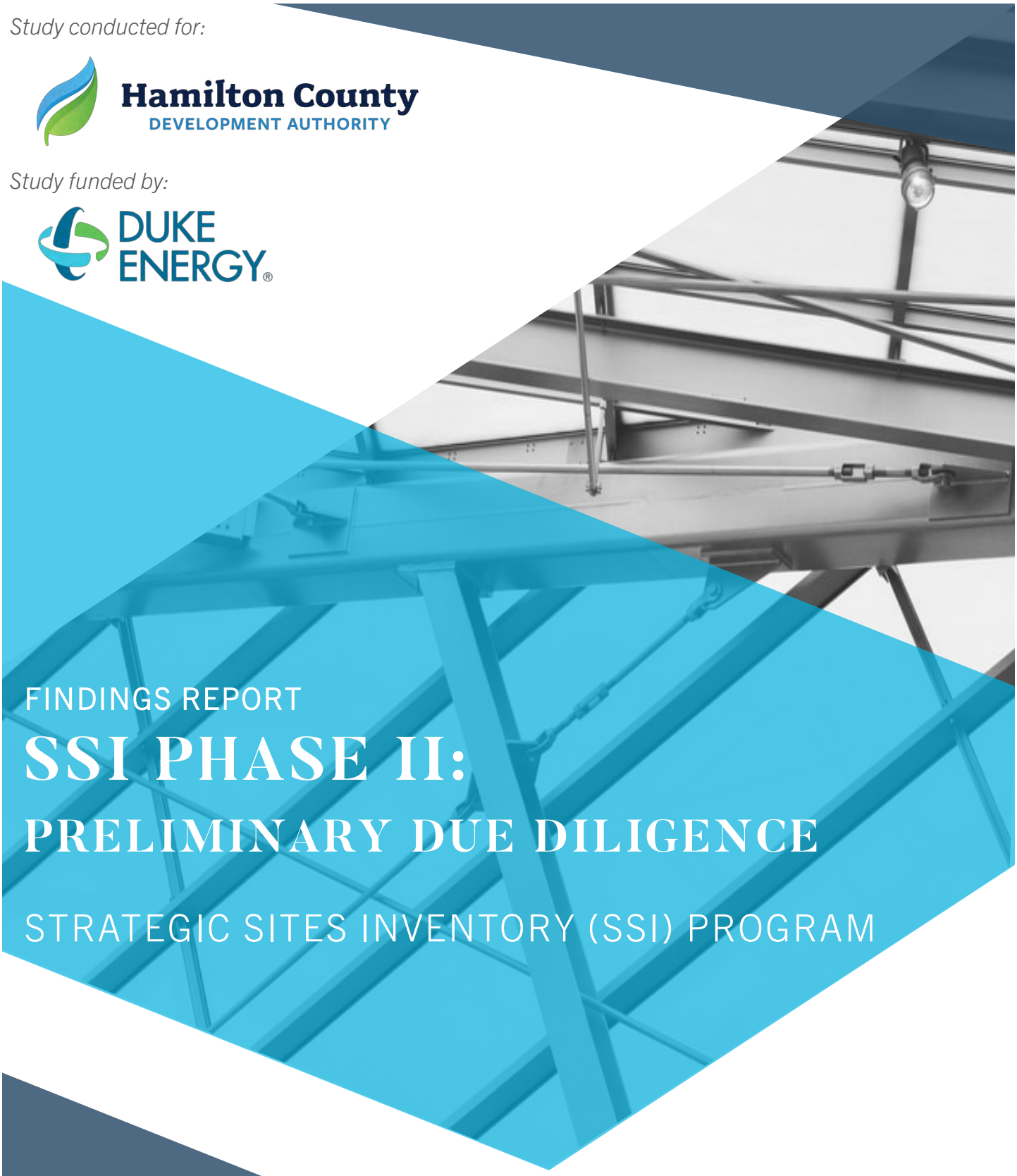
Study conducted for:

Hamilton County
DEVELOPMENT AUTHORITY

Study funded by:

DUKE ENERGY®



FINDINGS REPORT

SSI PHASE II:
PRELIMINARY DUE DILIGENCE

STRATEGIC SITES INVENTORY (SSI) PROGRAM

July 26, 2024
Site ID: 12047-012
Hamilton County, FL

Study conducted by:

LEOTTA
LOCATION + DESIGN

Findings Report

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Strategic Sites Inventory (SSI) Program
Phase II: Preliminary Due Diligence

Jasper Industrial Site
Hamilton County, Indiana
Site ID: 12047-012

SSI QUALIFIED SITE

Size and Location

Site: 45.6 acres
Buildable Area: 37.5 acres
NW U.S. Hwy 41
Jasper, FL 32052

Lat. 30.5192 Long. -83.0541

Current Ownership

Hamilton County Development

Highest and Best Use

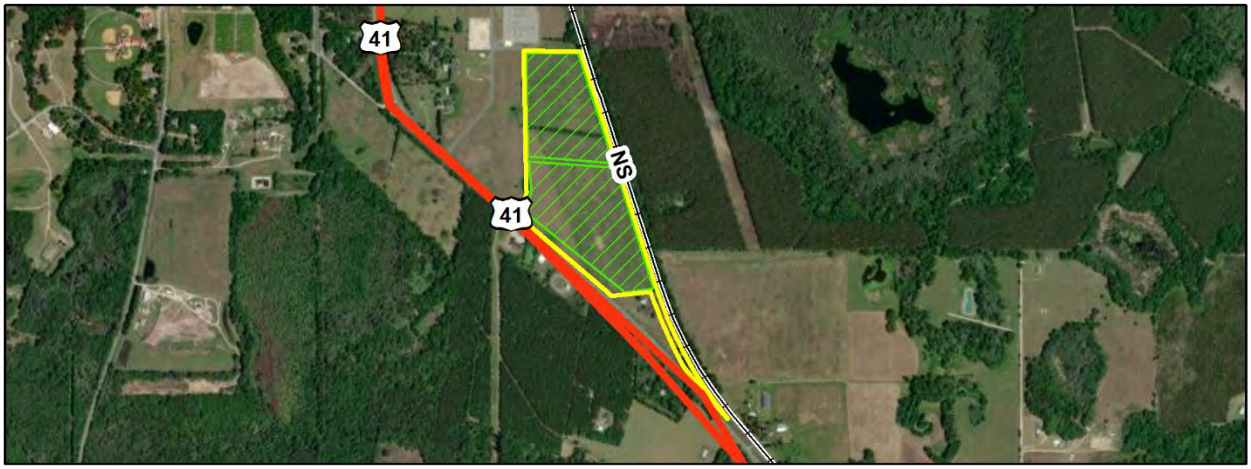
Distribution Freight & Logistics
Business Park
Agribusiness

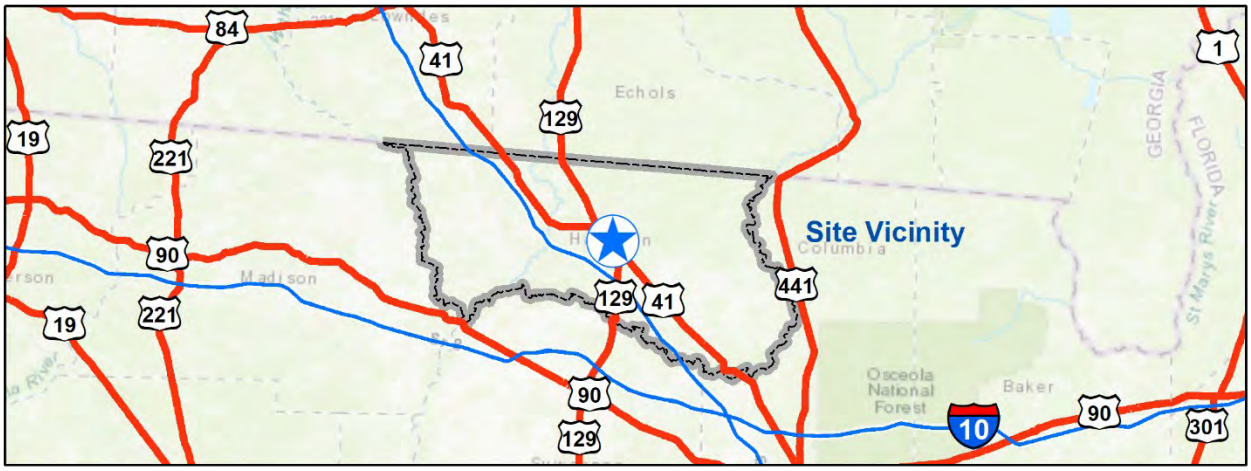
Site GPA

3.6

Legend

- Site Location
- Limited Access
- Major Highway
- State Highway
- Site Boundary
- Buildable Area
- Hamilton County
- Hamilton County





Introduction

This report presents the findings of the Strategic Sites Inventory (SSI) Phase II: Preliminary Due Diligence assessment of Site ID 12047-012 (referred to as the "Jasper Industrial Site"), a 45.6-acre greenfield property located near the city of Jasper, Florida. The site is located in Hamilton County along US Highway 41 (US-41). The site was nominated for advancement to SSI Phase II by officials from the Hamilton County Development Authority (HCDA). Execution of SSI Phase II: Preliminary Due Diligence for the subject site was made possible due to funding from Duke Energy, an American electric power and natural gas holding company providing reliable and efficient energy to its served communities. *The subject site satisfies baseline quality criteria, aligns with Hamilton County industry targets, and is deemed competitive to attract high-value business investments in support of sustainable community job growth and economic prosperity.* Report site maps are included as **Appendix A**.

SSI QUALIFIED SITE

The SSI Program is an advance site selection initiative designed to develop an inventory of strategic real estate assets to attract quality job-creating business investments. Duke Energy championed the initiation of the Florida SSI Program in 2014 with a grant to Enterprise Florida, Inc. (EFI) through the Duke Energy Foundation. Since then, the SSI Program has identified 316 potential high quality greenfield sites across the NFEDP Rural Area of Opportunity (RAO). At the start of 2021, the NFEDP used the EFI Rural Expansion Toolkit Site Preparedness grant funding to provide specific resources to each of its member counties to support SSI site advancement and readiness. Hamilton County was included in the initial Duke-funded SSI Phase I Project and benefitted from the identification of sixteen potential high-value sites for heavy and light industrial land uses. The HCDA has chosen to use a portion of the EFI grant funding to finance SSI Phase II: Preliminary Due Diligence for the subject site. The subject site exhibits necessary competitive characteristics for SSI Phase II: Preliminary Due Diligence nomination. Details about the SSI Program phases are provided in **Appendix B**.

LEOTTA LOCATION + DESIGN

Leotta Location and Design (LL+D) has developed a systematic and effective methodology for screening potential sites for practical development as part of the SSI Phase II process. LL+D's site screening methodology is informed by fifteen-plus years of industrial and commercial site selection experience and economic development consulting in conjunction with demonstrated geospatial technology-based analysis and mapping expertise. LL+D staff and consulting partners include environmental science, civil and geotechnical engineering, landscape architecture, geospatial technologies, and economic devolvement experts who combine disciplines to identify and evaluate sites for industrial and commercial project uses.

The purpose of the SSI Phase II study is to provide a quantitative understanding of the subject site's advantages and challenges in conjunction with a rough order-of-magnitude (ROM) cost estimate to improve site functional use and mitigate development challenges. The SSI Phase II study is a desktop-based preliminary engineering and environmental due diligence exercise performed by discipline-specific experts with experience in industrial and commercial site selection and property development. Study of the subject site's physical and surrounding characteristics, assets, and impediments for development are

reviewed in sufficient detail to formulate a defendable opinion on the competitive strength of the property for an economic development use.

The SSI Phase II study is intended to expose any potential "fatal flaws" that indicate significant development incumbrances or grossly compromise site competitiveness. The desktop review relies on an array of engineering, environmental, ecological, and cultural GIS data in conjunction with aerial imagery and available public records to assess current site development advantages and challenges. The SSI Phase II assessment concludes with the formulation of ROM cost estimates for improving site functional use and mitigating any potential development challenges.

LL+D's team of site selection and economic development experts provided an in-depth study of the subject site through an objective measure of physical features and surrounding characteristics and conditions across engineering, environmental, ecological, and cultural concerns. Overall site competitiveness for an economic development land use is made within the context of location requirements for permitting, construction, and operations relevant to the intended site project land use. **The SSI Phase II findings are expressed along three principal site assessment parameters:**

Condition of the site's physical characteristics including assessment of engineering and environmental development advantages and challenges.

Connection to transportation assets, utility infrastructure, and major market areas.

Community support including available workforce, cultural feature impacts, and business climate for economic development.

A description of the subject site and summary of SSI Phase II findings is provided below.

Site Description

The Jasper Industrial Site is an undeveloped (greenfield) property approximately 45.6 acres in total size located along US Highway 41 (US-41) in Hamilton County, Florida, just outside the municipal boundary of the City of Jasper. The property is comprised of open pastureland and minimal wooded areas and has Agricultural zoning. A substation is located just north of the site, and a tire shop is located across US-41 near the site's southwestern corner. Surrounding land use consists primarily of agricultural and undeveloped wooded land. There is also light commercial, light single family residential, utility, and municipal/county government land use nearby. The subject site encompasses a single tax parcel, or tract, owned by the Hamilton County Development Authority. **Appendix C** provides a summary of site parcel ownership information.

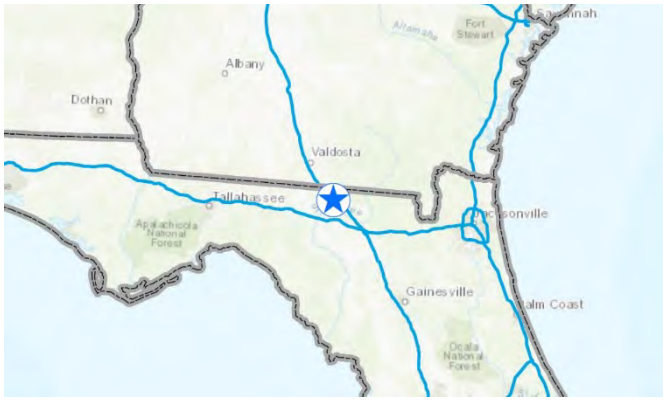
Site ID 12047-012 northeast view from US Highway 41

Current site condition is characterized by improved pastureland. A thin line of vegetation runs west to east across the northern central portion of the site, and trees line the site's eastern boundary from north to south but do not impede upon the available open space. Excellent site visibility exists from US-41. The site is bordered by timberland/agricultural land use to the east, utility land use to the west, utility and vacant land to the north, and timberland, light commercial, and single family residential to the south and southeast. Minimal commercial buildings are observed within a half mile of the site and include a tire shop just across US-41. A wastewater treatment plant also exists approximately 0.5 mile directly east of the site. The cultural setting is rural with prominently agricultural and forested land surrounding the site.

A single contiguous "buildable area" was defined within the confines of the subject site boundary intended to be most advantageous for construction. The buildable area (BA) is approximately 37.5 acres. This buildable area was defined to avoid any potential development impediments. The roughly 38-acre buildable area avoids two natural gas lines—one along the site's southwestern boundary and another that runs west-east through the center of the site.

Geographic Location

Located in North Florida along the state border, Hamilton County provides a rural setting in close proximity to a high commercial activity corridor with access to major markets to the south, east, and west. *The site is situated approximately 74.8 miles northwest of Gainesville, 88.8 miles west of Jacksonville, and 95.7 miles east of Tallahassee. Lake City, a small city with additional skilled workforce adjacent to the intersection of Interstate 75 and Interstate 10, is within a 31-minute drive of the site.* Projects considering the Jasper Industrial Site will benefit from locating in a rural community largely avoiding traffic congestion, cumbersome permitting processes, and higher land costs typical of urbanized areas. Access to an industrial workforce at competitive wage rates throughout North Florida's labor markets is well within reach of the subject site.



Site ID 12047-012 Site Vicinity

The subject site is located just outside the City of Jasper with a population of 4,310. It is located within approximately 30.4 miles of Lake City with a population of 12,307. Lake City is accessible by I-75 and is within a one hour's drive of both Jacksonville and Gainesville. *More than 207,286 total residential population live within a 45-minute drive of the site. Approximately 11,799 businesses employing 138,908 people are located within a 60-minute travel time*. Construction, manufacturing, and professional, scientific, and technical services account for 15.7% of businesses employing 18.6% of total workforce within the 60-mile radius of the site. A site vicinity map is provided in **Appendix A**.

Current Ownership

The subject site is comprised of a single tax parcel, or tract, and is reported by the Hamilton County Property Appraiser's website to have one owner. *The current owner of record is Hamilton County Development Authority (HCDA). The site is comprised of approximately 45.6 acres.* A "Site Parcel Configuration" map is included in **Appendix A**.

Findings Summary

The findings from the SSI Phase II study are summarized below. A discussion of key site development considerations is provided within the context of overall site physical **condition**, **connection** to infrastructure, and **community** support. LL+D's site competitiveness assessment across these key site development parameters are presented below.

Condition

Site conditions are defined as the physical characteristics of the subject property including geometric configuration, surface features, engineering, ecological & environmental concerns, and land use compatibility. *Overall conditions of the Jasper Industrial Site are favorable for the development of the site's highest and best use as an economic development real estate asset*.

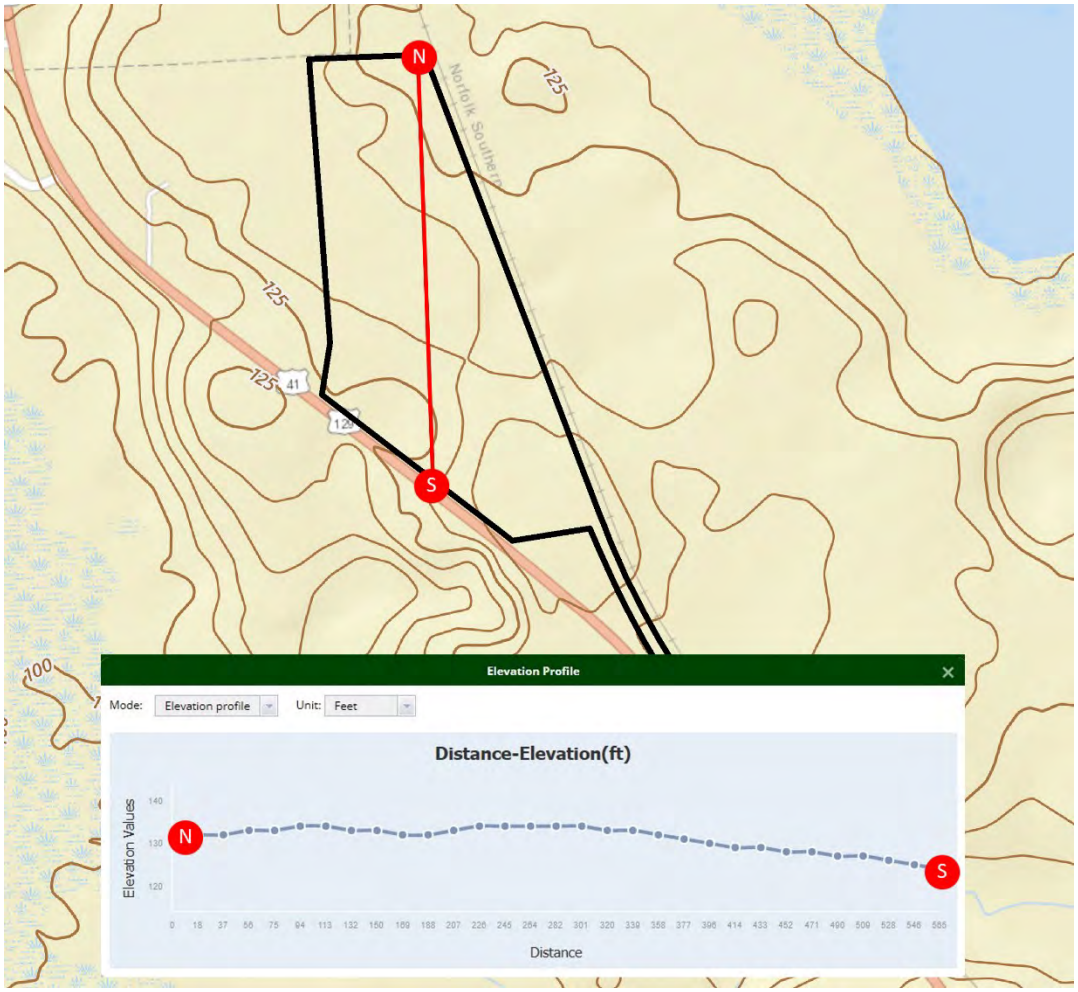
Size and Configuration of the subject site is sufficient in both acreage and configuration to support a distribution freight & logistics operation. *Total site area is approximately 45.6 acres, measuring approximately 1,125 feet across an east-west axis at its widest point and approximately 2,442 feet across a north-south axis along the site's center.* The site is predominantly geometrically regular in configuration with adequate land between site boundaries providing ample acreage for a contiguous buildable area. The southwestern site boundary is bordered by US-41; the eastern site boundary is bordered by a Norfolk Southern rail line.

