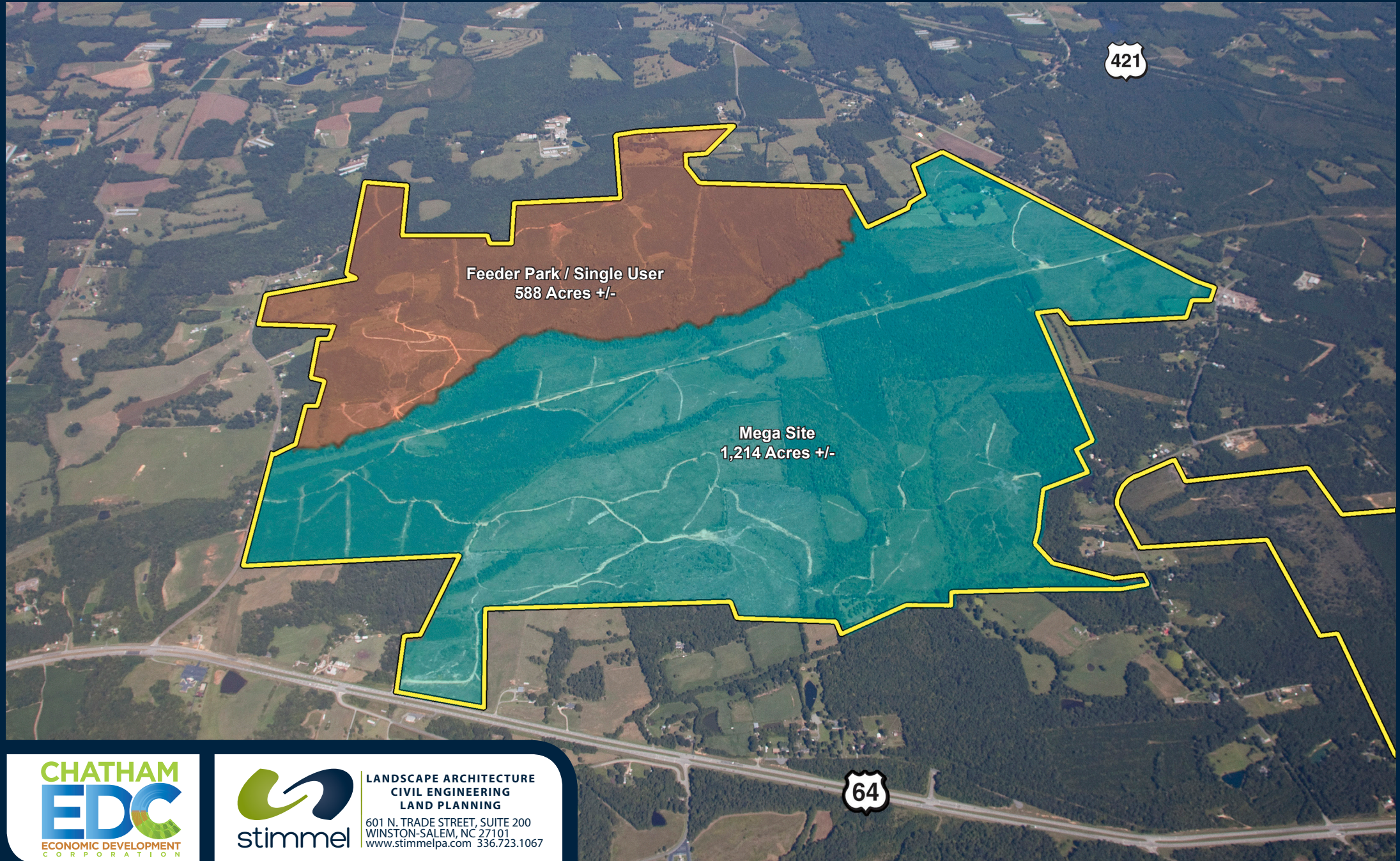




CHATHAM-SILER CITY

ADVANCED MANUFACTURING SITE



Feeder Park / Single User
588 Acres +/-

Mega Site
1,214 Acres +/-

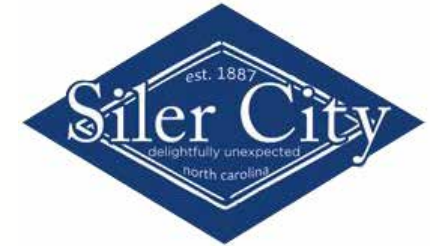


LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING
LAND PLANNING
601 N. TRADE STREET, SUITE 200
WINSTON-SALEM, NC 27101
www.stimmelpa.com 336.723.1067

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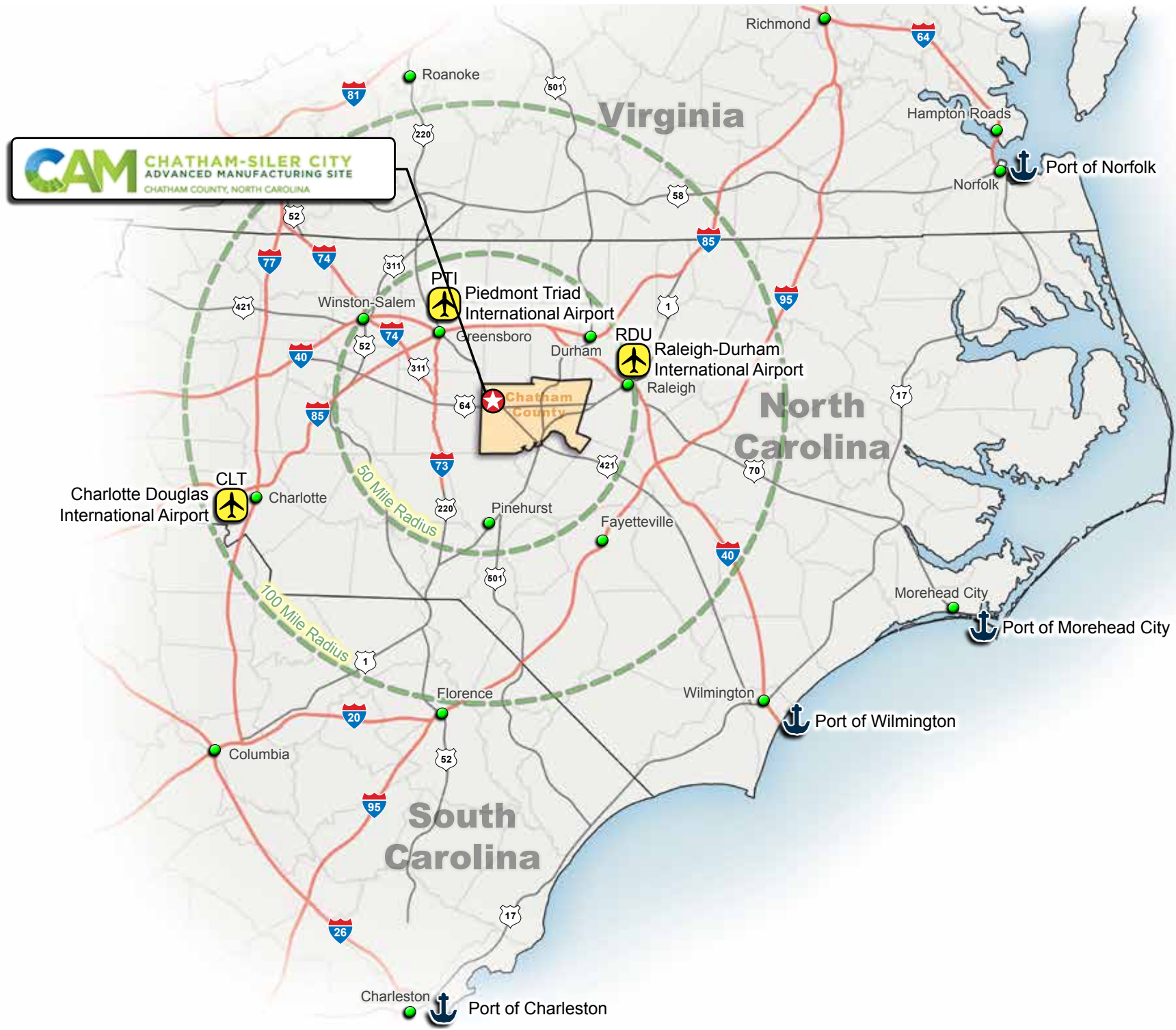
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Sponsors



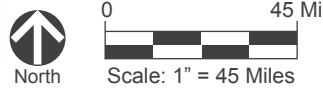
Certifications

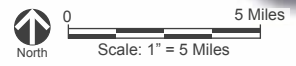
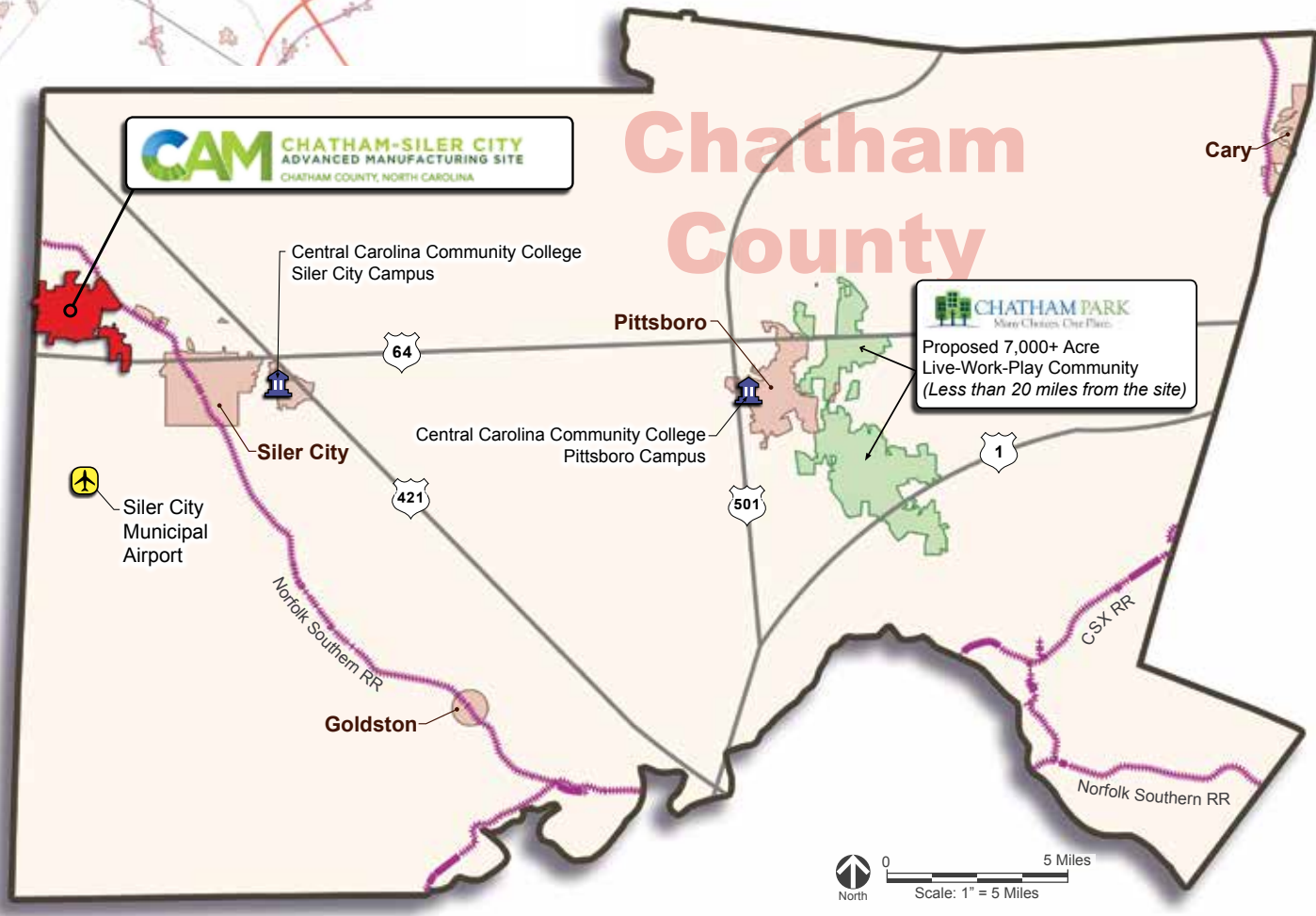
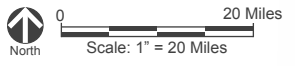
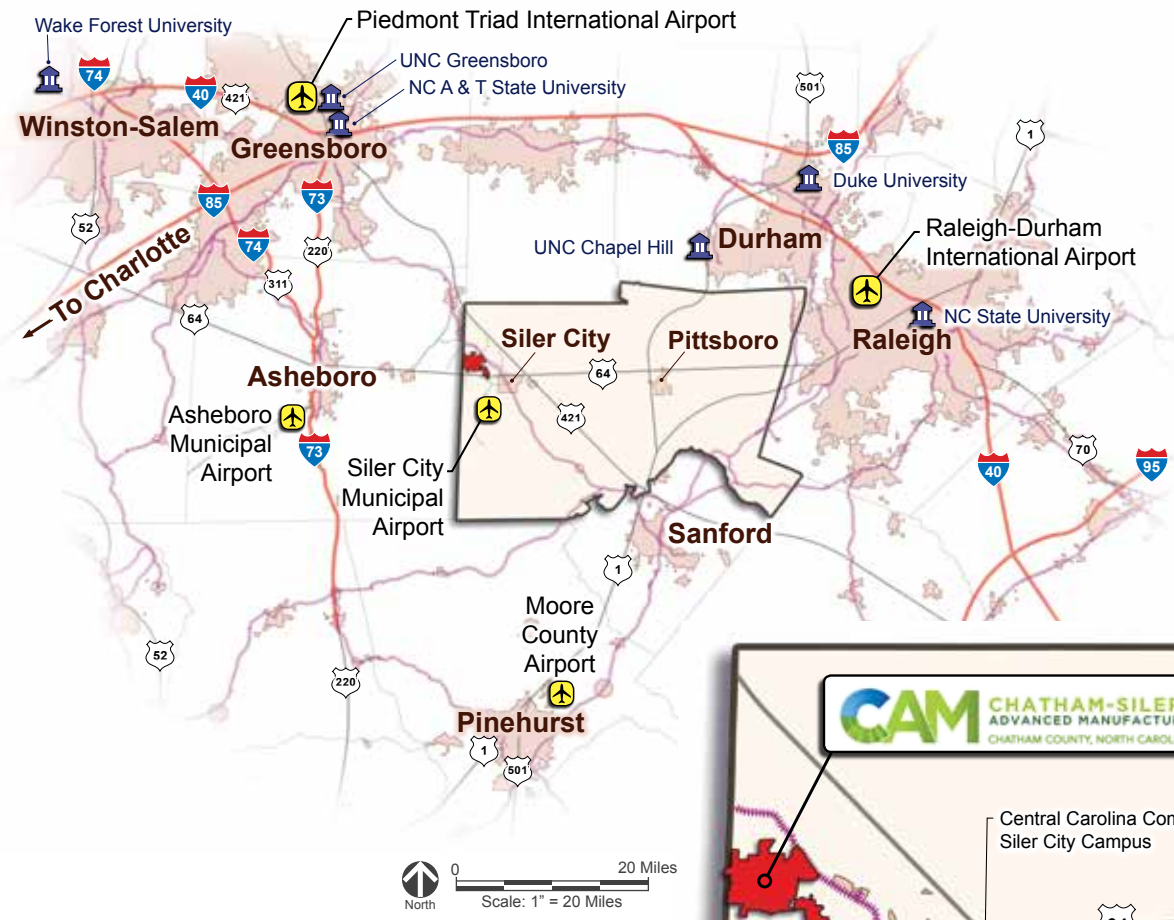




	Distance	Time
GSO Airport	45 Miles	< 1 Hour
RDU Airport	50 Miles	< 1 Hour
CLT Airport	100 Miles	2 Hours
Port of Norfolk	230 Miles	3.75 Hours
Port of Morehead City	200 Miles	3.75 Hours
Port of Wilmington	160 Miles	2.75 Hours
Port of Charleston	260 Miles	4.5 Hours

Regional Area





Nearby Cities

The five largest cities in North Carolina are within 100 miles of the site.

