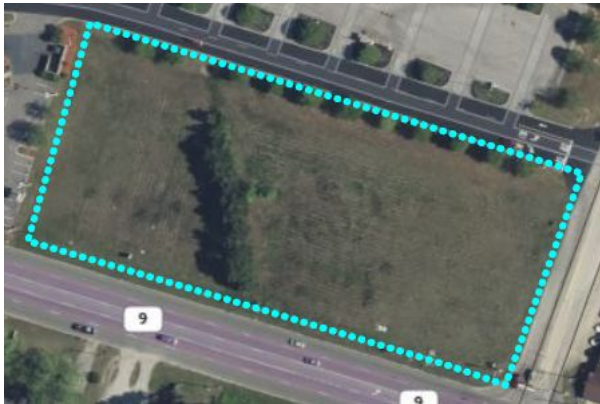




PARCEL: 1856294569

CHESTERFIELD COUNTY, SOUTH CAROLINA



PROPERTY REPORT

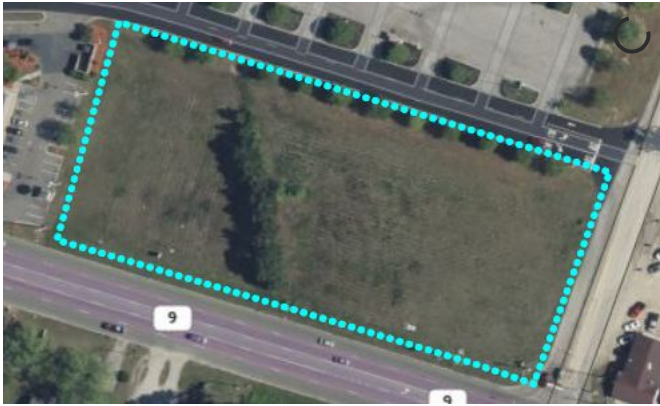
Table Of Contents

- Summary
- Land
- Topo
- Property Features
- Trees
- Soil
- Solar
- Wind
- Electrical Infrastructure
- EV Charging
- Carbon
- Oil & Gas
- Mining

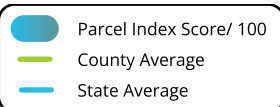
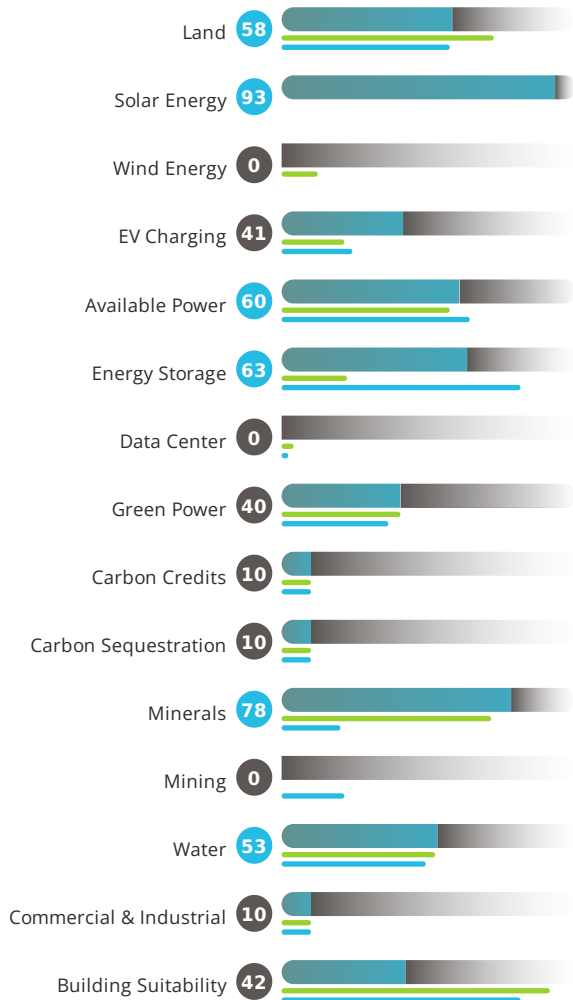
LandGate's engineered valuations take into account large amounts of granular technical data to determine market values of land-based real estate. Valuations for each of the property's segments are based on the most up to date technical conditions. These estimates should not be used as a certified appraisal.

LandGate and its partner KPMG can provide a certified appraisal.

