

JEFFERSON METROPOLITAN PARK McCALLA

JEFFERSON METROPOLITAN PARK McCALLA IS CONVENIENTLY LOCATED

ONE MILE FROM THE INTERSTATE, IN AN AREA OF JEFFERSON COUNTY

THAT HAS EXPERIENCED TREMENDOUS GROWTH IN MANUFACTURING AND

DISTRIBUTION. THE McCALLA SITE IS PERFECTLY LOCATED TO SERVE

YOUR NEEDS AND THE NEEDS OF YOUR CUSTOMERS. ADD TO THAT ABUNDANT

WATER, POWER AND NATURAL GAS, AND YOU'LL SEE THAT JEFFERSON

METROPOLITAN PARK McCALLA HAS EVERYTHING READY

FOR YOU TO DO BUSINESS IN THE MOST COST-EFFECTIVE WAY POSSIBLE.

DESCRIPTION OF PROPERTY

Jefferson Metropolitan Park at McCalla consists of 739 acres located in the southwest corner of Jefferson County. It is bordered by Old Tuscaloosa Highway (U.S. 11) to the northwest and Norfolk Southern Railroad to the southeast. The property is owned and developed by Jefferson County Economic and Industrial Development Authority (JCEIDA). The topography and soils are conducive to industrial development. All parcels have been zoned for light industrial use, with infrastructure designed to support the requirements of large manufacturing facilities. The property is located approximately one mile from Interstate 20/59 and two miles from Interstate 459.

PHYSICAL CHARACTERISTICS

SIZE: 739 total acres; 280 acres left for development, subdivision

would be a matter of negotiation

LOCATION: Central Alabama; 20 miles southwest of downtown Birmingham

TOPOGRAPHY: Gently rolling **ZONING:** Light Industrial

OWNERS: Jefferson County Economic and Industrial Development Authority

UTILITIES

WATER: Warrior/Roupes Valley Water Authority; 12" main on-site.

The current capacity is 4,200 G.P.M.

SEWER: Jefferson County Environmental Services; 8" gravity line,

6" force main and pumping station on-site

NATURAL GAS: Alabama Gas Corporation; 6" steel main

ELECTRICITY: Alabama Power Company. Capacity is available ranging

from 115 KV to 12.47 KV

TELECOM: AT&T Fiber Optics on-site

TRANSPORTATION

RAIL: Norfolk Southern Railway Company

HIGHWAY: Nearest Interstate Highway: I-20/59. Distance to interchange: 0.8 miles.

Old Tuscaloosa Highway (U.S. 11) adjoins the site to the west;

I-459 is 2 miles north.

AIR: Nearest commercial service: Birmingham International Airport

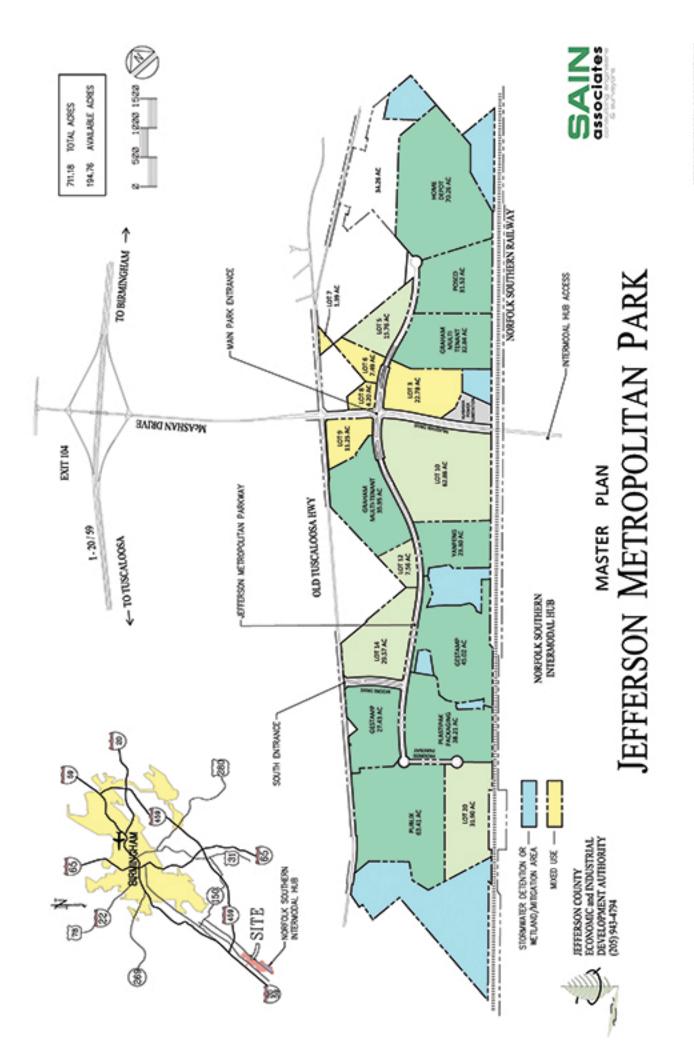
is located 30 miles northeast.

