

**VALIDATION OF
BROOKS COUNTY
INDUSTRIAL PARK**

**Quitman, Georgia
as a**



GEORGIA

READY FOR

ACCELERATED

DEVELOPMENT

INDUSTRIAL SITE



DESIGNATION AS A GEORGIA READY FOR ACCELERATED DEVELOPMENT SITE

This document certifies that the **BROOKS COUNTY INDUSTRIAL PARK** in Quitman, Brooks County, Georgia, has met all requirements established for validation as a **“Georgia Ready for Accelerated Development” Site**.

Validation as a GRAD Site means that data established by the Georgia Corporation for Economic Development (“Georgia Allies”) has been submitted and reviewed as follows:

1. The site was initially identified by a committee of senior economic development professionals, representing a diverse range of Georgia organizations, as a promising candidate.
2. The community responded to the invitation and completed an application form, confirming its interest in having the site developed for industrial use and providing the required data, from its own resources and outside technical specialists.
3. The completed application and attached data were reviewed by an experienced professional site selection consultant for completeness relative to data standards in effect at the time. Upon determination that all information had been provided, the consultant determined that the property met this requirement and designated it a **Georgia Ready for Accelerated Development (GRAD) Site**.

The required information is summarized in this document. The actual reports are on file in hard copy with the Georgia Allies and are in process of being made available on-line. Printed copies of the reports are available on request.

Designation as a GRAD Site means that the required information has been provided and that the site is at a more advanced level of readiness than sites which have not been prepared and evaluated in this manner. GRAD status does not validate the quality of data (which has been provided by the community or applicant and various other third parties such as utilities and engineers) nor does it assure that the site is suitable for any given use. Additional investigation and study will be necessary by any industrial company or other potential purchaser or user to update data initially developed in the GRAD review process and assure the site’s suitability for its intended use.

This designation is valid as of August 15, 2008, and extends to August 15, 2010.

Charles Gatlin
Georgia Corporation for Economic Development

James M. Bruce, Jr.
BFPC, LLC



SUMMARY OF DATA

1. IDENTIFICATION OF SITE AND APPLICANT

Name of Site: Brooks County Industrial Park

Location: On Georgia Highway 333, one mile south of US Highway 84, in Quitman, Brooks County.

Applicant/Contact: Tina Herring, Director
Brooks County Development Authority
220 East Screven Street
Post Office Box 201
Quitman, GA 31643
Telephone (229) 263-9085
Fax (229) 263-4980
brookscoda@windstream.net
www.brookscoda.com

2. DESCRIPTION OF SITE

A planned industrial park containing a total of approximately 250 acres of which approximately 26 are jurisdictional wetlands.

3. SITE OWNERSHIP AND AVAILABILITY

The Brooks County Development Authority owns in fee simple the entire industrial park. Land is available in lots of any size from a minimum of 2 acres at a purchase price of \$20,000 per acre.

4. ZONING, PLANNING, AND LAND USE CONTROLS OF SITE

Development of Brooks County Industrial Park is controlled via zoning and other land use controls of the City of Quitman. The property is zoned H-1, Heavy Industrial District, which generally allows manufacturing, packaging, processing and handling of materials, and railroad, lumber, coal and livestock yards. Covenants and other restrictions are also in place.



5. RAILROAD ACCESSIBILITY

The Georgia and Florida Railway passes through the park. No sidings are currently in place at the site so there is no existing rail service at this time. The BROE Group, which owns and operates the Georgia and Florida Railway, has stated interest in working with all interested parties in establishing spurs which would serve the western portion of the park.

6. ROAD ACCESSIBILITY

Brooks County Industrial Park is approximately one mile south of US Highway 84 (mostly a four-lane divided highway) via Georgia Highway 333, which is a two-lane highway suitable for industrial traffic. Highway 333 becomes a four-lane divided highway 3/10 of a mile north of the site. To the South, the highway remains two lanes until it intersects with Interstate Highway 10 near Madison, Florida, approximately 25 miles. Construction of interior roads is expected to start November 1, 2008 and be completed by April 1, 2009.