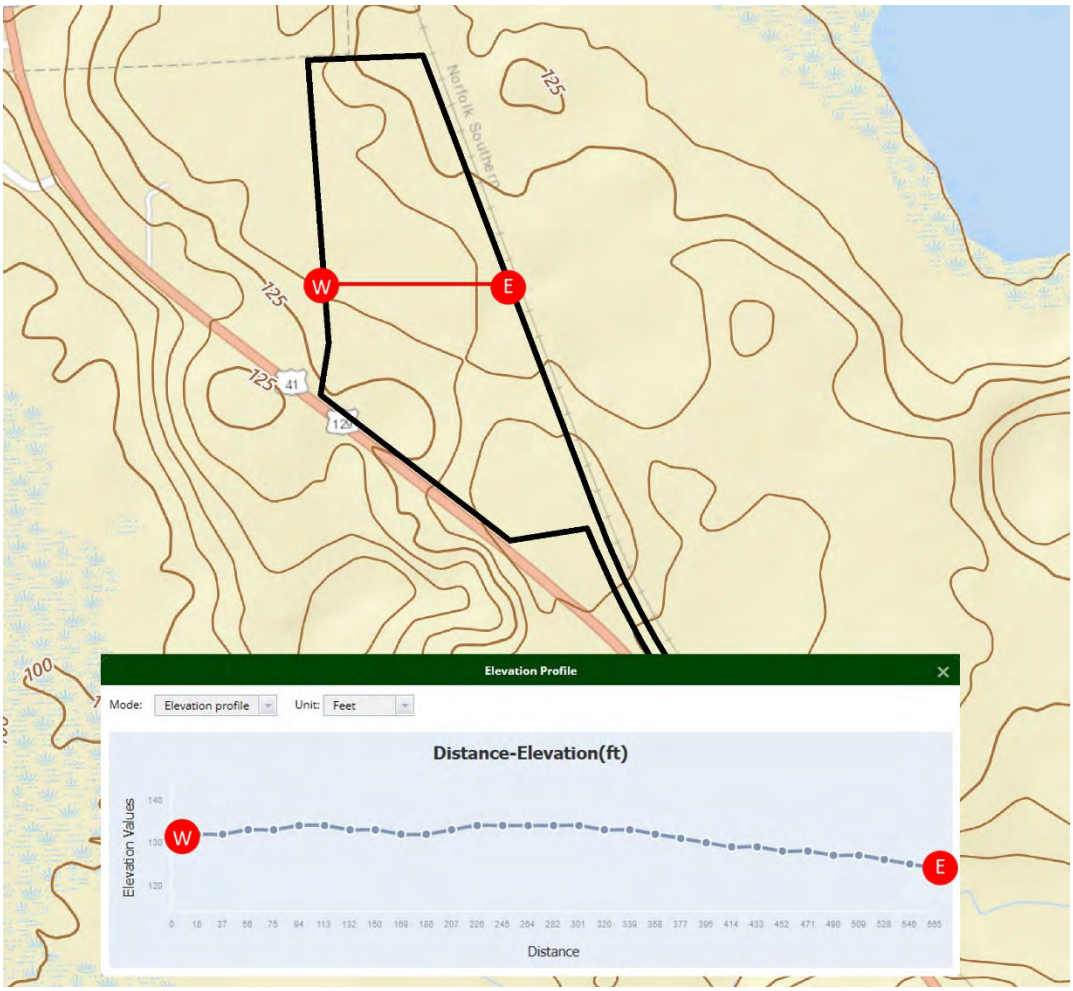
A contiguous buildable area totaling 37.5 acres has been defined to optimize facility construction on the site by positioning an operational footprint to avoid a 6" natural gas main line along US 41 at the site's southwestern boundary and a South Georgia natural gas line with a 20' right-of-way that runs west-east through the center of the site. The 37.5-acre potential area of development (PAD) is divided due to the South Georgia pipeline location, with the northern portion consisting of 21.5 acres and the southern portion consisting of 16.0 acres. The PAD occupies the majority of the site and is comprised of a single

tract with one owner. Site access is supported by potential ingress/egress points located on the southwestern boundary along US-41 and on the western boundary with a connection to Substation Road.

Elevation/Topography presents minor grading challenges to prepare the site for development. *Based on a review of 5-meter cell size, LiDAR-derived digital elevation models (DEM) for the full site extent, a minimum elevation of 119 feet mean sea level (MSL) and maximum elevation of 140 feet MSL is reported. The 2023 DEM indicate an average buildable area elevation of 129.8 feet MSL and average slope of 1.4 percent*.

The site is generally flat and without slope. The lowest elevation occurs along the southwestern portion of the site and buildable area. The northeastern portion of the site also has a lower elevation than the rest of the site. In certain portions of the site, elevation and topographic variability could present cut-fill opportunities for use of onsite fill for grading/leveling. The property is subject to an onsite geotechnical engineering investigation to determine suitability of soil properties for construction. Additionally, any areas of naturally occurring sloping topography may provide passive locations for site buildable area drainage and stormwater retention. LiDAR and 2-ft contour map provided as **Appendix A**.





Land Cover assessment is useful for identifying site design constraints and/or potential encumbrances that may be encountered during site development such as extensive clearing and grubbing, drainage concerns, etc. The type of vegetative cover is used in conjunction with soil types, elevation, and hydrography data for interpretation of environmentally sensitive conditions such as wetlands and potential habitat for Threatened and Endangered (T&E) species and other species of concern (discussed later in this report). Beneficially, certain land cover features may reveal commercial value of forested areas or be desirable to incorporate into site design. Features such as densely wooded areas may provide a desirable buffer during construction and/or during facility operations for line of sight and noise control. Further, wetland areas may be integrated into site plans providing an element of design aesthetics.

Two primary informational sources were used to assess land cover characteristics:

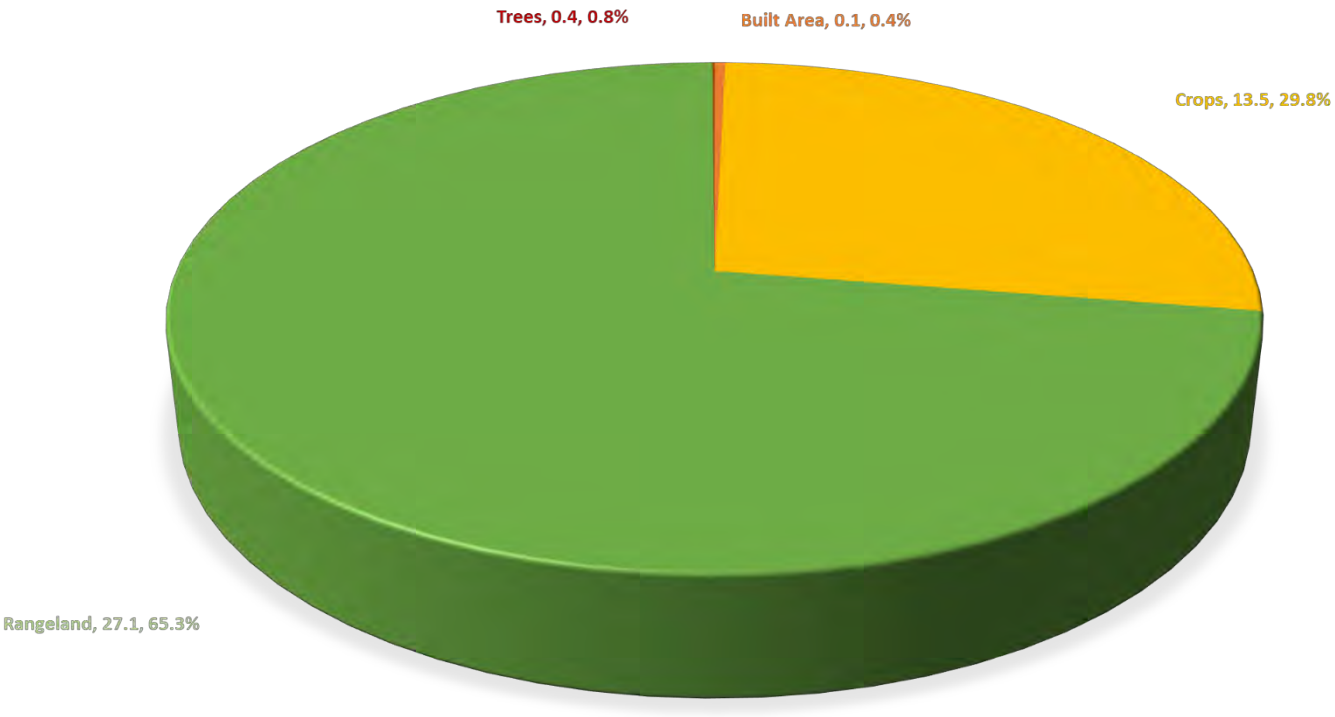
1) *Recent high-resolution color aerial imagery* (ESRI/Google Earth 2023). Recent and past aerial imagery provides useful observational data for assessing current land cover conditions as well as any notable changes over time. However, aerial imagery alone cannot be used without additional data sources to provide a more specific delineation of land cover type. For example, densely wooded areas are readily

observed from aerial imagery, however, determination of forest composition is largely indeterminate without other remotely sensed inputs (i.e., color infrared imagery) or ground-based observation.

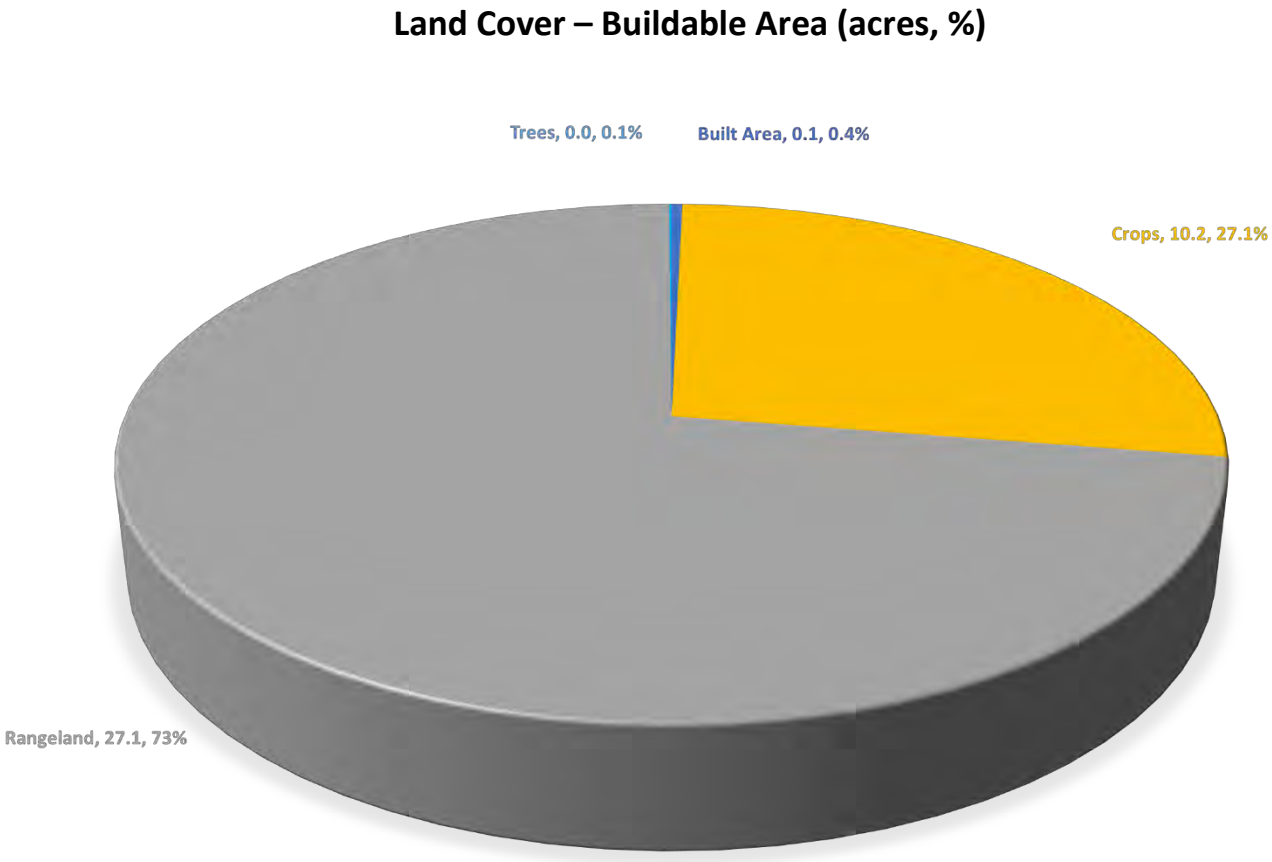
2) *The Florida Cooperative Land Cover (CLC) Map.* Developed through a partnership between the Florida Fish and Wildlife Conservation Commission (FWC) and Florida Natural Areas Inventory (FNAI) to identify ecologically based statewide land cover from existing sources and expert review of aerial photography. The CLC data utilizes the Florida Land Cover Classification System (FLCCW, 2018). The CLC data provides a more detailed description of land cover including interpretation of forest types and other natural and cultural features.

Based on a review of the CLC (v3.3) dataset, land cover for the site and buildable areas consists of the following FLCCS-classified areas (acres, percent cover):

Land Cover – Site (acres, %)



The site buildable area is predominantly classified as Improved Pasture or Rangeland.



CLC land cover map is provided in **Appendix A**.

Hydrography and Flood Risk were evaluated by consulting USGS National Hydrography Dataset (NHD), a geospatial database which identifies stream segments or reaches that make up the nation's surface water drainage system, and FEMA National Flood Hazard Layer (NFHL), a geospatial database that contains current effective flood hazard data. *Based on a review of NHD and NFHL data, the site and buildable area is highly favorable for site development with low flood risk and minimal recorded/observed significant hydrography features. 100% of the buildable area is outside the FEMA-designated flood hazard area, designated as Flood Zone X (within 0.2-percent-annual-chance flood or 500-year floodplain).* Robert's Pond, an area of lower elevation within Flood Zone A, is located northeast of the site and should

pose no issues to the site. Southeast of the site is Basin Swamp, which is a large, forested area completely within Flood Zone A and approximately 10 feet lower in elevation than the subject site. This area is also unlikely to cause any threat to site development. A hydrography and FEMA flood hazard map is provided in **Appendix A**.

Potential Wetlands are interpolated through observation of multiple data inputs including:

1) USGS National Wetlands Inventory (NWI) – developed for non-404 jurisdictional wetland mapping, so must be understood to have limited accuracy
2) LiDAR-derived digital elevation model (DEM) – topography/elevation
3) USGS NHD – hydrography
4) NRCS SSURGO – soils data provides hydric rating
5) Color-infrared imagery (where available) – for visual indication of wet or inundated areas (consulting differing years to ensure wet areas are not the result of a period flood event)

The NWI data is consulted as principal indicator of potential wetlands, as the mapping methodology utilizes the above-referenced inputs in addition to other data sources in conjunction with qualified scientific review and quality control of interpolated wetlands delineation and taxonomy. As well, the NWI data provides a delineation of wetland types, which is important in the estimation of permitting burden and potential compensatory mitigation costs. The additional data sources are consulted to ensure congruency of information suggestive of potential wetlands occurrence.

From the US EPA Wetland Regulatory Authority fact sheet, wetlands subject to Clean Water Act Section 404 are defined as "areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas." There are three primary conditions required for surface areas to be considered wetlands: 1) at least periodically, the land supports predominantly hydrophytes, 2) the substrate is predominantly undrained hydric soil, and 3) the substrate is saturated with water or covered by shallow water at some time during the growing season of each year. As determined by the U.S. Army Corps of Engineers, the federal agency responsible for enforcing federal laws protecting wetlands, an area must exhibit all three of the above-referenced conditions in order to be considered a wetland.

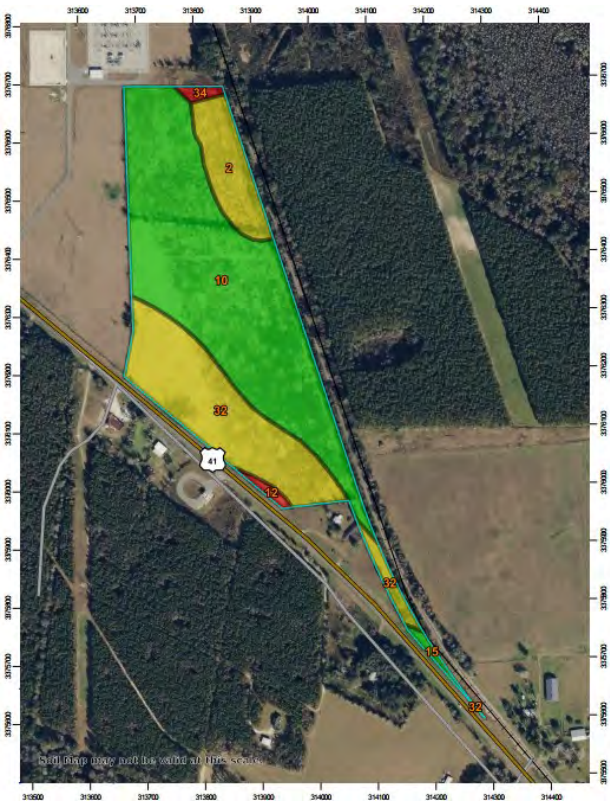
The following GIS-based information was consulted for the wetlands desktop assessment:

- **Hydrophytic Vegetation**: Recent and historical aerial imagery and NWI data.
- **Wetland Hydrology**: LiDAR-derived DEM, USGS topo maps, and high-resolution aerial imagery.
- **Hydric Soils**: NRCS Web Soil Survey and SSURGO data.

There are approximately 0.0 acres of potential wetlands reported on the subject site. A few small areas of slightly lower elevation exist along site boundaries—one spot exists in the northeast corner, another along the western boundary, and a third along the southwestern border of the site. There is potential for these to serve as possible drainage areas within the site's conceptual layout, as they contain more poorly draining soils and/or soils that are more limited for small commercial building construction, according to SSURGO soils reports (further soils data can be found in the preceding report section). SSURGO-reported map units of "2" and "34" indicate an estimated 10.4% of soils are likely hydric across the entirety of the site. While no potential wetlands are reported within the buildable area, wetland permitting and

mitigation may be required on the subject site. This does not appear to pose a development impediment to the site. NWI potential wetlands map is provided as **Appendix A**.

Soils conditions are assessed to identify potential advantages and/or challenges that could have an impact on site design, construction, and overall use of the site. Soil types are evaluated with respect to drainage and engineering performance for excavations, road construction, and building foundation support. Additionally, hydric soil ratings are used in conjunction with wetlands data to increase confidence in potential wetlands interpretation (reported in previous section).



SSURGO Small Commercial Building Rating primarily "Not limited" to "Somewhat limited"

According to the United States Department of Agriculture (USDA), Natural Resource Conservation Service (NRCS) Soil Survey Geographic Database (SSURGO) accessed via the NRCS Web Soil Survey, *59.9% (27.3 acres) of the subject site soils are classified as "Lowndes sand, 0 to 5 percent slopes" slopes" with a drainage class of "well drained". Additional "well drained" soil types existing within the site boundary include "Norfolk loamy fine sand, 2 to 5 percent slopes" and "Lowndes and Norfolk soils, 8 to 12 percent slopes", with 28.1% (12.8 acres) and 0.8% (0.4 acres) of onsite coverage, respectively. 9.5% (4.3 acres) of the site consists of "Albany fine sand, 0 to 5 percent slopes", a soil type classified as "somewhat poorly drained". The remaining onsite soil types include 0.9% (0.4 acres) of "Plummer sand" with a drainage class of "poorly drained" and 0.8% (0.4 acres) of "Valdosta sand, 0 to 5 percent slopes" with a drainage class of "somewhat excessively drained".*

Soil suitability properties for small commercial building construction across 60.7% (27.6 acres) of the subject site are indicated as "not limited" for shallow (2 feet deep) reinforced-concrete spread footings. A smaller portion (37.5% - 17.1 acres) of soils within the site boundary are indicated as "Somewhat Limited" for small commercial building construction. A minor portion (1.7% - 0.8 acres) of onsite soils are indicated as "very limited" for small commercial building construction. Based on the SSURGO data, soil conditions across the majority of the site are favorable for development. However, substantial foundation requirements may not be supported by site soil conditions and must be determined through on-site geotechnical engineering investigation. The limitations can be overcome or minimized by special planning, design, or installation. A SSURGO soils map is provided in **Appendix A**. The USDA, NRCR SSURGO soils reports for drainage class, small commercial buildings, and hydric rating are provided in **Appendix G**.

