APPLICATION FOR SITE CERTIFICATION TO THE GEORGIA ALLIES GRAD INDUSTRIAL SITE PROGRAM

For

Worth County Economic Development Authority
122 North Main Street
Sylvester, Georgia 31791
P: 229-776-7599
F: 229-776-0233

February 25, 2013

Prepared by

EMC Engineering Services, Inc.
1344 US Hwy 19 S Suite A
Leesburg, Georgia

TABLE OF CONTENTS

1. IDENTIFICATION OF SITE AND APPLICANT

Name of Site: Worth County Industrial Park

Location of Site: The site is located at the southwest intersection of GA Hwy 82 a/k/a East Franklin Street and Seabrook drive, Worth County, Georgia.

Site Jurisdiction: The proposed site is located in Worth County, Georgia.

Contact Person: Mrs. Karen Rackley
Worth County Economic Development Authority
122 North Main Street
Sylvester, Georgia 31791
P: 229-776-7599
F: 229-776-0233

Date of Submittal: 03/22/2013

2. DESCRIPTION OF SITE

The proposed property consists of approximately 204 acres per Worth County Economic Development. Of the 204 acres, approximately 74 acres are wetlands or areas unsuitable for development. These are areas that cannot be developed according the Environmental Protection Division (EPD). This leaves approximately 130 acres that can be developed for industrial purposes. Within the 130 developable acres, there is a power line easement that splits the property in half leaving approximate 70 acres on one side and 60 acres on the other side. Parking lots and roads can be placed under this easement but no structure is allowed. The 60 acres is further divided by ponds and overflow ditches. This leaves approximately 38 acres for building and 22 acres that can be used as storm water retention. The 22 acres can also be used for beautification or recreation areas.

The site is bordered by two roadways on the north and west side of the property. One of the roadways is a major highway while the other road is a connector road for two highways. The road located to the north is GA Hwy 82 (SR520). The road located to the west of the property is County Road 88 Seabrook Drive. Seabrook drive is a 2 lane non-divided roadway that is a north and south connector road of Highway 82 to the north and Highway 256 to the south.

The site is improved with two ponds, and two power line easements. The power line easements traverse the center of the subject property from north to south as mentioned earlier and also the southwest portion of the property from west to east. The ponds are located in the center of the subject property. A portion of Warrior Creek is located on the northeast portion and east boundary of the property and the remnants of a pecan orchard are located on the northwest portion of the property. The west and central portions of the subject property are currently used as a cotton field. The remainder of the property is undeveloped and wooded land. The subject property has been used as a cotton field since at least 2007. The northwest portion of the property was used as a pecan orchard with the remainder of the property used as pasture land from at least 1941 to 2007. The northwest portion of the property was developed with chicken houses and a residence from at least 1941 to the early 1990's. According to Mr. John Sutton, owner of the subject property, no hazardous chemicals or petroleum products have ever been stored on the site.

In September of 2012, the northwest corner of the property was cleared and grubbed. All the woods and structures located in this area have been removed. The area that was cleared extends approximately 600 feet from the northwest corner to the south until reaches the cotton fields. It also extends from the west property line approximately 1500 feet until it reaches the wetlands area. Grassing has been installed on the property at this time. This area was cleared in preparation for the industrial park, making it build ready from a civil site perspective.

Current uses of surrounding property includes: Miller Brothers Packing Company (prepared meats) and Southern Concrete Division of Florida Rock Industries to the

north; Kelly Contracting & Construction (KCC), The Hookup Car Audio, Worth Gin Company (cotton), residential property, an office/warehouse, and Powell's Refrigeration to the north, across Highway 82 (East Franklin Street); Warrior Creek and undeveloped and wooded land to the east; Meag Power (substation) to the south; ConAgra Foods (peanut butter manufacturer) and wooded land to the south, across a railroad; a residence to the southwest, across a railroad and Seabrook Drive; and Southern AG Carriers (transportation service) and vacant land to the west, across Seabrook Drive.

The topographic characteristics of the subject property slopes gently downward to the east. The property has an approximate elevation of 340 to 390 feet above MSL.

The properties soil types consist of the Albany sand, Kinston fine sandy loam, Leefield loamy sand, Pelham loamy sand, Carnegie sandy loam, Clarendon loamy sand, Dothan loamy sand, and Tifton loamy sand. Albany, Kinston, Leefield, and Pelham soils have 0 to 2 percent slopes, are poorly to somewhat poorly drained, and have very low to high available water capacity. Carnegie, Clarendon, Dothan, and Tifton soils have 0 to 8 percent slopes, are moderately well to well drained, and have moderate available water capacity.

The northeast portion of the subject property is located within the 100-year flood zone. Warrior creek is also located adjacent to the east side of the property. The east side of the property is also considered a wetlands area. This included about a 750 foot deep section on the north east portion of the property and most of the south east corner of the property. Areas around the two ponds are also considered wetlands areas.

It was determined during the Phase 1 Environmental Assessment Report, based on physical setting sources that the shallowest ground water is located between 0 and 40 feet below the ground surface. The ground water exists under unconfined conditions and moves to the east of the property in the location of Warrior Creek. There is also no evidence that a well has ever been on the site. It was also determined that there were no hazardous substances, petroleum products, above ground storage tanks, drums, wastewater discharge, septic tanks or storage tanks located on the property. There is a minimal amount of metal and wood located on the subject property. Evidence of hazardous substances or petroleum products, waste dumping, surface staining, stressed vegetation or odors was not observed in the immediate vicinity of the material.

On the southwest portion of the property, a one pole-mounted electrical transformer was located and observed. The transformer appeared to be in good condition with no corrosion, staining, or stressed vegetation was observed. The transformer is owned by Meag Power, who is responsible for leaks or releases from the transformer. It is unknown if this transformer contains polychlorinated biphenyls (PCBs). Based on the condition of the on-site transformer, its presence does not appear to represent a REC in connection with the subject property.

Promotional and economic development information for the site is available on the Worth County Economic Development website. This information included acreage of the

proposed site, quality aerial photos of the site, and the location information. The website also locates the site on a Google map which makes it easy to locate. The website also included other information about the county including both state and local incentives for prospective businesses, a resources center, other sites available for development, and links to other important websites about the county and state. The website can be viewed by going to http://worthcountyeda.com.

Figure 1: Southeast limit of clearing done on the property.

Figure 2: South limit of clearing looking to the north of property.

Figure 3: South limit of clearing looking to the northwest corner of property.

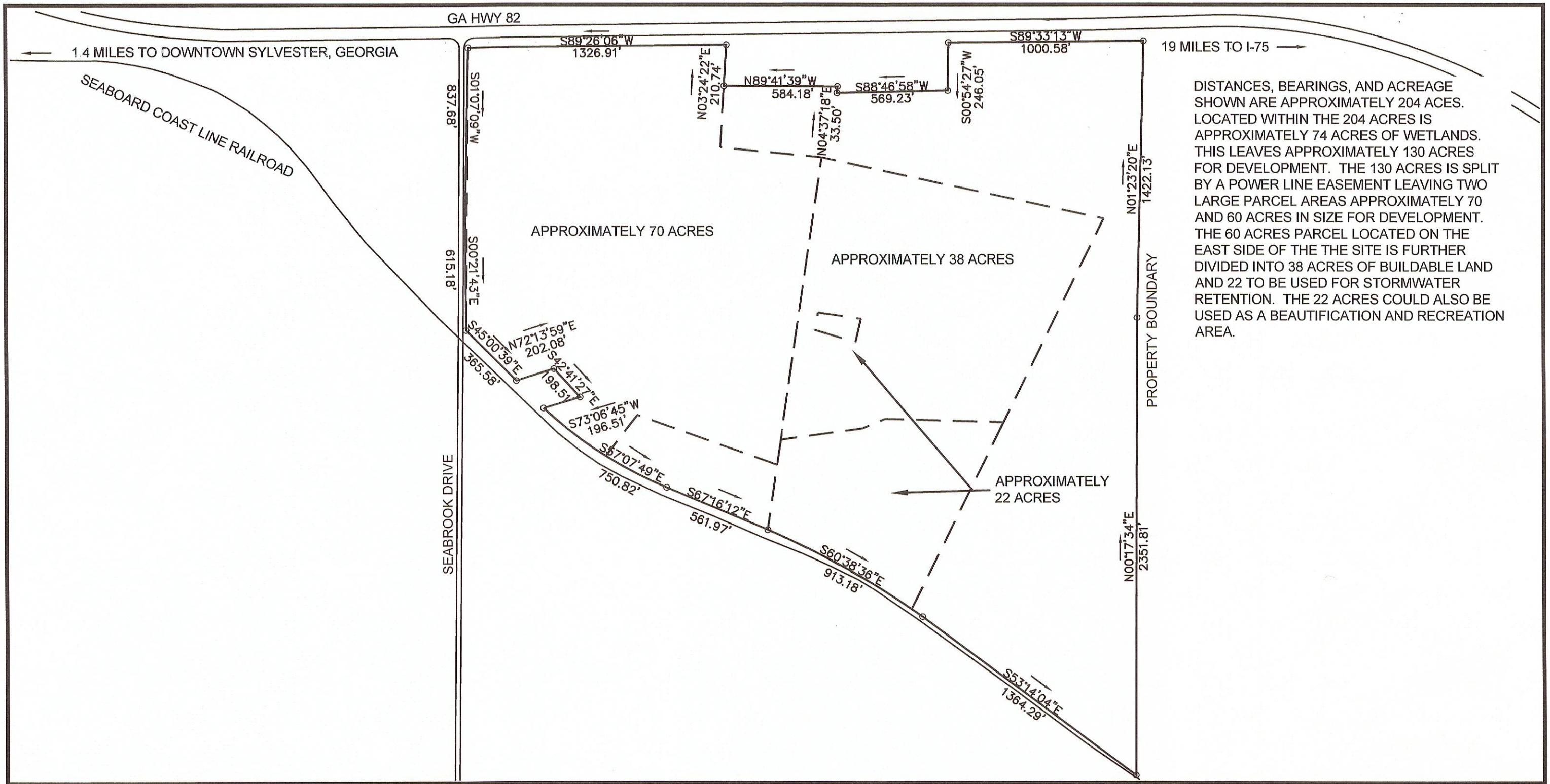
Figure 4: South limit of clearing looking to the northeast limit of clearing.

Figure 5: Power line easement running down the southern portion of the property.

Figure 6: Power line easement running down center of property.

Figure 7: View of cotton field looking to the west side of the property.

Figure 8: View of the cotton fields looking to the east side of the property from the farmer's access.



DISTANCES, BEARINGS, AND ACREAGE SHOWN ARE APPROXIMATELY 204 ACES. LOCATED WITHIN THE 204 ACRES IS APPROXIMATELY 74 ACRES OF WETLANDS. THIS LEAVES APPROXIMATELY 130 ACRES FOR DEVELOPMENT. THE 130 ACRES IS SPLIT BY A POWER LINE EASEMENT LEAVING TWO LARGE PARCEL AREAS APPROXIMATELY 70 AND 60 ACRES IN SIZE FOR DEVELOPMENT. THE 60 ACRES PARCEL LOCATED ON THE EAST SIDE OF THE THE SITE IS FURTHER DIVIDED INTO 38 ACRES OF BUILDABLE LAND AND 22 TO BE USED FOR STORMWATER RETENTION. THE 22 ACRES COULD ALSO BE USED AS A BEAUTIFICATION AND RECREATION AREA.

EMC ENGINEERING SERVICES, INC.
1344 U.S. HWY 19 SOUTH
LEESBURG, GEORGIA 31763
PHONE: (229) 435-6133
FAX: (229) 439-7979
albany@emc-eng.com

CIVIL MARINE ENVIRONMENTAL

ALBANY, ATLANTA, AUGUSTA, BRUNSWICK, COLUMBUS, STATESBORO, AND VALDOSTA

GRAD APPLICATION BOUNDARY MAP
SYLVESTER INDUSTRIAL PARK
LAND LOT 335, 7thLAND DISTRICT
SYLVESTER, WORTH COUNTY, GEORGIA
Prepared for:
WORTH COUNTY, GEORGIA

GEORGIA REGISTERED No. 3041 PROFESSIONAL ENGINEER B. MATTHEW INMAN

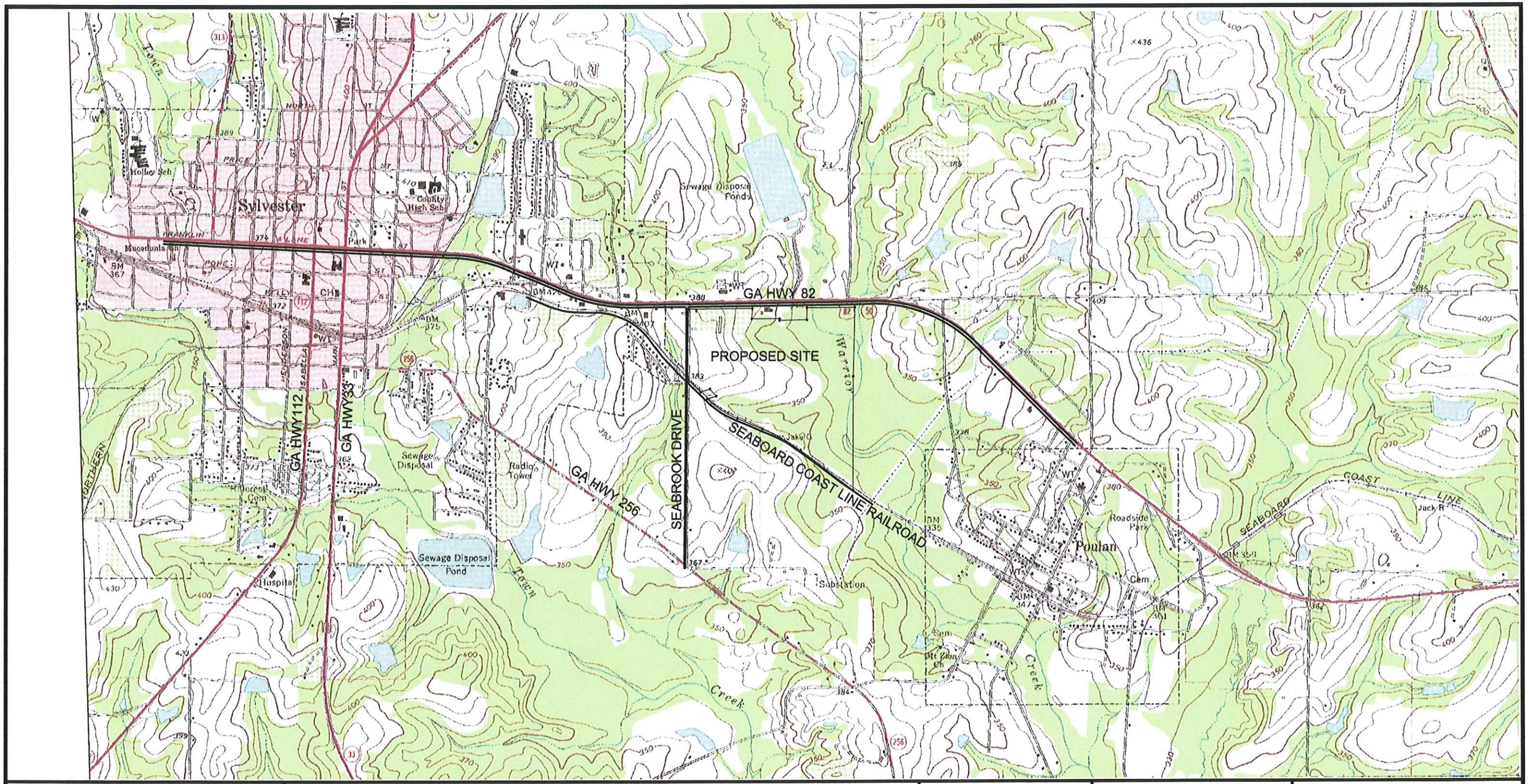
DATE: 8.5.13

PROJECT NO.:	12-6084
DRAWN BY:	SAH
DESIGNED BY:	BMI
SURVEYED BY:	N/A
SURVEY DATE:	N/A
CHECKED BY:	BMI
SCALE:	1"= 500'
DATE:	08/05/2013

SHEET 1 OF 1

0 500' 1000'

N:\LAND PROJECTS 2012\12-6084 WORTH COUNTY GRAD\10-9155.07 CITY OF SYLVESTER INDUSTRIAL PARK\DWG\GRAD APPLICATION.DWG 7/2/2013 9:36 AM



EMC ENGINEERING SERVICES, INC.
1344 U.S. HWY 19 SOUTH
LEESBURG, GEORGIA 31763
PHONE: (229) 435-6133
FAX: (229) 439-7979
albany@emc-eng.com

CIVIL MARINE ENVIRONMENTAL

ALBANY, ATLANTA, AUGUSTA, BRUNSWICK, COLUMBUS, STATESBORO, AND VALDOSTA

GRAD APPLICATION TOPO MAP
SYLVESTER INDUSTRIAL PARK
LAND LOT 335, 7thLAND DISTRICT
SYLVESTER, WORTH COUNTY, GEORGIA
Prepared for:
WORTH COUNTY, GEORGIA

GEORGIA REGISTERED No. 30417 PROFESSIONAL ENGINEER B. MATTHEW INMAN

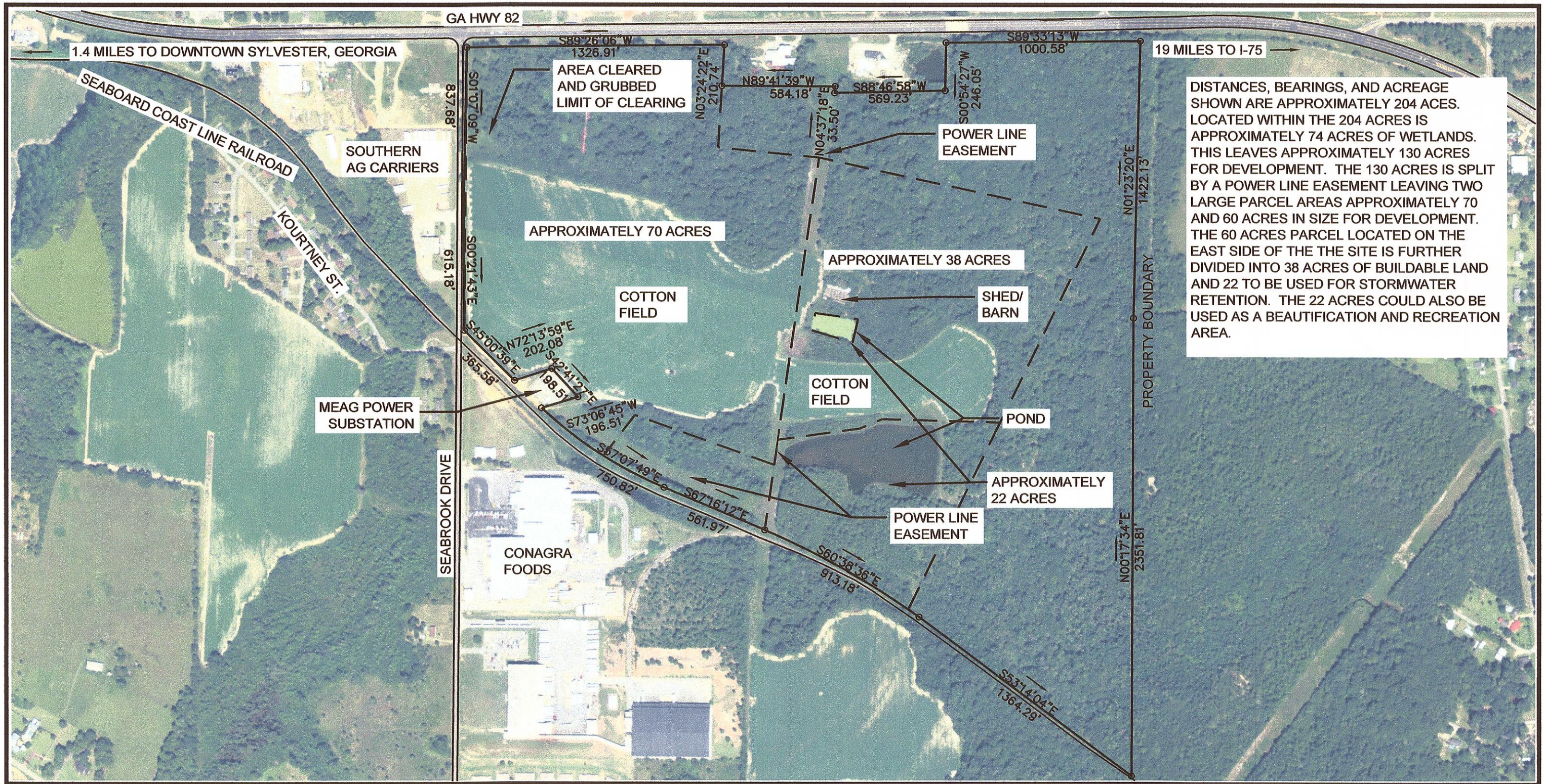
DATE: 3-11-13

PROJECT NO.:	12-6084
DRAWN BY:	SAH
DESIGNED BY:	BMI
SURVEYED BY:	N/A
SURVEY DATE:	N/A
CHECKED BY:	BMI
SCALE:	1"= 2000'
DATE:	10/20/2012

SHEET 1 OF 1

0 2000' 4000'

N:\LAND PROJECTS 2012\12-6084 WORTH COUNTY GRAD\10-9155.07 CITY OF SYLVESTER INDUSTRIAL PARK\DWG\GRAD APPLICATION.DWG 2/11/2013 9:40 AM



DISTANCES, BEARINGS, AND ACREAGE SHOWN ARE APPROXIMATELY 204 ACES. LOCATED WITHIN THE 204 ACRES IS APPROXIMATELY 74 ACRES OF WETLANDS. THIS LEAVES APPROXIMATELY 130 ACRES FOR DEVELOPMENT. THE 130 ACRES IS SPLIT BY A POWER LINE EASEMENT LEAVING TWO LARGE PARCEL AREAS APPROXIMATELY 70 AND 60 ACRES IN SIZE FOR DEVELOPMENT. THE 60 ACRES PARCEL LOCATED ON THE EAST SIDE OF THE THE SITE IS FURTHER DIVIDED INTO 38 ACRES OF BUILDABLE LAND AND 22 TO BE USED FOR STORMWATER RETENTION. THE 22 ACRES COULD ALSO BE USED AS A BEAUTIFICATION AND RECREATION AREA.

EMC ENGINEERING SERVICES, INC.
1344 U.S. HWY 19 SOUTH
LEESBURG, GEORGIA 31763
PHONE: (229) 435-6133
FAX: (229) 439-7979
albany@emc-eng.com
CIVIL MARINE ENVIRONMENTAL

ALBANY, ATLANTA, AUGUSTA, BRUNSWICK, COLUMBUS, STATESBORO, AND VALDOSTA

GRAD APPLICATION AERIAL MAP
SYLVESTER INDUSTRIAL PARK
LAND LOT 335, 7thLAND DISTRICT
SYLVESTER, WORTH COUNTY, GEORGIA
Prepared for:
WORTH COUNTY, GEORGIA

GEORGIA REGISTERED NO. 30411 PROFESSIONAL ENGINEER B. MATTHEW INMAN
DATE: 8-5-13

PROJECT NO.:	12-6084
DRAWN BY:	SAH
DESIGNED BY:	BMI
SURVEYED BY:	N/A
SURVEY DATE:	N/A
CHECKED BY:	BMI
SCALE:	1"= 500'
DATE:	10/20/2012

SHEET 1 OF 1

0 500' 1000'

N:\LAND PROJECTS 2012\12-6084 WORTH COUNTY GRAD\10-9155.07 CITY OF SYLVESTER INDUSTRIAL PARK\DWG\GRAD APPLICATION.DWG 7/2/2013 9:36 AM

3. DESCRIPTION OF SITE OWNERSHIP AND AVAILABILITY

The entire property is currently owned by the Worth County Economic Development Authority (EDA). The Property was purchased by the Worth County EDA in August, 2009. The subject property has been used as a cotton field since at least 2007. The EDA had the front half of the property in September 2012 cleared and grubbed. This area goes approximately 600 feet from the northwest corner south until it hit the cotton fields. It then travels east approximately 1500 feet until it reaches the wetlands area. It then follows the wetlands buffer north until it reaches the property boundary. This was done to make the property ready for the industrial park.

The EDA is currently leasing part of the property to a local farmer to grow cotton on the parts of the property. This is a short term lease that is only in place until the property is sold/leased for the industrial park.

The EDA also does not have a set price for the property. The Worth County Board of Tax Assessors had the property listed as 204.59 acres with a land value of $2,045,900. This makes the property worth $10,000 an acre according to the Worth County Board of Tax Assessors. The EDA is more concerned with creating jobs in the area than the actual price of the property. They are willing to work with potential buyers or leasers on pricing as long as it creates jobs for Southwest Georgia. The purpose of the industrial park is to strengthen/create jobs in Southwest Georgia.

The EDA does not have any specific requirements for the property. There is no minimum or maximum parcel sizing requirements. The proposed developments must adhere to the M zoning district of Worth County Georgia. The EDA also does not have any requirements for purchasing or leasing the property. The ability to buy or lease the property is available.

Worth County
Economic Development Authority

122 N. Main Street
Sylvester, GA 31791
229-776-7599

www.worthcountyeda.com
worthcoeda@bellsouth.net

Board Members:
Dan Nesbit – Chairman
Hal Carter – Vice – Chairman
Morris Bryant - Treasurer
Joe Dinkel
Donnie Ford
Jimmy Rouse
Sam Williams

The Georgia Allies
c/o Georgia Department of Economic Development
75 Fifth Street, NE
Atlanta, GA 30308

To whom it may concern:

We are writing you to inform you that our 204 Acre industrial park in Worth County, Georgia, is in the development stages by the Worth County Economic Development Authority. As Chairman of the Authority, I confirm the availability of this property for industrial development for a period of at least 24 months from the date of site certification.

In addition to all state and federal land use regulations, the sale of any parcel within the industrial park is subject to the City of Sylvester's zoning regulations and code of ordinances. While the ordinances are presently used by the Authority, the Authority reserves the right to modify them as it deems appropriate. Should these ordinances be altered, the Authority will provide your office with a copy stating the approved modifications.

At this time there are no delineated parcels within the 204 acre site. There are no minimum or maximum parcel size restrictions. The asking price for the property will be negotiated by the Worth County Board of Economic Development within thirty days of inquiry and will be dependent but not limited to, job creation, private investment and wage structure.

Respectfully,

Dan Nesbit
Chairman

LEASE AGREEMENT

STATE OF GEORGIA
COUNTY OF WORTH

This agreement made this day 21st of February, 2013 between Worth County Economic Development Authority, hereinafter called LESSOR and Joshua Blake Whittaker, hereinafter called LESSEE.

For and in consideration of **Six Thousand Four Hundred Forty Six and 00/100 Dollars ($6,446.00),** in hand paid by **LESSEE** to **LESSOR,** the receipt and sufficiency of which is hereby acknowledged, LESSOR does hereby rent and lease to LESSEE the following Property hereinafter called

"PREMISES":

ONLY approximately **44(+)** acres more or less which may be used for cultivation land, located within said property description:

204.59 acres located in Land Lot 335 in the 7th Land District of Worth County, Georgia and shown upon a plat of survey entitled "Survey for EDA of Worth County" made by Sunbelt Surveyors, Inc. dated February 12, 2009 and recorded in Plat Book 33 on page 65 in the office of the Clerk of the Superior Court of Worth County, Georgia.

Term of the lease beginning February 21st, 2013 and terminate December 31, 2013.

During the term of this lease, the premises shall be used for agricultural uses and no other except as otherwise provided herein. Water from pond on site is permissible for irrigation only. Irrigation cost is the sole responsibility of LESSEE. No Livestock shall be allowed on this property. This lease shall not include any hunting and fishing rights to said property. Premises shall not be used for any illegal purposes; nor in violation of any valid regulation of any government body, nor in any manner to create any nuisance or trespass; nor in any manner to damage said property or decease the value thereof. LESSEE agrees not to abandon or vacate premises during the period of this lease and agrees to use said premises for the purpose herein leased until the expiration hereof. LESSEE agrees to take all steps necessary to preserve and

protect the fertility of the land and agrees to follow the soil and erosion directives established by the Department of Natural Resources and the Farm Service Agency experts regarding procedures necessary to accomplish this goal.

LESSEE shall have possession and full enjoyment of the premises upon execution of this agreement. All farming operations and other activities on the leased premises shall be the sole responsibility of LESSEE and LESSOR shall have no liability for any injury or damage to person or property and LESSEE agrees to be solely responsible for any such damage or injury and LESSEE agrees to indemnify and hold LESSOR harmless from any claim thereof.

Under this lease or upon LESSEE'S breach of any terms of this agreement, LESSOR shall have the right and option to declare this lease void, cancel the same, and take possession of the premises.

LESSEE hereby agrees that he will not assign, sublet, or permit the premises or any part thereof to be used by others without the prior written consent of the LESSOR.

