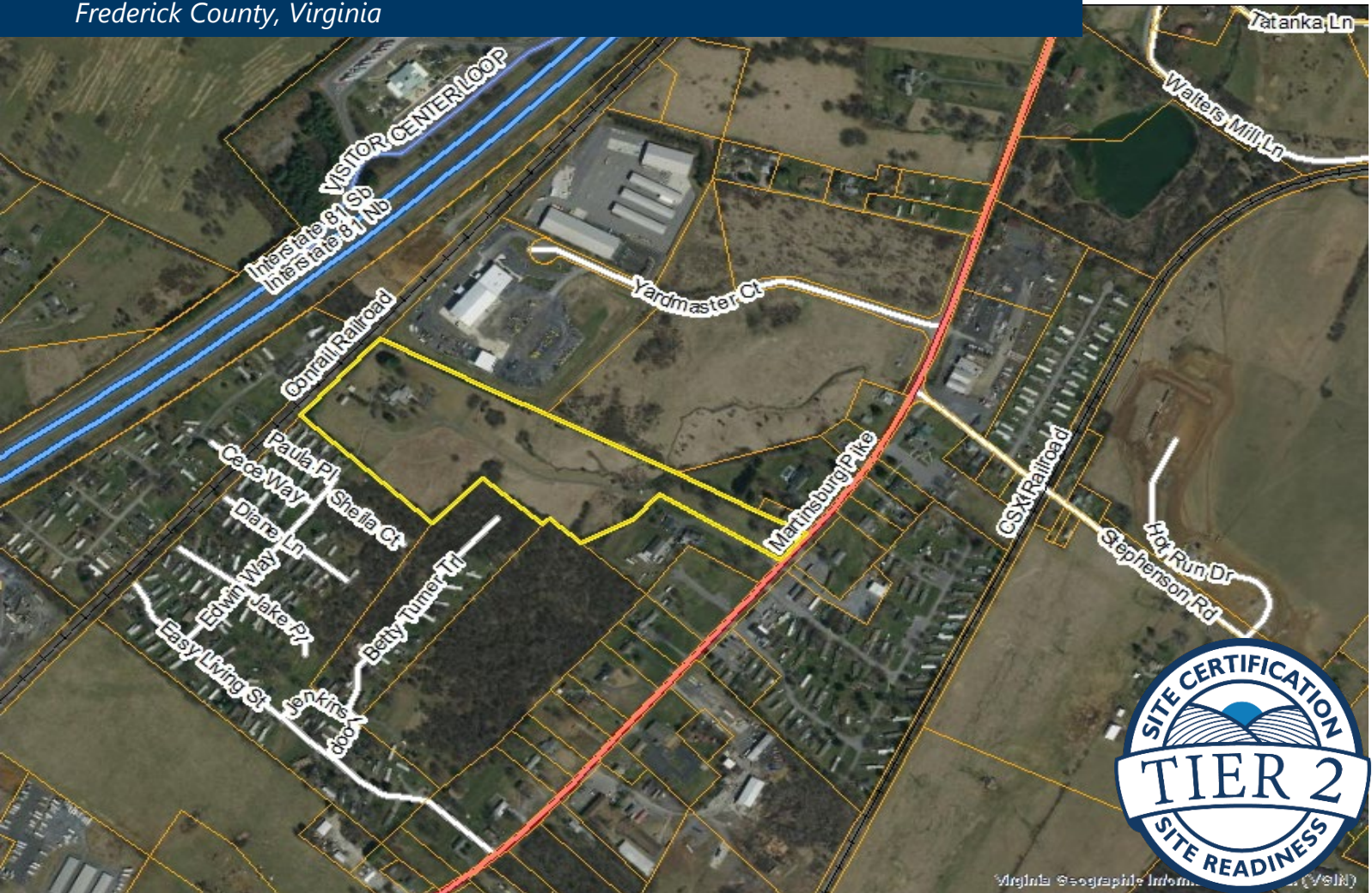


SITE CERTIFICATION REPORT FOR PAYNE PROPERTY

Frederick County, Virginia



January 2022

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1.0 EXECUTIVE SUMMARY

Throughout Virginia there is a shortage of pad-ready sites for industrial development and job creation. Prospects are seeking sites that are pad-ready with infrastructure readily available to shorten the timeframe from acquisition to production. In 2015, the Virginia General Assembly passed legislation to create and fund the Virginia Business Ready Sites Program (VBRSP) to be administered by the Virginia Economic Development Partnership (VEDP). VEDP has estimated that over \$60 Million in corporate investment has not been realized due to this lack of sites. The VBRSP Program was established to promote development and characterization of sites to enhance the Commonwealth's infrastructure and promote the Commonwealth's competitive business environment.

VBRSP evaluates current available land – both publicly and privately owned – in a tiered system, where Tier 1 is basically raw land, and Tier 5 is a “pad-ready” site, the latter being most attractive to site selection consultants, commercial realtors and businesses and manufacturers desiring to move or expand to Virginia. Site characterizations are designed to assess the level of existing development at a site and the additional investments required to bring the site to a level that will enable the site to be more attractive for industrial economic development purposes. The only requirement for a site to be characterized by VEDP is that it is listed in VA SCAN, VEDP's database of economic development sites.

The Frederick County Economic Development Authority (EDA) has funded this site characterization report for the Payne Property. Following review of available information, the Payne Property is a Tier 2 certified site in accordance with the current VBRSP standards.

2.0 GENERAL SITE INFORMATION

2.1 Location and Access

The Payne Property (PIN No. 44 1 D) is located at 2673 Martinsburg Pike east of I-81, west of US Route 11 off of Market Street, and southeast of the Conrail Railroad. Refer to Figure 1: Site Location.

