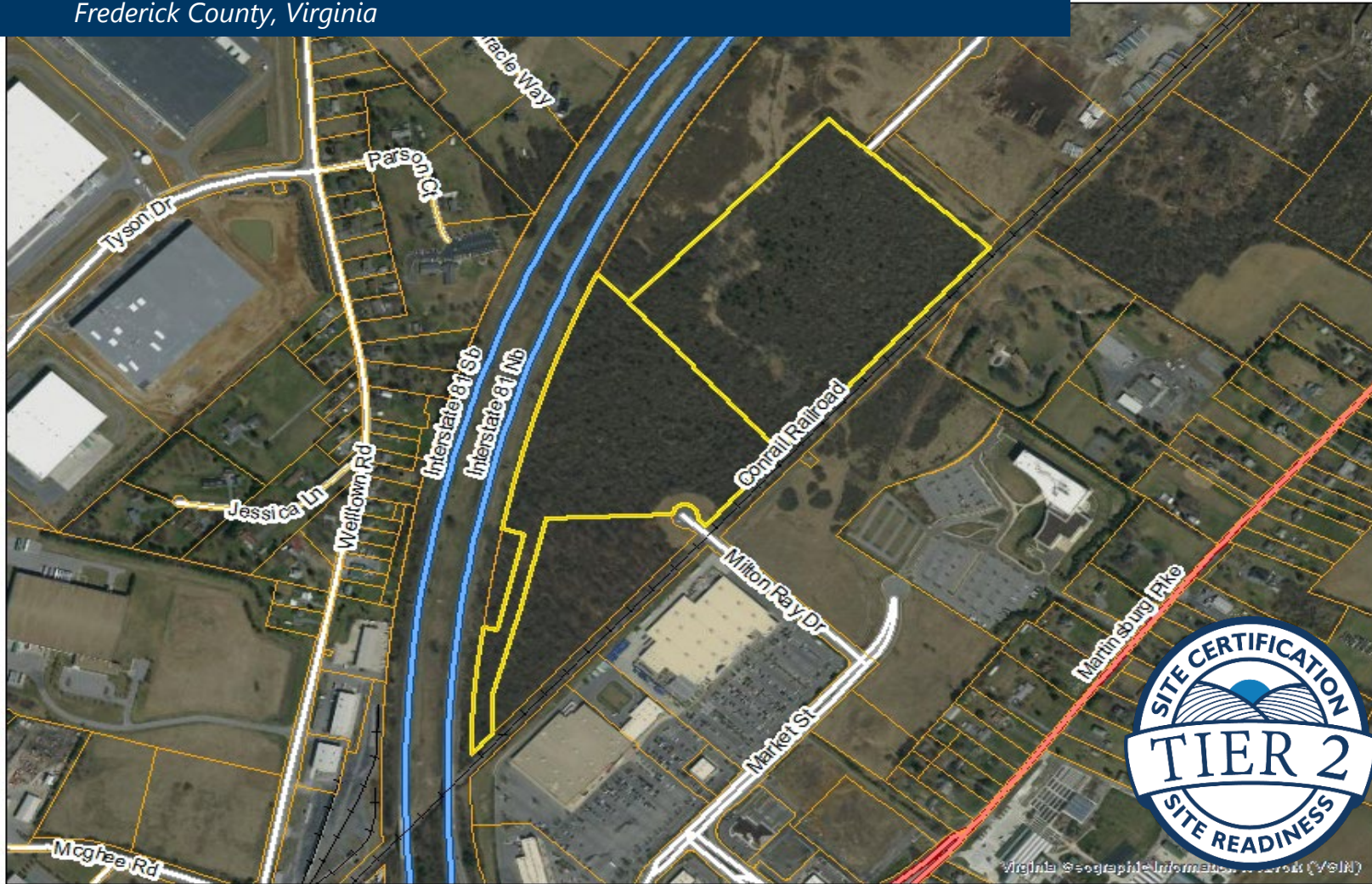


SITE CERTIFICATION REPORT FOR MILTON RAY

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). At that time, VEDP estimated that over \$60 Million in corporate investment has not been realized due to this lack of sites. The VBRS Program was established to promote development and characterization of sites to enhance the Commonwealth's infrastructure and promote the Commonwealth's competitive business environment.