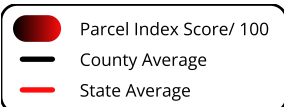
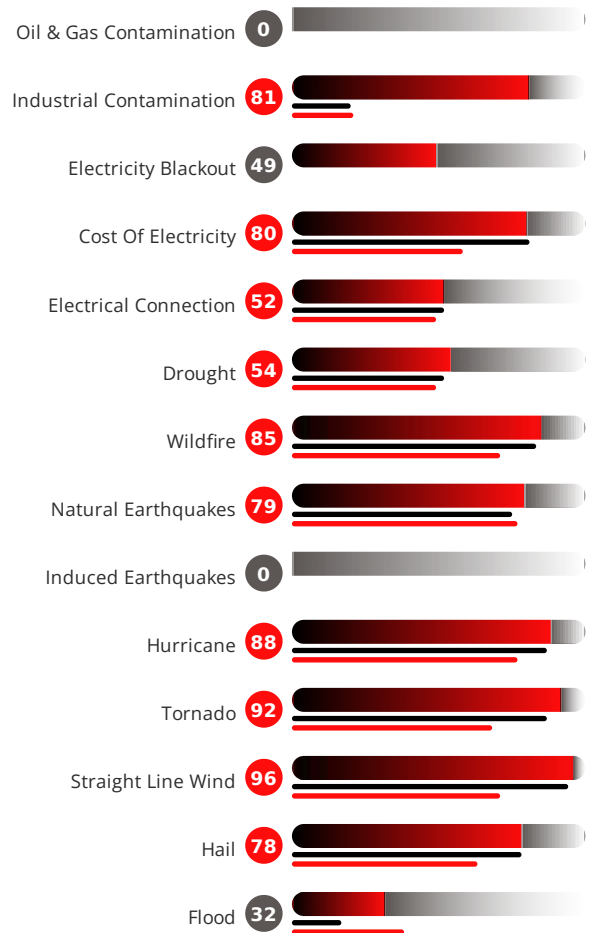
Summary



Value Index



Risk Index



Potential Dividends (Estimated Lease Value)

Solar Farm Lease:	\$560/ac/yr
Wind Farm Lease:	\$0/ac/yr
Carbon (Carbon Credits):	\$2/ac/yr
Oil and Gas (Mineral Lease):	\$10/ac

LandGate Estimates by Parcel

Parcel APN	Parcel Address	Parcel Acreage	Land Value	Solar Farm Lease	Wind Farm Lease	Battery Storage Score	EV Charging Score	Carbon Credits	Carbon Sequ. Lease	Mineral Lease	Mining	Water Rights
243 000 003 043		2.503	\$5,300	\$560/ac/yr	\$0/ac/yr	63*	41*	\$2	\$2	\$20/ac	-	-

LandGate Indexes By Parcel

			Indexes												Risk Factors											
Parcel APN	Parcel Address	Parcel Acreage	Land	Solar Energy	Wind Energy	EV Charging	Available Power	Energy Storage	Carbon Credits	Carbon Sequestration	Minerals	Mining	Water	Commercial & Industrial	Oil & Gas Contamination	Industrial Contamination	Electricity Blackout	Cost Of Electricity	Electrical Connection	Drought	Wildfire	Natural Earthquakes				
243 000 003 043		2.5	78	93	0	41	60	63			78		53	0	0	81	49	80	52	54	85	79				

Land

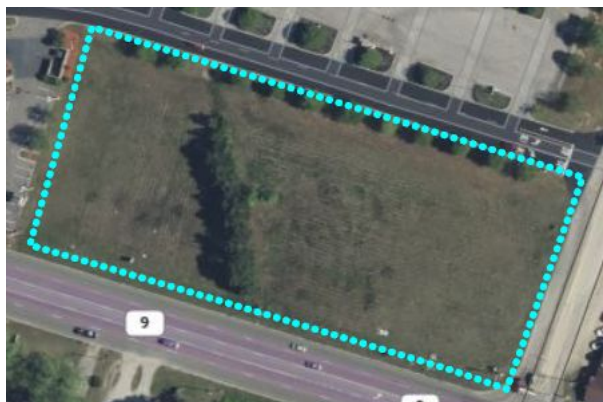


Cropland Irrigation Percent:	100 %
LandGate Relative Water Stress:	53.3 %
Annual Precipitation:	44.8 "
Average Annual Wind Speed:	13.4 mph
Average 3D Solar Irradiance:	209 W/m ²
Average High Temp:	74.1 °F
Average Low Temp:	51.1 °F
Average Slope:	0.5 °
Maximum Slope:	1.3 °

Total Land Value: \$13,269 (\$5,300/ac)

- Developed \$12,318 (2.3 acres)
 - Developed/Open Space \$2,966 (0.7 acres)
 - Developed/Low Intensity \$4,134 (0.7 acres)
 - Developed/Med Intensity \$5,034 (0.8 acres)
 - Developed/High Intensity \$184 (0 acres)
- Cropland \$951 (0.2 acres)
 - Other Hay/Non Alfalfa \$951 (0.2 acres)

Property Features



Acreage Details:

