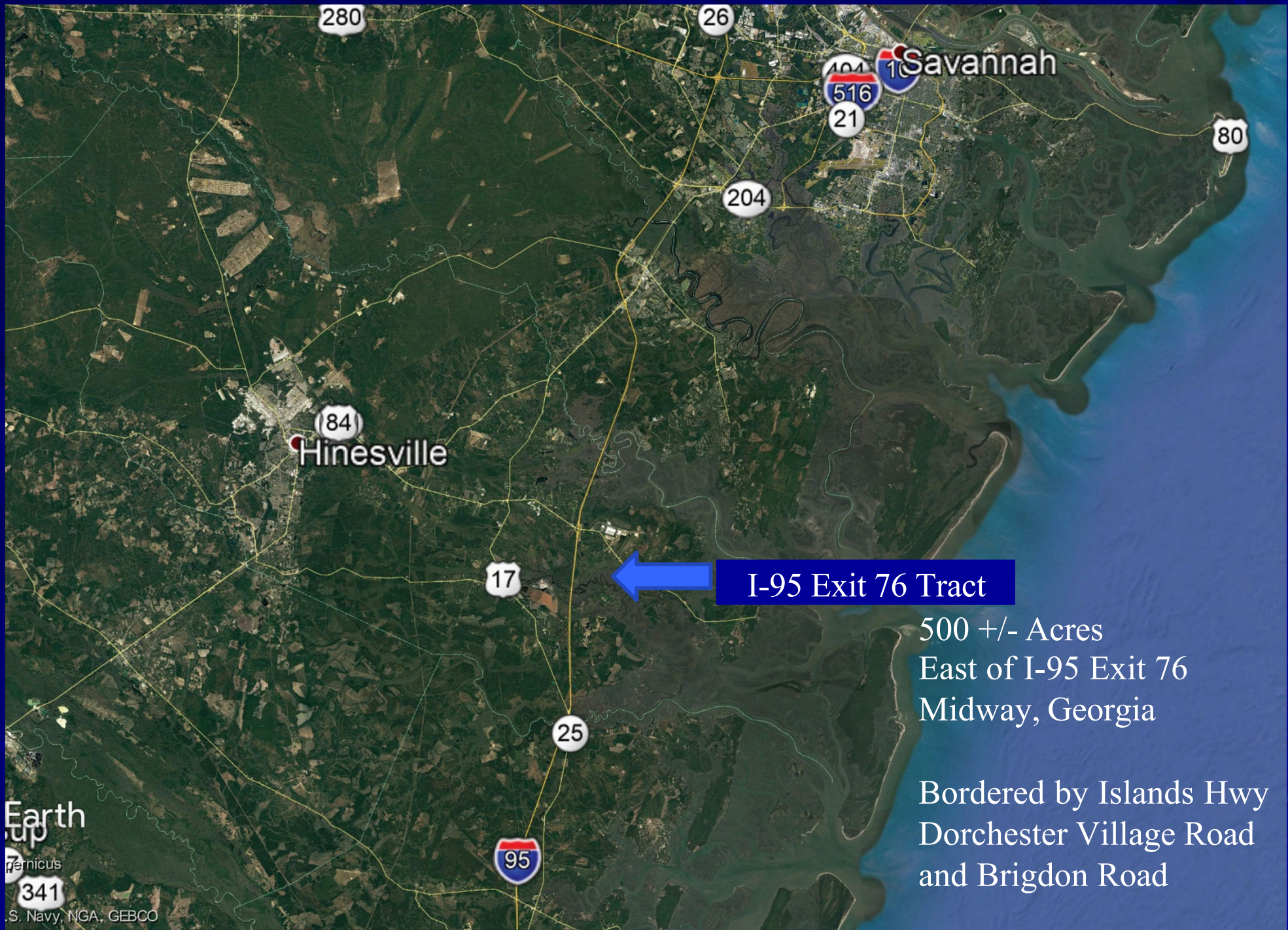


I-95 Exit 76 Liberty Commerce Park

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

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





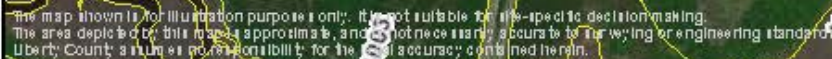
I-95 Exit 76 Tract

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

Bordered by Islands Hwy
Dorchester Village Road
and Brigdon Road

Earth
up
gemicus
341
S. Navy, NGA, GEBCO





0 0.55 1.1 mi

1 inch = 3,009 feet



Printed on 4/13/2021
http://www.libertycountygga.com

Coastal Asset Management, LLC