VBRS 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 Milton Ray. Following review of available information, the Milton Ray is a Tier 2 certified site in accordance with the current VBRSP standards.

2.0 GENERAL SITE INFORMATION

2.1 Location and Access

The Milton Ray property (PIN Nos. 43 A 98 and 43 A 99) is located near 601 Milton Ray Drive east of I-81, west of US Route 11 off of Market Street, and northeast of the Conrail Railroad. The site is north of Winchester in Frederick County and south of Hiatt Run, which is tributary to Lick Run and Opequon Creek. Refer to Figure 1: Site Location.

The site is accessed via exit 317 of I-81, US Route 11 north, and Market Street north to Milton Ray Drive. 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

The parcel is zoned Light Industrial (M-1). Refer to Figure 5: Zoning and Approximate Utilities.

Key Site Information	
Total Area	45.2 Acres
Available Area*	25 Acres
Largest Contiguous Area	25 Acres
Total Developable Area	25 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 Milton Ray has relatively flat topography, and is heavily wooded. The majority of the site drains to Hiatt Run Stream, tributary to the Opequon Creek.

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 majority of Parcel No. 43 A 99 is located within the floodplain and floodway of Hiatt Run, and a small portion of the southeast corner of Parcel No. 43 A 98 lies within the floodplain. Parcel No. 43 A 99 is primarily undevelopable due to the regulatory floodplain.

3.3 Water

Fredrick Water provides water to this area of Frederick County. According to GIS information, there is an existing 12-inch water main along Milton Ray Drive, which dead-ends at the existing cul-de-sac. Additionally, there is an existing 12-inch water main along Agri Court, which dead-ends at the west property line. Future development of the site should connect the water mains at Milton Ray Drive and Agri Court for service reliability.

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. There is an existing gravity sewer along Milton Ray Drive and south of the Conrail Railroad; this sewer will serve Parcel 43 A 98, west of Hiatt Run. The pipe size and available capacities can be provided by Fredrick Water. 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 (Shenandoah Station) 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

The Milton Ray parcel appears to have an adequate road network for industrial use. The estimated traffic from a specific user will need to be analyzed to confirm whether improvements may be needed for the existing road network.

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 Milton Ray 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 Milton Ray property 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

- Timber the site
- Complete due diligence, specifically the geotechnical report and WOUS determination
- Confirm the floodplain limits
- Prepare a Master Development Plan

Additionally, the site is currently heavily forested. Timbering is recommended to clear the site for a prospect to be able to visualize the final development. Note: If the site is timbered, stumps should remain in-place, otherwise an erosion and sediment control and stormwater management plan and permit will be required.

Since the site is encumbered by floodplains and floodways, a floodplain study should be completed with the latest topographic survey to confirm the extents of the floodplain are accurate. The limits of the floodplain will help to define the buildable area. Building is allowable within the floodplain; however, approval from the County and FEMA may be required. Building is not allowed within the floodway.

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 **\$110,000**, including the PER and floodplain study. 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 **\$470,000**. The Tier 5 order of magnitude estimate of probable project costs are based on the following assumptions.