		Dwelling:	0 ac
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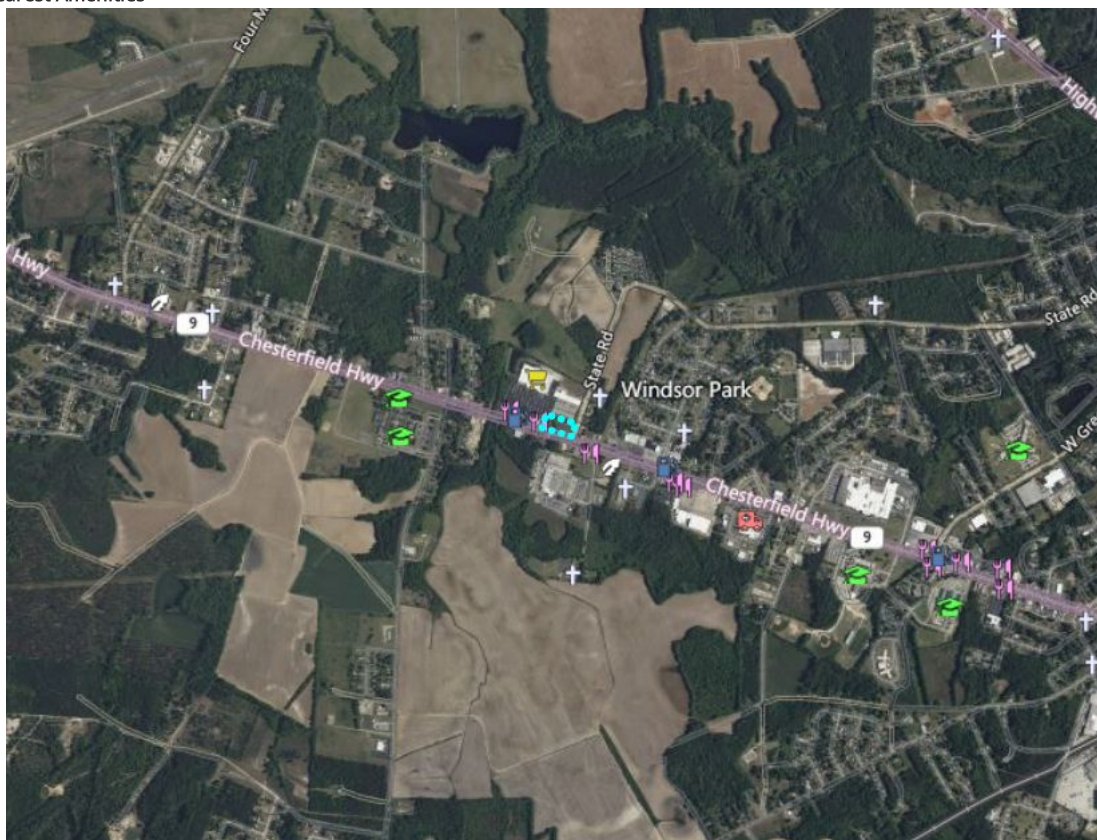
Elevation

Average Elevation:	170 feet
Minimum Elevation:	170 feet
Maximum Elevation:	170 feet

Slope

Average Slope:	1 °
Maximum Slope:	1 ° (No need for land grading)

Nearest Amenities



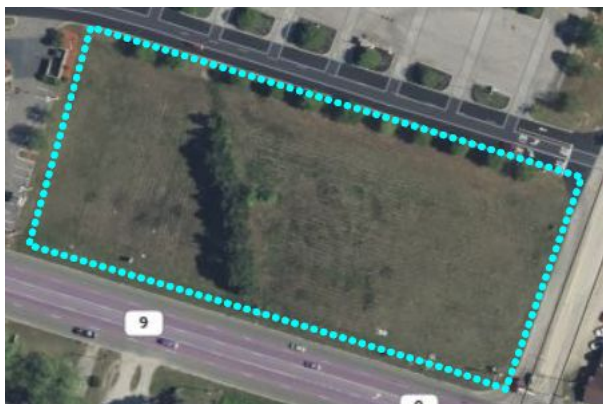
- Restaurant
- Park
- Gas Station
- Coffee
- Entertainment
- School
- Shopping
- Port/Terminal
- Apartment Complex
- Campground
- Church
- Hospital/Clinic
- Hotel/Motel
- Rest Area
- Point Of Interest

Amenity Details

Number of Restaurants within 1.5 mi: 10
 Number of Coffee shops within 1.5 mi: 0
 Number of Shopping amenities within 1.5 mi: 1
 Number of Hotels within 1.5 mi: 0
 Number of Schools within 1.5 mi: 5
 Number of Gas Stations within 1.5 mi: 3
 Number of Churches within 1.5 mi: 8
 Number of Entertainment options within 1.5 mi: 0

Distance to nearest Hospital: 0.6 mi
 Distance to nearest Port/Terminal: No Port / Terminal within 1.5 miles
 Distance to nearest EV Charger: No EV Charger within 1.5 miles

Topo



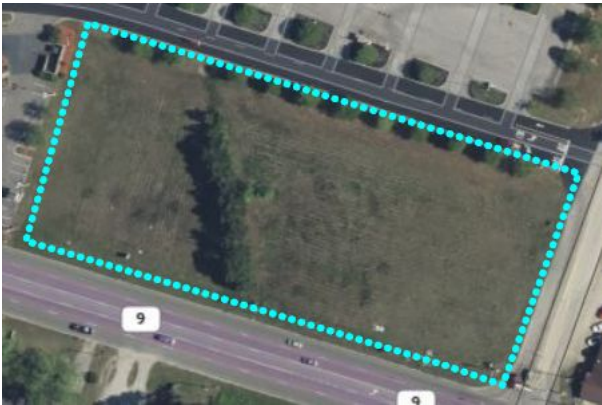
Elevation

Average Elevation:	170 feet
Minimum Elevation:	170 feet
Maximum Elevation:	170 feet

Slope

Average Slope:	1 °
Maximum Slope:	1 ° (No need for land grading)

Trees



Current Trees

Tree Acres (ac):	0
Tree Canopy Avg. Height (ft):	0
Tree Canopy Density (%) (ft):	0
Forest Age (yr):	0
Mangrove Forest (ton/ac/yr):	0
Water Precipitation (in/yr):	45