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

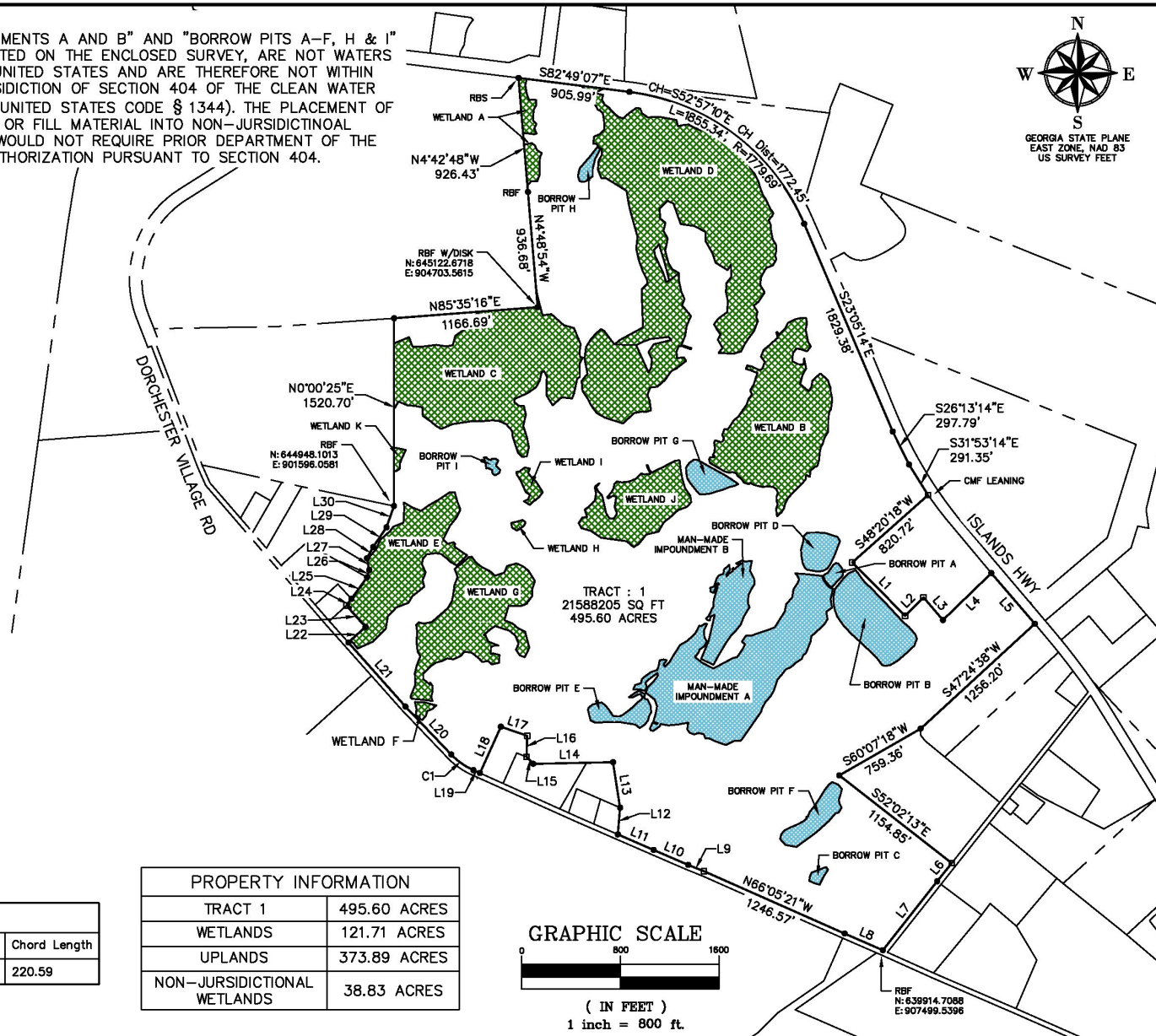
NOTE:
"IMPOUNDMENTS A AND B" AND "BORROW PITS A-F, H & I"
AS DEPICTED ON THE ENCLOSED SURVEY, ARE NOT WATERS
OF THE UNITED STATES AND ARE THEREFORE NOT WITHIN
THE JURISDICTION OF SECTION 404 OF THE CLEAN WATER
ACT (22 UNITED STATES CODE § 1344). THE PLACEMENT OF
DREDGED OR FILL MATERIAL INTO NON-JURISDICTIONAL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

GRAPHIC SCALE
0 800 1600
(IN FEET)
1 inch = 800 ft.



