

CARMEL CHURCH BUSINESS CENTRE

“THE GATEWAY FOR BUSINESS IN
VIRGINIA AND MARYLAND”

G. EDMOND “NED” MASSIE, IV
ALC, CCIM
GRANT MASSIE LAND COMPANY
8100 THREE CHOPT ROAD – SUITE 113
RICHMOND, VA 23229
804-754-3474 / 1-800-665-LAND
NMassie@GrantMassie.com

NOTE: G. Edmond Massie, IV has a financial interest in CCBC Properties, LLC, the owner of Carmel Church Business Centre (CCBC).

DATE: May 31, 2019

TO: Prospects

FROM: G. Edmond (Ned) Massie, IV
ALC, CCIM
Owner/Agent

SUBJECT: Carmel Church Business Centre in Caroline County, Virginia

CCBC is the riskless choice for a business or distribution center location in the Washington to Richmond I-95 corridor because it offers the following benefits:

- ❖ CCBC is located at the most important I-95 interchange in the Washington to Richmond corridor;
- ❖ The environmental approvals are in place, thus speeding the approval process.
- ❖ Some storm water management structures are in place reducing cost of the site work and maximizing the efficiency of each site while speeding the entitlement process;
- ❖ The public water, sanitary sewer, underground electric, natural gas and fiber-optic cable, are already built in CCBC;
- ❖ CCBC enjoys excellent soils (unlike sites with poor soils that require expensive “cut and fill”) and to date have had very good CBR’s which means lower construction costs;
- ❖ Located at a stop light intersection approximately 2,000 feet east of the I-95 Carmel Church exit with frontage on Route 207, on a four-lane divided highway (major east coast connector between I-95 and U.S. Route 301) which is becoming an increasingly used route to the northeastern USA circumventing the D.C. beltway congestion;
- ❖ Protective Covenants designed to enhance your investment;
- ❖ We purchased water and sewer capacity when we developed CCBC so we are able to sell to you the utility capacity that you need for your facility at a price below market, separate from the land acquisition cost.

Please be advised that I am a licensed Virginia real estate broker associated with Grant Massie Land Company and I have a financial interest in CCBC Properties, LLC which owns 58+/- acres of Carmel Church Business Centre. Per Virginia real estate law the appropriate disclosure forms and language will need to be a part of any agreement.

I am not an engineer, but in an effort to help you evaluate CCBC I have accumulated the information described below from a variety of sources. While I believe those sources are reliable, your professionals will need to confirm this information for you.

CCBC PROPERTIES, LLC
12283 FIELDCREST LANE
ASHLAND, VA 23005

DATE: January 13, 2020

TO: Future Company Prospects
Carmel Church Business Centre
Caroline County, Virginia

FROM: CCBC Properties, LLC
G. Edmond (Ned) Massie, IV
ALC, CCIM
Owner/Agent

SUBJECT: Civil Engineering and Land Surveying Information on
Carmel Church Business Centre, Caroline County, Virginia
Caroline County Tax Map #83-A-7

1. Zoning & Restrictive Covenants – A copy of the Zoning Proffers for Carmel Church Business Centre are attached. The proffers are in addition to the Caroline County Zoning Ordinance Requirements for both the B-1c business property and the M-1c manufacturing classifications. A copy of the Caroline County Zoning Ordinance is available upon request from the County of Caroline by contacting Mr. Mike Finchum, Director of Planning, at (804) 633-4303.

A copy of the restrictions and covenants affecting the overall Carmel Church Business Centre to insure its quality are also available upon request.