Reforestation Potential

From Non-Tree Cover Acres (ac):	2.5
From Tree Cover Acres (ac):	0
Exclusion Zone for Non-Tree Area only (ac):	0.04
Potential Area for Reforestation Acres (ac):	1.14
Water Precipitation (in/yr):	45.00
Suggested Tree Type for Reforestation:	Longleaf Pine
Maximum Tree Canopy Density (%):	46.25

Details by Tree Type

Carbon Credits

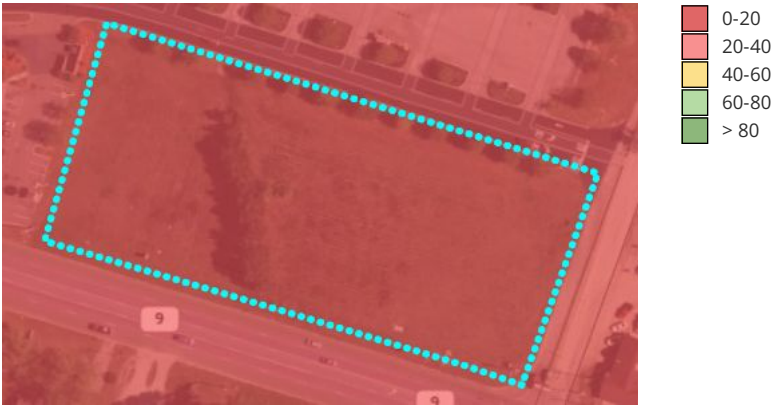
	Carbon Offset Est. Current Year (ton/ac/yr)	Carbon Offset Est. Current Year (ton/yr)	Carbon Credits Est Current Year (\$/ac/yr)	Carbon Credits Est Current Year (\$/yr)	Carbon Offset Potential Est. 30 Yr Avg (ton/ac/yr)	Carbon Offset Potential Est. 30 Yr Avg (ton/yr)	Carbon Credits Est. 30 Yr Avg (\$/yr)
Current Trees	0.000	0.000	\$0.00	\$0.00	0.000	0.000	\$0.00
Reforestation Potential	0.000	0.000	\$0.00	\$0.00	0	8.780	\$13.76

Soil



Soil Type	Soil Quality Class	Dominant Soil Group	Soil Acres	Soil Description	Prime Farmland Designation
Cx	3	C/D	2	Coxville sandy loam	Farmland of Statewide Importance
GoA	2	C	0.5	Goldsboro sandy loam, 0 to 2 percent slopes	Prime Farmland

Building Suitability



Soil Suitability Table

Soil Type	Soil Quality Class	Suitability Score	Hydric Group	Drainage Class	Water Table Depth (ft)	Slope Gradient	Depth to Bedrock (ft)
Cx	3	35	95	Poorly drained	0	1	> 6
GoA	2	40	4	Moderately well drained	61	1	> 6

Depth to Bedrock



Solar Farm

Solar Farm - Buildable Acreage and Exclusion Zones



Acreage Details:

	Dwelling:	0 ac
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Est. Solar Rent: \$560 / ac / yr

Buildable Acreage For Solar

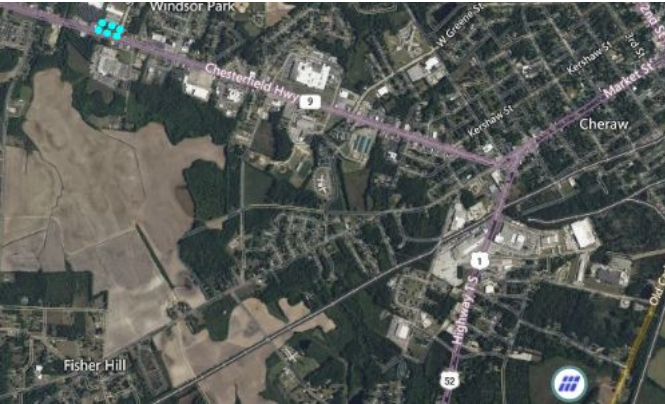
Gross Parcel Acreage:	3 ac
Total Buildable Acreage:	2 ac

* Solar rent is based off of buildable acreage.
Solar projects may not use the entire potential buildable acreage.
Average acreage for community solar projects is 15-30 acres.
Average acreage for Utility Scale solar projects is 100+ acres.

Potential Capacity/Output

Direct Solar Irradiance:	186 W/m ²
Solar Irradiance - Topography and Panel Tilt Corrected:	209 W/m ²
Possible Number of Solar Panels:	1,614
Parcel Max Capacity:	1 MW
Max Annual Output:	902 MWh

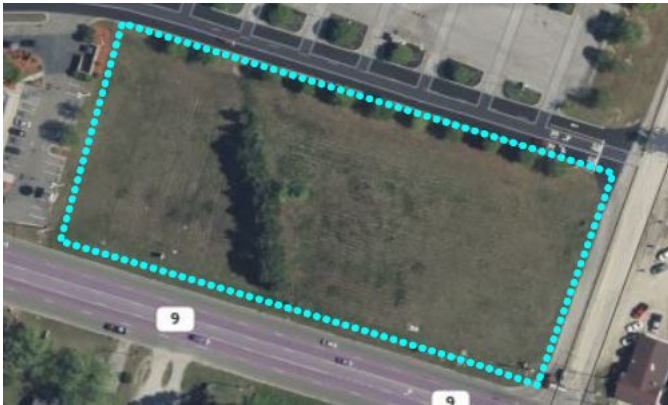
Nearest Solar Farm



Nearest Solar Farm

Operator	Cash Road Solar 1, LLC
Distance	2.672 miles
Operating Capacity	0

Wind



Est. Wind Rent: \$0/ac/yr



Potential Capacity / Output

Possible Number of Wind Turbines on Parcel: 0.03
 Parcel Max. Capacity: 0.089 MW
 Parcel Max. Annual Output: -