City	Appx. Distance	Appx. Pop. (2013)
Charlotte	100 Miles	790,000
Raleigh	50 Miles	430,000
Greensboro	30 Miles	280,000
Durham	45 Miles	245,000
Winston-Salem	55 Miles	235,000

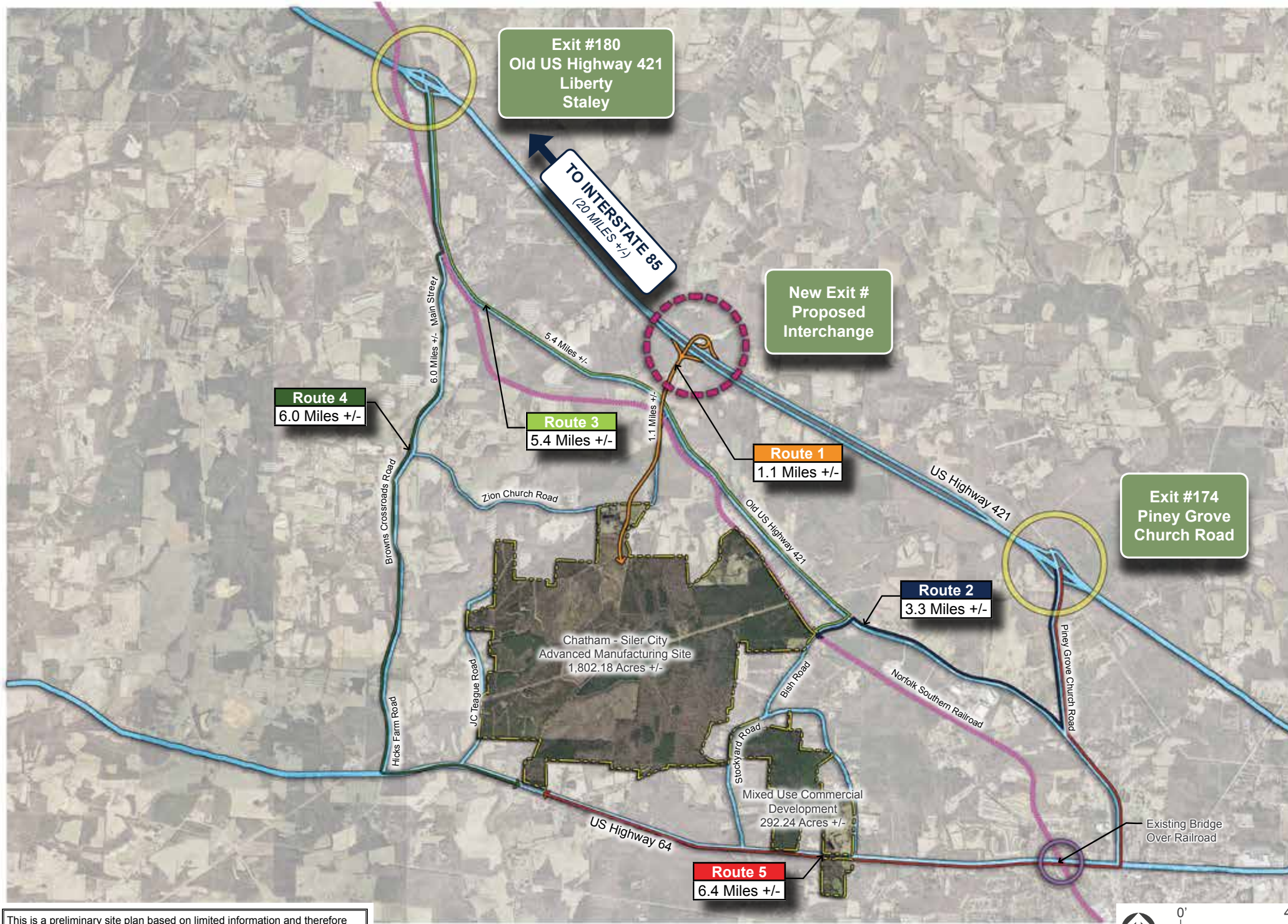
Higher Education

Of the ten largest universities in North Carolina, five are within 50 miles of the site.

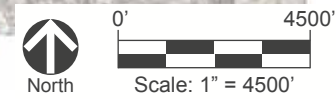
Institution	Appx. Distance	Appx. Enrollment
NC State University	50 Mi.	40,000
UNC Chapel Hill	35 Mi.	32,000
UNC Greensboro	33 Mi.	21,000
Duke Univ.	44 Mi.	17,000
NC A&T University	30 Mi.	12,000
Wake Forest University	59 Mi.	8,000
Central Carolina CC	32 Mi.	10,000

Local Context





This is a preliminary site plan based on limited information and therefore may not reflect final site features. Minimal site research has been conducted. Site conditions may change significantly.



Proposed Interchange

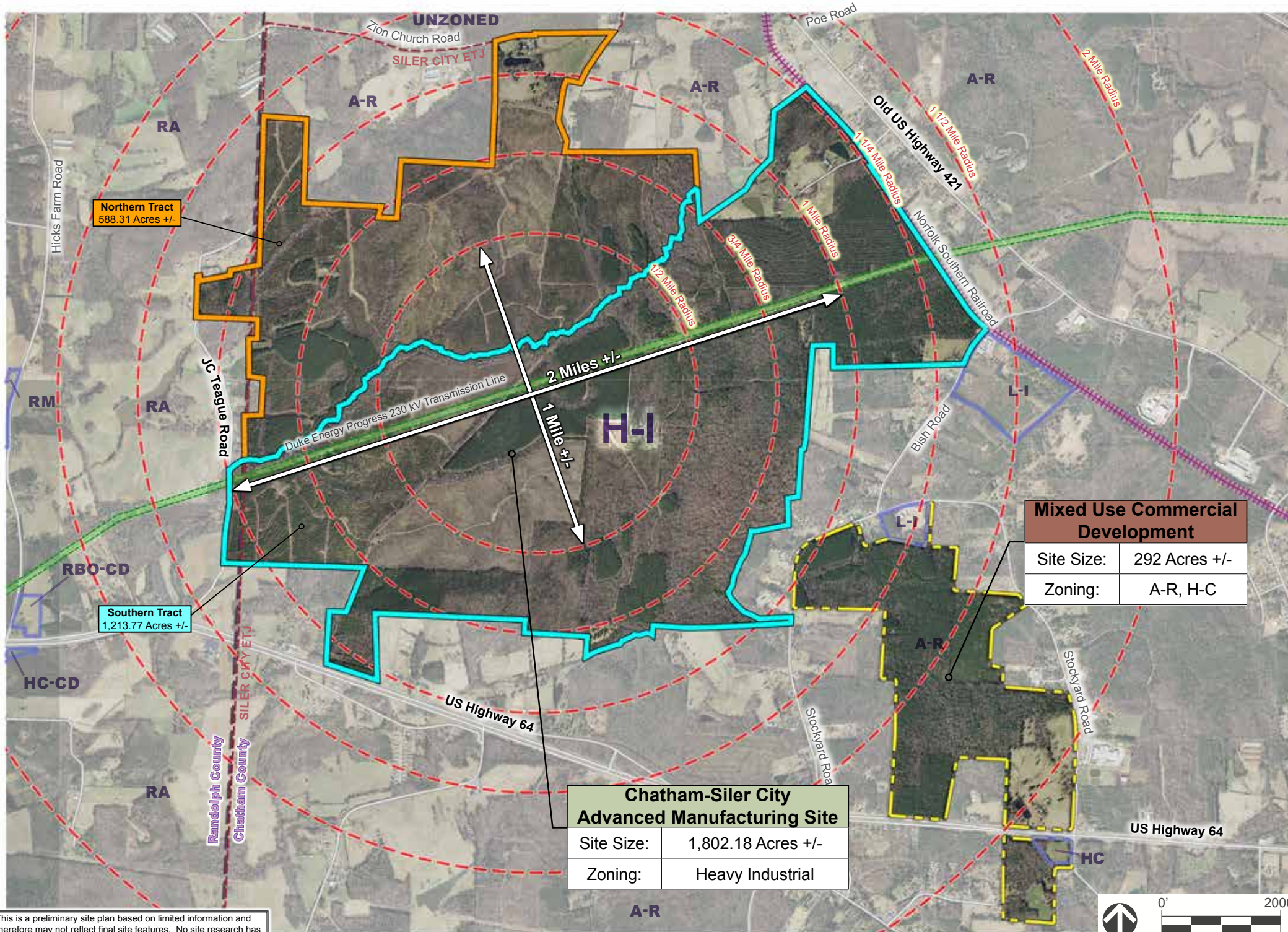
Kimley-Horn is currently engaged in the planning and preliminary design for a proposed interchange on US 421 north of Siler City, as well as a new 1.1 mile connector road from the Chatham-Siler City Advanced Manufacturing Site to the new interchange. The purpose of the proposed interchange and connector road is to provide truck access from the four-lane divided highway to the site. The interchange is currently included in the draft Chatham County Comprehensive Transportation Plan.

Interchange Engineering by:



Site Access





**Chatham-Siler City
Advanced Manufacturing Site**

Existing Zoning	Heavy Industrial (H-I)
Acreage	1,802.18 AC +/-

**H-I
Heavy Industrial
(Existing Zoning)**

The Heavy Industrial district is established primarily to accommodate enterprises engaged in the industrial, processing, creating, repairing, renovation, painting, cleaning, or assembling of goods, merchandise, or equipment.

The entire site is under the control of 2 property owners.

Mixed Use Commercial Development

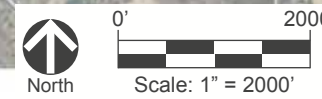
Site Size:	292 Acres +/-
Zoning:	A-R, H-C

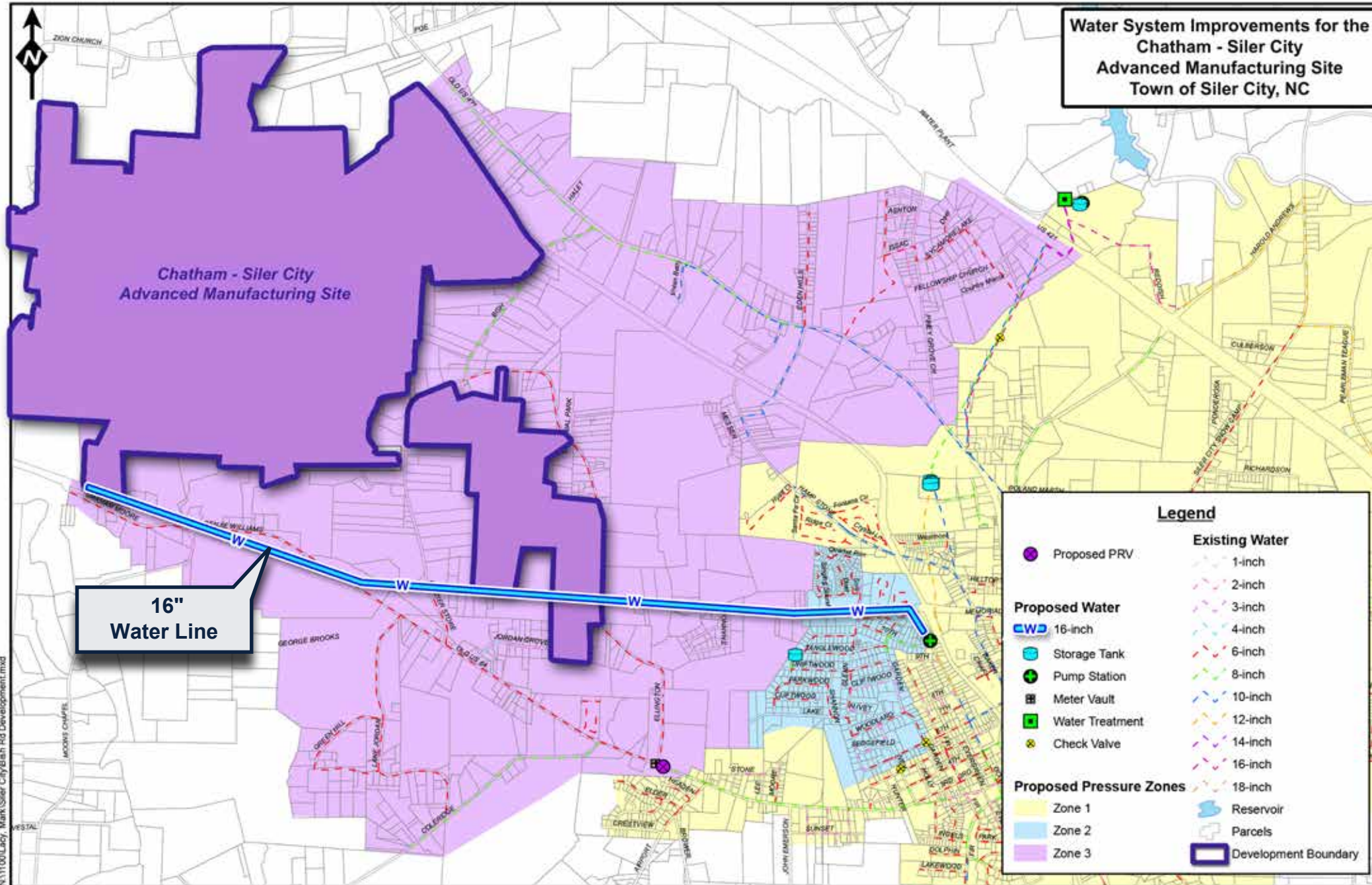
Mixed Use Commercial Development

Existing Zoning	A-R & H-C
Acreage	292.24 AC +/-

Chatham-Siler City Advanced Manufacturing Site	
Site Size:	1,802.18 Acres +/-
Zoning:	Heavy Industrial

This is a preliminary site plan based on limited information and therefore may not reflect final site features. No site research has been conducted. Site conditions may change significantly.





Water System Improvements for the Chatham - Siler City Advanced Manufacturing Site Town of Siler City, NC

Proposed Water Line	
Size	16"
Total System Capacity	4.0 mgd
Length	21,000 LF +/-
Design Status	Full design and engineering have been completed.
Right-of-Way Status	All necessary right-of-way has been purchased and is under ownership control.
Permitting Status	Permitted and approved by state and local jurisdiction.
Installation Timeline	12 Months
Projected Costs	Cost estimates are available upon request.

