



CONTINGENT CERTIFICATION

April 7, 2015

Maceo Nance
Director of Small Business & Rural Development
South Carolina Department of Commerce
1201 Main Street, Suite 1600
Columbia, SC 29201

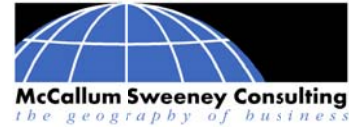
Dear Mr. Nance:

McCallum Sweeney Consulting (MSC) has developed a program for the South Carolina Department of Commerce to certify sites and parks as ready for industrial development. MSC has conducted an exhaustive analysis of the Bradley Industrial Park, located in York County, South Carolina, and has certified the **Bradley Industrial Park** as an **Industrial Park**. Based on the information provided by Dan Mummey with Clear Springs Development Company, LLC, and our evaluation of the park, the park has achieved a **Gold** tier contingent certification under the program criteria.

We have certified the Bradley Industrial Park as meeting the following criteria:

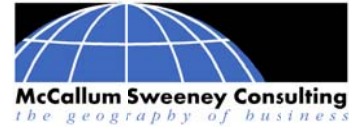
- **The industrial park must be a minimum of 100 subdividable acres with at least one parcel in the park being a minimum of 20 developable¹, contiguous acres.** The park is 200 total acres with 64.5 developable acres. As shown in the Master Development Plan dated April 7, 2015, the largest developable, contiguous parcel is 27.5 acres.
- **The industrial park must be available for sale or lease (with a documented price and terms) to prospective industrial investors. If the industrial park is only available for lease, the lease term must be a minimum of 25 years.** The Clear Springs-Bradley Park, LLC owns the park and has demonstrated a willingness to market the property as available for industrial development for a period of at least five years. A title search was completed March 11, 2015 that covered the period from December 29, 1999 to March 2, 2015. In addition, there is a title insurance policy dated December 29, 1999. Together these title search documents cover at least a 50-year history of the property
- **The industrial park must be zoned appropriately or be able to be rezoned for industrial use within 90 days (if applicable).** The park is currently zoned General Industrial District. A zoning change will not be necessary.

¹ "Developable" acres are those that have no impediments to development, or mitigation for any known impediments can be accomplished within 90 days. Environmental contamination issues must be remediated prior to certification.



- **Industrial park must be free of any known rights-of-way, easements, judgments, liens, restrictive covenants, and any other items that might impact the site's developability.** A Master Development Plan has been created that takes wetlands, topography, and easements into consideration.
- **The industrial park's developable acreage must be located outside of the 100-year flood zone.** The park has 35.5 acres in the 100-year flood zone with the remaining 164.5 acres located outside of the floodplain.
- **The industrial park must be directly served or be able to be served within six months by a road that is compatible with standards for tractor-trailer access (80,000 pounds / 20,000 pounds per axle).** The park is accessed via Banks Road, which meets the standards for tractor-trailer access (80,000 lbs.). The park is located less than two miles from I-77.
- **To market the industrial park as rail served, the industrial park must be served or be able to be served within 12 months by rail.** The park is not being marketed as rail served.
- **The industrial park must be served or be able to be served within six months by industrial quality power (a minimum of three-phase electric service).** Duke Energy is the electric provider serving the park. A three-phase 12 kV distribution line is adjacent to the park along Banks Road, and is also extended into Parcel 3. A 100 kV transmission line is also located in the park and feeds the Banks Street Retail substation, which is located on the opposite side of Banks Road, next to the U.S. Food Service building. Service that meets the minimum criteria can be provided within six months.
- **The industrial park must be served or be able to be served within six months by natural gas.** York County Natural Gas is the natural gas provider serving the park. A four-inch steel line is located adjacent to the park along Banks Road. In addition, there is a six-inch plastic distribution line that exists along Fort Mill Parkway. Service can typically be provided within 30 days of a request for service.
- **The industrial park must be served or be able to be served within six months by water infrastructure and a water system with a minimum excess capacity of at least 300,000 gallons per day.** The Town of Fort Mill is the water provider serving the park and purchases water capacity from the City of Rock Hill. A 16-inch main, which can serve a minimum of 300,000 gpd, is located adjacent to the park along Banks Road. As of December 9, 2013, the water treatment facility in the City of Rock Hill has a permitted capacity of 36 mgd, an allocated capacity of 20 mgd, a peak utilization of 12 mgd, and an excess capacity of 5 mgd. There is no allocated maximum capacity for the Town of Fort Mill.
- **The industrial park must be served or be able to be served within six months by wastewater infrastructure and a wastewater treatment plant with a minimum excess capacity of 200,000 gallons per day.²** The Town of Fort Mill is the wastewater provider serving the park. A 21-inch gravity line is located adjacent to the park along Banks Road. A pump station, which can serve a minimum of 200,000 gpd