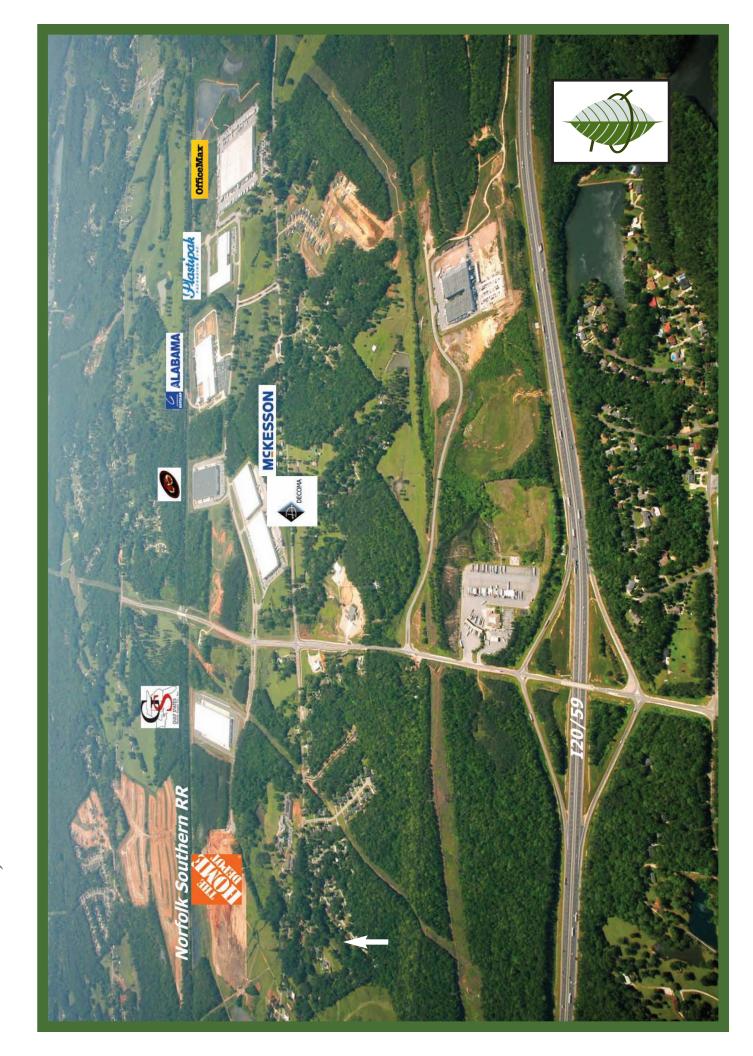
GENERAL AVIATION: Bessemer Municipal Airport, with a 3,800-foot lighted runway,

is located 8 miles south.

WATER: Port of Birmingham









GREAT FOR BUSINESS. EVEN BETTER FOR YOUR BOTTOM LINE.

WHY CHOOSE OUR SITE? BECAUSE BEYOND THE APPEAL OF A GREAT MID-SIZED CITY WITH RICH CULTURAL AND SOCIAL OFFERINGS, BRINGING YOUR FACILITY HERE IS A SMART BUSINESS DECISION. WE OFFER LOWER TAXES, A LOWER COST OF LIVING AND A COMPETITIVE WAGE SCALE. OUR CONSTRUCTION COSTS ARE AMONG THE MOST COMPETITIVE IN THE COUNTRY. SO WHEN YOU BREAK GROUND, YOU WILL BE ABLE TO DO SO EFFICIENTLY AND COST-EFFECTIVELY.