The site is accessed via Exit 317 of I-81 and US Route 11 north approximately 2 miles northeast of the Exit. The site is 6.9 miles from Winchester Regional Airport, a general aviation facility, and 52.9 miles from Washington Dulles International Airport, a commercial airport. The parcel could be served by rail.

2.2 Zoning

All lots are contained in an Industrial (M-1) District. Refer to Figure 5: Zoning and Approximate Utilities.

Key Site Information	
Total Area	20.64 Acres
Available Area*	20.64 Acres
Largest Contiguous Area	20.64 Acres
Total Developable Area	20.64 Acres
Existing Zoning	M-1
4 Lane	U.S. Route 11
Interstate	Interstate 81
Water	Fredrick Water
Sewer	Fredrick Water
Natural Gas	Washington Gas (Shenandoah Station)
Power	Shenandoah Valley Electric Cooperative
Telecom	Verizon

3.0 EXISTING CONDITIONS

Refer to Figure 2-Flood Hazard and National Wetland Inventory, Figure 3-Aerial Imagery, Figure 4-Topographic Map, and Figure 5-Zoning and Approximate Utilities for the following discussion.

3.1 Topography and Waters of the U.S.

The Payne Property has a flat topography. Most of the site drains towards the Hot Run Riverine, tributary to the Opequon Creek. Also, according to the National Wetlands Inventory, there is an emergent wetland (waters of the U.S.) onsite. Road access to the site will require the wetland to be disturbed.

3.2 FEMA Regulatory Floodplains

The Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM) define the regulatory base flood elevation and area encumbered by flooding from the one-percent annual chance (a.k.a. 100-year) storm event along streams and riverine systems. The Payne Property is located outside the regulatory floodplain and floodplain.

3.3 Water

Fredrick Water provides water to this area of Frederick County. There is an existing 10-inch water main along US Route 11. The water main size and available water pressures and capacities can be provided by Fredrick Water. The Fredrick water system has two filtration plants: 1) The James Diehl Water filtration plant, which that treats up to 3.2 million gallons of water each day and 2) the James Anderson filtration plant, which treats up to 4 million gallons per day.