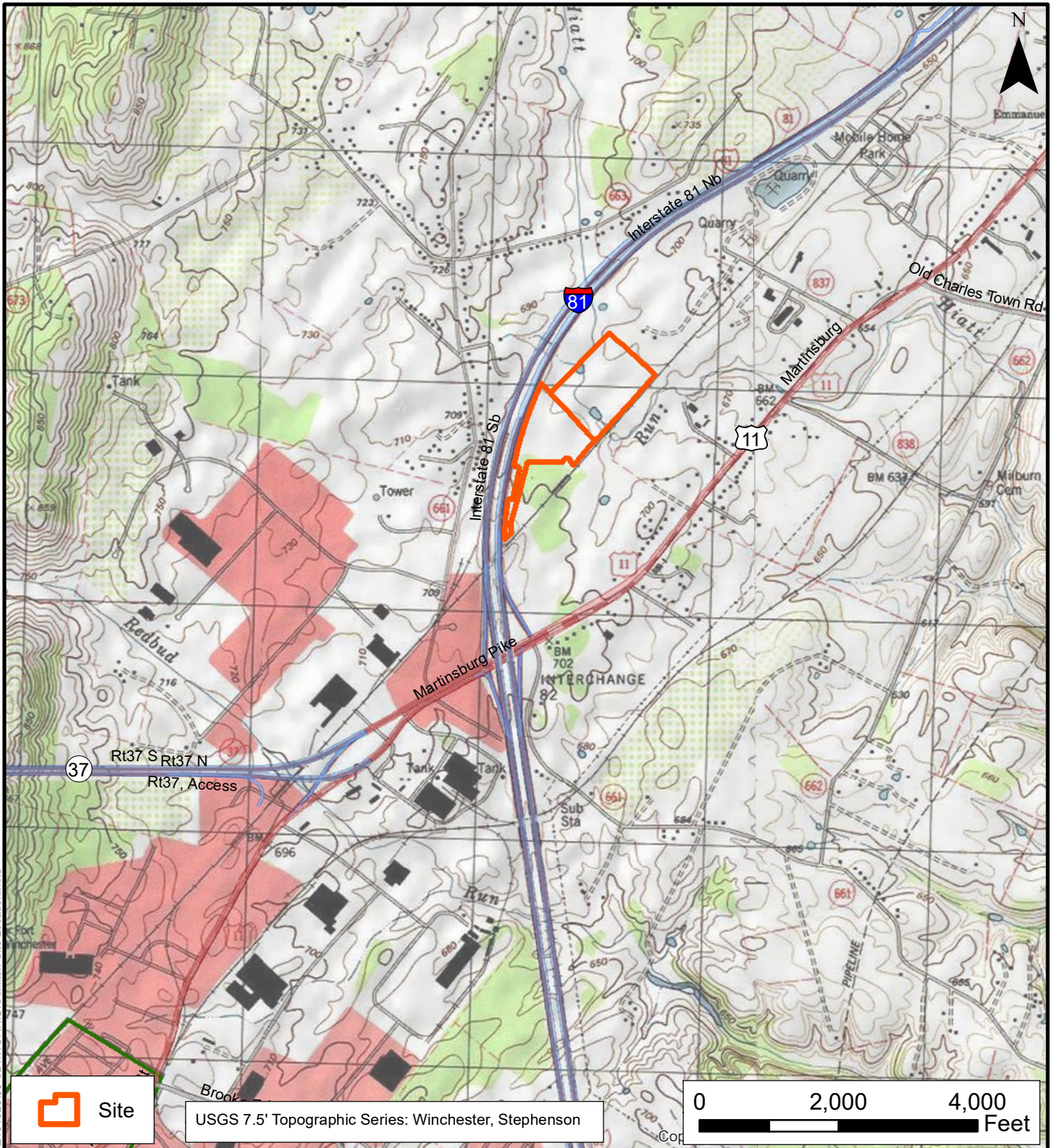
- A. Mass grading and stormwater management facilities and related professional service fees for design and permitting are included.
- B. Infrastructure improvements/extensions (water, sanitary sewer, and/or roads), site development, including parking and access drives, and associated utilities are not 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	\$ 110,000
Tier 3 to 4	Mass Grading Plans Permitted	\$ 50,000
Tier 4 to 5	Construction (Mass Grading only)	\$ 420,000
	OOM Estimate Total:	\$ 580,000