At the expiration of this lease or its termination or upon other causes, LESSEE shall immediately surrender possession of the premises. LESSEE may remove all of its property, equipment, and fixtures in a manner so as not to damage the property and shall return the premises to LESSOR in the same condition which it was received, natural wear and tear excepted. PROVIDED, however, that in the event inclimate weather prevents LESSEE from removing any crop by the expiration date of this lease, the LESSEE shall have an additional period of up to thirty (30) days in which to remove said crop.

LESSEE acknowledges that this property is for sale or rent to prospective businesses for the purpose of creating an industrial park. In the event that an agreement is reached with a prospective purchaser/tenant by LESSOR, LESSEE agrees that they shall abandon the parcel of land identified by the LESSOR immediately and the LESSOR shall pay to LESSEE as liquidated damages an amount equal to the appraised value of the crop by a qualified and accredited crop insurance adjuster.

This agreement is the entire contract of the parties hereto and no representation, agreement, inducements, or promises between the parties or their agents not embodied herein shall be of any force or effect. This agreement shall be binding on and inure to the heirs, representatives and assigns of the parties hereto and same shall not be modified except in writing and signed by both parties.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals the day and year first above written.

Dan Nesbit (Seal)

Worth County Economic Development Authority, Lessor

Dan Nesbit, Chairman

Signed, Sealed and Delivered

In the presence of

Witness

Notary Public

KAREN M. RACKLEY NOTARY PUBLIC Comm. Exp. 3/13/15 WORTH COUNTY, GA

Joshua Blake Whittaker

Signed, Sealed and Delivered

In the presence of

Witness

Notary Public

KAREN M. RACKLEY NOTARY PUBLIC Comm. Exp. 3/13/15 WORTH COUNTY, GA

POCK#1596
$6,446.00
2-21-2013

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

The Proposed Property is Zoned as M which meets the requirements for an Industrial Park. The proposed Property was bought by the Worth County Economic Development Authority for the purpose of using the site as an Industrial park. The Entire property was rezoned to M when EDA purchased the property. The EDA has received full support for the development of the industrial park. The support comes from both the city of Sylvester, GA and Worth County. The ability to create jobs for the area is what the local government is trying to accomplish with the site.

The industrial park must adhere to all state and federal land regulations. The property is also subject to the City of Sylvester's zoning regulations and the code of ordinances. The zoning information for Sylvester is available online at www.municode.com .

City of Sylvester

101 North Main Street
P.O. Box 370
Sylvester, Georgia 31791
229-776-8505 t
229-776-8519 f
www.cityofsylvester.com

georgia

February 19, 2013

Karen Rackley, Executive Director
Worth County EDA
P. O. Box 768
122 N. Main Street
Sylvester, GA 31791

Dear Mrs. Rackley:

As Mayor of the City of Sylvester I am pleased to send a letter of support for the Worth County Industrial Park on Seabrook Drive GRAD ready site certification. We look forward to new development coming to our town.

As a full service utility, we would be able to provide water, lights, gas and sewer to the location. If needed, we can provide telecom to the site also. We would be agreeable to working with any industrial prospects you have. We have planned and set aside funds so that we are able to install services within six months of the prospect's decision to develop the site.

We are very excited about the possibilities the Worth County Industrial Park brings to Sylvester. Please let me know if we can provide any further information.

Sincerely,

William J. Yearta, Mayor
City of Sylvester

WORTH COUNTY BOARD OF COMMISSIONERS

201 N. Main Street Suite 30
Sylvester GA 31791

Phone: (229) 776-8200
Fax: (229) 776-8232

County Attorney
Clarence A. Miller

Rene Whidby
Interrim County Clerk

February 14, 2013

Executive Director Worth County EDA
122 North Main Street
Sylvester, GA 31791

RE: Letter of Support for GRAD Ready Application

To Whom It may Concern:

The Worth County Board of Commissioners support the Worth County EDA's GRAD Ready Application for the 204 acre industrial site located at US Highway 82 and Seabrook Drive.

The Board of Commissioners supports continued Economic Development in Worth County and will continue to support the EDA in securing new industry and support of local business.

Sincerely,

Mike Cosby
Chairman, Worth County Board of Commissioners

Cc: Commissioners
file

City of Sylvester
Planning, Zoning and Building Departments
108 North Main Street
PO Box 370 Sylvester, GA 31791
229-776-8505

May 23, 2013

EDA Board of Directors
Att: Karen Rackley
122 North Main Street
Sylvester, GA 31791

Re: GRAD READY Application

Dear Board Members:

Thank you for your recent request for some items needed in the above referred to application. This department will address item #3 as to zoning, etc.

The City of Sylvester has zoning and land use controls in effect and all can be accessed on www.municode.com . A copy of same has been attached for your convenience.

Also be advised that the City of Sylvester is its own issuant of all Soil Erosion and Sediment Control permits through our Code Enforcement Department.

Should you need any further assistance, please do not hesitate to call.

Respectfully submitted,

Glenice Stephens
Interim Zoning Administrator

Attachments

ARTICLE XIV. - M MANUFACTURING [DISTRICT]

Section 14.01. - Statement of purpose.

The intent of the [M] manufacturing district is to provide areas for wholesaling, warehousing, storage, manufacturing, processing, repair services, and sale lots in addition to other retail and service establishments; and to expand or extend existing districts only where there is adequate and direct access to major transportation facilities and where there is minimum conflict with residential districts.

Section 14.02. - Permitted uses.

[Permitted uses in the M district shall include the following:]

A. Any use permitted in the commercial zone districts.
B. Manufacturing.
C. Warehousing, wholesaling, shipping and receiving.
D. Agriculture.

Section 14.03. - Conditional uses.

[Conditional uses permitted in the M district shall include the following:]

A. Petroleum bulk plant.
B. Junkyards, automobile salvage yards or scrap metal processors. (Site plan with appropriate screening and fencing are required.)
C. Asphalt plants.
D. Cement, line gypsum, or plaster of Paris manufacturing.
E. Fat rendering and fertilizer manufacturing.
F. Paper and pulp manufacturing.
G. Corrosive acid or alkali manufacturing.
H. Public buildings and utilities.
I. Cemeteries (site plan required).
J. Chemical plants.

K. Churches (see section 5.03A).
L. Adult businesses.
M. Uses similar to the above.

Section 14.04. - Protective screening.

(See section 4.11.)

(Ord. No. 2004-12, § 1, 7-19-2004)

Section 14.05. - Signs.

(See article XVIII.)

(Ord. No. 2004-12, § 1, 7-12-2004)

Section 14.06. - Off-street parking.

(See article XVII.)

Section 14.07. - Area, height and setback requirements.

[Area, height and setback requirements in the M district shall be] (in accordance with the attached schedule of regulations, [as set forth in] article XIX).

5. RAILROAD ACCESSIBILITY

Railroad access is not available at this time. There is the Seaboard Coast Line Railroad that borders the property on the south region of the property. Currently, the section of the railroad corridor within the project is abandoned. The Georgia and Florida Railway, LLC which is part of the OmniTRAX rail line currently provided rail surface to the city of Sylvester on the existing line between Sylvester and Albany, Georgia. With part of the track getting service, there may be a possibility to get rail service in the future.

6. ROAD ACCESSIBILITY

The proposed Worth County Industrial site is bordered by two roadways on the north and west side of the property. One of the roadways is a major highway while the other road is a connector road for two highways.

The road located to the north is GA Hwy 82 (SR520). Hwy 82 is a major 4-lane highway that runs from Albany, GA to Brunswick, GA. The highway also passes over interstate 75 approximately 17 miles to the east of the property. From Georgia's state traffic and report statistics (STARS), the highway has an annual average daily traffic (AADT) total of 6830 to the west and 7080 to the east. This gives a total for both directions of 13,910. Of this total, approximately fourteen percent is truck traffic. The roadway in front of the property is relatively flat with approximately a positive 1 percent grade running to the west. The sight stop distance from the current driveway of the property is approximately 0.35 miles to the west and approximately 0.75 miles to the east.

The road located to the west of the property is County Road 88 Seabrook Drive. Seabrook drive is a 2 lane non-divided roadway that is a north and south connector road of highway 82 to the north and highway 256 to the south. The roadway currently services two large industrial type businesses similar to what will be built in the proposed site. Both of these facilities are approximately 170,000 sf and store close to 100 tractor trailers on the site. The proposed property is separated from these facilities by the Seaboard Coastline Railroad. The roadway also services a small subdivision south of the two industries approximately half a mile from the site. From the Georgia state traffic report statistics (STARS), the highway has an annual average daily traffic (AADT) total of 1,350 for both directions. There was not an estimate to the percentage of truck traffic.

The property currently has multiple access points located on the property. There is a farmer's access located to the southwest corner of the property approximately 1500 feet down Seabrook Drive from the intersection of Hwy 82 and Seabrook drive. The second access located on the northwest corner of the property approximately 175 feet down highway 82 from the intersection of highway 82 and Seabrook drive. The third access is located on the northwest corner of the property on Seabrook drive approximately 600 feet south of the intersection of Hwy 82 and Seabrook Drive. This is the newest access that was just created and a drainage pipe has been installed. The fourth access is located approximately 1200 feet from the northwest corner of the property. At this time, it has not been determined if other driveways will be added to both Hwy 82 and/or Seabrook Drive. If the need for other driveways arises, the correct GDOT permitting can be obtained for highway 82 within the timeframe of the sale of the property. Both roadways have adequate abilities to sustain the traffic and truck load that would be produced by the proposed industrial park. The property is located in a rural area and will be neighboring existing industrial businesses. There are some scattered residents in the general vicinity of the property but it is in an overall rural area. The proposed site is not located in or around any schools or hospitals. The site location should minimize traffic congestions because the Highway is capable of handling the capacity.

Keith Golden, P.E., Commissioner

GEORGIA DEPARTMENT OF TRANSPORTATION

One Georgia Center, 600 West Peachtree Street, NW
Atlanta, Georgia 30308
Telephone: (404) 631-1000

January 22, 2013

Mr. Alex Hensley, Project Engineer
EMC Engineering Services, Inc.
1344 US Highway 19 South, Suite A
Leesburg, GA 31763

Dear Mr. Hensley:

As previously discussed, US 82 is maintained by the Georgia Department of Transportation. The US 82 pavement structure is strong enough to handle all current and foreseeable legal loads.

If you have any further questions, please call me at 229-386-3280.

Sincerely,

Joe W. Sheffield, P.E.
District Engineer

JWS/bt

City of Sylvester

P. O. Box 370, 101 N. Main Street
Sylvester, Georgia 31791
Phone (229) 776-8505
Fax (229) 776-8519

November 7, 2012

Debbie Bridges
City Manager

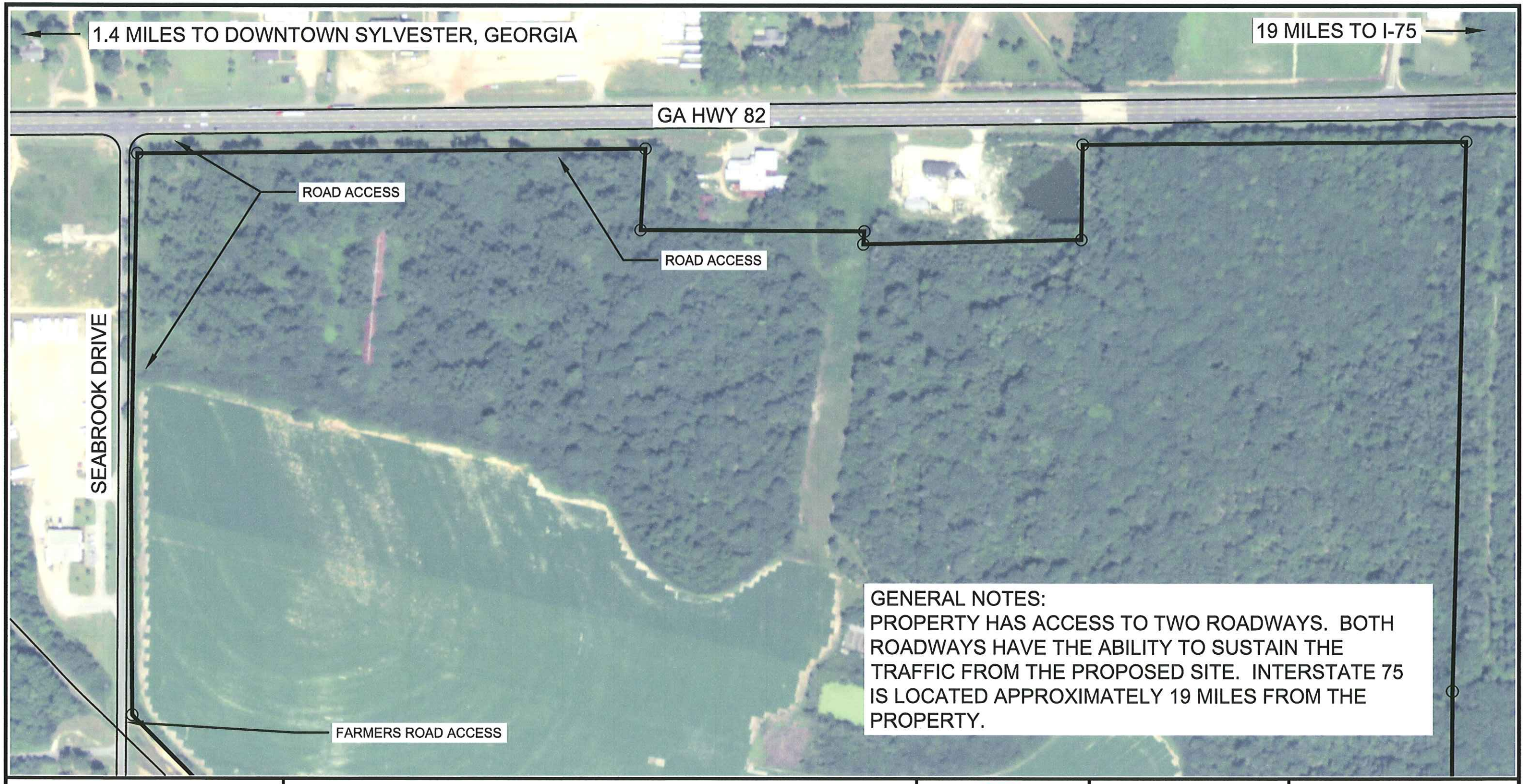
RE: Letters Required for Completion of GRAD Application

As Superintendent of Public Works for the City of Sylvester, I am responding to statement number five listed on the "Letter Required for Completion of GRAD Application". In reference to describing the access roads level of readiness to support industrial-level traffic to and from the site, GDOT prefers that the Industrial Park's entrance be placed on Seabrook Drive. Also, GDOT requires that the entrance be placed at least one hundred feet from the corner of State Route 520/US 82. If the Park's entrance be placed on SR 520/US 82, GDOT will requires that a deceleration lane be constructed in accordance with the "GDOT Driveway and Encroachment Control Manual" (pages 4-16 and 4-21) and other safety issues. Since the surface water will be shedding toward SR 520, GDOT requires a hydrologic study of the Industrial Park site.

Sincerely,

Larry Thomas

Larry Thomas
Superintendent of Public Works



EMC ENGINEERING SERVICES, INC.
1344 U.S. HWY 19 SOUTH
LEESBURG, GEORGIA 31763
PHONE: (229) 435-6133
FAX: (229) 439-7979
albany@emc-eng.com
CIVIL MARINE ENVIRONMENTAL

ALBANY, ATLANTA, AUGUSTA, BRUNSWICK, COLUMBUS, STATESBORO, AND VALDOSTA

GRAD APPLICATION AERIAL MAP
SYLVESTER INDUSTRIAL PARK
LAND LOT 335, 7thLAND DISTRICT
SYLVESTER, WORTH COUNTY, GEORGIA
Prepared for:
WORTH COUNTY, GEORGIA

GEORGIA REGISTERED NO. 30411 PROFESSIONAL ENGINEER B. MATTHEW INMAN
DATE: 3-11-13

PROJECT NO.:	12-6084
DRAWN BY:	SAH
DESIGNED BY:	BMI
SURVEYED BY:	N/A
SURVEY DATE:	N/A
CHECKED BY:	BMI
SCALE:	1"= 500'
DATE:	10/20/2012

SHEET 1 OF 1

0 250' 500'

N:\LAND PROJECTS 2012\12-6084 WORTH COUNTY GRAD\10-9155.07 CITY OF SYLVESTER INDUSTRIAL PARK\DWG\GRAD APPLICATION.DWG 2/11/2013 9:40 AM

Figure 9: Farmers access on southwest corner of property.

Figure 10: Driveway located on northwest corner of property connected to Hwy 82.

Figure 11: New access added approximately 600 feet south front the intersection Hwy 82 and Seabrook Drive.

Figure 12: Access located approximately 1200 feet from the northwest corner of the property on Hwy 82.

Figure 13: Intersection of Hwy 82 and Seabrook Drive looking to the west.

Figure 14: Hwy 82 looking to the east.

Figure 15: Seabrook Drive looking south.

7. AVAILABILITY OF UTIITIES/ENERGY/TELECOMMUNICATIONS

The proposed property can be serviced by the City for water, wastewater, electricity, and natural gas. The telecommunications are available from AT&T and also from the City of Sylvester fiber optics network.

The water line runs along highway 82 across the road from of the property. The water line also runs down the west side of the property down Seabrook Drive. This gives water access from the north and west side of the property. The City of Sylvester Water Department will provide water for the site.

The sewer line also runs along Highway 82 across the road from the property. This line runs the entire length of the front of the property. The sewer line also runs down Seabrook Drive on the opposite side of the road from the property. This location gives easy access to the property from the north and east sides. The sewer needs for the city will be provided by the City of Sylvester Sewer Department.

The natural gas line was located on Hwy 82 on the opposite side of the road of the property. This gives the site the option of having natural gas if requested. The City of Sylvester Natural Gas Department will provide services for the site.

There are multiple power lines running in the property. The main lines that could be used to connect the proposed site run along the north and west side of the property. Power will be provided by the City of Sylvester Electrical Department.

The Sylvester Fire Department and Police Department will be the primary emergency service provider for the area. These departments have the capability and the resources to handle the requirement of the industrial park. They have provided letters describing their resources and their availability.

AT&T Georgia
304 Pine Avenue
P.O. Box 1947
Albany, GA 31702-1947

T: 229.888.4750
F: 229.888.4754
courtney.brinson@att.com

November 5, 2012

Mrs. Karen M. Rackley
Executive Director – Worth County EDA
P.O. box 768
122 N. Main Street
Sylvester, GA 31791

RE: Industrial Park – Highway 82 and Seabrook Drive (GRAD Ready Site)

Dear Mrs. Rackley:

This letter is in response to your request for confirmation of service availability by AT&T. The GRAD Ready Site you have identified is located in an area served by AT&T Georgia. AT&T Georgia serves this area out of the Sylvester exchange. We will be happy to provide facilities to this development.

As the project develops, AT&T requires information such as proposed land use, density, site plans and agreements with respect to service arrangements for the project. No preparatory work towards providing service will begin at this time.

General information regarding AT&T's service to commercial buildings can be obtained from Teresa Geiger, Area Manager – Planning and Engineering Design at 229-888-4671 or teresa.geiger@att.com.

Thank you for contacting AT&T.

Sincerely,

Courtney Brinson
Regional Director – External Affairs
AT&T Georgia

City of Sylvester W G & L Department

Frank Thompson, Superintendent

November 5, 2012

RE: 2012 GRAD Application; Fiber/Telecommunications Service Provisions

To Whom It May Concern,

The City of Sylvester fiber optics network is a part of the publicly owned utility that offers reliable, state of the art telecommunications and internet services as a nonprofit entity and is a joining member of the South Georgia Governmental Services Authority (SGGSA) and Community Network Services (CNS) in Thomasville, Georgia.

Through the City of Sylvester's affiliation with SGGSA and CNS, the fiber optics network currently offers Layer 2 point-to-point fiber to the business FTTB, circuits or Layer 3 IP based MetroEthernet fiber circuits at 1Mb and up to 1 GB in Sylvester, GA. The circuits are brought back to the CNS POP located in Sylvester, where they connect into a 10 GB regional ring. We provide diverse egress links out of Sylvester and out of our network from separate locations in Atlanta, GA.

The network was built to be redundant and stable. If requested, requirements can be provided up to 10 GB capacity as well as redundant fiber based Ethernet circuits to the customer premise with diverse paths within a three month time frame. Capabilities also include providing SONET based TDM services utilizing T1/T3 circuits.

The Industrial Park location, located at the intersection of Seabrook Drive and US Highway 82 East is within servicing distance of the City's fiber optics network. Service could be expanded to provide telecommunication and internet services to new customers locating at the industrial park site.

Please feel free to contact me at 229-776-8508 with any questions or concerns regarding this matter.

Sincerely,

Frank Thompson

Frank Thompson, Superintendent
City of Sylvester
Water, Light & Gas Department

105 E. King Street, Sylvester, GA 31791 (229) 776-8508 phone (229) 776-8514 fax

City of Sylvester W G & L Department

Frank Thompson, Superintendent

November 5, 2012

RE: 2012 GRAD Application; Electric Service Provisions

To Whom It May Concern,

The City of Sylvester Electric Department is a publicly owned utility that offers reliable power as a nonprofit entity. The Electric Department is located within the corporate city limits, with an operations complex devoted to serve its entire customer base.

The City of Sylvester is a member of the Municipal Electric Authority of Georgia, from whom it purchases its wholesale power. The City operates within an assigned electric service territory that has been identified by the "Georgia Territorial Electric Service Act of 1973". A portion of the City of Sylvester's assigned electric service territory is within the City's industrial park site which allows the City to serve customers who locate there. Provisions within the Georgia Territorial Electric Service Act also permits customers with a total connected electrical load of 900kW or greater, to have choice of electric suppliers. A prospective customer meeting this load criteria can choose their electric service provider, whether the site is inside or outside of the City's assigned service territory. A map depicting the City's assigned electrical service territory inside the industrial park is attached for reference.

The Industrial Park is located at the intersection of Seabrook Drive and US Highway 82 East. The City has an electrical substation with two electrical distribution circuits exiting the substation. One circuit is dedicated to serving ConAgra Foods, with the second circuit providing power to industry and business in the vicinity of the substation. The industrial/business distribution circuit operates at 12kV and is located adjacent to the industrial park along Seabrook Drive and to the East along US Highway 82. The existing power substation and distribution circuit could easily be expanded to provide electric utility service to new customers locating inside, whether the need is for temporary power or permanent power. The City of Sylvester stands ready to meet the needs of new customers locating within the city Industrial Park site.

Please feel free to contact me at 229-776-8508 with any questions or concerns regarding this matter.

Sincerely,

Frank Thompson, Superintendent
City of Sylvester
Water, Light & Gas Department

105 E. King Street, Sylvester, GA 31791 (229) 776-8508 phone (229) 776-8514 fax

City of Sylvester W G & L Department

Frank Thompson, Superintendent

November 5, 2012

RE: 2012 GRAD Application; Gas Service Provisions

To Whom It May Concern,

The City of Sylvester Natural Gas Department is a publicly owned utility that offers safe and reliable natural gas service as a nonprofit entity. The Natural Gas Department is located within the corporate city limits, with an operations complex devoted to serve its entire customer base.

The City of Sylvester is a member of the Municipal Gas Authority of Georgia, the largest non-profit natural gas joint action agency in the United States, from whom it purchases its wholesale natural gas. The City gate connects to Southern Natural Gas Company pipelines and operates the natural gas system within the County of Worth. System provisions include Interruptible Contract as well as Firm Contract Sales.

The Industrial Park is located at the intersection of Seabrook Drive and US Highway 82 East. Available system capacity to this site in excess of 1,000,000,000 cubic feet per day, based on type of service and pressure requested. The distribution system main to this site consists of a 4.5"O.D./4.026" I.D. sized Steel line, operating at a line pressure of 100 p.s.i.g.

The existing distribution system can easily be extended to provide natural gas service to new customers locating with in. The City of Sylvester stands ready to meet the needs of new customers locating within the city Industrial Park site.

Please feel free to contact me at 229-776-8508 with any questions or concerns regarding this matter.

Sincerely,

Frank Thompson, Superintendent
City of Sylvester
Water, Light & Gas Department

105 E. King Street, Sylvester, GA 31791 (229) 776-8508 phone (229) 776-8514 fax

City of Sylvester W G & L Department

Frank Thompson, Superintendent

November 5, 2012

RE: 2012 GRAD Application; Water Service Provisions

To Whom It May Concern,

The City of Sylvester Water Department is a publicly owned utility that offers reliable potable and fire protection services as a nonprofit entity. The Water Department is located both inside and outside the corporate city limits, with an operations complex devoted to serve its entire customer base.

The City of Sylvester public water system is regulated by the Georgia Department of Natural Resources, Environmental Protection Division and State of Georgia Drinking Water Program. The City is presently permitted to withdraw 2.000 million gallons per day (monthly average) and 1.600 million gallons per day (annual average) from the Floridian Aquifer. The water distribution system is in full compliance with regulating authorities and consists of four deep wells and 3 elevated water tanks with storage capacity of 1,350,000 gallons; overall system is monitored and controlled by a SCADA system. Water treatment includes chlorination, fluoridation and iron/manganese control.

The Industrial Park is located at the intersection of Seabrook Drive and US Highway 82 East. The City has an 8" water main located adjacent to the industrial park along Seabrook Drive and an 8" water main on the north side of Highway 82 East.

With the existing 8" mains, the water utility could easily extend the distribution system, providing up to 8" sized taps for water and or fire protection services to new customers. The City of Sylvester stands ready to meet the needs of new utility customers locating within the Industrial Park site.

Please feel free to contact me at 229-776-8508 with any questions or concerns regarding this matter.

Sincerely,

Frank Thompson, Superintendent
City of Sylvester
Water, Light & Gas Department

105 E. King Street, Sylvester, GA 31791 (229) 776-8508 phone (229) 776-8514 fax

CITY OF SYLVESTER, GEORGIA

SEWER MAINTENANCE DEPARTMENT
OFFICE OF JOHN C. SUTTON
206 E. MARTIN LUTHER KING DR. - P. O. BOX 370
SYLVESTER, GEORGIA 31791-0370

OFFICE ; (229) 776 – 8512 CELL : (229) 357 – 0792 E-Mail : jsutton@cityofsylvester.com

November 30, 2012

Mrs. Karen Rackley
Worth County EDA
P.O. Box 768 - 122 N. Main Street
Sylvester, Georgia 31791-0768

IN REF : Sewer Utility Letter - GRAD Application
EDA Development Site – 200 Acre Tract –
East of Seabrook Drive / South of Franklin Street [aka Highway 82 East]

Dear Mrs. Rackley,

Per your GRAD READY application form the following municipal Sewer Utilities are available to the referenced development site:

Waste Water Treatment : North Treatment Facility / Permitted for 540,000 GPD
Adequate excess treatment capacity available.

Sewer Collection System : Sanitary Sewer Pump Station available SW margin of railroad tracks on Seabrook Drive – north of Kourtney Street – west of Seabrook Drive.

8" PVC Sanitary Sewer collection pipe line available parallel west margin Seabrook Drive [Railroad Tracks north to Highway 82 East]

18" VCP Sanitary Sewer Trunk Pipe Line available parallel north margin E. Franklin Street – aka Highway 82 East.

NOTE : Access to these sewer utilities will be dependent on engineering & ground elevations established.

Municipal extension of all municipal utilities into the development site will require formal approval of the City of Sylvester City Council. Application should be made through the Office of City Manager.

Should you have any further questions regarding municipal sanitary sewer service / availability please feel free to contact my office @ 229-357-0792.

John C. Sutton
Municipal Sewer Department

Sylvester Fire Department

101 North Westberry Street
P.O. Box 370
Sylvester GA, 31791
229-776-8511

Chief Chris Duncan

The Sylvester Fire Department serves as primary fire service provider to the area. The SFD consists of a full time fully staffed fire dept staffed 24 hours a day 7 days a week. A daily shift of 4 make up the on duty personal of 2 firefighters, 1 Lieutenant and 1 Captain. The SFD operates 2 fire engines, 1 ladder truck, 1 brush truck and a quick response ATV. The SFD covers all fire, rescue, first responder, hazardous materials and any other special operations calls. In the event a call becomes larger than SFD can handle there are mutual aid agreements with surrounding fire departments and state agencies for additional resources and manpower.

Respectfully,

Chris Duncan
Fire Chief
Sylvester Fire Department

SYLVESTER POLICE DEPARTMENT

ROBERT W. JENNINGS
Chief of Police

Telephone: (229) 776-8500
Fax: (229) 776-8503
Post Office Box 370
102 South Isabella Street
Sylvester, Georgia 31791

11/8/2012

To: **Whom It May Concern**
From: **Chief R. W. Jennings**
Subject: **Letter for Grad Application**

Re: Worth County Industrial Park, Seabrook Drive, Sylvester, Georgia

The Sylvester Police Department will be able to provide police services on a 24 hour basis to the Worth County Industrial Park. This will include routine patrol and the enforcement of Georgia Laws and Sylvester City Ordinances at the site.

R. W. Jennings
Chief
Sylvester Police Department

Figure 16: Water line on Seabrook Drive running down the west side of the property

Figure 17: Sewer line running across the street along Hwy 82 on the front of the property.