3.4 Sanitary Sewer

Fredrick Water provides wastewater service to this area of Frederick County. The closest gravity sewer is located along Yardmaster Court, which is approximately 665 feet northeast of the north parcel boundary line. A survey is required to confirm the site could be served by gravity sewer, or whether a pump station will be required. An easement will be required to connect to the sewer across Parcel 44 A 75D.

The existing pipe size and available capacities can be provided by Fredrick Water. A Preliminary Engineering Report (PER) will be required to determine options for connection to the Fredrick Water sanitary sewer system. Likely an easement will be required from Parcel Nos. 44 A 75D and/or 44 A 75. This site is treated at the 4 million gallons per day Opequon Water Reclamation Facility, which is operated and managed by the City of Winchester through an inter-municipal agreement for the Frederick-Winchester Service Authority.

3.5 Electric, Gas, and Fiber

The site is within the Shenandoah Valley Electric Cooperative service territory. Locality and/or landowner should contact power provider prior to formally engaging a prospect and/or prospective industry to validate the availability of power to the site.

Washington Gas is available at this site. Locality and/or landowner should contact gas provider prior to formally engaging a prospect and/or prospective industry to validate the availability of gas to the site.

The site is located within Verizon service territory. Locality and/or landowner should contact fiber provider prior to formally engaging a prospect and/or prospective industry to validate the availability of fiber to the site.

3.6 Roads

An approximate 750 linear foot road will need to be extended from US Route 11 into the site to access the buildable area. This road will require waters of the US permitting from the US Army Corps of Engineers and the Virginia Department of Environmental Quality for the stream crossing and disturbance to the emergent wetland.

4.0 VBRSP SITE CHARACTERIZATION TIER LEVEL

The following is a summary of the site characterization tier levels.

Tier 1 Site is identified, there is an agreement with the local economic developer to market, and the site is listed in VA SCAN, VEDP's database of economic development sites.

Tier 2 There is an established sales price, and the site is compatible with the Comprehensive Plan.

Tier 3 The site is zoned for an industrial and/or manufacturing use (or similar), and the due diligence is completed. Due diligence includes the following information.

1. Preliminary Geotechnical Exploration & Report
2. Boundary Survey
3. Topographic Survey
4. Phase I Environmental Site Assessment
5. Waters of the US Delineation and Determination (within past 5 years)
6. Cultural Resources Review
7. Threatened & Endangered Species Review
8. Master Plan Development
9. Preliminary Engineering Report

Tier 4 Infrastructure improvements are designed and permitted, and can be constructed within 12 months

Tier 5 The improvements are under construction and/or the site is pad ready and all infrastructure is available.

Following review of available information, the Payne Property is a Tier 2 certified site in accordance with the with the above-referenced VBRSP standards.

5.0 RECOMMENDATIONS

The following due diligence items should be completed for the undeveloped EDA sites to mitigate risk for potential prospects, further define the required infrastructure improvements, and refine the order of magnitude estimate of probable infrastructure and 'pad-ready' costs, and regulatory permit and/or mitigation requirements and costs.

1. Preliminary Geotechnical Exploration & Report
2. Boundary Survey
3. Topographic Survey
4. Phase I Environmental Site Assessment
5. Waters of the US (WOUS) Delineation and Determination (within past 5 years)
6. Cultural Resources Review
7. Threatened & Endangered Species Review
8. Master Plan Development
9. Preliminary Engineering Report (PER): An infrastructure study to confirm whether improvements are required for water, sanitary sewer, and/or road networks for industrial use, and provide recommendations and associated order of magnitude estimates of probable project costs.

RECOMMENDATIONS

- Obtain a WOUS determination
- Complete a PER to determine water and sanitary sewer service capacities and adequacy, and estimates of probable costs

6.0 ORDER OF MAGNITUDE ESTIMATES OF PROBABLE COSTS

6.1 Due Diligence

The order of magnitude estimate of probable project costs (OOM Estimate) to advance the Milton Ray parcels' site characterization tier level from a 2 to a 3 is **\$100,000**, including the PER. Additional studies, including Phase 2 Environmental Site Assessments, and/or remediation work that may be required by regulatory agencies are unknown at this time, and therefore are not included in the estimate.