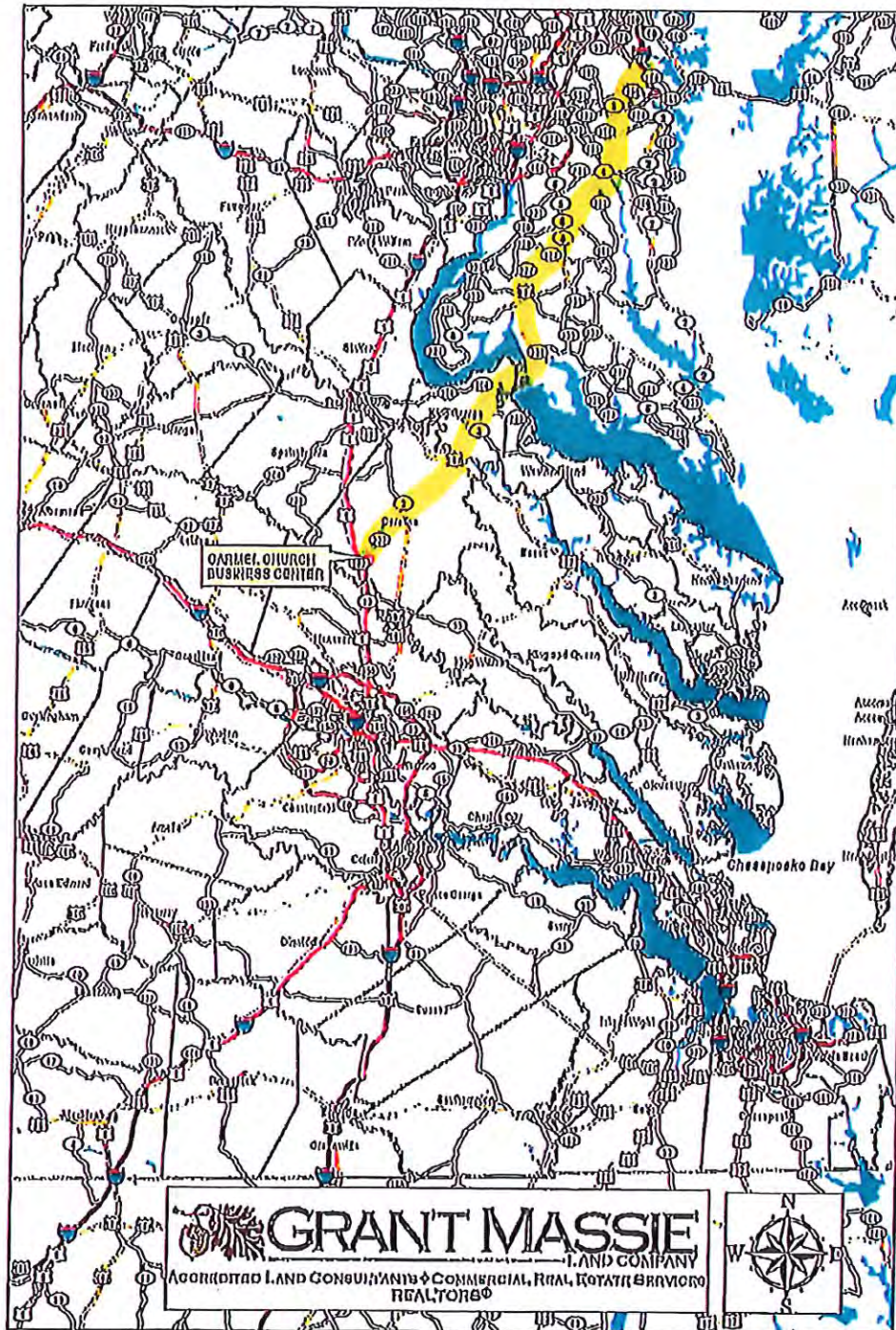
2. Soils – A copy of the Froehling and Robertson Overall Soils Report is available upon request. Generally, the soils are a combination of sand, clay, and gravel. To my knowledge they have been excellent for construction. Individual, site specific soil borings should be performed by the purchaser to determine specific site soil conditions for any specific parcel.
3. Hazardous Waste Evaluation – A new Phase I Environmental Site Assessment was completed in January, 2019 and a copy is available. As indicated no concerns were present.
4. Topographic Information – The topography shown on the basemap of CCBC reflects two foot contour intervals per aerial topography that was flown and prepared in August 2019. Overall, the sites are balanced. Generally, the property is gently rolling.

