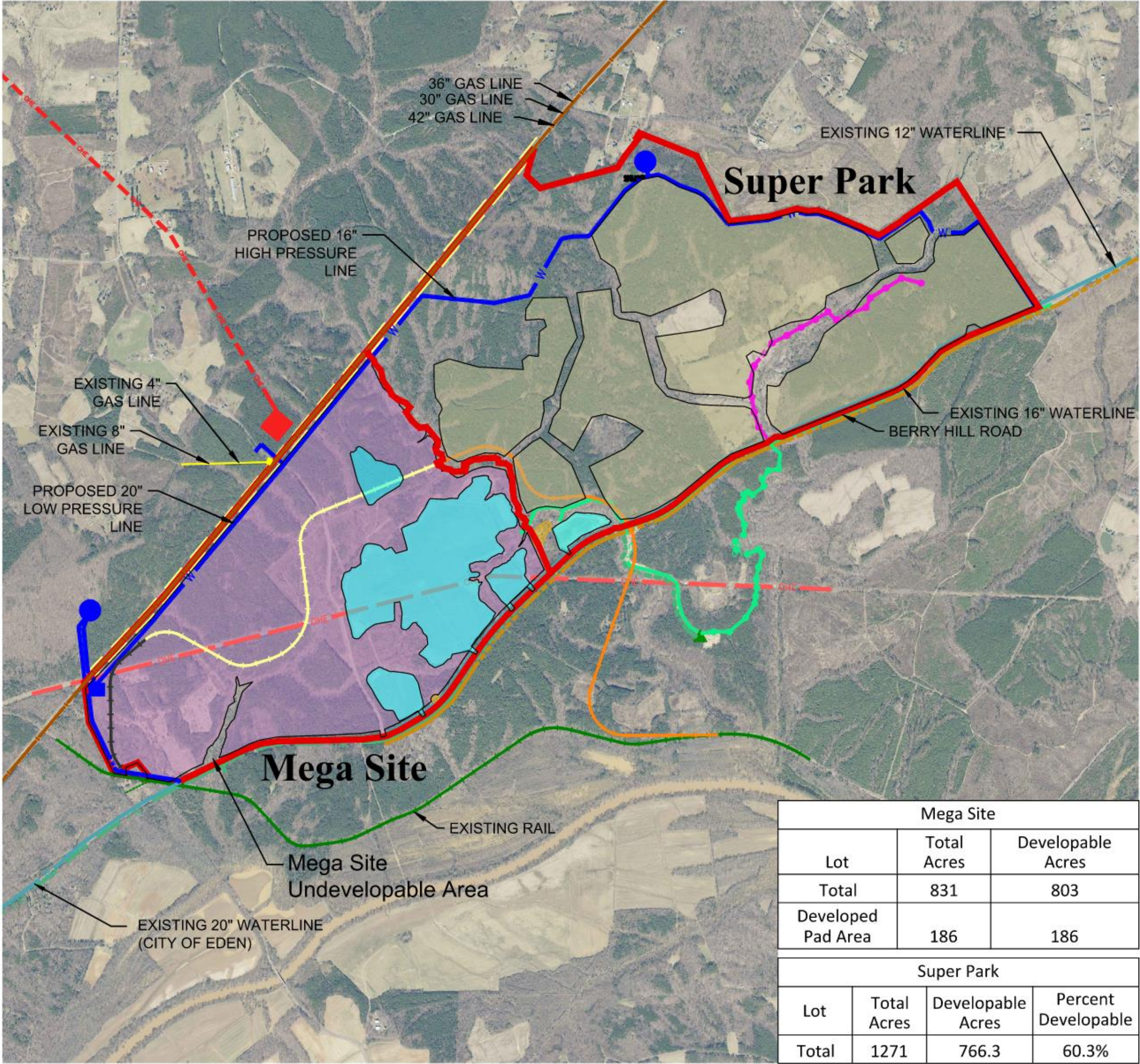
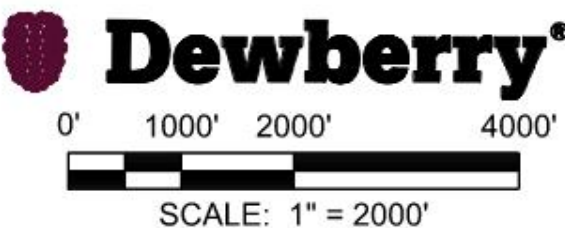
MASTER PLAN (UTILITIES)

LEGEND

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



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



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

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