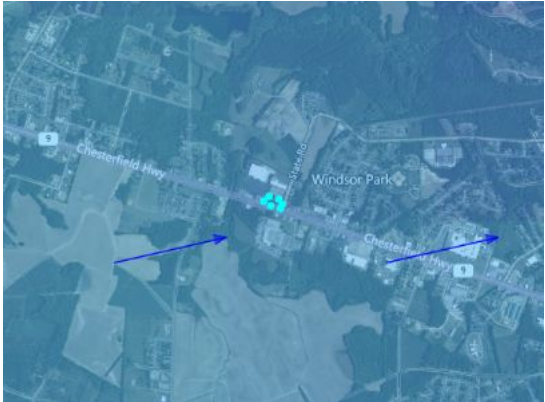
Buildable Acreage For Wind

Gross Parcel Acreage: 3 ac
 Total Buildable Acreage: 2 ac

Acreage Details

  Dwelling 0 ac

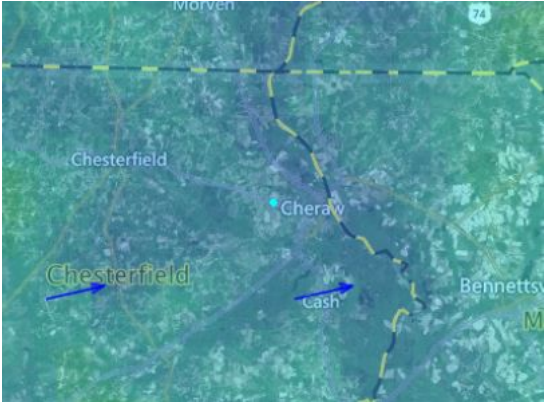
Wind Speed and Direction



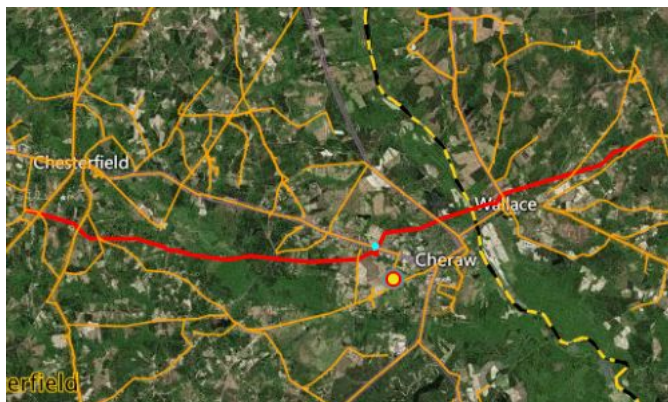
Wind Speed (meters/sec)

- ≥ 10
- 9.0 to 9.9
- 8.0 to 8.9
- 7.0 to 7.9
- 6.0 to 6.9
- 5.0 to 5.9
- 4.0 to 4.9
- 3.0 to 3.9
- < 3.0

Average Annual Wind Speed: 6 m/s



Electrical Infrastructure



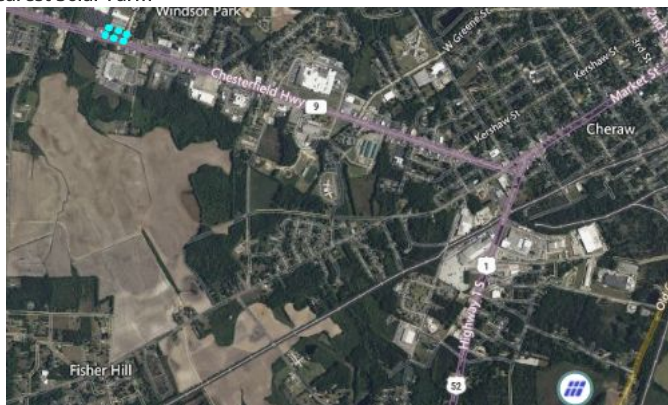
Nearest Substation

Substation Name:	CHERAW REID PARK
Distance:	1.12 miles
Substation Hosting:	-
Capacity:	-

Nearest Transmission Line

Owner:	PROGRESS ENERGY CAROLINAS INC
Distance:	0.087 miles
Max Capacity:	150 MW
Available Capacity:	-

Nearest Solar Farm



Nearest Solar Farm

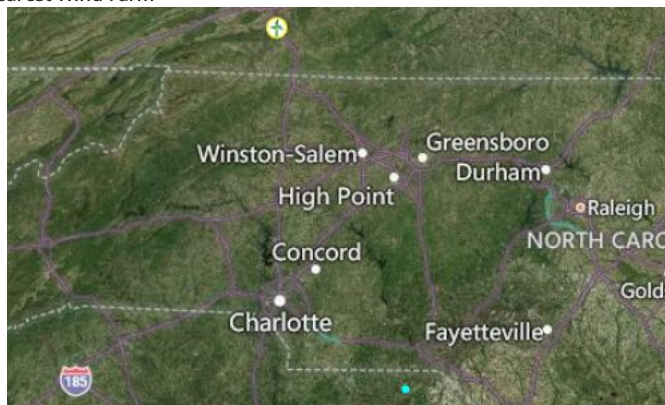
Operator	Cash Road Solar 1, LLC
Distance	2.672 miles
Operating Capacity	0