Sinkholes are common geological phenomenon occurring throughout the State of Florida. They are only one of many kinds of karst landforms, which include caves, disappearing streams, springs, and underground drainage systems, all of which occur in Florida. Karst is a generic term which refers to the characteristic terrain produced by erosional processes associated with the chemical weathering and dissolution of limestone or dolomite, the two most common carbonate rocks in Florida.

A review of sinkhole data from the Sinkhole Risk Map developed by USGS, Florida Department of Environmental Protection, Florida Geologic Survey, and the Florida Sinkhole Research Institute provides information for sinkhole type, development, and distribution in Florida. Florida sinkholes are classified into four areas by geology: Area I, II, III, and IV characterize varying degrees of sinkhole occurrence, severity, and speed of formation. *The subject site lies within Area III, which is described as land that "consists mainly of cohesive clayey sediments of low permeability. Sinkholes are most numerous, of varying size and develop abruptly. Cover-collapse sinkholes dominate." Based on the Sinkhole Risk Map, five sinkholes have been reported since the 1940s within five miles of the subject site; however, no sinkhole occurrences are reported on the subject site based on subsidence incidence reports.* The reliability of reported sinkhole occurrences is unknown. Potential site susceptibility to sinkholes must be determined through more thorough professional geological and geotechnical engineering investigation. A Florida sinkhole type map is provided as **Appendix A**.

Zoning and Land Use is administered and governed by Hamilton County. *According to Hamilton County officials, the site is currently zoned Agricultural. The site is not displayed in the Hamilton County Zoning Atlas or Future Land Use Map of 2019.* Excerpts regarding land use and zoning from the Hamilton County Comprehensive Plan (adopted July 23, 1991, last amended June 21, 2011) are provided as **Appendix D**.

The apparent current land use of the subject site is derived from Florida CLC data and 2024 aerial imagery and Google Street View. *Recent aerial imagery shows current land use to be improved agricultural land/open space as evidenced by minimal forested areas and lack of commercial structures. The aerial imagery-derived land use observations for the site agree with the Florida CLC data. The CLC-reported land cover for the buildable area is predominantly classified as Rangeland/Pastureland (27.1 acres, 65%) and Crops/Agriculture (13.5 acres, 30%)*.

There is little to no indication of other land uses over the last seventy-seven years based on a review of historical aerial imagery back to 1947 (provided by EDR Radius report). Fifteen epochs from 1947 to 2019 were reviewed to determine the sequential occupancy of the subject site. Since 1947, the subject site has been used consistently for agriculture. Historical aerial imagery is included in the EDR Radius Report provided as **Appendix H**.

Current land use immediately adjacent to the subject site to the north is characterized by forested and cleared open space as well as a substation, as observed from recent aerial imagery (ESRI/Google Earth 2024). Land use west of the site consists of primarily cleared open space with a few dispersed single-family residential properties. To the south just across US-41, proximate land use includes timberland, improved agriculture, and a sparse amount of light commercial and single-family residential properties. Tracts immediately east of the site across the railroad tracks are primarily timberland/forested open space, wetlands, and agricultural lands.

While Zoning and Future land use for tracts directly surrounding the site are not currently displayed in the Hamilton County Zoning Atlas or Future Land Use Map, general information about the broader areas surrounding the site can be inferred using a combination of both the Hamilton County and City of Jasper Zoning Atlases and Future Land Use Maps: *Commercial/Highway Interchange, Rural Development, and Agricultural land use exists to the south, Single Family Residential exists to the north, Agricultural land exists to the east, and Rural Development/Agricultural land use exists to the west.*

Relevant excerpts from the Hamilton County Land Development Regulations (adopted June 15, 1993, last amended February 1, 2011) prescribing zoning and land use polices, standards, and statutory requirements for land development are included in **Appendix D**. The Hamilton County Land Development Regulations full documents should be consulted for detailed requirements pertaining to land use and zoning district designations. If the site gets annexed by the City of Jasper, the City of Jasper Land Development Regulations should be consulted.

Properly aligning zoning to site use will increase prospective business confidence in site permitting and plan approval timeframes and potentially reduce public hearings expressing development opposition while a prospective business is actively considering the site for a project. In addition, the Hamilton County Planning Department may consider adoption of an "Employment Center" designation for future land use of the subject site as was implemented for Levy County. Successfully implemented by other rural Florida counties, the Employment Center land use is intended to provide for a regional area that allows for a mix of business, enterprise, research and development, moderate and high intensity commercial and industrial, recreational, educational facilities and other employment activities. It also allows a variety of medium and high-density residential uses that support the commercial and industrial developments, and/or provides transitions to surrounding land uses and less intense land uses.

LL+D strongly recommends that the site be rezoned to a land use ideally suited to support future development for the intended Distribution Freight & Logistics land use. Tracts surrounding the subject site, and especially the buildable area, should be considered for rezoning with uses that are compatible with the intended industrial uses of the site. Compatibility with surrounding land use is vital to preserving the competitiveness of the site for an economic development use by preventing encroachment of land uses that would create real or perceived risk to prospective business considering the site for development.

Threatened and Endangered Species are defined under the federal Endangered Species Act (ESA) of 1973. The ESA provides a program for the conservation of threatened and endangered (T&E) plants and animals and the habitats in which they are found. The lead federal agencies for implementing ESA are the U.S. Fish and Wildlife Service (USFWS) and the U.S. National Oceanic and Atmospheric Administration (NOAA) Fisheries Service. The USFWS maintains a worldwide list of endangered species. Species include birds, insects, fish, reptiles, mammals, crustaceans, flowers, grasses, and trees.

The ESA defines an *endangered species* as "any species which is in danger of extinction throughout all or a significant portion of its range." Endangered species are automatically protected by prohibitions of several types of "take," including harming, harassing, collecting, or killing, under Section 9 of the ESA. There are some limited exceptions to these rules listed in Section 10 of the ESA. The ESA defines a *threatened species* as "any species which is likely to become an endangered species within the foreseeable

future throughout all or a significant portion of its range." Threatened species receive protections through separate regulations issued under Section 4(d) of the ESA.

LL+D staff consulted the USFWS Information for Planning and Consultation (IPaC) online tool (https://ecos.fws.gov/ipac/) to assess potential project effect on listed species (*a plant or animal that receives federal protections under the Endangered Species Act. Species can be protected as endangered or threatened*) and other USFWS trust resources (*includes migratory birds, species listed as threatened and endangered under the Endangered Species Act, interjurisdictional fishes, marine mammals, wetlands, and lands managed by USFWS, such as national wildlife refuges*). The IPaC tool is a project planning tool that streamlines the USFWS environmental review process. IPaC is supported by the Environmental Conservation Online System and the Florida Natural Areas Inventory (FNAI). FNAI is administered under Florida's Natural Heritage Program and is a state member of the NatureServe network. FNAI is housed within the Florida Resources and Environmental Analysis Center at Florida State University and manages a database of current information on Florida's rarest species, maintains an inventory of the state's conservation land holdings, and conducts ecological surveys and analyses to support conservation planning and land management.

An IPaC Resource List was generated for the subject site. The Resource List is a report that automatically generates a list of species and other resources such as critical habitat (collectively referred to as trust resources) under USFWS jurisdiction that are known or expected to be on or near the project area referenced below. The list may also include trust resources that occur outside of the project area, but that could potentially be directly or indirectly affected by activities in the project area. However, determining the likelihood and extent of effects a project may have on trust resources typically requires gathering additional site-specific (e.g., vegetation/species surveys) and project-specific (e.g., magnitude and timing of proposed activities) information.

The IPaC trust resources report lists critical habitats and species of concern known or suspected to be found in habitats within regional ecology. The IPaC trust resources report found that the following species may potentially be affected by activities in this location:

- **Mammals**:
  - Tricolored Bat (*Perimyotis subflavus*) – Proposed Endangered
- **Birds**:
  - Eastern Black Rail (*Laterallus jamaicensis ssp. Jamaicensis*) – Threatened
  - Whooping Crane (*Grus americana*) – Experimental population, Non-essential
- **Reptiles**:
  - Eastern Indigo Snake (*Drymarchon corais couperi*) – Threatened
  - Suwannee Alligator Snapping Turtle (*Macrochelys suwanniensis*) – Threatened
- **Clams**:
  - Suwannee Moccasinshell (*Medionidus walkeri*) – Threatened
- **Insects**:
  - Monarch Butterfly (*Danaus plexippus*) – Candidate
- **Critical Habitats**:
  - There are no critical habitats at this location.

In addition to the federal IPaC Resource List, the FNAI map server (https://www.fnai.org/) was used to generate a Florida Biodiversity Matrix report for the subject site. The Biodiversity Matrix is a statewide screening tool that provides free access to researching the potential presence of rare species and under-represented natural communities. Rare species and natural communities are indicated in the report as "elements" and are classified into the following four occurrence descriptions:

- **DOCUMENTED Element**- There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit.
- **DOCUMENTED-HISTORIC Element** - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit; however, the occurrence has not been observed/reported within the last twenty years.
- **LIKELY Element** - The species or community is *known* to occur in this vicinity, and is considered likely within this Matrix Unit because:
    - 1. documented occurrence overlaps this and adjacent Matrix Units, but the documentation isn't precise enough to indicate which of those Units the species or community is actually located in; *or*
    - 2. there is a documented occurrence in the vicinity and there is suitable habitat for that species or community within this Matrix Unit.
- **POTENTIAL Element** - This Matrix Unit lies within the known or predicted range of the species or community based on expert knowledge and environmental variables such as climate, soils, topography, and landcover.

The Biodiversity Matrix report located the subject site in **Matrix Unit ID 18852 and 18971***. Results from the FNAI Biodiversity Matrix Query (unofficial report) indicate the following:*

- *No Documented Elements found*
- *No Documented-Historic Elements found*
- *Three Likely Elements found:*
    - *Mycteria americana (Wood Stork)*
    - *Ursus americanus floridanus (Florida Black Bear)*
    - *Sandhill upland lake**

**One of eleven natural community types that FNAI considers under-represented, in that there is less than 15% of the original extent of that community in Florida found on conservation lands.*

- *Seventeen Potential Elements found common to both Matrix Units (see FNAI Biodiversity Matrix in* **Appendix E** *for Potential Elements listing).*

The IPaC report also identifies the Migratory Birds Resource List that identifies certain birds protected under the Migratory Bird Treaty Act of 1918 and the Bald and Golden Eagle Protection Act of 1940. Birds listed in the report are birds of particular concern either because they occur on the USFWS Birds of Conservation Concern (BCC) list or warrant special attention within the subject site location. The report does not include a list of every bird found within the site location, nor a guarantee that every bird on this list will be found within the site. The migratory bird list is derived from data provided by the Avian Knowledge Network (AKN). The AKN data is based on a growing collection of survey, banding, and citizen science datasets and is queried and altered to return a list of those birds reported as occurring in the 10km grid cell(s) that intersect the specified site study area location and have been identified as warranting

special attention because they are a BCC species or an eagle (Eagle Protection Act requirements may apply) in that area.

The IPaC Migratory Birds Resource List (MBRL) provides a "Probability of Presence" summary indicating best understanding of when birds of concern are most likely to be present in the site area. *While there is no immediate known impact to site development, the MBRL should be further reviewed within the context of environmental permitting requirements by a qualified environmental/ecological consultant, as temporal migratory bird presence may affect the timing of certain construction-related activities on the subject site*. The IPaC trust resources and FNAI Biodiversity Matrix reports are provided in **Appendix E**.

Other Potential Environmental/Ecological Considerations may be further considered relative to site development potential. In 2006, the Century Commission for a Sustainable Florida called for an identification of those lands and waters in the state that are critical to the conservation of Florida's natural resources. In response, FNAI, University of Florida Center for Landscape Conservation Planning, and Florida Fish & Wildlife Conservation Commission collaborated to produce CLIP—the Critical Lands and Waters Identification Project. CLIP is a GIS database of statewide conservation priorities for a broad range of natural resources including biodiversity, landscape function, surface water, groundwater, and marine resources.

While the Florida CLIP data is noted, the authoritative status of the information and issuing source is unknown and could not be verified. The CLIP data was not considered in this study, as the potential impact of CLIP-reported information on site development as a function of permitting, regulatory requirements, and/or resource mitigation is unknown. However, subsequent to this site study, a more thorough study of how natural resource conditions, classification, and priorities may impact development of the subject site may be warranted by use of a qualified environmental/ecological consultant. For reference, the CLIP Technical Report, Version 4.0 (2016) is included as **Appendix F**. CLIP geospatial data may be downloaded at the FNAI CLIP webpage https://www.fnai.org/services/clip.

Legacy Environmental Concerns consist of historical activities and events both on the subject site and on nearby tracts where harmful contaminants were released into soil, surface water, and groundwater. If not properly remediated under state and federal regulatory requirements by qualified environmental consultants/contractors, historical contamination liabilities may be inherited through chain of title even if the contamination originated offsite, particularly with migration through groundwater transport. The historical environmental event implication for site development depends on many factors including the type, extent, concentration, complexity, physical setting and surface/subsurface conditions, and time since the event, which may or may not pose a risk to prospective investors on site development.

A cursory review of the subject site and surrounding properties was conducted to identify any potential legacy environmental concerns. Informational resources consulted for this review include:

- EDR Radius Report;
- Recent and historical aerial imagery review;
- US Environmental Protection Agency's (EPA) Enforcement and Compliance History Online (ECHO) database (EDR Radius Report limits ECHO database search to the target property); and
- Information provided through interviews with local political officials, economic development representatives, and landowners (where available)

The EDR Radius Report searches environmental databases for permitted facilities, events, and other potential concerns occurring on the subject site and up to 1.0 mile of the site boundary. EDR use statement: "*A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-13), the ASTM Standard Practice for Environmental Site Assessments for Forestland or Rural Property (E 2247-16), the ASTM Standard Practice for Limited Environmental Due Diligence: Transaction Screen Process (E 1528-14) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate*".

Based on the results of the EDR Radius Report and a cursory review of historical aerial imagery, several environmental legacy concerns were identified on the subject site. Four facilities appearing in multiple databases were identified within 1.0 mile of the subject site in the EDR Mapped Sites Summary:

- ***Underground Storage Tank (UST)***
  - *Site Name: GW HUNTER INC- JASPER CARD SITE*
  - *Discharge Cleanup Status: U - IN SERVICE*
  - *Distance: within 0.05 miles*
  - *Elevation: equal/higher (39' MSL)*
  - *Map ID* **A** *(overview map below)*

- ***Hazardous Waste Generator (HAZ WASTE)- Very Small Quantity Generator***
  - *Site Name: TAYLOR INDUSTRIAL CONSTRUCTION*
  - *Discharge Cleanup Status: A - ACTIVE - WASTE GENERATOR*
  - *Distance: within 0.05 miles*
  - *Elevation: equal/higher (39' MSL)*
  - *Map ID* **A** *(overview map below)*

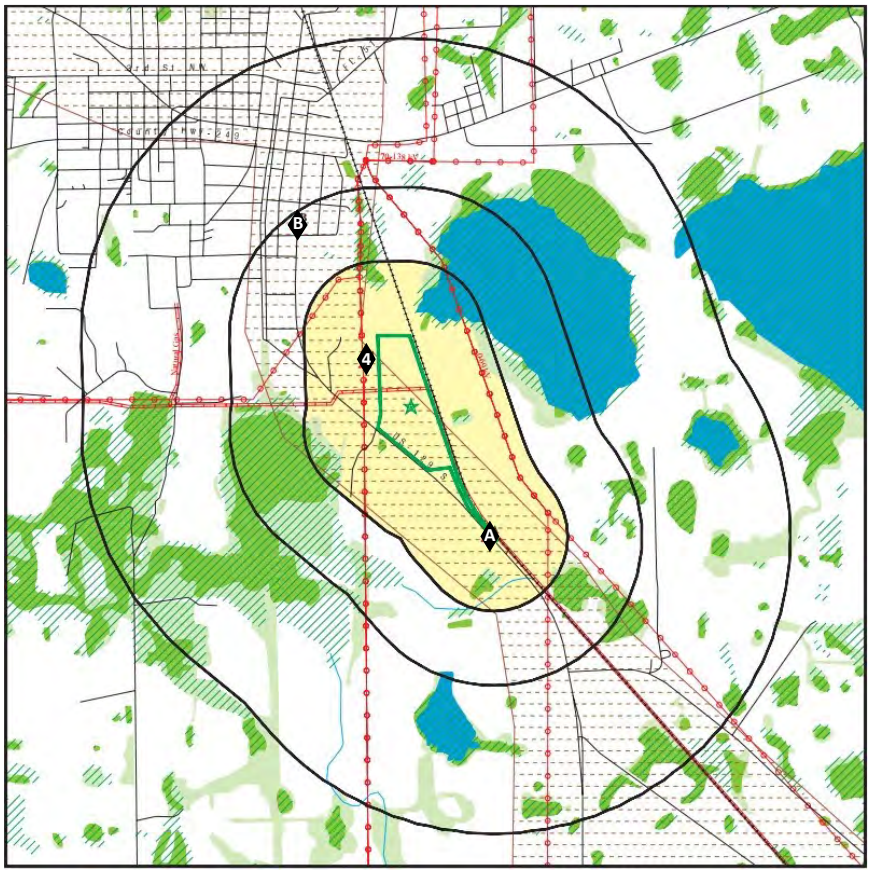
- ***Environmental Restoration Integrated Cleanup Listing (ERIC WASTE CLEANUP), DWM CONTAM, RESP PATY***
  - *Site Name: JASPER SOUTH SUBSTATION*
  - *Discharge Cleanup Status: CLOSED*
  - *Distance: within 0.05 miles*
  - *Elevation: equal/higher (41' MSL)*
  - *Map ID* **4** *(overview map below)*

- ***Underground Storage Tank (UST), Leaking Underground Storage Tank (LUST), DWM CONTAM***
  - *Site Name: BABCOCK FURNITURE STORE*
  - *Discharge Cleanup Status: NREQ - CLEANUP NOT REQUIRED*
  - *Distance: within 0.55 miles*
  - *Elevation: equal/higher (44' MSL)*
  - *Map ID* **B** *(overview map below)*

- ***BROWNFIELD AREAS*** *(Brownfields are defined by the Florida Department of Environmental Protection (FDEP) as abandoned, idled, or underused industrial and commercial facilities where expansion or redevelopment is complicated by real or perceived environmental contamination.)*
    - *Site Name: HAMILTON COUNTY EZ AREA*
    - *Area ID: BF240401000*
    - *Acreage: 12,807.1 acres*
    - *Resolution Date: 04/20/2004*
    - *Map ID N/A*

    A copy of the Hamilton County EZ Area brownfield resolutions can be found in* **Appendix H.

Four sites, GW HUNTER INC-JASPER CARD SITE, TAYLOR INDUSTRIAL CONSTRUCTION, JASPER SOUTH SUBSTATION, and BABCOCK FURNITURE STORE, are indicated in the EDR Radius Map Report.



EDR Radius Report Mapped Sites Overview Map

Map ID A is located just across US Highway 41 near the site's southwestern boundary. The MAP ID A point shown in the EDR Radius Report Map is different than the actual site locations, which correctly correspond to the addresses listed in the report. The GW HUNTER INC- JASPER CARD SITE location is indicated as an open underground storage tank with 24,000-gallon capacity containing unleaded gas. The tank shows no signs of leakage. Indicated adjacent to this is TAYLOR INDUSTRIAL CONSTRUCTION, an active Very Small Quantity Hazardous Waste Generator. No leakage or pollution has been indicated. The elevation is equal to slightly higher than that of the subject site, meaning if pollution were to occur there is potential for runoff into the site.

Map ID 4, identified as the JASPER SOUTH SUBSTATION, is located near the site's northwestern boundary. It is a hazardous waste site that may have exhibited contamination, although the contaminant is listed as unknown. A Phase I Initial Assessment has been performed on the site. Site status is closed with a program status of "complete with condition", so if contamination occurred, it appears to have been resolved.

Map ID B is referred to as the BABCOCK FURNITURE STORE. Its location is significantly removed from the subject site over 0.5 miles to the northwest. Three closed underground storage tanks are reported with no cleanup required.

The EDR Radius Map Report also mentions a brownfield area with no specified location that was resolved in April of 2004. Upon further review, the area is not seen as a threat to the subject site's viability as an economic development real estate asset.

All reported environmental legacy concerns appear to have little to no impact on subject site development, however, the extent of potential contamination resulting from the cited facilities may not be fully understood without conduction of more extensive environmental site investigations by a qualified consultant. Full facility information provided in the EDR Radius Report is provided as **Appendix H**.

