

Greenwood Genetic Center Partnership Campus Multi-Family Development Spring Street Greenwood County, SC 29646



Partnership Alliance
GREENWOOD
SOUTH CAROLINA ♦ USA

FEATURES:

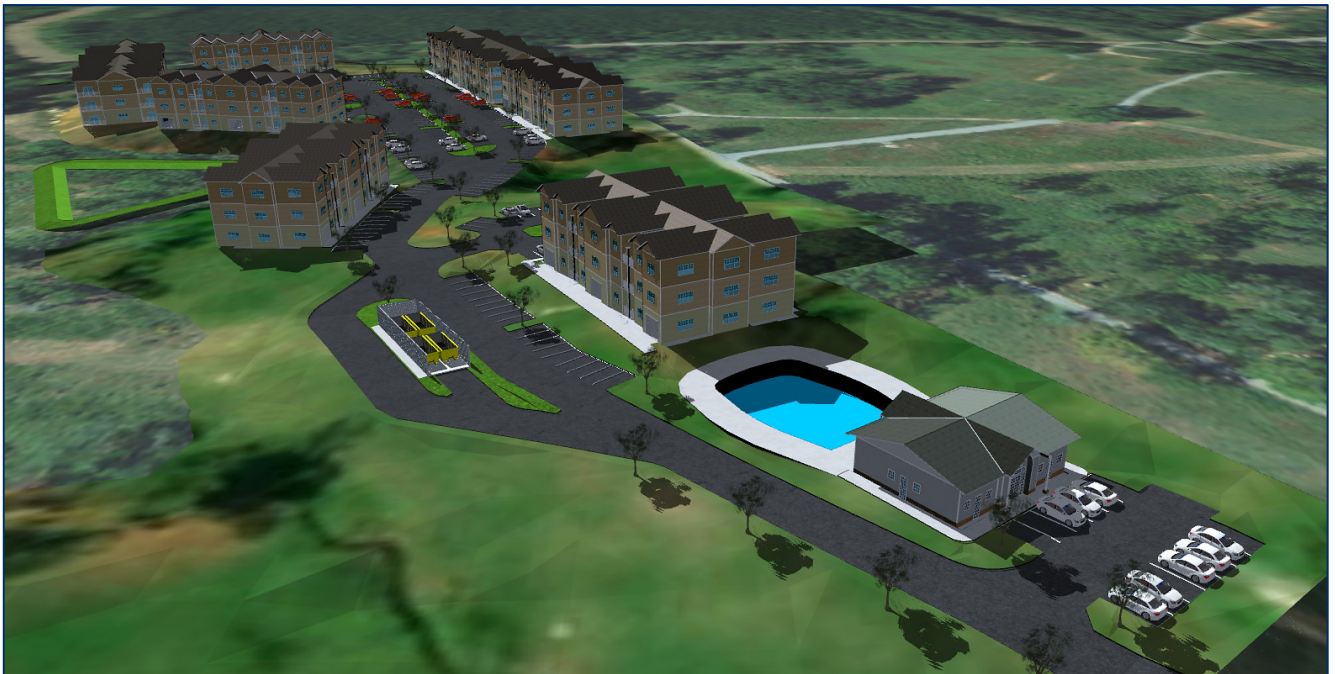
- ◇ **Size:** ±20 Acres
- ◇ **Parcel ID:** 6845-791-501
- ◇ **Tax District:** City of Greenwood
- ◇ **Zoning:** Two-Family Residential District (R-4)
Potential rezoning for Multi-family development
- ◇ **Drive Distance:**
 - ±34.0 miles to I-26 Access (Exit 54)
 - ±63.0 miles to GSP Int'l Airport
 - ±68.8 miles to SC Inland Port Greer
 - ±123 miles to NS Intermodal Facility (CLT)
 - ±136 miles to CLT Int'l Airport
 - ±177 miles to Port of Charleston
- ◇ **Rail:** None
- ◇ **Sewer:** Greenwood Metropolitan District
- ◇ **Water:** Greenwood CPW
- ◇ **Power:** Greenwood CPW
- ◇ **Gas:** Greenwood CPW
- ◇ **Telecommunications:**
Northland Communications, Spirit Communications