5. Drainage Information – The enclosed schematic reflects the as-built construction of underground concrete storm sewer pipe and inlets serving both public roads and sized to receive site run-off from adjacent land parcels depending upon drainage areas as shown on the enclosed construction plans. The park drains to on-site stormwater detention basins previously constructed with the overall park infrastructure. The detention basins provide for the stormwater management, and thus no off-site drainage easements across third parties are required. Design calculations are shown on the attached construction plans. Under current regulations, some additional stormwater BMP may be required.
6. Public Roads – Enterprise Parkway and Business Centre Court are constructed per the enclosed plans and are maintained by the Virginia Department of Highways and Transportation. The roads have been constructed to industrial grade strength utilizing road side ditches for drainage within the previously dedicated road rights-of-way. A median break and left-turn storage lane and right-turn taper at the intersection of Route 207 (Rogers Clark Boulevard) and Enterprise Parkway were constructed with the overall infrastructure as shown on the enclosed plans.
7. Public Water – A 12” water main serves the Carmel Church Business Centre via elevated water tank at the Carmel Church I-95 interchange. The various County wells of a high capacity nature serve as the water source with additional wells available if demand is needed. My understanding is that the 12” water main within the park provides fire flow of approximately 2500 gallons per minute with residual pressure of 20 PSI depending upon the location within the park and the elevation of the desired parcel. Water pressure information is available from Mr. Joey Schiebel, Director Public Utilities with the County of Caroline at (804) 633-4386.
8. Public Sanitary Sewer – Within the streets of Enterprise Parkway and Business Centre Court are 8” public sanitary sewers with 8” laterals constructed to the right-of-way lines to serve adjacent land parcels. A 15” trunk sanitary sewer bisects the property generally located on the back side of the business property abutting Route 207. The sanitary sewer within the roads is publicly maintained by the County of Caroline. Effluent flows to the Polecat Creek sewage treatment plant approximately 2 miles northeast of Carmel Church Business Centre. Mr. Joey Schiebel can provide additional information on this utility (804) 633-4386.
9. Public Phone – Underground public phone cable has been constructed abutting the rights-of-way of Enterprise Parkway and Business Centre Court. Connection to that phone cable is possible as adjacent sites are developed.
10. Public Power – An underground power line has been constructed abutting public road rights-of-way of Enterprise Parkway and Business Centre Court. Connection to this underground power may be made by adjacent parcels as they are developed. Normal power usage can currently be achieved and increased power usage is available with additional off-site improvement depending upon specific needs. For further information, contact Rappahannock Electric Cooperative (800) 920-9288.

11. Natural Gas – Natural gas mains have been installed abutting existing rights-of-way of Enterprise Parkway and Business Centre Court. Those gas mains are owned by Columbia Gas of Ohio. For further information regarding rates, connection fees, capacity of lines, etc. contact Columbia Gas of Ohio (800) 344-4077.
12. CSX Rail Service – The existing CSX railroad abutts the east property line of the overall Carmel Church Business Centre Park. The construction cost for rail spur service and potential industrial rail access funding may be available from CSX or the state.
13. Wetland Considerations – The enclosed GDP delineates the nontidal wetlands under jurisdiction by the Army Corps of Engineers (ACE) through their field office in Richmond, Virginia, as confirmed by their letter dated May 6, 2019.
14. Fiber Optic Broadband Cable – There are three providers of Fiber Optic Broadband Cable in the area of CCBC. My understanding is that Comcast is the provider currently servicing CCBC.
15. Generalized Development Plan (GDP) – The enclosed GDP reflects all of the topographical, public utility, and environmental information available as of when it was approved by the Planning Commission in September 2019.