OVERVIEW OF FINANCIAL INCENTIVE PROGRAM

UNINCORPORATED JEFFERSON COUNTY, ALABAMA

ALABAMA CAPITAL INVESTMENT TAX CREDIT PROGRAM

DESCRIPTION: The Alabama Capital Investment Tax Credit was created in 1995

and allows new and expanding manufacturing, distribution, research and headquarter office facilities to utilize an annual income tax credit

to assist in offsetting their capital investment.

ELIGIBILITY: New operations or expansions of existing operations involving new

capital investment of \$2 million, creating 20 new jobs, and paying an average of \$8.00 per hour wages, or \$10.00 per hour including

benefits, are eligible.

RATE: Eligible companies can take advantage of an annual State income tax

credit of up to 5% of capital invested in new or expanding facilities, limited to the Alabama income tax liability generated from the project. If a company's income is less than 5% of capital investment, the company will have a credit against all of its annual state income tax. If a company's annual income tax is more than 5% of their capital investment, the company will receive a tax credit against the portion of

their income tax equal to the 5% of their capital investment. To assure

a conservative estimate, a 50% utilization should be assumed.

TERM: Eligible companies can utilize this credit for up to 20 years.

AD VALOREM PROPERTY TAX ABATEMENT

DESCRIPTION: The abatement of the non-education portion of a company's real

and personal ad valorem property taxes for up to 10 years.

ELIGIBILITY: All manufacturing with a capital investment of at least \$2 million, or

the lower of \$2 million or 30% of their original investment in the

case of expansion, are eligible.

RATE: The assessment ratio for industrial property in Alabama is 20% of

market value. The millage rates in Jefferson County and the State of

Alabama are as follows:

County and State Mills 50.10 Mills
County and State Educational Mills 33.10 Mills

(may not be abated)

County and State Non-Educational Mills 17.00 Mills

(may be abated)

TERM: Companies may utilize this abatement for up to 10 years.

SALES TAX ABATEMENT

DESCRIPTION: The abatement of the non-educational portion of a company's

County and State sales tax on the purchase of construction materials.

ELIGIBILITY: Same as ad valorem tax

RATE: The combined County and State sales tax in Jefferson County is 6.0%.

(Note: 1% is dedicated to education in Jefferson County)

TERM: This is a one-time abatement of sales tax before the project is placed in service.

USE TAX ABATEMENT

DESCRIPTION: The abatement of the non-education portion of a company's use tax

on the purchase of manufacturing or production equipment.

ELIGIBILITY: Same as ad valorem tax abatement

RATE: The combined State and county use tax rate is 2.25% (State = 1.500%,

Jefferson County = .75% of which .375% is dedicated to education).

TERM: This is a one-time abatement of use tax before the project is placed into service.

STATE INDUSTRIAL DEVELOPMENT ROAD GRANT

DESCRIPTION: The State Industrial Development Grant program may be utilized by

companies to offset site development cost.

ELIGIBILITY: Manufacturers developing publicly held property for private use are eligible.

RATE: The grant size is determined by the capital investment of the project

and may be as high as \$150,000. This is a one-time grant; however, new

grants may be obtained for each new expansion.

INDUSTRIAL ACCESS ROAD GRANT

DESCRIPTION: The Industrial Access Road Grant program may be used to develop

transportation infrastructure for new and expanding industrial projects.

ELIGIBILITY: Roadwork on a public right-of-way, which is necessary for access to a

project, which will create new jobs and capital investment, may qualify.

RATE: Grant requests are evaluated on a cost benefit basis, with jobs, capital

investment and road costs being the primary aspects of the evaluation.

DEED/MORTGAGE TAX

DESCRIPTION: A one-time abatement of taxes associated with the creation of deeds

and mortgages for a new project.

ELIGIBILITY: Any project may qualify for this abatement; however, each is evaluated

by the appropriate governmental unit on a case-by-case basis.

RATE: The tax is .15% of the deed/mortgage amount.

NOTE: These are examples of the types of incentives, which may be available to

a project locating in Jefferson County. Actual incentives are subject to

approval by the appropriate governmental agency.



