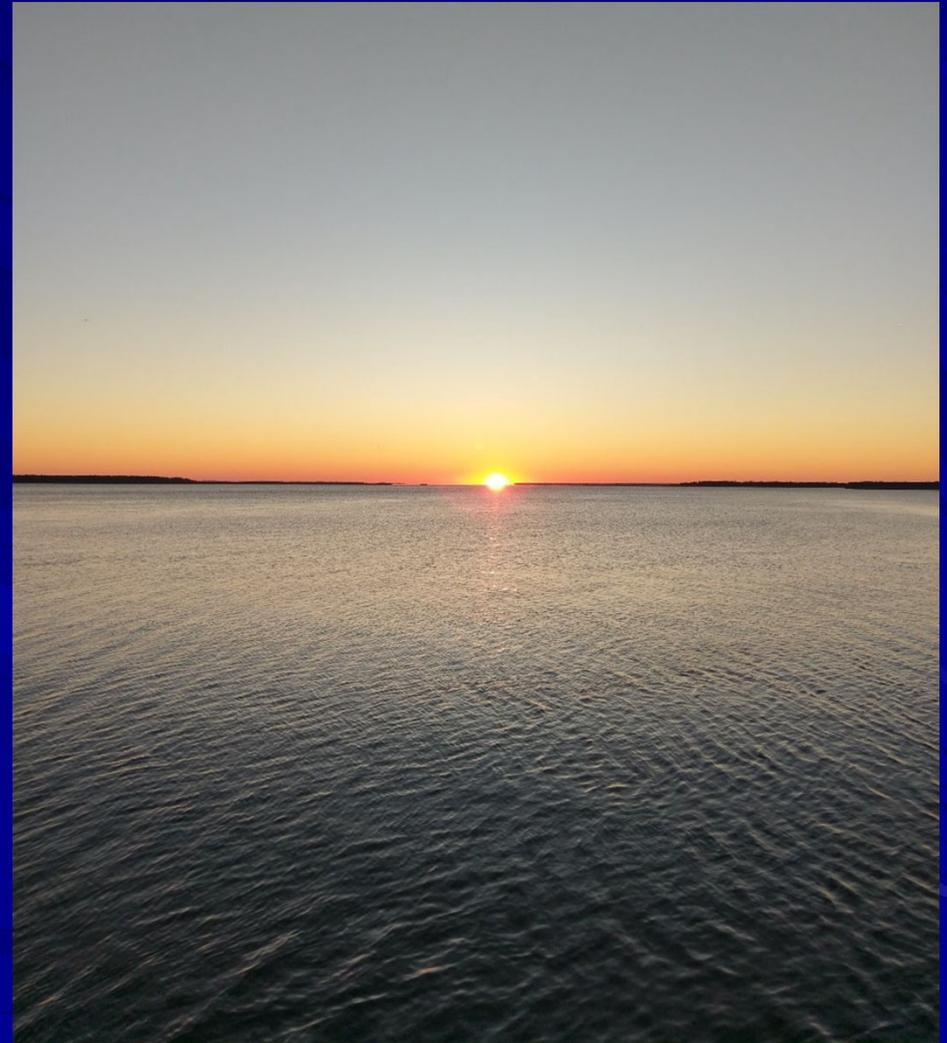
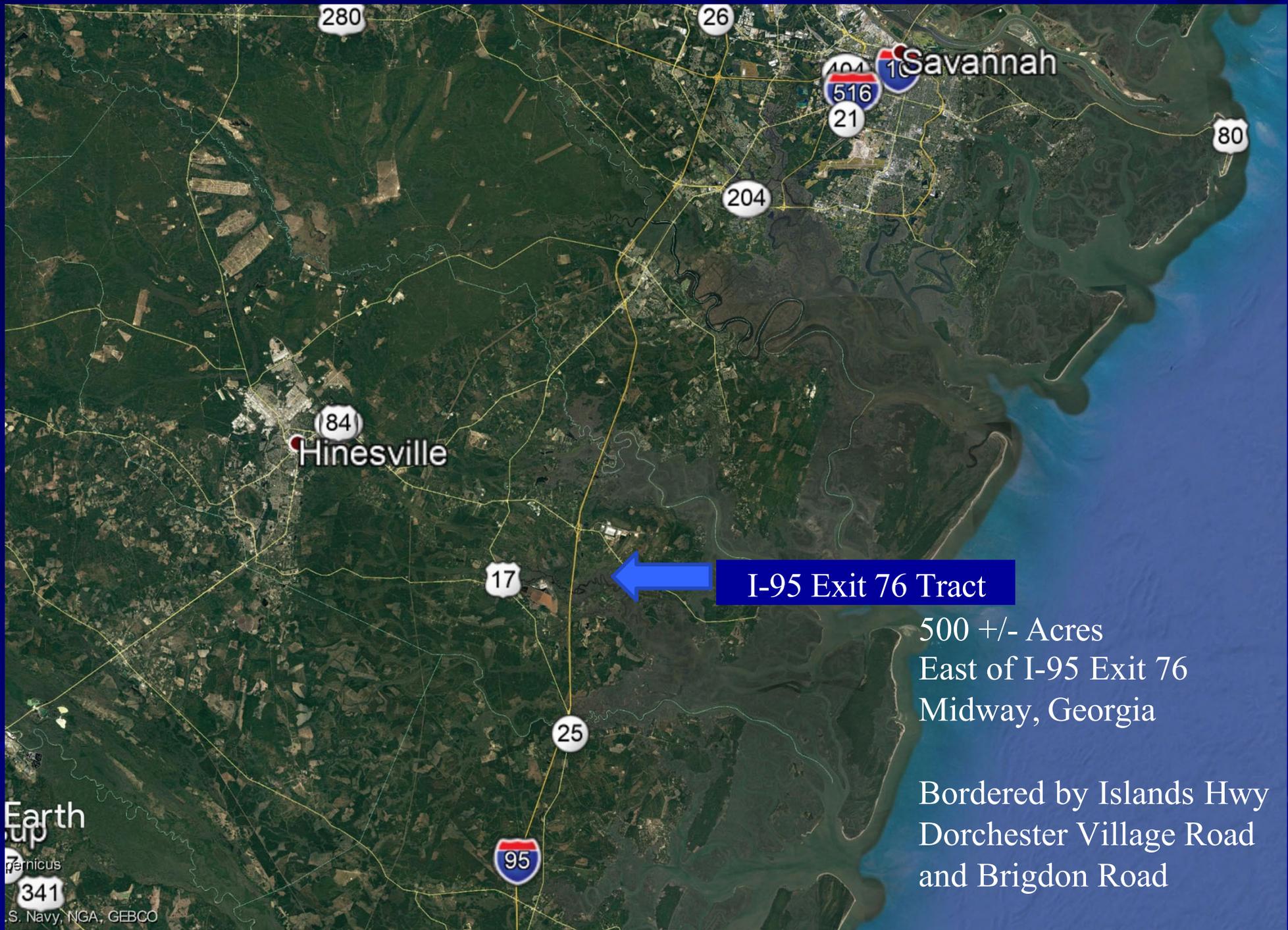


