



May 29, 2013

Tom Ledbetter
Associate Vice President
Enterprise Campus at Midlands Technical College
151 Powell Road
Columbia, SC 29203

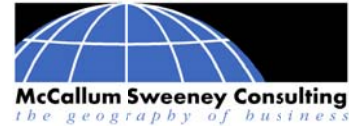
Dear Mr. Ledbetter:

Thank you for submitting the Enterprise Campus at Midlands Technical College for the McCallum Sweeney Industrial Site Certification Program. We appreciate your time and dedication to this project. McCallum Sweeney Consulting has conducted an exhaustive analysis of the property. Based on the information you provided and our evaluation of your site, we have certified the **Enterprise Campus at Midlands Technical College** as an **Industrial Park**.

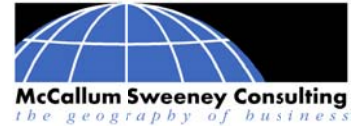
McCallum Sweeney Consulting has developed a program for the South Carolina Department of Commerce to certify industrial sites and industrial parks as ready for industrial development. We have certified the Enterprise Campus at Midlands Technical College as meeting the following criteria:

- **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 has 132 total acres with 126.4 developable acres. The largest contiguous, developable parcel is 60 acres. Streams and wetlands are located on site. SCE&G and Dixie Pipeline have easements on the property. An access road has already been extended through the park.
- **The sites within the proposed industrial park must be available for sale or lease (with a documented price and terms) to prospective industrial investors.** The Midlands Technical College Commission owns the industrial park and has demonstrated a willingness to market the property as available for industrial development for a period of five years. A 50-year title search has been completed.
- **The industrial park must be zoned appropriately (if applicable).** The entire park is currently zoned PUD-LS (Planned Unit Development - Large Scale). 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 in less than 90 days.



- **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 easements and wetlands into consideration.
- **The industrial park's developable acreage must be located outside of the 100-year Flood Zone.** The entire park is located in FEMA flood zone X - outside the 100- and 500-year flood zones.
- **The industrial park must be directly served by a road that is compatible with state standards for tractor-trailer access (80,000 pounds / 20,000 pounds per axle).** The park is directly served by a road that is compatible with state standards for tractor/trailer access (80,000 pounds / 20,000 pounds per axle).
- **If the applicant intends to market the proposed industrial park as rail-served, then the applicant must submit documentation that the industrial park will be able to be served by rail.** The park will not be served by rail.
- **The industrial park must be served by industrial quality power (a minimum of three-phase electric service).** 23 kV lines are located along Pisgah Church Road and Gateway Plantation Road. 115 kV lines are adjacent to the park's southern border along Pisgah Church Road and along the northern border.
- **If the applicant intends to market the proposed industrial park as served by natural gas, then the applicant must submit documentation that the industrial park will be able to be served by natural gas.** A four-inch plastic natural gas line with 35 psig is located along Powell Road.
- **The industrial park must be served by a water system and infrastructure with a minimum excess capacity of 150,000 gallons per day.** A 12-inch line is located on Pisgah Church Road and Gateway Plantation Road. A six-inch main is located along Powell Road. Eight-inch and six-inch lines are within the park's boundaries. The lines have 1,000,000 gpd capacities. System has 126 mgd capacity, 60 mgd average utilization, 76 mgd peak utilization, and 50 mgd excess capacity.
- **The industrial park must be served by a wastewater system and infrastructure with a minimum excess capacity of 100,000 gallons per day.** A 12-inch line is located in the parcel north of the park. The line is capable of handling 400,000 gpd. System has 60 mgd capacity, 35 mgd average utilization, 45 mgd peak utilization, and 15 mgd excess capacity.
- **The industrial park must be served by telecommunications infrastructure.** Fiber and cable communications are currently at the park.



- **Developable acreage must be free of wetlands, endangered species, or other unacceptable environmental conditions or have a mitigation plan that is achievable within 90 days.** Phase I ESA, wetlands delineation, endangered and threatened species study, archaeological and historical investigation, and geotechnical assessment have been completed on the site. A jurisdictional determination letter from the U.S. Army Corps of Engineers has been received.
- **The applicant must submit a Master Development Plan that shows the location of park access roads, easements for all utilities (water, sewer, natural gas, electricity, and telecommunications), and proposed lot locations and sizes. The Master Development Plan should take into consideration and note the location of development limitations, such as wetlands, floodplains, and permanent easements.** Master Plan shows 19 larger buildings and several smaller ones. The larger buildings range in size from 50,000 to 80,000 square feet. Lots range in size from 1.975 to 11.664 acres
- **The applicant must submit a draft set of protective covenants that at a minimum address the following: building type, landscaping, parking, outdoor storage, setback specifications, and sign control.** A draft set of covenants addressing the above listed items was submitted.