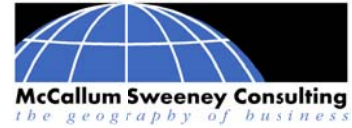
² Septic tanks are not an acceptable wastewater treatment solution.



is located at the property. As of December 9, 2013, the Fort Mill Wastewater Treatment Plant has a permitted capacity of 3 mgd, allocated capacity of 1.9 mgd, peak utilization of 1.7 mgd (excluding wet weather), peak utilization of 2.3 mgd (including wet weather), and 1 mgd average utilization. There is an excess capacity of 0.7 mgd, factoring in wet weather peak utilization.

- **The industrial park must be served or be able to be served within six months by a minimum of DS-1 or T-1 telecommunications infrastructure.** Comporium Communications is the telecommunications provider serving the park. Fiber is located adjacent to the park along Banks Road. Telecommunication, cable television, high speed Internet, Ethernet and security monitoring services are available.
- **The industrial park's developable acreage must be free of recognized environmental concerns or have a plan for mitigation.** A Phase I ESA was conducted in December 19, 2014. No recognized environmental conditions were revealed.
- **The industrial park's developable acreage must be free of wetlands or have a plan for mitigation or be able to be mitigated within 90 days. If the schedule for mitigation is longer than 90 days, mitigation must be completed prior to certification.** A wetlands delineation was completed on December 10, 2013. The delineation identified six (6) jurisdictional wetlands totaling 3.6 acres and three (3) Jurisdictional streams totaling 0.38 miles. A jurisdictional determination letter from the U.S. Army Corps of Engineers has not yet been received.³
- **The industrial park's developable acreage must be free of threatened and endangered species or have a plan for mitigation or be able to be mitigated within 90 days. If the schedule for mitigation is longer than 90 days, mitigation must be completed prior to certification.** A protected species study was conducted in August 2013. The proposed park should have no effect on protected species. Acknowledgement letters from U.S. Fish and Wildlife and the SC Department of Natural Resources concurred with the findings. It should be noted that the Schweinitz's Sunflower was found on Parcel 4 as noted on the Master Development Plan. The U.S. Fish and Wildlife office has no objection to development south of the Northern Tool and Equipment building due to a lack of protected species and/or critical habitat on this portion of the property.
- **The industrial park's developable acreage must be free of areas of archaeological or historical significance or have a plan for mitigation or be able to be mitigated within 90 days. If the schedule for mitigation is longer than 90 days, mitigation must be completed prior to certification.** A cultural resource survey was conducted in June 2013. No additional archaeological work was recommended for the park. An acknowledgement letter from the State Historic Preservation Office concurred with the findings. It should be noted that acreage in the southern portion of the property revealed ceramics and lithic artifacts consistent with an early Catawba occupation. This acreage would need further investigation to include in development.

³ This certification is contingent on the Bradley Industrial Park receiving an approved Jurisdictional Determination Letter from the U.S. Army Corps of Engineers.



- **The industrial park's developable acreage must have soils compatible with industrial development.** A geotechnical exploration was conducted on November 26, 2013. Based on the geotechnical report, this park has a Seismic Site Classification of C.
- **A Master Development Plan that shows the location of park access roads, easements, utilities (existing and proposed), and proposed lot locations and sizes (total and developable acreage) must be submitted. The Master Development Plan should take into consideration and note the location of development limitations, such as wetlands, floodplains, and permanent easements.** Master Development Plan dated April 7, 2015 shows three parcels for development ranging in size from 21 acres to 48 acres. The largest developable parcel is 27.5 acres. There are 97 undevelopable acres in the park.
- **A set of draft protective covenants that at a minimum address the following: building type, landscaping, parking, outdoor storage, setback specifications, and sign control must be submitted.** A set of covenants addressing the above listed items has been drafted for the park.