TAX RATES SUMMARY 2006

PROPERTY TAX	AL	FL	GA	NC	SC	TN
Inventory Property Tax Exemption	Yes	Yes	No	Yes	Yes	Yes
Average State/Local Per Capita Property Tax	\$328	\$943	\$776	\$652	\$754	\$596
CORPORATE INCOME TAX						
Corporate Income Tax Rate ¹	6.50%	5.50%	6.00%	7.00%	5.00%	6.00%
State & Local Tax Revenue from Corporate Income	\$323	\$1219	\$568	\$668	\$160	\$503
Federal Income Tax Deduction without Limit	Yes	No	No	No	No	No
Worldwide Unitary Tax	No	No	No	No	No	No
Allows Fed ACRS Depreciation	Yes	Yes	Yes	Yes	Yes	Yes
SALES/USE TAX	4.00%	6.00%	4.00%	4.50%	5.00%	7.00%
State Sales/Use Tax Rate	2.70%	2.70%	2.62%	1.20%	3.34%	2.70%
Local Sales Tax	Yes	Yes	Yes	Yes	Yes	Yes
Sale/Use Tax Exemptions						
Manufacturing Equipment	Yes ²	Yes	Yes	No	Yes	Yes
Air Quality Equipment	Yes	Yes	Yes	No	No	Yes
Water Quality Equipment	Yes	Yes	Yes	No	No	Yes
UNEMPLOYMENT INSURANCE						<u>I</u>
New Employer Tax Rate	2.70%	2.70%	2.62%	1.20%	3.34%	2.70%
Taxable Wage Base	\$8000	\$7000	\$8500	\$17,300	\$7000	\$7000
Minimum Unemployment Insurance Tax Rate	.20%	.10%	0.03%	0.00%	0.54%	0.00%
Maximum Unemployment Insurance Tax Rate	6.80%	5.40%	2.61%	3.24%	3.34%	3.30%
Average Weekly UI Benefit per Worker	\$177	\$226	\$244	\$256	\$212	\$210
Maximum Weekly UI Benefit per Worker	\$190	\$275	\$264	\$322	\$248	\$255

(CONTINUED ON NEXT PAGE)

TAX RATES SUMMARY 2006

(CONTINUED)

WORKERS COMPENSATION INSURANCE						
Minimum Weekly Worker Compensation Payment	\$136	\$20	\$33	\$30	\$75	\$77
Maximum Weekly Worker Compensation Payment	\$587	\$626	\$425	\$688	\$578	\$618
GASOLINE TAX PER GALLON	AL	FL	GA	NC	SC	TN
	\$0.016	\$0.136	\$0.0075 ³	\$0.0299	\$0.016	\$0.020
PERSONAL INCOME TAX						
Per Capita Tax Revenue from Personal Income	\$474	\$0	\$758	\$873	\$572	\$25
Federal Income Tax Deduction without Limit	Yes	No	No	No	No	No
AVERAGE SALARY AND INDIV	DUAL 1	TAX BUF	RDEN		-	
Per Capita Local Tax	\$669	\$1071	\$1190	\$761	\$788	\$825
Per Capita State Tax	\$1448	\$1553	\$1651	\$1903	\$1591	\$1360
Annual Average Manufacturing Salary	\$37,700	\$40,926	\$39,546	\$39,567	\$39,035	\$40,159
Annual Average Services Salary	\$26,048	\$27,148	\$30,271	\$26,266	\$24,001	\$27,094
State Taxes per \$1000 Income	\$67	\$61	\$65	\$80	\$73	\$57
State/Local Taxes per \$1000 Income	\$93	\$100	\$107	\$103	\$105	\$90

Source: Alabama Development Office, State Fact Finder, Commerce Clearinghouse (CCH), http://taxfoundation.org/variousrates.html

¹Net effective corp. income tax rate on a graduated scale is 4.5%.

²If financed through ID bonds and/or with approval by appropriate authority.

³An additional tax is levied at the rate of 3% of the retail sales price.

JEFFMET McCALLA PARK BASIC TAX INFORMATION

JEFFERSON COUNTY, ALABAMA

PROPERTY TAXES

TAX JURISDICTION	TOTAL MILLAGE	ABATABLE PORTION
STATE	.0065	.0035
COUNTY	.0436	.0135
MUNICIPAL	.0	.0
TOTAL	.0501	.0170

SALES & USE TAXES (GENERAL)

TAX JURISDICTION	TOTAL RATE	ABATABLE PORTION
STATE	4%	4%
COUNTY	2%	1%
MUNICIPAL	0% (N/A)	0% (N/A)
OTHER	0%	0%
TOTAL	6%	5%

SALES & USE TAXES (MANUFACTURING MACHINERY)

TAX JURISDICTION	TOTAL RATE	ABATABLE PORTION
STATE	1.5%	1.5%
COUNTY	.75%	0.375%
MUNICIPAL	0% (N/A)	0% (N/A)
OTHER	0%	0%
TOTAL	2.25%	1.875%

NOTE:

These are examples of incentives that may be available to a project locating to Jefferson County. Actual incentives and abatements are subject to approval by the appropriate governmental agency.