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>



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Site Location

Frederick Co. EDA
Milton Site
Parcel 43-A-98,99

SCALE: 1" = 2000'
PROJECT: 2101928



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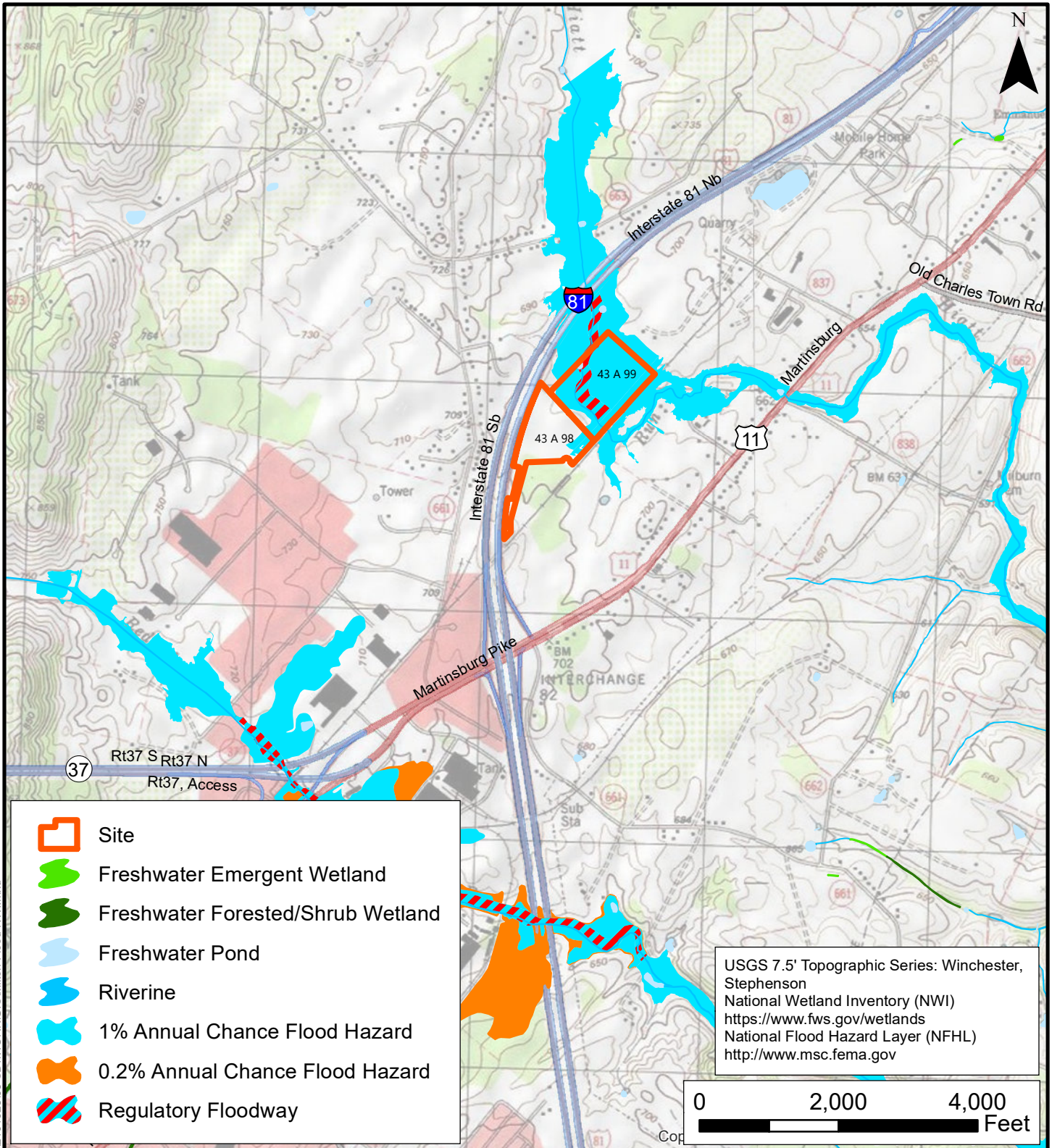
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Blacksburg, VA 24060
540-552-0444 Fax: 540-552-0291