I-95 Exit 76 Liberty Commerce Park

Coastal Asset Management, LLC
2977 Fort Morris Road
Midway, Georgia 31320

Contact: Allen Davis
Email: adavis@camsav.com
Phone: 912-598-9050

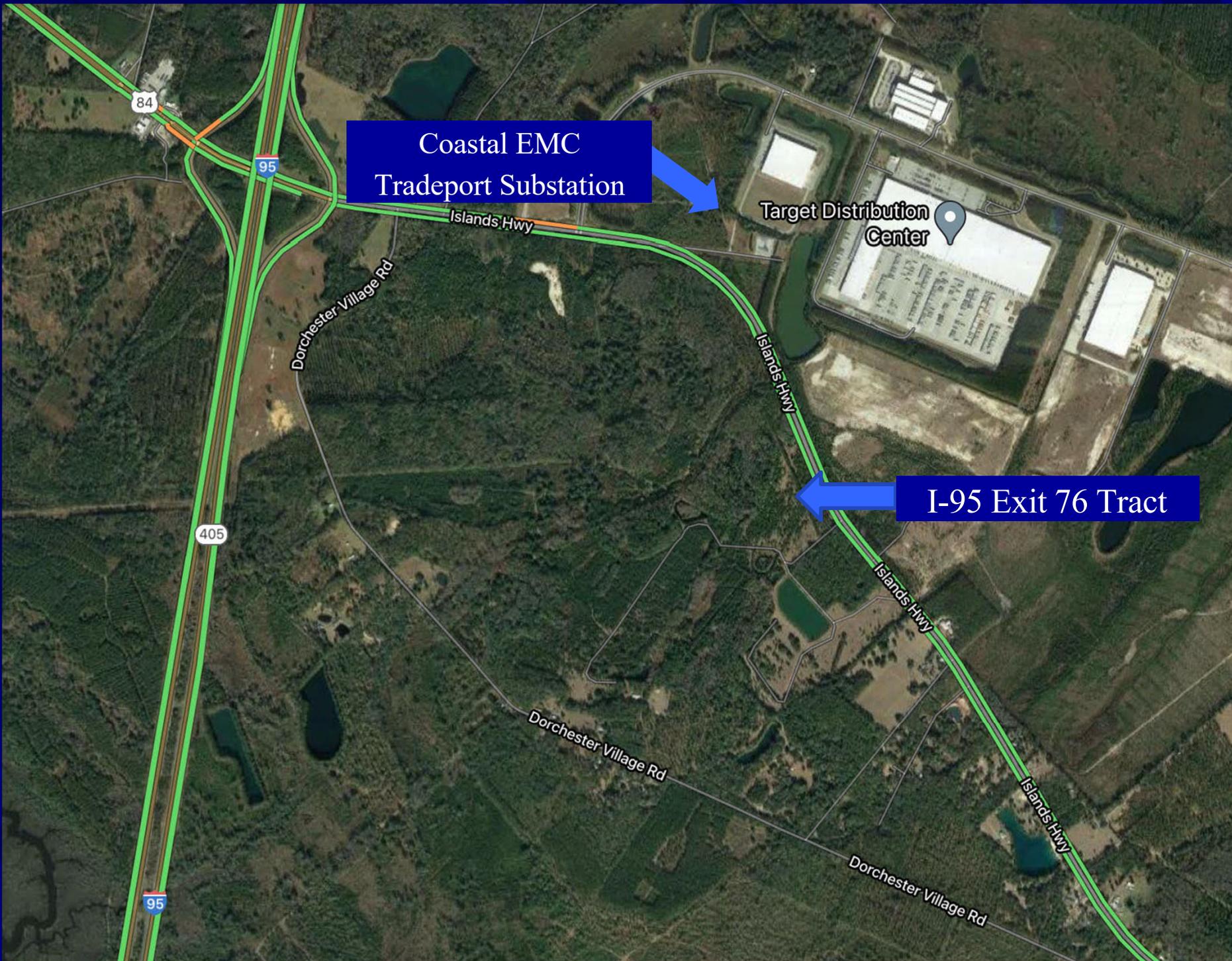




I-95 Exit 76 Tract

500 +/- Acres
East of I-95 Exit 76
Midway, Georgia

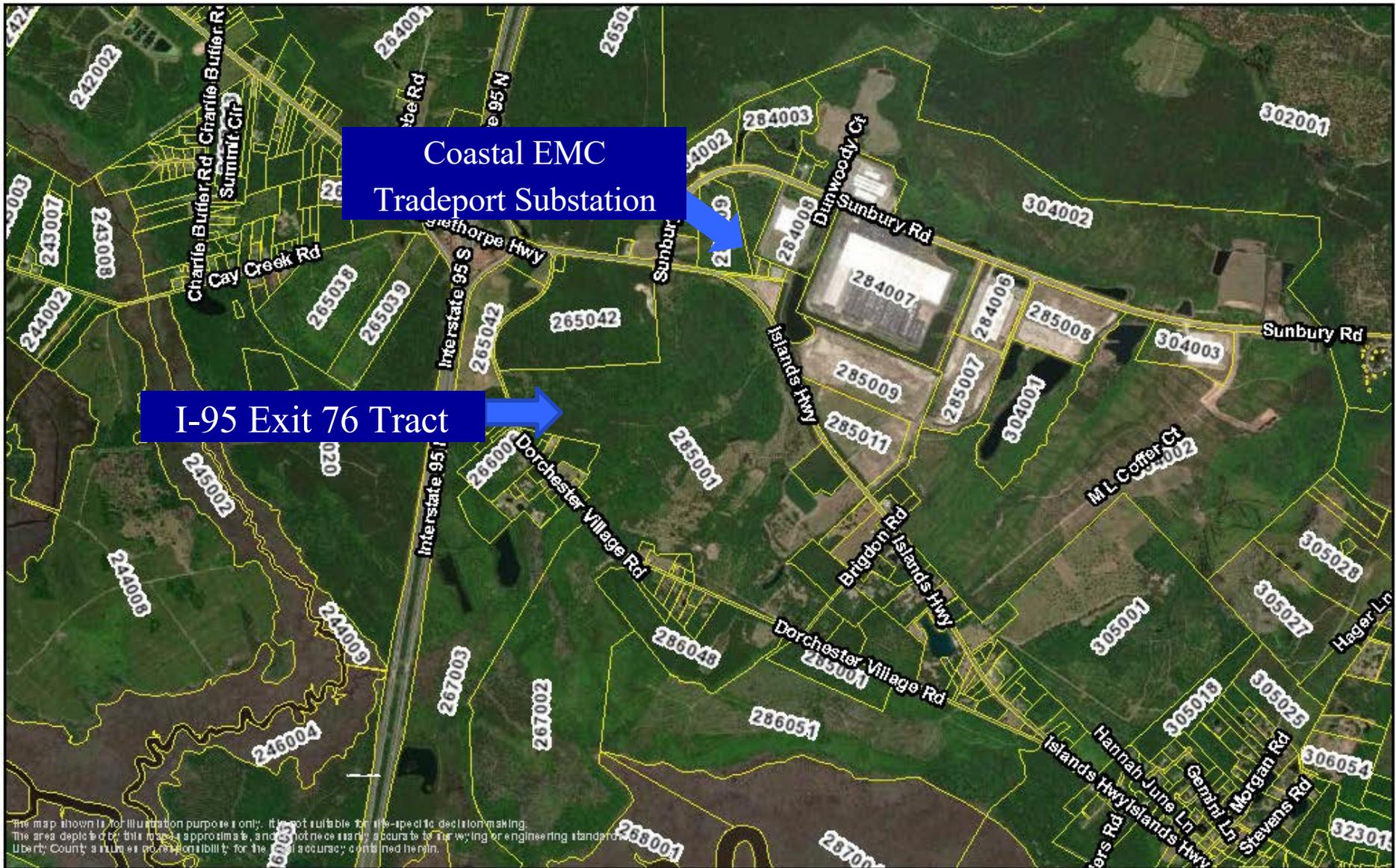
Bordered by Islands Hwy
Dorchester Village Road
and Brigdon Road



Coastal EMC
Tradeport Substation

Target Distribution
Center

I-95 Exit 76 Tract



Coastal EMC
Tradeport Substation

I-95 Exit 76 Tract

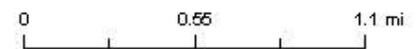
This map is shown for illustration purposes only. It is not suitable for site-specific decision making. The area depicted by this map is approximate, and does not necessarily accurately reflect any or all engineering standards. Liberty County assessors are not responsible for the accuracy contained herein.

Liberty County PRISYM 2.0

-  Roads
-  Parcels



