CAROLINE COMMERCE CENTER, LIFE SCIENCE PARK

CAROLINE COUNTY, VA 22546

- If you are moving America’s Goods and Services, OR in need of a new distribution or light manufacturing facility, Come to the North/South crossroads for American Commerce and Truck Transportation on Interstate 95 at Exit 104 Ruther Glen/Carmel Church.
- Land for Sale, Lease or Build to Suit from 5++ acres to 100++ acres.
- Sites available for distribution, light manufacturing and commercial uses.

For Immediate Attention Contact
John Jay Schwartz, MCR, RPA
804-740-1555 office

http://www.havesitewilltravel.com/constantcontact/caroline-commerce-center.htm
Carbon Commerce Center
RETAIL SITES For Sale & Development
http://www.HaveSiteWillTravel.com/caroline-commerce

Life Science Park

- McKesson Distribution Open for Business
- New Road Route 652 / Ruther Glen Road
- Technology Zone
  http://www.visitcaroline.com/economic.html
- Come to the North/South crossroads for American Commerce and Truck Transportation on Interstate 95 at Exit 104 Ruther Glen / Carmel Church, VA
- Sites available for development for distribution, light manufacturing, commercial and retail uses.
- CNBC selects Virginia as the best state for doing business.
  http://www.cnbc.com/id/43381920

CNBC Selects Virginia as the Best State for Doing Business...

http://www.cnbc.com/id/31763805
http://www.visitcaroline.com/economic.html

2010 DEMOGRAPHICS

<table>
<thead>
<tr>
<th></th>
<th>1 Mile</th>
<th>3 Miles</th>
<th>5 Miles</th>
</tr>
</thead>
<tbody>
<tr>
<td>Population</td>
<td>5,903</td>
<td>24,349</td>
<td>55,179</td>
</tr>
<tr>
<td>Average HH Income</td>
<td>$74,985</td>
<td>$78,562</td>
<td>$78,871</td>
</tr>
<tr>
<td>Median HH Income</td>
<td>$63,039</td>
<td>$65,277</td>
<td>$63,581</td>
</tr>
</tbody>
</table>

John Jay Schwartz, MCR, RPA
phone (804) 740-1555
jjschwartz@havesitewilltravel.com
www.HaveSiteWillTravel.com

Information contained within is deemed reliable, but is not guaranteed. Subject to prior leasing.
Included in either site purchase or lease is as follows:

1) Rough grading

2) Delivery of water and sewer to within 20 feet of the property line

3) Access road as shown
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 Pipe
DS3 Service, 100Mbps

Caroline County, Virginia offers Hyper Fiber Redundancy
For Safe Data Center Operations

www.visitcaroline.com/economic.html
www.HaveSiteWillTravel.com/caroline-commerce

John Jay Schwartz, MCR, RPA
phone (804) 740-1555
jjswartz@havesitewilltravel.com
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Caroline Commerce Center
For Sale & Development or Build to Suit
Industrial, Commercial, Retail Sites "Technology Zone"
http://www.HaveSiteWillTravel.com/caroline-commerce

**Life Science Park**
*McKesson Distribution Center Open for Business Now!*
CAROLINE COMMERCCE CENTER
McKesson Open for Business

CAROLINE COUNTY, VA 22546

“Needs and Wants”
- Moving America’s Goods and Services
- Need New Warehouse, Distribution or Manufacturing Sites
- Want Safe, Secluded and Secured Facility
- Emergency Backup Site

• NEW ROAD ROUTE 652 / RUTHER GLEN ROAD

• Technology Zone:  http://www.visitcaroline.com/economic.html

• Come to the North/South crossroads for American Commerce and Truck Transportation on Interstate 95 at Exit 104 RUTHER GLEN/CARMEL CHURCH, VA.

• Land for Sale, Lease or Build to Suit from 5+ acres to 150 acres+.

• CSX Potential, for details contact Russ_Smitley@CSX.com

• Sites available for development for distribution, light manufacturing, commercial and retail uses.

• CNBC selects Virginia as the best state for doing business.  http://www.cnbc.com/id/43381920
Come to the North / South Crossroads for American Commerce and Truck Transportation

INVESTMENT HIGHLIGHTS

(2) Investment Properties Available in Caroline County
9 +/- Acres Available | $25,000 per acre
68 +/- Acres Available | $17,500 per acre

Interstate 95 Frontage at Exit 104
Sites available for development for distribution, light manufacturing, commercial and retail uses.

CNBC selects Virginia as the best state for doing business.
http://www.cnbc.com/id/43381920
Caroline County Investment Property
Interstate 95 Frontage
Caroline County, Virginia
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
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One That Immediately Serves the Property With 24 Fiber Strands
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DS3 Service, 100Mbps

Caroline County, Virginia Offers Hyper Fiber Redundancy For Safe Data Center Operations

www.visitcaroline.com/economic.html
www.HaveSiteWillTravel.com/caroline-commerce
CAROLINE COUNTY ECONOMIC DEVELOPMENT

Data Center Site
Location

Center of the Mid-Atlantic, East Coast

Labor Access Outstanding

No Traffic Congestion

Interstate 95 Access & Rt. 1, Rt. 301, Rt. 17

RVA Airport, Dulles, National

Land Prices Dramatically Lower Than NOVA
Caroline Has An Excellent Strategic Position