Richmond, VA
Charlottesville, VA
Hampton Roads, VA

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

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DATE: 12-15-21

FIGURE
1



Flood Hazard and National Wetland Inventory

Frederick Co. EDA
Milton Site
Parcel 43-A-98,99

SCALE: 1" = 2000'
PROJECT: 2101928



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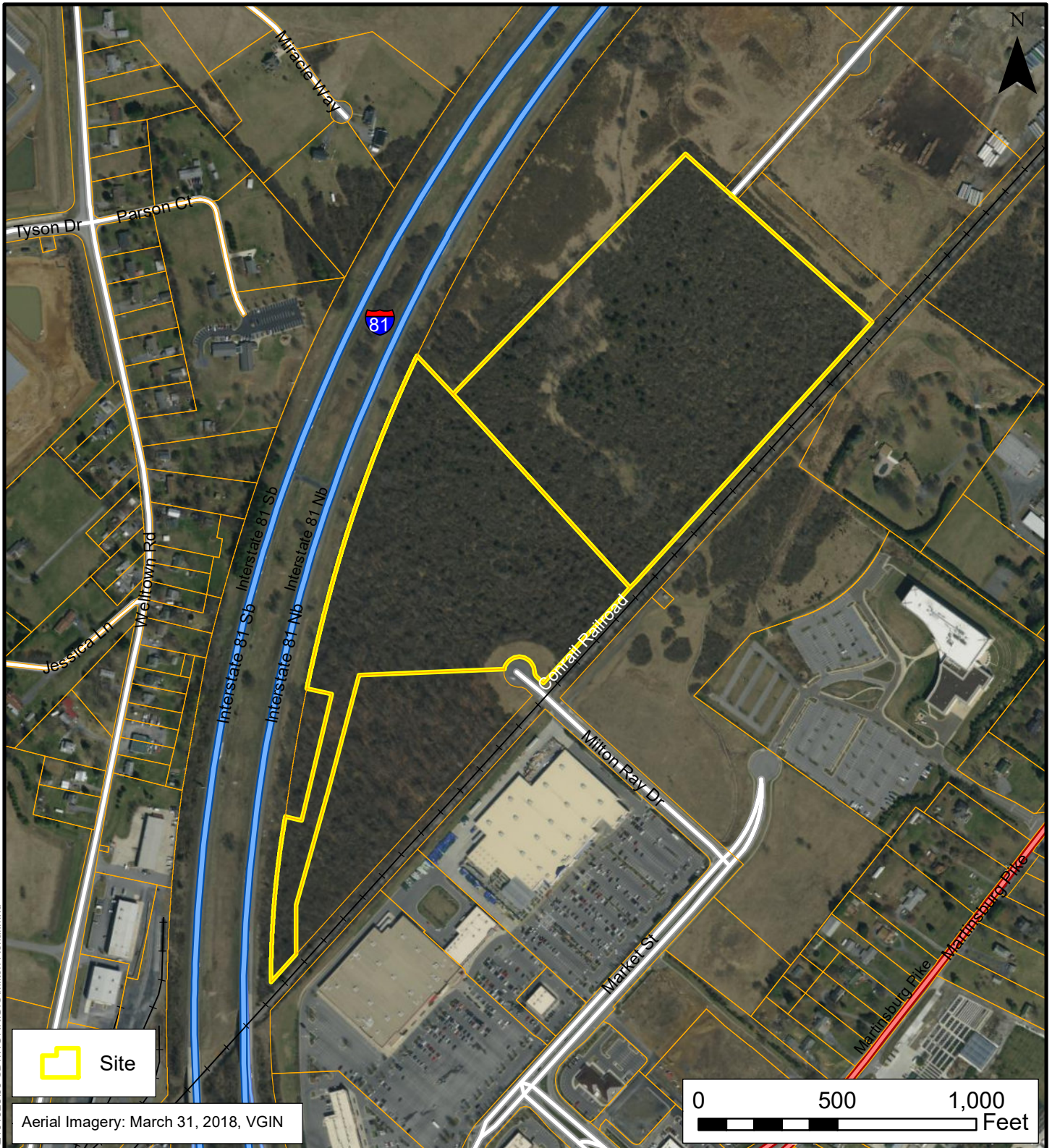
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FIGURE
2


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 Site

Aerial Imagery: March 31, 2018, VGIN

Aerial Imagery	Frederick Co. EDA	SCALE: 1" = 500'
	Milton Site	PROJECT: 2101928
	Parcel 43-A-98,99	