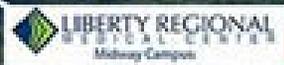
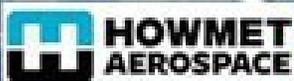
Liberty County
Assessors' Office
100 Main Street, Suite 1550
Milledgeville, Georgia 31133
Phone: (912) 876-3568



1 inch = 3,009 feet



Printed on 4/13/2021
<http://www.libertycountyyga.com>



I-95 Exit 76 Tract

TRADEPORT EAST BUSINESS CENTER

1,400-ACRE PARK WITH ALL UTILITIES
LESS THAN 1 MILE FROM I-95

Sunbury Road

ISLAND HIGHWAY

EXIT 76

U.S. 84

INTERSTATE 95

SAVANNAH

30 MILES

JACKSONVILLE

100 MILES

154.58 Acre Site Entitlement Summary

- November 3, 2022 - Development of Regional Impact Report completed.
- November 9, 2022 - Phase I Environment Site Assessment completed.
- November 22, 2022 - Geotechnical Engineering Report completed.
- February 7, 2023 - Site rezoned to industrial.
- May 2, 2023 - \$25 million Islands Highway east of I-95 Exit 76 Improvement Project approved.
- May 17, 2023 – U.S. Army Corps of Engineers Jurisdictional Determination issued.

