

**VALIDATION OF  
TRADEPORT WEST  
BUSINESS CENTER**

**Liberty County, Georgia  
as a**



**GEORGIA**

**READY FOR**

**ACCELERATED**

**DEVELOPMENT**

**INDUSTRIAL SITE**



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

This document certifies that the **TRADEPORT WEST BUSINESS CENTER** in Liberty 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.\\_\\_\\_\\_\\_](http://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:** Tradeport West Business Center

**Location:** Approximately one half mile south of US Highway 84 on the east side of US Highway 17 in Liberty County Georgia. This area is approximately 5 miles west of Exit 76 (Midway-Sunbury) of Interstate Highway 95, 30 miles south of Savannah, Georgia, and 100 miles north of Jacksonville, Florida.

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## 2. DESCRIPTION OF SITE

A planned business/industrial park containing a total of 3,590 acres of which approximately 1,900 acres are developable.

## 3. SITE OWNERSHIP AND AVAILABILITY

The Liberty County Development Authority owns and controls approximately 237 acres located at the main entrance to Tradeport West off US Highway 17. The remainder of the property (3,353 acres) is under a purchase agreement between the Liberty County Development Authority (LCDA) and the International Paper Corporation (IPC). There is a takedown schedule in place, which can be accelerated to accommodate development. Any or all of the remaining property may be purchased at any time, subject to a minimum 50 acre takedown.

There is also a sales agreement between the LCDA and Industrial Developments International (IDI) that stipulates that land can not be acquired for warehousing or distribution without the prior approval of IDI until January 1, 2010.



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

Development of Tradeport West is controlled via zoning and other land use controls of the Liberty Consolidated Planning Commission and other local authorities. Most of the property is zoned I-1 Industrial District which generally allows business, office, distribution production, assembly, research & development, commercial, medical corporate headquarters, and municipal uses. Covenants and other restrictions are also in place.

#### **5. RAILROAD ACCESSIBILITY**

The Riceboro Southern (RSOR) currently provides local service to this area, Monday through Friday and interchanges with CSX Transportation five days per week in the Savannah area. The line runs directly through Tradeport West and there is the potential for rail spurs to some of the locations within the Center.

#### **6. ROAD ACCESSIBILITY**

Tradeport West is approximately 5 miles from I-95 via US Highways 17 and 84. Two access points to Tradeport West are planned along Highway 17. The interior roadways are already planned and a subgrade road bed has been constructed to provide access to the first 400 acres.

#### **7. AVAILABILITY OF UTILITIES/ENERGY/TELECOMMUNICATIONS**

**Water/Wastewater Service.** The LCDA has provided a letter from engineering firm CH2M Hill describing water and wastewater capacity in the area.

**Electric Service.** The LCDA has provided a letter from Coastal Electric Cooperative describing electric capacity in the area.

**Gas Service.** The LCDA has provided a letter from Atlanta Gas Light Company describing natural gas service in the area.

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

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



## **8. WETLAND AND STREAM DELINEATION**

The LCDA has provided a letter and report from Environmental Services, Inc., describing the presence of approximately 1,514 acres of wetlands in Tradeport West.

## **9. AERIAL TOPOGRAPHIC SURVEY**

The LCDA has provided extensive survey and aerial photograph data on Tradeport West.

## **10. PRELIMINARY GEOTECHNICAL INVESTIGATION**

The LCDA has provided a letter from WPC Engineering Company stating generally that subsurface conditions in Tradeport West appear to be suitable for industrial facilities.

## **11. PHASE I ENVIRONMENTAL SITE ASSESSMENT**

The LCDA provided copies of Phase I Environmental Site Assessments completed in 2001 for the entire Tradeport West conducted by Environmental Services, Inc. (ESI).

The initial assessment revealed no evidence of recognized environmental conditions associated with the property. However the scope of this study did not allow for the identification of any concerns for the small area used for surface dumping or the identification of an underground storage tank on an old farm site. ESI recommends that once the area has been cleared for closer inspection the dump site area should be reevaluated. ESI believes that it is possible the old farm site may have used a storage tank but considers it unlikely.

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.



## 12. CULTURAL RESOURCES/ENDANGERED SPECIES STUDY

The LCDA provided a copy of a Cultural Resources Study completed in February, 2002, by Brockington and Associates, Inc. It identified two parcels of 10.78 and 4.57 acres which may be eligible for the National Registry of Historic Places (NRHP) due to evidence of their use by Native Americans and as a rice plantation during the middle to late nineteenth century. Further archeological investigations of these sites will be necessary if they are to be disturbed. The plan for Tradeport West includes these sites in the “reserved” area. The former Riceboro and Sunbury Road (now Cay Creek Road) is recommended as eligible for NHRP under the Transportation Criterion. If the road can not be incorporated into the project design, any impact due to development would need to be mitigated. The LCDA provided a copy of a Survey for Threatened and Endangered Species and Potential Habitat Assessment completed in 2002 by Environmental Services Inc. It stated the opinion of ESI that the potential for any of the listed species to occur within this project area is low or very low.

### 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.