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

TR LONG
ENGINEERING, P.C.
www.trlong.com

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

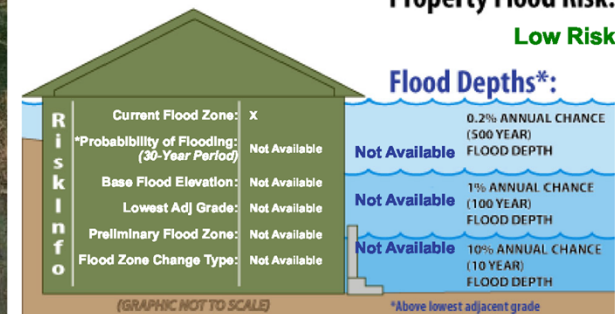
495.6 Acre Tract Flood Zone Map

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:

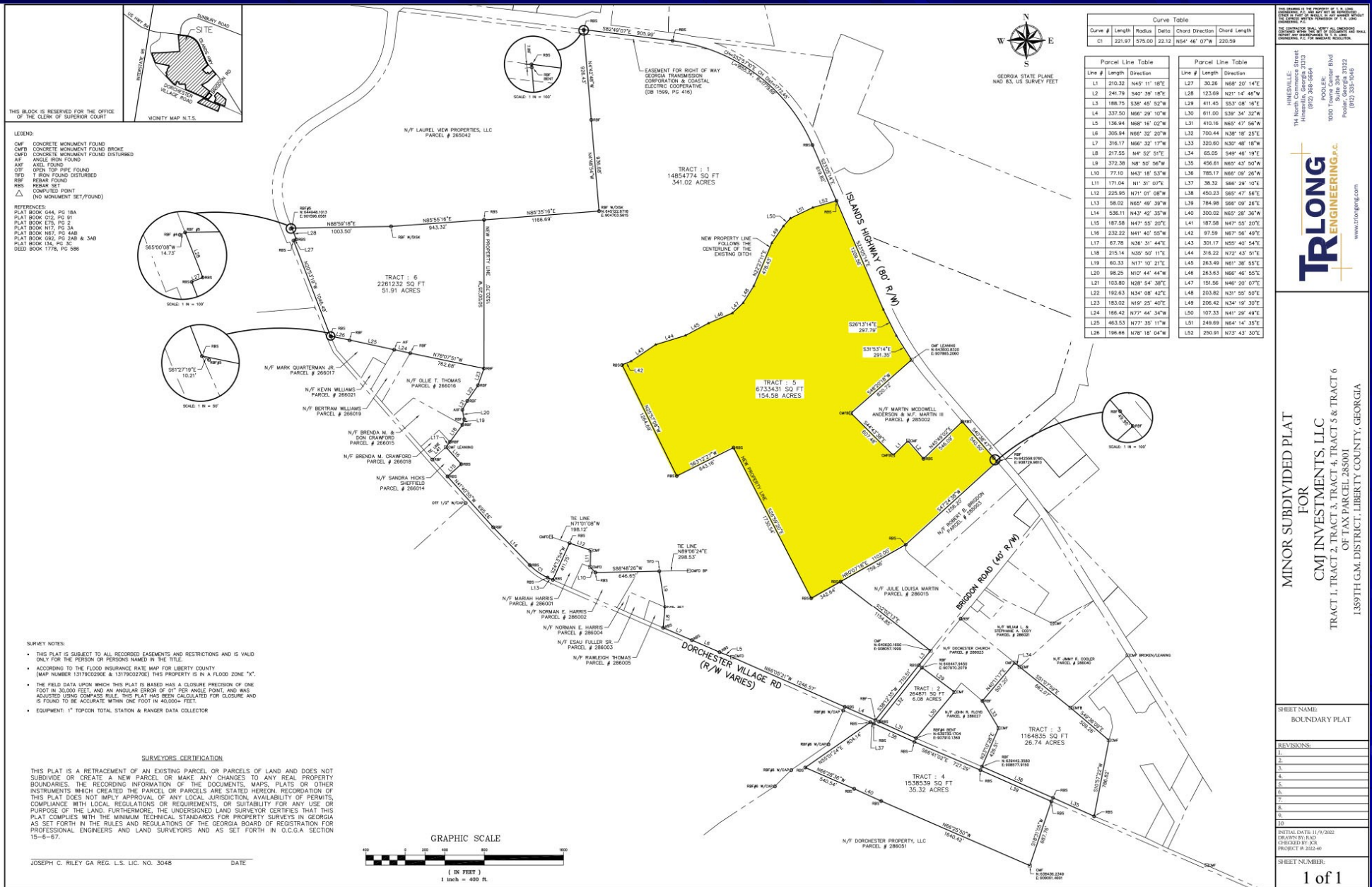


Legend with Flood Zone Designations