Legend

- Proposed PRV
- Proposed Water
 - 16-inch
- Storage Tank
- Pump Station
- Meter Vault
- Water Treatment
- Check Valve

Existing Water

- 1-inch
- 2-inch
- 3-inch
- 4-inch
- 6-inch
- 8-inch
- 10-inch
- 12-inch
- 14-inch
- 16-inch
- 18-inch

Proposed Pressure Zones

- Zone 1
- Zone 2
- Zone 3

Reservoir
 Parcels
 Development Boundary

Utilities Engineered by:

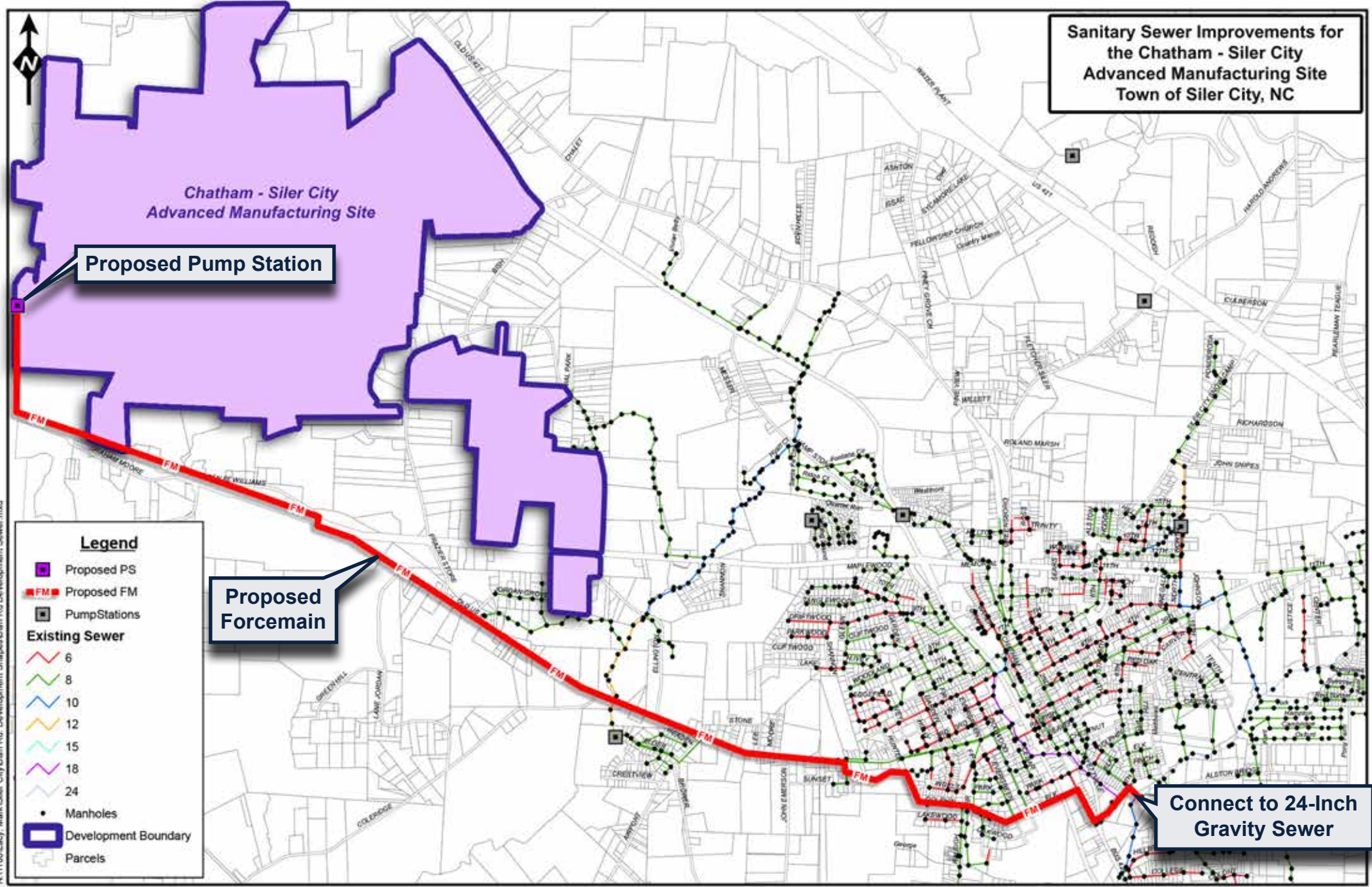


Water System



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**Sanitary Sewer Improvements for the Chatham - Siler City Advanced Manufacturing Site
Town of Siler City, NC**



Proposed Force Main and Pump Station	
Size	18"
Total System Capacity	4.0 mgd
Length	33,500 LF +/-
Design Status	Full design and engineering have been completed.
Right-of-Way Status	All necessary right-of-way has been purchased and is under ownership control.
Permitting Status	Permitted and approved by state and local jurisdiction.
Installation Timeline	12 Months
Projected Costs	Cost estimates are available upon request.

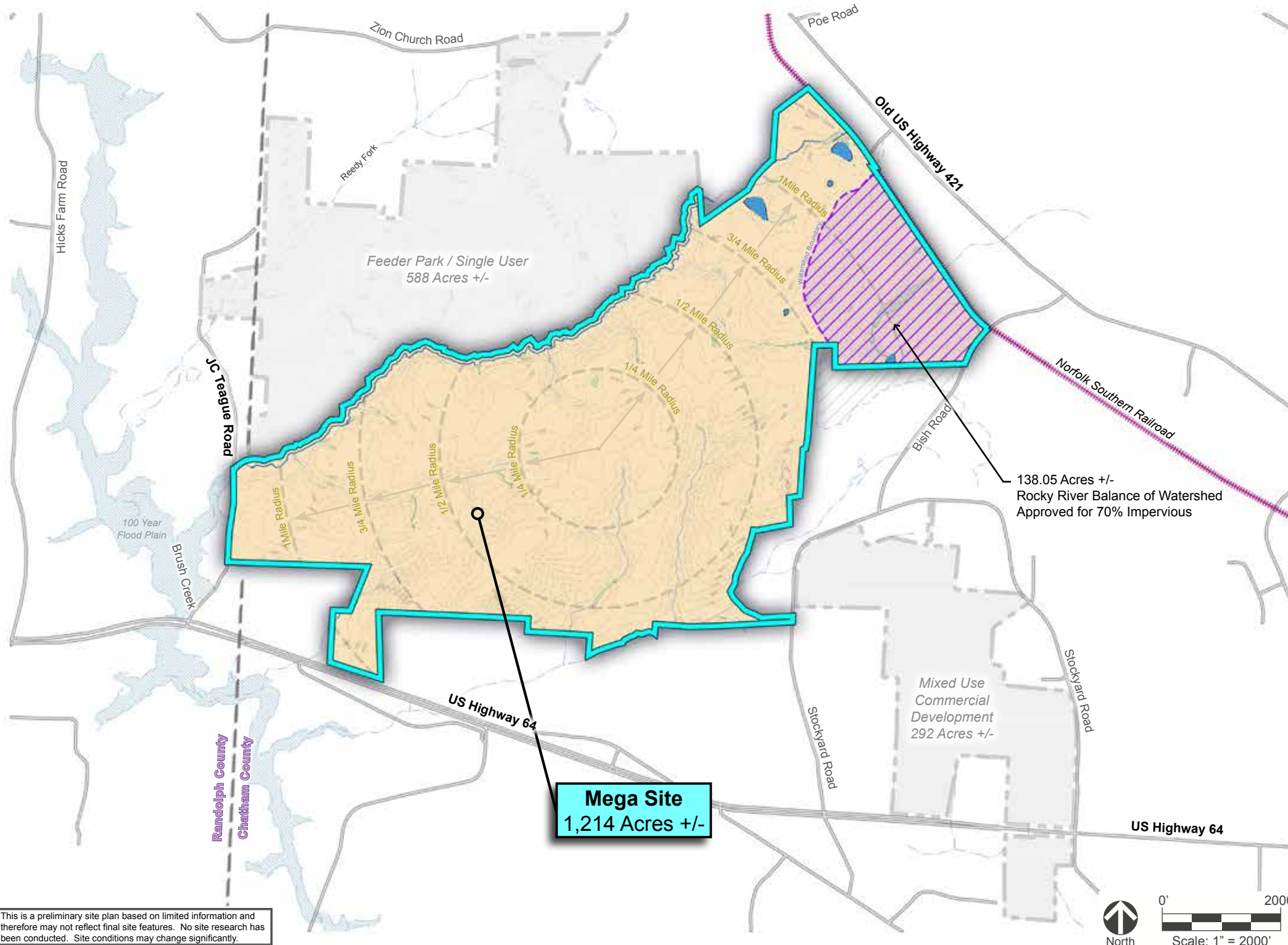
Utilities Engineered by:



Sanitary Sewer



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Hydrology Features	
	Delineated Intermittent Streams
	Delineated Perennial Stream
	Delineated Wetland Areas
	Watershed
	Delineated Ponds

Streams & Wetlands
 Stream & wetland features have been delineated and surveyed. Jurisdictional documents have been approved by the United States Army Corps of Engineers.

Stream Buffers
 Stream Buffers required per Siler City regulations:
 Perennial Streams: 100'
 Intermittent Streams: 50'

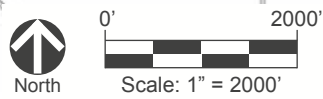
Flood Plain
 No 100 year flood plain exists on the site.

Watershed
 The eastern portion of the site lies within the Rocky River Balance of Watershed. Special Intense Allocation has been approved for development up to 70% impervious surface.

Mega Site
 1,214 Acres +/-

138.05 Acres +/-
 Rocky River Balance of Watershed
 Approved for 70% Impervious

This is a preliminary site plan based on limited information and therefore may not reflect final site features. No site research has been conducted. Site conditions may change significantly.



Hydrology



This is a preliminary site plan based on limited information and therefore may not reflect final site features. No site research has been conducted. Site conditions may change significantly.

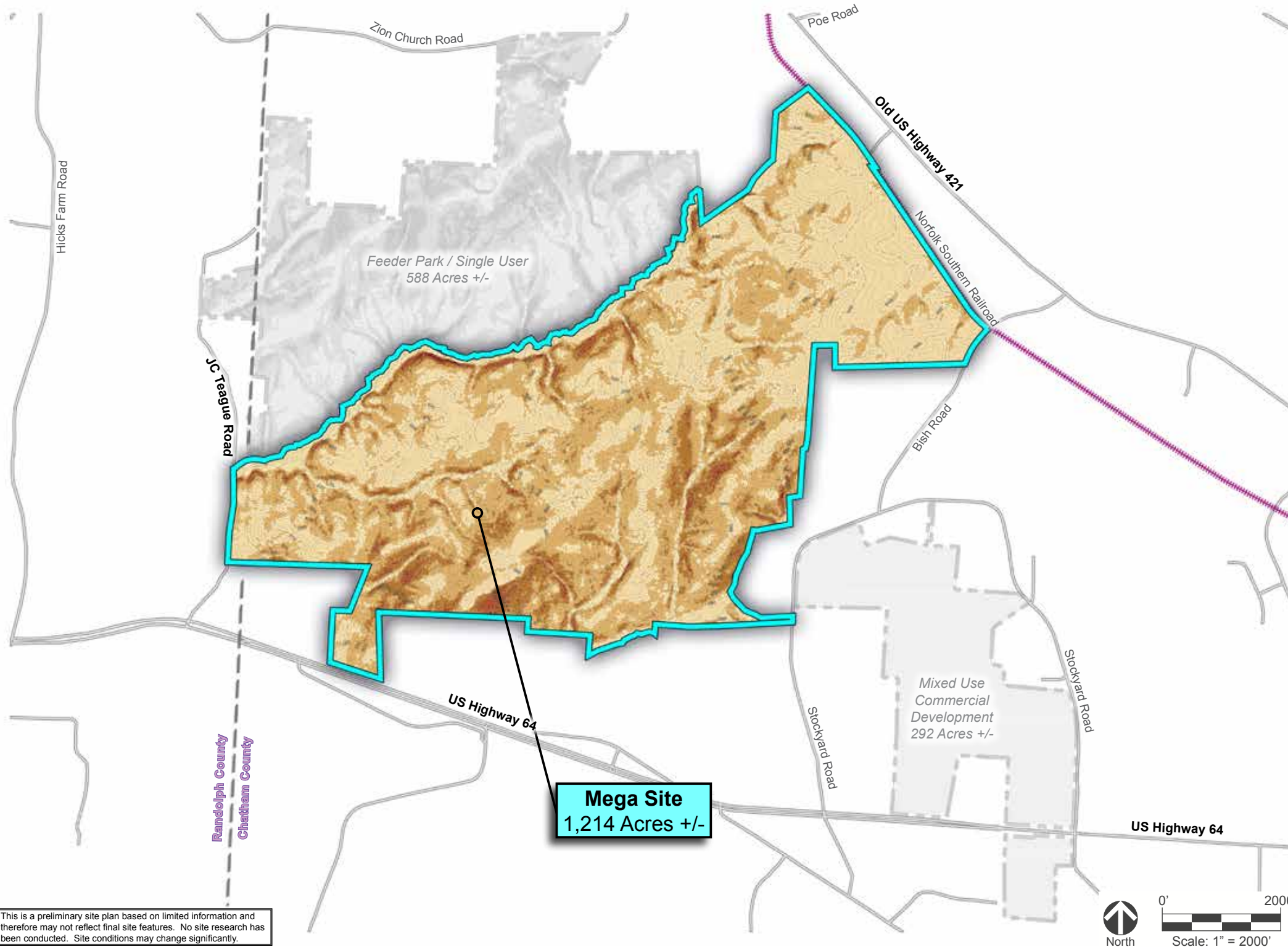
Elevations

Elevations range from 692' to 560', for a total relief of 132' spreading across the site. One ridgeline extends through the site. Overall average slopes from ridgeline to low points range between 2 to 4%.

Elevation

CHATHAM EDC ECONOMIC DEVELOPMENT CORPORATION

stimmel



Slope Analysis Legend

Color	Min. Slope	Max Slope	Area	% of Site
Lightest Yellow	0%	5%	559.14 AC +/-	46.07 %
Light Yellow	5%	10%	489.96 AC +/-	40.37 %
Yellow-Orange	10%	15%	136.91 AC +/-	11.28 %
Orange	15%	25%	23.85 AC +/-	2.19 %
Dark Orange	25%	100%	1.11 AC +/-	0.09 %

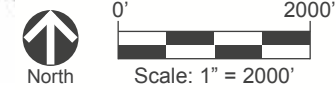
Slope Analysis

Approximately 86% of the site comprises of slopes less than 10%, which are optimal for development. Slopes of 25% or more typically generate additional development constraints. Less than 1% of the site exceeds that 25% threshold.

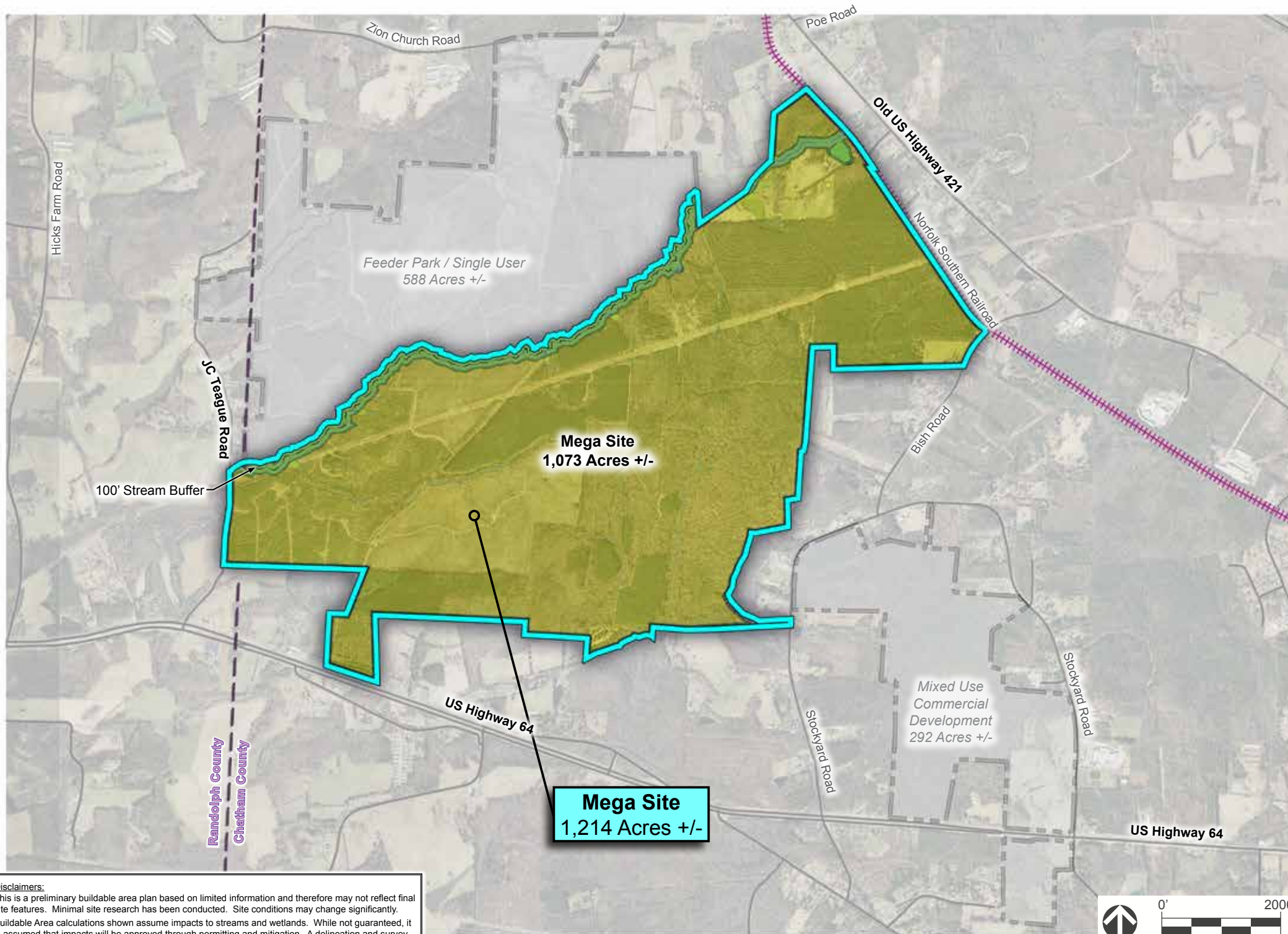
86%
 of Site with
 Slopes Less
 than 10%

Mega Site
 1,214 Acres +/-

This is a preliminary site plan based on limited information and therefore may not reflect final site features. No site research has been conducted. Site conditions may change significantly.