Commodity Pricing

Wholesale Market:	SE-index
Avg. Energy Price:	-
State/Local Incentives:	5 \$/MWh
Total Value of Solar Energy:	-

Direct Solar Irradiance:	186 W/m ²
Solar Irradiance - Topography and Panel Tilt Corrected:	209 W/m ²

Nearest Wind Farm



Nearest Wind Farm

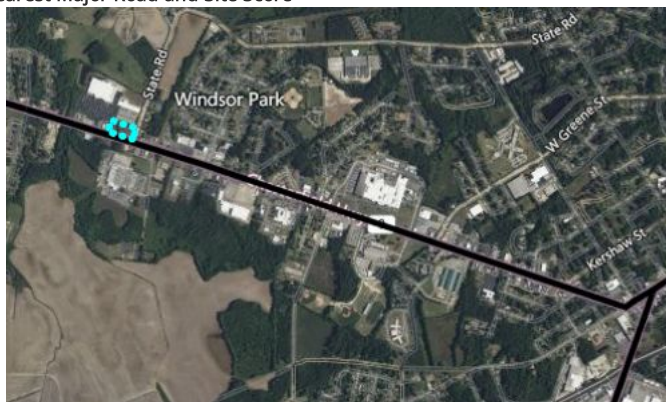
Name:	POPLAR CAMP WIND FARM
Distance:	157.693 miles
Operating Capacity:	-

Commodity Pricing

Wholesale Market:	SE-index
Avg. Energy Price:	-
State/Local Incentives:	5 \$/MWh
Total Value of Wind Energy:	-

EV Charging

Nearest Major Road and Site Score

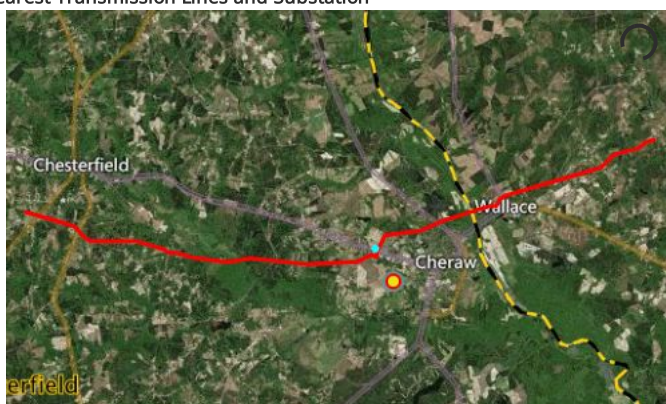


Nearest Major Road

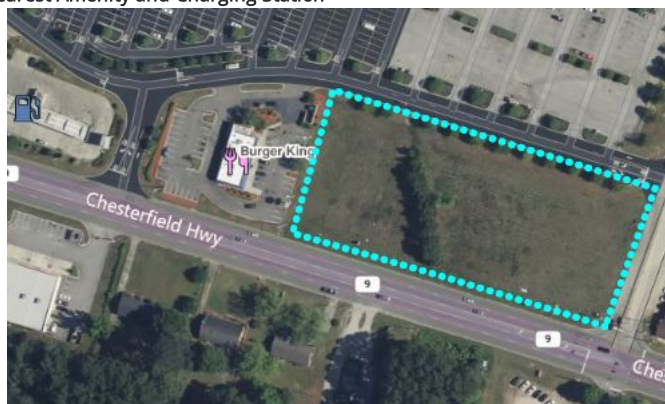
Name	S9
Distance	0 miles

EV Site Score:	41
EV Corridor Site Score:	0
EV Exit Ramp Score:	0
Substation Index Score:	37.5
Transmission Line Index Score:	100
EV Charging Station Score:	0
Tribal and DAC Index Score:	100

Nearest Transmission Lines and Substation



Nearest Amenity and Charging Station



Nearest Transmission Line

Owner:	PROGRESS ENERGY CAROLINAS INC
Distance:	0.1 miles
Max Capacity:	150 MW
Available Capacity:	-

Site Details

Nearest Amenity Name:	-
Nearest Amenity Type:	Gas Station
Nearest Amenity Distance:	0.1 miles
Existing Parking Lot Size:	0 sq ft
Paveable Area:	2.465898 sq ft
Average Annual Energy Price:	145.61 \$/MWh
Average 30 Day Energy Price:	0 \$/MWh