McCalla also has an annual Fire District Dues Structure of \$2,000 to \$5,500 depending upon total building size.



LOCATION, LOCATION.

HOW MANY DIFFERENT FACTORS ARE YOU TAKING INTO

ACCOUNT WHEN SELECTING A SITE? THE TAX RATE, THE

WAGES, THE INFRASTRUCTURE ... WE KNOW THE KEY WILL BE

ACCESS AND PROXIMITY TO YOUR CUSTOMERS. IT'S NOT EASY

TO FIND THE PERFECT SITE LOCATION. THAT IS UNTIL NOW.

WELCOME TO JEFFERSON METROPOLITAN PARK.

MARKET ACCESS

AIR: Twenty-one freight carriers and services, as well as more than twenty freight forwarders, serve the area from the Birmingham International Airport and an adjacent Foreign Trade Zone. Ten scheduled passenger airlines serve virtually every major U.S. city from Birmingham.

HIGHWAY: Three interstate highways and four major federal routes serve Jefferson County. Convenient access allows two-day truck delivery to over 70% of the U.S. market through over ninety common carrier facilities located in the Jefferson County area. Jefferson Metropolitan Park McCalla is approximately one mile from I-20/59 (I-20 is a major east-west corridor, I-59 is a north-south corridor). The I-459 connector is approximately two miles from Jefferson Metropolitan Park, and it runs north-south through Jefferson County. Both I-20/59 and I-459 provide access to I-65, the major north-south interstate route.



MARKET ACCESS (CONTINUED)

HIGHWAY MILEAGE FROM BIRMINGHAM TO SELECTED CITIES

Destination City	Highway Mileage
Atlanta, GA	148
Baltimore, MD	771
Charleston, SC	451
Charlotte, NC	391
Chicago, IL	659
Cincinnati, OH	641
Dallas, TX	635
Houston, TX	669
Jackson, MS	245
Jacksonville, FL	470
Knoxville, TN	256
Louisville, KY	360
Memphis, TN	250
Nashville, TN	194
New Orleans, LA	346
Orlando, FL	551
St. Louis, MO	512
Washington D.C.	740

Source: Rand McNally Atlas

Port Birmingham is the largest inland shipping center of general commodities in Alabama. Located on the Warrior River, it connects to the Tennessee-Tombigbee system and over 16,000 miles of navigable rivers from the Port of Mobile on the Gulf of Mexico to the Mississippi via the Tennessee and Ohio Rivers. Eight barge lines offer shipping in and out of Port Birmingham. Port Birmingham has three privately owned multipurpose terminals offering competitive services to area industries.



A BETTER PLACE TO LIVE.

OVER THE PAST TWENTY YEARS, AMAZING THINGS HAVE

HAPPENED IN THE BIRMINGHAM AREA. WHERE ONCE WE

WERE DEPENDENT ON STEEL, WE HAVE SINCE FORGED A

THRIVING, DIVERSIFIED ECONOMY BASED ON HEALTH CARE,

EDUCATION, FINANCE, SERVICE AND MANUFACTURING.

EVEN BETTER, WE ARE KNOWN AS A WONDERFUL PLACE

TO WORK, SHOP, PLAY, PERFORM AND MOST OF ALL, LIVE.