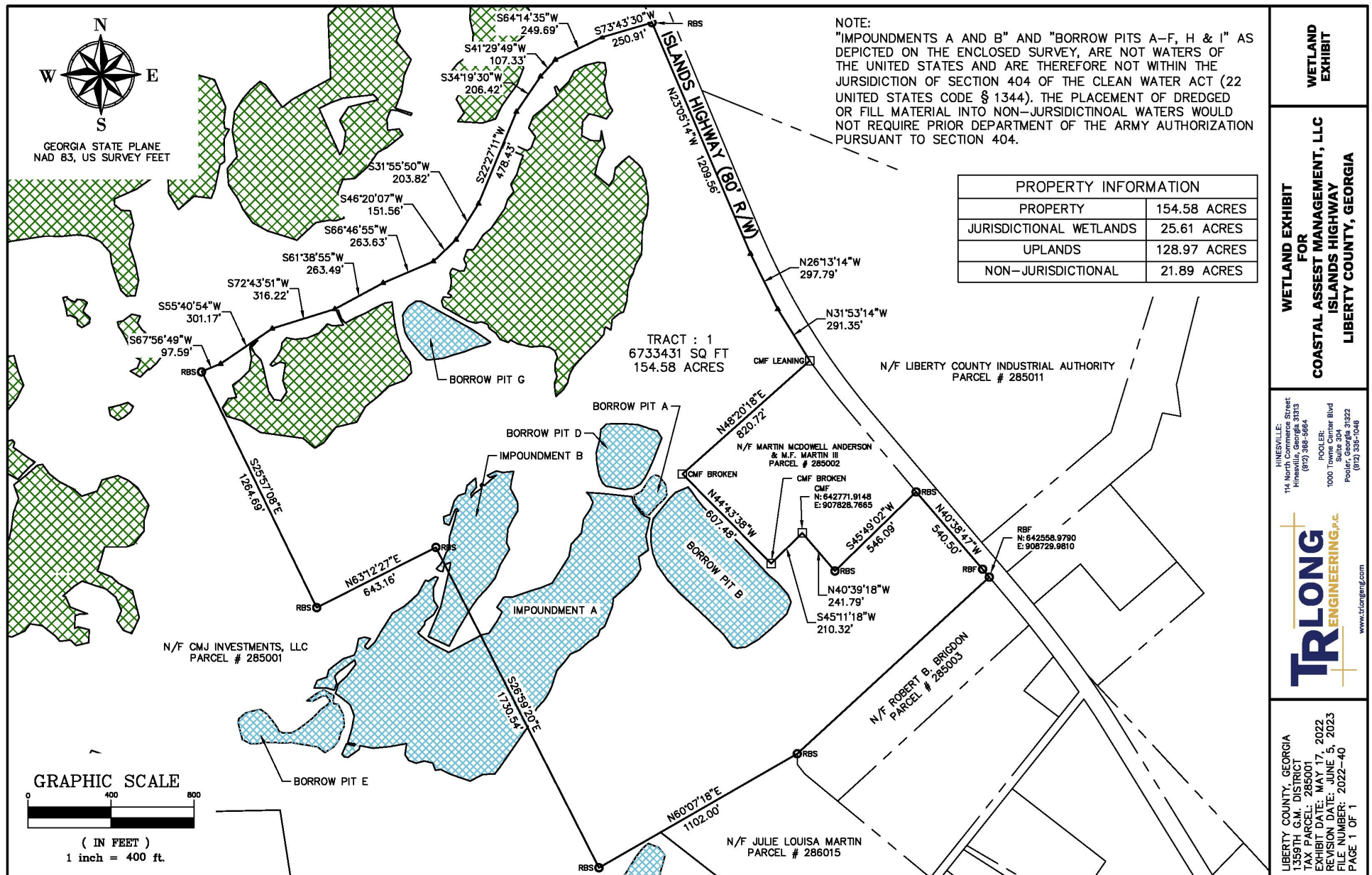
- | | | | |
|--------------------------|---|-------------------------------|------------------------------|
| Flood Control Structures | 1% Flood - Floodway (High Risk) | 1% Flood - Zone VE (HighRisk) | Floodway Decrease |
| Base Flood Elevations | 1% Flood - Zone AE (High Risk) | Area Not Included | 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



