

**VALIDATION OF
MUSCOGEE
TECHNOLOGY PARK**

**Columbus, Georgia
as a**



GEOORGIA

READY FOR

ACCCELERATED

DEVELOPMENT

INDUSTRIAL SITE



**DESIGNATION AS A
GEORGIA READY FOR ACCELERATED DEVELOPMENT
SITE**

This document certifies that the **MUSKOGEE TECHNOLOGY PARK** in Muscogee County, Georgia, has been validated as a “**Georgia Ready for Accelerated Development**” Site.

Validation as a GRAD Site means that data requested 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. An Applicant in the community in which the Site is located responded to an invitation from the Georgia Allies 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, Bruce Facility Planning Consultants, LLC (“**BFPC**”), for completeness in terms of providing the data specified by the Allies. Upon making a favorable completeness determination, the consultant designated the Site a **Georgia Ready for Accelerated Development (GRAD) Site**.

The information submitted is summarized in this document. The actual submissions are on file in hard copy with the Georgia Allies and are also available on-line at www._____. Printed copies of the submissions are available on request.

Designation as a GRAD Site means only that the requested information has been submitted and evaluated as described above. The designation is an indicator that the Site is at a more advanced level of readiness for site selection than sites which have not been evaluated in this manner. GRAD status does not validate the quality, accuracy or sufficiency 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. Please see the Disclaimer at the end of this document.

This designation is valid as of April XXX, 2008, and extends to April XXX, 2010 (unless any material condition changes, such as acquisition of the site by an industry).

“Georgia Allies”
Georgia Corporation for Economic Development

“BFPC, LLC”
Bruce Facility Planning
Consultants, LLC

By: _____

By: _____
James M. Bruce, Jr.



SUMMARY OF DATA

1. IDENTIFICATION OF SITE AND APPLICANT

Name of Site: Muscogee Technology Park.

Location: Southwest of the intersection of Chattsworth Road and Lynch Road within the city limits of Columbus/Muscogee County (Columbus Consolidated Government), Georgia.

Applicant/Contact: B. Dayton Preston
Senior Vice President, Economic Development
Greater Columbus Chamber of Commerce
1200 6th Avenue
Columbus, Georgia 31902
Telephone (706) 327-1566, Ext.18; or (800) 360-8552
Fax (706) 327-7512
dpreston@columbusgachamber.com

2. DESCRIPTION OF SITE

Muscogee Technology Park is a planned business park containing a total of 1,200 acres and 32 parcels. Of these, 350 acres and 13 parcels are available for immediate development. Several industrial facilities have already been constructed in the Park.

3. SITE OWNERSHIP AND AVAILABILITY

The land for Muscogee Technology Park was obtained in fee simple by the Columbus Consolidated Government from the US Army as part of a large land transaction in 2001. All roadways, infrastructure and non-developable land within the boundary of the park are and will continue to be owned in fee simple by the Columbus Consolidated Government. As portions of the park are opened for development, ownership of these areas will be transferred to the Development Authority of Columbus which will in turn deed the individual parcels to industries. Preliminary parcel boundaries and parcel acreages have been defined; however, these boundaries and parcels sizes may be adjusted to meet users' needs. Parcels are being offered at a price of \$30,000 per acre and may be sold, developed, and used for any purpose conforming to the park's development covenants and as allowed in the HMI zoning regulations of the Columbus Consolidated Governments Unified Development



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

Development of Muscogee Technology Park is controlled via zoning and other land use controls of the Columbus Consolidated Government. The property is zoned Heavy Manufacturing (HMI). Development guidelines and covenants are also in place.

5. RAILROAD ACCESSIBILITY

The Norfolk Southern Railway main line between Macon and Birmingham, which provides daily local service and through trains, passes along the northwestern border of the site. A conceptual plan has been developed to provide direct access from the rail line to two of the parcels. The remaining parcels are within 1.5 miles of the rail line.

6. ROAD ACCESSIBILITY

Currently primary access to Muscogee Technology Park is via Lynch Road from the Fall Line Freeway (US 80/SR 22). All roads within the Park are being designed to support industrial traffic and existing roads providing access to the Park are being upgraded. Roadways within the Park are being constructed in phases with the first phase already complete.

7. AVAILABILITY OF UTILITIES/ENERGY/TELECOMMUNICATIONS

Water/Wastewater Service. The Development Authority has provided a letter from Columbus Water Works describing water and wastewater capacity in the area.

Electric Service. The Development Authority has provided letters from Georgia Power and Flint Energies describing electric capacity in the area.

Gas Service. The Development Authority has provided a letter from Atmos Energies describing natural gas service in the area.

Telecommunications Service. The Development Authority has provided a memo from AT&T describing telephone and data transmission services available in the area.

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



8. WETLAND AND STREAM DELINEATION

A detailed wetlands and stream delineation and jurisdictional determination was performed by the engineering firm Jordan, Jones and Goulding as a part of a larger Ecology Report for the entire Muscogee Technology Park, for both the Environmental Impact Statement performed for the land exchange and for the Environmental Assessment performed for the Eastern Connector (the main road in the Park). Development will not be limited by the presence of streams and wetlands. An Individual Army Corps of Engineers Section 404 permit was obtained for the entire park allowing for the impact of up to 39 acres of wetlands and 25,304 linear feet of streams.

9. AERIAL TOPOGRAPHIC SURVEY

The Development Authority has provided a topographic map and an aerial photograph.

10. PRELIMINARY GEOTECHNICAL INVESTIGATION

The Development Authority has provided a letter from the geotechnical engineering firm Building & Earth Sciences, Inc., stating generally that subsurface conditions in Columbus Technology Park support development for industrial use.

11. PHASE I ENVIRONMENTAL SITE ASSESSMENT

The Columbus Consolidated Government and US Army Fort Benning commissioned an Environmental Impact Statement for the entire Muscogee Technology Park to study key environmental aspects of the proposed site in expectation of its use as an industrial park. The study was completed in January, 1999, prior to the land swap, and provided a more extensive environmental study than a Phase I EIS. This study resulted in the inclusion of biological and cultural resource restricted covenants. Mitigation has taken place to remove restrictions on development

In addition to the initial study, several Phase I Environmental Site Assessments (ESA's) of specific sites have since been performed on select parcels. None of these has resulted in the need for a Phase II Environmental site assessment.

Users of this information should be aware of several limits to the current information including the fact that the ESA's cited above are 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 applicant 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

All required biological and cultural resource mitigation efforts have been completed to remove any restrictions on development.

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.