As the EDR Radius report limits environmental database searches to the subject site and within 1.0 mile of the subject site, the EPA ECHO database was consulted for potential significant environmental concerns within 2.0 miles of the site including active permitted facilities operating under the EPA Clean Water Act, Title V of the Clean Air Act, or the Resource Conservation and Recovery Act (RCRA) for control of solid waste. In limited instances, new air permit applications can be subject to more stringent requirements based on nearby existing permitted facilities' total air emission pollutant volumes and concentrations.

ECHO search results reported one facility within a 2-mile radius of the subject site that is currently in violation of environmental regulations. The facility is the Jasper Wastewater Treatment Plant and is located on SW 107th Ave about 2,000' west of the subject site. The Jasper WWTP has been out of compliance status since December 2022 and has 10 quarters with significant violations. The majority of violations are Compliance/Permit Schedule Violations. These repeated entries indicate that the WWTP has violated terms related to its compliance schedule or permit. This could include: missed deadlines, inadequate reporting, and non-compliance with permit conditions. There is also an Effluent Limit Violation associated with the WWTP. This violation indicates that the WWTP has exceeded the allowable monthly average concentration or quantity of a pollutant discharged into the water body. Effluent limits are set to ensure that the discharges do not harm the environment or public health. Elevated pollutant levels and unaddressed effluent violations may result in contamination risks to the local water supply and soil, which can affect the environmental integrity and suitability for development of nearby properties. Potential developers might face additional regulatory scrutiny, increased remediation costs, or restrictions due to the proximity to a non-compliant WWTP. The ECHO site search results are provided in **Appendix H**.

As with any desktop research exercise, actual potential environmental concerns may not be fully recognized or understood without conducting an on-site field investigation. The industry standard for real estate environmental review is the Phase I Environmental Site Assessment (ESA). Governed by the ASTM E1527: *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process.* The Phase I ESA is designed to investigate property prior to ownership transfer or improvements for use to identify and document any existing or potential contamination that must be addressed or give cause for liability. The Phase I ESA methodology includes more detailed research and review of environmental databases, historical aerial imagery, title research, and on-site field observations of the subject site and immediately surrounding properties*. A Phase 1 ESA was performed on the subject site in November 2023 through Terracon Consultants, Inc.* This is provided in **Appendix F**.

Connection

Site connectivity includes access to key transportation assets and utility infrastructure sufficient for the use intensity of the subject site. Access to available workforce is also measured within the context of the intended economic development project use (e.g., heavy industrial, light industrial, distribution freight & logistics, etc.). *The Jasper Industrial Site is well connected to transportation assets with sufficient access to local utilities. In conjunction with strong community support and adequate workforce availability, the site is well positioned for competitive response to distribution freight & logistics project opportunities.*

Transportation Assets are in place to serve the logistical needs of commercial/industrial business operations in the area. *Substantial transportation connections to the site include US and state highways, Florida Strategic Intermodal System (SIS) truck routes, and the I-75 and I-10 interchange. The property has direct access to US Highway 41.*

Access to the site is provided by US Highway 41 (US-41) along the southwestern site boundary. The site's point of ingress/egress occurs along US-41. From the site, truck traffic must travel approximately 4.0 miles south on US-41/US-129 to access Interstate 75 (I-75) Exit 451. From there, it is an additional 17 miles to reach the I-75 and I-10 interchange. All roadways appear to be in good condition and suitable for truck traffic. A site access map is included in **Appendix A**.

Truck Routes immediately accessible from the subject site include US-41, US-129 and I-75 for immediate north-south travel. Trucks must take US-41 approximately 1.3 miles south, then travel an additional 2.7 miles on US-129 to access I-75. US-129, I-75, and US-41 each connect to I-10 within approximately 12.8, 20.7, and 25.8 miles, respectively, offering an ideal route for east-west travel. A transportation vicinity map is provided in **Appendix A**.

Railroads are directly accessible to the subject site via Norfolk Southern (NS) tracks along the site's eastern border. The NS railroad is directly adjacent to the subject site and provides 3,888 feet of frontage. A transportation vicinity map is provided in **Appendix A**.

Airport access is beneficial for both corporate executives and other business-related representatives to travel to a facility during construction and when operational. Cargo airport access provides opportunity for transportation of process input materials and product distribution. The closest airport to the subject site is Valdosta Regional Airport (VLD). The public-use airport is located 33.6 miles northwest of the subject site and is within a 35-minute drive. VLD is mostly used for general aviation, but is also served by Delta Air Lines, which offers service to Atlanta.

Another general aviation airport within close proximity is Lake City Gateway (KLCQ), a city-owned public use airport that serves all general aviation size aircraft including corporate jets and commercial airliners. KLCQ is located 33.8 miles southeast of the subject site (~35-minute drive).

Gainesville Regional Airport (GNV) is a public airport located 75.3 miles to the southeast (~1 hour and 13-minute drive). GNV is categorized as a primary commercial service airport, meaning it has

over 10,000 enplanements per year, and it offers limited cargo service. Jacksonville International Airport (JAX), 98.2 miles to the east of the subject site (~1 hour drive and 29-minute drive), is served by 15 major and regional airlines that offer 250 daily flights to and from most major cities in the country and is an international gateway. Tallahassee International Airport (TLH) is within approximately 106 miles west of the subject site (~1 hour and 39-minute drive). TLH offers a primary commercial carrier in Delta and is a significant carrier of freight in the region with FedEx and DHL.

Seaport access is not required for the intended distribution freight & logistics project uses of the site. However, the nearest seaport access is the Port of Jacksonville (JAXPORT) located approximately 92 miles (~1 hour and 23-minute drive) east of the site.

Utility Infrastructure is optimal for the subject site. Water service, sewer lines, and natural gas may be provided by the City of Jasper, electric service is provided by Duke Energy Florida, and telecommunications services are available through Windstream. Water, sewer, and natural gas lines all run along US-41, at the site's southwestern boundary. Electric lines run west of the site, and the Jasper South substation is located adjacent to the site's northern boundary. An energy infrastructure and utility access point map is provided as **Appendix A**. Additional utility information provided by Hamilton County can be found in **Appendix L**.

Potable Water may be provided by the City of Jasper via an existing 12" main line that runs along US-41 across the road from the property. The property would need to be annexed to utilize the water capacity of the City of Jasper. According to information provided by Hamilton County officials, water capacity at the line is 1.25 MGD (million gallons per day), and Accessory Dwelling Unit (ADU) capacity is .5 MGD at 50 PSI. There is approximately 4.5 MGD net capacity available at the treatment plant. Current and proposed water service flow/capacities should be verified on a project-by-project basis with local water utility officials. A utility infrastructure overview map can be found in **Appendix A**. Additional utility information provided by Hamilton County can be found in **Appendix L**.

Sewer/Wastewater may be provided by the City of Jasper via an existing 10" force main line that runs along US-41 across the road from the property. The property would need to be annexed to utilize the sewer capacity of the City of Jasper. According to information provided by Hamilton County officials, wastewater capacity at the line is 1.2 MGD with an average of .5 MGD. There is approximately 600,000 gallons per day net capacity available at the Wastewater Treatment Plant. and proposed water service flow/capacities should be verified on a project-by-project basis with local water utility officials. A utility infrastructure overview map can be found in **Appendix A**. Additional utility information provided by Hamilton County can be found in **Appendix L**.

Natural Gas is available from the City of Jasper via a 6" line that runs along US-41 on the same side as the property, which has up to 50 PSI and no usage limits. Exact current and proposed natural gas capacities are indeterminate and should be verified on a project-by-project basis with Hamilton County officials. A utility infrastructure overview map can be found in **Appendix A**. Additional utility information provided by Hamilton County can be found in **Appendix L**.

Electric power is provided by Duke Energy Florida. There are N191 and N192 feeders running west of the site that are 12.47kV 3-phase electric distribution circuits. Each feeder is served by a 33.6 MVA transformer and each has 6 MVA available. The site is adjacent to the Jasper South substation, which has about 55 MVA of available capacity that can be used with the addition of more breakers and feeder conductors to the site. The total redundant capacity of the substation is roughly 27.5 MVA. Expansion of the sub capacity beyond this is also possible, depending on the transmission's capabilities.

Duke Energy has renewable energy program options to help prospective companies meet their sustainability goals including RECs, on-site solar leasing, and off-site solutions. Economic Development incentives include a five-year reduction on the electric bill, offering up to 30% depending on qualifying factors, for any new or additional load associated with an economic development project. The existing electric infrastructure should be suitable to serve project needs, though an infrastructure analysis should be performed by Duke Energy on a project-by-project basis to verify capacity for handling any new proposed electric load. A utility infrastructure overview map can be found in **Appendix A.** Additional utility information provided by Hamilton County can be found in **Appendix L**.

Telco/Broadband service is provided by a Windstream cable line. Fiber is also available. Additional utility information provided by Hamilton County can be found in **Appendix L**.

Major Market Areas are accessible within a two-hour drive of the subject site. By vehicular travel, the site is situated 88.8 miles from Jacksonville to the east and 182 miles from Orlando to the southeast with estimated 2023 total populations of 985,843 and 320,742, respectively. Orlando's total metro area population in 2023 is 2,817,933, a 5.4% increase from 2020. Travel distances to major markets and seaports are provided below. A major market vicinity map is provided as **Appendix A**.

Time and Distance to Major Markets

Major Markets	Travel Time	Miles
Gainesville, FL	1:12	74.8
Jacksonville, FL	1:18	88.8
Tallahassee, FL	1:32	95.7
Orlando, FL	2:39	182
Tampa, FL	2:51	199
Savannah, GA	3:19	225
Pensacola, FL	4:02	289
Atlanta, GA	4:19	260
Augusta, GA	4:39	235
Mobile, AL	4:43	335
Columbia, SC	5:34	308
Miami, FL	6:20	406
Birmingham, AL	6:20	365
Charlotte, NC	7:08	397

Time and Distance to Ports

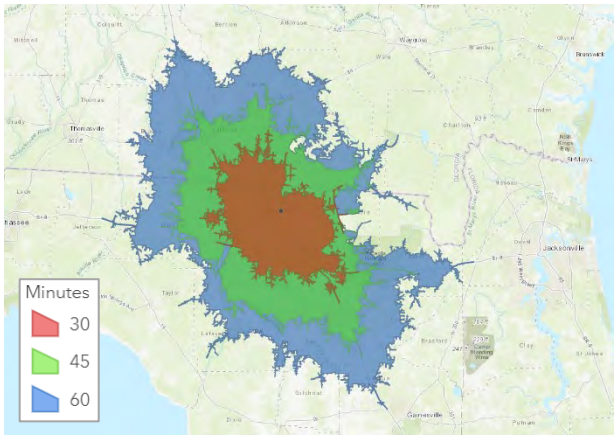
Seaport	Travel Time	Miles
JAXPORT	1:23	92.2
Port of Fernandina	2:00	122
Port Tampa Bay	2:53	200
Port St. Joe	3:08	198
Port St. Petersburg	3:18	223
Port of Savannah	3:19	227
Seaport Manatee	3:19	229
Port of Panama City	3:20	199
Port Canaveral	3:26	233
Port of Pensacola	4:03	290
Port of Fort Pierce	4:19	289
Port of Palm Beach	4:55	336
Port Everglades	5:47	389
Port Miami	6:21	407

Community

Community aspects conducive to site competitiveness include both measurable and intangible factors that can either strengthen or undermine a site's inherent competitive advantages. While workforce availability and cultural features are commonly accounted for, business and political climate are often neglected, yet serve as an important indicator for both community and governmental desire to welcome new business investment. The Hamilton County community and political leadership are strong proponents of business growth and new job creation creating a business climate highly conducive to project investment support through efficient permitting, workforce training, and competitive tax structures. Hamilton County is committed to supporting long-term industrial and commercial business operations in its communities.

Description of the Economy

Hamilton County is located along the heart of the Interstate 75 corridor in North Florida, 50 miles north of Gainesville, 58 miles east of Tallahassee, and 62 miles west of Jacksonville. The county has an estimated 2023 population of 13,471 and is made up of rural farmland, small urban areas, and wildlife preservation areas. Jasper is the county seat and the largest city with a 2021 population of 2,729. The county is not dependent on any single industry and provides opportunities across a variety of target industries, including agriculture, transportation and warehousing, manufacturing, and cultural and creative industries. With its location connecting two primary interstates and its access to both Norfolk Southern and CSX rail lines, Hamilton County acts as a key point of connective access for market distribution and logistics.



30, 45, 60-minute Drive-time Employment Query

Demographics

Hamilton County had a population density of approximately 29.0 persons per square mile as of 2020, falling significantly lower than Florida's average of 401.4 ppsm and far below the population densities of in the surrounding metropolitan cities of Tampa and Orlando (3,376.4 and 2,774.6 respectively). From 2020 to 2023, Hamilton County grew at a rate (-3.8%) that was slower than the nation (1.0%) and the State of Florida (5.0%). The population is approximately 59.2% White, 32.6% Black or African American, 1.2% Native American, 0.5% Asian, 2.6% some other race, and 3.9% two or more races. Approximately 10.7% of the population are Hispanic or Latino. The county's median age is 41.8.

Employment and the Economy and Income

The economy of Hamilton County, FL employs approximately 3,681 people. Hamilton County is part of the larger North Florida Economic Development Partnership region, a 14-county area that employs approximately 104,459 people. The largest industries in Hamilton County include Retail Trade, Education

Services/Health Care/Social Assistance, and Arts/Recreation/Entertainment/Accommodation/Food Services, employing 778, 586, and 376 people, respectively. The industries with the best median earnings for men in 2022 are Wholesale Trade ($134,135), Information ($68,000), and Manufacturing ($53,125). The industries with the best median earnings for women in 2022 are Finance/Insurance & Real Estate/Rental/Leasing ($38,672), Professional/Scientific/Management Services & Administrative/Waste Management Services ($38,638), and Public Administration ($34,013). Median household income is $47,668, which is less than the median annual income of $75,149 across the United States.

Population/Workforce *within a 60-minute drive time from the site include a total population of approximately 362,050 and 11,799-plus businesses employing over 138,908 people according to Esri demographic data for 2023. Construction, manufacturing, and professional, scientific, and technical services account for 15.7% of businesses employing 18.6% of total workforce within the 60-mile radius of the site*. A 30, 45, and 60-minute drive-time query of employment numbers for construction and manufacturing jobs (by NAICS Code) was performed for the subject site. The following employment numbers were reported:

30, 45, 60-minute Drive-time Employment Count*

Business Type by NAICS Codes	Employees		
	30-min	45-min	60-min
Construction	1,043	6,318	10,803
Manufacturing	1,337	6,264	10,235
Professional, Scientific & Tech Services	342	2,722	5,280
Totals	**2,722**	**15,304**	**26,858**

**Source: Copyright 2023 Infogroup, Inc. All rights reserved. Esri Total Residential Population forecasts for 2023.*

Hamilton County target industries include Agriculture/Agribusiness, Manufacturing, Transportation and Warehousing, & Cultural and Creative Industries. With access to a total workforce of over 144,701 within an hour drive of the site, adequate workforce availability should sufficiently meet small to medium-scale project labor demands of county industry targets. Population and business summary reports are provided in **Appendix I**.

Cultural Features within three miles of the subject site that may pose community risk or public opposition to industrial development are limited and generally do not affect site permitting, construction, or facility operation. Fire and police protection and emergency medical services are within close proximity of the subject site. These facilities do not pose cross-transportation risks for site construction or facility operation. A cultural features map is provided in **Appendix A**.

Schools tend to be concentrated within the municipal limits of the City of Jasper. Schools within a 3.0-mile buffer of the subject site include two preschools, one elementary school, and a small private school to the north/northeast, and both Hamilton County High School and Hamilton County Elementary School to the south. The Hamilton County Public Schools Administration

building is also located just over a mile to the northeast. While US-41 is used to access Hamilton County Elementary School and Hamilton County High School, the site buildable area and site ingress/egress road access should not pose any significant operational proximity or transportation risks to schools.

Churches are scattered throughout Hamilton County with several concentrated within the City of Jasper. There are eighteen churches within three miles of the subject site buildable area. Seven of these are located within a 1.0-mile of the subject site. All designated churches are sufficiently removed from the operational footprint of the site (e.g., buildable area). There is one potential church adjacent to the site's southern boundary, Bible Baptist Church, but it is not clearly in operation. The property does not appear on Google maps as a designated church, and there is no clear information online about the church. However, the Hamilton County Property Appraiser's public use map shows the property's land use to be "church". It does not appear that this property will impact the site development potential.

Cemeteries do not exist immediately proximate to the site or along principal site access routes. There are three cemeteries within a 3.0-mile buffer of the site, all of which are sufficiently removed so as not to pose any risk to site permitting or operation.

Group Care Centers including nursing homes, assisted living centers, special education schools, crisis units, and hospice facilities do not exist immediately proximate to the site or along principal site access routes. There is one nursing center within three miles of the subject site, which is sufficiently removed from the site buildable area and point of ingress/egress.

Other Cultural Centers including libraries, museums and art galleries, movie theaters and performing arts centers, zoos and aquariums, arboreta and botanical gardens, and planetariums do not exist immediately proximate to the site or along principal site access routes. The Hamilton County Historical Museum & Heritage Center is located within a 1.0-mile buffer of the site, however this should not affect the site's development potential.

Parks and Protected Lands do not exist immediately proximate to the site or along principal site access routes. Park and recreational areas that exist within a 3.0-mile buffer of the site include Jasper City Park, Buddy Parker Park, the Hamilton County Recreation Center, the Graveyard Mud Park, and Basin Swamp. A protected lands map is provided in **Appendix A**.

Correctional Facilities including federal, state, and local prisons and detention centers do not exist immediately proximate to the site or along principal site access routes.

Fire Protection/EMS may be provided by the City of Jasper Fire Department, which is located a 3-minute and 1.3-mile drive from the site. The response route is via Hatley St and US Highway 41. Other surrounding options include the Genoa Volunteer Fire Department, the Jennings Volunteer Fire Department, and the Crossroads Volunteer Fire Department (located 11.3 miles and 13 minutes, 13.3 miles and 16 minutes, and 13.8 miles and 17 minutes from the site, respectively). Response routes appear to be unencumbered. Fire and EMS response time and capacities should be locally verified.

Law Enforcement is provided by the Jasper Police Department located a 3-minute and 1.3-mile drive from the site. The response route is via Hatley St and US Highway 41. The Hamilton County Sheriff's Office is also located within a 5-minute and 1.9-mile drive via County Road 51 N and Highway 41. Law enforcement response time and capacities should be locally verified.

Hospital/Emergency Care may be provided by HCA Florida Suwannee Emergency Hospital, the closest hospital to the site located within a 24-minute drive time. Also available is HCA Florida Lake City Hospital, Madison County Memorial Hospital, and ACV Health: Copeland Medical Center, located within a 28-minute, 37-minute, and 43-minute drive time, respectively. Hamilton Primary Care is a medical center located in the City of Jasper, a 4-minute drive from the site.

Historical Preservation records include locations of cultural or archaeological significance, some of which are formally designated as state and/or federally protected historical resources under State Historic Preservation Offices (SHPO) and/or National Register of Historic Places registrations. Historical resources, if located on the subject site, may alter, impede, or preclude development if potential for disturbance or encroachment exists. Historical resources located near the subject site may warrant mitigating site planning and design elements such as line-of-site buffering between facilities and a historically significant structure.

Two cultural resource GIS datasets were consulted for potential location of culturally or historically significant locations on or near the subject site: "Florida Site Files Main Site Dataset (2021)" and statewide historical structure locations dataset published by the Florida Division of Historical Records, Bureau of Archaeology. A cursory review of this data indicated no apparent registered structures, archaeological sites, or other cultural resources on the subject site.

In addition to the desktop data review, Florida SHPO was contacted regarding available records for potential cultural resources present on the subject property. A Florida Master Sites File (FMSF) inquiry was made for the subject site with the Florida Department of State, Division of Historical Resources (FDOS-DHR). *FDOS-DHR responded to the cultural resource data request and informed that a review the SHPO database records identified the Florida Master Site File lists no archaeological sites on the subject site. No registered structures, archaeological sites, or other cultural resources were identified on or within the buildable area of the site. Two cultural resources were found immediately surrounding the site, neither of which are likely to cause impediments to site development.* The Florida Master Site File SHPO information is provided as **Appendix K**, which includes a FMSF PDF map, Cultural Resource roster, and Survey/Manuscript roster.