WETLAND
EXHIBIT

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

LIBERTY COUNTY, GEORGIA
114 North Commerce Street
Hinesville, Georgia 31313
(912) 368-5664
POOLER:
1000 Towne Center Blvd
Suite 304
Pooler, Georgia 31322
(912) 328-1046

TR LONG
ENGINEERING, P.C.
www.trlong.com

LIBERTY COUNTY, GEORGIA
1359TH 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



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



AUGUST 12, 2023

THOMAS & HUTTON
50 Park of Commerce Way
Savannah, GA 31406 • 912.234.6
www.thomasandhutton.com

This map illustrates a general plan of the development which is for discussion purposes only, does not bind or bind the owner/developer, and is subject to change and revision without prior written notice to the holder. Dimensions, boundaries and certain locations are for illustrative purposes only and are subject to an accurate survey and proper legal description.

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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



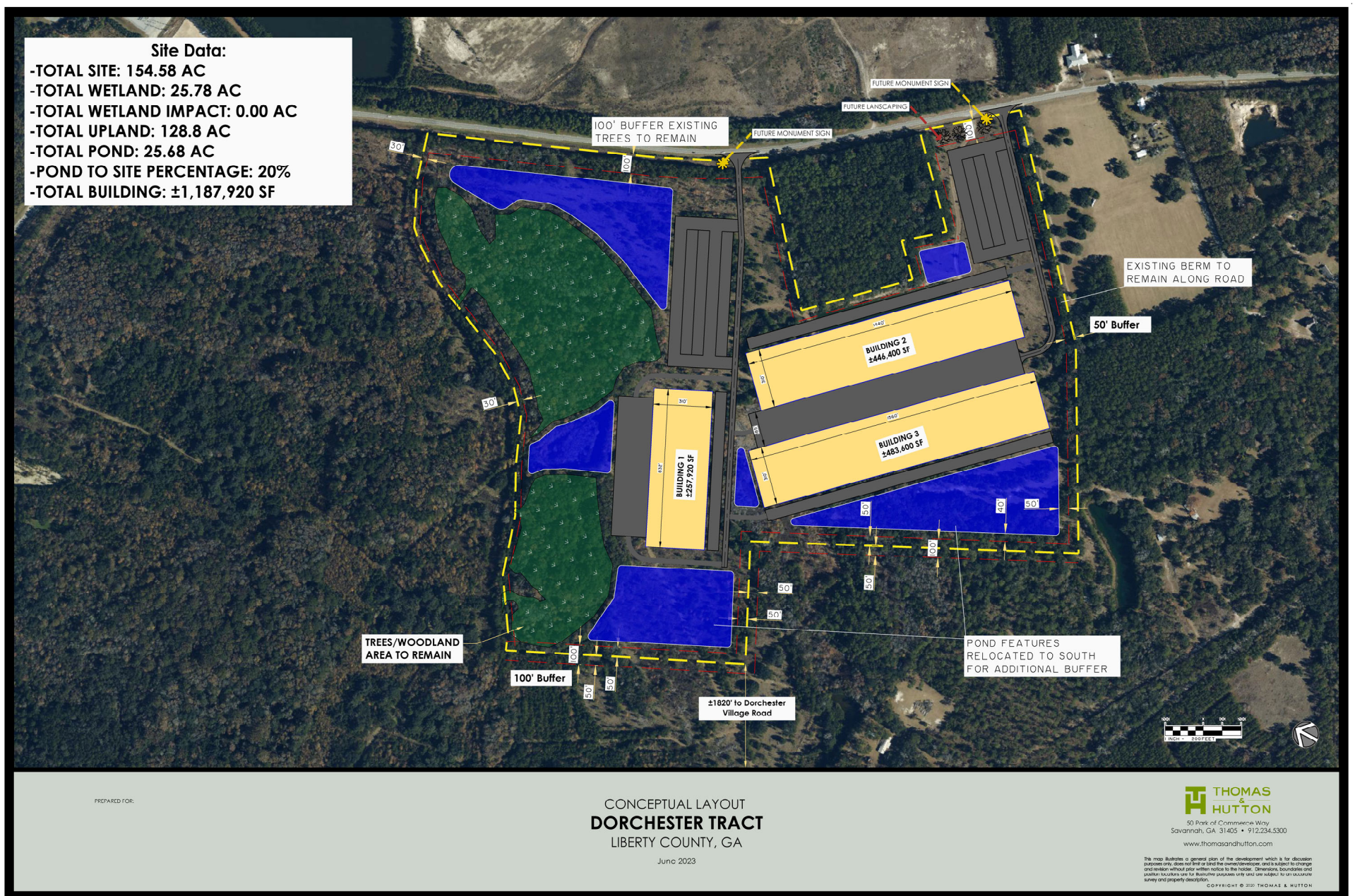
June 2023

THOMAS & HUTTON
50 Park of Commerce Way
Savannah, GA 31405 • 912.734.5300
www.thomasonhutton.com

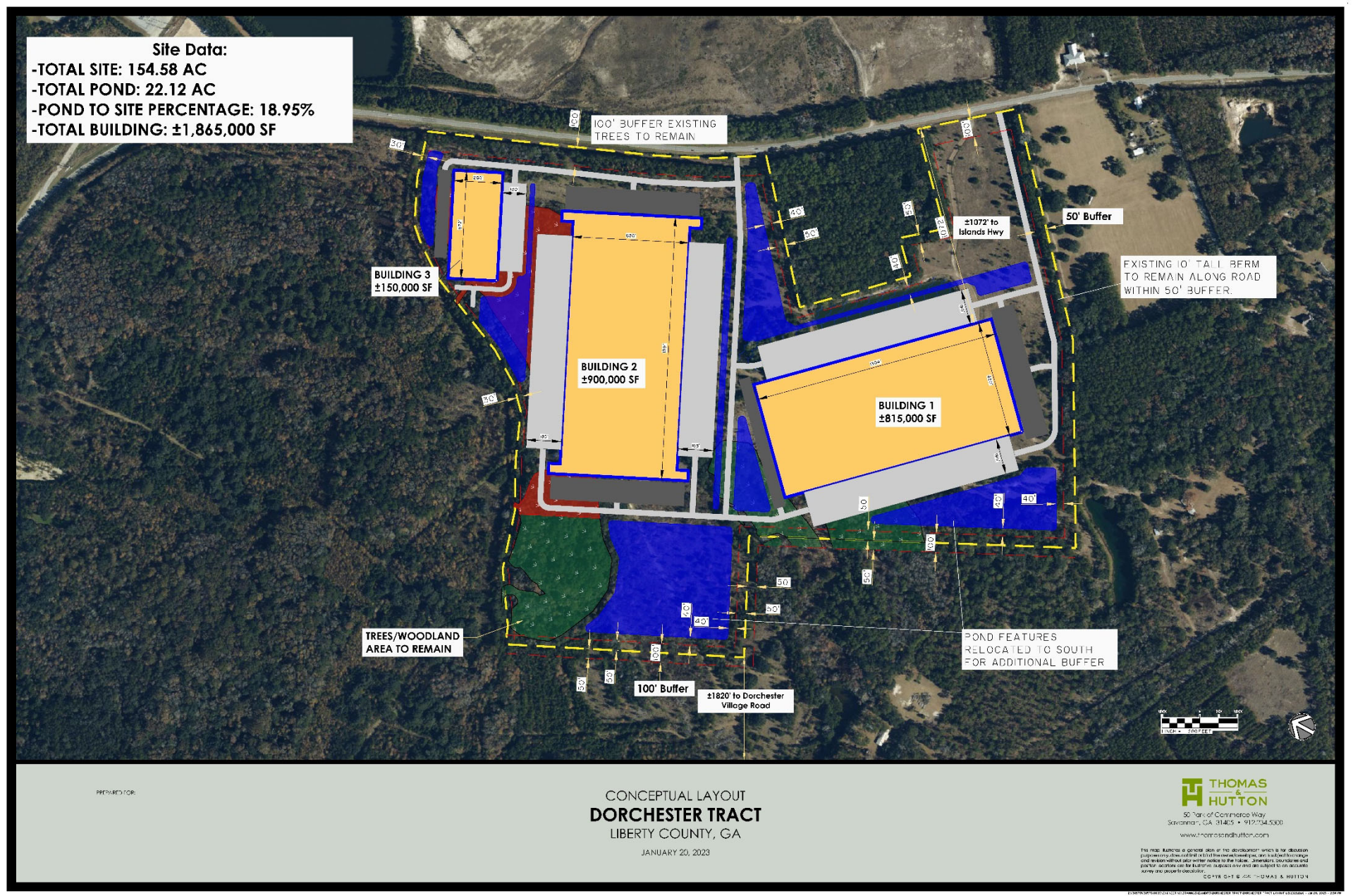
This map illustrates a general plan of the development which is for discussion purposes only, does not reflect a final decision on development, and is subject to change and revision without prior written notice to the holder. Dimensions, boundaries and position of features are for illustrative purposes only and are subject to an accurate survey and property description.