Based on the documentation submitted, this **contingent** certification will expire on **September 24, 2018**. After this date, you will need to apply for recertification.⁴

Please note that all industrial properties that complete our certification program must be reverified annually in order to maintain the certification designation. The reverification process will require applicants to complete the Reverification Questionnaire and submit updated letters from the water and wastewater providers. Completed documents should be provided directly to the SCDOC Program Manager. Guidelines for this process can be found in the Certification Manual, available on sccommerce.com.

Also attached is a strengths and weaknesses matrix for the park, which incorporates recommendations for improving the readiness of the industrial park.

Congratulations are in order for Dan Mummey and Clear Springs-Bradley Park, LLC, and York County Economic Development for their hard work and for achieving certification. If you have questions regarding our analysis, please contact us.

Sincerely,

A handwritten signature in cursive script that reads "Sarah S. White".

Sarah S. White
Senior Consultant

cc: Dan Mummey, Clear Springs Development Company, LLC
Jennifer deCesare, South Carolina Department of Commerce
David Swenson, York County Economic Development

⁴ The Jurisdictional Determination (JD) letter has not been received. Contingency will be removed once a copy of the JD letter is provided to MSC and SCDOC.

**SOUTH CAROLINA DEPARTMENT OF COMMERCE
INDUSTRIAL SITE CERTIFICATION PROGRAM**

SITE EVALUATION

Site Name: Bradley Industrial Park
Site Location: Fort Mill, York County, South Carolina
Category: Industrial Park

Strengths:

- York County has a Fixed Price Repayment Agreement with the landowner.
- Land price has been established.
- The park is less than two miles from I-77.
- The park has existing tenants and is an area well suited for light industrial tenants.
- Electric, natural gas, water, wastewater, and telecommunications infrastructure are on-site or in the near vicinity of the property and can provide the required capacities within the required timeframes.

Weaknesses:

- Due to limiting factors, only a small portion of the total acreage in the park is developable.
- The Schweinitz's Sunflower was found in the undevelopable area as noted on the Site Concept Plan. The U.S. Fish and Wildlife office has no objection to development south of the Northern Tool and Equipment building.
- A cultural resource was found on acreage in the southern portion of the property that has been cut out of the developable acreage. After finding ceramics and lithic artifacts consistent with an early Catawba occupation, this acreage would need further investigation to include in development.
- Existing wetlands and transmission lines limit the developable acreage of the park.
- Industrial access includes an at-grade rail crossing.
- Parcel configurations limit the flexibility for potential building layouts.
- Nation Ford Chemical is located adjacent to the park and could deter some industrial prospects.

Recommendations:

- Complete mitigation for Schweintz's sunflower and cultural resource identified on the property to expand the developable acreage of the park.
- Pick one site to focus on that would be most likely for a prospect to develop and make efforts for it to show better (ie. thin trees, improve access, etc.). We recommend Parcel 3 as noted on the Site Concept Plan.

SOUTH CAROLINA DEPARTMENT OF COMMERCE
INDUSTRIAL SITE CERTIFICATION PROGRAM

TARGET INDUSTRIES

Site Name: Bradley Industrial Park
Site Location: Fort Mill, York County, South Carolina
Category: Industrial Park

Target Industry	Location Requirements	MSC Justification
Data Centers	<ul style="list-style-type: none">• Good electric infrastructure• Rural yet accessible location	<ul style="list-style-type: none">• Good electric infrastructure in park, including substation• Site can be buffered from adjacent uses <p><i>Note: Proximity to rail may be a weakness for some prospects.</i></p>
Logistics / Distribution	<ul style="list-style-type: none">• Smaller sites• Proximity to end customers• Access to appropriate transportation infrastructure	<ul style="list-style-type: none">• Smaller sites available• Proximity to Charlotte• Good access to I-77 and transportation infrastructure
Light Industrial / Assembly	<ul style="list-style-type: none">• Competitive operating cost environment• Smaller sites• Less impactful development• Proximity to end customers	<ul style="list-style-type: none">• Competitive cost of doing business• Smaller sites available• Less impactful development to neighbors and greenspace (river, etc.)• Proximity to Charlotte