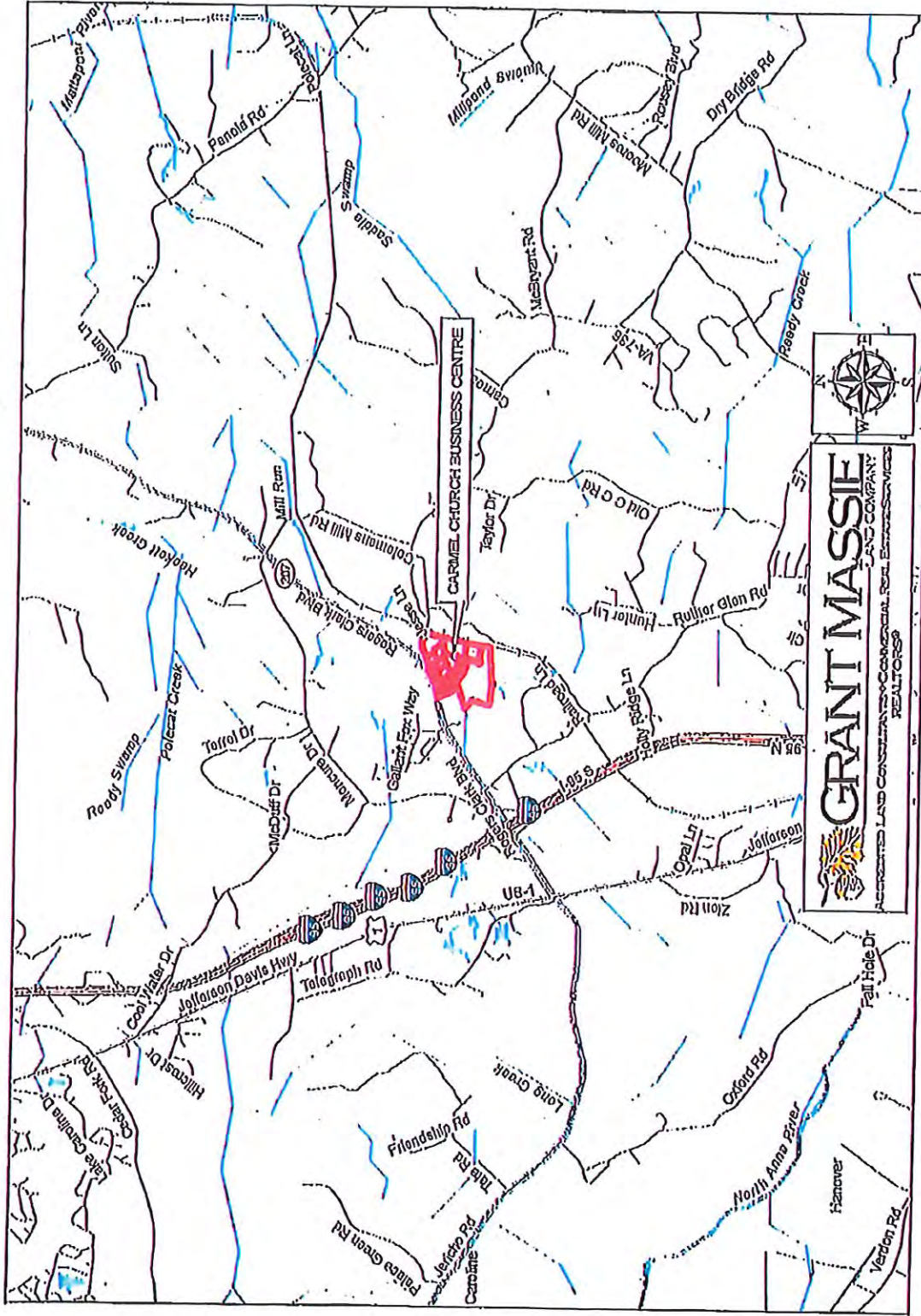
The information contained herein is deemed reliable, but not guaranteed. Therefore, it should be field verified by the Buyer.