Figure 18: Sewer line located on Seabrook Drive with proposed site across the street.

Figure 19: Gas line across Hwy 82 running across the north side of the property on opposite site of the road.

8. WETLAND AND STREAM DELINEATION

The wetland and stream delineation was performed by Resource and Land Consultants. They have provided a preliminary wetland investigation for the proposed Worth County Industrial Park.

Jim Bennett from Resource Land Consultants performed the site visit to determine the approximate jurisdictional limits of the wetlands and open waters. These areas are primarily located on the east side of the site and run along the border of the property. These areas were part of the +/- 74 acres of the 204 acres site that is not able to be developed. This leaves approximately 130 acres that are able to be developed for industrial purposes. The power line easement located in the center of the site divides the property into two sections with +/- 70 acres and +/- 60 acres.

The following are the results from their investigation.

RLC

1 July 2013

Mr. Matthew Inman
EMC Engineering Services, Inc.
1344 US Highway 19S, Suite A
Leesburg, GA 31763

RE: Environmental Services
GRAD Industrial Site
Worth County, Georgia

Dear Mr. Inman:

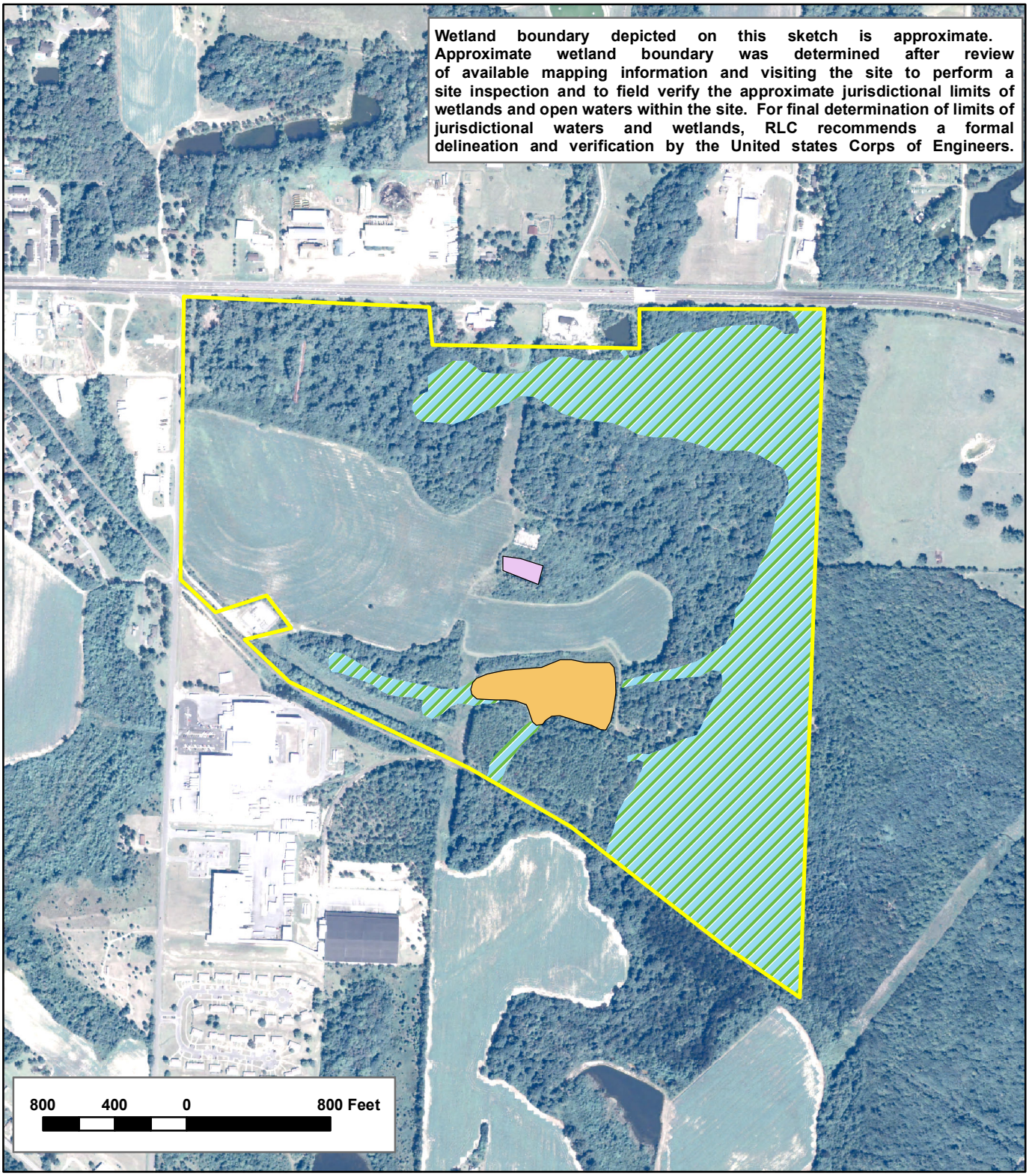
RLC was contracted by EMC Engineering Services, Inc. to perform a wetland determination for the approximate 215 acre subject site located adjacent to and south of U.S. Highway 82 (East Franklin Street), approximately 1 mile east of downtown Sylvester (31.523694°, -83.807192°). A Wetland Determination was performed on the Worth County Industrial Site in October of 2012 and included review of the following: aerial photography for Worth County with the project limits depicted, the U.S. Geological Survey for Worth County with the project limits depicted, the National Wetlands inventory Map for Worth County with the project limits depicted, and the NRCS Soils Survey for Worth County with the project limits depicted.

Upon reviewing of the available mapping, RLC personnel Jim Bennett visited the site and field verified the approximate jurisdictional limits of wetlands and open water within the site. The attached exhibit depicts the approximate limits of jurisdictional waters within the site. The other areas of the site appear to be ready for development without impacting the wetlands. In order to know the exact limits of jurisdictional waters, RLC recommends a formal delineation and verification through the United States Corps of Engineers.

Sincerely,
RESOURCE & LAND CONSULTANTS

for J Bennett

Jim Bennett
Project Manager



Project Limits = +/-211 ACRES | Jurisdictional Pond = +/-4.7 ACRES | Isolated Pond = +/- 0.5 ACRES | Approximate Wetland Location = +/- 66 ACRES

2010 ORTHO-IMAGERY; WORTH COUNTY, GA

25 OCTOBER 2012

MAP SCALE : 1 INCH = 800 FEET

PREPARED BY: JB

RLC PROJECT #12-122

WETLAND DETERMINATION SKETCH
WORTH COUNTY INDUSTRIAL SITE
SYLVESTER, WORTH COUNTY, GEORGIA

N

PREPARED FOR:
EMC ENGINEERING SERVICES, INC.

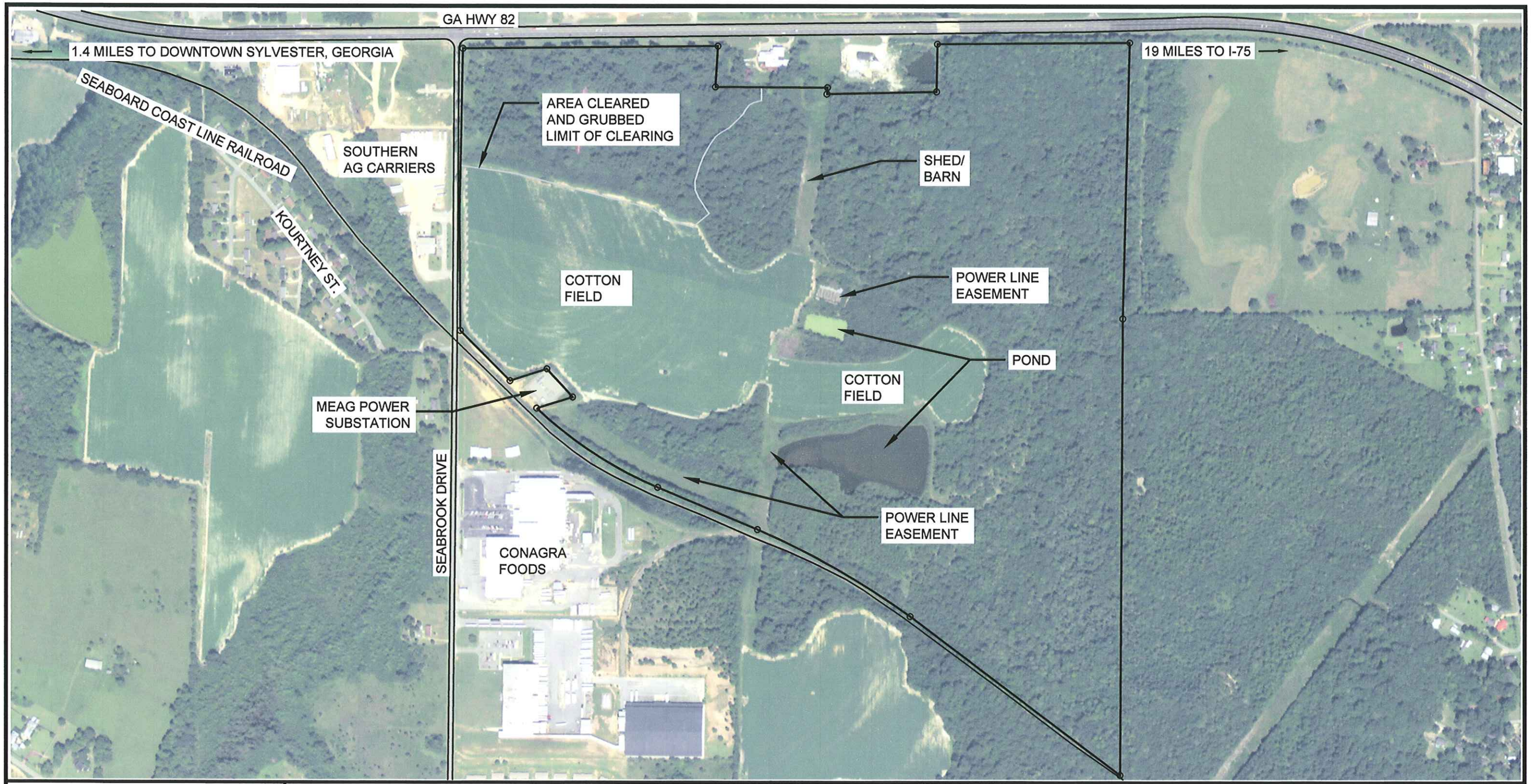
RLC
RESOURCE+LAND CONSULTANTS
41 Park of Commerce Way, Ste. 303
Savannah, Georgia 31405
912.443.5896 www.rlandc.com

9. AERIAL TOPOGRAPHIC SURVEY

An aerial topographic survey was not conducted for the proposed site. Included in the application is an aerial drawing of the site with descriptions of the site. It locates the key features. This aerial also included the boundary of the property and the location of the property in respect to the roadways surrounding it. It also shows the other industries that operate on adjacent to the properties. The Worth County Economic Development Website also includes some aerial photos of the property. These images can be found at http://worthcountyeda.com/sites-buildings/land-eda-worth-industrial-complex/.

Figure 20: Aerial image of the proposed property looking to the northeast.

Figure 21: Aerial image of proposed property looking to the southeast.



EMC ENGINEERING SERVICES, INC.
1344 U.S. HWY 19 SOUTH
LEESBURG, GEORGIA 31763
PHONE: (229) 435-6133
FAX: (229) 439-7979
albany@emc-eng.com
CIVIL MARINE ENVIRONMENTAL

ALBANY, ATLANTA, AUGUSTA, BRUNSWICK, COLUMBUS, STATESBORO, AND VALDOSTA

GRAD APPLICATION AERIAL MAP
SYLVESTER INDUSTRIAL PARK
LAND LOT 335, 7thLAND DISTRICT
SYLVESTER, WORTH COUNTY, GEORGIA
Prepared for:
WORTH COUNTY, GEORGIA

GEORGIA REGISTERED No. 30411 PROFESSIONAL ENGINEER B. MATTHEW INMAN
DATE: 3-11-13

PROJECT NO.:	12-6084
DRAWN BY:	SAH
DESIGNED BY:	BMI
SURVEYED BY:	N/A
SURVEY DATE:	N/A
CHECKED BY:	BMI
SCALE:	1"= 500'
DATE:	10/20/2012

SHEET 1 OF 1

0 500' 1000'

N:\LAND PROJECTS 2012\12-6084 WORTH COUNTY GRAD\10-9155.07 CITY OF SYLVESTER INDUSTRIAL PARK\DWG\GRAD APPLICATION.DWG 2/11/2013 1:31 PM

10. PRELIMINARY GEOTECHNICAL INVESTIGATION

The Geotechnical Investigation was performed by TTL Incorporated. The work was performed by the Albany, Georgia office in February of this year. They have provided a letter with the required information. The following is the results from their investigation.

3202 Gillionville Rd
Albany, GA 31721
229.432.5805
www.ttlusa.com

March 11, 2013

Mr. Matthew Inman, P.E.
EMC Engineering Services, Inc.
1344 US 19
Leesburg, GA 31763

Re: ***Geotechnical Opinion Letter***
Sylvester Industrial Site
Seabrook Drive at US 82
Sylvester, Worth County, Georgia
TTL Project No: 100613032

Dear Matthew:

This letter is being provided per your request to provide a geotechnical opinion on the suitability of the referenced site for typical industrial type developments. The contents of this letter are based upon a desktop study of the National Resource Conservation Service (NRCS) Web Soil Survey published information, a site reconnaissance performed by the undersigned and our experience with similar developments in the vicinity of the site. A few shallow hand auger borings were performed during the site reconnaissance, but no conventional soil test borings, test pits or other means of evaluating subsurface conditions was performed.

Site plans showing the approximate boundary of the site were provided to us by EMC Engineering Services, Inc. These site plans have been labeled as Figures 1 and 2 in the Appendix. Both of the plans show potential flood zones and wetlands, streams, ponds and other site features. We understand that the roadways, building locations and parcel limits shown on Figures 1 and 2 were preliminary concepts that will likely be changed in the future and were not specifically addressed in this letter. Figures 3 and 4, along with the accompanying information were printed from the NRCS Web Soil Survey. Please consider the property boundaries on Figures 3 and 4 to be approximate. Hand notes made on the soil survey data sheet following Figure 4 were taken from other NRCS Web Soil Survey published documents, but were added to more clearly present the data without having to reference multiple tables and legends.

A grading plan/scheme for the property has yet to be developed. We feel the proposed cut and fill depths will be highly dependent upon the location and size of site structures and will vary across different areas of the site. Proposed buildings are anticipated to be high roof single-story tilt wall panel, CMU or pre-engineered metal type structures. With these types of structures, we roughly estimate that maximum column and wall loading will be on the order of 250 kips and 6 kips/lf, respectively.

The geology in South Georgia consists of ancient marine deposits that are referred to as Coastal Plain soils. The Coastal Plain geologic province of Georgia generally lies south of a line between Columbus, Macon and Augusta which is known as the Fall Line. The soils in the vicinity of the site typically consist of sands and clays overlying weathered limestone. The general area of the site typically does not have bedrock at shallow depths as can be frequently encountered in North Georgia/north of the Fall Line.

Typical potential geotechnical concerns for a South Georgia site in this area are usually shallow groundwater and high plasticity or fat clays. The groundwater in our area is typically a perched condition that is trapped on top of a clayey layer. Perched groundwater in this area is typically capable of being handled/lowered during construction with ditches and drains and does not necessarily have the negative impact that groundwater in the weathered residual soils of North Georgia would have. The native, Coastal Plain soils can be loose and sandy near the surface, but are typically of a more firm/stiff consistency beneath the near surface soil. Other obvious potential geotechnical concerns are low consistency soils near water features, undercompacted and unsuitable fill material and other man-made disturbance such as pits, utility trenches, etc.

Preliminary Conclusions and Opinion

As highlighted earlier, the native, Coastal Plain soils in the site vicinity are generally of a suitable consistency to support typical industrial developments. This is confirmed by the industrial developments surrounding the site. The upper 1-2 feet of soils across typical upland sites in this vicinity can be loose/moderately loose, especially in farmland or cultivated areas. However, the loose surface soils, where encountered, can usually be stabilized with proper mixing, moisture conditioning and compaction during warm and dry periods, without needed undercutting. We would also not anticipate bedrock (blasting) to be encountered during typical industrial construction at the site. Rock requiring blasting within 30 feet of the surface is very uncommon in the vicinity of the site.

Typical shallow foundation design bearing pressures for this area are on the order of 2000 to 4000 psf. Deep foundations are generally not needed for the anticipated type of structures on the native Coastal Plain soil. The South Georgia soils also typically provide more stable subgrades with more load carrying capability (higher CBR values) than would typical North Georgia soils, which could result in thinner pavement sections.

Our site reconnaissance suggests that we anticipate essentially all of the site soils in the anticipated construction areas to consist of native Coastal Plain soils. Some surface disturbance is anticipated due to farming related cultivation and the pecan trees that were recently removed from the orchard in the northwest quadrant of the site. An area in the center of the orchard appeared to have a foot or so of fill placed to level a possible former, small chicken house or livestock building pad. No other areas of apparent fill, other than a pond dam, were noted during our site reconnaissance.

We feel the most effective way to discuss specific geotechnical items regarding the site would be to refer to Figure 4 in the Appendix while reading this portion of the letter. Figure 4 is the NRCS Small Commercial Buildings published map for the site. The figure shows approximate soil type/series boundaries as approximated by the NRCS. A description for what the map is intended to describe is provided behind Figure 4. “Small Commercial Buildings” does not imply that large industrial structures cannot be built at the site. The term “Small Commercial Buildings” is used by the NRCS to describe

structures less than 3 stories high, without basements that bear on traditional shallow footings. This is the anticipated type of structure to be constructed at the site. We understand the intent of the Small Commercial Buildings publications is to provide expected soil related limitations for this type of construction. Even though the documents reference "buildings" we also feel the geotechnical concerns for the buildings will similarly be of concern for pavement areas. The soil boundaries, soil types and the resulting limitations presented by the NRCS should be considered approximate and will vary somewhat in the field. However, we feel that the publication does provide a good overall evaluation of the potential geotechnical suitability and obstacles to the proposed industrial developments, as discussed below.

On Figure 4, the red shaded soil series are considered to be very limited for development due to seasonal high groundwater levels and/or flooding. When compared with Figures 1 and 2, the red shaded areas primarily consist of anticipated wetlands and/or floodplains that are not likely intended for development. The red shading does not mean that the areas or portions of the areas could not be developed. However, again considering the boundaries of the soil series to be approximate, it suggests that more costly dewatering, probable undercutting, wetlands mitigation and raising grades, etc. could be required for construction in these areas of the site.

Similarly, the gray shaded areas marked "W" are existing ponds. The southernmost and larger pond is in a low-lying area and would be very problematic and costly to develop. However, the smaller central pond appears to have been mostly excavated into a more upland area and would require considerably less dewatering and undercutting should development of this area eventually be planned. For the remainder of the letter, we will consider that development is not planned for the ponds or the general limits of the red shaded areas on Figure 4. Also, the yellow and green shaded soil series along the south edge of the site and along the northeast corner of the site are not likely for initial development because of the small size of these areas, needed clearing, access concerns over probable wetlands and other limiting factors. These areas have also been precluded from further development related discussion. This leaves the green and yellow shaded soil series in the central and western portions of the site for development related discussion.

The NRCS considers the green shaded soil series to be "not limited" for small commercial building type development. The green soil series are generally located along the open field/cultivated areas of the site and along the former orchard in the northwest quadrant. The yellow shaded soil series are considered "somewhat limited". However, the Carnegie (CaC) and the Tifton (TfC) soil series that are shaded yellow are considered to be "somewhat limited" because of slopes on the order of 5 to 8 percent, not because of probable high groundwater levels or flooding. As such, these areas should be of a similar suitability for construction as the green shaded areas, but more extensive grading should be anticipated.

The undersigned generally agrees with the NRCS's Small Commercial Buildings map (Figure 4) in that the green shaded areas have soil conditions that are generally suitable for industrial construction and that the yellow shaded TfC series in the western portion of the site is similarly suitable. A minor exception to that, which would have to be confirmed by survey, is that Figures 1 and 2 suggest that a good portion of the easternmost area of TfB soils in the wooded area is probable floodplain.

We do not concur with the NRCS in that the yellow shaded CaC series is only limited because of the amount of slope. Figure 2 suggests that a good portion of the southern end of the CaC soil series is located in potential wetlands, and our field observations suggest that wet conditions are anticipated in

this area. Wet conditions were also observed inside the adjacent green shaded TfB series as has been sketched on Figure 4. There is also a small piece of CaC soil series near the northwest corner of the site that was hand labeled. In this vicinity, we found poorly draining surface conditions and soft soils over an area of roughly 200 feet x 150 feet. We feel that temporary dewatering (likely pumped ditches) would be required at the hand sketched "wet" locations during construction. Unless grading was performed during an extended dry and warm period, we also feel that about 2 to 3 feet of undercutting could be required at these general locations.

Outside of the exceptions to the green and yellow shaded areas in the central and western portions of the site, as noted above, we feel the other potential geotechnical obstacles during industrial type construction could (not would) be the presence of fat clay (CH classification) soils in cut areas and potential shallow perched groundwater in isolated areas. The higher elevations of the site (probable cut areas) are in the western and central portions of the site and are mapped as Tifton (TfB and TfC) and Clarendon (CdA) series soils. Based on our experience, it is not common for fat clays to be located in the top 3 feet of these soil series in this area. The upper soils are typically silty or clayey sands (SM and SC) that are well suited for structural fill. However, it is more common for fat clays to be encountered in cuts deeper than 5 feet. The fat clay soils in our area are not as problematic as those in Texas or the Montgomery, Alabama area. Fat clay soils on our construction sites are typically remediated by placing 1 foot of clayey sand (SC) type soil immediately beneath slabs, pavements and footings in areas where fat clays are encountered. Deeper fill areas are also identified, if available, to place excess fat clays from cut areas.

Perched groundwater in the upper 5 feet is also somewhat common in South Georgia due to flat topography and sandy upper soils with less permeable clays at greater depths that "perches" the water. Perched groundwater, especially in the Tifton (TfB and TfC) and Clarendon (CdA) series soils is typically relatively easy to remediate, if encountered. If construction takes place outside of the winter and early spring, then shallow perched groundwater is not typically encountered in these soil types. For construction during colder months or during wet periods, perched water could be encountered as suggested by the soil survey. When encountered, the typical practice is to install shallow dewatering ditching outside of construction areas or at other appropriate locations.

Ditches located beneath pavement areas can be converted to permanent drains. If permanent perched groundwater could potentially impact the structure or more likely pavement areas, permanent drains or ditching is typically installed. Coordination between the civil engineer and the geotechnical engineer during the design process should also enact measures to reduce the potential negative impact of shallow perched groundwater, should the grading scheme or construction areas contain zones where perched groundwater is probable.

Recommendations for Additional Geotechnical Investigations

Appropriate geotechnical investigations, including an adequate scope of soil test borings, laboratory testing and other needed testing/observations, are recommended for each new facility/site prior to development and building design and construction. The potential for geotechnical conditions that would be problematic to the developments can only be better defined by a more thorough geotechnical evaluation considering the specific design of the project.

This report (and any related documents, plans or specifications) is provided by TTL for the sole and exclusive use and reliance of our client. All copies of this report provided to third parties are for informational purposes only absent a Secondary Client Agreement, as discussed immediately following. Under no circumstances may any third party rely upon any TTL reports, documents, plans or specifications without first executing a TTL-approved Secondary Client Agreement. No disclosure to third parties for reliance without an approved and executed TTL Secondary Client Agreement on file with TTL is approved or intended by TTL and any such third party may not rely on our reports, documents, plans or specifications.

We appreciate the opportunity to work with you on this project. TTL will gladly be available to discuss the site or potential developments with you, at your request. If you have any questions, please call us at (229) 432-5805.

Sincerely,

TTL, Inc.

J. Kurt Banner, P.E.
Project Engineer

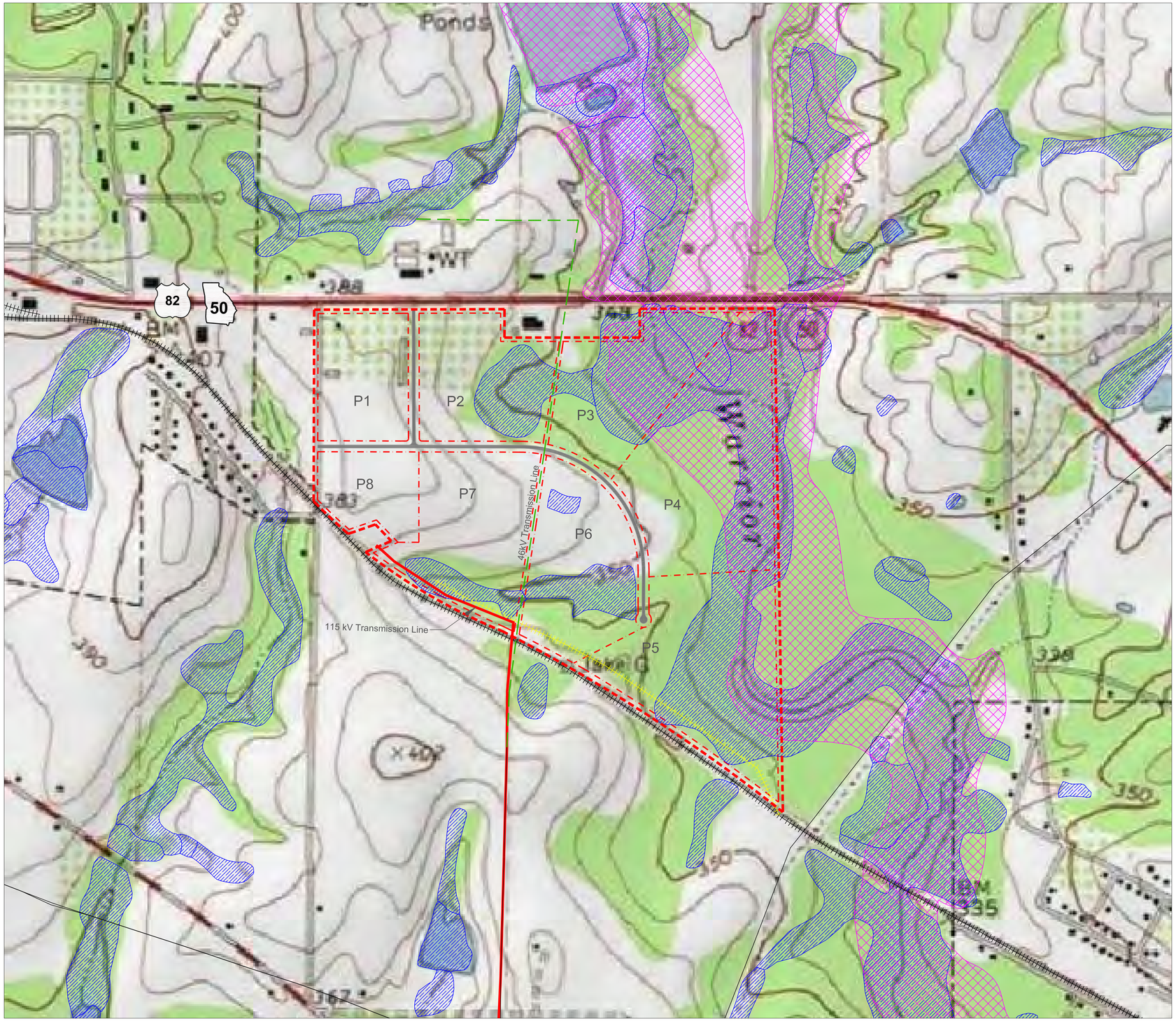
GEORGIA REGISTERED PROFESSIONAL ENGINEER CASEY R. JOYNER 3-11-13

Casey R. Joyner, P.E.
Senior Engineer
GA PE 030064

FIGURE 4
REVISED 7-1-13
TTL By: CASEY R. JOYNER, PE

APPENDIX

Figure 1



SUB-DIVISION TABLE		
PARCEL ID	AREA (AC.)	RAIL SERVED
P1	16.35	N
P2	12.1	N
P3	7.6	N
P4	19.94	N
P5	12.17	Y
P6	19.37	Y
P7	22.85	Y
P8	9.27	N
Net Total	119.65	
Gross Total	172	

LEGEND

- PROPOSED INDUSTRIAL PARK BOUNDARY 136 ± ACRES
- POTENTIAL FLOOD AREAS
- POTENTIAL WETLAND AREAS
- PROPOSED SUB-DIVISION LINE
- PROPOSED ROAD
- PROPOSED RAIL
- EXISTING RAIL

400' 0 400' 800'
Graphic Scale Bar

#	REVISIONS
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	

GEORGIA POWER
A SOUTHERN COMPANY
Engineering & Information Services

Worth County, Georgia
Pleasant Capital of the Piedmont!
northworth.com - The Front Capital's Internet Guide since 1996.