A cultural resources desk-based assessment of the site was performed by Terracon Consultants, Inc. in November 2023. The assessment was conducted for due diligence purposes and does not meet the requirements for a Phase I Cultural Resource Assessment Survey (CRAS). The assessment agrees that no previous cultural resource surveys intersect the project boundaries and no archaeological sites or historic structures have been previously documented within the project area. The search was expanded to include a one-mile radius surrounding the project area, which indicated that six cultural resource surveys have been conducted within a mile buffer of the site, documenting one archaeological site, three historic resource groups, and 84 historic structures. Terracon concluded the project area exhibits a moderate to high probability for encountering precontact cultural resources and a high probability for encountering

historic period cultural resources within the project area and on adjacent parcels. The Terracon cultural resources desk-based assessment report can be found in **Appendix K**.

As with any desktop research exercise, actual potential historic preservation concerns may not be fully recognized or understood without conducting an on-site field investigation. The industry standard for real estate environmental review is the Phase I Cultural Resources Survey. The primary objective of a Phase I Cultural Resources Survey is to identify and record all cultural resources within a project area. Cultural resources can include prehistoric Native American habitation sites, historical farmstead sites, standing structures, or other man-made features such as earthworks, old roadbeds, or cemeteries.

The State of Florida, Division of Historical Resources provides guidelines for conducting Phase I Cultural Resource investigations. Titled, "*Module Three, Guidelines for Use by Historic Preservation Professionals*", from the Cultural Resource Management Standards & Operational Manual, Module Three of the Manual contains guidelines for the identification, evaluation, recordation, and treatment of cultural resources for use by historic preservation professionals conducting work in compliance with federal, state, and local laws, rules, and regulations. In order to increase the confidence in understanding any potential historical preservation concerns for the subject site, it is recommended a Phase I Cultural Resource Survey be conducted by a qualified cultural resource management/archaeological consulting professional.

Education and Technical Training Assets are strongly positioned to serve the professional and technical workforce needs of Hamilton County target industries. CareerSource Florida is the statewide workforce policy and investment board. Partners include the Department of Economic Opportunity, 24 local workforce development boards and 100 career centers throughout Florida. Together, they help to connect businesses with the talented workforce and training needed to succeed and grow. Powered by CareerSource Florida, FloridaFlex offers an integrated talent support solution to help businesses find, develop, and retain talented employees. The FloridaFlex team provides the expertise, funding, and resources businesses need to succeed.

Career Source North Florida offers a variety of services including job search help, hiring events, training grants, specialized training and more. https://careersourcenorthflorida.com/

The Incumbent Worker Training Program, funded by the Federal Workforce Investment Act (WIA) and administered by Workforce Florida, provides training to currently employed workers to keep Florida's workforce competitive in a global economy and retain existing businesses. Quick Response Training (QRT) is another training program administered by Workforce Florida designed as an inducement to secure new businesses to Florida and provide existing businesses the necessary training for expansion.

While there are no colleges or universities located within Hamilton County, the county offers six post-secondary educational institutions within 60 minutes, providing an emerging workforce a variety of ways to earn a solid education.

Valdosta State University is a public university in Valdosta, Georgia, and the largest university within a 60-minute drive of Hamilton County with 11,270 students. The second largest post-secondary institution within 60 minutes of the county is Wiregrass Georgia Technical College, which offers INDUSTRYREADY

skill-building opportunities and cutting-edge professional, occupational, and personal training and services to individuals, businesses, agencies, and industries.

Other colleges and technical schools located within 60 minutes of the county are two North Florida College campuses, Florida Gateway College, RIVEROAK Technical College, and Big Bend Technical College.

The University of Florida is a public land-grant research university located in Gainesville, and just over a 60-minute drive from the site. With a fall 2023 enrollment of 60,489 students, it is the third largest Florida university by student population.

The City of Jacksonville, FL is also within a 1-hour and 20-minute drive of the site and is home to several colleges and universities, including Florida State College at Jacksonville, University of North Florida, University of Southernmost Florida, Jacksonville University, Keiser University Jacksonville

Hamilton County has access to an ideal combination of research, technology, and creative services that gives businesses the tools needed to succeed.

Business Climate is highly favorable for bringing in quality job-creating businesses to the area. *Target Industries include Agriculture/Agribusiness, Manufacturing, Transportation and Warehousing, & Cultural and Creative Industries.* These industries can take advantage of in-place transportation assets to serve an array of unique business logistical needs. Business development and assistance is provided locally by the Hamilton County Development Authority, as supported by the Hamilton County Board of County Commissioners.

Hamilton County maintains a pro-business tax climate and offers a range of incentives and tax exemptions to help businesses flourish. *Companies locating to Hamilton County can look forward to one of the best tax climates in the United States with low corporate tax rates of 5.5%, a general use sales tax of 6%, and no personal income tax.*

The Hamilton County Economic Development Transportation Fund is an incentive program available for qualifying companies and intended to ease transportation issues that are unfavorable for a business's location of potential expansion. The Rural Job Tax Credit incentive is designed to create new jobs and encourage the expansion of economic growth in Florida's rural areas by offering $1,000 per qualified job to be taken against the Florida income tax or the Florida sales and use tax. Potential opportunities for exemption from sales tax on electricity and steam charges also exist for select business types.

According to the Hamilton County Enterprise Zone map from 2005, the site appears to be contained within a county Enterprise Zone. The target site may be entitled to various Enterprise Zone incentives.

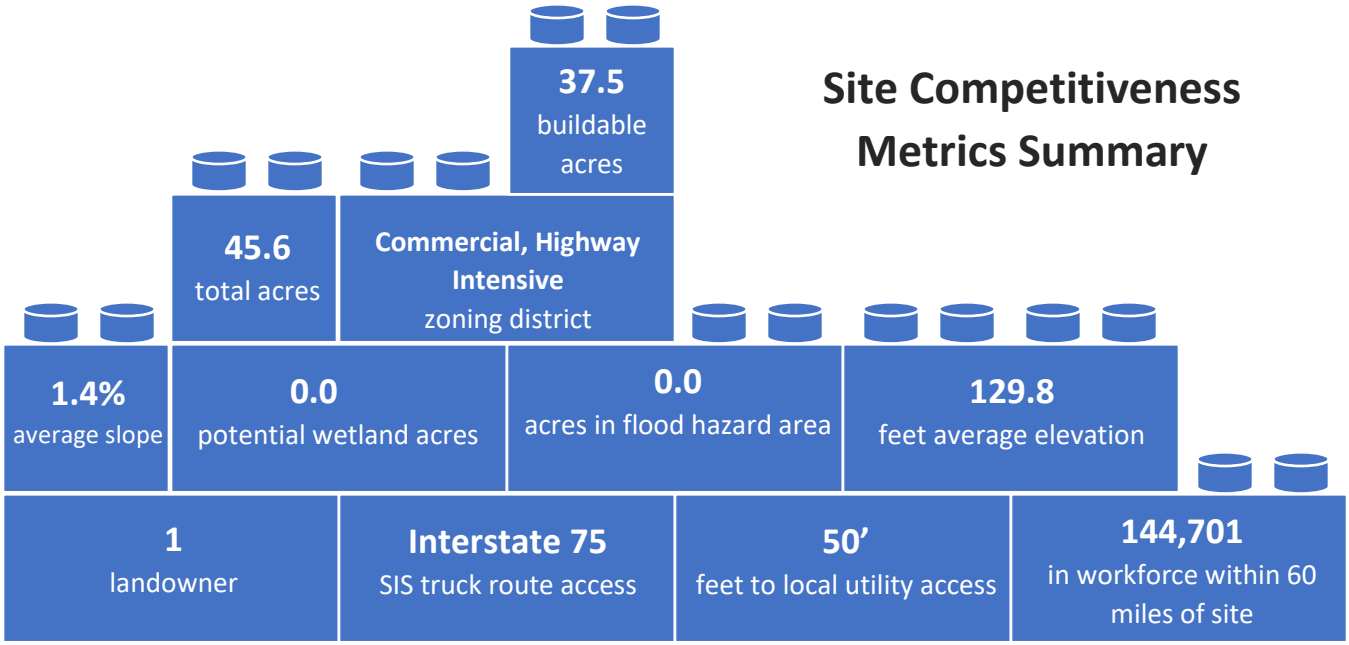
A Regional Incentive Program offered is the Duke Energy Economic Development Rider. This program offers a reduction of base rate demand and energy charges for companies that add 25 net new jobs and have an electrical demand of 500 kWh of which a minimum load factor of 50% must originate from a single point of delivery. Capex must exceed $500,000.

Qualified Target Industry (QTI) Tax Refund is a state incentive program that is available to companies that create high wage jobs in targeted industries. Qualifying businesses will receive a tax refund against corporate, sales, ad valorem, intangible personal property, insurance premiums, and other taxes. Pre-

approved companies who create jobs in Florida will receive $3,000 for every full-time job created with higher awards available for companies paying very high wages, operating within a designated high impact sector, or meeting other specific criteria.

The State of Florida offers several incentives for business, such as targeted industry, workforce training, infrastructure, and special opportunity incentives. Some specific state incentive programs include the Incumbent Worker Training Program, Quick Response Training (QRT) Grant, High Impact Performance Incentive Grant (HIPI), and Capital Investment Tax Credit (CITC). Florida also offers a selection of financing options for businesses, including the Enterprise Bond Program that benefits manufacturing and non-profit organizations.

Political Climate is strong according to interviews with local officials, and the community is largely in favor of commercial/industrial business development to bring long-term economic growth to the area.



Site Competitiveness Report Card

The Site Competitiveness Report Card is an indicator of favorable development conditions across customary competitiveness factors. A relative score for each factor is given as a letter grade, akin to a 4.0 education grade point average (GPA). The GPA is calculated for each competitiveness area: Condition, Connection, and Community with an overall site GPA derived as a relative indicator of site competitiveness for an economic development land use.

Competitiveness Driver		
Condition	Comments	3.8
Engineering		
Elevation/Slope		A
Flood Risk		A
Buildable Configuration		C
Land Cover		A
Environmental/Cultural Resource		
Potential Wetlands		A
Legacy Environmental Liabilities		A-
Potential T&E Risk		A
Connectivity		3.3
Transportation		
Interstate		C
Multi-lane Truck Route		C
Class I Rail		A
Airport (passenger)		B
Airport (cargo)		B
Seaport/Inland Port		N/A
Utilities		
Potable Water		A
Sewer/Wastewater Treatment		A
Natural Gas		A
Electric		A
Broadband/Fiber		A
Community		3.8
Cultural		
Compatibility with Surrounding Land Use		A
Community Acceptance		A
Economic		
Market Vitality		A
Tax Incentives		A
Labor		
Workforce		C
Wage Competitiveness		A
Political		
Permitting Expediency		A
Business Climate		A

Site GPA

3.6

Subject Site Key Facts

Advantages	Disadvantages
The site is well connected to all utility infrastructure assets (electric, natural gas, wastewater, potable water, and telecom).	The site's buildable area is divided in half by a natural gas pipeline, thus limiting the size of potential facility footprints.
The site is flat with minimal changes in elevation and an average slope of 1.4%. It has low flood risk, no recorded or observed hydrography features, and minimal wetlands across the entirety of the buildable area.	While the roadway leading to interstate access is in good condition and suitable for truck traffic, the 4-mile distance from the site is considered to be somewhat of a challenge for certain industry types.
Hamilton County community and political leadership are strong proponents of business growth and new job creation creating a business climate highly conductive to project investment.	The site has access to a total workforce of 144,701 within an hour drive of the site. This should meet small to medium-scale project labor demands but could be a challenge if a larger project wants to locate on site.
The majority of the buildable area has soils that are very favorable for an industrial project land use. Good performance and very low maintenance can be expected.	A few small areas of slightly lower elevation exist along site boundaries—one spot exists in the northeast corner, another along the western boundary, and a third along the southwestern border of the site. There is potential for these to serve as possible drainage areas within the site's conceptual layout, as they contain more poorly draining soils and/or soils that are more limited for small commercial building construction, according to SSURGO soils reports.
The surrounding land use is ideal to support the development of distrubiton freight & logistics project land uses.	
The site has direct access to a US highway (US-41) for truck traffic ingress/egress. The site also has access to a Norfolk Southern mainline to the east.	
The current owner of record is Hamilton County Development Authority (HCDA). This reduces uncertainty regarding property availability and price.	

Site Competitiveness Opinion

The Jasper Industrial Site presents a good opportunity for industrial development, particularly in the distribution freight & logistics sectors. With its strategic location, available utility infrastructure, and supportive local community, the site is well-positioned to attract investment and foster economic growth. This opinion outlines the key advantages and disadvantages of the Jasper Industrial Site to provide a balanced assessment of its competitiveness.

The Jasper Industrial Site has multiple features that make it an ideal location for industrial development. Firstly, the site has access to all major utilities including electricity, natural gas, wastewater & sewer, potable water, and broadband/fiber. This availability ensures that future developments will have reliable access to essential services. The site's overall condition and topography is another advantage. It is mostly flat with minimal changes in elevation and an average slope of 1.4%. This characteristic, combined with its low flood risk, absence of hydrography features, and minimal wetlands, makes the site highly suitable for industrial projects. The majority of the buildable area also has soils favorable for industrial land use, with high potential for good performance and low maintenance for future facilities. Additionally, strong community and political leadership in Hamilton County are dedicated to business growth and job creation, fostering an environment conducive to project investment. In terms of logistics, the site benefits from direct access to US Highway 41, offering easy ingress and egress for truck traffic. Additionally, the proximity to the Norfolk Southern mainline offers significant advantages for freight and logistics operations. The ownership of the site by the Hamilton County Development Authority (HCDA) further reduces uncertainty regarding property availability and pricing.

The Jasper Industrial Site does have some disadvantages that could impact certain types of industrial development. A key challenge is the natural gas pipeline that bisects the buildable area. This could limit the size and configuration of potential facility footprints. While the roadway leading to interstate access is in good condition and suitable for truck traffic, the 4-mile distance to interstate access could pose a logistical challenge for some industry types that prioritize immediate interstate access. Another potential limitation is the local workforce size. With a total workforce of 144,701 within an hour's drive, the site is well-suited for small to medium-scale projects. However, larger projects may find it challenging to meet their labor demands. Lastly, the site has a few small areas of lower elevation along its boundaries, which may serve as potential drainage areas. These spots contain soils that are less ideal for commercial building construction and may require additional planning and development efforts.

In conclusion, the Jasper Industrial Site is a competitive and attractive location for industrial development, particularly in the distribution freight and logistics sectors. Its comprehensive utility infrastructure, favorable topography, strong local support, and strategic access to transportation networks position it as a valuable asset for economic development. While there are some limitations, such as the natural gas pipeline and workforce size, the site's advantages significantly outweigh these challenges, making it a promising prospect for future industrial projects.

Purpose and Use of Study

Sites originating from Phase I have demonstrated qualitative compliance with engineering. environmental, infrastructure, and cultural location criteria. That said, in order to develop an actionable understanding of true site competitiveness, a more detailed study of the subject site is required. SSI Phase II: Preliminary Due Diligence is designed for this purpose.

Purpose

The purpose of the SSI Phase II study is to provide an understanding of the subject site's advantages and challenges in conjunction with a ROM cost estimate to improve site functional use and mitigate development challenges. The SSI Phase II study is a desktop-based preliminary due diligence exercise performed by discipline-specific experts with experience in industrial and commercial property development. Study of the subject site's physical and surrounding characteristics, assets, and impediments for development are reviewed in sufficient detail to formulate a defendable opinion on the competitive value of the property for economic development.

Use

There are three primary intended uses of an SSI Phase II report: (1) site advancement decision support; (2) consideration for investment in site improvements; and (3) site marketing. Each intended use is discussed below.

Site Advancement Decision

The SSI Phase II study is designed to provide decision support for the advancement of sites to market though the landowner engagement process. SSI Phase II findings serve as an indicator for the likelihood the subject site will survive the intensive scrutiny of formal, field-based engineering and environmental due diligence. Detection of severe site deficiencies or encumbrances, often referred to as fatal flaws, during desktop preliminary due diligence can avoid expenditure of significant resources in subjecting sites with little chance of survival to formal due diligence. Short of fatal flaws, SSI Phase II may reveal less than ideal conditions or less severe yet concerning challenges that can marginalize site competitiveness or be detrimental to business attraction, respectively. The most important use of the SSI Phase II study is to ensure confidence in the decision to advance sites to market graduation through subsequent phases for landowner engagement and formal due diligence. *Ultimately, site advancement decisions should be tempered by local industry targets and the host community's real estate needs to support those targets.*

Site Improvement Investment Considerations

The findings of the Phase II study, along with an estimate of the ROM costs needed to make functional site and infrastructure improvements, provides concrete data for Economic Development Offices (EDOs) to consider while making investment decisions to improve site marketability. There may be strong business cases for increasing site competitiveness by making incremental investment in infrastructure improvements or mitigation of development challenges. There are many conditions to be considered in investing significant dollars on speculative site improvements including market, economic, fiscal, real estate, and political factors. While the information provided through the SSI Phase II study should not be

exclusively considered for site improvement expenditures, the findings may provide an initial quasi prospectus on site development expenditure and associated return-on-investment (ROI).

Site Marketing

The best greenfield site in America is of no consequence to the host community if industry prospects are unaware of its value and availability. Many EDOs invest in branding and marketing campaigns to showcase their community's differentiating attributes to attract business investment. If prematurely launched, many communities unfortunately become "the dog that caught the car". The well-qualified community successfully attracts the serious interest of a prospective company only to lose the project, and possibly credibility for future projects, because it fails to offer a competitive site.

It is the opinion of LL+D, based on extensive industrial and commercial site selection experience, that the methodology, objectivity, and level of detail and completeness provided in this report is sufficient to support the competitive claims of the subject site for its intended project land use(s). Accordingly, the information contained in this report can and should be used to supplement site marketing materials, specifically for RFI responses and proactive target industry solicitations. However, EDOs should exercise judicious use of SSI Phase II site information the purposes of site marketing in advance of formal landowner engagement and security of real estate purchase opinion. The real estate purchase option is pursued during SSI Phase III: Landowner Engagement.

Warranty

All Phase II project tasks are intended to serve as an informed guide to determination of site advancement to the formal due diligence phase of inventory development. All information and opinions provided in this report are limited to planning-level engineering and environmental considerations and do not rise to the investigative level of study for site design uses.

All data used in this study originates from public domain sources. All findings derived from the use of public domain data are subject to potential errors and omissions inherent digital data sets which may include spatial and attribute accuracy, completeness, and currency. Data and other information cited in this study has not been verified for quality of accuracy. As such, the confidence in findings provided herein and corresponding opinions are subject to the limitations of the data and other information sources consulted in the conduct of this study.

Ultimate site development potential and fatal flaw analysis cannot be determined without physically visiting the site and conducting formal engineering and environmental due diligence. However, Leotta Location and Design is confident that our site screening methodology is highly effective in eliminating low quality or practically undevelopable sites and presents candidate sites with a high likelihood of confirming results through more formal engineering and environmental due diligence.