The jurisdictional determination letter is valid for five years; therefore, this certification will expire on **February 27, 2018**. After this date, you will need to apply for recertification.

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

Thank you again for your hard work and congratulations on achieving certification. If you have questions regarding our analysis, please contact us.

Sincerely,

Mark M. Sweeney
Senior Principal

cc: Maceo Nance

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

SITE EVALUATION

Site Name: Enterprise Campus at Midlands Technical College

Site Location: Columbia, Richland County, SC

	Strengths	Weaknesses	Recommendations
Site	<ul style="list-style-type: none"> • Park has 132 total acres with 126.4 developable acres • Largest contiguous, developable parcel is 60 acres • Park is owned by the Midlands Technical College Commission • Entire park is located outside the floodplain • Master Plan takes wetlands and easements into consideration • All environmental due diligence has been completed including: Phase I ESA, wetlands delineation, archaeological investigation, threatened & endangered species study, and geotechnical assessment • Jurisdictional determination letter from U.S. Army Corps of Engineers has been received 		
Transportation	<ul style="list-style-type: none"> • Park is 1.14 miles from I-77 and 3 miles from I-20 • Park is 16 miles from the Columbia Metropolitan Airport (CAE) • Ingress/egress has been established 	<ul style="list-style-type: none"> • Park is not served by rail 	

Site Evaluation (continued)

	Strengths	Weaknesses	Recommendations
Utilities	<ul style="list-style-type: none"> • 23 kV lines are located along Pisgah Church Rd. and Gateway Plantation Rd. 115 kV lines are adjacent to site's southern border along Pisgah Church Rd. and northern border • 4" plastic natural gas line with 35 psig is located along Powell Rd. • 12" water line is located on Pisgah Church Rd and Gateway Plantation Rd. 6" water main is located along Powell Rd. 8" and 6" water lines are within the site's boundaries • Water system has 126 mgd capacity, 60 mgd average utilization, 76 mgd peak utilization, and 50 mgd excess capacity • 12" wastewater line capable of 400,000 gpd is located in parcel north of park • Wastewater system has 60 mgd capacity, 35 mgd average utilization, 45 mgd peak utilization, and 15 mgd excess capacity • Fiber and cable communications are currently at the park 		
Other	<ul style="list-style-type: none"> • Land price has been established • Master Plan has been developed • Draft covenants and restrictions have been created 		

SOUTH CAROLINA DEPARTMENT OF COMMERCE
INDUSTRIAL SITE CERTIFICATION PROGRAM

TARGET INDUSTRIES

Site Name: Enterprise Campus at Midlands Technical College

Site Location: Columbia, Richland County, SC

Target Industry	Industry Overview	Location Requirements	MSC Justification
Advanced Materials	<p>The materials industry produces a diverse set of products from concrete to plastics to non woven textiles to advanced composite materials. Their applications are numerous from plastic soda bottles to the materials used to build the most technologically advanced fighter jets in the world.</p> <p>Specifically, the materials industry includes the following NAICS codes:</p> <ul style="list-style-type: none"> • 313-315: Textiles and Apparels • 3212 Engineered Wood Products • 326 Plastics and Rubber Products • 327 Nonmetallic mineral products • 3252 Synthetic Rubber, Fibers, and Filaments. <p>Advanced materials outperform conventional materials with superior properties such as toughness, hardness, durability and elasticity. They can have novel properties including the ability to memorize shape or sense changes in the environment and respond. The development of advanced materials can even lead to the design of completely new products, including medical implants and computers.</p>	<ul style="list-style-type: none"> • Large tracts of land • Access to qualified labor • Competitive operating cost environment • Highway transportation linkages 	<ul style="list-style-type: none"> • Access to qualified labor • Competitive operating cost environment • Proximity to I-77