Slope



Buildable Area Legend

- Buildable Areas
1,073 Acres
88.33% of total Mega Site
- Stream buffers to remain
- Streams and ponds to remain

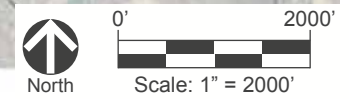
Buildable Areas

The buildable areas identify portions of the site most suitable for development. The Mega Site provides an optimal location for a large-scale manufacturing facility. It should be noted that streams and wetlands will likely be impacted. It is assumed that approval will be granted through permitting and mitigation. It should also be noted that any development within the transmission line easement will be subject to approval by electric utility owner.

Buildable Areas:
 Mega Site: 1,073 Ac. +/-
 Feeder Park: 533 Ac. +/-
 Total: 1,606 Ac. +/-

Mega Site
 1,214 Acres +/-

Disclaimers:
 This is a preliminary buildable area plan based on limited information and therefore may not reflect final site features. Minimal site research has been conducted. Site conditions may change significantly. Buildable Area calculations shown assume impacts to streams and wetlands. While not guaranteed, it is assumed that impacts will be approved through permitting and mitigation. A delineation and survey of stream and wetlands to determine actual locations has been completed.



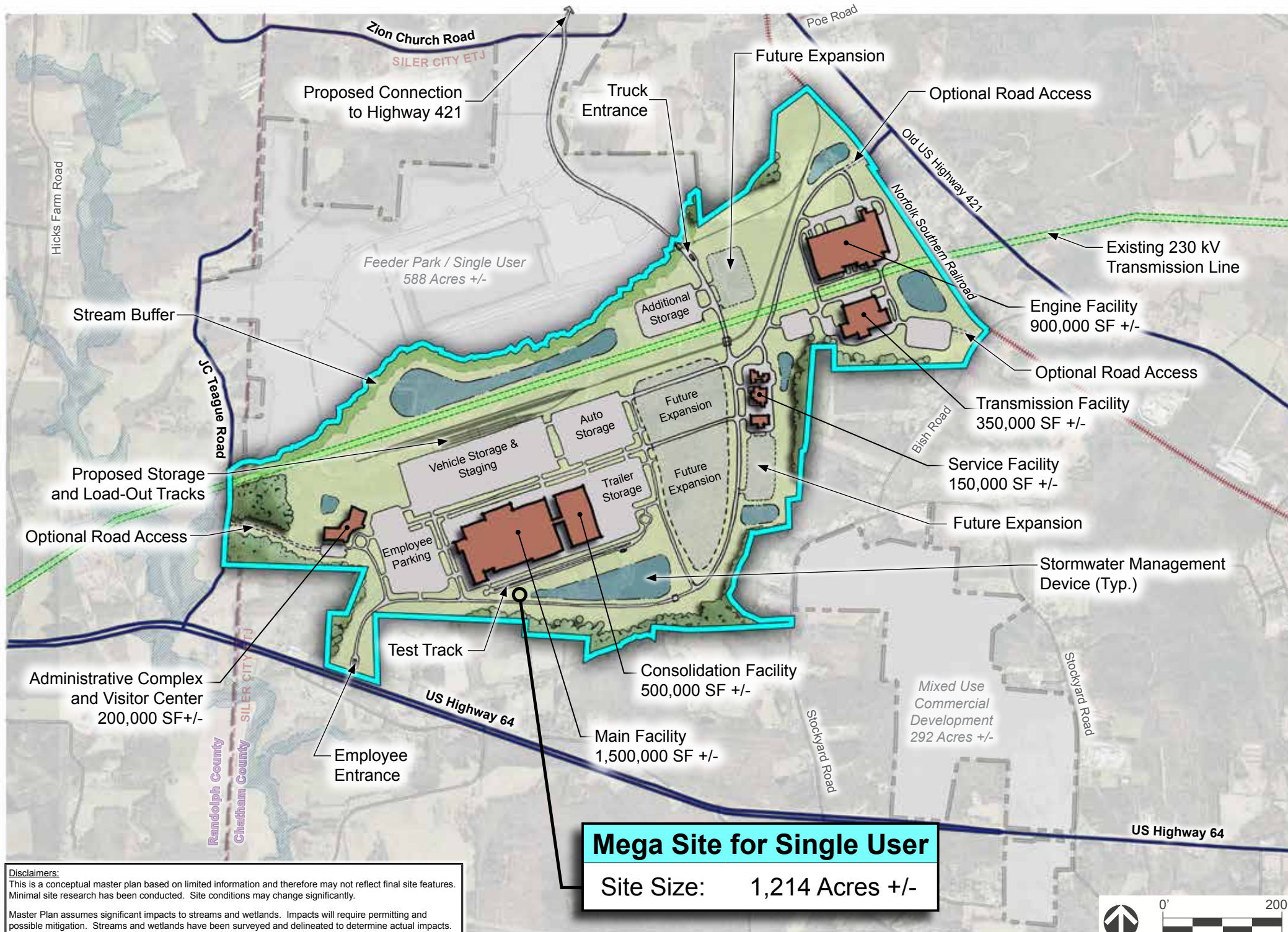
Buildable Area



CHATHAM
EDC
ECONOMIC DEVELOPMENT
CORPORATION



stimmel



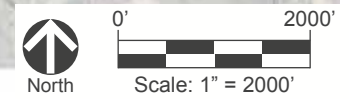
**Master Plan A:
 Mega Site for Single User**

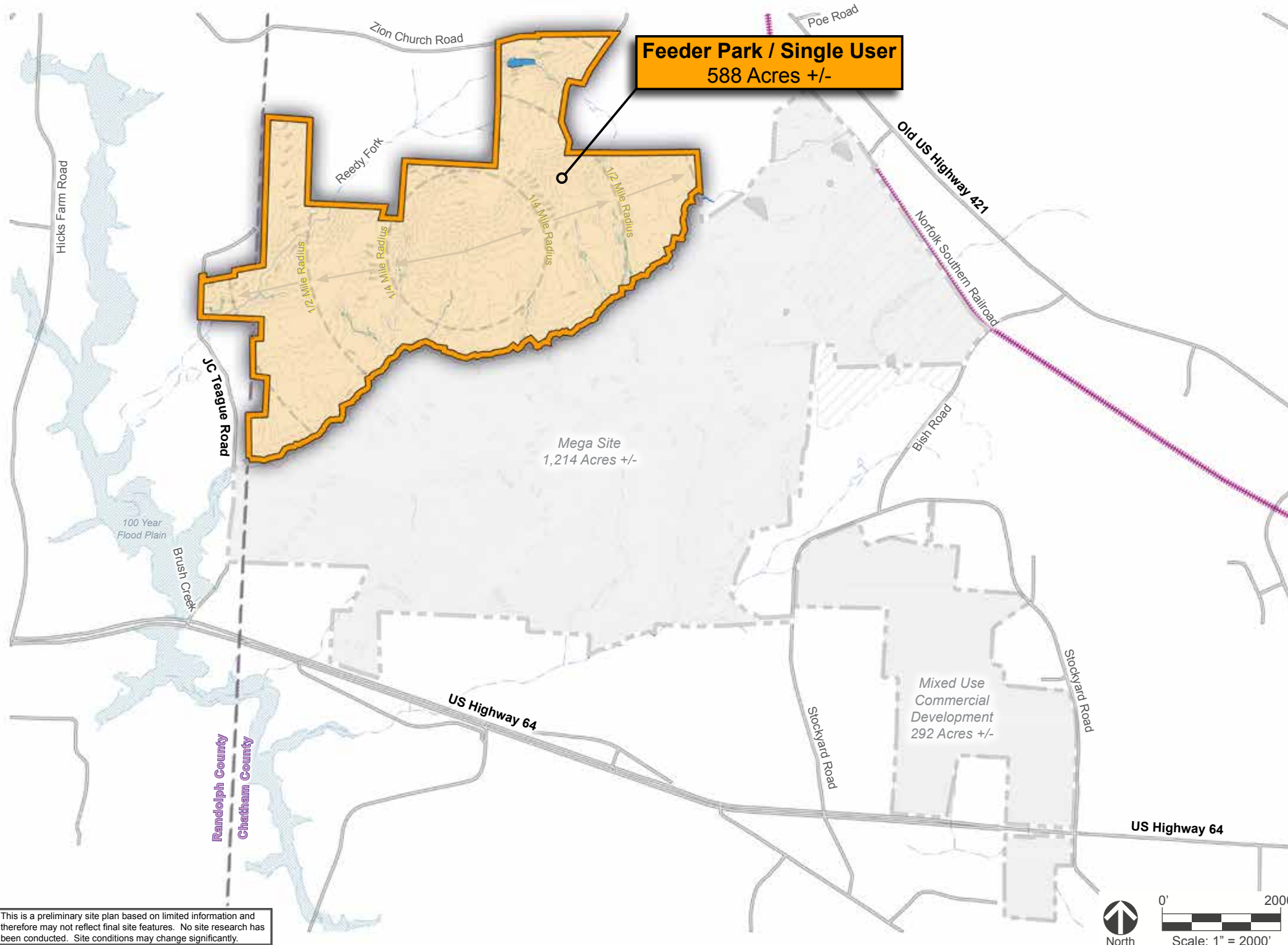
The master plan shows an automotive plant sited on approximately 1,214 acres with rail access. It includes a 3.25 million SF facility comprised of transmission, engine, and consolidation facilities. Storage areas and additional expansion areas are also shown.

The proposed spine road connection to US highway 421 provides direct access to the automotive facility. This road will cross the perennial stream, which at its widest point is only 15' wide. It is anticipated that this crossing may be accomplished with a culvert and required permits.

Mega Site for Single User
 Site Size: 1,214 Acres +/-

Disclaimers:
 This is a conceptual master plan based on limited information and therefore may not reflect final site features. Minimal site research has been conducted. Site conditions may change significantly.
 Master Plan assumes significant impacts to streams and wetlands. Impacts will require permitting and possible mitigation. Streams and wetlands have been surveyed and delineated to determine actual impacts.





Feeder Park / Single User
 588 Acres +/-

Mega Site
 1,214 Acres +/-

Mixed Use
 Commercial
 Development
 292 Acres +/-

Hydrology Features

	Delineated Intermittent Streams
	Delineated Perennial Stream
	Delineated Wetland Areas
	Delineated Ponds

Streams & Wetlands

Stream & wetland features have been delineated and surveyed. Jurisdictional documents have been approved by the United States Army Corps of Engineers.

Stream Buffers

Stream Buffers required per Siler City regulations:
 Perennial Streams: 100'
 Intermittent Streams: 50'

Flood Plain

No 100 year flood plain exists on the site.

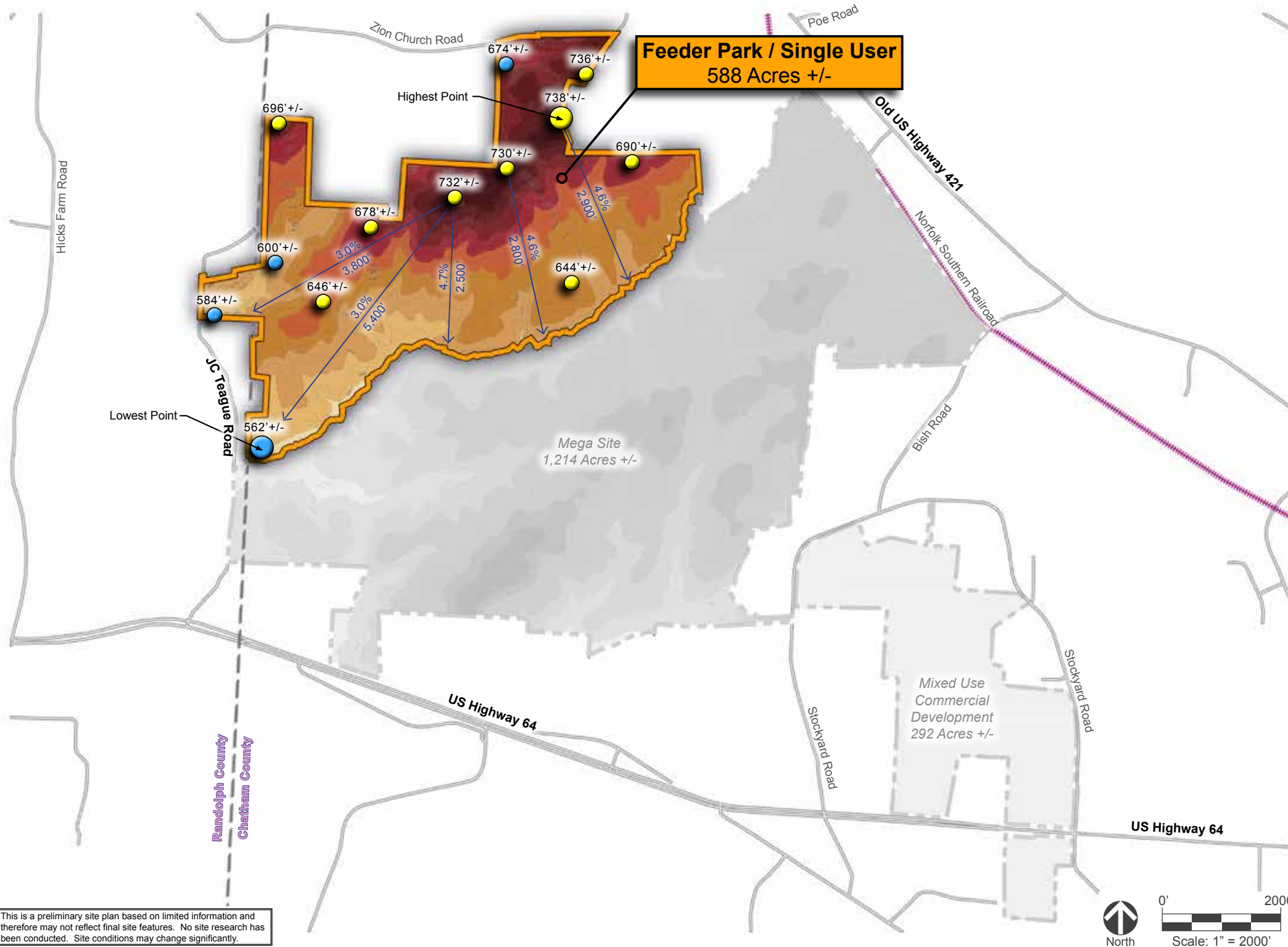
This is a preliminary site plan based on limited information and therefore may not reflect final site features. No site research has been conducted. Site conditions may change significantly.