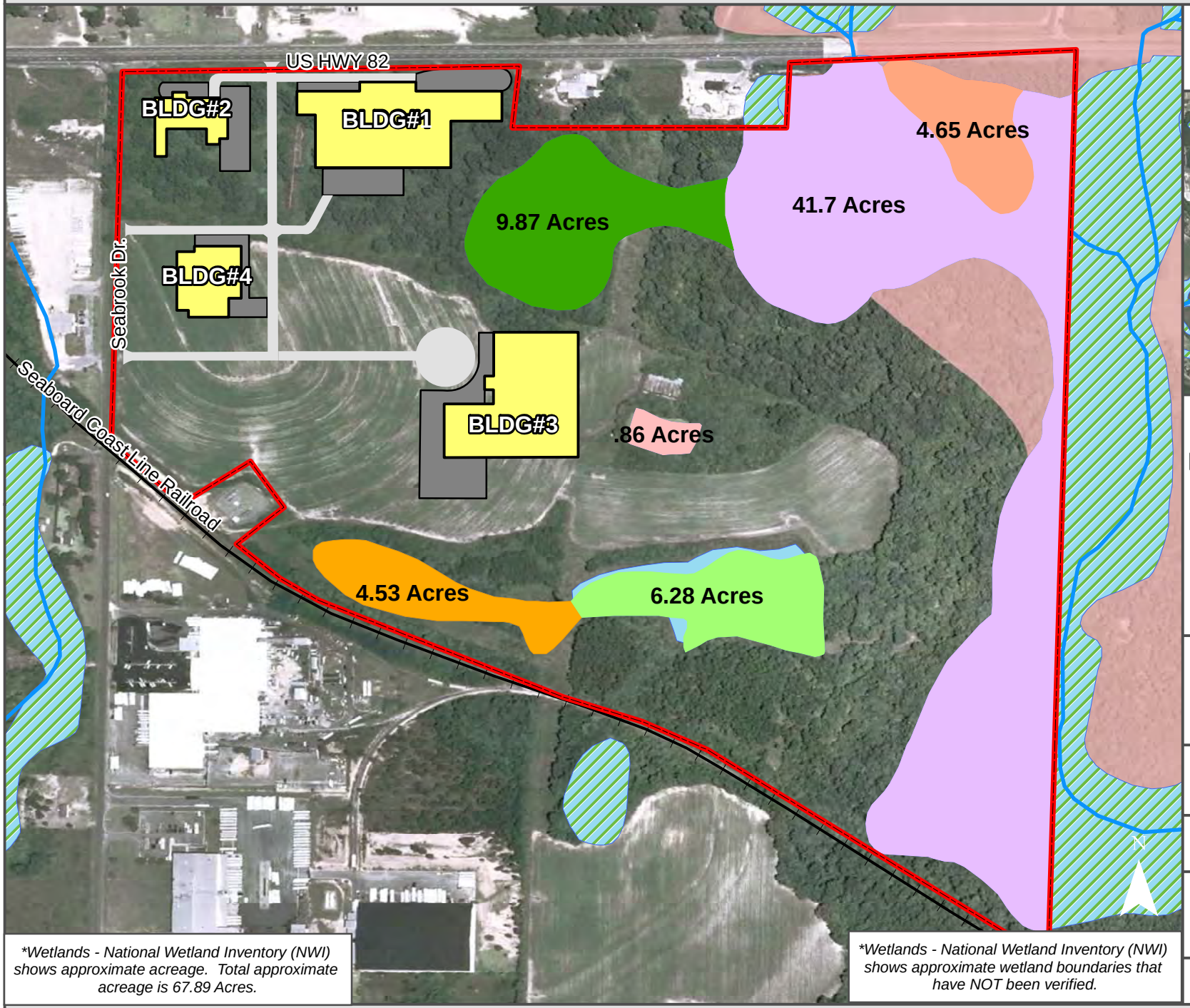
PROJECT DESCRIPTION
Sutton Property
WORTH COUNTY, GEORGIA

DRAWING NAME:
CONCEPTUAL

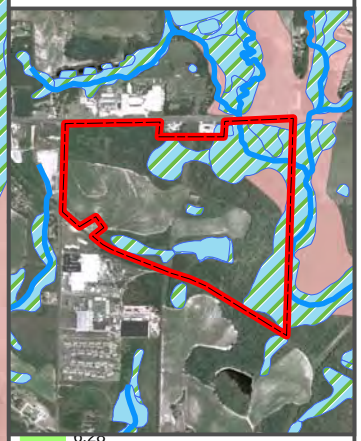
CITY	SYLVESTER
COUNTY:	WORTH
DRAWN BY:	JOHNSON
CHECKED BY:	LAMPLEY
DATE:	NOV 19 2009
SITE ID:	

T:\Engineering Services\County Files\Worth\Sutton Property\Conceptual-TOPO.dwg

Proposed Industrial Park -Figure 2



Location GEORGIA
A Service of MEAG Power



9.87
41.7
Potential Buildings
Potential Roads
Parking & Docks
Railroads
Streams
Lakes & Ponds
*Wetlands - NWI
Flood Zone

BLDG#1	BLDG#2
215,000 SF	225,000 SF
BLDG#3	BLDG#4
40,000 SF	65,000 SF

0 50 100 200 Meters

0 150 300 600 Feet

Disclaimer: This map illustrates a General Overview of the development of property for discussion purposes only.

Created by Location Georgia February 2009

**Wetlands - National Wetland Inventory (NWI) shows approximate acreage. Total approximate acreage is 67.89 Acres.*

**Wetlands - National Wetland Inventory (NWI) shows approximate wetland boundaries that have NOT been verified.*

1.800.WIN.IN.GA (1.800.946.4642) or 770.563.0003 ***www.LocationGeorgia.com*** ***locationgeorgia@meagpower.org***

Figure 3


83° 48' 50"
83° 48' 2"
31° 31' 47"
31° 31' 48"
233000
233200
233400
233600
233800
234000
3491600
3491400
3491200
3491000
3490800
3490600
3490400
3490200
Griffin Houston Rd
Franklin St
82
CaC
AoA
CaC
TfB
Ko
TfC
W
TfB
Warrior Creek
Kourtney St
Seabrook Dr
CdA
Pe
W
LeA
TfB
Ko
CaC
Pe
Jackson Cir
Hamilton Cir
Hamilton Cir
31° 30' 52"
31° 30' 53"
83° 48' 48"
83° 48' 0"
N
Map Scale: 1:8,080 if printed on A size (8.5" x 11") sheet.
Meters
0 50 100 200 300
Feet
0 300 600 1,200 1,800

Map Unit Description (Brief)

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the selected area. The map unit descriptions in this report, along with the maps, can be used to determine the composition and properties of a unit. A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

The "Map Unit Description (Brief)" report gives a brief, general description of the major soils that occur in a map unit. Descriptions of nonsoil (miscellaneous areas) and minor map unit components may or may not be included. This description is written by the local soil scientists responsible for the respective soil survey area data. A more detailed description can be generated by the "Map Unit Description" report.

Additional information about the map units described in this report is available in other Soil Data Mart reports, which give properties of the soils and the limitations, capabilities, and potentials for many uses. Also, the narratives that accompany the Soil Data Mart reports define some of the properties included in the map unit descriptions.

Report—Map Unit Description (Brief)

Worth County, Georgia

Description Category: SOI

Map Unit: AoA—Albany sand, 0 to 2 percent slopes

ALBANY—This very deep, somewhat poorly drained soil is on low-lying uplands. The subsoil is loamy and extends to a depth greater than 6 feet. A seasonal high water table occurs at a depth of 1 to 2.5 feet. Permeability is rapid in the surface and subsurface layers and moderate in the subsoil. Available water capacity is low.

Map Unit: CaC—Carnegie sandy loam, 5 to 8 percent slopes

CARNEGIE—This very deep, well drained soil is on knolls and short side slopes. The subsoil is clayey and extends to a depth greater than 5 feet. Plinthite occurs below a depth of 16 to 26 inches. Permeability is moderately slow and available water capacity is moderate.

Map Unit: CdA—Clarendon loamy sand, 0 to 2 percent slopes

CLARENDON—This very deep, moderately well drained soil is on uplands. The subsoil is loamy and extends to a depth greater than 5 feet. Plinthite occurs below a depth of 20 to 58 inches. A seasonal high water table occurs at a depth of 2 to 3 feet. Permeability is moderate in the upper part of the subsoil and moderately slow in the lower part. Available water capacity is moderate.

Map Unit: Ko—Kinston fine sandy loam, frequently flooded

KINSTON (KINSTON, FLOODED)—This very deep, poorly drained soil is on flood plains. It is loamy to a depth of 40 to 60 inches and is underlain by stratified sandy and loamy material. A seasonal high water table occurs at a depth of 0 to one foot. Flooding is common. Slopes are less than 2 percent. Permeability is moderate and available water capacity is high.

Map Unit: LeA—Leefield loamy sand, 0 to 2 percent slopes

LEEFIELD—This very deep, somewhat poorly drained soil is on uplands. The subsoil is loamy and extends to a depth greater than 5 feet. Plinthite occurs below a depth of 30 to 60 inches. A seasonal high water table occurs at a depth of 1.5 to 2.5 feet. Permeability is rapid in the surface and subsurface layers, moderate in the upper part of the subsoil, and moderately slow in the lower part. Available water capacity is low.

Map Unit: Pe—Pelham loamy sand

PELHAM—This very deep, poorly drained soil is on broad flats. The subsoil is loamy and extends to a depth greater than 5 feet. A seasonal high water table occurs at a depth of 0 to 1.0 foot. Permeability is moderate and available water capacity is low.

Map Unit: TfB—Tifton loamy sand, 2 to 5 percent slopes

TIFTON—This very deep, well drained soil is on uplands. The subsoil is loamy and extends to a depth greater than 5 feet. Plinthite occurs below a depth of 30 to 50 inches. Ironstone nodules are throughout the soil. Permeability is moderate in the upper part of the subsoil and moderate in the lower part. available water capacity is moderate.

Map Unit: TfC—Tifton loamy sand, 5 to 8 percent slopes

TIFTON—This very deep, well drained soil is on uplands. The subsoil is loamy and extends to a depth greater than 5 feet. Plinthite occurs below a depth of 30 to 50 inches. Ironstone nodules are throughout the soil. Permeability is moderate in the upper part of the subsoil and moderate in the lower part. available water capacity is moderate.

Map Unit: W—Water

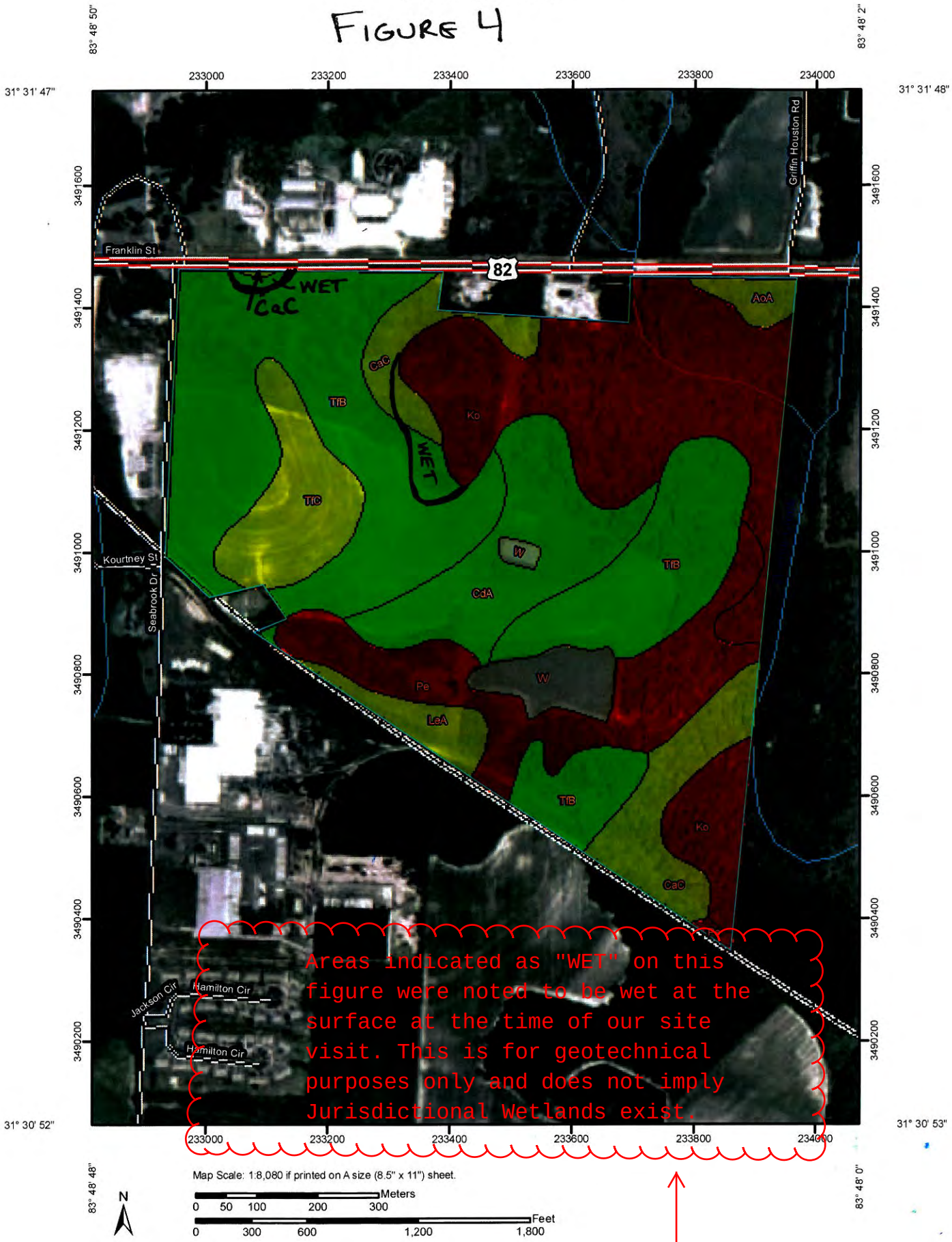
WATER—Water.

Data Source Information

Soil Survey Area: Worth County, Georgia
Survey Area Data: Version 6, Apr 21, 2008

Small Commercial Buildings—Worth County, Georgia
(Sylvester Industrial Site)

FIGURE 4



Areas indicated as "WET" on this figure were noted to be wet at the surface at the time of our site visit. This is for geotechnical purposes only and does not imply Jurisdictional Wetlands exist.

Note added 7/01/2013

MAP LEGEND

Area of Interest (AOI)

- Area of Interest (AOI)

Soils

- Soil Map Units

Soil Ratings

- Very limited
- Somewhat limited
- Not limited
- Not rated or not available

Political Features

- Cities

Water Features

- Streams and Canals

Transportation

- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

MAP INFORMATION

Map Scale: 1:8,080 if printed on A size (8.5" × 11") sheet.

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for accurate map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: http://websoilsurvey.nrcs.usda.gov
Coordinate System: UTM Zone 17N NAD83

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Worth County, Georgia
Survey Area Data: Version 6, Apr 21, 2008

Date(s) aerial images were photographed: 8/15/2007; 7/27/2007

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Small Commercial Buildings

HATCHED COLOR

Small Commercial Buildings— Summary by Map Unit — Worth County, Georgia (GA321)							NRCS WATER TABLE UPPER LIMIT
Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI	
AoA	Albany sand, 0 to 2 percent slopes	Somewhat limited	Albany (95%)	Depth to saturated zone (0.81)	2.3	1.2%	1-2.5 (FT)
CaC	Carnegie sandy loam, 5 to 8 percent slopes	Somewhat limited	Carnegie (100%)	Slope (0.88)	15.6	8.2%	—
CdA	Clarendon loamy sand, 0 to 2 percent slopes	Not limited	Clarendon (100%)		17.9	9.4%	2-3
Ko	Kinston fine sandy loam, frequently flooded	Very limited	Kinston (100%)	Flooding (1.00)	44.7	23.6%	0-1
				Depth to saturated zone (1.00)			
LeA	Leefield loamy sand, 0 to 2 percent slopes	Somewhat limited	Leefield (95%)	Depth to saturated zone (0.39)	4.1	2.2%	1.5-2.5
Pe	Pelham loamy sand	Very limited	Pelham (100%)	Depth to saturated zone (1.00)	21.3	11.2%	0-1
TfB	Tifton loamy sand, 2 to 5 percent slopes	Not limited	Tifton (100%)		66.9	35.3%	3.5-6
TfC	Tifton loamy sand, 5 to 8 percent slopes	Somewhat limited	Tifton (100%)	Slope (0.88)	11.3	6.0%	3.5-6
W	Water	Not rated	Water (100%)		5.5	2.9%	
Totals for Area of Interest					**189.6**	**100.0%**	

Small Commercial Buildings— Summary by Rating Value		
Rating	Acres in AOI	Percent of AOI
Not limited	84.7	44.7%
Very limited	66.0	34.8%
Somewhat limited	33.3	17.6%
Null or Not Rated	5.5	2.9%
Totals for Area of Interest	**189.6**	**100.0%**

Description

Small commercial buildings are structures that are less than three stories high and do not have basements. The foundation is assumed to consist of spread footings of reinforced concrete built on undisturbed soil at a depth of 2 feet or at the depth of maximum frost penetration, whichever is deeper. The ratings are based on the soil properties that affect the capacity of the soil to support a load without movement and on the properties that affect excavation and construction costs. The properties that affect the load-supporting capacity include depth to a water table, ponding, flooding, subsidence, linear extensibility (shrink-swell potential), and compressibility (which is inferred from the Unified classification of the soil). The properties that affect the ease and amount of excavation include flooding, depth to a water table, ponding, slope, depth to bedrock or a cemented pan, hardness of bedrock or a cemented pan, and the amount and size of rock fragments.

The ratings are both verbal and numerical. Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect the specified use. "Not limited" indicates that the soil has features that are very favorable for the specified use. Good performance and very low maintenance can be expected. "Somewhat limited" indicates that the soil has features that are moderately favorable for the specified use. The limitations can be overcome or minimized by special planning, design, or installation. Fair performance and moderate maintenance can be expected. "Very limited" indicates that the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures. Poor performance and high maintenance can be expected.

Numerical ratings indicate the severity of individual limitations. The ratings are shown as decimal fractions ranging from 0.01 to 1.00. They indicate gradations between the point at which a soil feature has the greatest negative impact on the use (1.00) and the point at which the soil feature is not a limitation (0.00).

The map unit components listed for each map unit in the accompanying Summary by Map Unit table in Web Soil Survey or the Aggregation Report in Soil Data Viewer are determined by the aggregation method chosen. An aggregated rating class is shown for each map unit. The components listed for each map unit are only those that have the same rating class as listed for the map unit. The percent composition of each component in a particular map unit is presented to help the user better understand the percentage of each map unit that has the rating presented.

Other components with different ratings may be present in each map unit. The ratings for all components, regardless of the map unit aggregated rating, can be viewed by generating the equivalent report from the Soil Reports tab in Web Soil Survey or from the Soil Data Mart site. Onsite investigation may be needed to validate these interpretations and to confirm the identity of the soil on a given site.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

Report—Water Features

Water Features– Worth County, Georgia										
Map unit symbol and soil name	Hydrologic group	Surface runoff	Month	Water table		Ponding			Flooding	
				Upper limit	Lower limit	Surface depth	Duration	Frequency	Duration	Frequency
				Ft	*Ft*	*Ft*				
AoA—Albany sand, 0 to 2 percent slopes										
Albany	C	—	January	1.0-2.5	>6.0	—	—	None	—	None
	C	—	February	1.0-2.5	>6.0	—	—	None	—	None
	C	—	March	1.0-2.5	>6.0	—	—	None	—	None
	C	—	December	1.0-2.5	>6.0	—	—	None	—	None
CaC—Carnegie sandy loam, 5 to 8 percent slopes										
Carnegie	C	—	Jan-Dec	—	—	—	—	None	—	—
CdA—Clarendon loamy sand, 0 to 2 percent slopes										
Clarendon	C	—	January	2.0-3.0	>6.0	—	—	None	—	None
	C	—	February	2.0-3.0	>6.0	—	—	None	—	None
	C	—	March	2.0-3.0	>6.0	—	—	None	—	None
	C	—	December	2.0-3.0	>6.0	—	—	None	—	None

Water Features– Worth County, Georgia										
Map unit symbol and soil name	Hydrologic group	Surface runoff	Month	Water table		Ponding			Flooding	
				Upper limit	Lower limit	Surface depth	Duration	Frequency	Duration	Frequency
				Ft	*Ft*	*Ft*				
Ko—Kinston fine sandy loam, frequently flooded										
Kinston	B/D	—	January	0.0-1.0	>6.0	—	—	None	Brief	Frequent
	B/D	—	February	0.0-1.0	>6.0	—	—	None	Brief	Frequent
	B/D	—	March	0.0-1.0	>6.0	—	—	None	Brief	Frequent
	B/D	—	April	0.0-1.0	>6.0	—	—	None	Brief	Frequent
	B/D	—	May	0.0-1.0	>6.0	—	—	None	Brief	Frequent
	B/D	—	June	0.0-1.0	>6.0	—	—	None	Brief	Frequent
	B/D	—	November	0.0-1.0	>6.0	—	—	None	Brief	Frequent
	B/D	—	December	0.0-1.0	>6.0	—	—	None	Brief	Frequent
LeA—Leefield loamy sand, 0 to 2 percent slopes										
Leefield	C	—	January	1.5-2.5	>6.0	—	—	None	—	None
	C	—	February	1.5-2.5	>6.0	—	—	None	—	None
	C	—	March	1.5-2.5	>6.0	—	—	None	—	None
	C	—	December	1.5-2.5	>6.0	—	—	None	—	None
Pe—Pelham loamy sand										
Pelham	B/D	—	January	0.0-1.0	>6.0	—	—	None	—	None
	B/D	—	February	0.0-1.0	>6.0	—	—	None	—	None
	B/D	—	March	0.0-1.0	>6.0	—	—	None	—	None
	B/D	—	April	0.0-1.0	>6.0	—	—	None	—	None

Water Features– Worth County, Georgia										
Map unit symbol and soil name	Hydrologic group	Surface runoff	Month	Water table		Ponding			Flooding	
				Upper limit	Lower limit	Surface depth	Duration	Frequency	Duration	Frequency
				Ft	*Ft*	*Ft*				
TfB—Tifton loamy sand, 2 to 5 percent slopes										
Tifton	B	—	January	3.5-6.0	4.0-6.0	—	—	None	—	None
	B	—	February	3.5-6.0	4.0-6.0	—	—	None	—	None
	B	—	March	3.5-6.0	4.0-6.0	—	—	None	—	None
TfC—Tifton loamy sand, 5 to 8 percent slopes										
Tifton	B	—	January	3.5-6.0	4.0-6.0	—	—	None	—	None
	B	—	February	3.5-6.0	4.0-6.0	—	—	None	—	None
	B	—	March	3.5-6.0	4.0-6.0	—	—	None	—	None
W—Water										
Water	—	—	Jan-Dec	—	—	—	—	None	—	—

Data Source Information

Soil Survey Area: Worth County, Georgia
Survey Area Data: Version 6, Apr 21, 2008

11. PHASE I ENVIRONMENTAL SITE ASSESSMENT AND OTHER ENVIRONMENTAL PERMITTING

The Phase 1 Environmental Site Assessment Report that was conducted for the site by Professional Service Industries, Inc. (PSI). The report date was on February 25, 2009. The report was prepared for the Worth County Economic Development Authority. The phase one gives information about the property and all surrounding properties.

Phase I Environmental Site Assessment Report

of

Worth County Property

Highway 82 (East Franklin Street)
and Seabrook Drive
Sylvester, Georgia 31791

Prepared For:

Worth County Economic
Development Authority
204 East Franklin Street, Box 2
Sylvester, Georgia 31791

Prepared By:

Professional Service Industries, Inc.
95 Chastain Road
Kennesaw, Georgia 30144

PSI Project No.
513-9E003

Report Date: February 25, 2009

TABLE OF CONTENTS

TABLE OF CONTENTS

GENERAL INFORMATION

Project Information:
Worth County Property
Project Number: 513-9E003

Consultant Information:
PSI
95 Chastain Road
Kennesaw, Georgia 30144
Phone: 770.424.6200
Fax: 770.424.9982
E-mail Address: robert.newbold@psiusa.com
Inspection Date: February 16, 2009
Report Date: February 25, 2009

Site Information:
Worth County Property
Highway 82 (East Franklin Street) and Seabrook Drive
Sylvester, Georgia 31791
County: Worth
Latitude, Longitude: 31.523500, -83.808800
Site Access Contact: Mr. Greg Sellars

Client Information:
Worth County Economic Development Authority
Mr. Greg Sellars
204 East Franklin Street, Box 2
Sylvester, Georgia 31791
Contract/Proposal#: PSI Proposal No. 513-9E0003
Authorization Date: February 9, 2009
Authorization Party: Mr. Michael Garvey

Site Assessor: Robert Newbold III
Robert L. Newbold III
Project Geologist

Environmental Professional: Robert Newbold III
Robert L. Newbold III
Project Geologist

Principal Consultant: Tom Hruby, Jr.
Thomas Hruby

Certifications:

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in 312.10 of this part. I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Robert Newbold III
Robert L. Newbold III - Project Geologist

1 FINDINGS AND CONCLUSIONS

Professional Service Industries, Inc. (PSI) performed a Phase I Environmental Site Assessment (Phase I ESA) of the property at Highway 82 (East Franklin Street) and Seabrook Drive, Sylvester, Georgia 31791. The assessment included a Phase I ESA. PSI performed the assessment to comply with the contract between Worth County Economic Development Authority and PSI. The report should be read in its entirety to obtain a more complete understanding of the information provided and to aid in any decisions made or actions taken based on this information.

The subject property consists of approximately 197.27 acres of land (per the Worth County Tax Assessor) or 213.42 acres of land (per Deed of Conveyance) improved with two sheds/barns, two ponds, and power line easements that traverse the center of the subject property from north to south and the southwest portion of the property from west to east. These structures and ponds are located in the center of the subject property. A portion of Warrior Creek is located on the northeast portion and east boundary of the property and the remnants of a pecan orchard is located on the northwest portion of the property. The west and central portions of the subject property are currently used as a cotton field. The remainder of the property is undeveloped and wooded land. The subject property has been used as a cotton field since at least 2007. The northwest portion of the property was used as a pecan orchard with the remainder of the property used as pasture land from at least 1941 to 2007. The northwest portion of the property was developed with chicken houses and a residence from at least 1941 to the early 1990's. According to Mr. John Sutton, owner of the subject property, no hazardous chemicals or petroleum products have ever been stored on the site.

Current uses of surrounding property includes: Miller Brothers Packing Company (prepared meats) and Southern Concrete Division of Florida Rock Industries to the north; Kelly Contracting & Construction (KCC), The Hookup Car Audio, Worth Gin Company (cotton), residential property, an office/warehouse, and Powell's Refrigeration to the north, across Highway 82 (East Franklin Street); Warrior Creek and undeveloped and wooded land to the east; Meag Power (substation) to the south; ConAgra Foods (peanut butter manufacturer) and wooded land to the south, across a railroad; a residence to the southwest, across a railroad and Seabrook Drive; and Southern AG Carriers (transportation service) and vacant land to the west, across Seabrook Drive.

1.1 PHASE I ESA

1.1.1 Significant Data Gaps

Based on our experience, the information that we gathered and evaluated did not present significant data gaps that affected our ability to identify recognized environmental conditions (RECs) in connection with the subject property.

1.1.2 Historic Recognized Environmental Conditions

This assessment has revealed no evidence of historical RECs in connection with the subject property.

1.1.3 Recognized Environmental Conditions

PSI performed a Phase I Environmental Site Assessment of the subject property in conformance with the scope and limitations of ASTM Practice E 1527-05. Any exceptions to or deletions from this practice are described in Section 3.2 of this report. This assessment has revealed no evidence of RECs in connection with the property.

On-Site Conditions

- None were identified at this time.

Off-Site Conditions

- None were identified at this time.

1.2 RECOMMENDATIONS

Although no evidence of RECs were identified on the subject property, PSI recommends the following be performed for land development purposes:

- Wetlands field delineation to verify and define the limits of wetland areas at the subject property;
- U.S. and State waterways determination;
- Threatened/Endangered Species Survey; and
- Historical and Cultural Resources Review.

2 INTRODUCTION

2.1 CONTRACT

The contract between PSI and its client is summarized in the General Information section of this report.

PSI considers the client to be the 'User' of our assessment, defined in ASTM Practice E 1527 as:

"the party seeking to use ASTM E 1527 to complete an environmental site assessment of the property. A user may include, without limitation, a potential purchaser of property, a potential tenant of property, an owner of property, a lender, or a property manager. The user has specific obligations for completing a successful application of this practice...."

2.2 PURPOSE OF SERVICES

PSI performed the Phase I ESA in conformance with ASTM E 1527-05, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (the Practice). The purpose of the Practice was to define good commercial practice for conducting an environmental site assessment and as such, the Practice is intended to permit the user to satisfy one of the requirements to qualify for the Landowner Liability Protections (LLPs). The goal of the processes established by the Practice is to identify RECs in connection with the property.

In the absence of provided information, PSI assumes that your purpose for having the Phase I ESA performed is to satisfy one of the requirements to qualify for the LLPs.