CONCEPTUAL DESIGN:

BUILDING SIZES: ±3,000 SF to ±16,500 SF

TOTAL BUILDING FOOTPRINT: ±82,000 SF



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CONCEPTUAL MAP:

*Approximate Locations

Water Line

Greenwood CPW

Sewer Line

Greenwood Metropolitan District

Power Provider

Greenwood CPW

Natural Gas Line

Greenwood CPW

Telecommunications

Northland Communications

Spirit Communications

Drive Distance:

Greenville, SC: 59 miles

BMW Perform Center: 65 miles

SC Inland Port Greer: 69 miles

Columbia, SC: 79 miles

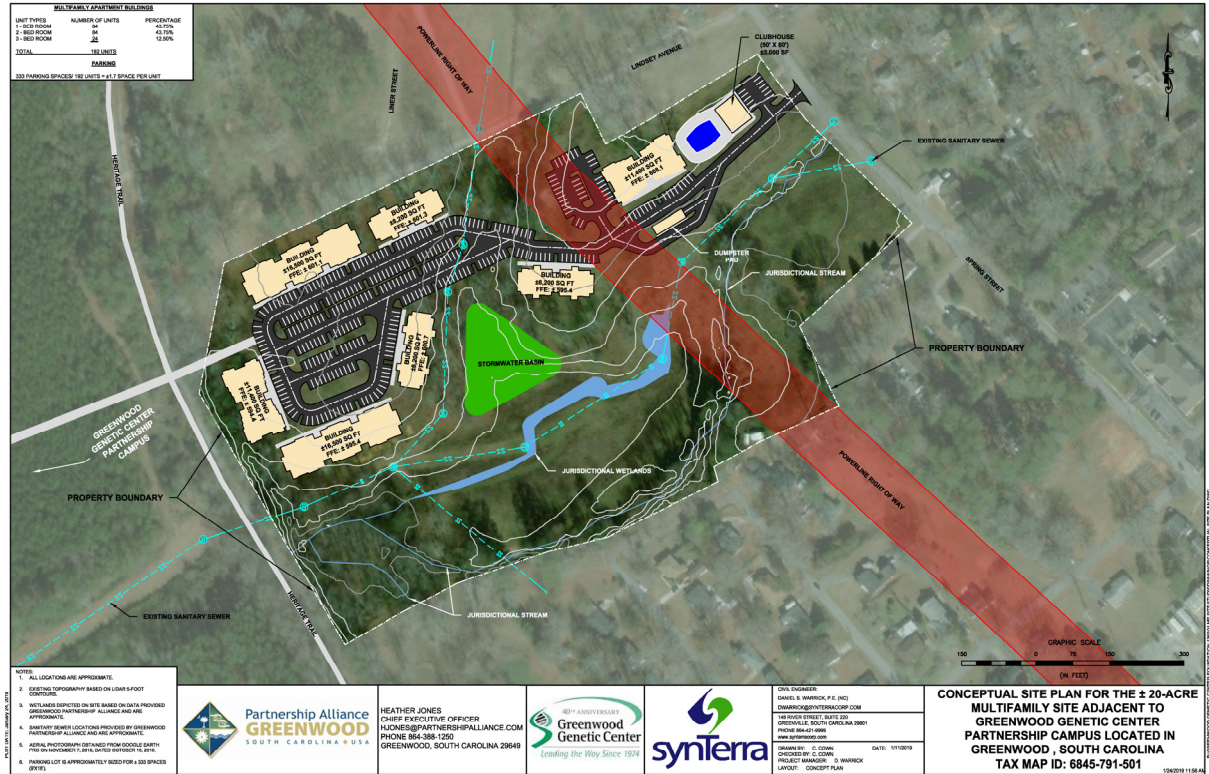
Asheville, NC: 121 miles

Charlotte, NC: 125 miles

Atlanta, GA: 161 miles

Port of Charleston: 185 miles

Knoxville, TN: 214 miles



AREA MAP:



EXISTING INDUSTRY MAP:



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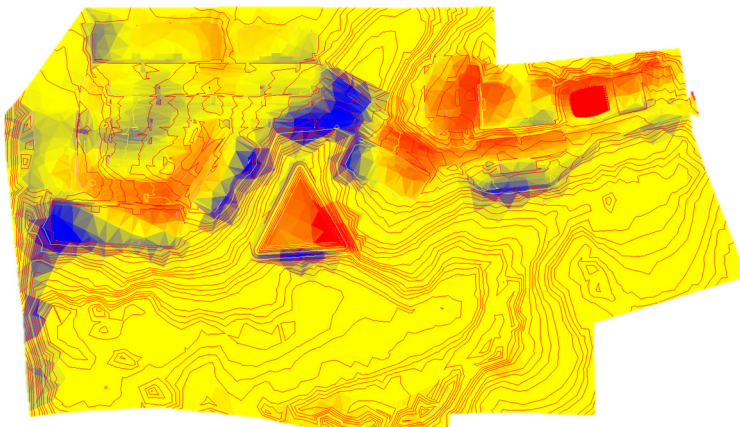
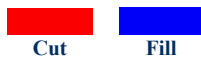


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Preliminary Cost Opinion for Site Development

ITEM	QUANTITY	UNIT	UNIT PRICE	TOTAL
Temporary Construction Entrance	1	EA	\$ 4,000.00	\$ 4,000.00
Clearing & Grubbing	14	AC	\$ 4,000.00	\$ 56,000.00
Erosion Control and Maintenance	14	AC	\$ 4,000.00	\$ 56,000.00
Earthwork Structural Cut/Fill	15,900	CYD	\$ 5.00	\$ 79,500.00
Topsoil Cut/Fill	11,000	CYD	\$ 5.00	\$ 55,000.00
Light Duty Paving (8-Inch Stone Base & 2-Inch Asphalt)	15,500	SY	\$ 30.00	\$ 465,000.00
Curb & Gutter	7,800	LF	\$ 19.00	\$ 148,200.00
Pedestrian Concrete	2,400	SY	\$ 40.00	\$ 96,000.00
12-Inch Concrete Stormwater Pipe	3,000	LF	\$ 30.00	\$ 90,000.00
18-Inch Concrete Stormwater Pipe	1,000	LF	\$ 40.00	\$ 40,000.00
24-Inch Concrete Stormwater Pipe	120	LF	\$ 50.00	\$ 6,000.00
18-Inch FES	2	EA	\$ 900.00	\$ 1,800.00
24-Inch FES	1	EA	\$ 1,200.00	\$ 1,200.00
Stormwater Inlets	40	EA	\$ 2,400.00	\$ 96,000.00
Stormwater Inlets Linear Feet	200	LF	\$ 200.00	\$ 40,000.00
Stormwater Basin (Skimmer, Outlet Control, Rip-Rap)	1	EA	\$ 30,000.00	\$ 30,000.00
Seeding/Grassing	10	AC	\$ 2,000.00	\$ 20,000.00

Balanced Site Grading



Subtotal	\$ 1,285,000.00
Contingency	\$ 103,000.00
Mobilization and Bonding	\$ 64,000.00
Site Boundary & Topographic Survey	\$ 16,000.00
Phase I ESA	\$ 2,500.00
Wetlands Delineation	\$ 5,000.00
Geotechnical Subsurface Exploration	\$ 17,000.00
Civil Engineering Site Design & Permitting	\$ 103,000.00
Construction Administration & Observations	\$ 26,000.00
Construction Materials Testing	\$ 15,000.00
Site Development Total (*)	\$ 1,635,000.00

NOTES:

The accuracy of this Preliminary Cost Opinion is not guaranteed by SynTerra Corporation. The estimated unit prices and costs are based on our experience with similar projects in the area. This Preliminary Cost Opinion is based on the Conceptual Layout Plan provided with this cost opinion and dated January 11, 2019. Unit Prices and Quantities are subject to change based upon final design. The earthwork quantities stated in the Preliminary Cost Opinion were based on site topography provided by LIDAR. This cost opinion does not include any local or state permitting or impact fees. This cost opinion does not include allowances for extension or relocation of any local utilities. This cost opinion assumes the on-site soils are suitable for use as structural fill. No allowances for rock are included in this cost opinion. This cost opinion does not include an estimate for water and sewer lines through the site.