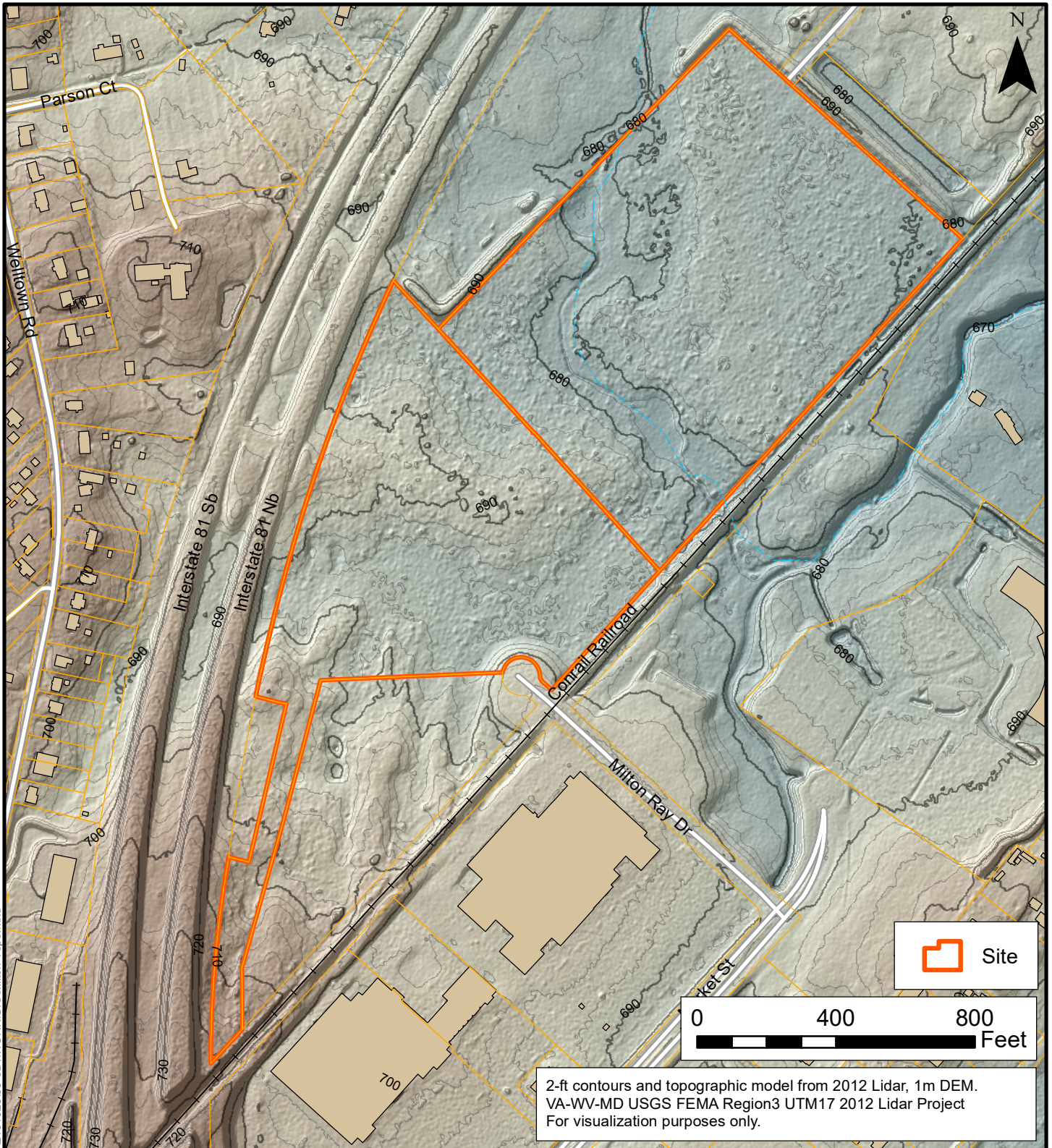
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FIGURE
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Topographic Map

Frederick Co. EDA
 Milton Site
 Parcel 43-A-98,99

SCALE: 1" = 400'