Hydrology

CHATHAM EDC
 ECONOMIC DEVELOPMENT CORPORATION

stimmel

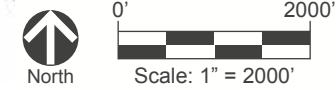


Elevation Analysis Legend	
560-580'	
580-600'	
600-620'	
620-640'	
640-660'	
660-680'	
680-700'	
700-720'	
>720'	
Low Points	
High Points	
Slope Arrow	

Elevations

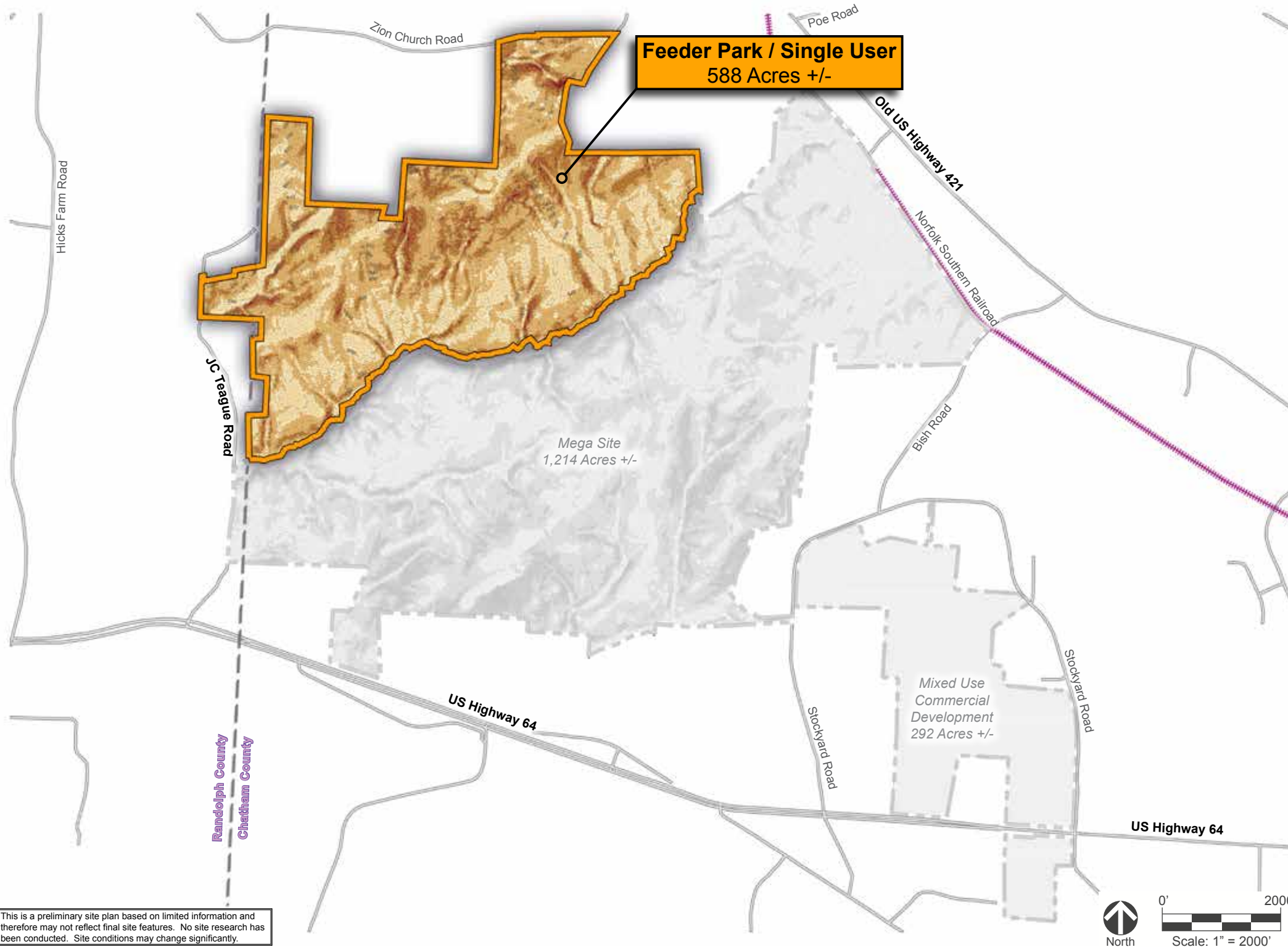
Elevations range from 738' to 562', for a total relief of 176' spreading across the site. One ridgeline extends through the site. Overall average slopes from ridgeline to low points range between 3 to 5%.

This is a preliminary site plan based on limited information and therefore may not reflect final site features. No site research has been conducted. Site conditions may change significantly.



Elevation





Feeder Park / Single User
588 Acres +/-

Mega Site
1,214 Acres +/-

Mixed Use
Commercial
Development
292 Acres +/-

Slope Analysis Legend				
Color	Min. Slope	Max Slope	Area	% of Site
	0%	5%	168.63 AC +/-	28.66 %
	5%	10%	284.63 AC +/-	48.37 %
	10%	15%	110.48 AC +/-	18.78 %
	15%	25%	23.85 AC +/-	4.05 %
	25%	100%	0.83 AC +/-	0.14 %

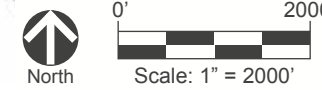
Slope Analysis

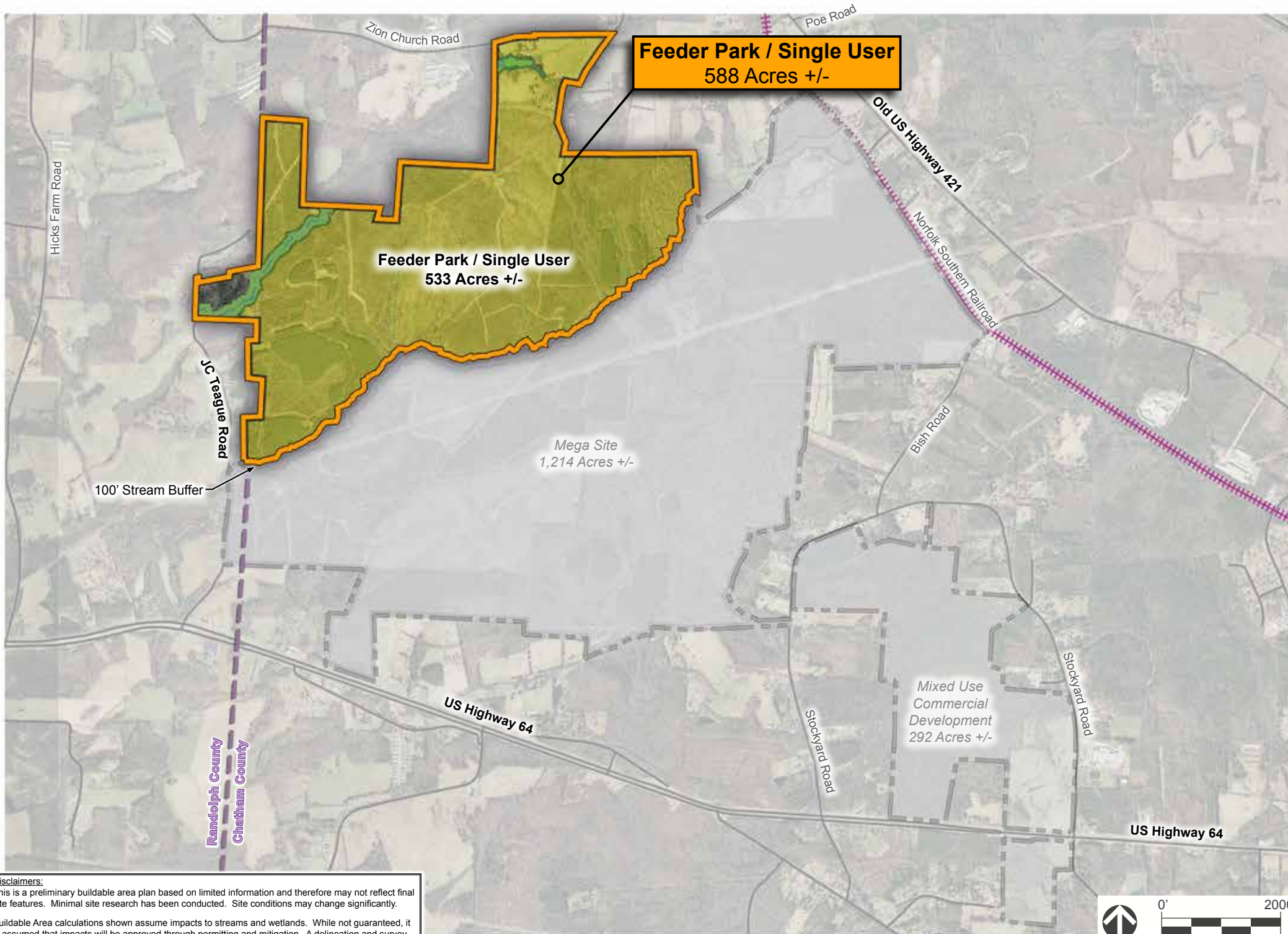
Approximately 77% of the site comprises of slopes less than 10%, which are optimal for development. Slopes of 25% or more typically generate additional development constraints. Less than 1% of the site exceeds that 25% threshold.

77%
of Site with
Slopes Less
than 10%

This is a preliminary site plan based on limited information and therefore may not reflect final site features. No site research has been conducted. Site conditions may change significantly.

Slope





Buildable Area Legend

- Buildable Areas
533 Acres
90.55% of total site area
- Stream buffers to remain
- Streams and ponds to remain

Buildable Areas

The buildable areas identify portions of the site most suitable for development. The Feeder Park provides the option of an industrial park or a single large-scale facility. It should be noted that streams and wetlands will likely be impacted. It is assumed that approval will be granted through permitting and mitigation.

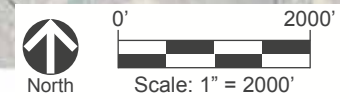
Buildable Areas:

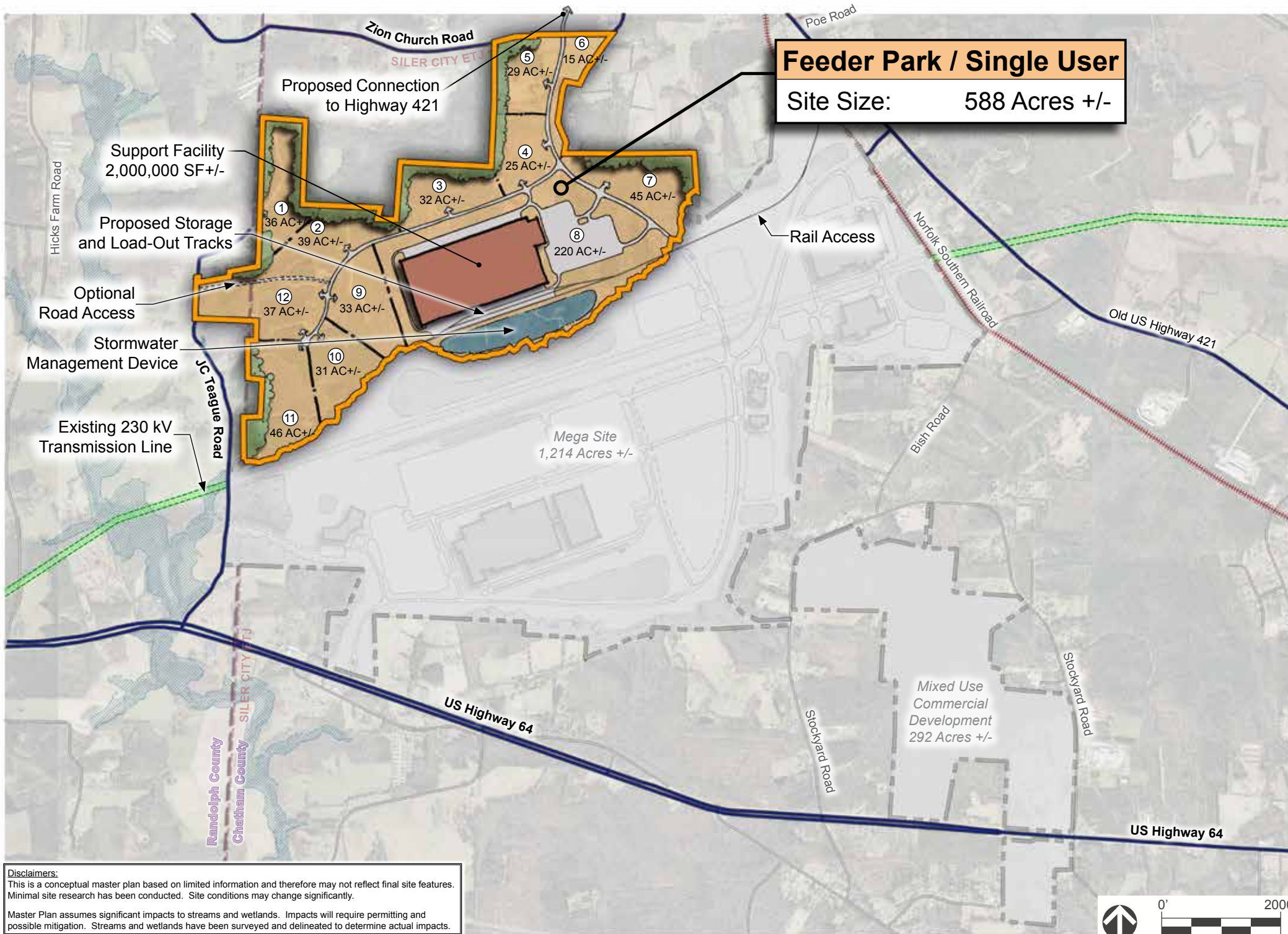
Mega Site: 1,073 Ac. +/-
 Feeder Park: 533 Ac. +/-
 Total: 1,606 Ac. +/-

Buildable Area

Disclaimers:
 This is a preliminary buildable area plan based on limited information and therefore may not reflect final site features. Minimal site research has been conducted. Site conditions may change significantly.

Buildable Area calculations shown assume impacts to streams and wetlands. While not guaranteed, it is assumed that impacts will be approved through permitting and mitigation. A delineation and survey of stream and wetlands to determine actual locations has been completed.





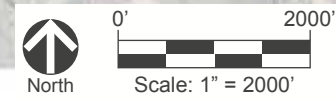
Feeder Park / Single User
 Site Size: 588 Acres +/-

**Master Plan A:
 Feeder Park / Single User**

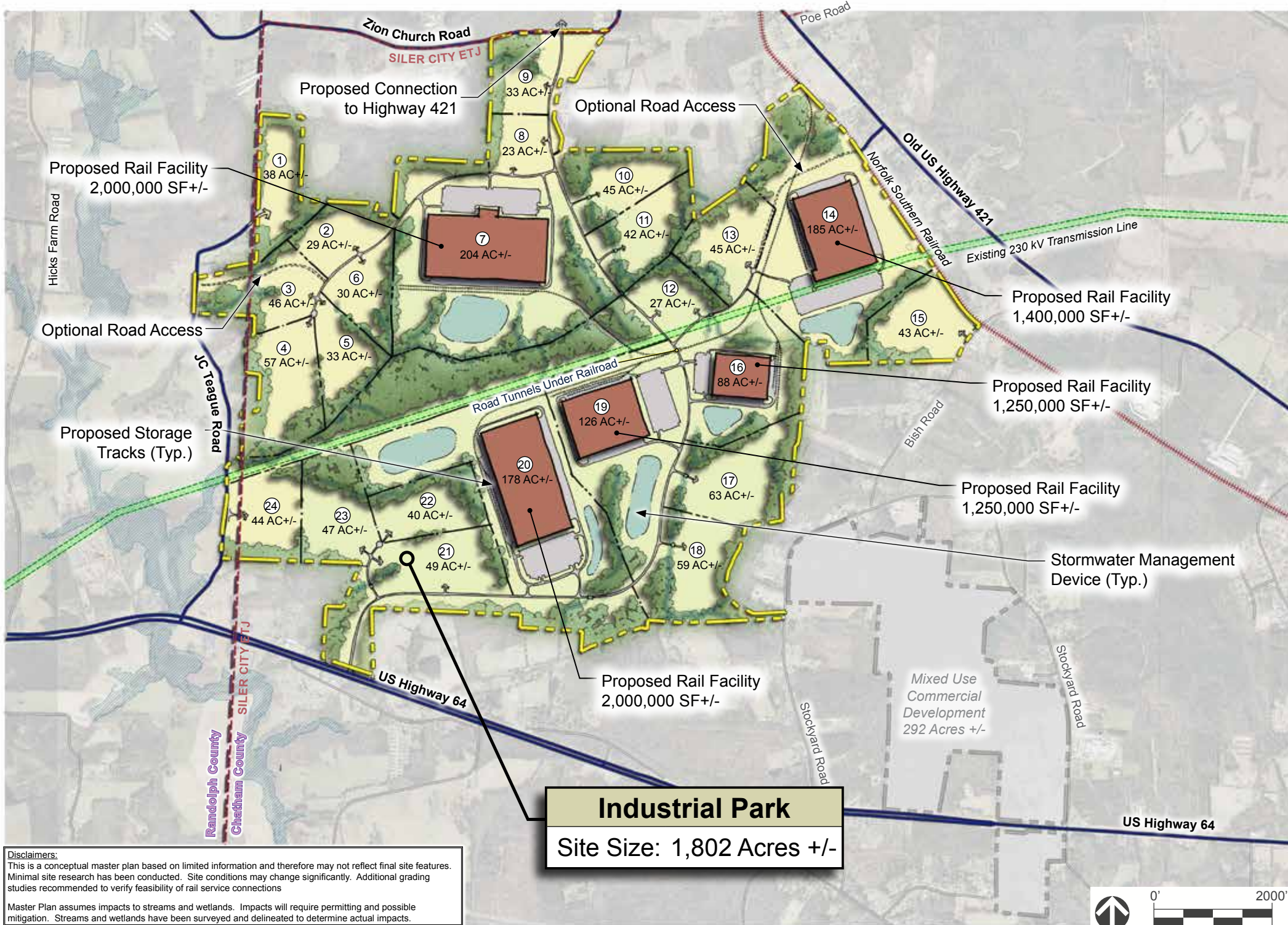
The master plan shows a feeder park consisting of 12 lots ranging in size from 15 acres to 220 acres +/-, with the largest lot being served by rail. The lots in this park could also be combined to serve one large user.