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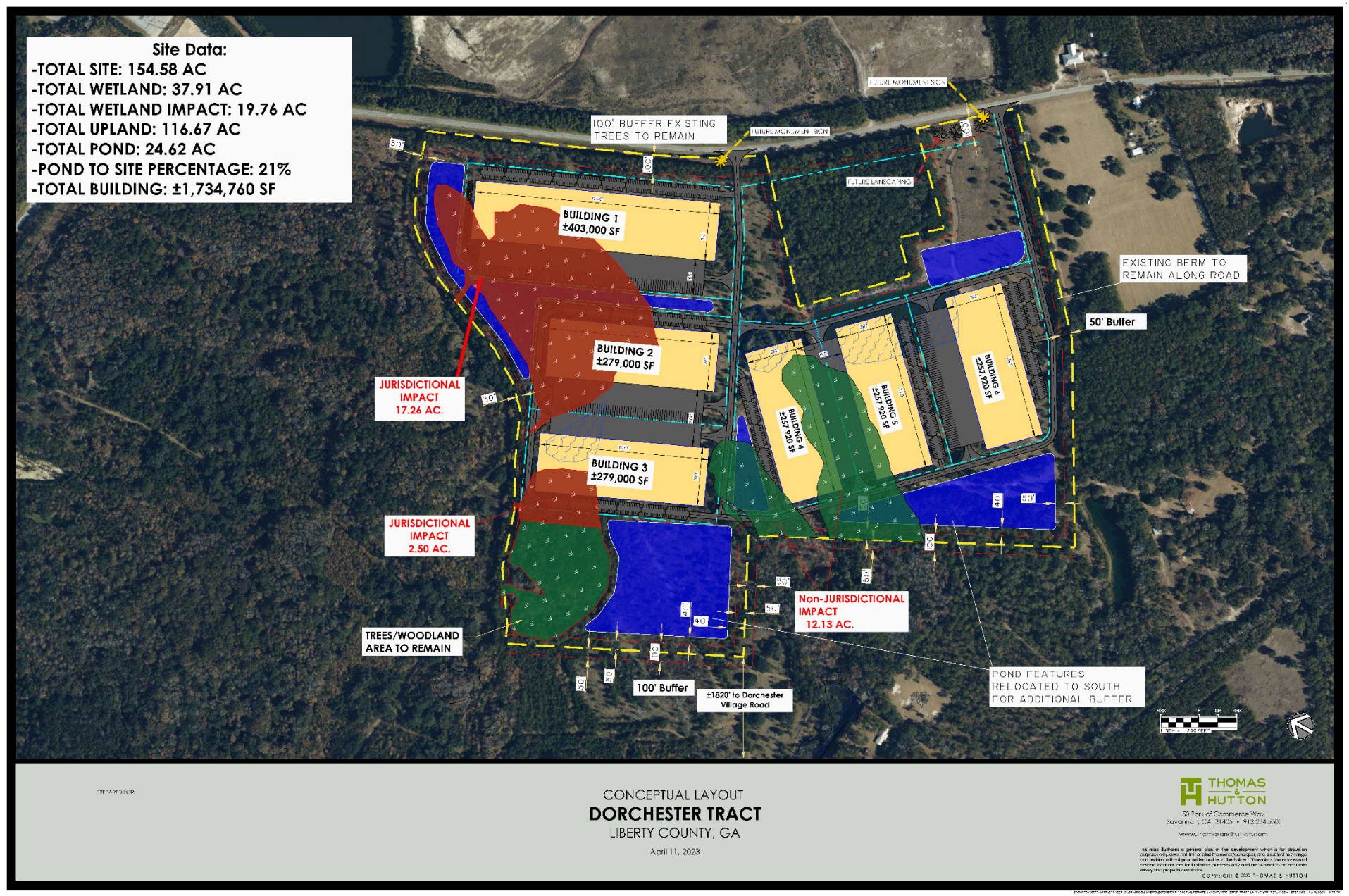
154.58 Acre 3 Building Site Plan 3