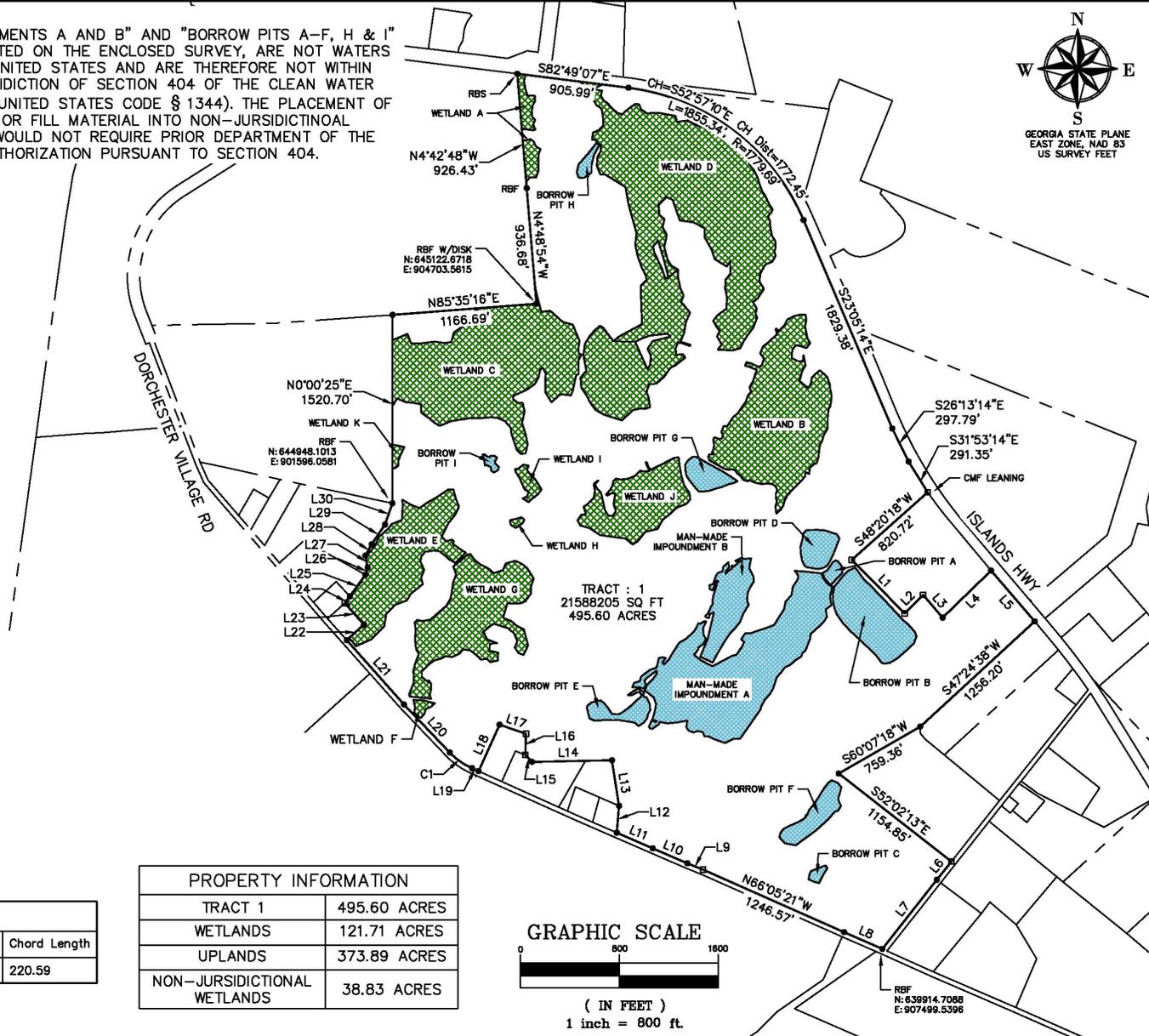
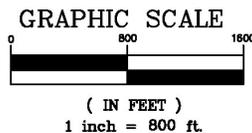
495.6 Acre I-95 Exit 76 Tract

NOTE:
 "IMPOUNDMENTS A AND B" AND "BORROW PITS A-F, H & I"
 AS DEPICTED ON THE ENCLOSED SURVEY, ARE NOT WATERS
 OF THE UNITED STATES AND ARE THEREFORE NOT WITHIN
 THE JURISDICTION OF SECTION 404 OF THE CLEAN WATER
 ACT (22 UNITED STATES CODE § 1344). THE PLACEMENT OF
 DREDGED OR FILL MATERIAL INTO NON-JURISDICTIONAL
 WATERS WOULD NOT REQUIRE PRIOR DEPARTMENT OF THE
 ARMY AUTHORIZATION PURSUANT TO SECTION 404.