Target Industry	Industry Overview	Location Requirements	MSC Justification
Back Office/Shared Services / Headquarters	This category contains a number of different types of operations including customer service operations; back office centers, shared service centers, and full headquarter operations. Facility size and employment will depend on the company and the type of operation the facility will be performing. Large call centers or service centers can employ 500 and 700 people. At the other end of the spectrum, a company's shared service operation may only employ 50 to 100 people.	<ul style="list-style-type: none"> • Access to workforce • Quality of life amenities • Access to airport • Telecommunications infrastructure 	<ul style="list-style-type: none"> • Access to workforce – universities in Columbia • Quality of life amenities • Park is 16 miles from CAE • Telecommunications infrastructure
Data Centers	<p>In the US, about 11,000 companies provide telecommunications services, with total annual revenue over \$400 billion. The industry is highly concentrated: the 50 largest companies hold 90 percent of the market.</p> <p>Demand is driven by technological innovation and by growth in business activity. The profitability of individual companies depends on efficient operations and good marketing.</p>	<ul style="list-style-type: none"> • Redundant and reliable electric infrastructure • Access to telecommunications infrastructure • Excess water capacity for fire suppression and cooling systems • Rural yet accessible location 	<ul style="list-style-type: none"> • Transmission-level electric lines and substation are adjacent to park • Access to telecommunications infrastructure • Water system has 50 mgd excess capacity <p><i>Note: Proximity to other neighbors (industries, etc.) will be a weakness for some prospects – more suitable for smaller data centers</i></p>

Target Industry	Industry Overview	Location Requirements	MSC Justification
Flex Space	<p>Flex Space refers to any facility that has an adaptable floor plan or footprint. These facilities can encompass retail space, distribution or warehouse space, and some light assembly / manufacturing space. Typically, these facilities are sub-divided and will house multiple users. In some cases there may be shared services or common space (such as conference rooms, receptionists/security, a canteen, etc.) that are shared by all tenants.</p> <p>Building flex space does not require large sites, and they do not require significant utility infrastructure. These facilities are not large employment or investment generators.</p>	<ul style="list-style-type: none"> • Smaller sites • Proximity to population centers • Proximity to amenities (such as restaurants, etc.) • Good transportation infrastructure 	<ul style="list-style-type: none"> • Smaller sites • Proximity to population centers • Proximity to amenities • Park is <1.5 miles from I-77
Light Industrial / Assembly	<p>This category is comprised of smaller facilities that are doing primarily final assembly of goods. Some companies that do some light manufacturing that does not require much heat or pressure would also be included in this category</p>	<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"> • Site sizes • Proximity to end customers • Less impactful development

Target Industry	Industry Overview	Location Requirements	MSC Justification
Medical Devices and Equipment	<p>The medical supplies and devices manufacturing industry includes about 12,000 companies with combined annual revenue of \$78 billion. The industry is slightly concentrated: the 50 largest companies hold close to 60 percent of the market. Medical supply and device manufacturers produce instruments, apparatus, and supplies used in the medical field.</p> <p>Demand is driven by population demographics and advances in medical knowledge and technology. The profitability of individual companies depends on the ability to develop superior products.</p>	<ul style="list-style-type: none"> Existing skill sets in the workforce Existing industry base Proximity to universities or other research capabilities Proximity to medical schools and affiliated hospitals 	<ul style="list-style-type: none"> Existing skill sets in the workforce Existing industry base Proximity to USC Medical School, SC College of Pharmacy, and local hospitals <p><i>Note: Park will be more suitable for smaller start-up and specialty medical device companies</i></p>
Pharmaceutical / Life Sciences	<p>About 1,500 companies in the US manufacture and market medicinal drugs, with combined annual US revenue over \$200 billion. The industry is highly concentrated: the 50 largest companies control more than 80 percent of the market.</p> <p>The traditional drug manufacturing industry increasingly overlaps with the biotechnology industry, which is a source of many new medical treatments. The industry is marked by rapid advances in scientific knowledge that produce ever-more effective medicines.</p>	<ul style="list-style-type: none"> Larger site size requirement Proximity to population centers with strong quality of life components to recruit required personnel Adequate manufacturing labor force Good transportation infrastructure 	<ul style="list-style-type: none"> Variety of site sizes in park Proximity to I-77 Proximity to USC Medical School, SC College of Pharmacy, and local hospitals <p><i>Note: Park will be more suitable for specialty pharmaceutical companies</i></p>