CAROLINE COUNTY - CARMEL CHURCH BUSINESS CENTER
LOCATION MAP



ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED

Caroline County - Location Map



GRANT MASSIE
 REALTORS
 LICENSED LAND CONSULTANTS
 COMMERCIAL REAL ESTATE SERVICES

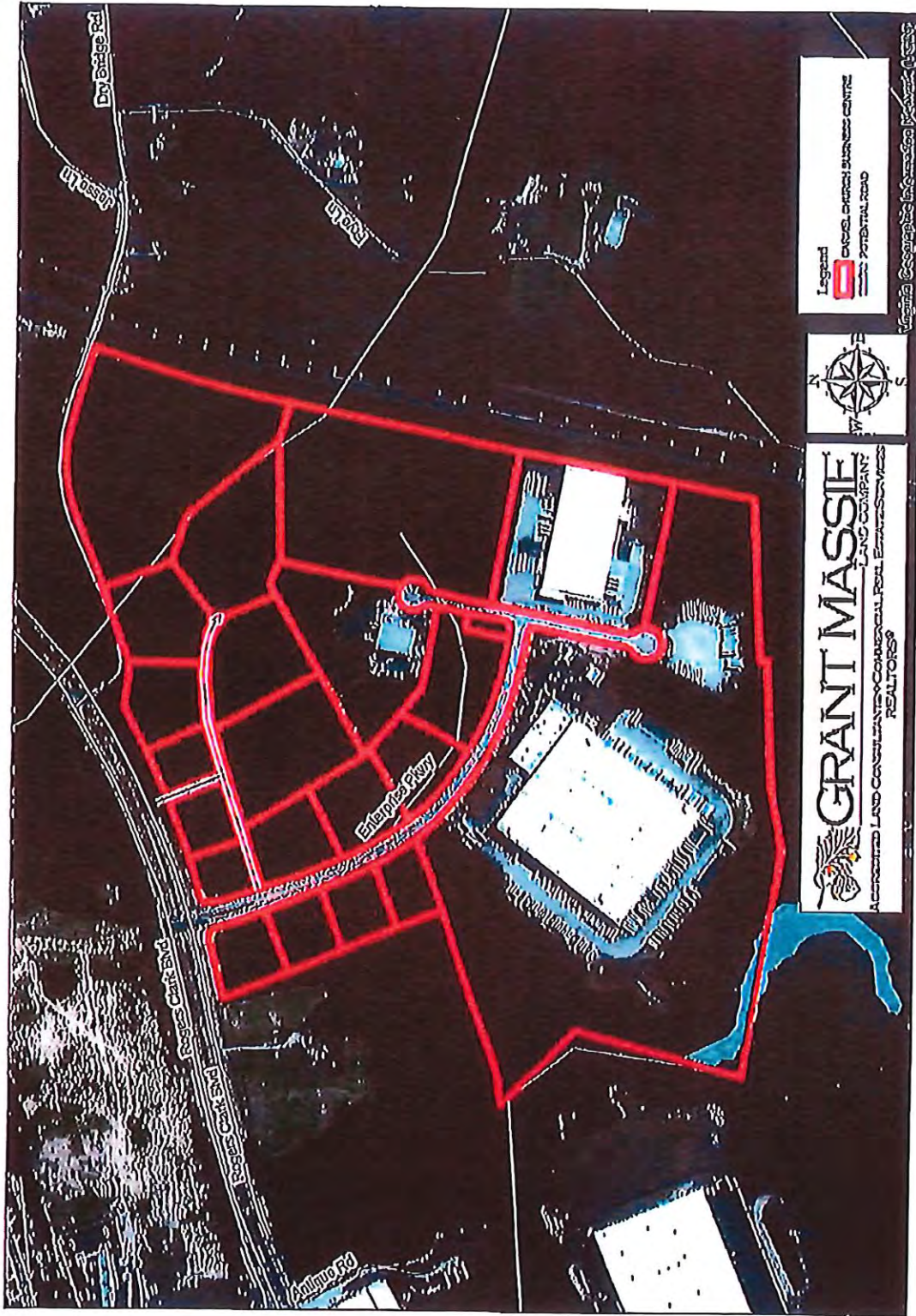
ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED

Caroline County - Aerial Photograph



ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED

Caroline County - Aerial Photograph





Carmel Church Business Centre

List Prices for Land Bays

October 12, 2021

Prices subject to change without prior notice

Approved Preliminary Plat	Acreage	Per Acre	Value
1	1.5	\$	-
2 & 3 & 4	3.78	\$	-
5, 6, 7, 8	6.9		
9,10,11,12,13,14	17.5	\$	-
15	2	\$ 49,950	99,900
16	2.84	\$ 49,950	141,858
17	12.66		SOLD
18	11.15	\$ 36,950	411,993
Total	58.33		

Alternative - Total Land Available 10/12/21

1	1.5	
2 & 3 & 4	3.78	
5, 6, 7, 8, 9, 10, 11, 12, 13, 14, + GDP road	24.4	
15	2	
16	2.84	
18	<u>11.15</u>	
Total	45.67	

PRELIMINARY PLAT CARMEL CHURCH BUSINESS CENTRE PROPERTY REZONING

REEDY CHURCH MAGISTERIAL DISTRICT
CAROLINE COUNTY, VIRGINIA

ZONING: M-1C

TAX MAP NUMBER: 83A-1-1, 83A-1-1B, 83A-1-2, & 83-1-2A
STREET ADDRESS: ENTERPRISE PKWY.



OWNER/APPLICANT:
CCBC PROPERTIES, LLC AND ON BEHALF OF KEY OF CAROLINE, INC.
G. EDMOND (NEE) MASSIE, IV
10000 ELMWOOD LANE
ASHLAND, VA 23005
(804) 754-3474
NMASSIE@GRANTMASSIE.COM

INDEX TO DRAWINGS
1.) COVER SHEET
2.) EXISTING CONDITIONS
3.) PRELIMINARY PLAT
4.) TURN LANE ANALYSIS
5.) SIGHT DISTANCE AND CORNER CLEARANCE

A LAND SURVEYANCE REPORT WILL BE REQUIRED AT THE SITE PLAN PHASE.

W W WEBB & ASSOCIATES, PLLC
ENGINEERING - SURVEYING - LAND PLANNING
11903 BOWMAN DRIVE, SUITE 106, FREDERICKSBURG, VA 22408
OFFICE (540)371-1209 - FAX (540)371-4650