2.3 STANDARD OF CARE AND WARRANTIES

Our services were not intended to be technically exhaustive. There is a possibility that with the proper application of methodologies, conditions may exist on the property that could not be identified within the scope of the assessment(s) or that were not reasonably identifiable from the available information.

No ESA can wholly eliminate uncertainty regarding the potential for RECs in connection with the property. The ESA was intended to reduce, but not eliminate uncertainty regarding the potential for RECs in connection with a property.

Our report is based on commonly known and reasonably ascertainable information, including limited, ground-level visual inspection of the property except where otherwise explicitly indicated, in conformance with ASTM E 1527-05. Findings and conclusions derived from the methodologies described in the Practice contain all of the inherent limitations in the methodologies that are referred to in the Practice.

PSI did not perform any exploratory probing or discovery, perform tests, operate any specific equipment, or take measurements or samples to perform the ESA scope. The ESA was not a building code, safety, regulatory or environmental compliance inspection. The ESA is not intended to reduce the risk of the presence of mold and physical deficiencies conducive to mold nor the risk that mold or physical deficiencies conducive to mold may pose to the buildings and building occupants.

The methodologies include reviewing information provided by other sources. PSI treats information obtained from the record reviews and interviews concerning the property as reliable and the ASTM protocol does not require PSI to independently verify the information. Therefore, PSI cannot and does not warrant or guarantee that the information provided by these other sources is accurate or complete.

PSI has performed the services in a manner consistent with that level of care and skill ordinarily exercised by other members of our profession currently practicing in the same locality and under similar conditions, within the limitations of ASTM E 1527-05 standard, the All Appropriate Inquires Rule established by the U.S. Environmental Protection Agency (40 C.F.R. Part 312). No other warranties are implied or expressed.

The observations and recommendations presented in this report are time dependent, and conditions will change. This report speaks only as of its date.

2.4 RELIANCE

This report may be relied upon by the Worth County Economic Development Authority.

2.5 USE BY OTHER PARTIES

This report was prepared pursuant to a contract between PSI and its client. That contractual relationship included an exchange of information about the property that was unique and serves as the basis upon which this report was prepared. Because of the importance of these understandings, our assessment may not be sufficient for the intended purposes of another party.

Reliance or any use of this report by anyone other than those parties identified above, for which it was prepared is prohibited and therefore not foreseeable to PSI. Any unauthorized reliance on or use of this report, including any of the information or conclusions contained herein, will be at the third party's risk. No warranties or representations expressed or implied in this report are made to any such third party.

Third party reliance letters may be issued upon timely request and payment of the then-current fee for such letters. All third parties relying on our report, by such reliance, agree that such reliance is limited by our proposal and General Conditions.

3 PHASE I ESA SCOPE AND METHODOLOGY

PSI performed a Phase I ESA of the subject property. The scope of our services and general methodology is presented below.

The information sources that PSI used, including published material, material obtained from commercial and other sources, is listed below and cited as it is presented in the report. The information or excerpts thereof is appended.

3.1 PHASE I ESA

The assessment included four components:

- Records review;
- Reconnaissance;
- Interviews; and,
- Preparation of this report, including our evaluation.

Physical Setting Sources

PSI reviewed United States Geological Survey (USGS) Topographic (Topo) Maps and other information regarding the physical setting of the subject property to assist with the interpretation of subsurface water movement near the subject property.

Summary

Source Name	Year Published/Issued
USGS 15 and 7.5 Minute Topo Maps - "Sylvester, Georgia"	1956 and 1973
U.S. Department of Agriculture (USDA) Soil Conservation Service (SCS) Web Soil Survey	2009
GADNR / Georgia Geological Survey, "Geology of the Greater Atlanta Region, Bulletin 96"	1995
Groundwater Atlas of the United States - Segment 6: Alabama, Florida, Georgia, and South Carolina	1990

Environmental Regulatory Database Information

PSI retained Environmental Data Resources, Inc. (EDR) to provide environmental database information attributed to the site and its surroundings. EDR obtains environmental databases published by local, state, tribal, and federal agencies and maps the information for electronic searches. EDR's service includes reporting Standard Environmental Records Sources and, in most cases, some Additional Environmental Records Sources.

The search was performed to Approximate Minimum Search Distances (AMSD) listed in ASTM E 1527-05 plus 1/4 mile.

Unmappable (orphan) sites (if any were listed) having insufficient address information to be mapped were evaluated for potential location within the AMSD. Those that could be determined to be within the AMSD are discussed in Section 7 of the report.

Other Regulatory Information

PSI submitted requests under the Freedom of Information Act (FOIA) to the agencies tabulated below.

Summary

Response?	Agency
Yes	Sylvester Fire Department
Yes	Worth County Building and Zoning Office

Note: Response status based on date of report.

Historical Use Information

PSI used USGS Topo maps and retained EDR to provide information about the history of the subject property and its surroundings. PSI referenced the following historical sources:

Summary

Source Type	Years Reviewed	Source
USGS "Sylvester, Georgia" Topo Maps	1956 and 1973	EDR / USGS
Aerial Photographs	1941, 1948, 1957, 1962, 1969, 1972, 1988, 1993, and 2007	EDR and USGS
City Directories	1970, 2003, and 2008	EDR / Mullin-Kille's and Polk's City Directories
Fire Insurance Maps	No Coverage Available; Unmapped Property	EDR / Sanborn
Zoning Records	2009	Worth County Building and Zoning Office
Property Tax Files	2009	Worth County Tax Assessor
Adjacent Property Tax Files	2009	Worth County Tax Assessor

Recorded Land Title Records

PSI did not review land title records to obtain information about the current and past owners of the subject property and past uses and tenancies.

User-Provided Information: Liens, AULs and Other Information

The Practice requires that the User provide information about Environmental [Cleanup] Liens and Activity and Use Limitations (AULs) currently recorded against the property and indicates that the User should engage a title company to do the review or negotiate such engagement as an addition to the environmental professional's (EP) services. In addition, the Practice suggests that the User provide the EP with certain other information about the property and the reason for the Phase I ESA.

PSI provided the client with a questionnaire requesting this information. Mr. Greg Sellars, Executive Director with the Worth County Economic Development Authority, completed the appended questionnaire and indicated in the responses that he was not aware of any Environmental Liens or AULs recorded against the subject property.

Helpful Documents and Proceedings

The Practice requires that the environmental professional ask the property owner, the key site manager (if any is identified), and the User for certain helpful documents about the property and certain legal proceedings involving hazardous substances and the subject property.

PSI sent questionnaires requesting this information. The questionnaires/responses documenting the persons we corresponded with are appended.

3.1.1 Reconnaissance

The ground reconnaissance consisted of observing the periphery of the subject property and viewing the subject property from accessible adjacent public access areas. Visual reconnaissance of adjoining properties was limited to areas and facilities that were readily observable from the subject property or from public access areas. PSI photodocumented selected features.

Mr. Sellars granted PSI access to the subject property. Our assessor was unescorted during the site reconnaissance.

PSI systematically toured interior portions of the subject property to provide an overlapping field of view. The peripheries of structures, where present on the subject property, were observed along with accessible interior common areas, maintenance/repair areas, and a representative number of occupant spaces.

3.1.2 Interviews

PSI made reasonable attempts to interview selected persons having knowledge of the uses and conditions of the subject property, past and present. A list of the persons that PSI interviewed or attempted to interview is presented in Section 8.

3.2 LIMITATIONS, EXCEPTIONS, DEVIATIONS AND DATA GAP

PSI considers that limitations, exceptions, and deviations from the Practice manifest as a lack of or inability to obtain information required by the Practice. This represents the definition of the 'data gap' contained in the Practice.

PSI listed the component objectives of the Practice on the appended Data Gap Worksheet and tracked the information obtained against the objectives. Therefore the limitations, exceptions and deviations are identified in the Worksheet.

In general, when required information was incomplete, not provided, otherwise not obtained, or indicated a need for additional information, PSI attempted to use information from other sources to meet the Practices' performance objectives. When the data gaps affected the Environmental Professional's ability to identify RECs, PSI considered the data gap(s) to be significant. PSI identified significant data gaps (if any) in the Data Gap Worksheet and reported them in Section 1.1.1.

3.3 SIGNIFICANT ASSUMPTIONS

PSI made the following assumptions in developing our Phase I ESA findings and conclusions:

- Regulatory Agency Information - PSI considers all information provided by our environmental database subcontractor regarding regulatory status of facilities to be complete, accurate, and current.
- Other Regulatory Information - PSI considers all information obtained from regulatory or enforcement agencies to be complete, accurate, and current.
- Title, Lien and AUL Information - PSI considers all information provided by real estate title record review firms regarding property use or ownership, encumbrances or other limitations to be complete, accurate and current.
- Interviews - PSI considers all information provided through interviews to be complete, unbiased and provided in good faith.

PSI interpreted and inferred the direction of the shallow groundwater movement based on the information we obtained and our experience. Actual groundwater flow may be locally influenced by many factors beyond the scope of this assessment. Subsurface investigation

would be necessary to determine site-specific groundwater flow direction. However, based on review of the USGS Topo map, the anticipated regional groundwater flow is to the east towards Warrior Creek.

4 USER-PROVIDED INFORMATION

4.1 USER'S RESPONSIBILITIES

4.1.1 Environmental Cleanup Liens

The client returned PSI's questionnaire indicating 'No' to the question: "Are you aware of any environmental cleanup liens recorded against the property that are filed under federal, tribal, state or local law?" Supporting documentation is appended.

4.1.2 AULS

The client returned PSI's questionnaire indicating 'No' to the question: "Are you aware of any AULs ... recorded against the property that are filed under federal, tribal, state or local law?" Supporting documentation is appended.

4.2 SUGGESTED INFORMATION

The client provided PSI with none of the suggested information described by the Practice.

4.3 HELPFUL DOCUMENTS

The client provided PSI with a Legal Description and Deed of Conveyance for the subject property.

4.4 PROCEEDINGS

PSI was not provided with information about legal proceedings or litigation involving the subject property.

5 SUBJECT PROPERTY USAGE

The location and approximate boundaries of the property are illustrated on the appended figures. The legal description of the property, if provided to PSI, is appended.

5.1 PHYSICAL SETTING

Based on our interpretation of the physical setting sources and our experience, PSI infers that the shallowest groundwater:

- Occurs between 0 and 40 feet below the ground surface;
- Exists under unconfined conditions; and,
- Moves to the east towards Warrior Creek.

Information about the physical setting of the subject property is tabulated below.

Summary

Nominal Elevations, (ft, MSL)	Approximately 340 to 390 feet above MSL.
Surface Topo Characteristics	The subject property slopes gently downward to the east.
General Soil Type, Slopes	The general soil types at the site consist of the Albany sand, Kinston fine sandy loam, Leefield loamy sand, Pelham loamy sand, Carnegie sandy loam, Clarendon loamy sand, Dothan loamy sand, and Tifton loamy sand. Albany, Kinston, Leefield, and Pelham soils have 0 to 2 percent slopes, are poorly to somewhat poorly drained, and have very low to high available water capacity. Carnegie, Clarendon, Dothan, and Tifton soils have 0 to 8 percent slopes, are moderately well to well drained, and have moderate available water capacity.
Does EDR Map a Floodplain On-Site?	The northeast portion of the subject property is located in a 100-year flood zone.
On-Site Water Bodies	Two ponds are located in the center of the subject property. A portion of Warrior Creek is located on the northeast portion and east boundary of the property.
Off-Site Water Bodies	Warrior Creek is located adjacent to the east of the subject property.

Note: MSL means Mean Sea Level

5.2 DESCRIPTION AND CURRENT USES

The subject property consists of approximately 197.27 acres of land (per the Worth County Tax Assessor) or 213.42 acres of land (per Deed of Conveyance) improved with two sheds/barns, two ponds, and power line easements that traverse the center of the subject property from north to south and the southwest portion of the property from west to east. These structures and ponds are located in the center of the subject property. A portion of Warrior Creek is located on the northeast portion and east boundary of the property and the remnants of a pecan orchard is located on the northwest portion of the property. The west and central portions of the subject property are currently used as a cotton field. The remainder of the property is undeveloped and wooded land. According to Mr. John Sutton, owner of the subject property, no hazardous chemicals or petroleum products have ever been stored on the site.

5.2.1 Interior and Exterior Observations

A summary of uses and conditions is tabulated below. Detailed information is discussed following the summary along with an opinion about the significance of the listing.

Summary

Identified?	Item
No	Hazardous Substances
No	Petroleum Products
No	Aboveground or Underground Storage Tanks (ASTs/USTs)
No	Drums
No	Suspect Containers Not Necessarily In Connection with Identified Uses
Yes	Electrical or Mechanical Equip. Suspected to Contain PCBs
No	Wastewater Discharges
No	Septic or Sewage Tanks
No	Drains or Sumps
No	Interior Stains or Corrosion
No	Stained Soil or Pavement
Yes	Pits, Ponds, or Lagoons
No	Pools of Liquid or Standing Water
Yes	Solid Waste Dumping/Landfills/Suspect Fill Material
No	Stressed Vegetation
No	Drinking Water Wells
No	Irrigation Wells
No	Monitoring Wells
No	Odors
No	Other Uses or Conditions of Concern

Summary

Hazardous Substances

PSI did not observe indications of significant quantities of hazardous substances at the subject property.

Petroleum Products

PSI did not observe indications of significant quantities of petroleum products at the subject property.

Aboveground or Underground Storage Tanks (ASTs/USTs)

PSI did not observe indications of ASTs/USTs at the subject property.

Drums

PSI did not observe drums at the subject property.

Suspect Containers Not Necessarily In Connection with Identified Uses

PSI did not observe suspect containers at the subject property.

Electrical or Mechanical Equip. Suspected to Contain PCBs

One pole-mounted electrical transformer was observed on the southwest portion of the subject property. The transformer appeared to be in good condition and no corrosion, staining, or stressed vegetation was observed during PSI's site reconnaissance. The transformer is owned by Meag Power, who is responsible for leaks or releases from the transformer. It is unknown if this transformer contains polychlorinated biphenyls (PCBs). Based on the condition of the on-site transformer, its presence does not appear to represent a REC in connection with the subject property.

Wastewater Discharges

PSI did not observe indications of wastewater discharges, other than domestic sewage, at the subject property.

Septic or Sewage Tanks

PSI did not observe indications of the use of septic or sewage tanks at the subject property.

Drains or Sumps

PSI did not observe drains or sumps at the subject property.

Interior Stains or Corrosion

PSI did not observe significant stains or corrosion at the subject property.

Stained Soil Or Pavement

PSI did not observe soil or pavement exhibiting significant soil or staining at the subject property.

Pits, Ponds, Or Lagoons

Two ponds were located in the center of the subject property. At the time of the site reconnaissance, no evidence of staining, stressed vegetation, or unusual odors was observed in the vicinity of the ponds. Based on this information, the presence of ponds on the subject property does not appear to represent a REC in connection with the subject property.

Pools of Liquid Or Standing Water

PSI did not observe indications of pools of liquid or standing water at the subject property.

Solid Waste Dumping, Landfills, Or Suspect Fill Material

There is a minimal amount of metal and wood located on the subject property. Evidence of hazardous substances or petroleum products, waste dumping, surface staining, stressed vegetation or odors was not observed in the immediate vicinity of the material, and therefore, its presence does not appear to represent a recognized REC in connection with the subject property. However, PSI recommends that this material be removed and properly disposed.

Stressed Vegetation

PSI did not observe stressed vegetation at the subject property.

Wells

PSI did not observe wells at the subject property.

Odors

PSI did not note odors at the subject property.

Other Uses or Conditions of Concern

PSI did not observe other uses or special conditions of concern at the subject property.

5.2.2 Utilities

No heating ventilating and air conditioning (HVAC) system, sewage disposal system, or potable water source was identified on the subject property.

5.3 PAST USES

Our interpretation of the past uses of the property is tabulated below.

Summary

Year(s)	Interpreted Property use
1941	The aerial photograph indicated that the subject property consisted of a portion of Warrior Creek, a pecan orchard, pasture land, wooded land, and one chicken house.
1948	The aerial photograph indicated that the subject property consisted of a portion of Warrior Creek, a pecan orchard, pasture land, wooded land, one chicken house, a residence, and a pond.
1956	The "Sylvester, Georgia" Topo map indicated that the subject property consisted of a portion of Warrior Creek, a pecan orchard, pasture land, a residence, and a pond.
1957	The aerial photograph indicated that the subject property consisted of a portion of Warrior Creek, a pecan orchard, pasture land, wooded land, several chicken houses, a residence, and a pond.
1962, 1969, and 1972	The aerial photographs indicated that the subject property consisted of a portion of Warrior Creek, a pecan orchard, pasture land, wooded land, two chicken houses, and a residence.
1973	The "Sylvester, Georgia" Topo map indicated that the subject property consisted of a portion of Warrior Creek, a pecan orchard, pasture land, two chicken houses, and a residence.
1988 and 1993	The aerial photographs indicated that the subject property consisted of a portion of Warrior Creek, a pecan orchard, pasture land, wooded land, two chicken houses, three sheds/barns, a residence, and two ponds.
2007	The aerial photograph indicated that the subject property consisted of a portion of Warrior Creek, a pecan orchard, cotton fields, wooded land, two sheds/barns.
1970, 2003, and 2008	The subject property was not listed in the city directories.

The subject property has been used as a cotton field since at least 2007. The northwest portion of the property was used as a pecan orchard with the remainder of the property used as pasture land from at least 1941 to 2007. The northwest portion of the property was developed with chicken houses and a residence from at least 1941 to the early 1990's.

6 ADJOINING AND SURROUNDING PROPERTY USAGE

6.1 DESCRIPTION AND CURRENT USES

Our interpretation of the uses of the adjoining and surrounding property is tabulated below and detailed in the subsequent sections.

Summary

Direction	Interpreted Property Use
North	The north adjoining property was developed with Miller Brothers Packing Company (prepared meats) and Southern Concrete Division of Florida Rock Industries. The north adjoining property was also developed with Highway 82 (East Franklin Street), followed by Kelly Contracting & Construction (KCC), The Hookup Car Audio, Worth Gin Company (cotton), residential property, an office/warehouse, and Powell's Refrigeration.
East	The east adjoining property consisted of Warrior Creek and undeveloped and wooded land.
South	The south adjoining property was developed with a substation for Meag Power. The south adjoining property was also developed with a railroad, followed by ConAgra Foods (peanut butter manufacturer).
Southwest	The southwest adjoining property was developed with a railroad and Seabrook Drive, followed by a residence.
West	The west adjoining property was developed with Seabrook Drive, followed by Southern AG Carriers (transportation service) and vacant land.

6.1.1 Interior and Exterior Observations

A summary of our interpretation of the current and past uses and conditions of adjoining and surrounding property based on historical records and observations is provided below.

Summary

Identified?	Item
Yes	Hazardous Substances
Yes	Petroleum Products
Yes	Aboveground or Underground Storage Tanks (ASTs/USTs)
No	Drums
No	Suspect Containers Not Necessarily In Connection with Identified Uses
Yes	Electrical or Mechanical Equip. Suspected to Contain PCBs
No	Wastewater Discharges
No	Septic or Sewage Tanks
No	Drains or Sumps
No	Interior Stains or Corrosion
No	Stained Soil or Pavement
No	Pits, Ponds, or Lagoons
No	Pools of Liquid or Standing Water
No	Solid Waste Dumping/Landfills/Suspect Fill Material
No	Stressed Vegetation
No	Drinking Water Wells
No	Irrigation Wells
No	Monitoring Wells
No	Odors
No	Other Uses or Conditions of Concern

Summary

Hazardous Substances

As further discussed below in Section 7.1, ConAgra Foods (peanut butter manufacturer) located adjacent to the south of the subject property is listed as a Resource Conservation & Recovery Act (RCRA) Conditionally Exempt Small Quantity Generator (CESQG). The presence of this facility does not appear to represent a REC in connection with the subject property at this time.

Several plastic containers were observed at the Southern Concrete Division of Florida Rock Industries facility located adjacent to the north of the subject property. The containers were located outside and adjacent to the south wall of the on-site building and are situated on concrete with a 3-foot-high concrete containment wall. At the time of PSI's site reconnaissance, no staining or evidence of release was observed in the vicinity of the containers. Therefore, the presence of these containers on the adjacent property to the north does not appear to represent a REC in connection with the subject property at this time.

Petroleum Products

Southern AG Carriers located adjacent to the west of the subject property, across Seabrook Drive, conducts tractor trailer repairs. The repair portion of the facility is located approximately 150 feet west of the subject property. Based on the nature of tractor trailer repair facilities, it is possible that the facility performs maintenance and repair consisting of utilizing petroleum products in their daily operations such as motor oil, transmission fluid, etc. According to the topographic map and site observations, this facility is located in a slightly upgradient topographic position relative to the subject property. Based on the upgradient topographic position and the nature of the facility, the possibility of impact from tractor trailer repair operations to the subject property cannot be completely eliminated. However, based on the separation distance and site observations, it it PSI's opinion that this facility does not appear to represent a REC in connection with the subject property at this time.

One 1,000-gallon diesel AST constructed of steel was observed at the Southern Concrete Division of Florida Rock Industries facility located adjacent to the north of the subject property. The AST was located outside and adjacent to the south wall of the on-site building and is situated on concrete with a 3-foot-high concrete containment wall. At the time of site reconnaissance, stains were observed on the concrete pad beneath the AST. These stains were consistent with the type of staining caused by persistent, small-volume releases associated with filling the AST. These types of releases are considered to be of a de minimis nature and do not appear to represent a REC in connection with the subject property at this time.

Aboveground or Underground Storage Tanks (ASTs/USTs)

ASTs were discussed previously in the Petroleum Products section above. PSI did not observe indications of USTs on the adjacent properties.

Drums

PSI did not observe drums among the properties surrounding the subject site.

Suspect Containers Not Necessarily in Connection with Identified Uses

PSI did not observe suspect containers among the properties surrounding the subject property.

Electrical or Mechanical Equip. Suspected to Contain PCBs

Pole-mounted electrical transformers were observed on the adjacent properties to the north, south, and west. The transformers appeared to be in good condition and no corrosion, staining, or stressed vegetation was observed during PSI's site reconnaissance. The transformers are owned by Meag Power, who is responsible for leaks or releases from the transformers. It is unknown if these transformers contain PCBs. Based on the condition of the transformers, their presence on the adjacent properties does not appear to represent a REC in connection with the subject property.

Wastewater Discharges

PSI did not observe indications of wastewater discharges, other than domestic sewage, among the properties surrounding the subject property.

Septic or Sewage Tanks

PSI did not observe indications of the use of septic or sewage tanks among the properties surrounding the subject property.

Drains or Sumps

PSI did not observe drains or sumps among the properties surrounding the subject property.

Interior Stains or Corrosion

PSI did not observe significant stains or corrosion among the properties surrounding the subject property.

Stained Soil or Pavement

PSI did not observe soil or pavement exhibiting significant staining among the properties surrounding the subject property.

Pits, Ponds, or Lagoons

PSI did not observe indications of pits, ponds, or lagoons among the properties surrounding the subject property.

Pools of Liquid or Standing Water

PSI did not observe indications of pools of liquid or standing water among the properties surrounding the subject property.

Solid Waste Dumping, Landfills, Or Suspect Fill Material

PSI did not observe indications of solid waste dumping, landfills, or suspect fill materials among the properties surrounding the subject property.

Stressed Vegetation

PSI did not observe stressed vegetation among the properties surrounding the subject property.

Wells

PSI did not observe wells among the properties surrounding the subject property.

Odors

PSI did not note odors among the properties surrounding the subject property.

Other Uses or Conditions of Concern

PSI did not observe other uses or special conditions of concern among the properties surrounding the subject property.

6.2 PAST USES

Our interpretation of the past uses of the adjoining and surrounding property is tabulated below.

Summary

Year(s)	Interpreted Property Use
1941 and 1948	The aerial photographs indicated that the north adjoining property consisted of wooded land and a pecan orchard and was developed with several structures. The north adjoining property was developed with Highway 82 (East Franklin Street), followed by residences, wooded land, and pasture land. The east adjoining property consisted of wooded land. The south adjoining property was developed with a railroad, followed by pasture land. The southwest adjoining property was developed with a railroad and Seabrook Drive, followed by wooded land. The west adjoining property was developed with Seabrook Drive, followed by several agricultural type structures.
1956	The "Sylvester, Georgia topo map indicated that the north adjoining property consisted was developed with one structure. The north adjoining property, beyond Highway 82 (East Franklin Street), was developed with two residential structures. The east adjoining property consisted of undeveloped land. The south adjoining property, beyond a railroad, consisted of undeveloped land. The southwest adjoining property, beyond a railroad and Seabrook Drive, was developed with a residence. The west adjoining property, beyond Seabrook Drive, was developed with three structures.
1957	The aerial photograph indicated that the north adjoining property consisted of wooded land and was developed with several structures. The north adjoining property, beyond Highway 82 (East Franklin Street), was developed with residences and consisted of wooded land and pasture land. The east adjoining property consisted of wooded land. The south adjoining property, beyond a railroad, consisted of pasture land. The southwest adjoining property, beyond a railroad and Seabrook Drive, was developed with a residence. The west adjoining property, beyond Seabrook Drive, was developed with several agricultural type structures.
1962, 1969, and 1972	The aerial photographs indicated that the north adjoining property consisted of wooded land and was developed with several structures. The north adjoining property, beyond Highway 82 (East Franklin Street), was developed with residences and several warehouse/industrial type structures (Worth Gin Company). The east adjoining property consisted of wooded land. The south adjoining property, beyond a railroad, consisted of pasture land. The southwest

Year(s)	Interpreted Property Use
	adjoining property, beyond a railroad and Seabrook Drive, was developed with a residence. The west adjoining property, beyond Seabrook Drive, was developed with several agricultural type structures.
1973	The "Sylvester, Georgia topo map indicated that the north adjoining property consisted was developed with two structures. The north adjoining property, beyond Highway 82 (East Franklin Street), was developed with two residential structures, a water tower, and several warehouse/industrial structures (Worth Gin Company). The east adjoining property consisted of undeveloped land. The south adjoining property, beyond a railroad, consisted of undeveloped land. The southwest adjoining property, beyond a railroad and Seabrook Drive, was developed with a residence. The west adjoining property, beyond Seabrook Drive, was developed with one structure.
1988	The aerial photograph indicated that the north adjoining property consisted of wooded land and was developed with several structures. The north adjoining property, beyond Highway 82 (East Franklin Street), was developed with residences and several warehouse/industrial type structures (Worth Gin Company). The east adjoining property consisted of wooded land. The south adjoining property was developed with a power substation. The south adjoining property, beyond a railroad, was developed with ConAgra Foods and consisted of wooded land. The southwest adjoining property, beyond a railroad and Seabrook Drive, was developed with a residence. The west adjoining property, beyond Seabrook Drive, was developed with a trucking company.
1993	The aerial photograph indicated that the north adjoining property was developed with several structures. The north adjoining property, beyond Highway 82 (East Franklin Street), was developed with residences and several warehouse/industrial type structures (Worth Gin Company) and office/warehouse structures. The east adjoining property consisted of wooded land. The south adjoining property was developed with a power substation. The south adjoining property, beyond a railroad, was developed with ConAgra Foods and consisted of wooded land. The southwest adjoining property, beyond a railroad and Seabrook Drive, was developed with a residence. The west adjoining property, beyond Seabrook Drive, was developed with a trucking company.
2007	The aerial photograph indicated that the north adjoining property was developed with the current structures. The north adjoining property, beyond Highway 82 (East Franklin Street), was developed with residences and the current structures. The east adjoining property consisted of wooded land. The south adjoining property was developed with a power substation. The south adjoining property, beyond a railroad, was developed with the current structures and consisted of wooded land. The southwest adjoining property, beyond a railroad and Seabrook Drive, was developed with a residence. The west adjoining property, beyond Seabrook Drive, was developed with the current structure.
2003	The north adjoining property, beyond Highway 82 (East Franklin Street), was listed in the city directories as being occupied by Century Auto, KMK Welding Company, Worth Outdoor Power, and Worth Gin Company. The south adjoining property, beyond a railroad, was listed as being occupied by Hunt Wesson Foods.

Year(s)	Interpreted Property Use
2008	The north adjoining property, beyond Highway 82 (East Franklin Street), was listed in the city directories as being occupied by Century Auto, Worth Outdoor Power, and Worth Gin Company. The south adjoining property, beyond a railroad, was listed as being occupied by ConAgra Foods.

7 ENVIRONMENTAL REGULATORY RECORDS REVIEW

7.1 DATABASE FINDINGS

EDR's report did not identify the subject property and did identify sites surrounding the subject property. PSI considered the listed sites unlikely to impact the subject property, based upon factors including (but not limited to):

- The nature of the listing;
- The use of the site;
- When the site was listed and its current listed status;
- The developmental density of the setting;
- The distance between the listed sites and the subject property as related to the distance that releases are likely to migrate based on local surface and subsurface drainage conditions;
- The presence of intervening drainage divides; and/or
- The inferred groundwater movement.