6.2 'Pad-Ready'

The order of magnitude estimate of probable project costs to advance the Milton Ray parcels' site characterization tier level from a 3 to a 5 ('Pad-Ready') is **\$400,000**. The Tier 5 order of magnitude estimate of probable project costs are based on the following assumptions.

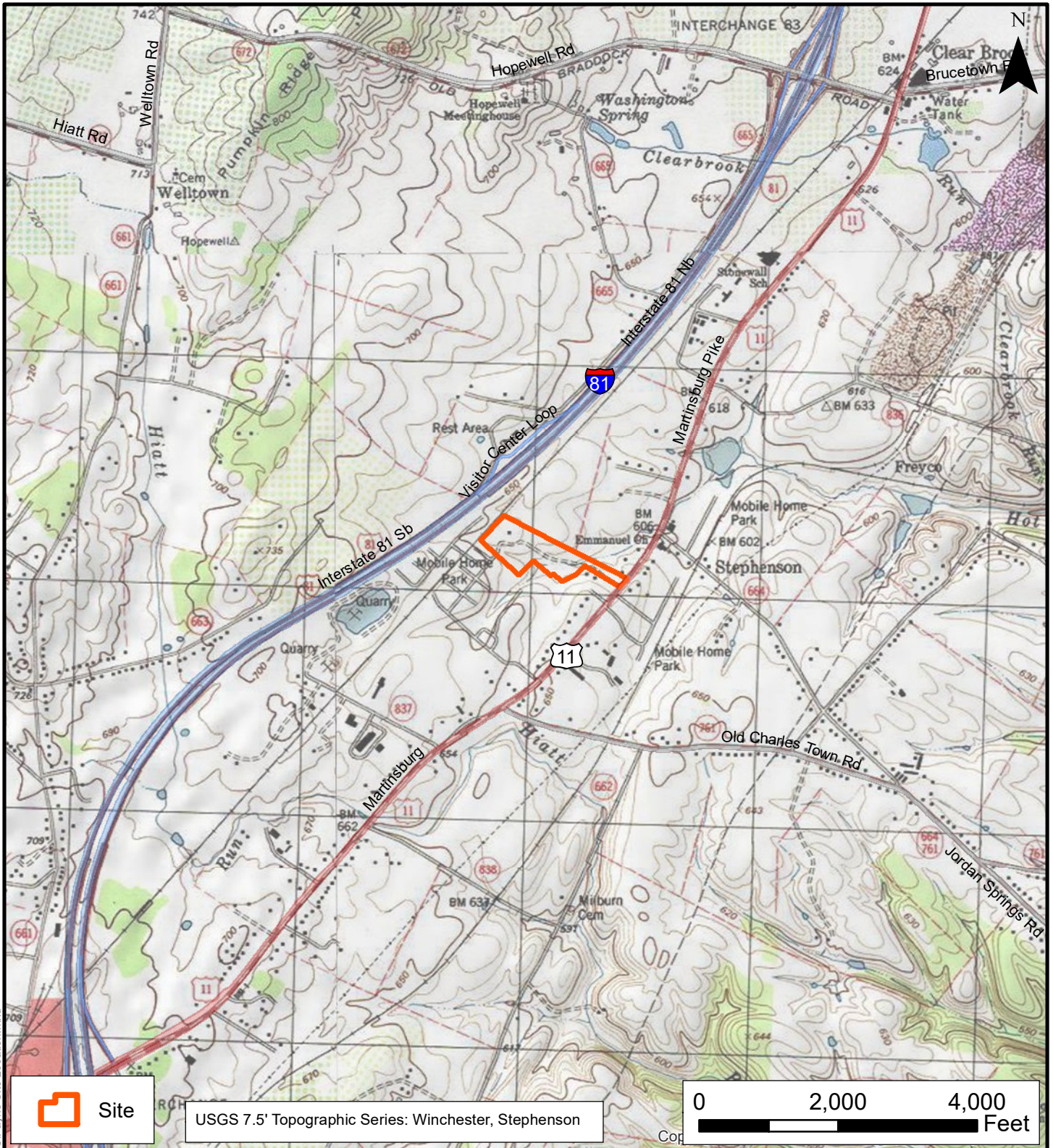
- A. Mass grading and stormwater management facilities and related professional service fees for design and permitting are included.
- B. Infrastructure improvements/extensions (water, sanitary sewer, and/or roads), site development, including parking and access drives, and associated utilities are not included.
- C. Electric, gas, telecommunications, and fiber service improvements are not included.