Parcel Line Table		
Line #	Length	Direction
L1	607.48	S44° 43' 38"E
L2	210.32	N45° 11' 18"E
L3	241.79	S40° 39' 18"E
L4	546.09	N45° 49' 02"E
L5	540.50	S40° 38' 47"E
L6	188.75	S38° 45' 52"W
L7	710.51	S38° 12' 35"W
L8	337.50	N66° 29' 10"W
L9	136.94	N68° 16' 02"W
L10	305.94	N66° 32' 20"W
L11	316.17	N66° 32' 17"W
L12	217.55	N4° 52' 51"E
L13	372.38	N8° 50' 56"W
L14	646.65	S88° 48' 26"W
L15	77.10	N43° 18' 53"W
L16	171.04	N1° 31' 07"E
L17	225.95	N71° 01' 08"W
L18	411.75	S24° 13' 54"W
L19	58.02	N65° 49' 39"W
L20	536.11	N43° 42' 35"W
L21	695.26	N41° 40' 55"W
L22	187.58	N47° 55' 20"E
L23	232.22	N41° 40' 55"W
L24	67.78	N36° 31' 44"E
L25	215.14	N35° 50' 11"E
L26	60.33	N17° 10' 21"E
L27	98.25	N10° 44' 44"W
L28	103.80	N28° 54' 38"E
L29	192.63	N34° 08' 42"E
L30	183.02	N19° 25' 40"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	221.97	575.00	22.12	N54° 46' 07"W	220.59

PROPERTY INFORMATION	
TRACT 1	495.60 ACRES
WETLANDS	121.71 ACRES
UPLANDS	373.89 ACRES
NON-JURISDICTIONAL WETLANDS	38.83 ACRES



WETLAND PLAT FOR
COASTAL ASSET MANAGEMENT LLC
 2877 FORT MORRIS ROAD
 MIDWAY, GEORGIA 31320

TR LONG ENGINEERING, P.C.
 www.trlongeng.com
 HINESVILLE: 114 North Commerce Street, Hinesville, Georgia 31313 (912) 368-5664
 POOLER: 1000 Towne Center Blvd, Suite 304, Pooler, Georgia 31322 (912) 335-0448

DORCHESTER TRACT
 LIBERTY COUNTY, GEORGIA
 1339 PARCEL: 2865001
 TAX PARCEL: 2865001
 PLAN DATE: 12/17/2022
 REVISION DATE: 4/24/2023
 FILE NUMBER: 2022-40
 PAGE 1 OF 26

495.6 Acre Tract Flood Zone Map

31320, Midway, Georgia



Property Flood Risk:
Low Risk

Flood Depths*:



Location Information

Panel:	13179C0290E
Watershed:	Ogeechee Coastal
County:	LIBERTY
Community ID:	13179C
Map Status:	EFFECTIVE

* Flood Depths shown on this report are derived from FEMA RiskMAP products and are rounded to the nearest tenth of a foot. These depths are calculated from HEC-RAS modeling and represent the best available data. Only areas within a RiskMAP studied watershed will have this data available. Please check back if your area is not currently available. For more information, please visit the FEMA Map Service Center at <https://msc.fema.gov/portal/resources/fag>

Nature Doesn't Read Flood Maps

Many people don't understand just how risky the floodplain can be. There is a greater than 26% chance that a non-elevated home in the SFHA will be flooded during a 30-year mortgage period.

The chance that a major fire will occur during the same period is less than 10%!

FOR MORE INFORMATION VISIT, PLEASE VISIT:

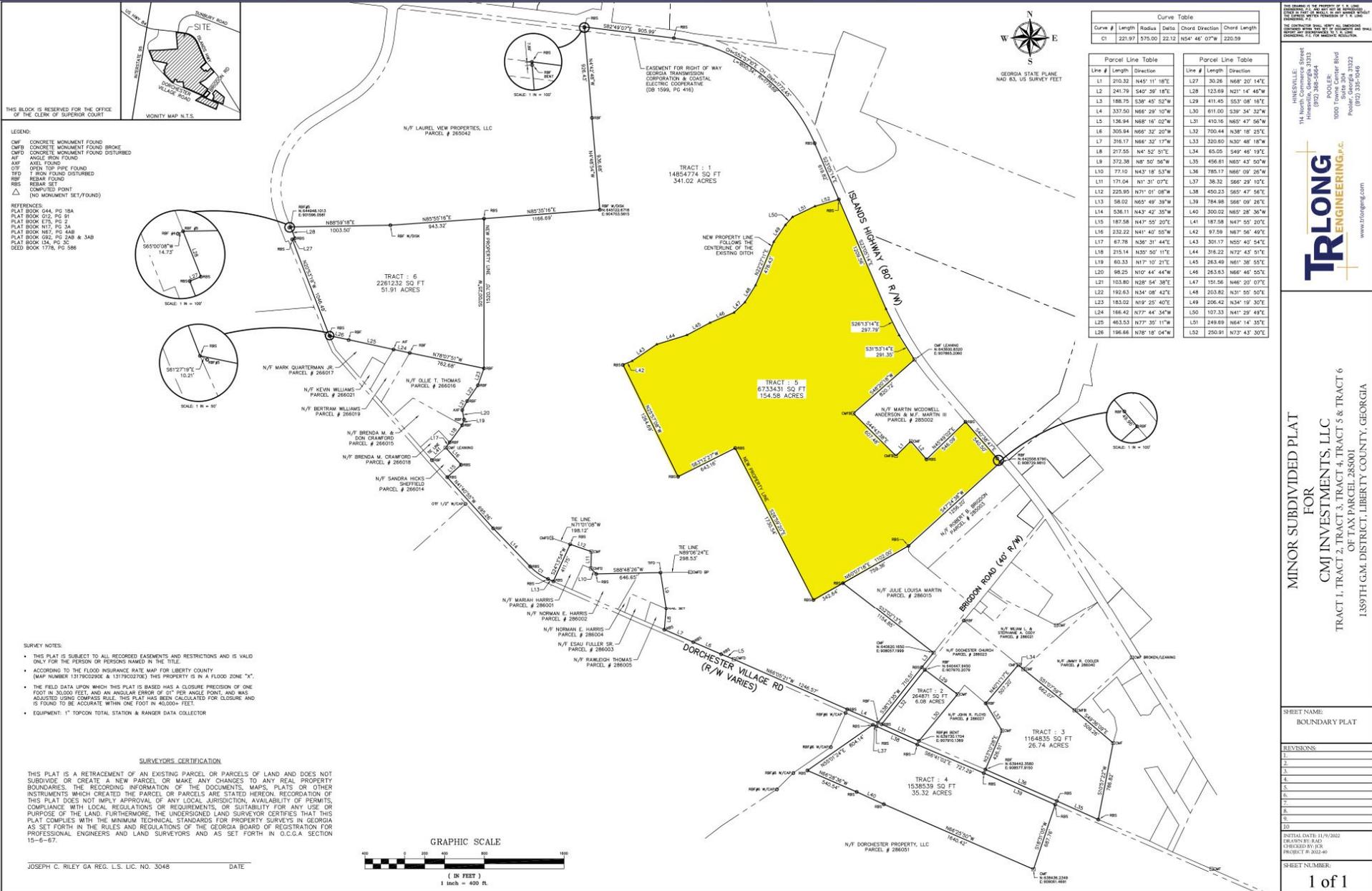


Legend with Flood Zone Designations

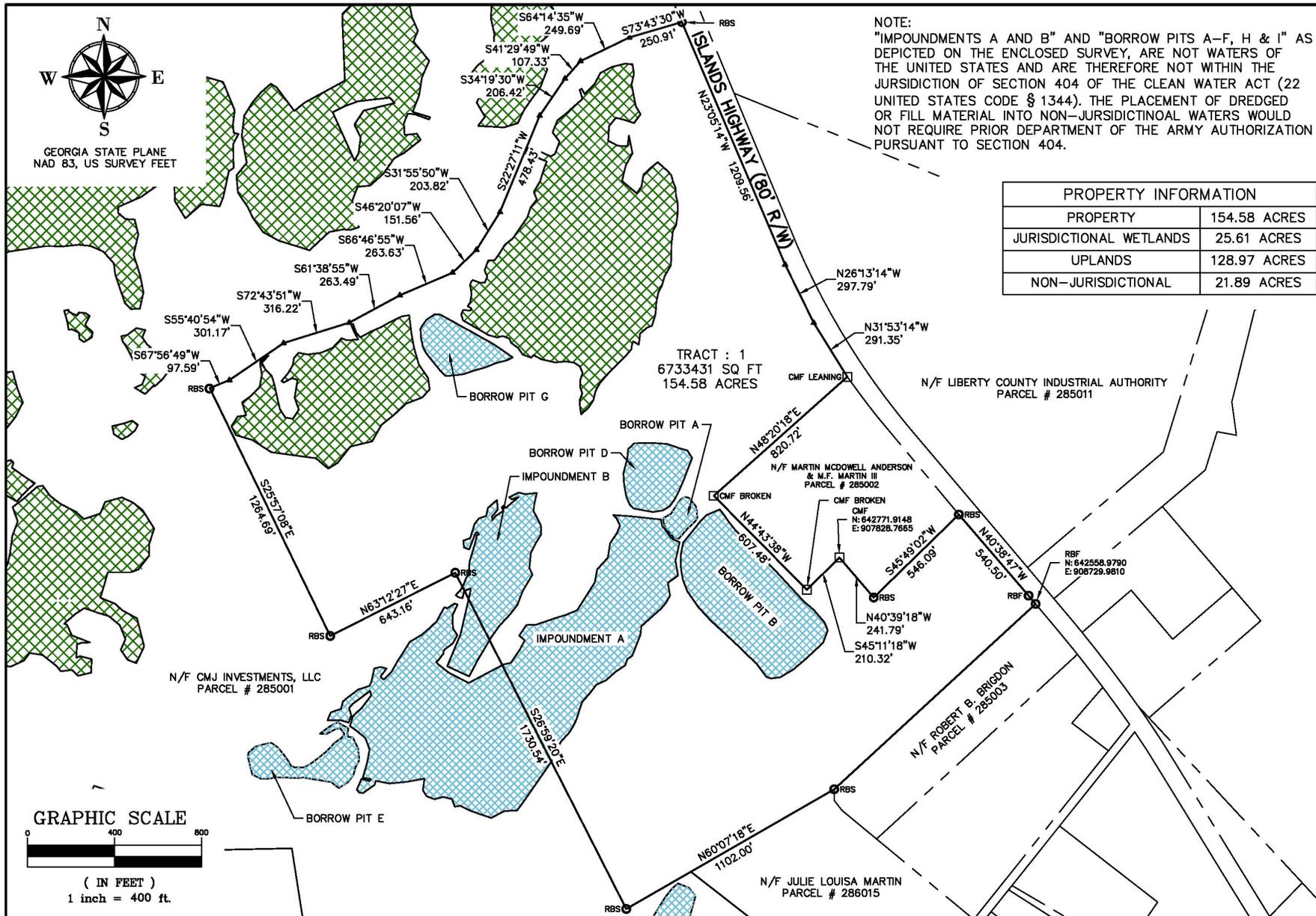
- Flood Control Structures
- 1% Flood - Floodway (High Risk)
- 1% Flood - Zone VE (HighRisk)
- Floodway Decrease
- ~ Base Flood Elevations
- 1% Flood - Zone AE (High Risk)
- Area Not Included
- Floodway Increase
- Cross Sections
- 1% Flood - Zone A, AH, or AO (HighRisk)
- Letters of Map Revision
- 100-Year Flood Zone Decrease
- - - Coastal Transects
- 0.2% Flood - X-Shaded (Moderate Risk)
- Coastal Barrier Resource Area
- 100-Year Flood Zone Increase
- FIRM Panel Index
- Area of Undertermined Flood Hazard
- Limit of Moderate Wave Action
- Zone Change

Disclaimer: This data is not to be used to determine any base flood elevations or flood zone designations for NFIP (National Flood Insurance Program) purposes. For NFIP flood insurance and regulation purposes, please refer to the published effective FIRM (Flood Rate Insurance Map) for your area of concern. Values displayed for Current Flood Zone, Preliminary Flood Zone, Flood Zone Change Type, and Probability of Flooding over a 30-year period based on center of dot location, not extent of structure(s).

