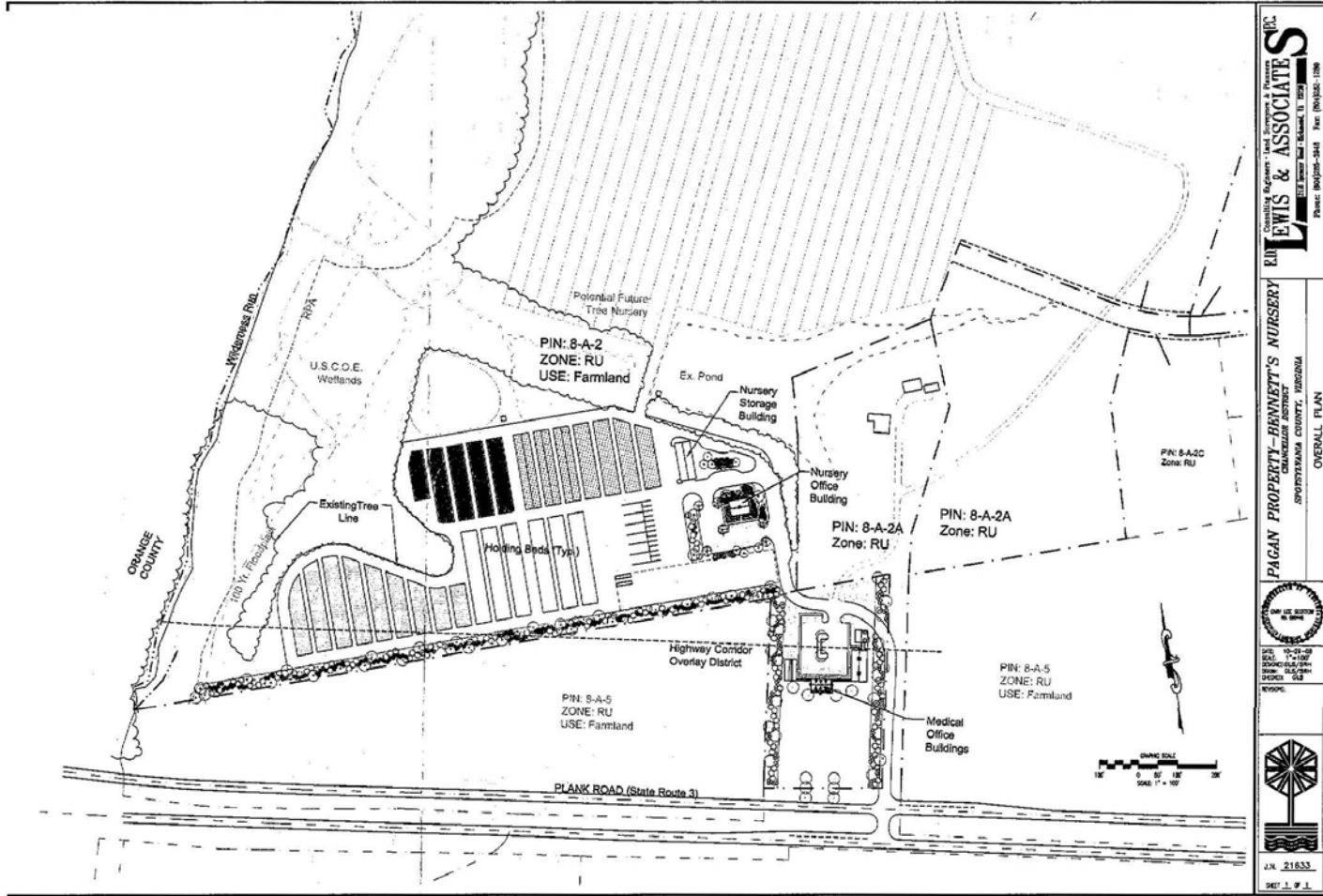


Pagan Property

- 3 suite 12,000 sq ft medical complex styled after old farm buildings (to resemble a farmhouse, cattle barn and tool shop)
- Satellite facility for Bennett's Creek Nursery (a large wholesale grower based in Suffolk)
- 4 acre office site set back from Route 3 behind an earthen berm and trees and will be 4 football fields from the nearest house in Fox Chase
- Nursery growing beds, seasonal hoop houses and office will occupy about 13 acres behind the medical buildings – they might expand north onto acreage farther from Route 3
- Will not require rezoning – area could yield 10 single family homes – medical offices and nursery would create less traffic and water demand than a small sub-division
- Nursery will tap a new pond and recycle it's runoff and use miserly drip irrigation
- Nursery will generate about \$86,000 in yearly tax revenue
- Nursery would be a local family business



OVERALL PLAN

PAGAN PROPERTY - BRINNETT'S NURSERY
CHANCELLOR DISTRICT, SPOTSWANNA COUNTY, VIRGINIA

LEWIS & ASSOCIATES P.L.L.C.
1111 EAST BROAD STREET, SUITE 200, RICHMOND, VA 23219
PHONE: (804) 353-3444 FAX: (804) 353-1198

DATE: 10-21-09
SCALE: 1" = 30'
SHEET: 04A/04A
TOTAL SHEETS: 04

J.N. 21633
STATE OF VIRGINIA