6.3 Tier Advancement OOM Estimate Summary

Tier 1 to 2	Identified Site Compatible with Comp. Plan	N/A
Tier 2 to 3	Zoned and Due Diligence Completed	\$ 100,000
Tier 3 to 4	Mass Grading Plans Permitted	\$ 40,000
Tier 4 to 5	Construction (Mass Grading only)	\$ 360,000
	OOM Estimate Total:	\$ 500,000

7.0 DATA REFERENCES

Data Layers	Source Description
Site Boundary	<i>Fredrick County Mapping and GIS</i>
Parcels	<i>Fredrick County Mapping and GIS</i>
Zoning	<i>Fredrick County Mapping and GIS</i>
Water & Sewer lines	<i>Fredrick Water GIS (12/2018)</i>
Power, Gas & Fiber	<i>VEDP Site Details Document and Fredrick Co. GIS</i>
Wetlands	<i>National Wetlands Inventory</i>
Floodplains	<i>Fredrick County Mapping and GIS</i>
Waterbodies	<i>Fredrick County Mapping and GIS</i>
Aerial	<i>2018 Virginia Geographic Information Network (VGIN)</i>



Site

USGS 7.5' Topographic Series: Winchester, Stephenson



Site Location

Frederick Co. EDA
Payne Site
Parcel 44-1-D

SCALE: 1" = 2000'
PROJECT: 2101928



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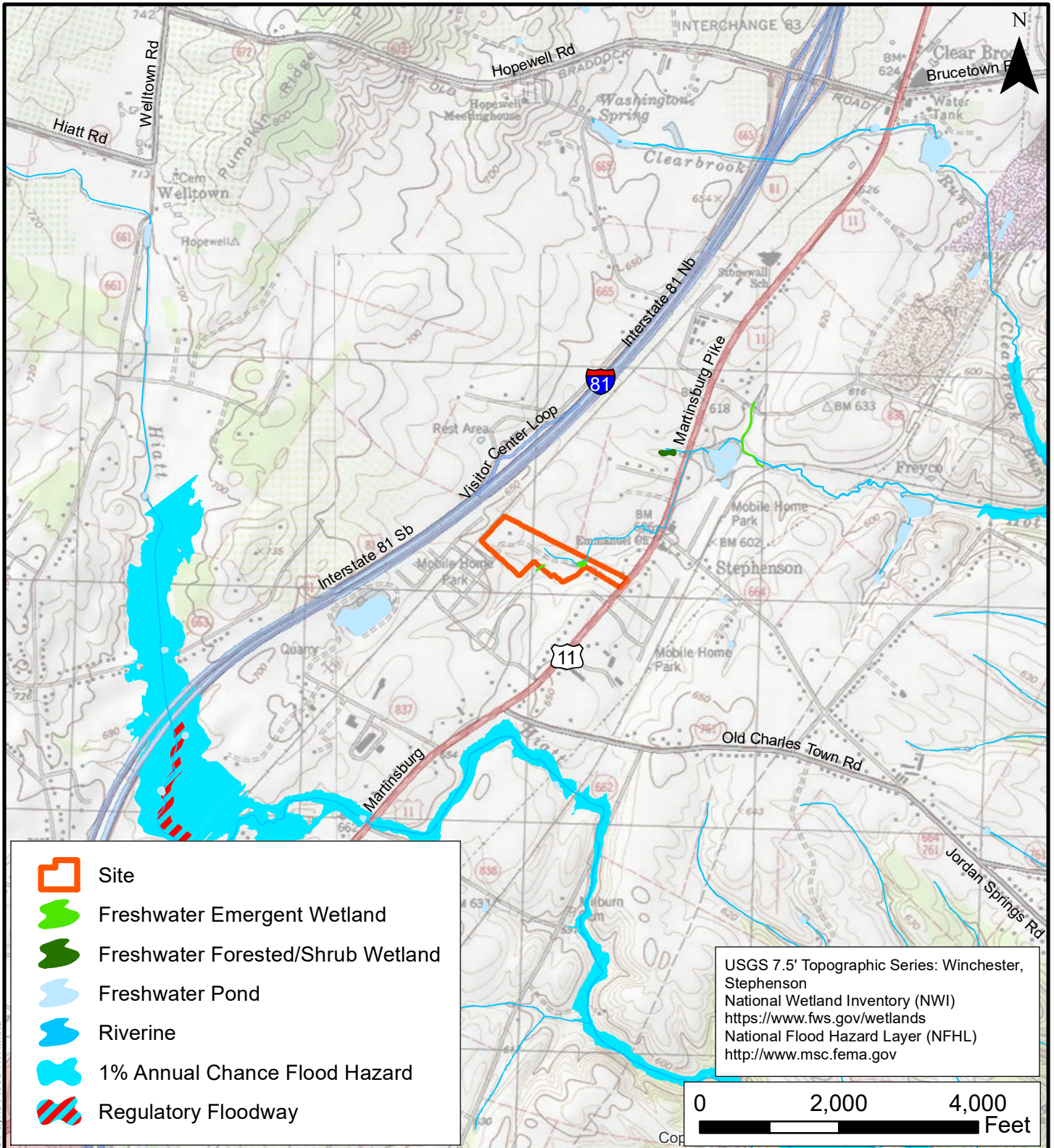
2206 South Main Street
Blacksburg, VA 24060
540-552-0444 Fax: 540-552-0291