154.58 Acre Liberty Commerce Park Site



154.58 Acre Liberty Commerce Park Site



NOTE:
 "IMPOUNDMENTS A AND B" AND "BORROW PITS A-F, H & I" AS
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 OR FILL MATERIAL INTO NON-JURISDICTIONAL WATERS WOULD
 NOT REQUIRE PRIOR DEPARTMENT OF THE ARMY AUTHORIZATION
 PURSUANT TO SECTION 404.

PROPERTY INFORMATION	
PROPERTY	154.58 ACRES
JURISDICTIONAL WETLANDS	25.61 ACRES
UPLANDS	128.97 ACRES
NON-JURISDICTIONAL	21.89 ACRES

WETLAND EXHIBIT

WETLAND EXHIBIT FOR COASTAL ASSET MANAGEMENT, LLC ISLANDS HIGHWAY LIBERTY COUNTY, GEORGIA

HINESVILLE, GEORGIA
 114 North Commerce Street
 Hinesville, Georgia 31513
 (912) 368-5664
 POOLER:
 1000 Towne Center Blvd
 Suite 304
 Pooler, Georgia 31322
 (912) 368-0406

TR LONG ENGINEERING, P.C.

LIBERTY COUNTY, GEORGIA
 1-359TH G.M. DISTRICT
 TAX PARCEL: 285001
 EXHIBIT DATE: MAY 17, 2022
 REVISION DATE: JUNE 5, 2023
 FILE NUMBER: 2022-40
 PAGE 1 OF 1

Liberty Commerce Park Site Overview

- Site: 154+ acres in Liberty County, Georgia
- Zoning: Industrial
- Location: Islands Highway 1.5 miles east of I-95 Exit 76
- Site Plan Assumptions:
 - Site Plan 1 - 4 Buildings +/- 1,073,440 sf
 - Site Plan 2 - 2 Buildings +/- 1,147,920 sf
 - Site Plan 3 - 3 Buildings +/- 1,187,920 sf
 - Site Plan 4 - 3 Buildings +/- 1,865,000 sf
 - Site Plan 5 - 6 Buildings +/- 1,734,760 sf
- Electric Service: Coastal EMC
 - 3 MW Currently Available
 - 6 MW Available in 24 Months
- Fiber Optic Network: Coastal Fiber/Darien Telephone
- Water/Wastewater: Liberty County Development Authority



154.58 Acre 4 Building Site Plan 1

Site Data:
 -TOTAL SITE: 154.58 AC
 -TOTAL WETLAND: 37.91 AC
 -TOTAL WETLAND IMPACT: 1.68 AC
 -TOTAL UPLAND: 116.67 AC
 -TOTAL POND: 21.8 AC
 -POND TO SITE PERCENTAGE: 18.7%
 -TOTAL BUILDING: ±1,073,440 SF



PREPARED FOR:

CONCEPTUAL LAYOUT
DORCHESTER TRACT
 LIBERTY COUNTY, GA

AUGUST 12, 2023

THOMAS & HUTTON
 50 Park of Commerce Way
 Savannah, GA 31405 • 912.234.5300
 www.thomasandhutton.com

The main address or parcel name of the development which is not discussed
 elsewhere on this plan shall be used. The owner/developer shall be notified of any change
 and notified without delay or written notice to the trustee. Corrections, deletions and
 additions to this plan shall be subject to the approval of the trustee. This plan shall be
 subject to any applicable laws and regulations.

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154.58 Acre 2 Building Site Plan 2

Site Data:
 -TOTAL SITE: 154.58 AC
 -TOTAL WETLAND: 25.78 AC
 -TOTAL WETLAND IMPACT: 0.00 AC
 -TOTAL UPLAND: 128.8 AC
 -TOTAL POND: 25.68 AC
 -POND TO SITE PERCENTAGE: 20%
 -TOTAL BUILDING: ±1,147,920 SF



PREPARED FOR:

CONCEPTUAL LAYOUT
DORCHESTER TRACT
 LIBERTY COUNTY, GA

June 2023

THOMAS & HUTTON
 50 Tank of Commerce Way
 Savannah, GA 31405 • 912.334.5300
 www.thomasandhutton.com

The map, numbers or general data of this document which is the discussion prepared by others and that is not a part of the record shall be subject to change and shall not be used without written notice to the holder. All numbers are estimates and shall not be used for any other purpose. All numbers are subject to change and are subject to an accurate survey and ascertaining.