PSI's discussion of the nearby sites follows:

Summary

Site Name: ConAgra Foods / ConAgra Grocery Products Company (peanut butter manufacturer)
Databases: FINDS/RCRA-CESQG/AIRS
Address: 101 Seabrook Drive
Distance: Approximately 200 feet
Direction: South
Elevation: Approximately 370 to 380 feet above MSL
Comments: According to EDR and GADNR research data, this facility is listed in the Facility Index System (FINDS) and Aerometric Information Retrieval System (AIRS). Facilities listed in the AIRS database are state permitted air emission facilities. This facility is also listed as a RCRA CESQG that generates less than 100 kilograms (kg) of hazardous waste or less than 1 kg of acutely hazardous waste per month. The type of wastes listed are ignitable hazardous wastes. No releases were noted in the files. However, the facility did receive one paperwork violation in 1997. This facility was misplotted by EDR as being located 1,255 feet southwest of the subject property. Based on site reconnaissance, it is located approximately 200 feet south of the south boundary of the subject property, across a railroad track. Based on the lack of reported releases and the nature of the manufacturing activities conducted, the presence of this site does not appear to represent a REC in connection with the subject property at this time.

7.2 OTHER REGULATORY INFORMATION

PSI submitted Freedom of Information Act (FOIA) requests to the agencies listed below. Response status is also tabulated.

- Mr. Chris Duncan, Assistant Fire Chief with the Sylvester Fire Department, stated that he was not aware of responses to hazardous material or petroleum product leaks or spills, fires, or fire code violations on or near the subject property.
- Ms. Theresa Hall, City Clerk with the Worth County Building and Zoning Office, stated that the subject property is zoned M (manufacturing) and AG (agriculture).

Additionally, PSI supplemented the EDR Database and interviews with the following on-line databases:

- EPA's Environmental Compliance History On-line (ECHO) Database
- GADNR, Underground Storage Tank Management Program (USTMP) Leaking Underground Storage Tank (LUST)/UST Facility Database

8 INTERVIEWS

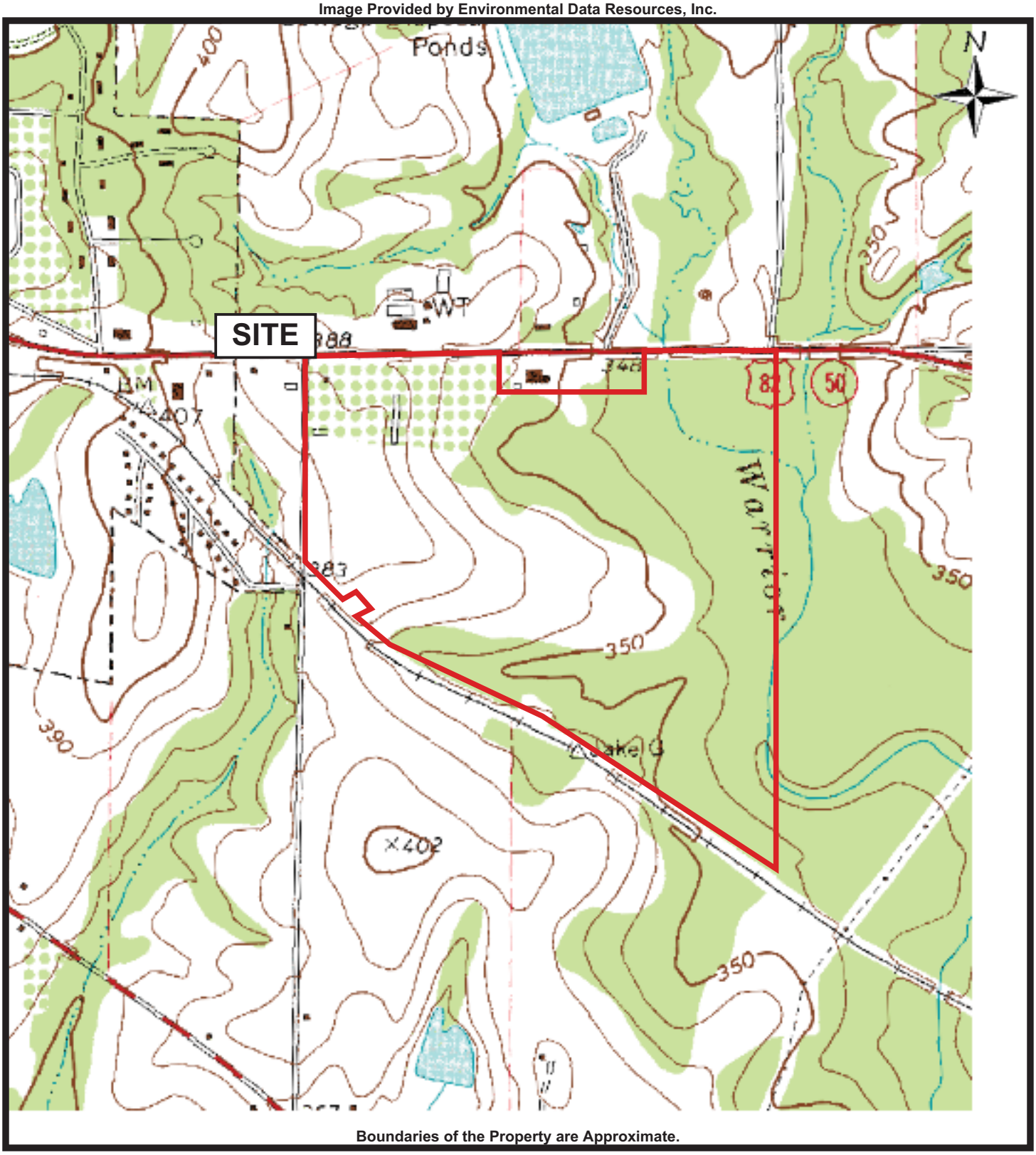
PSI interviewed parties potentially having information about current and/or former conditions at the subject property. The parties and their affiliation are tabulated below.

Summary

Name	Affiliation	Role
Mr. Greg Sellars	Worth County Economic Development Authority	User / Executive Director
Mr. John Sutton	Subject Property	Owner
Mr. Chris Duncan	Sylvester Fire Department	Assistant Fire Chief
Ms. Theresa Hall	Worth County Building and Zoning Office	Clerk

Figures

Image Provided by Environmental Data Resources, Inc.



Boundaries of the Property are Approximate.

psi Information To Build On
Engineering • Consulting • Testing

SITE LOCATION MAP
Worth County Property
Highway 82 (East Franklin Street) and Seabrook Drive
Sylvester, Georgia 31791

PREPARED FOR: Worth County Economic Development Authority
PROJ. MGR: Robert Newbold **DATE: 02/24/2009**
DRAWN BY: Robert Newbold **PROJ. #: 513-9E003**

psi Information To Build On Engineering • Consulting • Testing	*Professional Service Industries, Inc.* 95 Chastain Road, Suite 301 Kennesaw, Georgia, 30144 Ph: (770) 424-6200 Fax: (770) 424-9982	Project Title: Phase I ESA Worth County Property Highway 82 (East Franklin Street) and Seabrook Drive Sylvester, Georgia	Project No.: 513-9E003	Date: February 25, 2009
			Drawn by: RN Checked by: TH	Scale: Not to scale
			Photo Credit: Google Maps	Figure 2

Photographs

Photo 1: View of the northwest corner of the subject property, facing northeast

Photo 2: View of the south-central portion of the subject property, facing east

Photo 3: View of the southwest portion of the subject property, facing east

Photo 4: View of the entrance to the subject property, facing northeast

Photo 5: View of the power line easement along the south boundary of the subject property, facing east-southeast

Photo 6: View of the southwest portion of the subject property, facing northwest

Photo 7: View of the south-central portion of the subject property, facing east

Photo 8: View of the center of the subject property, facing north-northeast

Photo 9: View of the cotton field on the east portion of the subject property, facing east

Photo 10: View of a structure in the center of the subject property, facing northeast

Photo 11: View of a structure in the center of the subject property, facing east

Photo 12: View of the remnants of a structure in the center of the subject property, facing northeast

Photo 13: View of the remnants of a structure in the center of the subject property, facing north-northeast

Photo 14: View of the pond in the center of the subject property, facing east

Photo 15: View of the pond on the south-central portion of the subject property, facing west

Photo 16: View of the north boundary of the subject property, facing west

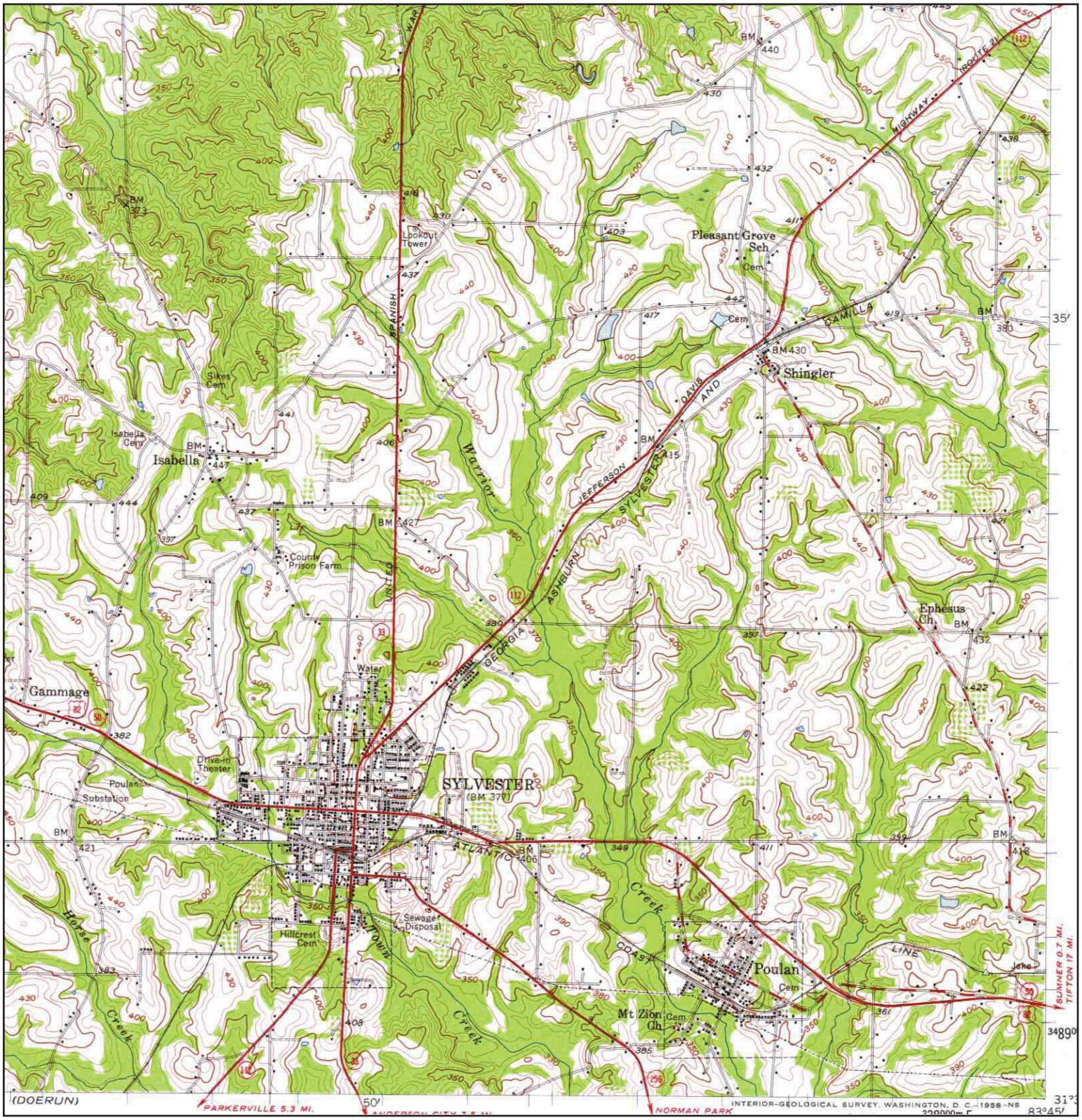
Photo 17: View of the power line easement traversing the center of the subject property, facing south-southwest

Photo 18: View of a portion of Warrior Creek on the northeast portion of the subject property, facing south

Photo 19: View of a residence adjacent to the north, across Highway 82 (East Franklin Street), facing north-northwest

Photo 20: View of Kelly Contracting & Construction (KCC) and The Hookup Car Audio adjacent to the north, across Highway 82 (East Franklin Street), facing north

Historical Topographic Map



N	TARGET QUAD NAME: SYLVESTER MAP YEAR: 1956 SERIES: 15 SCALE: 1:62500	SITE NAME: Worth County Property ADDRESS: Highway 82 and Seabrook Drive Sylvester, GA 31781 LAT/LONG: 31.5235 / 83.8088	CLIENT: PSI, Inc. CONTACT: Robert Newbold III INQUIRY#: 2418741.4 RESEARCH DATE: 02/11/2009

12. CULTURAL RESOURCES AND ENDANGERED SPECIES INVESTIGATION

Resource Land Consultants performed environmental services for the Worth County Industrial Park. They performed the threatened & endangered species survey and cultural resource assessment for the site. In October 2012, Resource Land Consultants conducted a threatened and endangered species and habitat assessment within the ±204 acre tract to confirm the presence or absence of threatened and endangered species.

From their investigation, it was determined that only one site (9WO54) located on the property was potentially eligible for listing in the National Register of Historic Places as an archeological site. These sites are not unheard of for the area especially in areas located near larger bodies of water such as Warrior Creek. The location of the site appears to start on the border of where the wetlands were delineated and extend into the wetlands. With the location of the site being in wetlands, which is an area that cannot be developed or disturbed, this will not have any effect on the property from a development stand point.

The rest of the site determined to be in good standing for development. All other sites located on the property were determined to be ineligible for listing on the National Register of Historic Places. The portion of developable property, approximately 130 acres, is not at risk of affecting the cultural resources or endangered species.

Threatened & Endangered Species and Habitat Assessment

215 Acre Worth County Industrial Site
Worth County, Georgia

Prepared For:
Worth County Development Authority
November 2012

RLC
RESOURCE+LAND
CONSULTANTS
41 Park of Commerce Way, Ste. 303
Savannah, Georgia 31405
912.443.5896 www.rlandc.com

TABLE OF CONTENTS

Worth County Industrial Site

Worth County, Georgia

Threatened & Endangered Species Survey
RLC Project No. 12-122
1 November 2012

1.0 Introduction:

In October 2012, Resource & Land Consultants (RLC) completed a threatened and endangered species assessment for a +/- 215-acre industrial tract located Worth County, Georgia. The project site is located adjacent to and south of U.S. Highway 82 (East Franklin Street), approximately 1 mile east of downtown Sylvester (31.523694°, -83.807192°; Figure 1).

Worth County Economic Development Authority is proposing the construction of an industrial park within the subject site. The RLC conducted the assessment to determine the potential for the occurrence of animal and plant species currently listed as threatened or endangered in Worth County by federal regulations [Federal Endangered Species Act of 1973 (16 USC 1531-1543) and to determine if site development activities would adversely impact any listed species.

2.0 Methods:

Prior to conducting the field survey, RLC reviewed available state and federal records to determine if any listed species were known to occur within and/or in the general vicinity of the project area. Available resources such as aerial photographs, wetland determination surveys, and topographic maps were also examined in an effort to complete a preliminary determination of existing habitats prior to the field visit. Once this information was assessed, RLC conducted a pedestrian review of the project site to field review the existing habitats on site and to determine the potential for the site to support listed species. The age and species composition of existing habitats were recorded, photographs were taken to document the current condition of the site and vegetative community and habitat types were identified.

A review of the U.S. Fish and Wildlife Service's (USFWS) Information, Planning, and Conservation System (IPaC) was conducted to identify species that are known to occur within Worth County. In addition, a request for information regarding known occurrences of listed species within the general vicinity of the site has been submitted to the Georgia Department of Natural Resources – Wildlife Resources Division Non-game Conservation Section (GADNR). The results of the data base review are provided in Appendix A.

The USFWS lists' the following plant and animal species as endangered or threatened in Worth County, Georgia:

PLANTS
American chaffseed (*Schwalbea americana)*
Cooley's meadowrue (*Thalistrum cooley)*
Pondberry (*Lindera melissifolia)*
Relict trillium (*Trillium reliquum*)
MAMMALS
N/A-(No federal status mammals are listed for Worth County)
BIRDS
Red-Cockaded Woodpecker *(Picoides borealis)*
Wood stork (*Mycteria Americana)*
Clams
Fat three-ridge (*Amblema neislerii)*
Gulf moccasinshell (*Medionidus penicillatus)*
Oval pigtoe *(Pleurobema pyrifome)*
Purple bankclimber (*Elliptiodeus sloatianus)*
Shinyrayed pocketbook (*Lampsiis subangulata)*
REPTILES
Eastern Indigo Snake (*Drymarchon corais couperi)*
AMPHIBIANS
N/A-(No federal status amphibians are listed for Worth County)
FISHES
N/A-(No federal status fishes are listed for Worth County)
SPECIES OF CONCERN
N/A-(No species of concern are listed for Worth County)

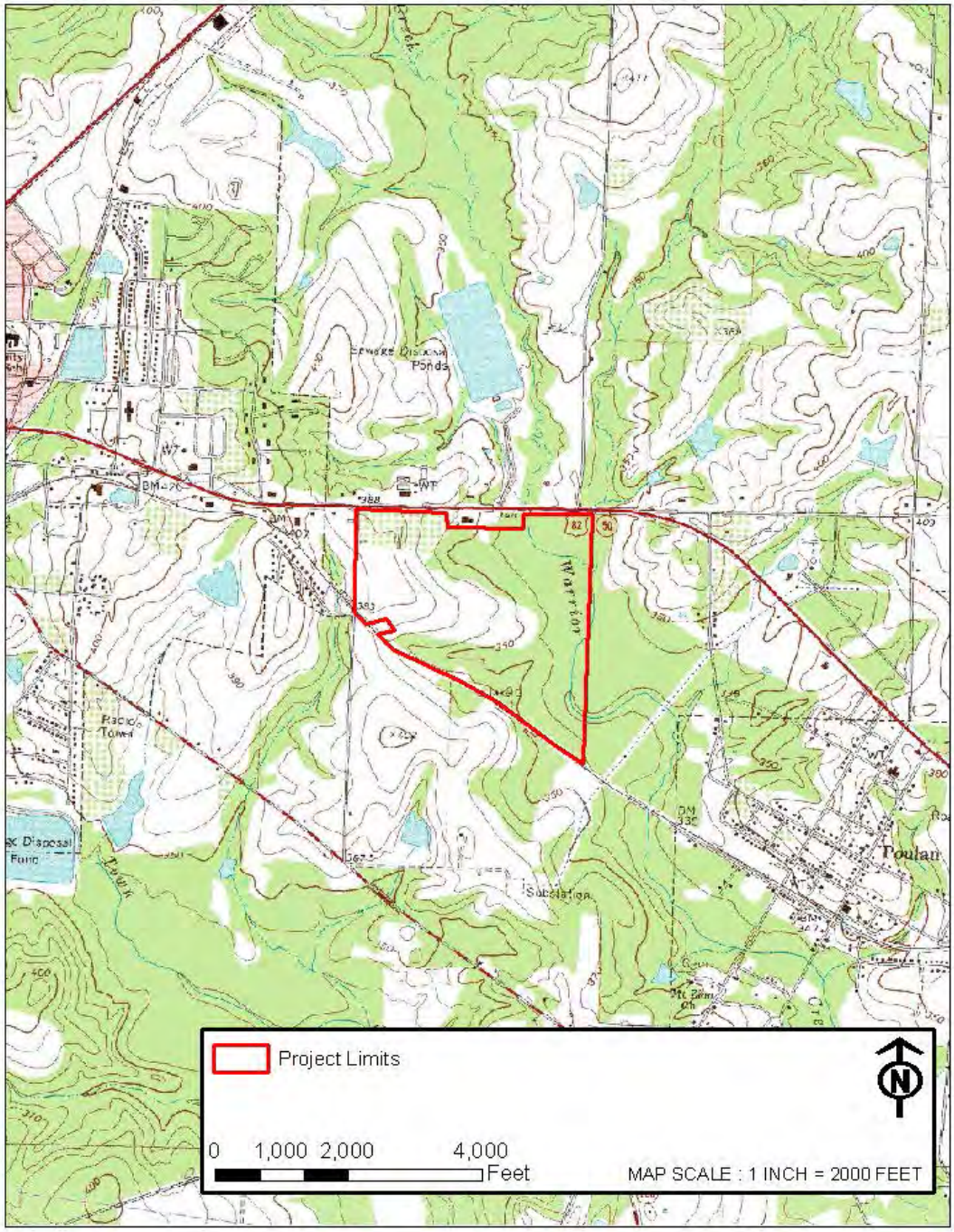


FIGURE 1, SITE LOCATION EXHIBIT, US GEOLOGICAL SURVEY, WORTH COUNTY, GEORGIA

3.0 Existing Site Conditions:

The subject property has historically and continues to be managed for agriculture production and contains both wetland and upland habitats typical for agricultural properties within the Coastal Plain of Georgia. The majority of the upland is currently open field and planted for agricultural crop production. In addition, a large portion of the tract consists of upland mixed hardwood/pine specifically located within the center and eastern portion of the property. A power line right-of-way is located within the center of the property and the southern property limits are bound by a railroad right-of-way. There is a small isolated wetland near the center portion of the property that appears to have been constructed and historically used as part of the general agricultural operation. In addition, there is a large forested wetland system located along the eastern portion of the subject tract. An open water pond is also located along the eastern portion of the property. The following will provide a list of vegetative species present within each of the habitats.

***3.1 Open Agriculture Field*:** (Photograph 1-3, Figure 2) The majority of the property consists of open agriculture field currently planted in cotton. Species composition and distribution is as follows:

Overstory:
N/A
Understory:
Cotton (*Gossypium spp.)*

3.2 Open-water Pond: (Photograph 4 & 14, Figure 2) The subject property contains an two man-made ponds and created as part of the overall agricultural operation associated with the subject property. Vegetation is scarce except along the pond bank edges. Species composition and distribution along the pond edge is as follows:

Overstory:
N/A
Understory:
Red Maple (*Acer rubrum*)
Fetter-bush (*Lyonia lucida)*
Wax myrtle *(Myrica cerifera)*
Eastern false-willow (*Baccharis halimifolia)*
Vines:
Greenbrier (*Smilax bona-nox*)
Muscadine (*Vitis rotundifolia)*

***3.3 Upland Loblolly Pine Plantation*:** (Photograph 5 and 6, Figure 2) The subject property contains a relatively small stand of loblolly pines near the southeastern property line, adjacent to the railroad right-of-way. Estimated age of the overstory is 30 years. Species composition and distribution is as follows:

Overstory:
Loblolly Pine (*Pinus taeda)*
Understory:
Dog Fennel (*Eupatorium capillifolium*)
Sweetgum
Water Oak (*Quercus nigra*)
Winged Sumac (*Rhus copallinum*)
Bracken fern (*Pteridium aquilinum)*
Vines:
Yellow Jessamine (*Gelsemium sempervirens*)

3.4 Power Line Right-of-Way (Photograph 7 and 8, Figure 2) The subject property contains a mowed and maintained power line right-of-way which bisects the property. Species composition and distribution is as follows:

Overstory:
N/A
Understory:
Dog Fennel
Winged Sumac
Bracken fern
Coffee Weed (*Cassia occidentalis*)
Vines:
Greenbrier
Muscadine

3.5 Forested Wetland: (Photograph 9-11, Figure 2) A large forested wetland system is present along the eastern portion of the property. Species composition and distribution is as follows:

Overstory:
Red Maple
Sweetgum
Water Oak
Swamp tupelo (*Nyssa sylvatica)*
Bald Cypress (*Taxodium distichum)*
Understory:
Wax myrtle
Netted chain-fern (*Woodwardia aerolata)*
Virginia chain-fern (*Woodwardia virginica)*

Fetter-bush (*Lyonia Lucida)*

3.6 Mixed Hardwood/Pine Upland: (Photograph 12 & 13, Figure 2) Upland mixed hardwood/pine is generally located along the transition zone between the wetland systems and the open agriculture field. These areas contain a mature overstory and species composition and distribution is as follows:

Overstory:
Loblolly Pine
Red Maple
Water Oak
Sweetgum
Black cherry (*Prunus serotina)*
Understory:
Wax Myrtle
Water oak
Sweetgum
Black cherry
Bracken fern
Beauty-berry (*Callicarpa Americana)*
Fetter-bush

4.0 Findings:

The following text briefly discusses each listed species, their habitat requirements and potential for the species to reside within the subject site.

4.1 Plants:

American chaffseed (*Schwalbea Americana):* American chaffseed is an erect perennial herb with unbranched stems (or stems branched only at the base) with large, purplish-yellow, tubular flowers that are borne singly on short stalks in the axils of the uppermost, reduced leaves (bracts). American chaffseed occurs in sandy (sandy peat, sandy loam), acidic, seasonally moist to dry soils. It is generally found in habitats described as open, moist pine flatwoods, fire-maintained savannas, ecotonal areas between peaty wetlands and xeric sandy soils, and other open grass-sedge systems. Chaffseed is dependent on factors such as fire, mowing, or fluctuating water tables to maintain the crucial open to partly-open conditions that it requires. Historically, the species probably existed on savannas and pinelands throughout the coastal plain and on sandstone knobs and plains inland where frequent, naturally occurring fires maintained these sub-climax communities. Most of the surviving populations, and all of the most vigorous populations, are in areas that are still subject to frequent fire. These fire-maintained habitats include plantations where prescribed fire is part of a management regime for quail and other game species, army base impact zones that burn regularly because of artillery shelling, forest management areas that are burned to maintain habitat for wildlife, including the endangered red-cockaded woodpecker, and various other private lands that are burned to maintain open fields. Fire may be important to the species in ways that are not yet understood, such as for germination of seed, or in the formation of the connection to the host plant.

The subject property has been managed for agriculture purposes and crop production. The majority of the tract is open agriculture field and little to no timber management has taken place within the forested areas. The lack of prescribed burning within the forested areas has left the understory thick with shrub and herbaceous growth. No individuals or populations of chaffseed were observed during the survey and due to current site conditions, the subject property does not contain habitat suitable to support this species.

Cooley's meadowrue *(Thalistrum cooleyi):* Cooley's meadowrue is a perennial herb which grows from a rhizome. The stems are usually 3.3 feet in height, but sometimes grow as high as 6 feet on recently burned sites. Under ideal conditions, in full sun, these stems are erect; however, when shaded they are lax and may trail along the ground or lean on other plants. The compound green leaves are divided into three parts and the leaflets are lance-shaped and less than 2 centimeters long. Cooley's meadowrue occurs on circumneutral soils in grass-sedge bogs and wet pine savannahs and savannah like areas. It may also grow along fire plow lines, in roadside ditches, woodland clearings, and powerline rights-of-way, and needs some type of disturbance such as fire or mowing to maintain its open habitat. Plants often found growing with Cooley's meadowrue include tulip poplar growing with bald cypress and/or Atlantic white cedar.

The subject property has been managed for agriculture cultivation. The majority of the tract is open agriculture field and little to no timber management has taken place within the forested areas. The lack of prescribed burning has left the understory thick with shrub and herbaceous growth. Although the project site contains a

mowed/maintained powerline right-of-way which may provide marginal habitat for the Cooley's meadowrue, no individual or populations of this species was observed during the pedestrian survey.

Pondberry (*Lindera melissifolia):* Pondberry is a small shrub typically found along the margins of shallow depressions and in seasonally wet areas among bottomland hardwoods. Threats to this species included draining of historically wet areas, habitat conversion, livestock grazing and timber harvesting.

The subject tract does not contain suitable habitat (shallow depressions/isolated wetlands) required to support this particular species. In addition to the current condition of the site, no evidence of this species was observed during the threatened and endangered species survey. Since neither the required habitat nor any individual or populations of this species was observed during the pedestrian survey, development of the site is not likely to adversely impact this species.

Relict Trillium (*Trillium reliquum*): This perennial wildflower is known to occur in Alabama, Georgia, and South Carolina. The species was determined to be an endangered species in 1988. The decline of relict trillium has been attributed to habitat loss as a result of development, conversion to agriculture fields, and timber harvest. Relict trillium prefers mature, moist, undisturbed hardwood forests with an understory free of thick shrubs and vines. The soils on which this plant occur range from alluvial sands to rocky clays, but they all have a high organic content in their upper layer.

While the subject property contains a small portion of undisturbed, moist hardwood stands, the lack of prescribed burning has created a thick understory. Due to current site conditions and because no individual or populations of this species was observed during the pedestrian survey, development of the site is not likely to adversely impact this species.

4.2Mammals:

No species of mammals are listed as threatened and/or endangered by the USFWS within Worth County, Georgia.

4.3 Birds:

Red Cockaded Woodpecker (Picoides borealis; RCW): RCW nest in mature, old growth pine forests with low understory vegetation. These birds forage in pine and pine-hardwood stands greater than 30 years old and preferably greater than ten inches diameter at breast height. Decline of this species is primarily attributed to loss of habitat, fire suppression and reduction of older age pine stands.