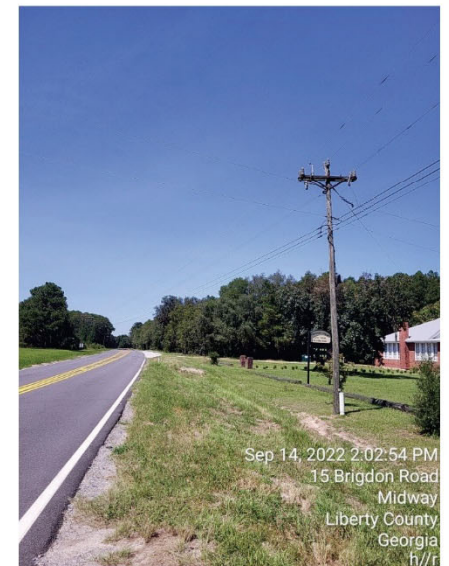
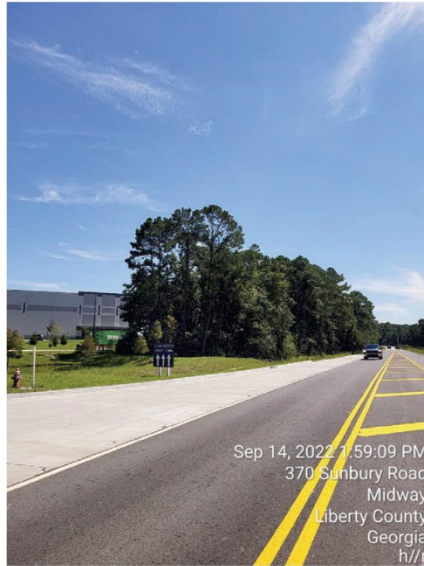
154.58 Acre 3 Building Site Plan 4



154.58 Acre 6 Building Site Plan 5



Islands Highway Access



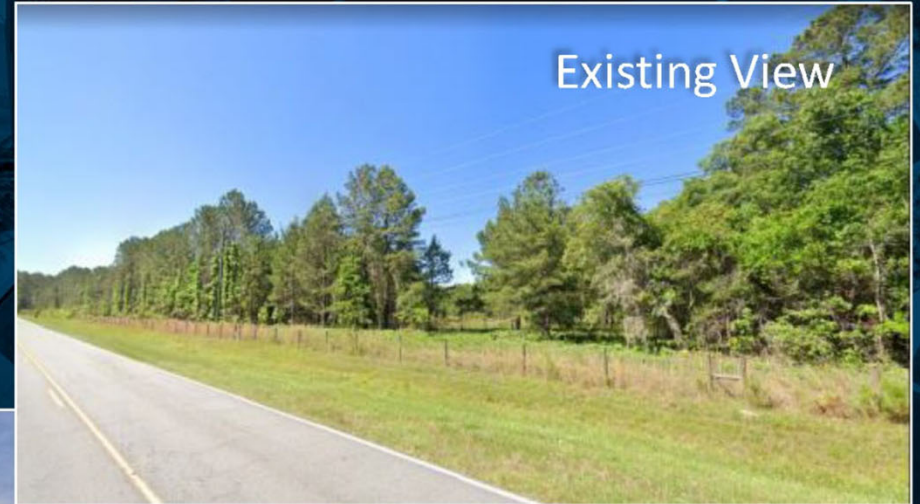
Islands Highway East Entrance

Landscaping & Screening



Islands Highway West Entrance

Landscaping & Screening



Aerial Video I-95 Exit 76 Tract



Coastal Asset Management, LLC
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Midway, Georgia 31320

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