The proposed spine road connection to US highway 421 provides direct access to the feeder park. This road will cross the perennial stream, which at its widest point is only 15' wide. It is anticipated that this crossing may be accomplished with a culvert and required permits.

Disclaimers:
 This is a conceptual master plan based on limited information and therefore may not reflect final site features. Minimal site research has been conducted. Site conditions may change significantly.
 Master Plan assumes significant impacts to streams and wetlands. Impacts will require permitting and possible mitigation. Streams and wetlands have been surveyed and delineated to determine actual impacts.



Masterplan A



Industrial Park
 Site Size: 1,802 Acres +/-

Disclaimers:
 This is a conceptual master plan based on limited information and therefore may not reflect final site features. Minimal site research has been conducted. Site conditions may change significantly. Additional grading studies recommended to verify feasibility of rail service connections
 Master Plan assumes impacts to streams and wetlands. Impacts will require permitting and possible mitigation. Streams and wetlands have been surveyed and delineated to determine actual impacts.

Master Plan B
 The master plan shows an industrial park sited on approximately 1,802 acres. It consists of 24 lots, including 5 large lots with potential facilities ranging from 600,000 to 2 million square feet.
 The remaining 19 lots range in size from 23 acres to 63 acres +/- . The proposed spine road connection to US highway 421 provides direct access throughout the park. This road will cross the perennial stream, which at its widest point is only 15' wide. It is anticipated that this crossing may be accomplished with a culvert and required permits.
 Lots 7, 14, 16, 19 & 20 are shown with the potential option for rail service.

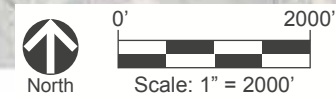


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Geotechnical Report
Phase I Environmental Report
NEPA Report
Endangered Species Report
Stream and Wetland Report
Stream and Wetland Delineation Map
Jurisdiction Letter
Boundary Survey

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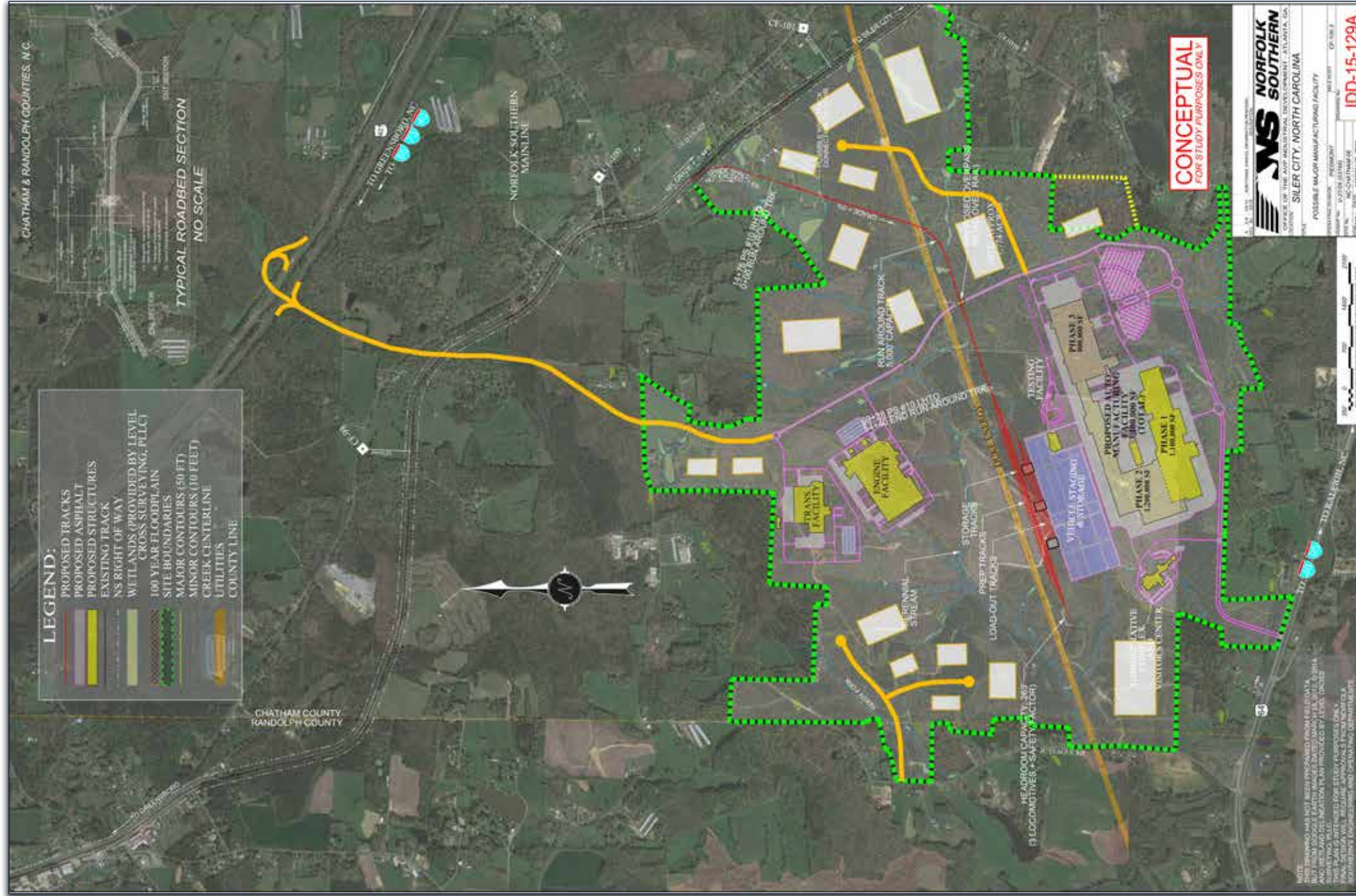
Additional Reports Available upon Request:

Title Search

Water Line Extension Cost Opinion

Sanitary Sewer Extension Cost Opinion

Norfolk Southern Concept Plan



Norfolk Southern Rail Connections



Electric Service Availability



John C. Geib, PE
Director, NC Economic Development
Duke Energy
2200 Fairfax Road
Greensboro, NC 27407

(336) 632-3832 Office direct
(336) 420-3273 Mobile

February 4, 2016

Ms. Dianne Reid
Chatham County Economic Development
Pittsboro, NC
Letter Transmitted electronically

SUBJECT: Electrical Service opportunities at the Chatham-Siler City Advanced Manufacturing site

Dear Dianne:

Although you and I have personally spoken about this, I thought it would be a good idea to assemble a written status update on the provision of electrical service to a large end user locating on the Chatham-Siler City Advanced Manufacturing site.

The Duke Energy Progress circuit that crosses the property is a single circuit 230 KV network transmission line. This line is designed to move bulk power between switching stations, but it can be configured to serve a large industrial customer (20-30 MW) with a highly reliable source of electricity. In addition, the line can also be configured to provide an alternate feed that has independent paths into the site with independent sources on both ends. The reliability and resiliency of this important transmission circuit has typically been 6-7 "nines" which places it among the most reliable lines on our system. Excess capacity at the 20-30 MW level is currently available. Rights of way for this line are owned and routinely maintained by Duke Energy Progress.

Since the transmission line bisects the property diagonally, I would be remiss if I did not address the possibility that a large acreage client with multiple facilities would require that the line be relocated. We understand that potential need, and the Duke Energy Progress Transmission Projects group has been updated. At this stage of the site preparation, it is probably most important to let you know that a transmission line relocation of this magnitude is an expensive and time-intensive endeavor. To relocate the line, Duke Energy Progress would require that the footprint of the proposed building be in the existing right of way and that alternate, suitable, on site rights of way be granted at no cost for the new line location. Given these criteria, it is possible that Duke could, with an aggressive timetable, relocate the line in 12-14 months. Duke's current practice is to absorb the cost of the relocation if the two year electric revenue from the project is equal to or greater than the cost. In other words, a very large, electrically intensive end-user would in all likelihood get a "no cost" relocation.

Conversely, a smaller, less electrically intensive customer, would probably be asked to bear some of the cost of the relocation. That said, the magnitude of this relocation will require approval from senior management.

A brief comment about electric service rights on the site...Duke Energy Progress is the assigned service provider to roughly the eastern two thirds of the site. The western end of the site has been assigned to Randolph EMC, an electrical cooperative headquartered in Asheboro. The ultimate configuration of the buildings on the site will determine which power company has service rights, or if, perhaps, they will compete for rights to serve the end-user. Although this situation is somewhat unusual, there are regulatory guidelines around how it is handled, and we will be more than happy to discuss these with the client when a site plan evolves.

I hope this information is useful. There will no doubt be many other issues related to the provision of electrical service (rates, incentives, power quality and reliability data, detailed timetables for service, etc.) that will ultimately be of interest to an end user. We will actively address those when we have more specifics.

On behalf of Duke Energy Corporation, I am elated to be working with you on the preparation of this site, and I sincerely appreciate you engaging us at the early stages. We look forward to working aside you on bringing an economically transformative project to the region. Until then, I remain available to answer any questions.

Sincerely,

DUKE ENERGY CAROLINAS

John C. Geib, PE, CEM
Director
North Carolina Economic Development

Electric Service Availability



**Randolph Electric
Membership Corporation**

Your Touchstone Energy® Cooperative 

PO Box 40 Asheboro, NC 27204
879 McDowell Rd. Asheboro, NC 27205
Telephone: (336) 625-5177
Toll Free: 1-800-672-8212

April 18, 2013

Ms. Diane Reid
Chatham County Economic Development Corporation
964 East St.
Pittsboro, NC, 27312

Subject: Electric Service to Chatham County Mega Site

Dear Ms. Reid:

On behalf of Randolph Electric Membership Corporation (REMC) I am pleased to provide this description of our electric facilities in the vicinity of the proposed Chatham County Mega Site.

Presently REMC has 12 kV 3 phase electric distribution service bordering the site along the southwest quadrant parallel with US 64. This distribution originates from a 10MVA substation located approximately 3.5 miles northwest of the site. A second 12 kV 3 phase distribution source approaches the site near the northern boundary feeding from our Snow Camp Substation located approximately 9 miles north. The existing customer base is primarily residential. We can provide three phase service to the site within 90 days however a substation upgrade would be necessary.

For heavy industrial class service REMC would access the 230kV transmission feed already on the property. Service reliability to this site should be excellent. System design and construction would depend on the client's requirements. A timeline for completion of a heavy class industrial delivery is difficult to estimate not having details, however for a 30 MVA dual bank delivery, 12 to 18 months might be reasonable.

It is our pleasure to support this project. If there is additional information that you need please do not hesitate to call.

Cooperatively,

A handwritten signature in cursive script that reads "Fred Smith".

Fred Smith

Vice President Communications and Public Relations

Fiber Optic Cable Availability



Tom Bradley
206 West Cumberland Street
Dunn NC 28334

March 25, 2013

Mr. Chris Lowe
Samet Properties, LLC | CCIM
309 Gallimore Dairy Road, Suite
Greensboro | NC | 27419

Re: 220 Kevin Road Siler City, NC 27344

Dear Chris,

This letter is in response to an inquiry into the telecommunications services available at the 220 Kevin Road Siler City, NC 27344. CenturyLink's network is an all-digital backbone infrastructure consisting of digital Central Offices connected by diverse-routed fiber optic cables. The Kevin Road Site location has availability to CenturyLink's fiber and copper transport facilities providing voice and both Sonet and Ethernet data services. DSL (digital subscriber line) service is also available at this location. We can usually provide non-diverse fiber facilities within 90 days of receiving a confirmed customer order. A diverse (redundant) fiber ring topology can usually be provided within 90 - 120 days from the date a signed contract is accepted by CenturyLink. This may vary depending on what routes we must take to achieve route diversity, if there are any Right-of-Way issues, and if we have to cross a railroad or major highway, etc. Special construction costs may apply if we have to add additional fiber to complete the project.

CenturyLink is capable and eager to respond to any specific customer request for fiber-based telecommunications service. We are committed to serving any client with whatever bandwidth they need and can work with them to customize a solution that will provide them with the redundancy and service level agreements they desire. CenturyLink representatives are available to meet with any prospective clients to discuss costs, timelines and any other relevant details.

Available Services:

Voice Local, ISDN PRI, Centrex and LD
Internet HSI (DSL)
Internet DIA up to 1 Gig
MPLS
Metro Ethernet up to 10GigE
Private Line

SIP Trunks
Customer Premise Equipment (Cisco, Avaya, Mitel, Shortel)
Customer Premise Maintenance
Managed Services
Hosted VOIP
Conferencing Services
Integrated T1 bundles

Thank you for your interest in CenturyLink. Please do not hesitate to contact me if I can be of further assistance.

Sincerely,

Tom Bradley
Account Manager II
Office 910-892-4647
Cell 919-696-3227
FAX 913-397-4654
Tom.Bradley@CenturyLink.com



Natural Gas Availability



6/13/2013

Mr. Ben Townsend
Business Services Manager
Chatham County Economic Development
PO Box 1627
964 East Street
Pittsboro, NC 27312

Dear Ben:

It was good speaking with you about the Chatham/Randolph Megasite and the site certification process. The information provided below is based on McCallum Sweeney's specifications and is subject to change based on the megasite's actual natural gas requirements. All new construction projects are evaluated by PSNC at the time of application utilizing our project feasibility model (PFM) to determine if there will be any contribution in aid of construction (CIAC) required from the customer.

1. Name of the natural gas transmission company or companies serving the site:

Answer: Upstream transmission service for the PSNC Energy system is provided by Williams/Transco

2. Name of the natural gas distribution company or companies serving the site:

Answer: PSNC Energy

3. Distance to the closest gas line capable of serving the site:

Answer: ~ 10.4-miles

4. Indicate the size of the line serving the site:

Answer: The proposed size for the new pipeline would be 6"

5. Indicate the pressure of the line serving the site:

Answer: The proposed operating pressure for the new pipeline would be ~ 350 psig.

6. Describe the current usage of the line and any bottlenecks within the system that will need to be upgraded to serve a heavy (50,000 mcf per month) industrial user:



Answer: The new 6" pipeline would be designed to accommodate the natural gas specifications for the project. Based on the project specification of 50,000 mcf per month, PSNC Energy is estimating a peak project demand of 150,000 cfh. The 6" pipeline proposed by PSNC would accommodate this gas load on a firm basis.

7. The proposed route for a new 6" pipeline to serve the megasite would include:

Smith Hudson Road to Jessie Bridges Road
Jesse Brides Road to Siler City- Snow Camp Road
Siler City- Snow Camp Road to Ed Clapp Road
Ed Clapp Road to Grady Siler Road
Grady Siler Road to Poe Road
Poe Road to Old US 421
Old US 421 to Bish Road
Bish Road to Site across railroad

8. The proposed route for the new 6" pipeline would allow installation along road shoulder in existing DOT ROW.

9. The estimated timeline for construction to in-service for the new pipeline would be approximately 18-months from the execution date of a letter agreement between PSNC Energy and the customer.