Richmond, VA
Charlottesville, VA
Hampton Roads, VA

Raleigh, NC
Fayetteville, NC
Northern Virginia
Virginia Beach, VA

DESIGNED:
DRAWN: SMF
CHECKED: CAH
DATE: 12-15-21

FIGURE
1



Flood Hazard and National Wetland Inventory

Frederick Co. EDA
 Payne Site
 Parcel 44-1-D

SCALE: 1" = 2000'
 PROJECT: 2101928



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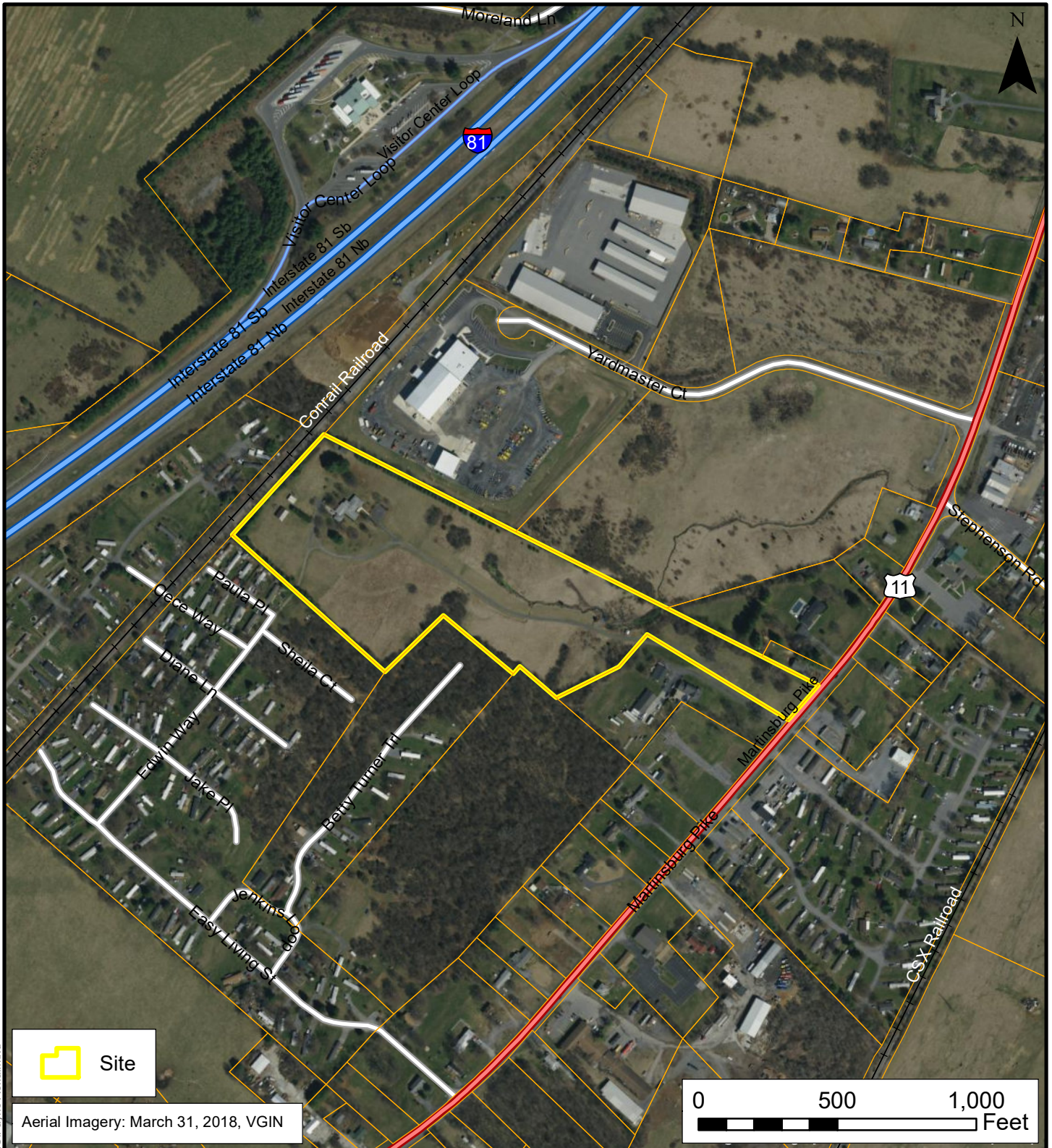
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 Virginia Beach, VA

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FIGURE
 2



 Site

Aerial Imagery: March 31, 2018, VGIN

0 500 1,000
Feet

Aerial Imagery

Frederick Co. EDA
Payne Site
Parcel 44-1-D

SCALE: 1" = 500'
PROJECT: 2101928

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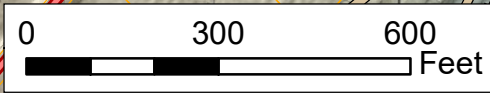
FIGURE
3

Path: P:\2021\10190002\101928\03-SP\WORK\GIS\Payne Aerial.mxd




 Site

2-ft contours and topographic model from 2012 Lidar, 1m DEM.
 VA-WV-MD USGS FEMA Region3 UTM17 2012 Lidar Project
 For visualization purposes only.



Topographic Map	Frederick Co. EDA	SCALE: 1" = 300'
	Payne Site	PROJECT: 2101928
	Parcel 44-1-D	