DEMOGRAPHICS – JEFFERSON COUNTY, ALABAMA

BASE DEMOGRAPHICS 2006

Total Population 666,199 Median Age 37.3 Total Households 270,029

POPULATION BY SEX 2006:

Male 315,893 Female 350,306

POPULATION BY RACE & ETHNICITY 2006:

White	375,903	56.4%
Black	269,233	40.4%
American Indian/		
Alaska Native	1,521	0.2%
Asian	7,805	1.2%
Pacific Islander	221	0.0%
Other Race	5,312	0.8%
Two or More Races	6,204	0.9%
Hispanic Population	13,769	2.1%

INCOME:

Median Household Income	\$41,897
Average Household Income	\$60,330
Median Family Income	\$51,659
Average Family Income	\$70,819
Per Capita Income	\$24,715
Median Disposable Income	\$34,697
Average Disposable Income	\$49,857

POPULATION BY EMPLOYMENT:

Total Businesses	24,797
Total Employees	221,404
Percent in White Collar Jobs	64.9%
Percent in Service Jobs	15.4%
Percent in Blue Collar Jobs	19.7%

HOUSING UNITS:

Owner Occupied	61.5%
Renter Occupied	19.0%
Vacant	9.4%
Median Home Value	\$117,33

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EDUCATION

Jefferson County is home to "America's Best High School" according to *Newsweek*. *Newsweek* magazine listed Jefferson County International Baccalaureate School the number one high school in the United States.

Jefferson County is also home to five of the state's highest-ranked high schools. With test scores above the national average, Jefferson County has many excellent choices in public, private and alternative education. One example is the Alabama School of Fine Arts (ASFA), a \$17 million campus in the Arts and Sciences to grades 7-12. ASFA offers a tuition-free education to Alabama residents.

Jefferson County is also the home of five colleges and universities, three law schools, and five junior colleges and trade schools. These schools have a combined enrollment of over 88,000 students.

The University of Alabama at Birmingham (UAB) is the largest postsecondary educational institution in Jefferson County. UAB features a wide range of undergraduate, graduate and professional programs, as well as a nationally ranked medical center, which consists of the Schools of Medicine, Dentistry, Optometry, Public Health and the School of Health Professions. UAB is the third largest college in Alabama with a total enrollment of over 16,000 students.

JEFFERSON COUNTY REGIONAL AREA POSTSECONDARY EDUCATIONAL INSTITUTIONS ENROLLMENT – FALL 2006

COLLEGES AND UNIVERSITIES

Birmingham Southern College ¹	1,239
Jacksonville State University ²	8,857
Miles College ¹	1,735
Samford University ¹	4,507
Southeastern Bible College ¹	208
Stillman College ²	800
Talladega College ²	425
University of Alabama at Birmingham ¹	16,575
University of Alabama, Tuscaloosa ²	23,813
University of Montevallo ²	2,895
TOTAL	61,054

TECHNICAL AND COMMUNITY COLLEGES

Bevill State Community College ²	3,837
Central Alabama Community College ²	2,283
Gadsden State Community College ²	5,208
Jefferson State Community College ¹	7,628
Shelton State Community College ²	5,488
T.A. Lawson State Community College ¹	3,145
TOTAL	27,589

¹ Located in Jefferson County



² Located within 60 miles of Jefferson County

EMPLOYMENT BY SECTOR (2006-2007)

WAGE & SALARY EMPLOYMENT (NON-AGRICULTURAL)
Birmingham-Hoover, Alabama Metropolitan Area (annual averages in thousands)

INDUSTRY	2007	2006	NET CHANGE	% CHANGE
WAGE & SALARY TOTAL	535.7	532.5	3.2	0.60%
GOODS PRODUCING Natural Resources & Mining Construction Specialty Trade Contractors Manufacturing Durable Goods Primary Metal Manufacturing Nondurable Goods Food Manufacturing	82.7 2.8 35.7 22.0 44.2 31.6 8.8 12.6 4.4	83.0 3.2 35.4 21.7 44.4 31.7 8.8 12.7 4.4	-0.3 -0.4 0.3 0.3 -0.2 -0.1 0.0 -0.1 0.0	-0.36% -12.50% 0.85% 1.38% -0.45% -0.32% 0.00% -0.79% 0.00%
SERVICE PROVIDING	453.0	449.5	3.5	0.78%
Trade, Transportation, Warehousing & Utilities Wholesale Trade Merchant Wholesalers Retail Trade General Merchandise Stores Utilities Transportation & Warehousing Information Technology Financial Activity Finance & Insurance Credit Intermediation & Related Insurance Carriers & Related Professional & Business Services Professional, Scientific & Technical Services Management of	115.0 31.8 16.7 62.3 13.8 7.0 13.9 12.4 7.3 39.5 32.5 16.0 14.9 69.5	114.0 31.4 16.8 62.2 13.8 6.8 13.6 12.3 7.4 39.6 32.7 15.9 14.8 69.1	1.0 0.4 -0.1 0.1 0.0 0.2 0.3 0.1 -0.1 -0.2 0.1 0.1 0.4	0.88% 1.27% -0.60% 0.16% 0.00% 2.94% 2.21% 0.81% -1.35% -0.25% -0.61% 0.63% 0.68% 0.58%
Companies & Enterprises Administrative Support	8.6	8.6	0.0	0.00%
& Waste Management Education & Health Services Health care & Social Assistance Ambulatory Health care Hospitals	32.2 63.2 58.7 23.3 17.7	32.0 63.2 58.3 23.2 18.3	0.2 0.0 0.4 0.1 -0.6	0.63% 0.00% 0.69% 0.43% -3.28%
Leisure & Hospitality	46.2	44.6	1.6	3.59%
Food Services & Drinking Places Other Services Government Federal State	37.0 23.5 83.7 9.2 28.0	35.7 23.4 83.3 9.4 27.9	1.3 0.1 0.4 -0.2 0.1	3.64% 0.43% 0.48% -2.13% 0.36%
Local	46.5	46.0	0.5	1.09%