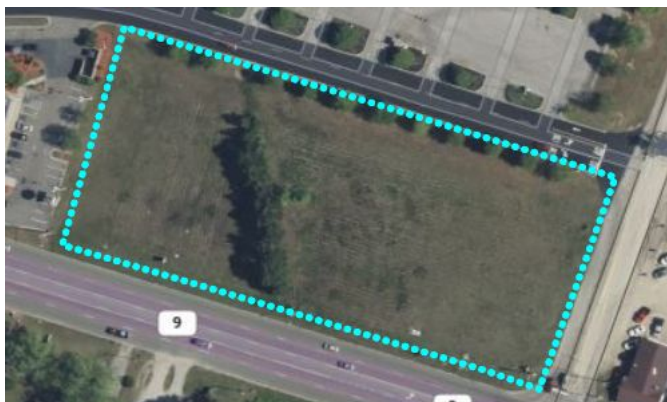
Nearest Substation

Substation Name:	CHERAW REID PARK
Distance:	1.1 miles
Substation Max kV:	230 kV
Substation Min kV:	230 kV

Nearest EV Charging Station

EV Network/Owner:	-
Distance:	-
EV Level:	-
EV Connectors:	-
EV Pricing:	-

Carbon



Tree Carbon and Reforestation Credits

Total Parcel Acres (ac):	2.5
Tree Cover Acres (ac):	0
Non-Tree Cover Acres (ac):	2.5
Carbon Credits Offset Est.	0.000
Current Year (ton/ac/yr):	
Carbon Credits Offset Est.	0.000
Current Year (ton/yr):	
Carbon Credits Est. Current Year (\$/ac/yr):	\$2
Carbon Credits Est. Current Year (\$/yr):	\$0.00

Tree Carbon Credits

Tree Acres (ac):	0
Tree Canopy Avg. Height (ft):	
Tree Canopy Density (%):	0
Forest Age (yr):	0
Mangrove Forest (ton/ac/yr):	0
Water Precipitation (in/yr):	45.00
Tree Carbon Offset Est.	0.000
Current Year (ton/ac/yr):	
Tree Carbon Offset Est.	0.000
Current Year (ton/yr):	
Tree Carbon Credits Est.	\$0.00
Current Year (\$/ac/yr):	
Tree Carbon Credits Est.	\$0.00
Current Year (\$/yr):	

Soil Carbon Credits

Organic Carbon Stocks (ton/ac):	16.592
Organic Carbon Density (kg/m ³):	133
Soil Carbon Offset Est.	1.511
Current Year (ton/ac/yr):	
Soil Carbon Offset Est.	3.777
Current Year (ton/yr):	
Soil Carbon Credits Est.	\$2.27
Current Year (\$/ac/yr):	
Soil Carbon Credits Est.	\$5.67
Current Year (\$/yr):	

Reforestation Potential Carbon Credits

From Non-Tree Cover Acres (ac):	2.5
From Tree Cover Acres (ac):	0
Exclusion Zone for Non-Tree Area only (ac):	0.04
Potential Area for Reforestation Acres (ac):	1.14
Water Precipitation (in/yr):	45.00
Maximum Tree Canopy Density (%)	46.25
Reforestation Carbon Offset Est. Current Year (ton/ac/yr):	0.000
Reforestation Carbon Offset Est. Current Year (ton/yr):	0.000
Reforestation Carbon Credits Est. Current Year (\$/ac/yr):	\$0.000
Reforestation Carbon Credits Est. Current Year (\$/yr):	\$0.00

Oil And Gas



- Producing

● Drilled

● Permitted

● Service

● Abandoned

● Upside

▲ Surface Hole
- Hydrocarbon Gas Liquid

— Natural Gas Pipelines

— Natural Gas Compressor

— Natural Gas Processing Plants

— CO2 Emitting Facilities

Estimated Oil Gas Value (Lease) \$10/acre

Nearby Wells Valuation of 1% Royalty (\$62/bbl; \$3.7/mcf)

NET VALUE
\$52

FROM OIL PRODUCTION
\$0

FROM GAS PRODUCTION
\$52

FROM NGL PRODUCTION
\$0

Production (Nearby Wells)

First Production Date	
Last Production Date	
Oil (cumulative)	0 bbl
Gas (cumulative)	0 boe (0 Mcf)
Water (cumulative)	0 bbl

Graph Type: ☒ Rate ☐ Cumulative

Graph Scale: ☒ Linear ☐ Log

Reset Zoom

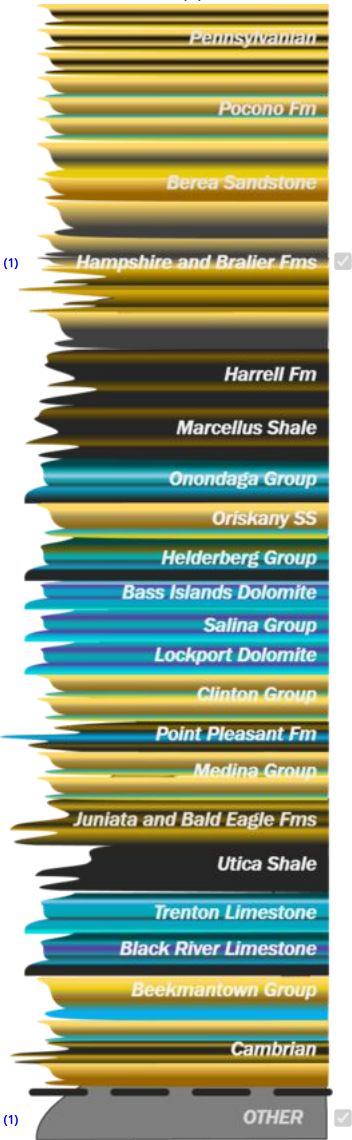
Geology (Nearby Wells)