The subject property has been managed for agriculture cultivation. The majority of the tract is open agriculture field and little to no timber management has taken place within the forested areas. While there is a small portion of planted pine plantation, the age of this pine stand coupled dense shrub and herbaceous growth (due to lack of prescribed burning) is unsuitable habitat for the RCW. Thus, the proposed project will not affect the RCW.

Wood Stork: The wood stork is a species that feeds in tidal, brackish and freshwater wetlands. These birds typically nest in wooded swamps and active rookeries are recorded within many coastal Georgia counties. Reduction in wood stork numbers is due to loss of feeding habitat, loss of nesting habitat and disturbance of rookeries.

Although the project site contains freshwater wetlands which provide marginal feeding habitat for the wood stork, no individual or populations of this species and no critical nesting or feeding habitat was observed during the pedestrian survey. For this reason, development of the site is not likely to adversely affect this species.

4.4 Clams:

Fat three-ridge (*Amblema neislerii):* The fat three-ridge freshwater mussel is native to the rivers in southern Georgia and Florida. It resides in shallow rivers in the muddy and sandy bottom of the river beds. The mussel is usually less than four inches in length and also in its width. It possesses a dark brown to black outer shell. Its inner shell is bluish white to purple with an iridescent appearance. The shell is unique to mussels being inflated and also possessing approximately 7-9 prominent parallel ridges. It is a filter feeder. Currently the population of these mussels is declining due to critical shortages in water due to violent droughts, which are destroying their habitat, within the Apalachicola-

Chattahoochee-Flint River system in Georgia and Florida. Also, pollution from people and plants along the rivers, the disappearance of host fish and the introduction of other animals such as the Asian Clam have aided in their decline in population.

The project area does not contain riverine habitat necessary to support this species. Thus, the project will not affect the Fat three-ridge clam.

Gulf moccasinshell *(Medionidus penicillatus)* The Gulf moccasinshell is a small mussel that reaches a length of about 5.6 cm (2.2 in), is elongate-elliptical or rhomboidal in outline, fairly inflated, and has relatively thin valves. The ventral margin is nearly straight or slightly rounded. The posterior ridge is rounded to slightly angled and intersects the end of the shell at the base line. The Gulf moccasinshell inhabits the channels of small to medium-sized creeks to large rivers with sand and gravel or silty sand substrates in slow to moderate currents

The project area does not contain riverine habitat necessary to support this species. Thus, the project will not affect the Gulf moccasinshell.

Oval pigtoe (*Pleurobema pyriforme)* The oval pigtoe is a federally endangered species of freshwater mussel, an aquatic bivalve mollusk in the family Unionidae, the river mussels. This species is endemic to the United States in the states of Georgia, Florida, and Alabama. The oval pigtoe was originally described from the Chattahoochee River near Columbus, Georgia. Historically, this mussel was very abundant in the Flint River in Georgia, the Chattahoochee River in Georgia and Alabama, the Chipola River in Alabama and Florida, the Ochlockonee River in Georgia and Florida, the Apalachicola River and Suwanee/Santa Fe Rivers in Florida, and Econfina Creek in Florida. However, the populations in all river systems have declined significantly due to land use changes, development, and the construction of dams.

The project area does not contain riverine habitat necessary to support this species. Thus, the project will not affect the Oval pigtoe.

Purpe bankclimber (*Elliptiodeus sloatianus)*
The purple bankclimber, Elliptoideus sloatianus, is a rare and endangered species of freshwater mussel, an aquatic bivalve mollusk in the family Unionidae, the river mussels. This species is endemic to the United States. It can be found in the Chattahoochee, Flint, and Ochlockonee Rivers. Its habitats are rivers and streams. It is normally found in medium currents over sand, sand mixed with mud, or gravel substrates, swept free of silt by the current. The threats to this mussel are habitat change, sedimentation, and water quality degradation.

The project area does not contain riverine habitat necessary to support this species. Thus, the project will not affect the Purple bankclimber.

Shinyrayed pocketbook (*Lampsilis subangulata)*
The Shinyrayed Pocketbook, scientific name Hamiota subangulata , is a federally endangered species of freshwater mussel, an aquatic bivalve mollusk in the family Unionidae, the river mussels. This species is endemic to the United States in the states of Georgia, Florida, and Alabama . The Shinyrayed Pocketbook's shell is solid yet thin with a smooth and shiny surface. The coloring is light yellowish brown with fairly wide, bright emerald green rays over the entire length of the shell which may appear as darker brown in older specimens. Water and food are obtained by siphoning which provides phytoplankton, tiny zooplankton, and organic detritus.

The project area does not contain riverine habitat necessary to support this species. Thus, the project will not affect the Shinyrayed pocketbook.

4.5 Reptiles:

Eastern Indigo Snake: The eastern indigo snake is found in Georgia along dry longleaf pine (*Pinus palustris*)/turkey oak (*Quercus laevis*) sandhill communities. They spend much of their time in underground burrows and feed on rodents, birds, other snakes, and frogs. They often use gopher tortoise burrows for nesting during the winter months.

RLC conducted a 100 percent survey of the upland area present within the project site. As indicated above, the majority of the upland habitat consists of open agriculture field. The minimal forested upland areas have a thick understory. At no time during the survey were gopher tortoise burrows (active or abandoned) or evidence of the indigo snake observed. In addition, the soils within the property are mapped by the Natural Resources Conservation Service Soils Survey as Tifton (TfA, TfB), Pelham (Pe),

Clarendon (CdA), Leefield (LeA), Carnegie (CaC), Stilson (SeA), and Kinston (KO). The Lakeland (Lp) series typically associated with and preferred by the gopher tortoise is not present (Figure 3). Due to the lack of suitable habitat, the project site is not likely to support the eastern indigo snake.

4.6 Amphibians:

No amphibians are listed as threatened and/or endangered by the USFWS within Worth County, Georgia

4.7 Fish:

No fish are listed as threatened and/or endangered by the USFWS within Worth County, Georgia

4.8 Species of Concern:

No species of concern are listed as threatened and/or endangered by the USFWS within Worth County, Georgia.

5.0 Conclusion:

Worth County Economic Development Authority is proposing the construction of an industrial park within the subject site. As part of the initial planning phase of the project and in October of 2012, RLC conducted a threatened and endangered species and habitat assessment within the ±215 acre tract to confirm the presence or absence of threatened and endangered species.

During the survey, site conditions were found to be consistent with active agriculture operations found within the coastal plain of Georgia. The subject property has been managed for agriculture cultivation. The majority of the tract is open agriculture field. Due to the lack of timber management and prescribed burning, forested areas contain a dense understory thick with shrub and herbaceous growth.

Due to the past and present land management activities and current habitat conditions observed during the field survey, the subject tract does not contain habitat suitable for the American chaffseed, Cooley's meadowrue, Pondberry, Relict trillium, Red-Cockaded woodpecker, Fat three-ridge, Gulf moccasinshell, Oval pigtoe, Purple bankclimber, Shinyrayed pocketbook, or Eastern Indigo Snake.Although the project site contains freshwater wetlands which provide marginal feeding habitat for the wood stork, no individual or populations of this species and no critical nesting or feeding habitat was observed during the pedestrian survey.

Based on the known occurrences of protected species and current habitat conditions observed during the site visit, development of the +/- 215 acre tract is not likely to adversely affect any of the species currently listed as threatened or endangered.

Please note that this report was prepared to document the current habitat conditions and likelihood for federally protected species to occur within the property. Descriptions are based on observations at the time of the field survey. On-site habitats and species composition, both plant and animal, change over time. Those changes may warrant additional survey efforts or may require future coordination with appropriate regulatory agencies to insure compliance with state and federal regulations. Additionally, changes in regulations or species listing could also warrant revisions to this report.

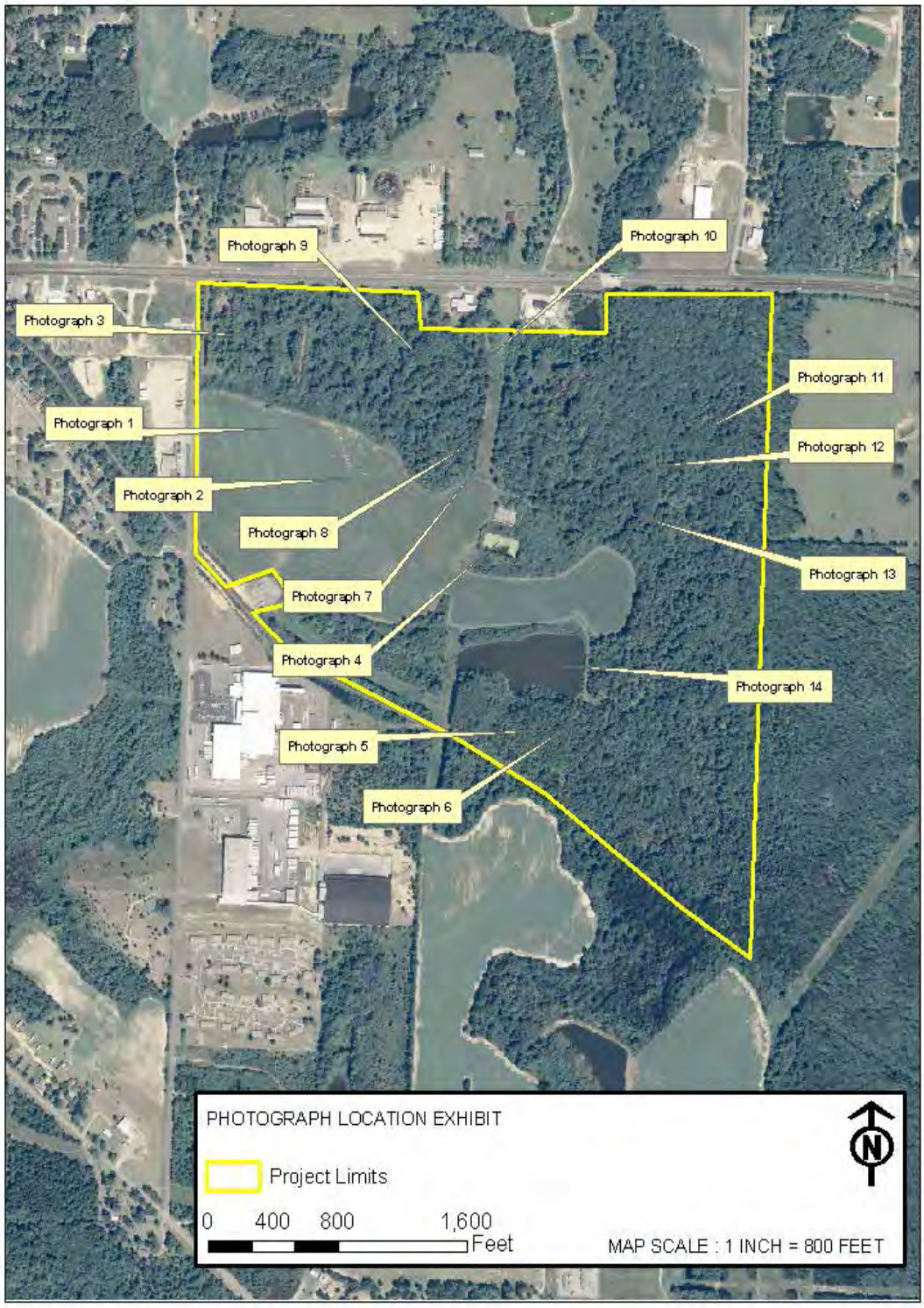


FIGURE 2, PHOTOGRAPH LOCATION EXHIBIT, 2010 ORTHO-IMAGERY, WORTH COUNTY, GEORGIA

FIGURE 3, NRCS SOILS SURVEY, 2010 ORTHO-IMAGERY, WORTH COUNTY, GEORGIA

APPENDIX A

IPaC Database Query Results & GADNR Correspondence

United States Department of the Interior

FISH AND WILDLIFE SERVICE
GEORGIA ECOLOGICAL SERVICES FIELD OFFICE
105 WESTPARK DRIVE, WESTPARK CENTER SUITE D
ATHENS, GA 30606
PHONE: (706)613-9493 FAX: (706)613-6059

Consultation Tracking Number: 04EG1000-2013-SLI-0059 October 26, 2012
Project Name: Worth County Industrial Tract

Subject: List of threatened and endangered species that may occur in your proposed project location, and/or may be affected by your proposed project.

To Whom It May Concern:

The enclosed species list identifies threatened, endangered, and proposed species, designated critical habitat, and candidate species that may occur within the boundary of your proposed project and/or may be affected by your proposed project. The species list fulfills the requirements of the U.S. Fish and Wildlife Service (Service) under section 7(c) of the Endangered Species Act (Act) of 1973, as amended (16 U.S.C. 1531 *et seq.*).

New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list. Please feel free to contact us if you need assistance regarding potential impacts to federally proposed, listed, and candidate species and federally-designated and proposed critical habitat. Please note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the Act, the accuracy of this species list should be verified after 90 days. This verification can be completed formally or informally as desired. The Service recommends that verification be completed by visiting the ECOS-IPaC website at regular intervals during project planning and implementation for updates to species lists and information.

The Endangered Species Act prohibits "take" of a listed species of fish or wildlife, where take is defined as to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect a listed species and/or to degrade habitat such that the action kills or injures a listed species by significantly impairing essential behavioral patterns, such as breeding, feeding or sheltering.p>

Development activities that increase impervious surface and stormwater runoff can degrade habitat for federally-protected aquatic species by:

- Requiring culverts or other instream structures that block fish passage and reduce stream channel and bank stability;

- Increasing turbidity in stream systems during land-disturbing activities;
- Causing long term declines in water quality due to increased concentrations of herbicides, pesticides, sediment, and other pollutants in stormwater flowing from the site; and/or
- Altering downstream hydrology in stream systems due to increased stormwater runoff, with resulting downstream channel scour, reduced bank stability, and increased long-term sedimentation and turbidity.

We recommend that proponents of urban development projects contact us early in the design process to discuss construction and maintenance best management practices that will minimize impacts of development on rare fish and other aquatic species. In general, we recommend the following measures for post-construction stormwater management, road and utility crossings, and grading, in addition to adequate sediment and erosion control, protection of riparian buffers, and control of stormwater during construction.

Stormwater Runoff

- Infiltrate excess stormwater generated by the development.
- Design and implement structural and non-structural BMPs so that all runoff from impervious surfaces is directed to on-site stormwater controls.
- Use numerous distributed stormwater BMPs located as close as possible to runoff-generating sources. A distributed stormwater management system is less prone to environmentally damaging failure than a system that relies on a single facility to serve an entire site.

Road Crossings (recommendations meet Corps requirements for use of NWP 14)

- Bridge any stream with a drainage area equal to or greater than 20 sqmi.
- Cross streams with a drainage area smaller than 20 sqmi and larger than 0.2 sqmi with bridges, bottomless culverts, or embedded box or pipe culverts. Multi-barrel culverts should be designed using box culverts, preferably with a bottomless center barrel(s).
- Accommodate bank-full flows at all road crossings, and culvert floodplains, where present, to allow sheetflow of stormwaters.
- Embed all culverts (except bottomless) 25% of their diameter or rise and place them at the existing channel slope.
- Design all stream crossings to maximize infiltration of stormwater runoff generated by roadways.

Utility Crossings

- Use isolation crossing methods and limit open trench work to periods outside the goldline darter spawning period

Grading

- Limit the surface area of erodible material at one time to 17 acres
- Leave at least 30% of all areas of a site that contain slopes equal to or greater than 25% over a contiguous area of at least 5000 sqft ungraded.

Bald and golden eagles are protected under the Bald and Golden Eagle Protection Act (16 U.S.C. 668 *et seq.*). Projects affecting these species may require development of an eagle conservation plan (http://www.fws.gov/windenergy/eagle_guidance.html).

Wind energy projects should follow the wind energy guidelines http://www.fws.gov/windenergy/ for minimizing impacts to migratory birds and bats.

Guidance for minimizing impacts to migratory birds for projects including communications towers (e.g., cellular, digital television, radio, and emergency broadcast) can be found at: http://www.fws.gov/migratorybirds/CurrentBirdIssues/Hazards/towers/towers.htm; http://www.towerkill.com; and http://www.fws.gov/migratorybirds/CurrentBirdIssues/Hazards/towers/comtow.html.

We appreciate your concern for threatened and endangered species. The Service encourages Federal agencies to include conservation of threatened and endangered species into their project planning to further the purposes of the Act. Please include the Consultation Tracking Number in the header of this letter with any request for consultation or correspondence about your project that you submit to our office.

Attachment

United States Department of Interior
Fish and Wildlife Service

Project name: Worth County Industrial Tract

Official Species List

Provided by:

GEORGIA ECOLOGICAL SERVICES FIELD OFFICE
105 WESTPARK DRIVE
WESTPARK CENTER SUITE D
ATHENS, GA 30606
(706) 613-9493

Consultation Tracking Number: 04EG1000-2013-SLI-0059
Project Type: Development
Project Description: Located approx. 1 mile east of downtown Sylvester, adjacent to and south of Highway 82

Project Counties: Worth, GA

Endangered Species Act Species List

Species lists are not entirely based upon the current range of a species but may also take into consideration actions that affect a species that exists in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species. Please contact the designated FWS office if you have questions.

American chaffseed *(Schwalbea americana)*

Listing Status: Endangered

Cooley's meadowrue *(Thalictrum cooleyi)*

Listing Status: Endangered

Eastern Indigo snake *(Drymarchon corais couperi)*

Listing Status: Threatened

Fat three-ridge *(Amblema neislerii)*

Listing Status: Endangered

Critical Habitat: Final designated

Gulf moccasinshell *(Medionidus penicillatus)*

Listing Status: Endangered

Critical Habitat: Final designated

Oval pigtoe *(Pleurobema pyriforme)*

Listing Status: Endangered

Critical Habitat: Final designated

pondberry *(Lindera melissifolia)*

Listing Status: Endangered

Purple bankclimber *(Elliptoideus sloatianus)*

Listing Status: Threatened

Critical Habitat: Final designated

Red-Cockaded woodpecker *(Picoides borealis)*

Listing Status: Endangered

Relict trillium *(Trillium reliquum)*

Listing Status: Endangered

Shinyrayed pocketbook *(Lampsilis subangulata)*

Listing Status: Endangered

Critical Habitat: Final designated

Wood stork *(Mycteria americana)*

Population: AL, FL, GA, SC

Listing Status: Endangered

GEORGIA
DEPARTMENT OF NATURAL RESOURCES
WILDLIFE RESOURCES DIVISION

MARK WILLIAMS
COMMISSIONER

DAN FORSTER
DIRECTOR

December 6, 2012

Jim Bennett
Field Biologist
Resource and Land Consultants
41 Park of Commerce Way
Suite 303
Savannah, GA 31405

Subject: Known occurrences of natural communities, plants and animals of highest priority conservation status on or near 215 Acre Worth County Industrial Tract, Worth County, Georgia

Dear Mr. Bennett:

This is in response to your request of October 26, 2012. According to our records, within a three-mile radius of the project site there are the following Natural Heritage Database occurrences:

	Angelica dentata (Sandhill Angelica) approx. 1.5 mi. W of site
	Drosera tracyi (Tracy's Dew-threads) approx. 2.5 mi. SE of site
GA	*Sarracenia flava* (Yellow Flytrap) approx. 2.5 mi. SE of site
GA	*Sarracenia psittacina* (Parrot Pitcherplant) approx. 2.5 mi. SE of site
US	*Schwalbea americana* (Chaffseed) approx. 2.5 mi. SW of site

* Entries above proceeded by "US" indicates species with federal status (Protected, Candidate or Partial Status). Species that are federally protected in Georgia are also state protected; "GA" indicates Georgia protected species.

Recommendations:

We have no records of high priority species or habitats within the project area. However, a federally listed species, *Schwalbea americana* (Chaffseed) and two state listed species, *Sarracenia flava* (Yellow Flytrap) and *Sarracenia psittacina* (Parrot Pitcherplant) are within three miles of the proposed project. The Endangered Species Act states that taking or harming of a listed species is prohibited. We recommend all requestors with projects located near federally protected species consult with the United States Fish and Wildlife Service. For southeast Georgia, please contact Strant Colwell (912-265-9336, ext.30 or Strant_Colwell@fws.gov). In southwest Georgia, please contact John Doresky (706-544-6999 or John_Doresky@fws.gov). In

north Georgia, please contact Robin Goodloe (706-613-9493, ext.221 or Robin_Goodloe@fws.gov).

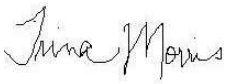
Because this remains mostly undisturbed, we recommend completing surveys for species of concern before any construction begins. We are also concerned about aquatic habitats that could be impacted by any future construction activities. In order to protect aquatic habitats and water quality, we recommend that all machinery be kept out of creeks and wetlands during any future construction. We urge you to use stringent erosion control practices during construction activities. Further, we strongly advocate leaving vegetation intact within 100 feet of creeks, which will reduce inputs of sediments, assist with maintaining riverbank integrity, and provide shade and habitat for aquatic species. We realize that some trees may have to be removed, but recommend that shrubs and ground vegetation be left in place.

Disclaimer:

Please keep in mind the limitations of our database. The data collected by the Nongame Conservation Section comes from a variety of sources, including museum and herbarium records, literature, and reports from individuals and organizations, as well as field surveys by our staff biologists. In most cases the information is not the result of a recent on-site survey by our staff. Many areas of Georgia have never been surveyed thoroughly. Therefore, the Nongame Conservation Section can only occasionally provide definitive information on the presence or absence of rare species on a given site. Our files are updated constantly as new information is received. **Thus, information provided by our program represents the existing data in our files at the time of the request and should not be considered a final statement on the species or area under consideration.**

If you know of populations of highest priority species that are not in our database, please fill out the appropriate data collection form and send it to our office. Forms can be obtained through our web site (http://www.georgiawildlife.com/node/1376) or by contacting our office. If I can be of further assistance, please let me know.

Sincerely,



Katrina Morris
Environmental Review Coordinator

Data Available on the Nongame Conservation Section Website

- Georgia protected plant and animal profiles are available on our website. These accounts cover basics like descriptions and life history, as well as threats, management recommendations and conservation status. Visit http://www.georgiawildlife.com/node/2721.

- Rare species and natural community information can be viewed by Quarter Quad, County and HUC8 Watershed. To access this information, please visit our GA Rare Species and Natural Community Information page at: http://www.georgiawildlife.com/conservation/species-of-concern?cat=conservation.

- Downloadable files of rare species and natural community data by quarter quad and county are also available. They can be downloaded from: http://www.georgiawildlife.com/node/1370.

APPENDIX B

Site Photographs

Photograph 1. Open agriculture field planted in cotton

Photograph 2. Planted cotton field

Photograph 3. Fallow field adjacent to Highway 82

Photograph 4. Open water pond located within the center of the property

Photograph 5. Upland pine plantation present within the subject tract

Photograph 6. Upland pine plantation

Photograph 7. Power line right-of-way

Photograph 8. Power line right-of-way

Photograph 9. Forested wetland

Photograph 10. Forested wetland

Photograph 11. Forested wetland

Photograph 12. Mixed hardwood/pine upland

Photograph 13. Mixed hardwood/pine upland

Photograph 14. Open water pond

Cultural Resources Reconnaissance

Worth County Development Tract
Worth County, Georgia

Prepared for:

Resource and Land Consultants
Savannah, Georgia

Prepared by:

Michael Reynolds M.H.P.
Architectural Historian and Archaeologist

January 2013

Brockington and Associates, Inc.

Atlanta ■ Charleston ■ Elizabethtown ■ Pensacola ■ Savannah

Between November 19 and November 21, 2012 Brockington and Associates, Inc. (Brockington) conducted a Cultural Resources Reconnaissance of a proposed 197.27-acre (79.8-hectare [ha]) development tract in Worth County, Georgia. Figure 1.1 provides a project location map. This work was conducted as part of a Georgia Ready for Accelerated Development (GRAD) site program application. The reconnaissance was performed to determine if cultural resources are located within the project Area of Potential Effects (APE). The APE consists of the project tract and the project viewshed, which in some areas extends up to 0.35 miles (0.56 kilometers [km]). Brockington preformed the tasks for this work while under contract with Resource and Land Consultants (RLC).

The project tract is bound by US 82 (East Franklin Street) to the north, woods and agricultural fields to the east, Seabrook Drive and commercial buildings to the west; and an abandoned railroad bed, industrial buildings and agricultural fields to the south. The central and western portion of the tract consists of cotton fields and two ponds. Until recently, the northwestern portion of the tract contained a pecan orchard; however, this area has been clear cut and bulldozed. The eastern portion of the tract is wooded and consists of a mixture of deciduous and pine trees.

The Cultural Resources Reconnaissance consisted of background research and fieldwork. Background research focused on documenting previously recorded archaeological and architectural resources within the project APE. Research was conducted at the Georgia Department of Natural Resource (DNR) Historic Preservation Division (HPD) in Atlanta, the Georgia Archaeological Site File in Athens, the Worth County Tax Assessors office, and the Worth County Public Library, Main Branch, in Sylvester, Georgia.

At the HPD, the National Register of Historic Places (NRHP) files and Worth County survey file were reviewed to determine if any NRHP eligible, nominated, or listed resources are within the project APE. At the Worth County Public Library, county histories and cemetery records were reviewed. At the Georgia Archaeological Site File, county files were reviewed to determine if any previously recorded archaeological sites are located within the project APE. In addition, survey reports associated with previous archaeological investigations near the project area were reviewed. The Georgia Natural, Archaeological, and Historic Resources (GNAHRGIS) database was also reviewed to determine if any previously recorded archaeological sites are located within the project APE.

Background research revealed there are no previously recorded archaeological sites or cemeteries located within the project APE. However, one archaeological site, 9WO10, is located within one mile (1.6 km) of the project tract. Site 9WO10 was originally recorded by an amateur investigator and the official site form provides no information concerning the type or age of the site. Figure 1.2 is a map showing the location of Site 9WO10. There are no previously recorded architectural resources located within the project APE.

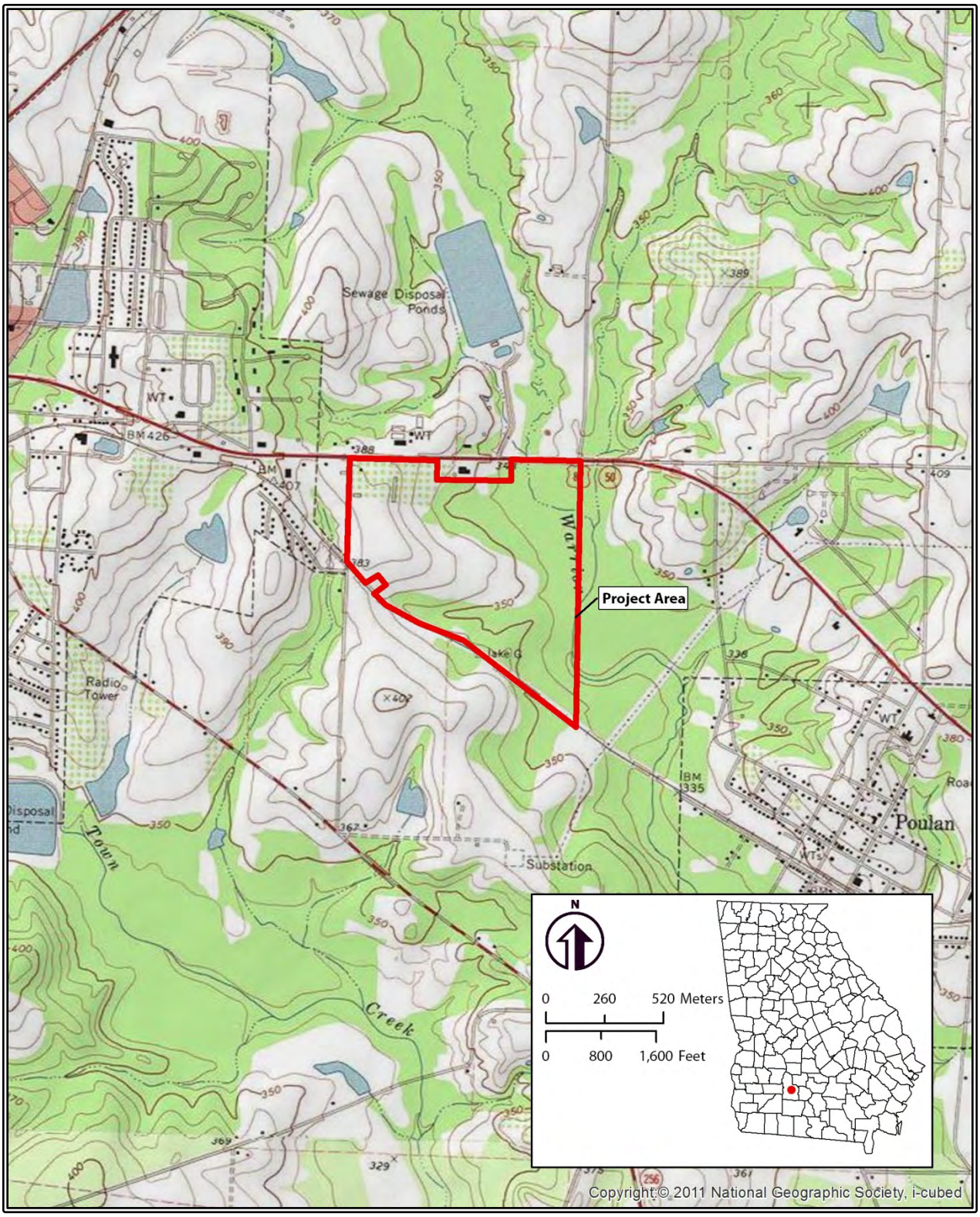


Figure 1.1. Location of the Worth County GRAD Tract (1973 *Sylvester Georgia* 7.5 minute USGS topographic quadrangle.

