

**VALIDATION OF
SOFKEE
INDUSTRIAL PARK**

**Macon, Georgia
as a**



GEOORGIA

READY FOR

ACCCELERATED

DEVELOPMENT

INDUSTRIAL SITE



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

This document certifies that the **SOFKEE INDUSTRIAL PARK** in Bibb 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: Sofkee Industrial Park

Location: The site is east of the intersection of US 41 (SR 247) and Allen Road, south of the City of Macon, in southern Bibb County, Georgia.

Applicant/Contact: Kathy Bowden
Executive Director
Macon-Bibb County Industrial Authority
305 Coliseum Drive
Macon, Georgia 31217
Telephone (478) 621-2037
mbcia@maconchamber.com

2. DESCRIPTION OF SITE

A planned industrial park containing a total of 540.60 acres, including 376.30 acres of proposed rail served sites and 107.40 acres of non-rail served sites plus areas for access roads, railroad tracks and detention ponds.

In January, 2008, Kumho Tires Company, Inc., announced plans to construct a tire manufacturing plant on a 127-acre site in the park. Plans call for the plant ultimately to contain 5.5 million square feet, developed over several phases.

3. SITE OWNERSHIP AND AVAILABILITY

Southern Region Industrial Realty, Inc. (SRIR), which is a subsidiary of Norfolk Southern Corporation, owns all of Sofkee Industrial Park.

The site is a joint development venture by SRIR and the Macon-Bibb County Industrial Authority. Both parties have a fee interest in this property and must be involved in the negotiations with potential users.

Land in Sofkee Industrial Park is available for sale with the condition that rail served sites will not be sold to non-rail users. Sale of land is subject to approval by Norfolk Southern management and said approval(s) will require 30 to 60 days.



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

Development of Sofkee Industrial Park is controlled via zoning and other land use controls of the Macon-Bibb Planning and Zoning Commission. The property is zoned M-2 Heavy Industrial District which is intended to provide an appropriate environment for manufacturing, offices, warehouses, testing laboratories, large equipment storage, truck terminals, development of natural resources, and similar uses.

5. RAILROAD ACCESSIBILITY

Sofkee Industrial Park is located on the Norfolk Southern Railway Company rail line between Macon and Jacksonville, Florida. It is a heavily traveled main line with both through trains and local service. A conceptual plan for rail spurs to the sites in the park has been developed but is subject to revision.

6. ROAD ACCESSIBILITY

An access road capable of supporting industrial-level traffic has been constructed to connect the Park to US Route 41 (SR 247).

7. AVAILABILITY OF UTILITIES/ENERGY/TELECOMMUNICATIONS

Water/Wastewater Service. The Macon-Bibb County Industrial Authority has provided a letter from the Macon Water Authority describing water and wastewater capacity in the area.

Electric Service. The Macon-Bibb County Industrial Authority has provided a letter from Georgia Power describing electric capacity in the area.

Gas Service. The Macon-Bibb County Industrial Authority has provided a letter from Jointly Owned Natural Gas describing natural gas service in the area.

Telecommunications Service. The Macon-Bibb County Industrial Authority has provided a memo from AT&T describing telephone and data transmission services available in the area.

Public Safety. The Macon-Bibb County Industrial Authority has provided data on police, fire, and rescue services available in the area.



8. WETLAND AND STREAM DELINEATION

The Macon-Bibb County Industrial Authority has provided a letter and report from environmental engineering consultant Brown and Caldwell describing the presence of approximately 54.34 acres of wetlands in the Sofkee Industrial Park.

9. AERIAL TOPOGRAPHIC SURVEY

Norfolk Southern Corporation provided an aerial photograph and a topographical map.

10. PRELIMINARY GEOTECHNICAL INVESTIGATION

The Macon-Bibb County Industrial Authority has provided a letter from Preston Testing and Engineering Company., Inc., stating that the Sofkee Industrial Park is not expected to require any geotechnical site preparation other than normal.

11. PHASE I ENVIRONMENTAL SITE ASSESSMENT

The Macon–Bibb County Industrial Authority provided a copy of a Phase I Environmental Site Assessment completed by Geotechnical & Environmental Consultants, Inc. (GEC) in 2003 for the Sofkee Industrial Park. The Assessment reported no recognized environmental conditions (REC's) on the property. Certain nearby facilities which handle petroleum (Marathon Oil and the Fina Mart #4) have the potential to affect the property but GEC did not anticipate that they would present any environmental liability or preclude the development of the site.

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 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.

The US EPA has designated Bibb County as a non-attainment area for ozone and particulate matter. Special permitting requirements are likely to come into play for new industrial development with a potential to affect these conditions.



12. CULTURAL RESOURCES/ENDANGERED SPECIES STUDY

The Macon-Bibb County Industrial Authority provided a Final Report dated September 12, 2007, of an Archaeological Reconnaissance Survey done by Southern Research Historic Preservation Consultants. The Report stated that Sofkee Industrial Park has a low probability for containing significant archaeological sites or historic structures that would impede development of the Park. It recommended that when specific developments are planned, that a professional archaeologist examine the development footprint. The Report stated that the Barnes Cemetery on the site is considered an abandoned cemetery and if development is to occur on the site that there are certain procedures and requirements for relocating such a facility. The Report said that there could also be outlying gravesites not visible during the Reconnaissance Survey. The Macon-Bibb County Industrial Authority provided a copy of the Survey of Protected Species dated September 27, 2007, by Campbell Environmental, Inc. Habitat for the protected wood stork was found in the forested wetlands along Tobesofkee Creek. If development is planned for this area, additional surveys to determine the presence of any wood stork populations are recommended.

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.