APPROVALS

DIRECTOR OF PLANNING
DIRECTOR OF PUBLIC UTILITIES
VIRGINIA DEPARTMENT OF TRANSPORTATION
VIRGINIA DEPARTMENT OF HEALTH

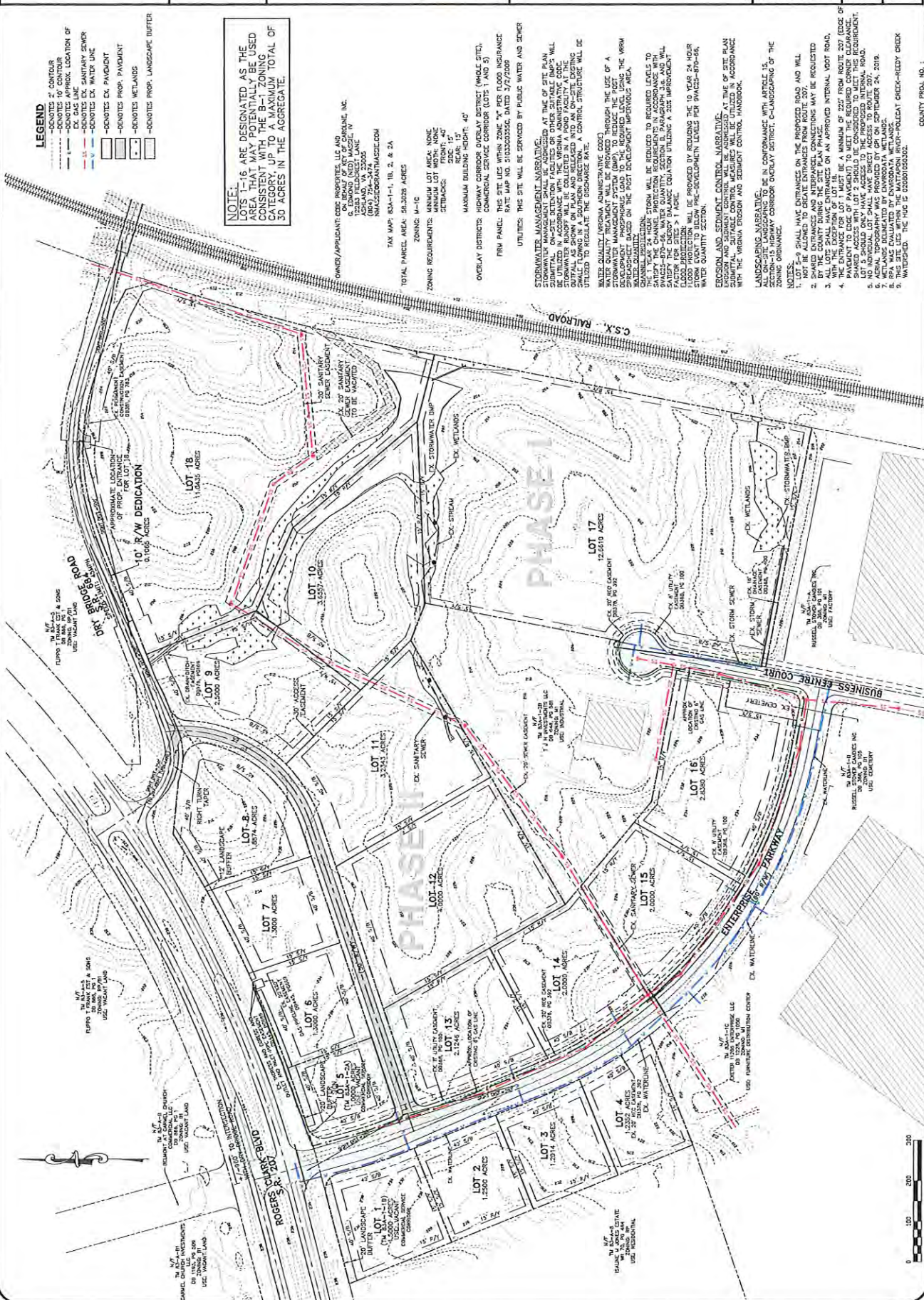
COUNTY PROJ. NO. 1

COVER SHEET CARMEL CHURCH BUSINESS CENTRE PRELIMINARY PLAT 83A-1-1, 83A-1-1B, 83A-1-2, & 83A-1-2A REEDY CHURCH MAGISTERIAL DISTRICT CAROLINE COUNTY, VIRGINIA		W W WEBB & ASSOCIATES, PLLC ENGINEERING SURVEYING LAND PLANNING 11903 BOWMAN DRIVE, SUITE 106, FREDERICKSBURG, VA 22408 OFFICE (540)371-1209 FAX (540)371-4650	DATE: OCT. 17, 2019 SCALE: AS SHOWN DRAWN BY: JWC CHECKED BY: JWC ADDED BY: JWC DRAWING NO: 19-0-0249	SHEET NO. 1 OF 5 SHEETS
REVISIONS 1-5-2019 PER COUNTY AND VDOT COMMENTS 2-16-2019 PER VDOT COMMENTS LWB		DATE: _____ DESCRIPTION: _____ BY: _____		

DATE: OCT. 17, 2019	SCALE: 1" = 100'	DRAWN BY: DOW
		SWAMP BY: LEO
		CHECKED BY: DOW

ACAD FILE: 100028PP
DRAWING NO: 19-D-0306

SHEET NO. 3
OF 5 SHEETS



CORNER CLEARANCE DETAIL

SCALE: 1"=50'