APPENDIX A

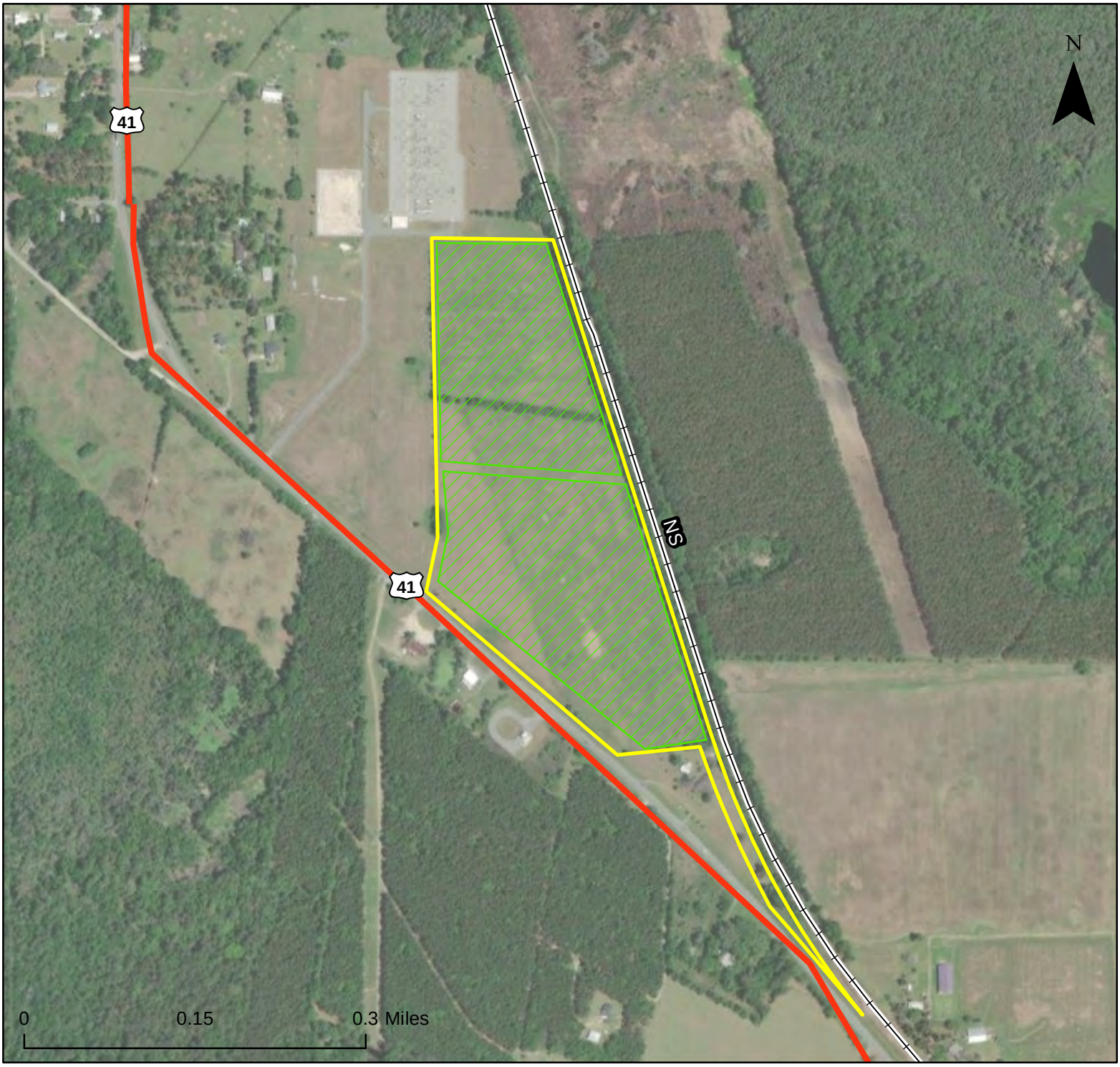
SITE MAPS

SSI Phase II: Preliminary Due Diligence

Hamilton County, Florida

Site ID: 12047-012 (45.5 acres)

Hamilton County DEVELOPMENT AUTHORITY



Legend

- Rail
- U.S. Highway
- Site Boundary
- Buildable Areas

SITE MAP

Site: ~45.5 acres

Buildable Area: ~37.5 acres

SSI Phase II sponsored by: DUKE ENERGY

SSI Phase II conducted by: LEOTTA LOCATION + DESIGN

SSI Phase II: Preliminary Due Diligence

Hamilton County, Florida

Site ID: 12047-012 (45.5 acres)

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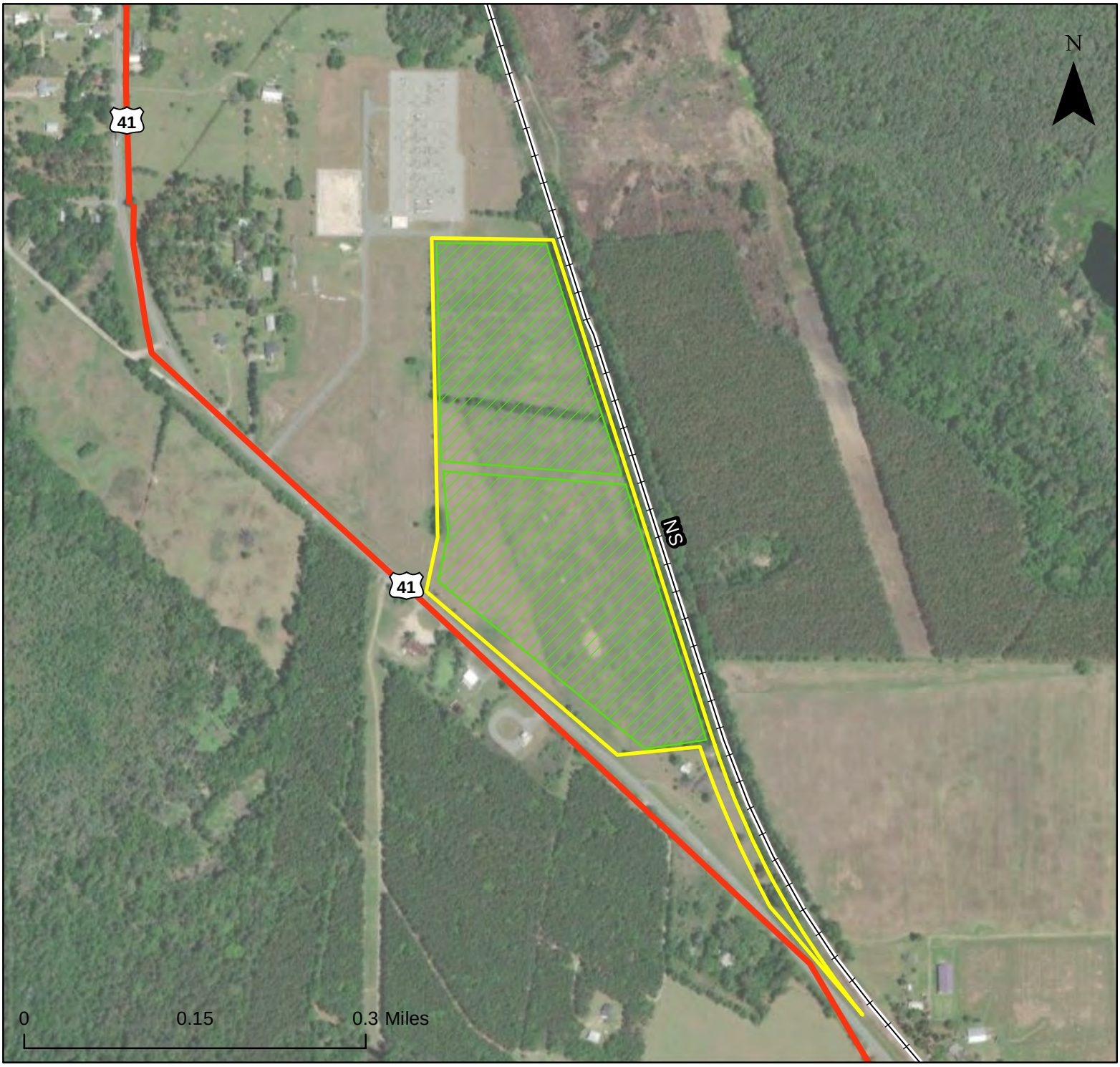

Legend

- Rail
- U.S. Highway
- Site Boundary
- Buildable Areas

SITE MAP

Site: ~45.5 acres

Buildable Area: ~37.5 acres

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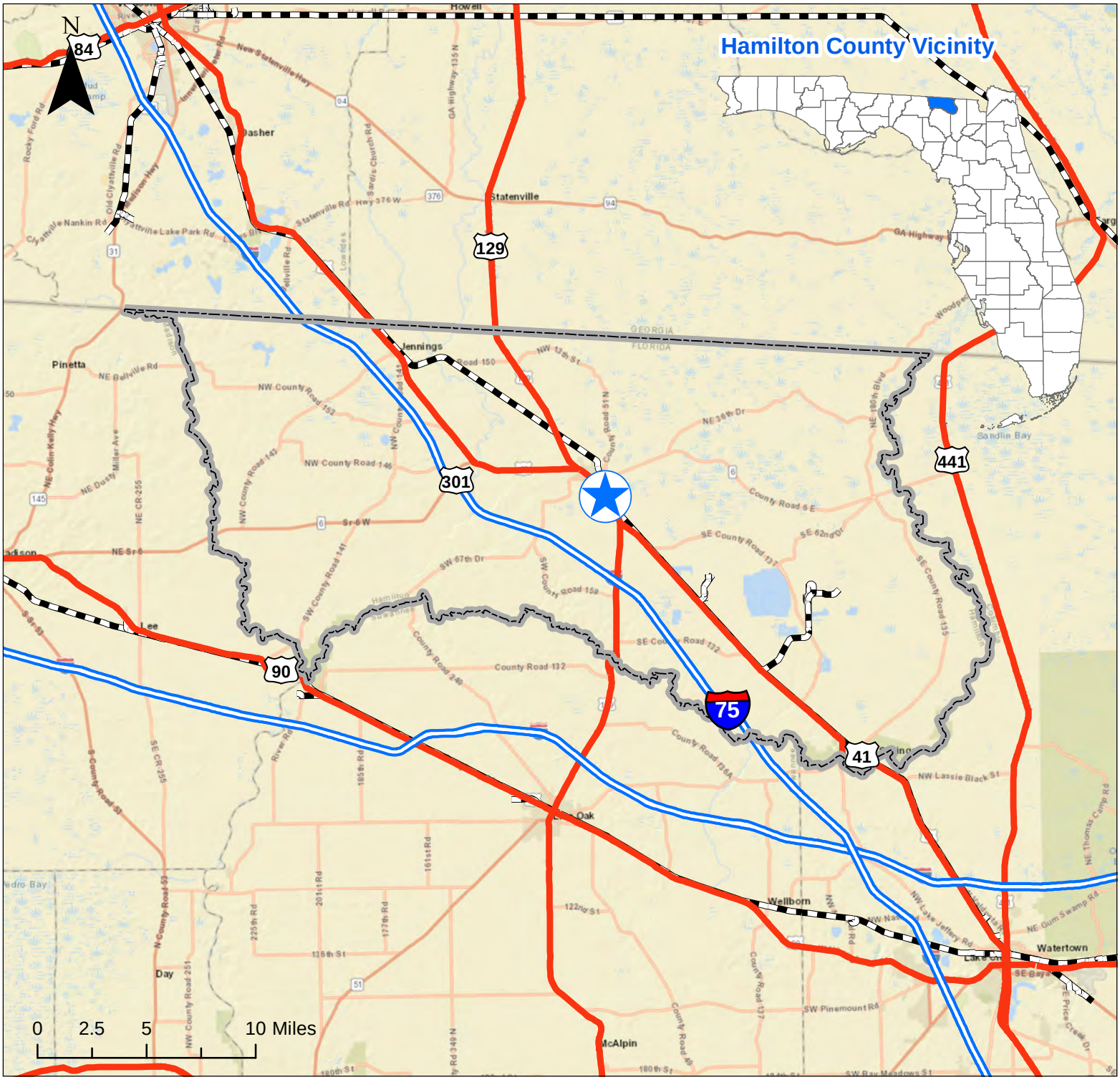

Legend

- Hamilton County
- Site Point
- Interstate
- U.S. Highway
- Class I Railroad

SITE VICINITY

Hamilton County, Florida

SSI Phase II sponsored by: DUKE ENERGY

SSI Phase II conducted by: LEOTTA LOCATION + DESIGN

SSI Phase II: Preliminary Due Diligence

Hamilton County, Florida

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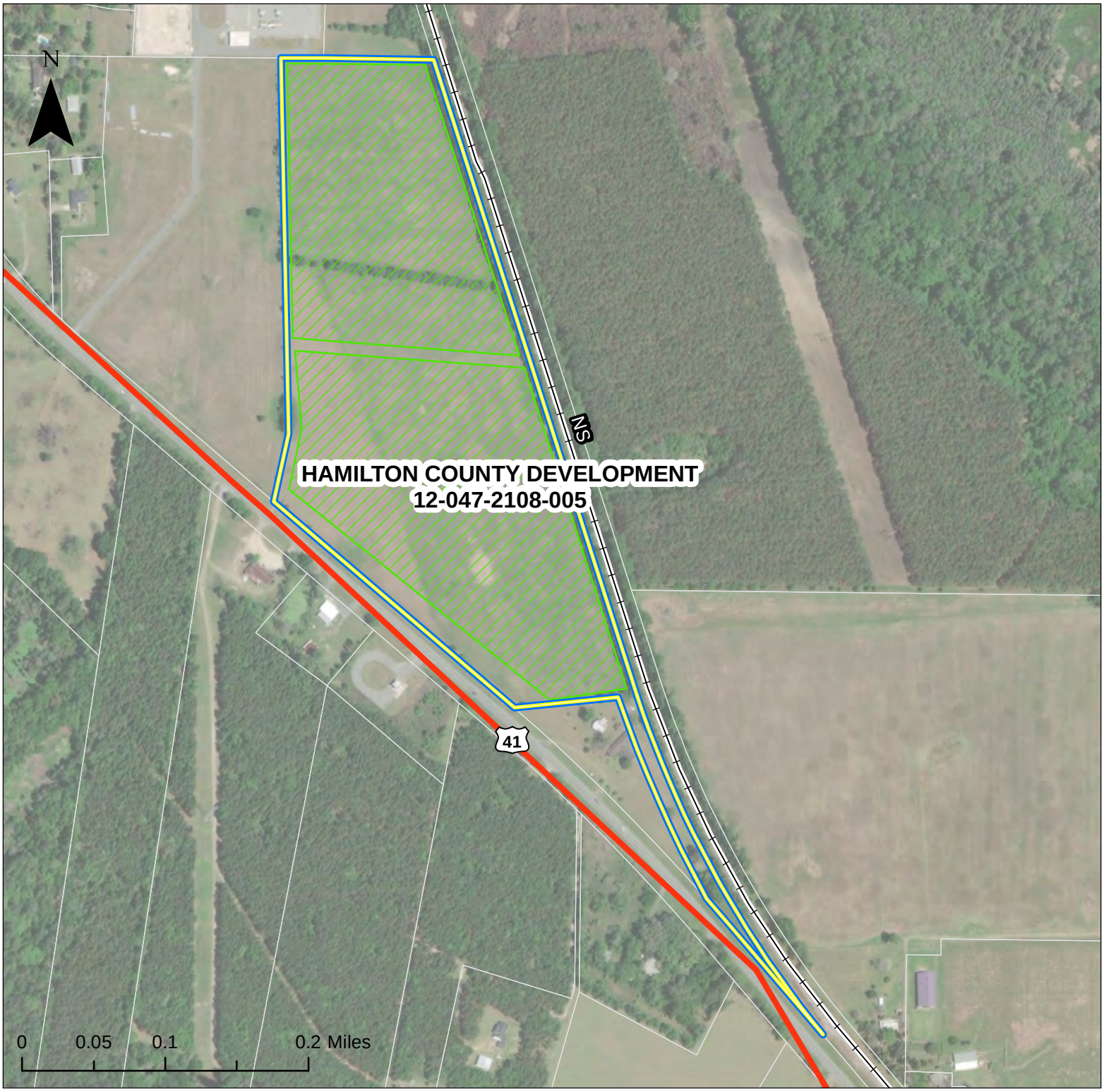

Legend

- U.S. Highway
- Rail
- Site Boundary
- Site Parcel
- Buildable Areas
- Parcel

SITE PARCEL CONFIGURATION

SSI Phase II sponsored by: DUKE ENERGY

SSI Phase II conducted by: LEOTTA LOCATION + DESIGN

SSI Phase II: Preliminary Due Diligence

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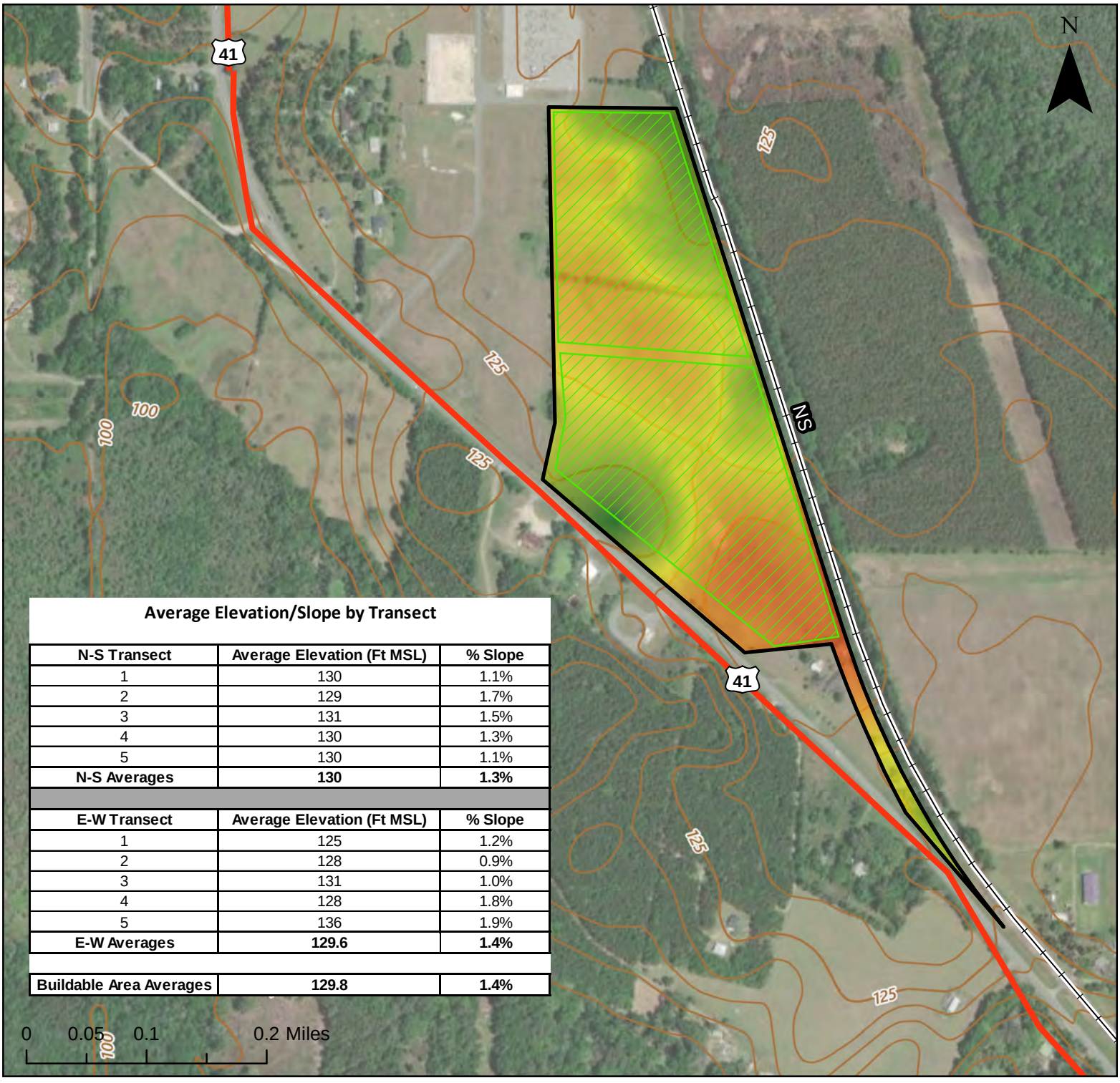

Average Elevation/Slope by Transect

N-S Transect	Average Elevation (Ft MSL)	% Slope
1	130	1.1%
2	129	1.7%
3	131	1.5%
4	130	1.3%
5	130	1.1%
N-S Averages	**130**	**1.3%**
E-W Transect	**Average Elevation (Ft MSL)**	**% Slope**
1	125	1.2%
2	128	0.9%
3	131	1.0%
4	128	1.8%
5	136	1.9%
E-W Averages	**129.6**	**1.4%**
Buildable Area Averages	**129.8**	**1.4%**

Legend

- U.S. Highway
- Rail
- Site Boundary
- Buildable Areas
- Contours - 10 ft

LiDAR-derived DEM

High : 140'

Low : 119'

BUILDABLE AREA ELEVATION/SLOPE

LiDAR-derived Digital Elevation Model

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SSI Phase II conducted by: LEOTTA LOCATION + DESIGN