- Outside the DC “Blast Zone”
  Strategically Safe
- Straddles Two Labor Markets: NoVa & RVA
- Lowest Taxes and Land Prices in the Corridor
- (Special Tax Rate for Data Centers)
Labor To Spare
Tech Labor Study Available
Utilities: Got ‘em

- Electricity
- Gas
- Water
- Reuse Water
- Sewer
- Redundant Fiber—Over Built for Distribution
- Companies Will Be Building In a Totally Supportive Network of Infrastructure

Pictured here is the Caroline Commerce Center with five fiber options. Verizon is the provider in the industrial park. Summit IG and Lumos carry massive loads to Annandale.
LUMOS AND MAREA UNDERSEA CABLE RUNS THROUGH CAROLINE COUNTY
<table>
<thead>
<tr>
<th>Infrastructure + Owner</th>
<th>Current Capacity</th>
<th>Planned Capacity</th>
<th>Connection Point</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Utilities</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Electricity</td>
<td>Rappahannock Electric Cooperative</td>
<td>Several Substations within a few miles. Any level of service is possible at this site. Redundant service possible.</td>
<td>At Site</td>
<td>R.E.C. can dedicate substations with multiple dedicated feeds. Large users trigger special pricing of utility near provider cost</td>
</tr>
<tr>
<td><strong>Natural Gas</strong></td>
<td>Columbia Gas of Virginia</td>
<td>Capacity is based on entire Mid-Atlantic usage due to transmission line access.</td>
<td>At Site</td>
<td>Natural Gas already exists in the Caroline Commerce Center Industrial Park</td>
</tr>
<tr>
<td><strong>Reuse Water</strong></td>
<td>Caroline County Department of Public Works</td>
<td>.5 MGPD of available capacity</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Sanitary Sewer</strong></td>
<td>Caroline County Department of Public Works</td>
<td>County facility currently processes 1 MGD of its 1.5 MGD capacity</td>
<td>At Site</td>
<td>Abundant capacity for Distribution and Data Centers</td>
</tr>
<tr>
<td><strong>IT-Telecom—Fiber</strong></td>
<td>Summit 1G</td>
<td>864 count single mode line</td>
<td>At Site</td>
<td>52” minimum depth multi-duct system connecting Ashburn, VA with Richmond, VA and Hampton Roads, VA trans-Atlantic Cable landing site.</td>
</tr>
<tr>
<td><strong>IT-Telecom—Fiber</strong></td>
<td>Verizon</td>
<td>10 Gig bandwidth to over 30 business accounts</td>
<td>At Site</td>
<td>52” minimum depth multi-duct system connecting Ashburn, VA with Richmond, VA and Hampton Roads, VA trans-Atlantic Cable landing site.</td>
</tr>
<tr>
<td><strong>IT-Telecom—Fiber</strong></td>
<td>Lumos, Marea Ocean Cable to Spain</td>
<td>High Capacity</td>
<td>At Site</td>
<td>Current Lumos service in Caroline County at interchange 104—two sites currently</td>
</tr>
</tbody>
</table>
500,000gpd Reuse Water = Operational Savings
Approximately 200 Acres—M1, Mitigated, Utilities, Seconds From 95
Engineered Test Fit 1 Million Square Feet
Caroline Commerce Center

- Acreage for Large Building
- Additional Acreage-South
- Seconds Away from I-95
- Wetland Mitigated
- Low Land Prices
- Fortune 15 Neighbor
- All Utilities,
  - Gas
  - Electric
  - Water
  - Sewer
  - Fiber

Site is Able to Host Over 1MSF
MULTI BUILDING OPTION
SITE ABLE TO HOST MANY PLANS
Caroline Political Leadership

- Pro Business
- Deal Makers
- Aggressive
- Realistic
- Has Enacted a CDA Ordinance, Technology Zone
- Ready to Lead the Next Recruitment
- Will Change its tax ordinance to attract data centers

Caroline is Ready to Make a Deal That Will Close
Taxes Are Low in Caroline County, Virginia

What You Need to Know for Data Centers:

Caroline County will change its tax ordinance for data center equipment so that a data center in Caroline County will be paying far less than other business classifications. This will be determined by investment size, and start up timing. Caroline will be competitive with any other Virginia community.

- **Business Taxes for all Other Categories**
  - Business Personal Property Tax: $3.80 per $100 of Assessed Value
  - Machinery and Tools Tax: $3.50 per $100 of Assessed Value
    - Business Equipment: Assessed on Sliding Scale
    - Equipment Assessed at 22% Original Costs
    - Heavy Equipment Assessed on Sliding Scale
  - Motor Carriers: $3.50 per $100
    - Larger Business Trucks/Heavy Equipment assessed on sliding scale

- **Real Estate Tax**: $0.83 per $100

- **Caroline Has Reimbursed Business Taxes As an Incentive to Locate in the County**
Closing Thoughts:

- Caroline has an ideal property at an ideal site in an ideal location
- Immediate Interstate Access
- Utilities in Place, Redundant Fiber, Redundant Power Supply
- Already Zoned M1—Data Center a BY RIGHT USE
- Excellent Labor Market
- Low Cost Land
- Low Taxes
- Outstanding Road Network for Logistics
- Aggressive Deal Makers—Caroline Will Work for Investment
- Caroline Wants Your Investment and Will Earn It

Contact:
- Gary R. Wilson
- Director, Caroline County
- Department of Economic Development
- Gwilson@co.caroline.va.us  804.633.4074  Cell: 804.366.6059