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Preliminary Cost Opinion and Schedule for Utility Extensions

ITEM	QUANTITY	UNIT	UNIT PRICE	TOTAL	SCHEDULE
Natural Gas Line Extension ¹	0	LF	\$ -	\$ -	On-site
Electrical Power Line Extension ¹	0	LF	\$ -	\$ -	On-site
Water Line Extension ^{1,2}	0	LF	\$ -	\$ -	On-site
Sewer Line Extension ^{1,2}	0	LF	\$ -	\$ -	On-site
Telecom Line Extension ¹	0	LF	\$ -	\$ -	On-site
	Subtotal			\$ -	
	Contingency			\$ -	
	Utility Extensions Total Cost Opinion³			\$ -	

¹ - Assumes no upgrades to the existing utility is required and the line in-service is adequate for demand.

² - Tap and Miscellaneous Service fees are not listed in this Preliminary Cost Opinion.

³ - This is a preliminary opinion of costs that may be incurred and should not be relied upon as actual estimates for installation.



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Site Characteristics

Major Roadways

- U.S. Highway-178 Business (4-lane highway) is located approximately ± 2.0 miles from the site location.
- Interstate 26 is accessible by way of Exit 54, which is approximately ± 34.0 miles from the site location.



US Highway 178-Business, Looking Northeast

Previous and Present Land Use

- Residential

Topography

- The site slopes from north to south with an approximate high elevation of 613' to a low of 570'.
- The majority of the site is relatively flat with gently rolling slopes and is considered developable using normal grading operations.



Interstate 26, Looking Northeast along Exit 54

Soil Survey Information

- The site primarily consists of two types of soils: Cecil ($\pm 62.0\%$) and Enon ($\pm 28.0\%$) soils. These soils are typically suitable for development purposes.

Encumbrances and Zoning

- The site has a power line right-of-way crossing the center of the property.
- Multiple sanitary sewer easements are present on-site.
- There are potential wetlands located on the southern half of the site.
- The site is zoned as Two-Family Residential District, but there is potential rezoning for Multi-Family Development.



East View of Site, Looking Northwest along Spring Street

Site Improvements

- Approximately ± 12 acres of the 20-acre property are developable. Up to 10 feet of cut and 6 feet of fill are expected to reach design subgrade elevation.
- Stormwater would be routed to an on-site stormwater detention basin built along the southern portion of the site.

Building Size and Logistical Information

- The site can accommodate approximately seven multi-family buildings, a clubhouse with pool deck, and a dumpster pad area.
- The multi-family buildings shown on the Conceptual Site Plan are assumed to be three-story and could accommodate ± 84 one-bedroom, ± 84 two-bedroom, and ± 24 three-bedroom units.
- Parking lots are sized to accommodate ± 333 light-duty parking spaces.



USDA / NRCS Soils Map



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Due Diligence Executive Summary*

Phase I Environmental Site Assessment (ESA)

- No recognized environmental conditions (RECs) were noted for the ±20-acre site.

Evaluation of Waters of the U.S.

- A total of two (3) jurisdictional tributaries and one (1) jurisdictional wetland were located on the ±20-acre site.

Evaluation of Protected Species

- A total of two (2) state or federal-protected species was known to occur in Greenwood County, South Carolina per the South Carolina Department of Natural Resources (SCDNR) and the United States Fish and Wildlife Service (USFWS).
- No suitable habitat for the protected species, Carolina Heelsplitter and Bald Eagle, was observed on the site, and the full report contains a USFWS clearance letter.

Evaluation of Cultural Resources

- Based on on-site reconnaissance, no culturally significant features were identified on the ±20-acre site.