7. AVAILABILITY OF UTILITIES/ENERGY/TELECOMMUNICATIONS

Water/Wastewater Service. The BCDA has provided a letter from the engineering firm DeVane Plan Eng describing water and wastewater systems planned for the site.

Electric Service. The BCDA has provided a letter from Colquitt Electric Membership Corporation verifying that electric facilities will be available to Park tenants.

Gas Service. The BCDA has provided a letter from DeVane Plan Eng describing the natural gas service which will be available to the site.

Telecommunications Service. The BCDA has provided a letter from Windstream Communications describing telephone and data transmission services available in the area.

Public Safety. The BCDA has provided data on police, fire, and rescue services available in the area.

8. WETLAND AND STREAM DELINEATION

The park contains approximately 26 acres of jurisdictional wetlands which for the most part will remain undisturbed. The BCDA has applied for Nation Wide Permit 14 to cover the 1.2 acres of wetland which will be impacted by the utility easement.



9. AERIAL TOPOGRAPHIC SURVEY

The BCDA has provided both a topographic map and an aerial photograph.

10. PRELIMINARY GEOTECHNICAL INVESTIGATION

The BCDA has provided a letter from TTL, Inc., a geotechnical company, stating that the site is believed to be generally suitable for industrial construction after proper site preparation.

11. PHASE I ENVIRONMENTAL SITE ASSESSMENT

The BCDA provided a copy of a Phase I Environmental Site Assessment done by TTL, Inc., and completed on July 14, 2005. The assessment revealed no evidence of recognized environmental conditions which would limit development of the site or require special permits.

Users of this information should be aware of several limits to the current information including the fact that the ESA cited above is obsolete because an ESA is generally valid for only 180 days, and also the standards for conducting ESA's were modified in 2006. The Georgia Allies decided that if an initial Phase I ESA has been completed, it would not be necessary for applicants to maintain currency in order to receive GRAD Site designation; but that the applicant needed to be prepared promptly to conduct additional studies of this type as necessary upon request of a qualified prospect.

12. CULTURAL RESOURCES/ENDANGERED SPECIES STUDY

The BCDA provided a copy of a Phase 1 Archeological Survey completed on March 29, 2007 by R.S. Webb & Associates. The report concluded that there are no archeological sites eligible for the NRHP and no additional work was recommended.

The BCDA provided a copy of a Threatened and Endangered Species Survey done by TTL, Inc. and completed on April 15, 2008. It concluded that no endangered species were present on the proposed site of the industrial park.



Disclaimer

This document, including the attached Summary of Data, the Application and the submissions mentioned above, and all other documents and services that may be requested or obtained from Georgia Allies, BFPC, LLC, the Applicant, the owner of the Site (if different from the Applicant) or any of their officers, directors members, employees, agents and contractors as part of or in connection with GRAD validation (all such documents or services collectively, the “**Deliverables**”, and all such persons or entities collectively, the “**GRAD Parties**”) are provided as a public service and without charge, but also without liability or obligation whatsoever. Without limitation, all express and implied warranties (including, without limitation, against infringement) regarding the Deliverables are disclaimed and excluded. Provision of the Deliverables is subject to all additional disclaimers, indemnities, releases and restrictions on use or reliance contained therein. Any person or entity directly or indirectly requesting, obtaining or using any or all of the Deliverables, by such request, obtaining or use, releases each and all of the GRAD Parties from, and agrees to indemnify each and all of the GRAD Parties against, any and all losses, liabilities and claims directly or indirectly resulting from such request, obtaining or use, whether based on contract, tort, or any other basis whatsoever.

GRAD validation does not assure that the Site, or any part thereof, is suitable for any given use. Prospective purchasers and users of any parcel within the Site shall do so at their own risk, and should make such additional study and investigation as they deem necessary to verify, update and supplement the data set forth herein and in the other Deliverables, in order to assure that such property is suitable for its intended use.