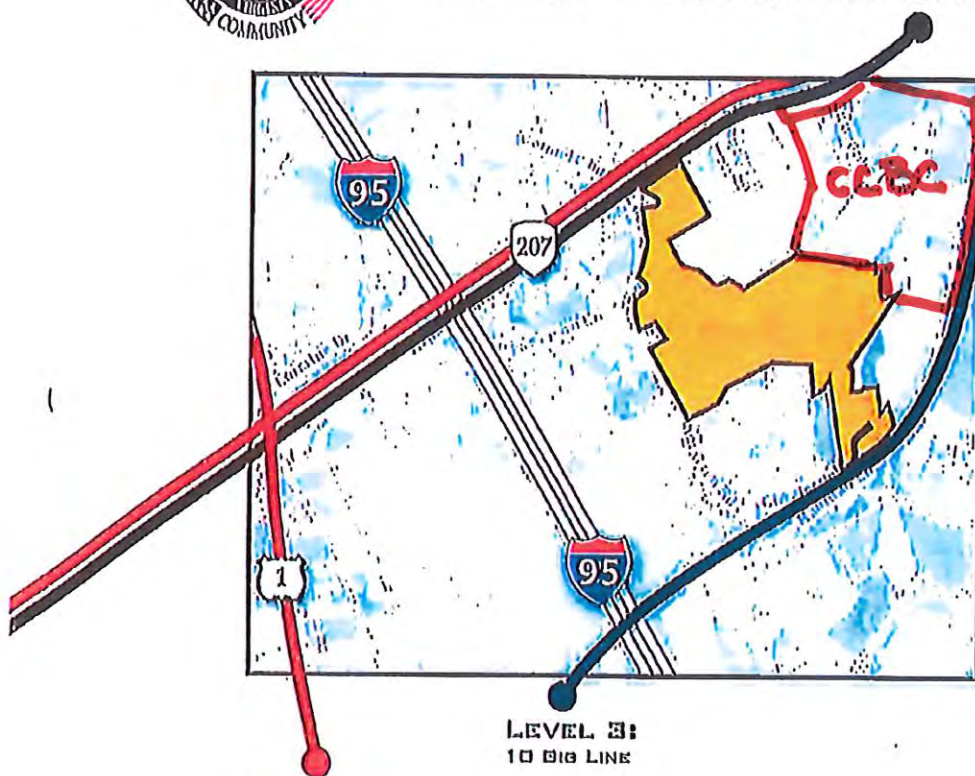
THE ENTRANCE FOR LOT 1 MUST BE A MINIMUM OF 225' FROM ROUTE 207 (EDGE OF PAVEMENT TO EDGE OF PAVEMENT) TO MEET THE REQUIRED CORNER CLEARANCE. SHARED ACCESS WITH LOT 2 SHOULD BE CONSIDERED TO MEET THIS REQUIREMENT. LOT 3 SHOULD ONLY HAVE ACCESS TO THE PROPOSED INTERNAL ROAD.

CAROLINE COMMERCE CENTER LIFE SCIENCE PARK

GREATER FIBER REDUNDANCY
THAN THE EMPIRE STATE BUILDING
FOUR MAJOR FIBER LINES



COMCAST!
10 GIG SERVICE! METRO E-SERVICE AVAILABLE
DEDICATED ETHERNET CONNECTIONS
WILL BUILD FULLY REDUNDANT FIBER PATH TO THIS LOCATION



VERIZON:

TWO SEPARATE LINES
ONE THAT IMMEDIATELY SERVES THE PROPERTY WITH 24 FIBER STRANDS
ANOTHER ON US RT. 1 WITH AN ADDITIONAL 24 FIBER Pairs
DSS SERVICE, 100Mbps

CAROLINE COUNTY, VIRGINIA OFFERS HYPER FIBER REDUNDANCY
FOR SAFE DATA CENTER OPERATIONS

WWW.VISITCAROLINE.COM/ECONOMICS.HTML
WWW.HAVEBITEWILLTRAVEL.COM/CAROLINE-COMMERCE