10. The contribution in aid of construction (CIAC) to serve the megasite is estimated to be \$3,585,000. All new construction projects are evaluated at the time of application utilizing PSNC Energy's project feasibility model (PFM) to determine if there will be any contribution in aid of construction (CIAC) required from the customer.

PSNC Energy is pleased to assist with the Chatham/Randolph Megasite project. Please contact me at your convenience if you have questions or if I can be of additional assistance.

Sincerely,

Jerry O'Keeffe
Manager – Large Accounts
Raleigh & Durham Regions

Archaeological Report

(Full Report Available Upon Request)

Chatham and Randolph Counties, North Carolina

Prepared by

Dawn Reid

Archaeological Consultants of the Carolinas, Inc.

Introduction

In July 2013, ECS Carolinas, LLP contracted with Archaeological Consultants of the Carolinas, Inc., to conduct a comprehensive archaeological investigation of the Chatham County Mega Site, in Chatham and Randolph counties, North Carolina. A staged approach is being used for this investigation. The first stage consists of detailed historic and background research and an exploration of the geomorphological conditions present in the project tract. The results of this research were used to preliminarily delineate portions of the tract with high, moderate, and low potential for the presence of intact archaeological resources. A field reconnaissance of a variety of settings within the tract was then conducted. The goal of these efforts is to develop an effective and efficient strategy for comprehensive archaeological survey of those portions of the tract that are most likely to contain archaeological resources that could potentially be significant (i.e., eligible for the National Register of Historic Places [NRHP]) as required by the North Carolina State Historic Preservation Office (SHPO) pursuant to federal and state regulations regarding impacts to significant cultural resources.

Project Tract

The Chatham County Mega Site is located northeast of the intersection of U.S. Highway 164 and J.C. Teague Road, west of Siler City (Figure 1). This tract is comprised of 28 land parcels totaling 1,799.7 acres. The tract contains portions of several ridges that grade to the numerous waterways present, including Reedy Fork, Brush Creek, and unnamed tributaries associated with Brush Creek. There are also several small ponds scattered throughout the tract. The majority of the tract is characterized by woods or areas that have been logged within the last decade or so, many in secondary growth. There are several residences with associated outbuildings present in the north portion of the tract. These areas are generally in pasture. The Marley family cemetery is located in the western portion of the tract.

Geomorphology

The project tract contains numerous ridges, most of which run northeast/southwest. Many of these ridges are cut by draws or have narrow toes that extend to small waterways. As noted above, portions of Reedy Fork and Brush Creek run through the project tract. There are also several small unnamed streams associated with Brush Creek within the project tract. Several of the ponds present in the tract are located at

Geotechnical Report

(Full Report Available Upon Request)

REPORT OF SUBSURFACE EXPLORATION AND
GEOTECHNICAL ENGINEERING SERVICES

MEGA SITE – 1799.7 ACRES
CHATHAM & RANDOLPH COUNTIES, NORTH CAROLINA



PREPARED FOR:

P. Timothy Booras
Beach Mountains, LLC
4319 Waterleaf Court
Suite 101
Greensboro, NC 27410

ECS PROJECT NUMBER 06:19718-C

December 9, 2013

Phase I Environmental Site Assessment Report
(Full Report Available Upon Request)



PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT
MEGA SITE - 1,799.7 ACRES
JC TEAGUE ROAD
SILER CITY, CHATHAM COUNTY, NORTH CAROLINA 27355
ECS PROJECT NO. 06-19718-J
FOR
BEACH MOUNTAINS, LLC
JANUARY 17, 2014

NEPA Database Report
(Full Report Available Upon Request)



January 31, 2014

Mr. Tim Booras
Beach Mountains, LLC
4319 Waterleaf Court, Suite 10
Greensboro, North Carolina 27410

Reference: Limited NEPA Database Review
Chatham County Mega Site – 1,799.7 acres
JC Teague Road
Siler City, Chatham County, North Carolina
ECS Project #: 06.19718-G

Dear Mr. Booras,

ECS Carolinas, LLP (ECS) is pleased to provide our results of the Limited NEPA Database Review conducted for the above referenced site. Our services were provided in accordance with ECS Proposal #: 06-17109.

BACKGROUND INFORMATION

The original site consisted of 20 contiguous parcels totaling approximately 1,703.92 acres located northeast of the intersection of US Highway 64 and JC Teague Road in Siler City, Chatham County, North Carolina. According to information provided to ECS and information obtained from the Chatham and Randolph County On-line GIS websites, the Parcel Identification Numbers (PINs) are: 8742-18-9643 (863.79 acres), 8732-95-7624 (16.94 acres), 8742-16-1500 (37.29 acres), 8742-48-0648 (29.9 acres), 8742-69-4738 (138.1 acres), 8743-81-4673 (152.794 acres), 8743-90-0461 (13.51 acres), 8743-80-0358 (5 acres), 8743-73-1244 (57.58 acres), 8743-74-1289 (17.47 acres), 8743-51-2974 (80.64 acres), 8742-16-9273 (12 acres), 8742-36-0711 (20 acres), 8743-32-5684 (37 acres), 8743-42-3804 (37 acres), 8742-47-3657 (43.41 acres), 8742-47-9467 (43.41 acres), 8742-58-7181 (77.37 acres), 8733717273 (14.07 acres) and 8732778621 (6.75 acres). ECS prepared a Limited Threatened and Endangered Species Database Review dated July 3, 2013 for this site.

The site has been expanded to include 85.54 additional acres identified as PINs: 8743-25-5025 (11.28 acres), 8743-25-5591 (0.59 acres), 8743-25-7521 (1.68 acres), 8743-34-1776 (8.83 acres), 8742-44-3951 (10.91 acres), 8743-35-2356 (16.46 acres), 8742-68-7058 (25.7 acres) and 8742-57-5611 (21 acres). The additional acreage increased the size of the mega site to 1,799.70. The attached Figures show the entire site and the additional tracts that have been added since the initial study.

These parcels contain residential structures, undeveloped wooded land and fields. Marley Cemetery is located on the western portion of the site. High tension powerlines transect the central portion of the site. Based on the USGS Topographic Map, an unnamed tributary to Reedy Fork is located on the northwestern portion of the site. An unnamed tributary to Brush Creek is located on the northern and southeastern portion of the site.

Threatened & Endangered Species Database Report

(Full Report Available Upon Request)



July 3, 2013

Tim Booras
Beach Mountains, LLC
4319 Waterleaf Court
Suite 101
Greensboro, North Carolina 27410

Reference: Limited Threatened and Endangered Species Database Review
Chatham County Mega Site
JC Teague Road
Siler City, Chatham County, North Carolina
ECS Project 06.19718-F

Dear Mr. Booras,

ECS Carolinas, LLP (ECS) is pleased to provide our results of the Limited Threatened and Endangered Species Database Review conducted for the above referenced site. Our services were provided in accordance with ECS Proposal #06-163090 and #06-15933.

BACKGROUND INFORMATION

The subject property consists of twenty (20) contiguous parcels totaling approximately 1,703.92 acres of land which is located northeast of the intersection of US Highway 64 and JC Teague Road in Siler City, Chatham County, North Carolina. According to information provided to ECS and information obtained from the Chatham and Randolph County On-line GIS websites, the Parcel Identification Numbers (PIN) are 8742-18-9643 (863.79 acres); 8732-95-7624 (16.94 acres); 8742-16-1500 (37.29 acres); 8742-48-0648 (29.9 acres); 8742-69-4738 (138.1 acres); 8743-81-4673 (152.794 acres); 8743-90-0461 (13.51 acres); 8743-80-0358 (5 acres); 8743-73-1244 (57.58 acres); 8743-74-1289 (17.47 acres); 8743-51-2974 (80.64 acres); 8742-16-9273 (12 acre tract); 8742-36-0711 (20 acre tract); 8743-32-5684 (37 acre tract); 8743-42-3804 (37 acre tract); 8742-47-3657 (43.41 acre tract); 8742-47-9467 (43.41 acre tract); 8742-58-7181 (77.37 acre tract); 8733717273 (14.07 acre tract), and 8732778621 (6.75 acre tract).

The site consists mostly of undeveloped fields and timbered woodlands (Photographs 1-3). Two ponds are located along the northeastern site boundary (Photograph 4). Numerous dirt access roads are located throughout the site. One overhead power line easement transects the central portion of the site. Multiple headstones and a hand built wall near the Marley Cemetery on the western portion of the site. Unnamed tributaries to Brush Creek cross the site. The remnants of an old residential dwelling are located on the north central portion of the site. An open gravel parking area and a dilapidated storage shed are located along the eastern site boundary. The eastern portion of the site consists of woodlands with a small pond, and a horse enclosure in a pasture. The northeastern portion of the site is developed with two ponds, a Ranch style single-family residence, several outbuildings and barns (along Kevin Road). Copies of exhibits and a photo log are attached.

Stream and Wetland Determination Report

(Full Report Available Upon Request)



February 3, 2014

Mr. Tim Booras
Beach Mountains, LLC
4319 Waterleaf Court, Suite 10
Greensboro, North Carolina 27410

Reference: Report of Wetland Determination
Chatham County Mega Site – 1,799.73 acres
JC Teague Road
Siler City, Chatham County, North Carolina
ECS Project #: 06.19718-G

Dear Mr. Booras:

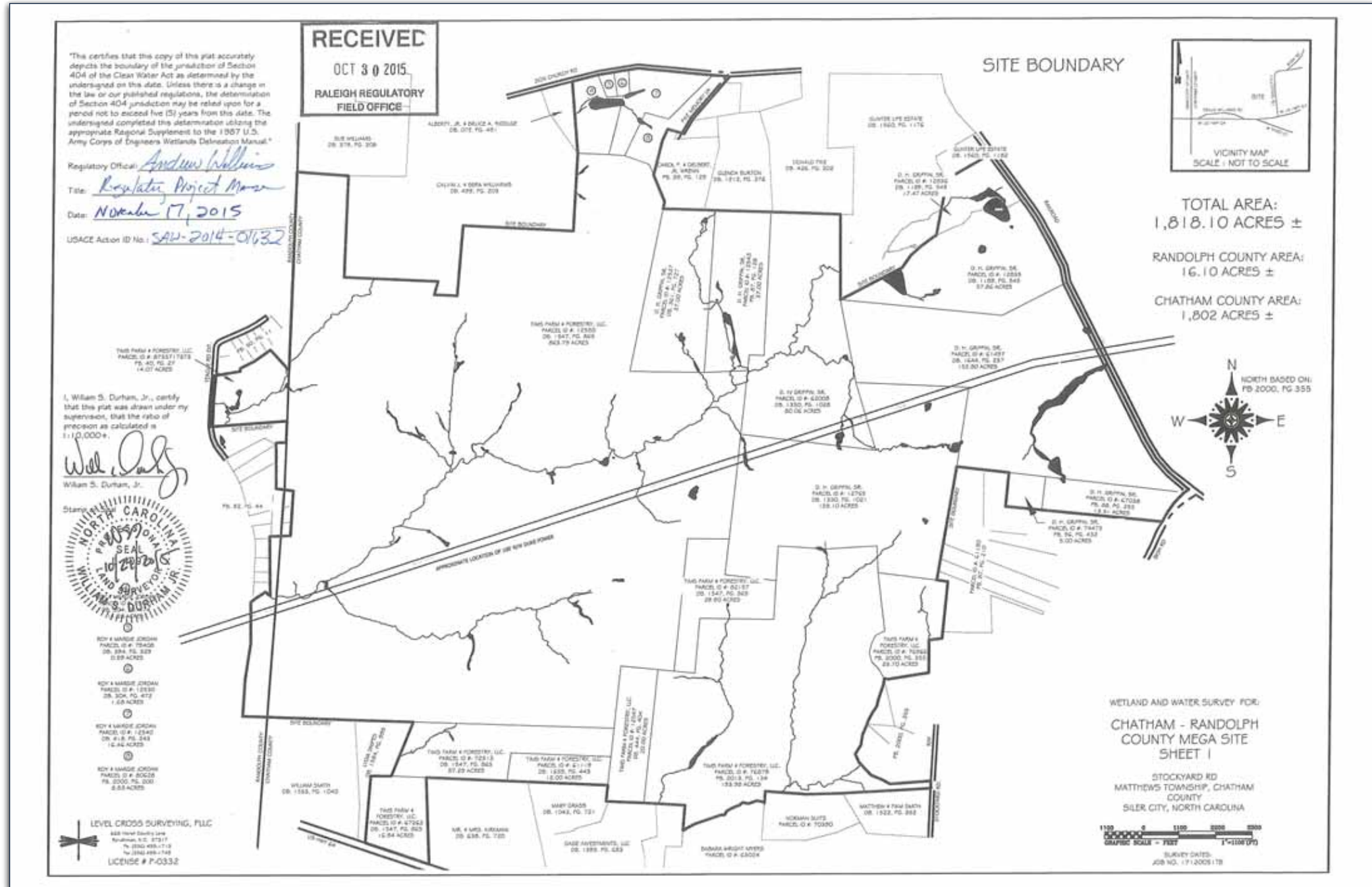
ECS Carolinas, LLP (ECS) is pleased to submit this report of the jurisdictional waters/wetland determination at the 1,799.73 acre Mega Site located northeast of the intersection of US Highway 64 and JC Teague Road in Siler City, Chatham County, North Carolina. This report summarizes our findings for the site.

Background

The original Mega Site consisted of multiple contiguous parcels which totaled 1,704 acres located northeast of the intersection of US Highway 64 and JC Teague Road in Siler City, Chatham County, North Carolina (Figure 1). The site contains residential structures, wooded land and overgrown fields. The Marley Cemetery is located on the western portion of the site. High tension powerlines transect the central portion of the site.

- In May 2013, ECS performed a jurisdictional waters/wetland determination for 1,704 acres which consisted of twenty (20) contiguous parcels. According to the Chatham County GIS Online Database, the parcel identification number(s) are: (8742-18-9643 – 863.79 acres), (8732-95-7624 – 16.94 acres), (8742-16-1500 – 37.29 acres), (8742-48-0648 – 29.9 acres), (8742-69-4738 – 138.1 acres), (8743-81-4673 – 152.794 acres), (8743-90-0461 – 13.51 acres), (8743-80-0358 – 5 acres), (8743-73-1244 – 57.58 acres), (8743-74-1289 – 17.47 acres), (8743-51-2974 – 80.64 acres), (8742-16-9273 – 12 acres), (8742-36-0711 – 20 acres), (8743-32-5684 – 37 acres), (8743-42-3804 – 37 acres), (8742-47-3657 – 43.41 acres), (8742-47-9467 – 43.41 acres), (8742-58-7181 – 77.37 acres), (8733717273 – 14.07 acres), and (8732778621 – 6.75 acres). The findings of the assessment were provided in a report dated May 21, 2013.
- On October 28, 2013, ECS was notified that the site had been expanded to include three additional areas that consisted of eight parcels totaling approximately 95.73 acres. These areas are located on the northern, eastern, and southern portions of the site. According to the Chatham County GIS Online Database the Parcel Identification Number(s) are: (8742-36-5611 – 21 acres), (8742-44-3951 – 10.19 acres), (8743-25-5025 – 11.28 acres), (8743-25-5591 – 0.59 acres), (8743-25-7521 – 1.68 acres), (8743-34-1776 – 8.83 acres), (8743-35-2356 – 16.46 acres), and (8742-68-7058 – 25.7 acres). ECS was contracted to perform a jurisdictional waters/wetlands determination on the additional parcels.

Stream and Wetland Delineation Map



Jurisdictional Letter

U.S. ARMY CORPS OF ENGINEERS WILMINGTON DISTRICT

Action Id. SAW-2014-01632

County: Randolph

U.S.G.S. Quad: NC-COLERIDGE

NOTIFICATION OF JURISDICTIONAL DETERMINATION

Property Owner: ECS Carolinas, LLP
Cory Darnell
Address: 9001 Glenwood Avenue
Raleigh, NC 27617
Telephone Number: 919-861-7098
Size (acres) 1,810 (approximately)
Nearest Town Siler City
Nearest Waterway Reedy Fork/Brush Creek/Lacys Creek
River Basin Deep
USGS HUC 03030003
Coordinates
Latitude: 35.755535
Longitude: -79.529368

Location description: The 1,810 acre site (approximately) is located south of Zion Church Road, West of Old US Highway 421, North of US Highway 64 and east of Teague Road Ext., in Chatham and Randolph Counties, North Carolina. The site is identified as the Chatham-Randolph County Megasite (See attached 45 map sheets).