PROJECT: 2101928



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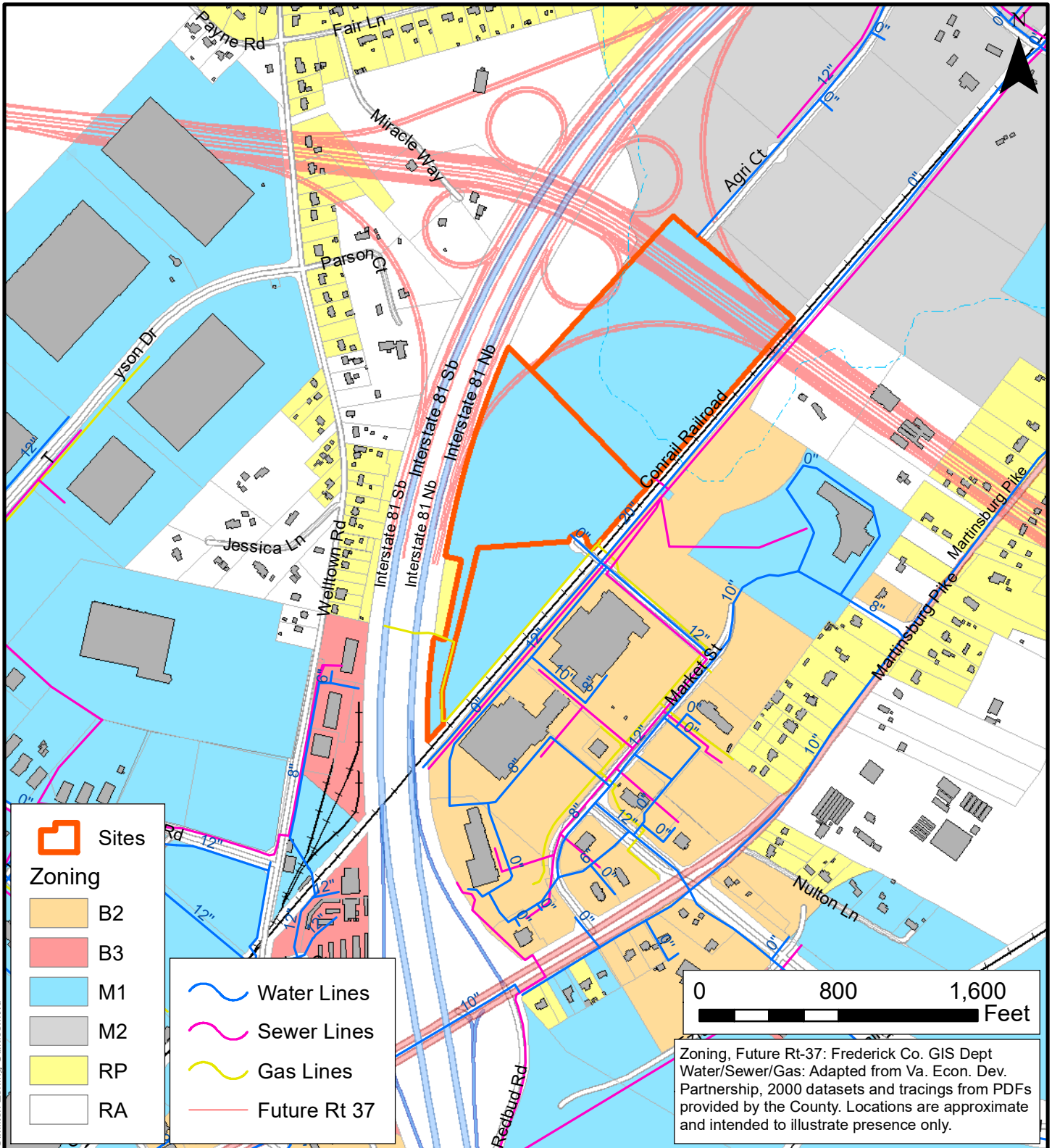
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FIGURE
4



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Zoning and Approximate Utilities

Frederick Co. EDA
Milton Site
Parcel 43-A-98,99

SCALE: 1" = 800'

PROJECT: 2101928



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FIGURE

5