

CERTIFICATION LETTER

June 22, 2021

Linda Green
Executive Director
Southern Virginia Regional Alliance
P.O. Box 3300
Danville, VA 24543-3300



Dear Ms. Green:

The Southern Virginia Megasite at Berry Hill, located in Pittsylvania County, Virginia, has completed Quest Site Solutions' (Quest), formerly McCallum Sweeney Consulting, Mega Site Certification Program. Quest has conducted a thorough analysis of the property and based on the information provided by the Danville-Pittsylvania County Regional Industrial Facility Authority, Dewberry, and our evaluation of the property, we are certifying the **Southern Virginia Megasite at Berry Hill** as a **Mega Site / Super Park**.

Quest has certified the Southern Virginia Megasite at Berry Hill as meeting the following criteria for Mega Site / Super Park certification:

- The property must be available for sale or lease (with a documented price and terms) to prospective industrial investors for a minimum of three years.
- The property must be at least 1,500 total acres with at least one 800-acre contiguous, developable parcel that would be acceptable for a single industrial user (Mega Site). The remainder of the property acreage (Super Park) must be at least 60% developable.
- The property's developable acreage must be located outside of the 100-year flood zone or be able to be filled within 180 days.
- The property must be free of recognized environmental concerns or have recognized environmental concerns remediated and/or resolved prior to certification.
- The property's developable acreage must be free of wetlands or be able to be mitigated within 180 days.
- The property's developable acreage must be free of federal threatened and endangered species or be able to be mitigated within 180 days.
- The property's developable acreage must be free of areas of archaeological or historical significance or be able to be mitigated within 180 days.
- The property's developable acreage must have soils compatible with industrial development.
- The property must be zoned appropriately or be able to be rezoned for industrial use within 90 days (if applicable). The surrounding properties must also be compatible with industrial uses.

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- The property must be within five miles of an interstate or four-lane limited-access divided highway. The property must be directly served or be able to be served within 12 months by a road that is compatible with standards for tractor-trailer access (80,000 pounds / 20,000 pounds per axle).
- The property must be served or be able to be served within 12 months by rail.
- The property must be served or be able to be served by industrial quality power that can meet a minimum of 30 MW demand. The first 15 MW must be able to be provided to the property within 12 months with an additional 15 MW to follow in the next 12 months. The property must also be served or be able to be served within 12 months by redundant electric service, preferably with feeds from two substations.
- The property must be served or be able to be served within 12 months by natural gas. Natural gas service must provide at least 50,000 mcf per month.
- The property must be served or be able to be served within 12 months by water infrastructure and a water system with a minimum excess capacity of 1,200,000 gallons per day.
- The property must be served or be able to be served within 12 months by wastewater infrastructure and a wastewater treatment plant with a minimum excess capacity of 1,000,000 gallons per day.
- The property must be served or be able to be served within 12 months by fiber telecommunications infrastructure.

The details on how the property meets each of these criteria is included in the following sections of this report.

This certification will expire on **June 22, 2026**. Upon certification expiration, the property will need to submit for recertification.

We congratulate the team at the Danville-Pittsylvania County Regional Industrial Facility Authority for their hard work and on achieving certification. If there are any questions regarding our analysis, please contact me.

Sincerely,



Lindsey M. Cannon
Director