Source: Alabama Department of Industrial Relations

www2.dir.state.al.us/ces/MSA/MetroBirm.aspx

Based on the North American Industry Classification System (NAICS) 2002





LOCAL GOVERNMENT THAT HELPS GET IT DONE RATHER THAN STAND IN THE WAY.

WHEN YOU CALL THE JEFFERSON COUNTY ECONOMIC AND INDUSTRIAL DEVELOPMENT AUTHORITY,
YOU WILL FIND WE ARE DIFFERENT THAN MOST DEVELOPMENT ORGANIZATIONS. NAMELY, WE ARE
MORE INTERESTED IN HELPING YOU FIND THE RIGHT LOT IN OUR JEFFERSON METROPOLITAN PARK
SYSTEM THAN WE ARE IN CREATING BUREAUCRACY. IN FACT, WE HAVE STREAMLINED THE
CONSTRUCTION PERMIT PROCESS. WE HAVE ALSO COORDINATED LOCAL GOVERNMENT, UTILITIES
AND BUSINESSES TO RESPOND QUICKLY TO YOUR REQUESTS. OUR ORGANIZATION IS COMMITTED
TO MAKING YOUR TRANSITION TO OUR COMMUNITY THE MOST SEAMLESS TRANSITION YOUR
COMPANY HAS EVER EXPERIENCED. DON'T JUST TAKE OUR WORD ON THIS; WE WILL LET YOU
TALK TO ONE OF OUR MANY SATISFIED TENANTS IN OUR DEVELOPMENTS.

ALABAMA INDUSTRIAL DEVELOPMENT TRAINING (AIDT)

AIDT provides workforce recruitment and training needed for success of new and expanding companies in Alabama. Consistently recognized for its excellence, AIDT ranked number one among all U.S. state workforce training programs in 2004. In 2005, AIDT became the first state worker training program in the world to receive ISO 9001:2000 Certification.

AIDT services, created to assist Alabama's economic development, are provided at no cost to employers or trainees. The workforce management system includes:

- Recruitment, assessment and training of potential employees
- Development and production of job-related training materials
- Provision of training facilities
- Delivery of job-specific services

AIDT also provides certified manager training and supervisory and team leadership training.

Since 1971, AIDT has assisted a variety of Alabama's new and expanding companies. Experience with growing and changing businesses keeps AIDT trainee recruitment, selection and training services effective in meeting changing needs. Whatever an employer needs, AIDT provides support for a successful startup or expansion in Alabama.

"AIDT had a direct impact on the successful startup of Honda Manufacturing of Alabama, LLC," said Chuck Ernst, HMA Vice President and Plant Manager. "The outstanding recruitment and training process helps us find workers."

Trainees selected for employment perform at high production levels based on AIDT's selection process and job-specific training of highly qualified and experienced applicants. Job seekers must meet employer criteria to be accepted for training. Attitude is a key factor in AIDT selection.

Alabama's first group of automotive assembly trainees visited Mercedes-Benz in Germany while the Alabama plant was being built. Mercedes-Benz USA reported, "Our first 20 team members, after about 4 to 6 weeks of training, were actually doing full-time jobs on the assembly line in Germany."

AIDT's job-specific, pre-employment training results in highly motivated people who perform above expectations.