Preliminary Geotechnical Exploration

- Subsurface water was encountered at a depth of 16 feet located on top of bedrock.
- Layered and massive partially-weathered rock (PWR) was encountered at the time of the drilling at depths ranging from 25 to 35 feet below the existing ground surface.
- Seismic Site Class for the site is C.
- Residual soils containing PWR, encountered at the site, are typical to Greenwood County. These soils are suitable for use as backfill during construction.

* - Please review the completed reports for more detailed information.



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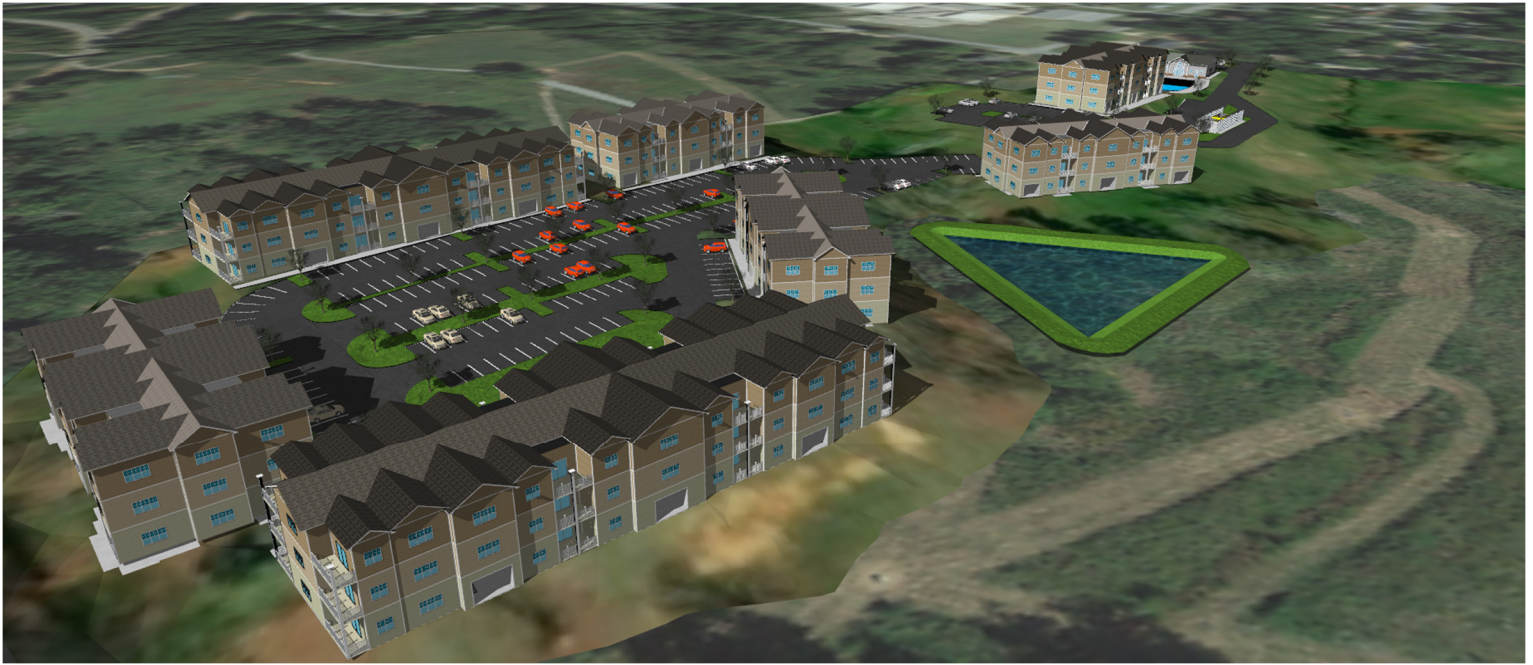
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Renderings of Multi-Family Buildings



View of Site from the South
Looking North from Main Partnership Campus



View of Site from the Northwest
Looking East from Main Partnership Campus