SSI Phase II: Preliminary Due Diligence

Hamilton County, Florida

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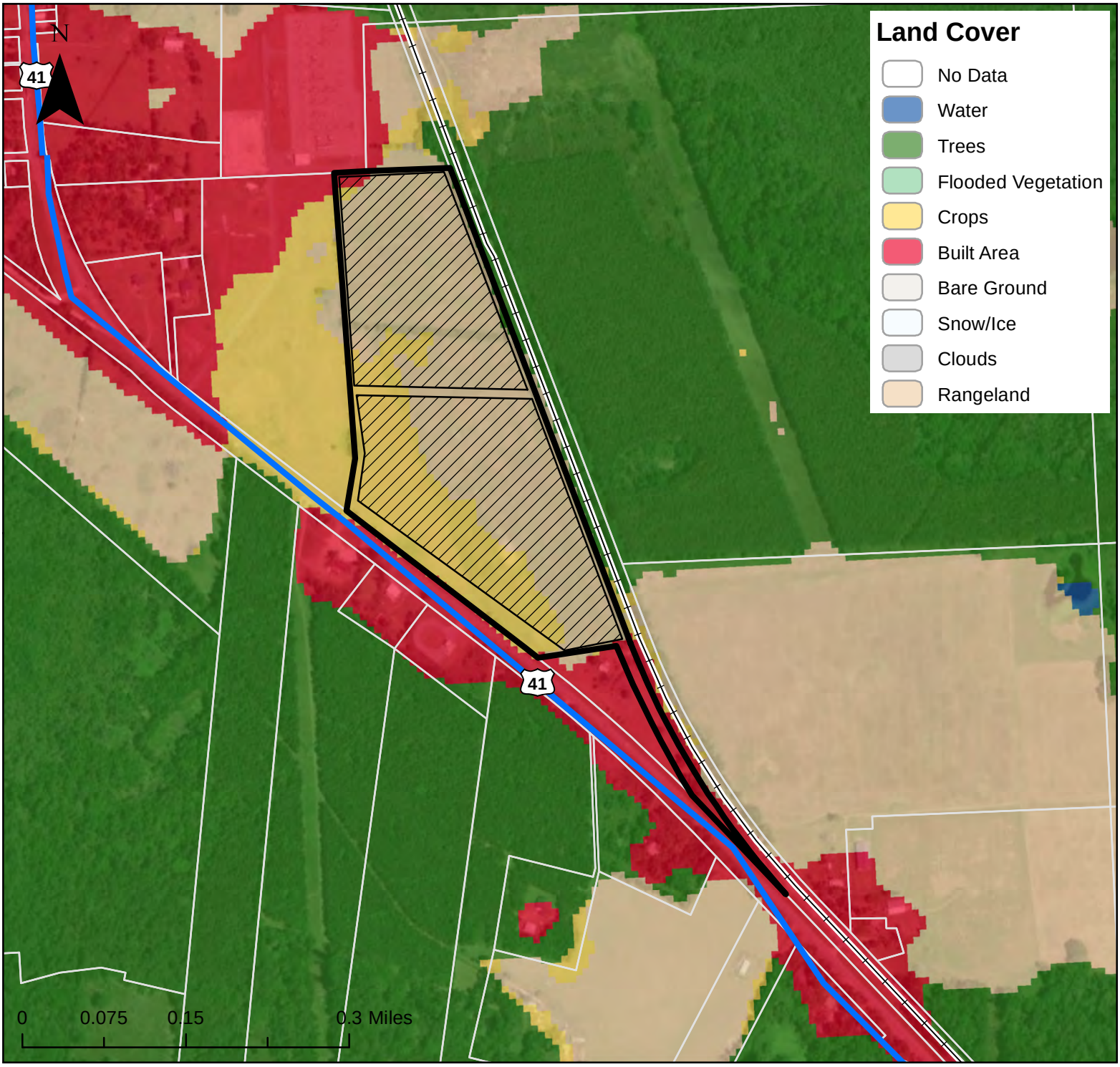

Legend

- Rail
- U.S. Highway
- Site Boundary
- Buildable Area
- Parcel

LAND COVER CLASSIFICATIONS

Florida 2017-2021 Land Cover Map

SSI Phase II sponsored by: DUKE ENERGY

SSI Phase II conducted by: LEOTTA LOCATION + DESIGN

SSI Phase II: Preliminary Due Diligence

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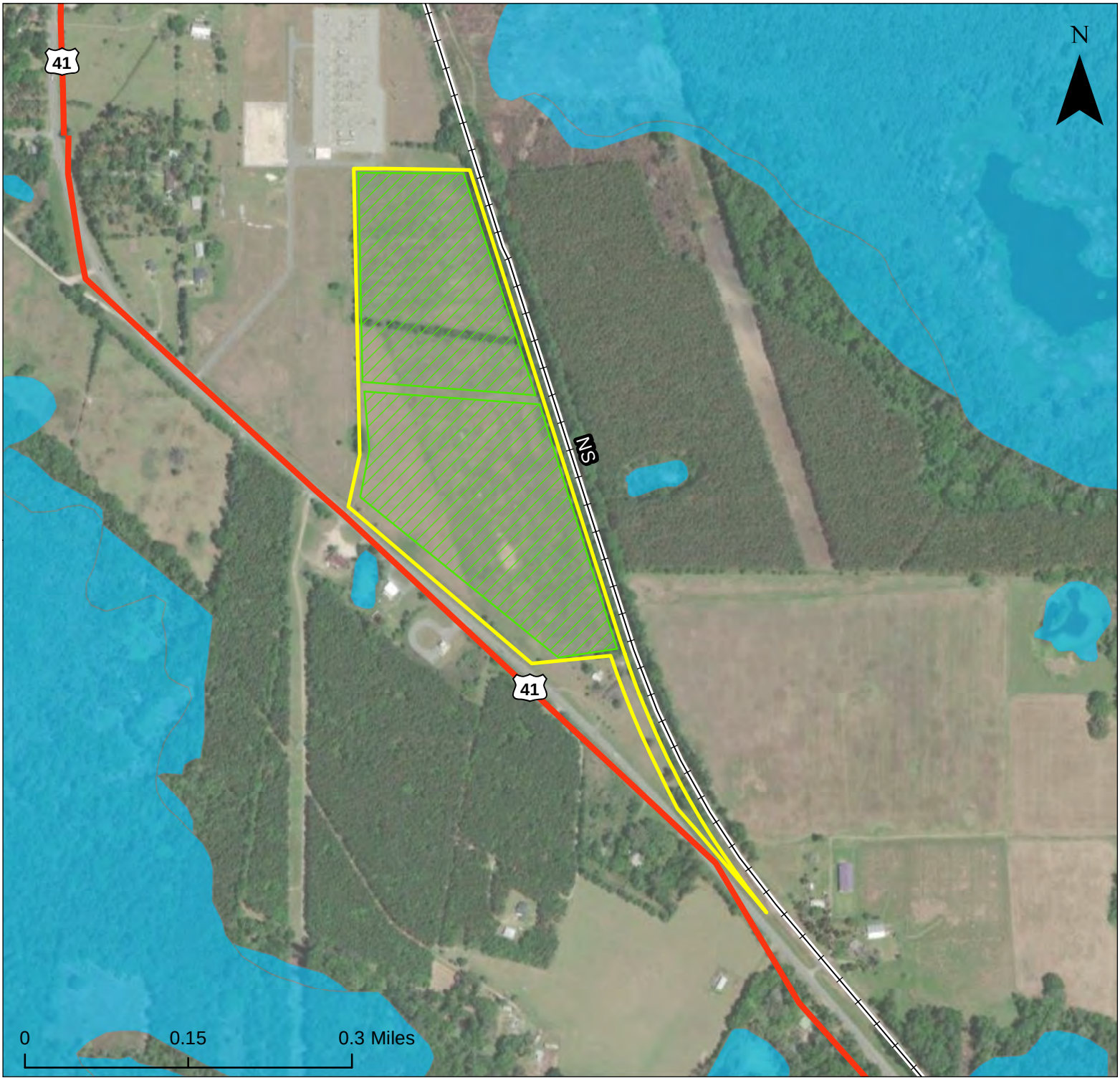

Legend

- U.S. Highway
- Rail
- Site Boundary
- Buildable Areas

Flood Zone

- A

Potential Flood Hazard

FEMA National Flood Hazard Layer

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SSI Phase II conducted by: LEOTTA LOCATION + DESIGN

SSI Phase II: Preliminary Due Diligence

Hamilton County, Florida

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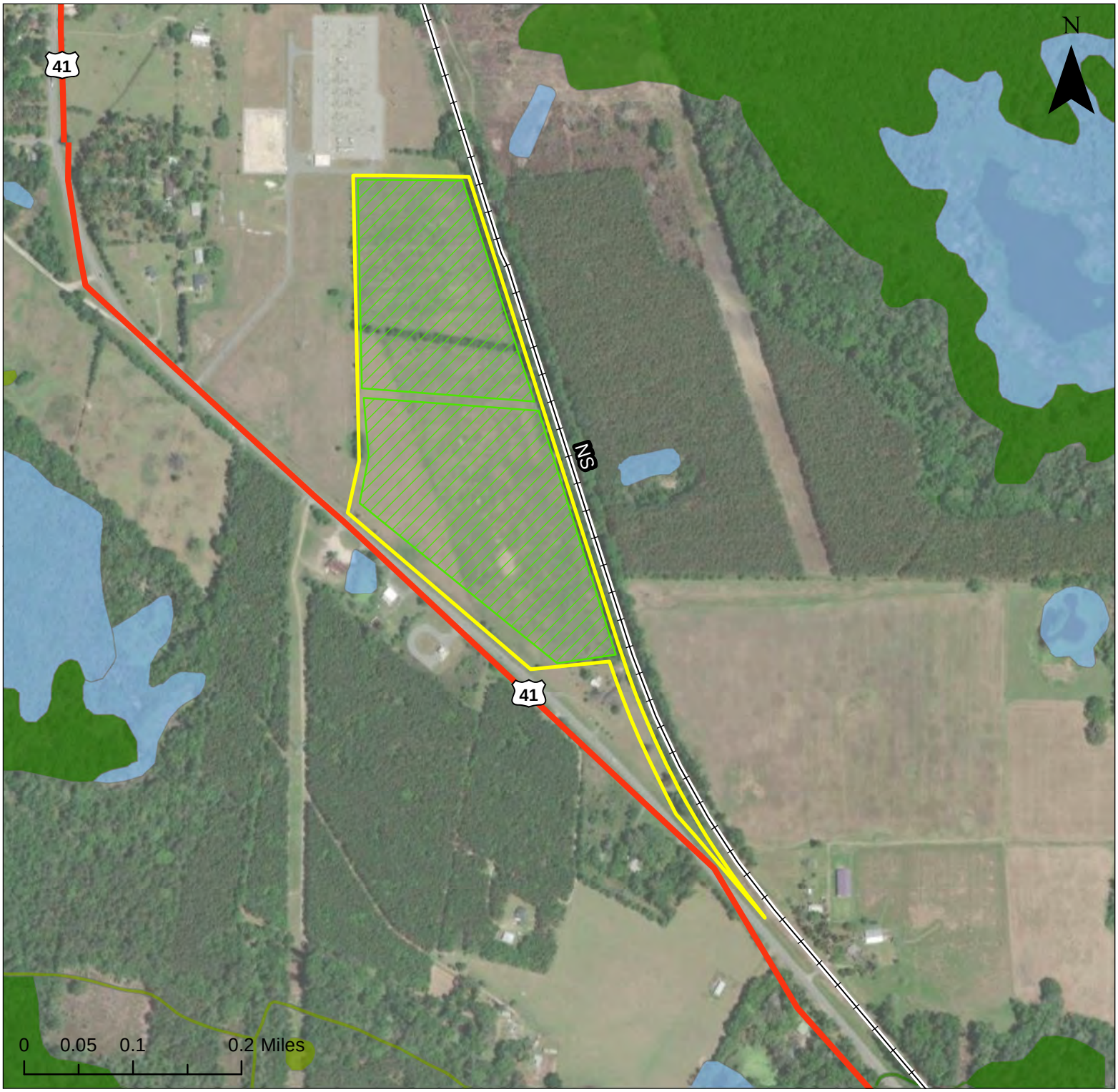

Legend

- U.S. Highway
- Rail
- Site Boundary
- Buildable Areas

National Wetlands Inventory

Potential Wetland Type

- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond

Potential Wetlands

USFW/USGS National Wetlands Inventory

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SSI Phase II conducted by: LEOTTA LOCATION + DESIGN

SSI Phase II: Preliminary Due Diligence

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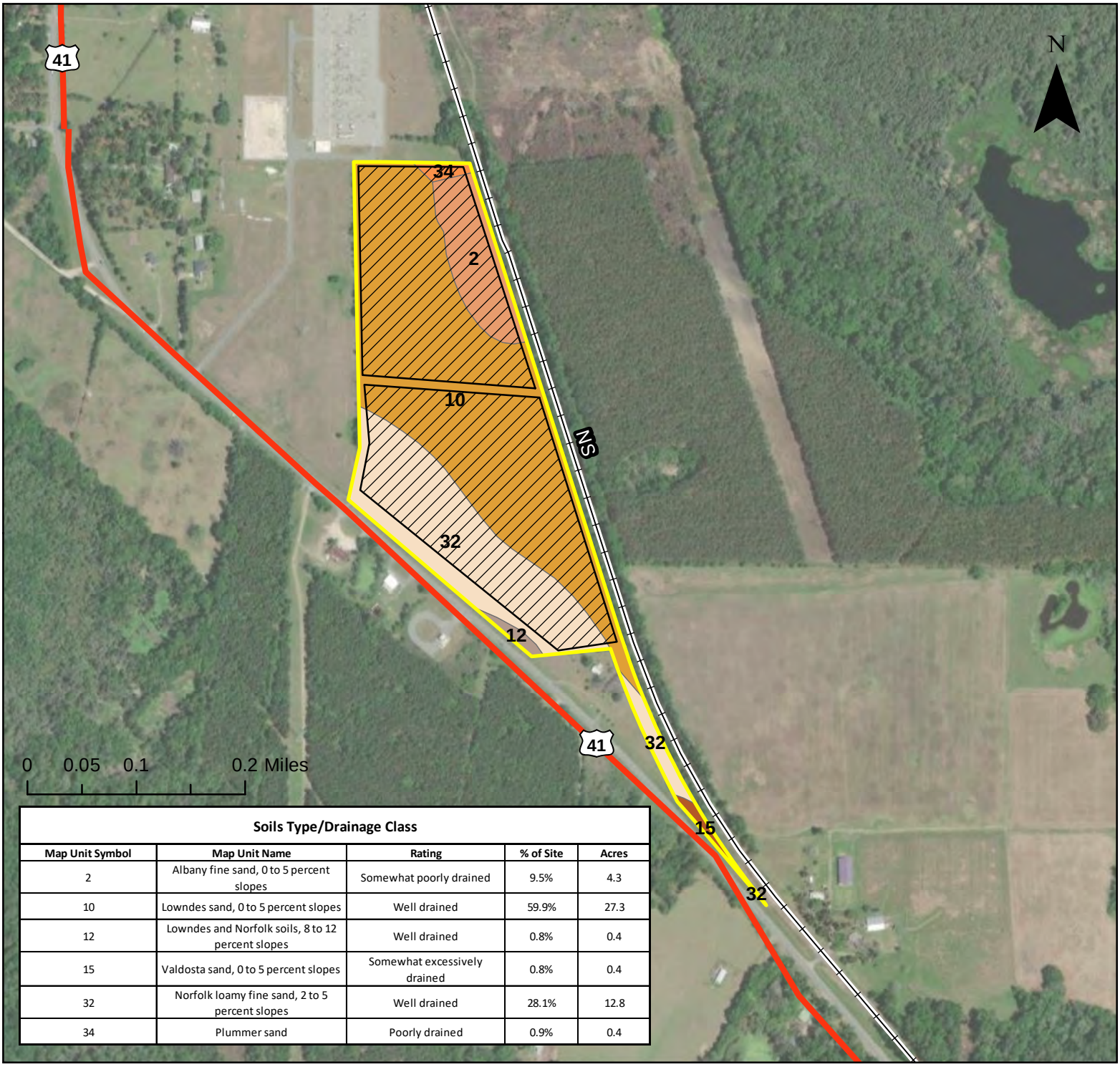

Soils Type/Drainage Class

Map Unit Symbol	Map Unit Name	Rating	% of Site	Acres
2	Albany fine sand, 0 to 5 percent slopes	Somewhat poorly drained	9.5%	4.3
10	Lowndes sand, 0 to 5 percent slopes	Well drained	59.9%	27.3
12	Lowndes and Norfolk soils, 8 to 12 percent slopes	Well drained	0.8%	0.4
15	Valdosta sand, 0 to 5 percent slopes	Somewhat excessively drained	0.8%	0.4
32	Norfolk loamy fine sand, 2 to 5 percent slopes	Well drained	28.1%	12.8
34	Plummer sand	Poorly drained	0.9%	0.4

Legend

- U.S. Highway
- Rail
- Site Boundary
- Buildable Areas

MUSYM

- 10
- 12
- 15
- 2
- 32
- 34

SSURGO SOILS

Map Unit Name, Percent Slopes

SSI Phase II sponsored by: DUKE ENERGY

SSI Phase II conducted by: LEOTTA LOCATION + DESIGN

SSI Phase II: Preliminary Due Diligence

Hamilton County, Florida

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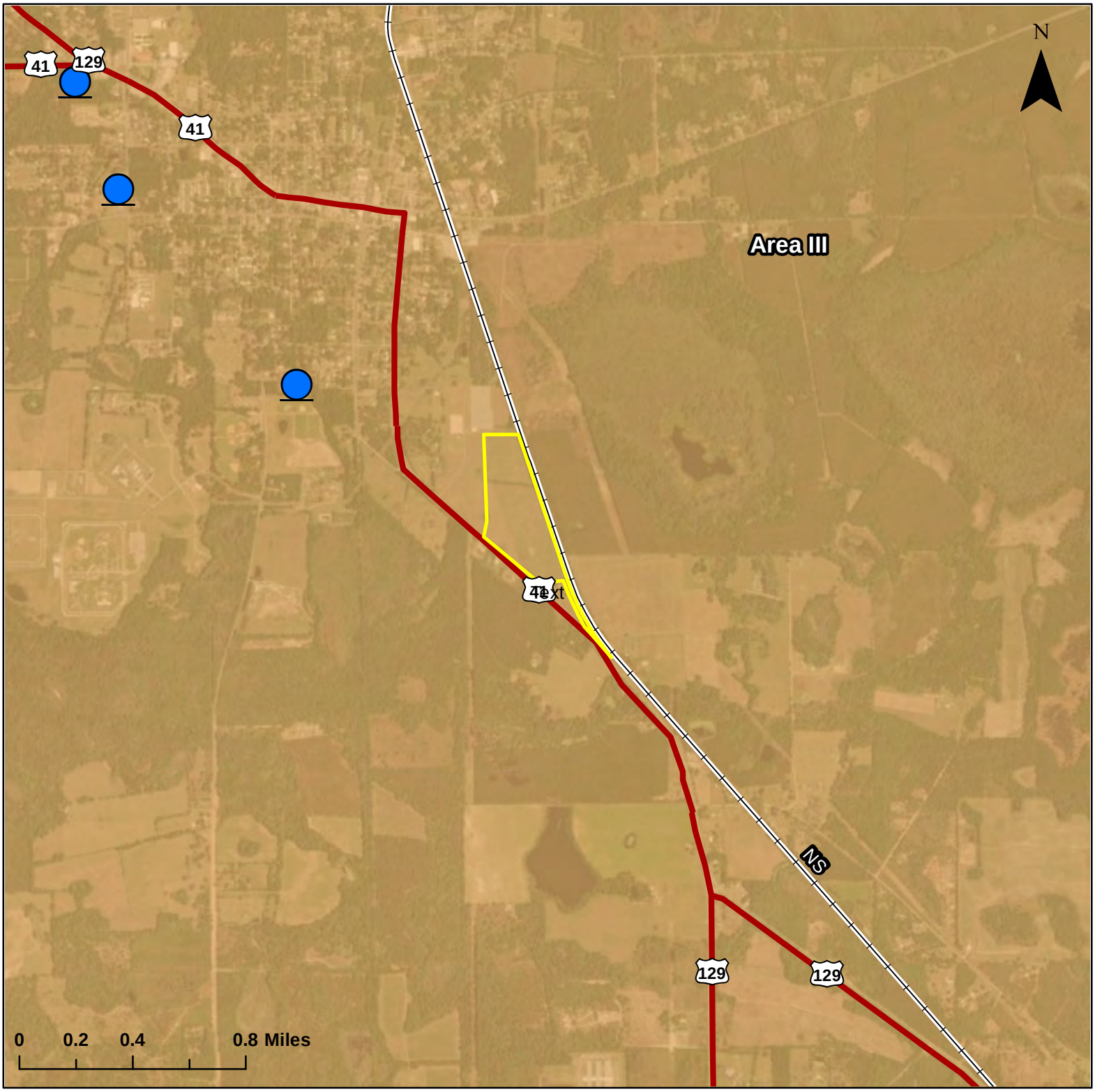

