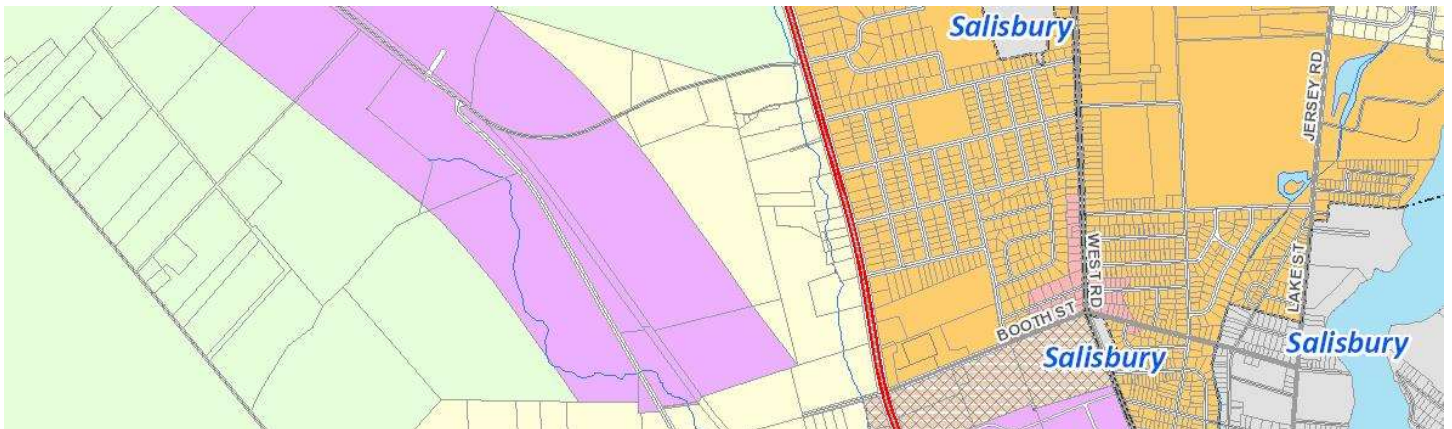
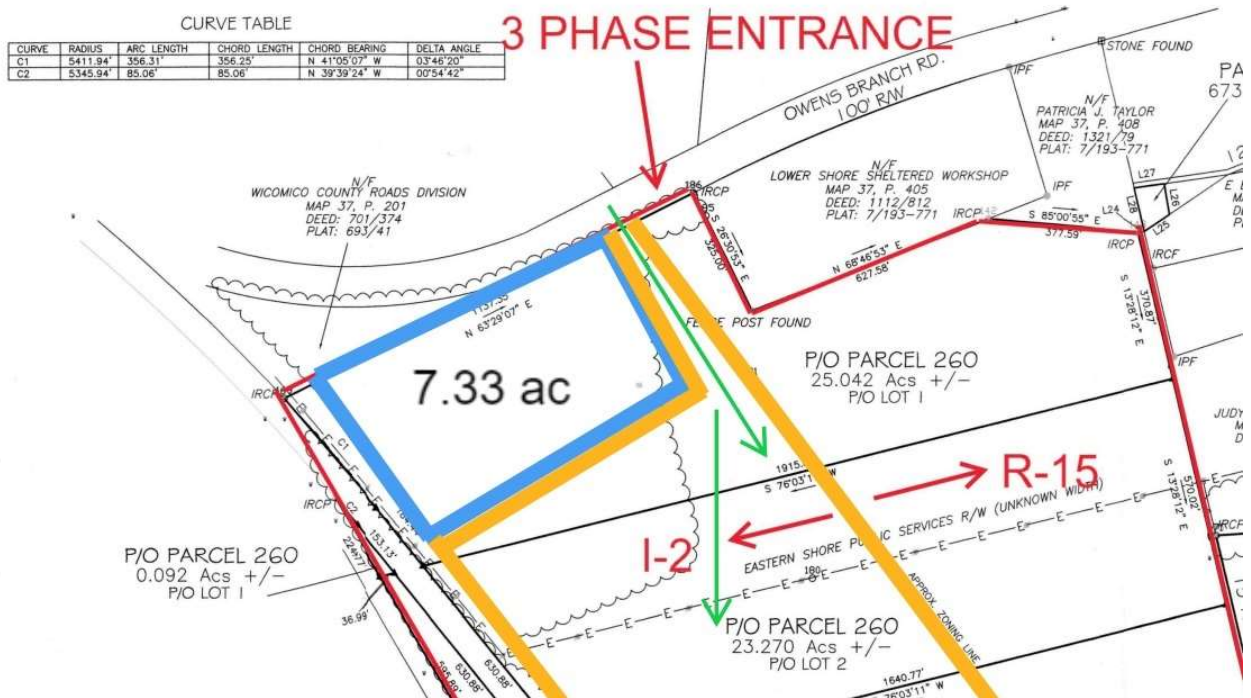


Zoning and Land Use Parameters

Per the annotated survey and the zoning map below, the entirety of the 7.33 acres is zoned Wicomico County Heavy Duty Industrial I-2. A full copy of the I-2 Zoning Code is attached to the brochure.



Status of Abandoned Rail Right Of Way Easement Pictured on Survey

Per the rail line easement shown on the survey, roughly paralleling Brick Kiln Road. This has been abandoned for decades. The Seller's Attorney is in the process of having this abandoned rail easement removed.

Suitability of Property For Solar Development

The property is zoned perfectly for solar use, however, it has been determined through prior due diligence by solar prospects, that the regional power utility, Delmarva Power, will require a payment in excess of 2 million dollars to provide the specialized interconnection infrastructure required for a large solar farm to connect to it's power grid. This is cost prohibitive for most solar users.

Standard Power Delivery Options

There is single phase power available along the entire span of Brick Kiln Road and Owens Branch Road. Three Phase power is available on Owens Branch at approximately the point designated on the attached, annotated survey.

Water and Sewer Sourcing

There is recent perk for the 7.33 acre parcel. The property is in Wicomico County, outside the City of Salisbury boundaries, and is not served with Salisbury municipal water and sewer. Current water and sewer access would be via well and septic. The soils in this area are generally good drainage quality as evidenced by the multiple well and septic systems in place adjacent to the property. The closest municipal water and sewer access is on American Legion Road just beneath the property to the south (see diagram below).