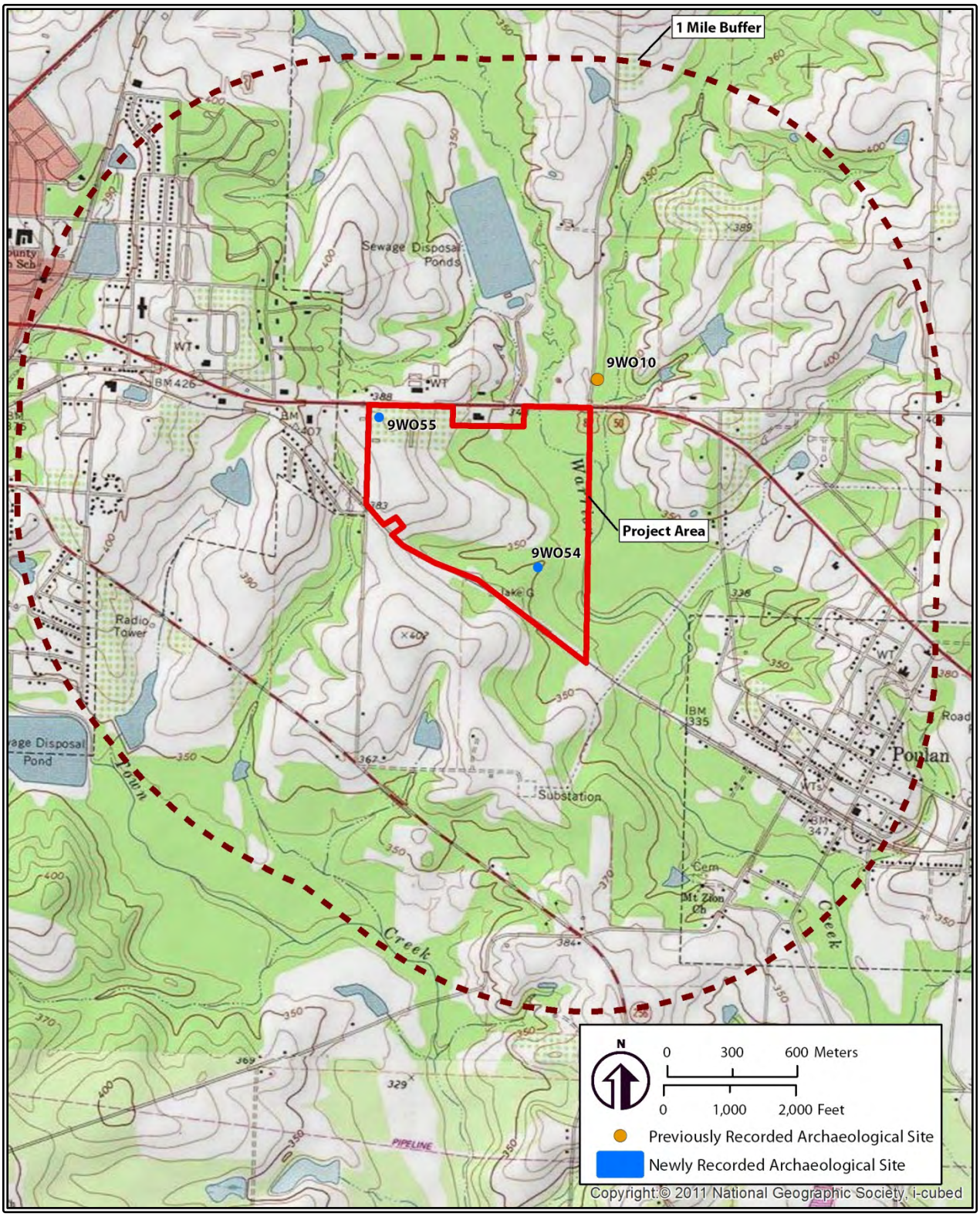


Figure 1.2. Location of previously recorded archaeological sites within one kilometer (0.6 mile) of the project tract and newly recorded archaeological resources within the project tract (1973 *Sylvester Georgia* 7.5 minute USGS topographic quadrangle).

The cultural resources field reconnaissance consisted of archaeological and architectural investigations. The archaeological investigation consisted of a general walk-over of the tract and limited survey. All landforms which appeared to have a high probability for archaeological sites were shovel tested at 30-meter (m) intervals. Shovel tests were approximately 30-by-30-cm (12-by-12-in), and were excavated into sterile subsoil. Shovel test soils were screened through one-quarter-inch mesh hardware cloth. Records of each shovel test were kept in field notebooks, including information on content (e.g., presence or absence of artifacts, artifact descriptions) and context (i.e., soil color and texture descriptions, depth of definable levels, observed features). All shovel tests were backfilled upon completion.

When surface or subsurface archaeological materials were encountered, the interval between shovel tests was reduced to 10 m (32.8 ft) to delimit site boundaries. Two consecutive negative shovel tests (at 10-m [32.8-ft] intervals) are considered sufficient to provide an edge determination for a site boundary. However, this was only done in cardinal directions off of the initial positive tests at a site to define a basic site boundary. For this project, an archaeological site was identified if surface collection within a 30-m (98-ft) radius resulted in the recovery of three or more artifacts, or if a shovel test yielded two or more different artifacts, or if subsurface testing and surface collection within a 20-m (66-ft) radius yielded two or more artifacts, all from the same broad cultural period. Any area containing artifacts and that does not fall under one of the three previous categories is considered an “isolate” (isolated find).

During the field investigation, five high probability areas were surveyed. These areas were located on small landforms, one of which was located near Warrior Creek and two of which were located near small tributaries to Warrior Creek. Two of the tributaries have been impounded for the creation of small ponds. It should be noted that much of the northeastern corner of the tract near Warrior Creek appeared to be low and wet. Therefore, shovel testing was not conducted in this area. Twenty-four transects were run in the tract and 72 shovel tests were excavated. Figure 1.3 is a transect map of the project tract.

Area 1 was located in the wooded southeast corner of the project tract (see Figure 1.3). Five transects were run and 28 shovel tests were excavated. Soils consisted of brown sandy loam 0-20 centimeters below surface (cmbs) overlying yellow sand 20 to 30 cmbs followed by orange sand subsoil containing concretions. Photographs 1 and 2 provide images of Area 1.

Area 2 was located in the wooded west central area of the tract near Warrior Creek (see Figure 1.3). Five transects were run and 25 shovel testes were excavated. Soil in this area varied and consisted of gray sandy loam 0 to 25 cmbs overlying orange sand subsoil containing concretions 25 to 35 cmbs. In some areas soils consisted of gray loam 0 to 10 cmbs

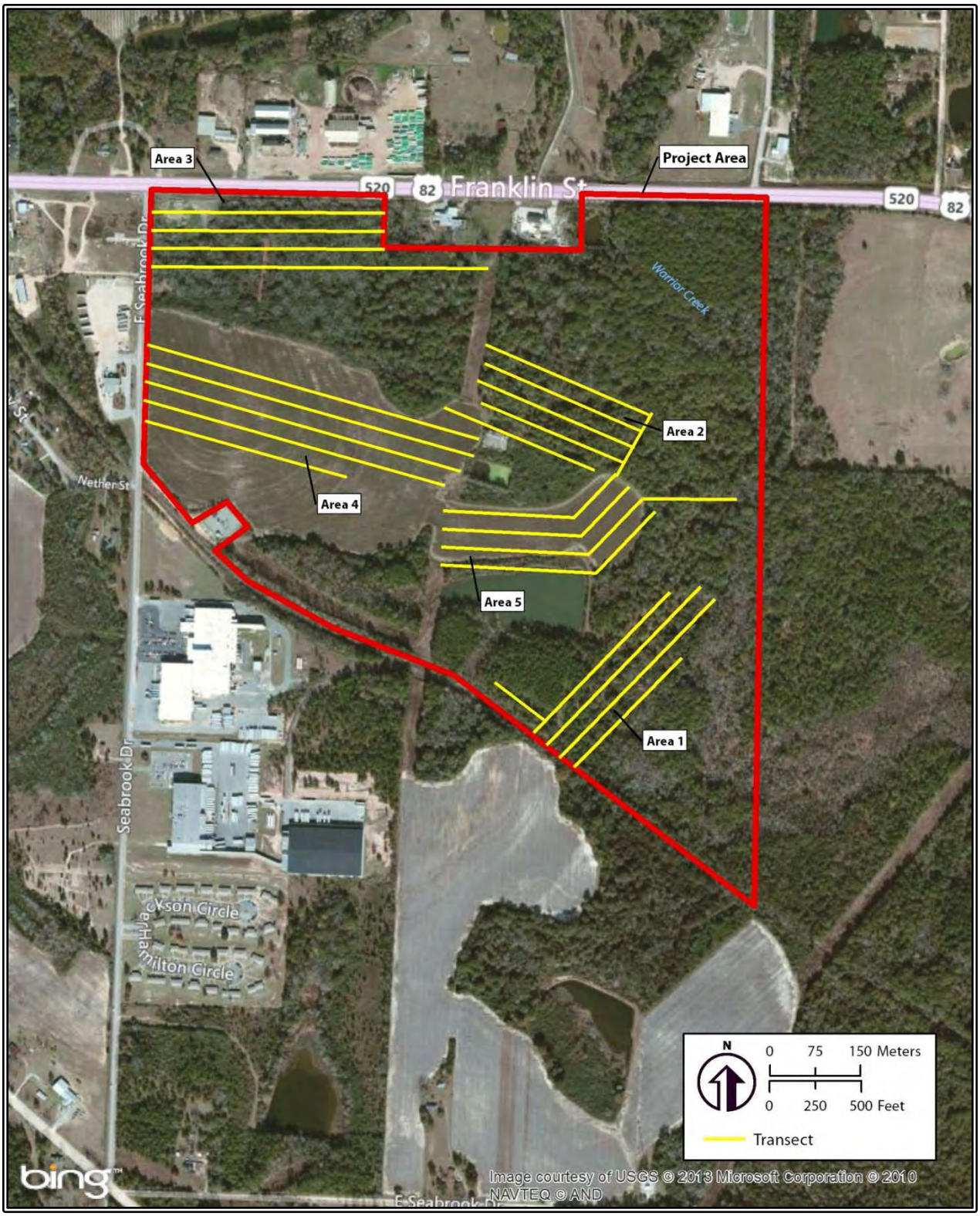


Figure 1.3 Locations of survey areas and transects in the project tract (Bing Maps 2013).

Photograph 1. View of Area 1, looking west.

Photograph 2. View of Area 1, looking southwest.

overlying brown sandy loam 10 to 45 cmbs, followed by orange sand subsoil containing concretions. Photographs 3 and 4 provide images of Area 2.

Photograph 3. View of Area 2, looking southeast.

Photograph 4. View of a pond south of Area 2, looking northwest.

Area 3 was located in the former pecan orchard in the northwestern corner of the tract (Figure 1.3). Four transects were run. Due to excellent surface visibility, only five shovel tests were excavated. Soils in this area consisted of brown sand 0 to 30 cmbs, overlying yellow sand 30 to 60 cmbs, followed by orange sand subsoil containing concretions 60 to 70 cmbs. Photograph 5 provides a view of Area 3.

Photograph 5. View of Area 3, looking northeast.

Area 4 was located in the central area of the tract and consisted of cotton fields (see Figure 1.3). Five transects were run and due to excellent surface visibility, only nine shovel tests were excavated. Soils in this area consisted of brown sandy loam 0-20 cmbs overlying orange sand subsoil containing concretions 20-45 cmbs. However, in some areas subsoil was encountered at 10 cmbs. Photograph 6 provides a view of Area 4.

Photograph 6. View of Area 4, looking southeast.

Area 5 was located in the east central area of the tract and consisted of a cotton field and wooded landform west of Warrior Creek (see Figure 1.3). Five transects were run and due to excellent surface visibility, only five shovel tests were excavated. Soils in this area consisted of brown sandy loam 0-20 cmbs overlying orange sand subsoil containing concretions 20-45 cmbs. However, in some areas subsoil was encountered at 10 cmbs. On the wooded landform soils consisted of gray loam 0 to 10 cmbs overlying brown sandy loam 10-45 cmbs, followed by orange sand subsoil containing concretions 45 to 55 cmbs. Photograph 7 provides a view of Area 5.

Photograph 7. View of Area 5, looking east.

Identified Archaeological Sites

As a result of the archaeological reconnaissance, two archeological sites were identified; 9WO54 and 9WO55, as well as three isolated finds (Isolates 1 through 3) (see Figure 1.2). 9WO54 is potentially eligible for the NRHP and 9WO55 appears to be ineligible for the NRHP. Descriptions of both sites are provided below. Table 1.1 provides a list of archaeological resources identified in the project tract.

Table 1.1 Archaeological resources located in the project tract.

Site/Isolate Number	Resource Description	NRHP Eligibility
9WO54	Prehistoric Lithic Scatter	**Potentially Eligible**
9WO55	Historic Artifact Scatter	Ineligible
Isolate 1	Chert Flake	Ineligible
Isolate 2	Chert Flake	Ineligible
Isolate 3	Chert Flake	Ineligible

Site 9WO54

Site 9WO54 is a small prehistoric lithic scatter located in Area 1 (see Figures 1.2 and 1.3). Four positive and nine negative shovel tests were excavated at the site. Photograph 8 provides an image of 9WO54. Soils at the site consisted of brown sandy loam 0 to 10 cmbs, overlying yellowish brown sand 10-40 cmbs, followed by yellowish orange sand subsoil containing concretions 40 to 50 cmbs. Artifacts recovered consisted of Coastal Plain Chert flakes. These flakes were recovered from 10 to 40 cmbs. Soils at the site appeared to be relatively intact. As a result, additional testing could reveal intact cultural features or diagnostic artifacts. Therefore, 9WO54 is recommended potentially eligible for the NRHP. Photograph 8 provides a view of 9WO54.

Photograph 8. View of 9WO54, looking northeast.

Site 9WO55

Site 9WO55 is an early to mid-twentieth-century artifact scatter located in Area 3. The current USGS topographic quadrangle does indicate a building was located in this area (see Figures 1.2 and 1.3). Until recently, much of Area 3 consisted of a pecan orchard and at present the area has been clear cut and partially bulldozed. Photograph 9 provides an image of 9WO55. Site 9WO55 also appears to have been bulldozed and graded. Surface visibility at the site was 90 percent and most of the artifacts collected were from the ground surface. Surface artifacts included two brick fragments, one clear glass bottle neck fragment, one green container glass

fragment, one milkglass container fragment, one small domestic porcelain figure (cat), one ironstone fragment, one plaster fragment, and one corroded penny (date obscured). Adjacent to the site were push piles of pecan trees and building material such as bricks, concrete block fragments, mortar/concrete fragments, wood planks fragments and asphalt shingle fragments. A single positive shovel test was excavated at the center of the scatter. Soils consisted of dark grayish brown sandy loam 0 to 10 cmbs overlying light yellowish brown sandy loam 10 to 28 cmbs, followed by brownish yellow sand 28-38 cmbs. Artifacts were recovered 0-28 cmbs and included eight mortar fragments and one wire nail.

While historic artifacts were recovered from the ground surface and below ground surface, the majority of the site appears to be heavily disturbed from clear cutting and grading. Soils at the site were shallow and disturbed and it is unlikely that subsurface features are present. As a result, Site 9WO55 has low research potential and, therefore, appears to be ineligible for listing on the NRHP.

Photograph 9. View of 9WO55, looking southeast.

Architectural Reconnaissance

The architectural reconnaissance consisted of driving the project APE (windshield survey) with pedestrian inspection of all buildings, structures and objects 50 years old or older when possible. Representative photographs of each resource were taken and basic information was gathered regarding building materials, architectural features, landscape features, and architectural integrity. As a result of the architectural reconnaissance, no architectural resources were identified within the project tract. However, seven resources were recorded in the project viewshed. Four of these resources appear to be NRHP eligible. Table 1.2 provides a list of identified resources and NRHP recommendations. Figure 1.4 is an aerial map showing the locations of these resources.

Table 1.2 Architectural Resources located within the project APE.

Resource Number	Resource Description	Resource Alterations and Additions	NRHP Eligibility
1	Brunswick and Western Railroad Corridor	Abandoned	**Eligible**
2	Circa 1960 Ranch House	Side addition and replacement windows and doors	Ineligible
3	Circa 1958 Ranch House	Replacement front door	**Eligible**
4	Mid-twentieth Century Cotton Gin Complex	Replacement doors and many non-historic buildings	Ineligible
5	Circa 1960 Ranch House and Outbuildings	Historic side addition	**Potentially Eligible**
6	Circa 1940 Warehouse	Non-historic side addition and replacement doors	Ineligible
7	Circa 1900 Central Hall House and Outbuilding	Non-historic Replacement front door	**Eligible**

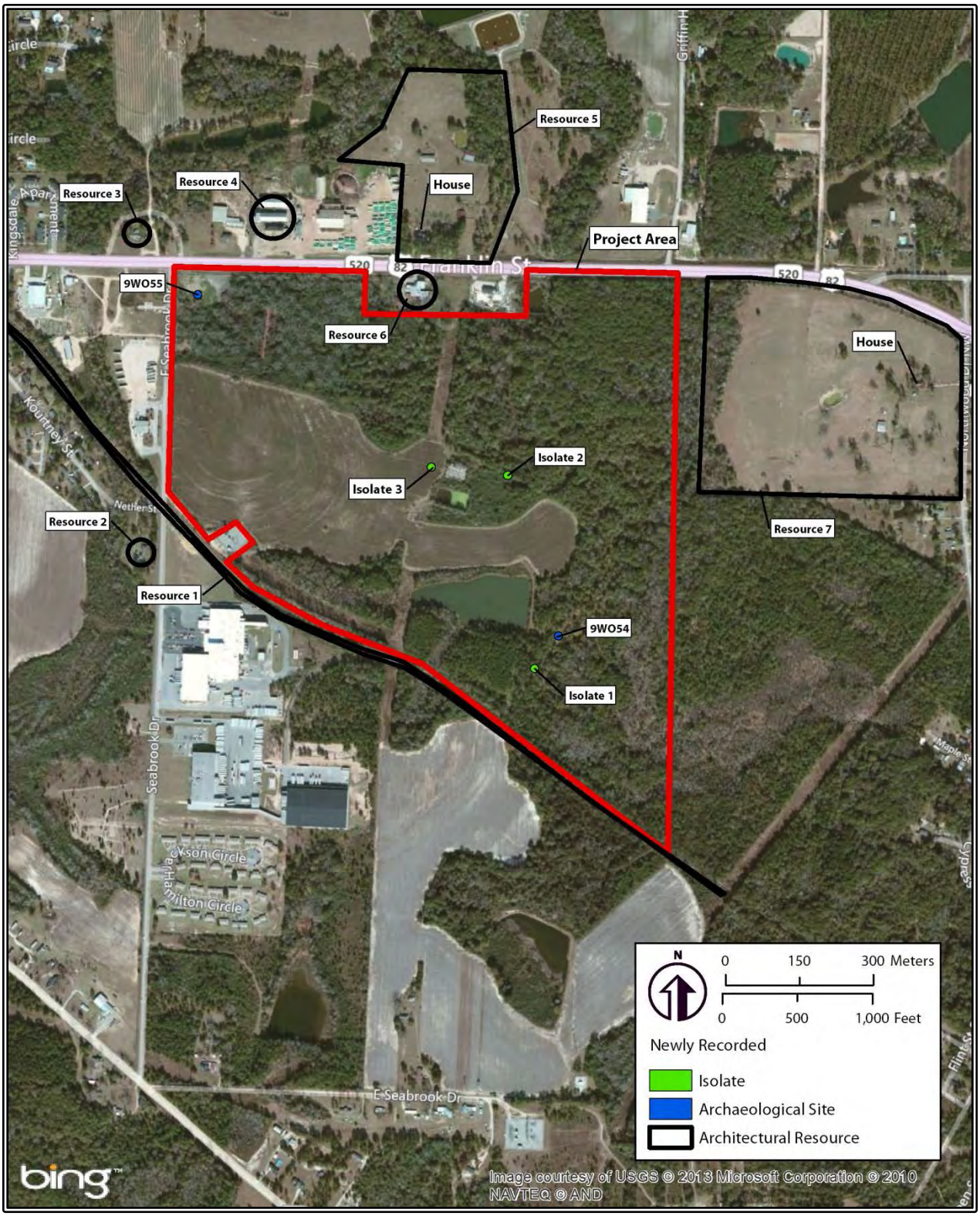


Figure 1.4 Aerial map showing the locations of newly recorded cultural resources within the project APE (Bing Maps 2013).

Resource 1, the Brunswick and Western Railroad Corridor

Resource 1, the Brunswick and Western Railroad Corridor, was constructed in the late nineteenth century (see Figure 1.4). It was originally known as the Brunswick and Albany Railroad. However, this railroad company went bankrupt before the line was completed. The Brunswick and Western Railroad Corridor was organized in 1882 and extended from Albany, Georgia to Brunswick, Georgia.

Currently, the section of the railroad corridor within the project APE is abandoned. Although some sections of track have been removed the rail bed is still present and in many areas the track and railroad ties are still present. Resource 1, the Brunswick and Western Railroad Corridor, appears to retain sufficient integrity to be eligible for the NRHP under Criterion A, *event* and Criterion C *design/construction*. Photographs 10 and 11 provide images of the railroad corridor.

Photograph 10. View of Resource 1, looking northwest along the southwest project tract boundary.

Photograph 11. View of Resource 1, looking southeast from Seabrook Road.

Resource 2

Resource 2 is a circa 1960 ranch house (see Figure 1.4). It has a concrete bock foundation, a wood frame, a hip asphalt shingle roof, and brick veneer siding. The house also has an integral concrete portico with decorative cast iron supports. The front entry is accessed through this portico. Non-historic alterations include metal frame, vinyl coated replacement windows, including the front bay window. Non-historic additions include a large circa 1980 side addition with a combination of brick and vinyl exterior cladding. Due to non-historic alterations and additions, Resource 2 appears to be ineligible for the NRHP. Photograph 12 provides an image of the resource.

Photograph 12. View of Resource 2, east front elevation.

Resource 3

Resource 3 is a circa 1958 Ranch House (see Figure 1.4). It has a wood frame, a side gale asphalt shingle roof, a small projecting gable roof room on the front elevation, and a brick veneer exterior. The windows ware wood frame, double hung, with 2/2 horizontal pane configurations. The house also has a large bay window on the front elevation with double hung side windows. On the east side elevation is a small shed roof porch with a concrete slab floor. The only alterations to the house are a non-historic door, with raised panels and a fan light, and vinyl siding in the roof gables. Resource 3 appears to retain sufficient integrity to be eligible for the NRHP under Criterion C *design/construction*. Photograph 13 provided an image of Resource 3.

Photograph 13. View of Resource 3, south front elevation.

Resource 4

Resource 4 is a mid-twentieth-century cotton gin (Worth Gin Company). The main building appears to date to circa 1960 (see Figure 1.4). It has a metal frame and a side gable V-crimp metal roof. There is also a projecting gable roof on the front elevation. The exterior is clad in a combination of vertical wood planking and V-crimp metal. The windows appear to be metal frame awning windows. The metal cargo doors as well as most of the exterior cladding appear to be non-historic replacements. There are approximately six other buildings in the complex that appear to date from the late 1960s to the 1990s. Due to non-historic alterations to the circa 1960 building and the addition of many non-historic buildings to the property, Resource 4 appears to be ineligible for the NRHP under Criterion C *design/construction*. In addition, due the late construction date of the resource, it does not appear to be eligible for the NRHP under Criterion A *event*. Photographs 14 through 16 provide images of Resource 4.

Photograph 14. View of Resource 4, circa 1960 main building, southwest oblique.

Photograph 15. View of the Resource 4 complex, looking northeast from US 82.

Photograph 16. View of the Resource 4 complex, looking north from the project tract.

Resource 5

Resource 5 is a circa 1955 Ranch house with outbuildings (see Figure 1.4). It has a continuous concrete block foundation, a wood frame and a side gable asphalt shingle roof. The house has wood frame, double hung, windows with 2/2 horizontal pane configurations, a large bay window on the front elevation, and a recessed front portico. The exterior is clad in composition or asbestos shingles. On the west side elevation is a large circa 1960 addition with similar windows and exterior siding to the original portion of the house. North of the house, on the same property is a pasture. Within the pasture are what appear to be three agricultural outbuildings with V-crimp metal roofs. However, due to access problems to the property detailed observation and photographs could not be made. Resource 5 appears to have been a compact ranch house. The side addition has significantly changed the footprint and compact appearance of the house. Therefore, Resource 5 appears to be ineligible for the NRHP as an individual resource. However, the Resource 5 property is potentially eligible for the NRHP as an agricultural property. Additional information will need to be gathered in order to fully evaluate the Resource 5 property as an agricultural resource. Photographs 17 and 18 provide photographs of Resource 5.

Photograph 17. View of Resource 5, south front elevation.

Photograph 18. View of Resource 5, southeast oblique.

Resource 6

Resource 6 is a circa 1940 commercial building which most recently housed a packing company (see Figure 1.4). It has concrete block walls, a side gable V-crimp metal roof with exposed rafter tails, and weatherboard in the west gable. Alterations include windows that have been sealed with concrete blocks. On the rear of the building is a circa 1950 addition, it has concrete block walls and a flat roof with parapet walls that have terracotta tile caps. On the west side elevation is a large circa 1970 addition. It has concrete block walls, a flat V-crimp metal roof, and an aluminum frame glass entry door. Associated with the building is a circa 1955 workshop. It has a concrete block foundation, a wood frame, a front gable corrugated metal roof and corrugated metal siding. On the front elevation is a large wood frame corrugated metal sliding door. The windows on the side elevations are wood frame, double hung, with 6/6 pane configurations. However, due to non-historic alterations and additions, Resource 6 appears to be ineligible for the NRHP. Photographs 19 through 21 provide images of Resource 6.

Photograph 19. View of Resource 6, northwest oblique, circa 1970 addition at left.

Photograph 20. View of Resource 6, circa 1970 addition, northeast oblique.

Photograph 21. View of Resource 6, associated workshop, northeast oblique.

Resource 7

Resource 7 is a circa 1900 central hall house (see Figure 1.4). It has a brick pier foundation, a wood frame, and a side gable V-crimp metal roof. The house has wood frame double hung windows with 6/6 pane configurations, a single front door, and weatherboard siding. On the front elevation is a partial gable roof porch with a brick pier foundation, a wood plank floor, and wood post supports. On the rear of the house is an ell extension with a gable roof and a single interior brick chimney. The only alteration to the house is a circa 1970 hollow wood front door. In addition, the house is situated in a pasture. Within the pasture is what appears to be a barn with a V-crimp metal roof. However, due to access problems to the property detailed observations and photographs could not be made. Photographs 22 and 23 provide views of Resource 7.

Resource 7 appears to be eligible for the NRHP under Criterion C *design/construction*. However, the Resource 7 property is potentially eligible for the NRHP as an agricultural property. Additional information will need to be gathered in order to fully evaluate the Resource 7 property as an agricultural resource.

Photograph 22. View of Resource 7, east front elevation.

Photograph 23. View of Resource 7, northeast oblique.

Summary and Recommendations

The cultural resources reconnaissance identified two archaeological sites and three isolated finds within the project tract. No architectural resources were located within the project tract. However seven architectural resources were identified within the project viewshed. One archeological site, 9WO54, is potentially eligible for the NRHP. Additional testing at 9WO54 would be necessary to further evaluate NRHP eligibility. Architectural resources 1, 3, and 7 appear to be eligible for the NRHP, and Resource 5 appears to be potentially eligible for the NRHP.

While the major landforms within the project tract were surveyed, this does not preclude the possibility of additional archeological resources being located in more moderate probability areas, such as in gently sloping areas adjacent to the major tract landforms or on small isolated landforms which could be located within the low and wet areas adjacent to Warrior Creek. An intensive Phase I Archaeological Survey could better determine if additional archaeological resources are located in these areas of the project tract. In addition, an intensive architectural survey could better determine the NRHP eligibly of agricultural properties in the project viewshed.

References Cited

Bing Maps
2012 *Bing Maps*. Aerial imagery with labels web mapping service provides worldwide orthographic aerial and satellite imagery with roads and labels overlaid. Coverage varies by region. Official website: http://www.bing.com/maps. ArcGIS website: http://www.arcgis.com. Accessed January 2013.

Rail Georgia
2013 Georgia's Railroad History and Heritage. Official website: www.railga.com. Accessed January 2013.

United States Geological Survey (USGS)
1973 *Sylvester Georgia* 7.5 minute USGS topographic quadrangle.