Legend

- Florida Subsidence Incident Reports
- U.S. Highway
- Rail
- Site Boundary

Florida Sinkhole Types

- Area I
- Area II
- Area III
- Area IV

FLORIDA SINKHOLE TYPES

with Subsidence Incident Reports

SSI Phase II sponsored by: DUKE ENERGY

SSI Phase II conducted by: LEOTTA LOCATION + DESIGN

SSI Phase II: Preliminary Due Diligence

Hamilton County, Florida

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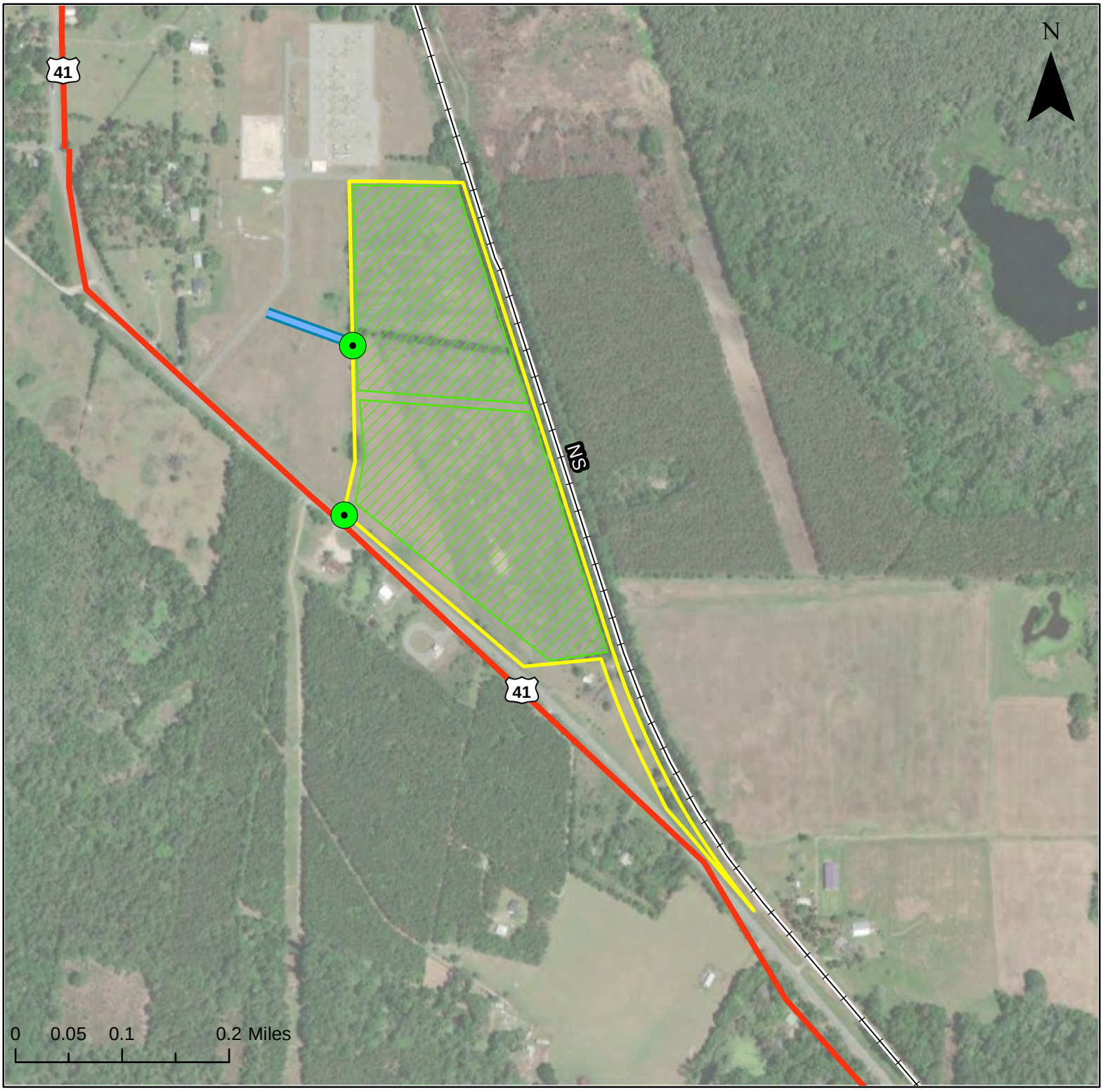

SITE TRANSPORTATION FEATURES

with Potential Site Access Point

Legend

- Potential Ingress/Egress Point
- U.S. Highway
- Rail
- Potential Connection to Substation Road
- Site Boundary
- Buildable Areas

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SSI Phase II conducted by: LEOTTA LOCATION + DESIGN

SSI Phase II: Preliminary Due Diligence

Hamilton County, Florida

Site ID: 12047-012 (45.5 acres)

Hamilton County DEVELOPMENT AUTHORITY

SITE PRIMARY TRANSPORTATION ASSETS

Legend

- Site Point
- Class I Railroad
- Shortline
- Interstate
- U.S. Highway
- Hamilton County
- County

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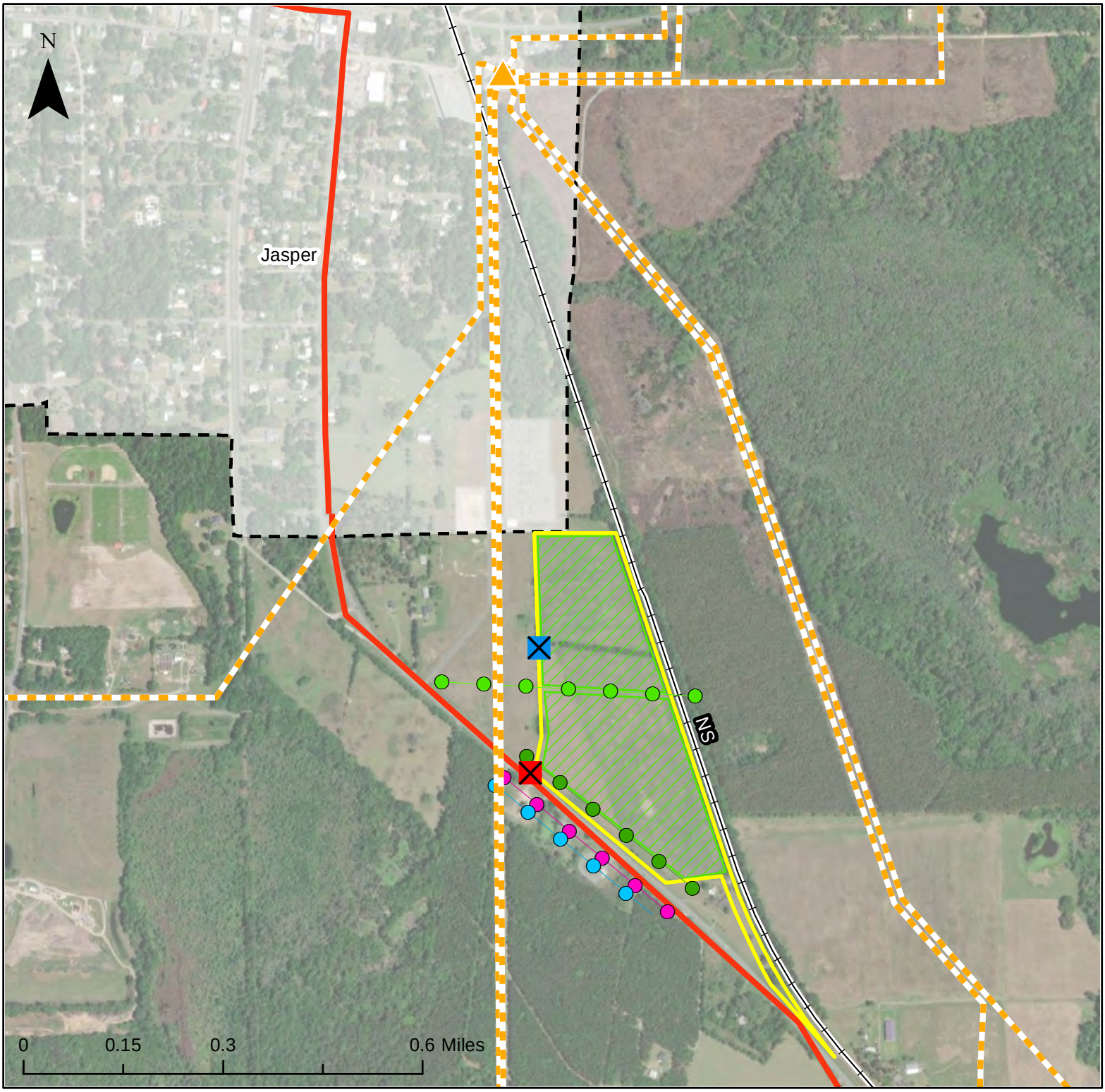
SSI Phase II: Preliminary Due Diligence

Hamilton County, Florida

Site ID: 12047-012 (45.5 acres)

Hamilton County DEVELOPMENT AUTHORITY



ENERGY INFRASTRUCTURE/UTILITY ACCESS

with Utility Access Point

Legend

Utility Access Points
- Sewer, Water
- Electric, Natural Gas
- Electric Substation

- Electric Transmission Line
- Water (12" Force Main)
- Sewer (10" Force Main)
- Natural Gas (20' ROW)
- Natural Gas (6" Pipeline)

- Interstate
- U.S. Highway
- County Road
- Rail

- Municipal Limits
- Site Boundary
- Buildable Areas

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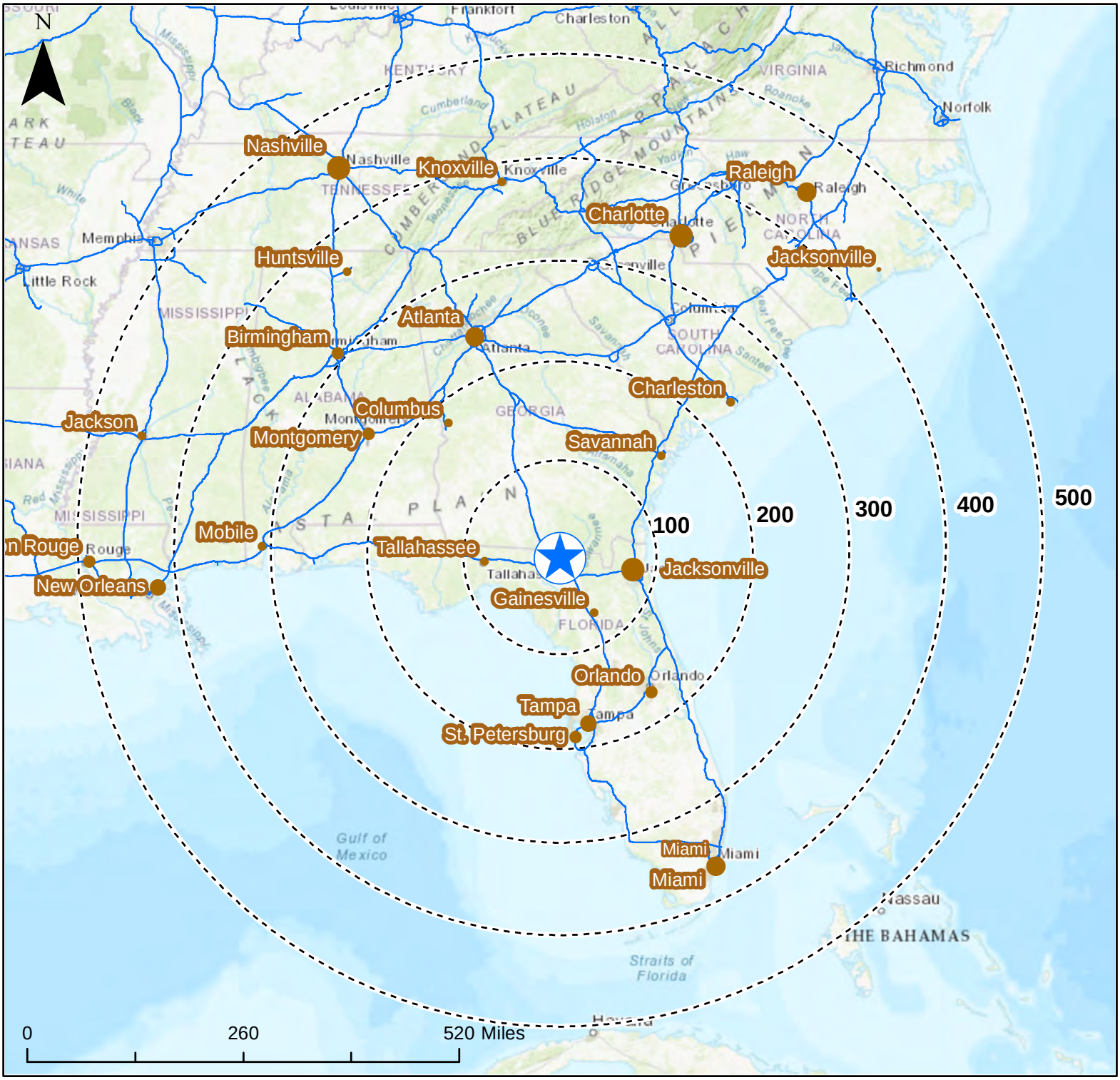

Legend

- Site Point
- Distance in Miles
- Interstate

Major Markets

Cities

- <100,000
- 100,000 - 200,000
- 200,000 - 300,000
- 300,000 - 400,000
- 400,000 - 500,000
- >500,000

TRAVEL DISTANCE

Major Markets

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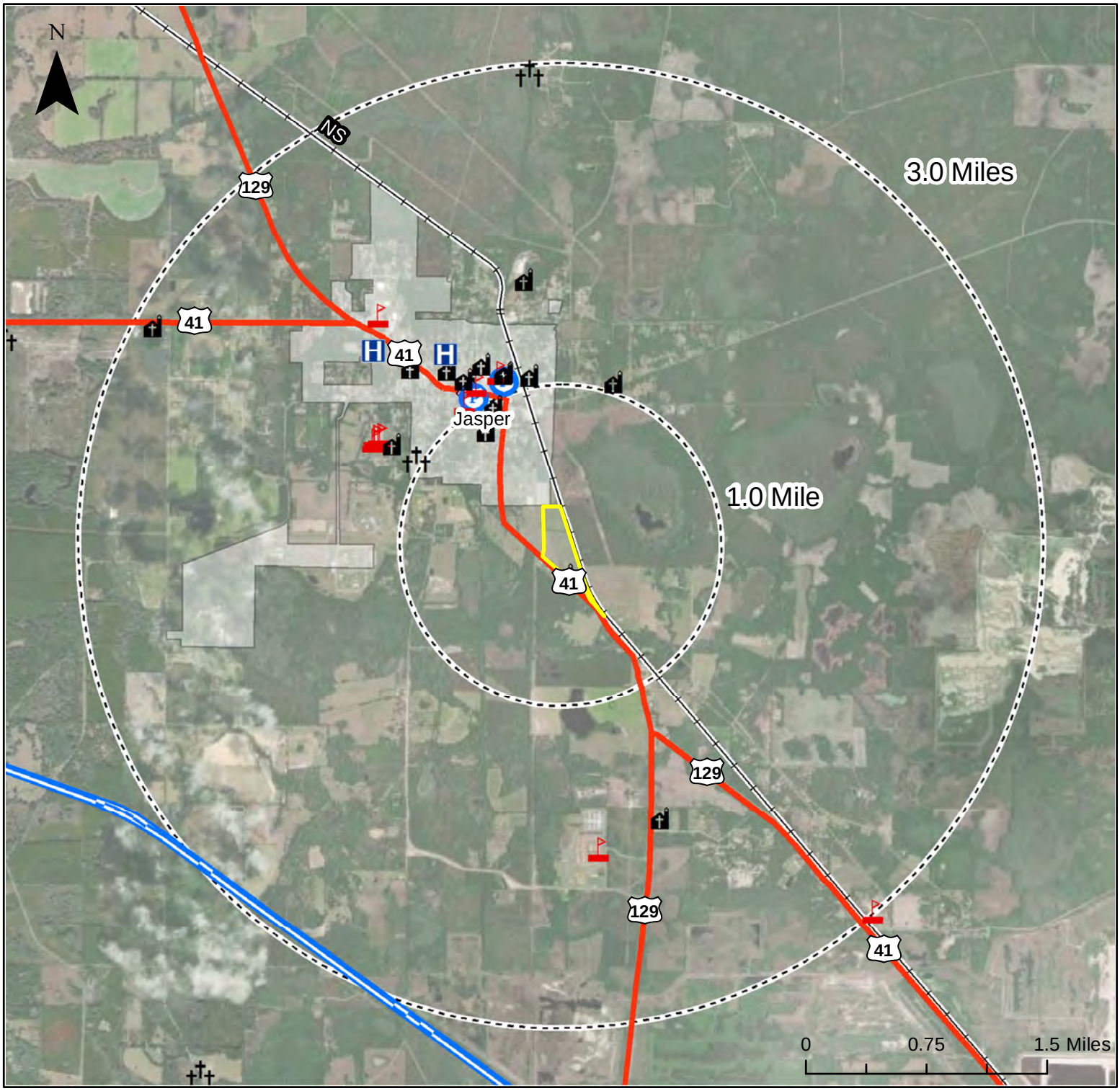

Legend

- Site Boundary
- Limited Access
- U.S. Highway
- Rail
- Distance in miles
- Municipal Limits
- Police Station
- Fire Rescue/EMS
- Hospital
- School
- Cemetery
- Church

CULTURAL FEATURES

within 1.0 and 3.0 Miles of Site

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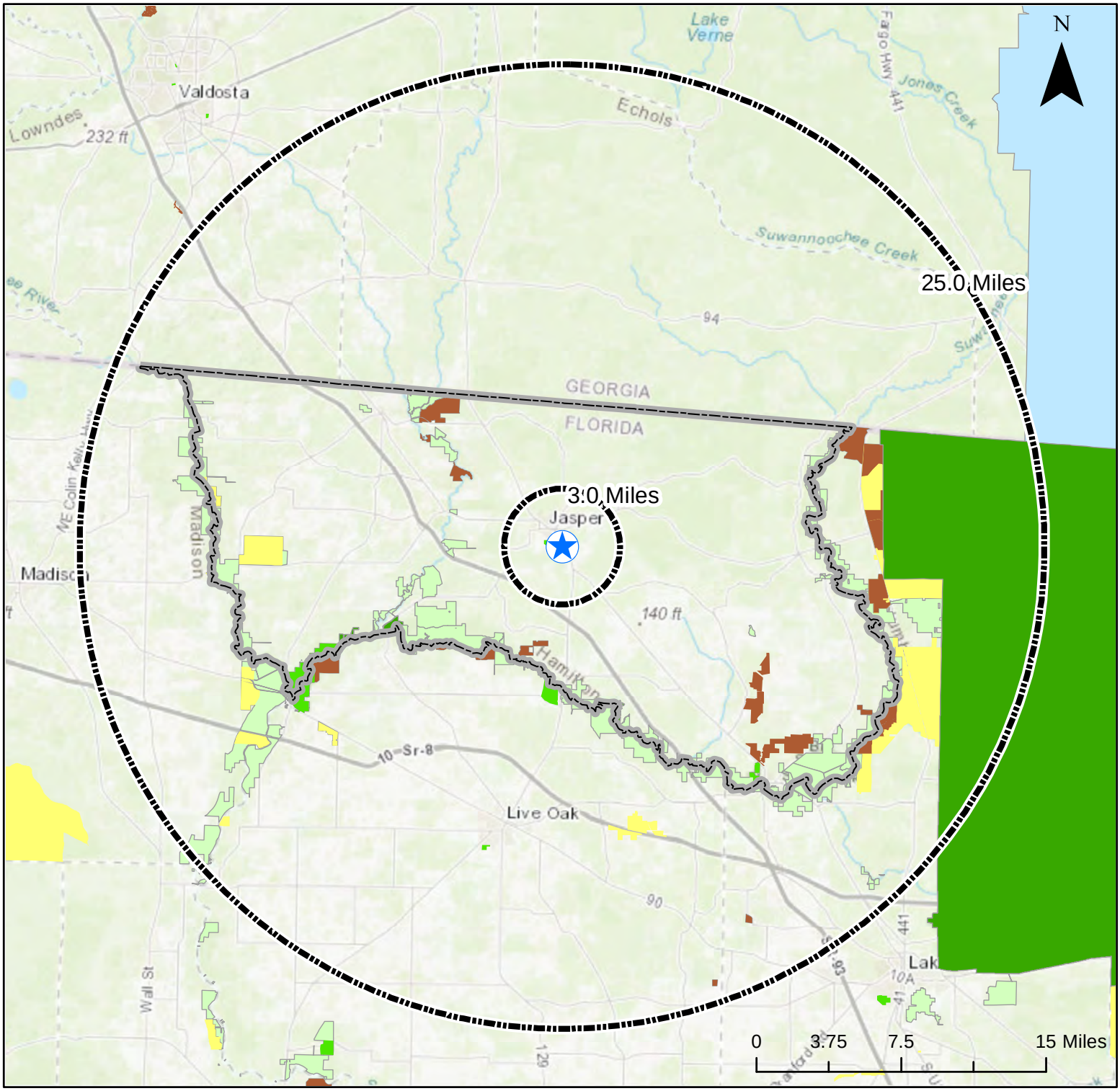
Hamilton County, Florida

Site ID: 12047-012 (45.5 acres)

Hamilton County DEVELOPMENT AUTHORITY



Legend

- Site Point
- County
- Distance in miles
- State Parks
- National Forests
- Florida Conservation Lands
- National Park Service
- Fish and Wildlife Service
- Conservation Easements
- Florida Forever

FEDERAL, STATE, AND LOCAL PARKS AND PROTECTED AREAS

within 3.0 and 25.0 Miles of Site

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