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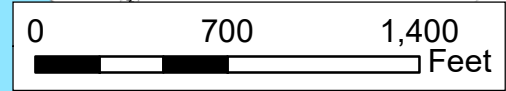
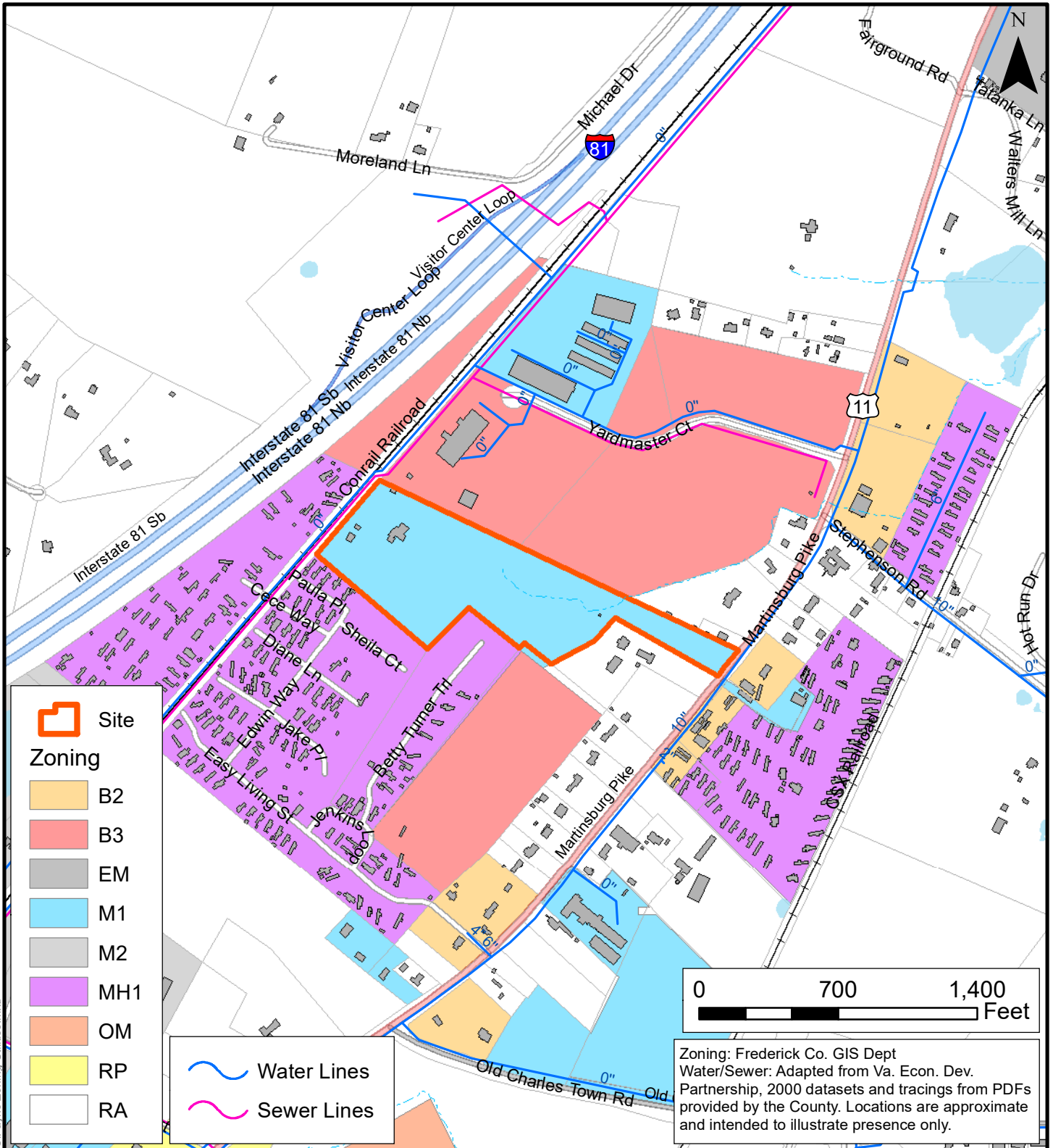
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FIGURE
4



Zoning: Frederick Co. GIS Dept
 Water/Sewer: Adapted from Va. Econ. Dev. Partnership, 2000 datasets and tracings from PDFs provided by the County. Locations are approximate and intended to illustrate presence only.

Zoning and Approximate Utilities

Frederick Co. EDA
 Payne Site
 Parcel 44-1-D

SCALE: 1" = 700'
 PROJECT: 2101928



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FIGURE
 5

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