● Marcellus Basin

Horizontal
(0)

Vertical Non
Commingled (2)

Vertical
Commingled
(0)



Nearby Wells (2)

Status	On Property	Label	Operator	Api #	Well Category	Formation	First Production	Permit Date	Drill Date	Plug Date	Abandon Date	Total Oil (bbl)	Total Gas (Mcf)
● Producing	No (172.56 mi)	INTERSTATE LUMBER CO. J-617	OPERATOR UNKNOWN	4700101691	Vertical	Hampshire and Brallier fms.	1983-09-30						
● Abandoned	No (167.969 mi)	KEGLEY WILLIAM M 1	TOMS CREEK ENERGY	4515500004	Vertical	Other							

Mining



Nearest Mining Location

Associated	
Claim/Owner Names	
Location Type	Critical Minerals
Distance from Parcel	0.138 mi
Location Name	Juniper Creek
Discovery Year	
Commodity Type	Metal
Resource Size	No
Main Commodity	Iron,Thorium,Titanium,Zirconium
Additional Commodity	
Operation Type	Unknown
County	Chesterfield
Rock Formation	
Rock Type	
Deposit Type	Placer , Modern , Fluvial
Ore	Magnetite, Monazite, Zircon, Rutile, Ilmenite
Orebody Shape	
Associated Waste Rock	
Geologic Notes	
Site Status	Unknown
Year First Produced	
Year Last Produced	

Igneous Intrusive Sedimentary	Metamorphic	Evaporite
Pegmatite	Greenstone	Gypsum
Granitic/Granite	Amphibolite	Salt
Diorite	Granofels	Anhydrite
Mafic	Gneiss	Undifferentiated
Alkalic	Schist	Unconsolidated
	Conglomerate	Alluvium
	Undifferentiated	Water/Ice
		Water
		Ice

Mines
Rare Earth Elements
Precious Metals
Construction Materials
Energy
Industrial
Critical Minerals
Unknown

Rock Description	Rock Classification	Acres	Percent of Parcels
Cape Fear/Eutaw Formations	Unconsolidated Alluvium	3	100

Industrial Contamination



Nearby EPA Superfund Site ⚠

Site Name:	Burlington Industries Cheraw
Distance:	0.93 miles
Contaminant:	Unspecified
Category:	Unavailable
Status:	NPL Site
LG Risk Score:	45.5 / 100 <i>(The LandGate Risk score takes into account the initial level of contamination as well as the work that has been done to remediate the site, in order to give a better understanding of the risks to development)</i>
EPA Region:	4
City:	Cheraw
County:	Chesterfield
State:	South Carolina
Latitude:	34.698689
Longitude:	-79.912786
Date Proposed:	2018-01-18
Date Listed:	2018-05-17
Link:	Burlington Industries Cheraw

Near by Contaminant Sites

Distance (miles)	Facility Name	Operating Company	Federal Facility	Industry Sector	Contaminant Name	Chemical Properties	Clean Air Act	Metal Contaminate	Metal Category	Carcinogen	PBT	Forever Chemical	On-site Release Total
0.13	SCHAEFFLER GROUP USA INC - PLANT I I	SCHAEFFLER GROUP USA INC	NO	Fabricated Metals	Manganese	TRI	YES	YES	Elemental metals	NO	NO	NO	5 lbs
0.13	SCHAEFFLER GROUP USA INC - PLANT I I	SCHAEFFLER GROUP USA INC	NO	Fabricated Metals	Methanol	TRI	YES	NO	Non_Metal	NO	NO	NO	0 lbs
0.13	SCHAEFFLER GROUP USA INC - PLANT I I	SCHAEFFLER GROUP USA INC	NO	Fabricated Metals	Ammonia	TRI	NO	NO	Non_Metal	NO	NO	NO	0 lbs
2.07	SCHAEFFLER GROUP USA INC - PLANT I	SCHAEFFLER GROUP USA INC	NO	Fabricated Metals	Methanol	TRI	YES	NO	Non_Metal	NO	NO	NO	310 lbs
2.07	SCHAEFFLER GROUP USA INC - PLANT I	SCHAEFFLER GROUP USA INC	NO	Fabricated Metals	Manganese	TRI	YES	YES	Elemental metals	NO	NO	NO	10 lbs
2.07	SCHAEFFLER GROUP USA INC - PLANT I	SCHAEFFLER GROUP USA INC	NO	Fabricated Metals	Chromium	TRI	YES	YES	Elemental metals	NO	NO	NO	10 lbs
2.07	SCHAEFFLER GROUP USA INC - PLANT I	SCHAEFFLER GROUP USA INC	NO	Fabricated Metals	Nickel	TRI	YES	YES	Elemental metals	YES	NO	NO	10 lbs

Nearest Underground Storage Tank Facility 📄

Details

Facility Name:	MURPHY USA 7459
Address:	1042 CHESTERFIELD HWY
City:	CHERAW
County:	
State:	South Carolina
Zip Code:	29520
Lat / Long:	34.6993 / -79.9326
Open	2
Closed:	0
Out of Service:	0
Distance:	0.1 mi

Storage Tanks

Tank ID	Substances	Status	Capacity (gal)	Wall Type	Install Date	Removal Date
SC19384_1	RUL	Open	20,000			
SC19384_2	MP	Open	20,000			