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154.58 Acre 3 Building Site Plan 3

Site Data:
 -TOTAL SITE: 154.58 AC
 -TOTAL WETLAND: 25.78 AC
 -TOTAL WETLAND IMPACT: 0.00 AC
 -TOTAL UPLAND: 128.8 AC
 -TOTAL POND: 25.68 AC
 -POND TO SITE PERCENTAGE: 20%
 -TOTAL BUILDING: ±1,187,920 SF



PREPARED FOR:

CONCEPTUAL LAYOUT
DORCHESTER TRACT
 LIBERTY COUNTY, GA

June 2023

THOMAS & HUTTON

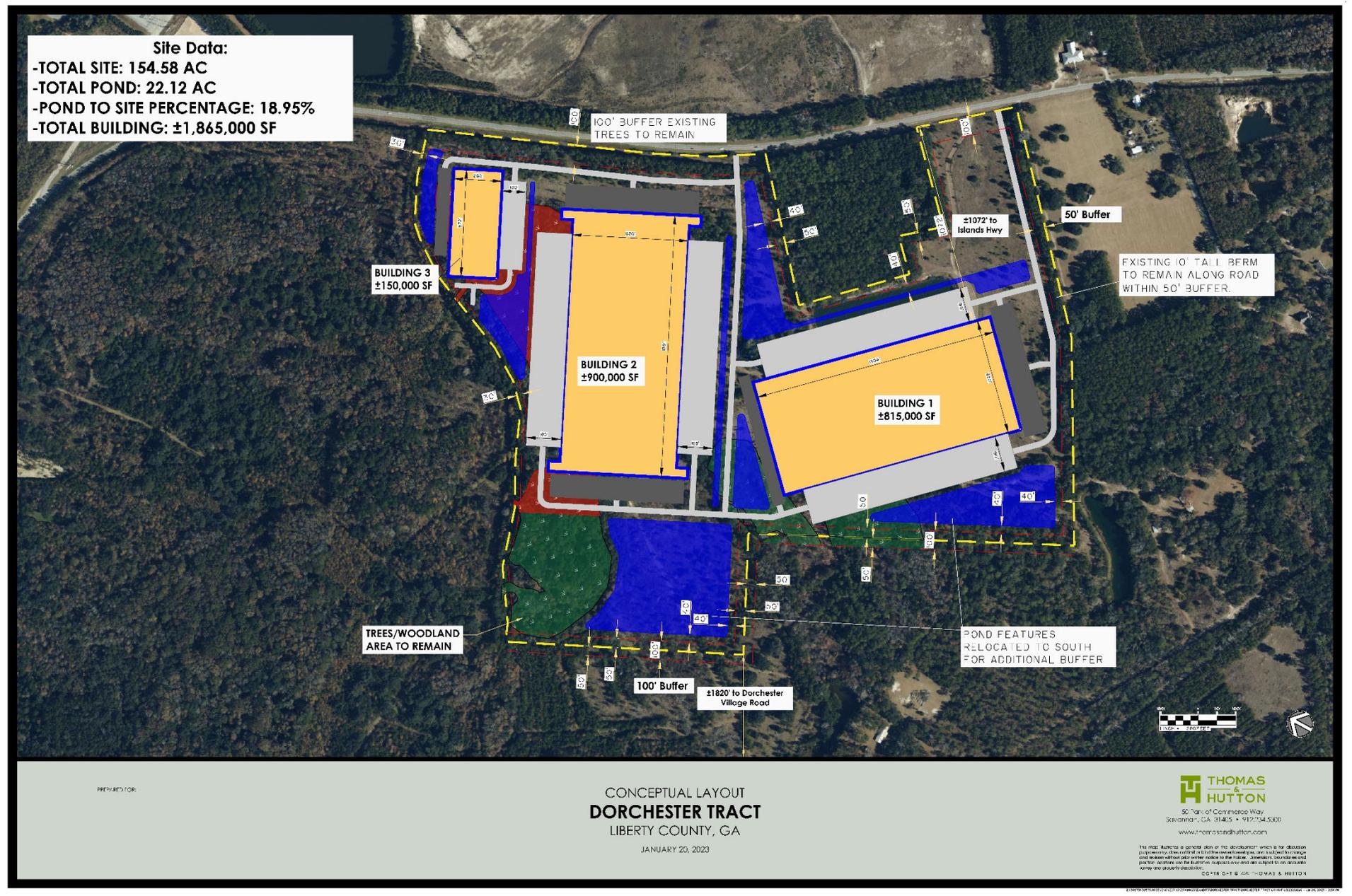
50 Park of Commerce Way
 Savannah, GA 31405 • 912.234.5300

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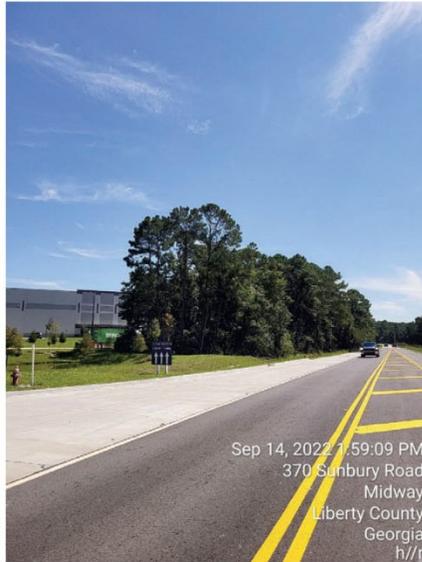
The map illustrates a general plan of the development which is for discussion purposes only. It is not intended to be used for construction and is subject to change and revision without prior written notice to the holder. Dimensions, boundaries and location locations are for illustrative purposes only and are subject to an accurate survey and property description.

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154.58 Acre 3 Building Site Plan 4



Islands Highway Access



Islands Highway East Entrance

Landscaping & Screening



Islands Highway West Entrance

Landscaping & Screening



Aerial Video I-95 Exit 76 Tract



Coastal Asset Management, LLC

2977 Fort Morris Road

Midway, Georgia 31320

Contact: Allen Davis

Email: adavis@camsav.com

Phone: 912-598-9050