Indicate Which of the Following Apply:

A. Preliminary Determination

Based on preliminary information, there may be waters of the U.S. including wetlands on the above described project area. We strongly suggest you have this property inspected to determine the extent of Department of the Army (DA) jurisdiction. To be considered final, a jurisdictional determination must be verified by the Corps. This preliminary determination is not an appealable action under the Regulatory Program Administrative Appeal Process (Reference 33 CFR Part 331). If you wish, you may request an approved JD (which may be appealed), by contacting the Corps district for further instruction. Also, you may provide new information for further consideration by the Corps to reevaluate the JD.

B. Approved Determination

There are Navigable Waters of the United States within the above described project area subject to the permit requirements of Section 10 of the Rivers and Harbors Act and Section 404 of the Clean Water Act. Unless there is a change in the law or our published regulations, this determination may be relied upon for a period not to exceed five years from the date of this notification.

There are waters of the U.S. including wetlands on the above described project area subject to the permit requirements of Section 404 of the Clean Water Act (CWA)(33 USC § 1344). Unless there is a change in the law or our published regulations, this determination may be relied upon for a period not to exceed five years from the date of this notification.

We strongly suggest you have the waters of the U.S. including wetlands on your project area delineated. Due to the size of your property and/or your present workload, the Corps may not be able to accomplish this wetland delineation in a timely manner. For a more timely delineation, you may wish to obtain a consultant. To be considered final, any delineation must be verified by the Corps.

The waters of the U.S. including wetlands on your project area have been delineated and the delineation has been verified by the Corps. We strongly suggest you have this delineation surveyed. Upon completion, this survey should be reviewed and verified by the Corps. Once verified, this survey will provide an accurate depiction of all areas subject to CWA jurisdiction on your property which, provided there is no change in the law or our published regulations, may be relied upon for a period not to exceed five years.

The waters of the U.S. including wetlands have been delineated and surveyed and are accurately depicted on the plat signed by the Corps Regulatory Official identified below on November 17, 2015. Unless there is a change in the law or our published regulations, this determination may be relied upon for a period not to exceed five years from the date of this notification.

There are no waters of the U.S., to include wetlands, present on the above described project area which are subject to the permit requirements of Section 404 of the Clean Water Act (33 USC 1344). Unless there is a change in the law or our published regulations, this determination may be relied upon for a period not to exceed five years from the date of this notification.

The property is located in one of the 20 Coastal Counties subject to regulation under the Coastal Area Management Act (CAMA). You should contact the Division of Coastal Management in Morehead City, NC, at (252) 808-2808 to determine their requirements.

Placement of dredged or fill material within waters of the US and/or wetlands without a Department of the Army permit may constitute a violation of Section 301 of the Clean Water Act (33 USC § 1311). If you have any questions regarding this determination and/or the Corps regulatory program, please contact Andrew Williams at 919-554-4884 x26 or Andrew.E.Williams2@usace.army.mil.

C. Basis For Determination:

The following streams are relatively permanent waters (RPWs) and are unnamed tributaries to, or are a portion of, Reedy Fork, an RPW: Streams NS_FI, NS_I, NS_IF, NS_2, NS_3, NS_3B, NS_3D, NS_3H and NS_3HA. Reedy Fork is a tributary to Brush Creek, an RPW. The following wetlands are either abutting or adjacent to one of the above listed streams (Reedy Fork tributaries): Wetlands NW_2/NW_3/NW_3A, NW_3C, NW_3D, NW_3E, NW_3F, NW_3G and NW_3HA. The pond identified as NPA is an impoundment of streams NS_3/NS_FI.

The stream identified as S_102 is an RPW and is an unnamed tributary that flows to Wetland WR. The following wetlands are either abutting or adjacent to an offsite unnamed RPW, that is a tributary to Lacys Creek: Wetlands WP&WPA, WR, WS and W18. The pond identified as PD is an impoundment of Wetlands W18 and WP&WPA.

The following streams are RPWs and are unnamed tributaries to Brush Creek, an RPW: Streams NS_E, NS_3I, NS_4, NS_7, NS_7A, NS_7B, NS_7C, NS_7D, NS_8, NS_9, NS_10, NS_11, NS_11A, NS_11C, NS_11F, NS_12, NS_13, NS_14, NS_15, NS_17, NS_18, NS_19, NS_20, NS_25, NS_50, S_1, S_2, S_3, S_4, S_5, S_6, S_6A, S_7, S_8, S_9, S_10, S_11, S_12, S_20, S_21A, S_21B, S_23, S_24, S_25, S_26, S_28, S_50, S_51, S_53, S_54, S_55, S_59, S_100, S_101. The following wetlands are either abutting or adjacent to one of the above listed streams (Brush Creek tributaries): Wetlands NW_7A, NW_7B, NW_7C, NW_7E, NW_7D, NW_7W, NW_8, NW_9, NW_10, NW_12, NW_13, NW_16, NW_17, NW_19, NW_20, NW_21, NW_22, NW_50, NW_51 and NW_52, WA AND WB, WC, WD, WE, WF, WG, WH, WH-1, WI, WJ1, WJ2, WK, WL1/WLA./WN, WL-2, WM, WT AND WU, WV, WX, WXX, WY AND WAY, WZ, W2, W3, W5, W10, W13A, W16A, W16B, W17. The pond identified as PA is an impoundment of Wetland W10 and the pond identified as PB is an impoundment of Stream S_20.

Brush Creek and the Rocky River are tributaries to the Deep River, a traditionally navigable water (TNW). The Deep River flows to the Cape Fear River, a navigable water of the United States. The Ordinary High Water Marks (OHWMs) of all the on site streams were indicated by at least two (2) of the following physical characteristics: clear natural line impressed on the bank, shelving, changes in the character of the soil, scour and the destruction of terrestrial vegetation. All the wetlands meet the hydrophytic vegetation, wetland hydrology, and hydric soil criteria of the 1987 Corps of Engineers Wetland Delineation Manual and the Eastern Mountains and Piedmont Regional Supplement.

D. Remarks: The ponds identified as PC and "Non JD Pond" were determined to be artificial ponds created by excavating and/or diking dry land to collect and retain water. As such, they were determined to be non-jurisdictional.

E. Attention USDA Program Participants

This delineation/determination has been conducted to identify the limits of Corps' Clean Water Act jurisdiction for the particular site identified in this request. The delineation/determination may not be valid for the wetland conservation provisions of the Food Security Act of 1985. If you or your tenant are USDA Program participants, or anticipate participation in USDA programs, you should request a certified wetland determination from the local office of the Natural Resources Conservation Service, prior to starting work.

Jurisdictional Letter

F. Appeals Information (This information applies only to approved jurisdictional determinations as indicated in B. above)

This correspondence constitutes an approved jurisdictional determination for the above described site. If you object to this determination, you may request an administrative appeal under Corps regulations at 33 CFR Part 331. Enclosed you will find a Notification of Appeal Process (NAP) fact sheet and request for appeal (RFA) form. If you request to appeal this determination you must submit a completed RFA form to the following address:

US Army Corps of Engineers
South Atlantic Division
Attn: Jason Steele, Review Officer
60 Forsyth Street SW, Room 10M15
Atlanta, Georgia 30303-8801

In order for an RFA to be accepted by the Corps, the Corps must determine that it is complete, that it meets the criteria for appeal under 33 CFR part 331.5, and that it has been received by the Division Office within 60 days of the date of the NAP. Should you decide to submit an RFA form, it must be received at the above address by **January 15, 2016**.

****It is not necessary to submit an RFA form to the Division Office if you do not object to the determination in this correspondence.****

Corps Regulatory Official: Andrew Williams

Date: **November 17, 2015**

Expiration Date: **November 17, 2020**

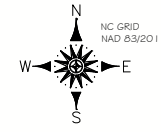
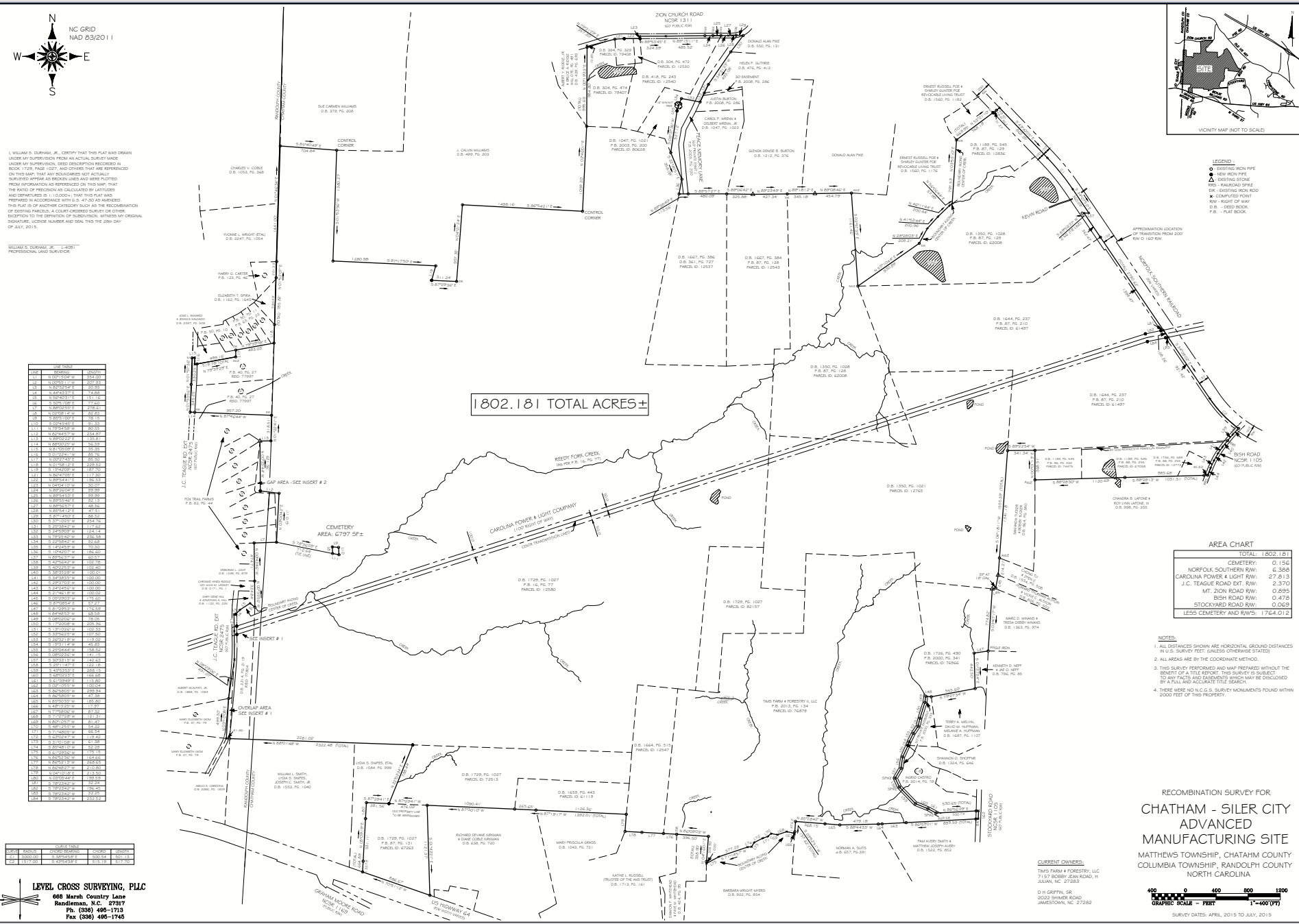
Copy Furnished:

Tim Booras
Tims Farm and Forestry II, LLC
7157 Bobby Jean Road
Julian, NC 27283

DH Griffin, Sr.
7157 Bobby Jean Road
Julian, NC 27283

The Wilmington District is committed to providing the highest level of support to the public. To help us ensure we continue to do so, please complete our Customer Satisfaction Survey, located online at <http://regulatory.usacesurvey.com/>.

Boundary Survey



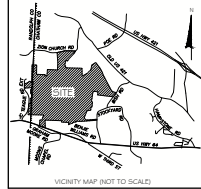
I, WILLIAM S. DURHAM, JR., CERTIFY THAT THIS DAY I HAVE DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, FROM DESCRIPTION RECORDED IN BOOK 1725, PAGE 1027, AND OTHERS THAT ARE REPRESENTED ON THIS MAP THAT ANY RECORDS NOT ACTUALLY SURVEYED APPROX AS SHOWN LINES AND HERE PLOTTED FROM INFORMATION AS REFERENCED ON THIS MAP THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDE AND LONGITUDE IS 1:10,000, THAT THE PLANS WERE PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED THIS PLAN IS OF ANOTHER CATEGORY SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY OR OTHER SUBJECT TO THE DEPARTMENT OF REVENUE, WRITTEN BY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS THE 29TH DAY OF JULY, 2015.

WILLIAM S. DURHAM, JR. 145071 PROFESSIONAL LAND SURVEYOR

LINE	BEARING	DISTANCE
1	S 89° 59' 57" W	134.00
2	S 89° 59' 57" W	134.00
3	S 89° 59' 57" W	134.00
4	S 89° 59' 57" W	134.00
5	S 89° 59' 57" W	134.00
6	S 89° 59' 57" W	134.00
7	S 89° 59' 57" W	134.00
8	S 89° 59' 57" W	134.00
9	S 89° 59' 57" W	134.00
10	S 89° 59' 57" W	134.00
11	S 89° 59' 57" W	134.00
12	S 89° 59' 57" W	134.00
13	S 89° 59' 57" W	134.00
14	S 89° 59' 57" W	134.00
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99	S 89° 59' 57" W	134.00
100	S 89° 59' 57" W	134.00

LEVEL CROSS SURVEYING, PLLC
688 Marsh Country Lane
Randolph, N.C. 27377
Ph: (336) 495-1713
Fax: (336) 495-1740

1802.181 TOTAL ACRES ±



LEGEND
 ○ EXISTING IRON PIPE
 △ IRON PIPE
 ▲ EXISTING STONE
 ○ EXISTING SPIRE
 ○ EXISTING IRON ROD
 ○ EXISTING POINT
 ○ RIGHT OF WAY
 ○ 1800 BOOK
 ○ PLAT BOOK

AREA CHART

TOTAL:	1802.181
CEMETERY:	0.156
NORFOLK SOUTHERN RW:	0.368
CAROLINA POWER & LIGHT RW:	27.813
J.C. TEAGUE ROAD EXT. RW:	2.370
MT. ZION ROAD RW:	0.895
BISH ROAD RW:	0.479
STOCKYARD ROAD RW:	0.063
LESS CEMETERY AND RW'S:	1764.012

- NOTES:
1. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET, UNLESS OTHERWISE STATED.
 2. ALL AREAS ARE BY THE COORDINATE METHOD.
 3. THIS SURVEY REPRODUCED AND MAP PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. THIS SURVEY IS SUBJECT TO ANY FACTS AND EXISTING RECORDS THAT MAY BE DISCOVERED BY A FULL AND ACCURATE TITLE SEARCH.
 4. THERE WERE NO A.C.S. SURVEY MONUMENTS FOUND WITHIN 2000 FEET OF THIS PROPERTY.

RECOMBINATION SURVEY FOR
**CHATHAM - SILER CITY
ADVANCED
MANUFACTURING SITE**
MATTHEWS TOWNSHIP, CHATHAM COUNTY
COLUMBIA TOWNSHIP, RANDOLPH COUNTY
NORTH CAROLINA

CURRENT OWNERS:
TAMS FARMS 4 FORESTRY, LLC
7757 SCOTT JEFFERSON ROAD, W
JULIAN, NC 27283

D. H. GRETTIN, SR.
2023 SHIMMS ROAD
JAMESSTOWN, NC 27282

GRAPHIC SCALE = 1" = 400' (PT)
SURVEY DATES: APRIL, 2015 TO JULY, 2015