

EFFINGHAM COUNTY
industrial development authority



Georgia Ready for Accelerated Development (GRAD) Certification

Preparing industrial sites for development with advance due diligence is the work behind the Guaranteed Ready for Accelerated Development (GRAD) sites programs, established by Georgia Allies. To qualify for GRAD status, these available sites have been submitted by a local community or economic development applicant and selected by the Allies for review, and their applications have been reviewed by a third party.

Categories of due diligence and review include minimum acreage (50), ownership security, zoning designation, road and rail accessibility, utilities service, and wetlands and stream delineation. Surveys already conducted for these sites include topographical, geotechnical, and environmental (phase I), and investigations for cultural resources and endangered species.

GRAD sites can be accessed by visiting site databases at: Georgia EMC's and Georgia Power.

See the information on the Governor Treutlen Site inside for more information on Effingham County's GRAD site.

Savannah Area Industrial Siting

There are multiple sites available and soon to be available in the Savannah area that feature ideal strategic locations for industries that seek to be in a fast growing region of the United States. Effingham County features sites ranging from a few acres to mega sites. We are developing nearly 4,500 acres in the Savannah market for short and long range industrial growth.

The Savannah market is home to and offers the fast growing Georgia Ports Authority, ideal connections via Interstate 95 North/South and Interstate 16 East/West, as well as the bustling Savannah International Airport, Gulfstream Aerospace and Fort Stewart Military Reservation.

Connectivity to rapidly growing markets and the major metropolitan areas of the southeast is a key feature of the strategic location. The Savannah area anchors the triangle between key growth markets in Miami, Atlanta and Charleston.

The Georgia Ports Authority's Garden City Terminal offers the fastest growing container handling facility on the east and gulf coasts of the U.S. It is also the fourth largest port in the U.S.

Other essential market features are an excellent higher education system including Georgia Southern University, University of Georgia, Georgia Tech's Savannah Campus, Armstrong Atlantic State University and other world class institutions, as well as major regional military bases including King's Bay Naval Base, Fort Stewart Army Base, and Hunter Army Airfield. These are all factors adding to a highly skilled area workforce.

The Effingham County Industrial Development Authority offers customized mapping, demographics, labor information and other services upon request. Feel free to call John A. Henry, CEO or Ryan Moore, Project Manager for additional information. We can be reached at (912) 754-3301. You may also visit our website for more information at www.effinghamindustry.com

- 6th Fastest Growing Mid - Size County in U.S.
- 43% Population Growth Past 10 years.
- Median Household Income of \$58,134 in 2009
- Public Schools Ranked in Top 10% of State
- Median Age 35.2
- Employment Growth 48% 2000 to 2008.



Success Stories:

Effingham County facility will fill next -generation power needs throughout U.S. and Canada

Georgia Governor Sonny Perdue and local dignitaries joined EFACEC Group CEO Luís Filipe Pereira and a large delegation from Portugal in April 2010 to celebrate the grand opening of the company's Effingham County manufacturing facility, its first plant and the only one of its kind in the U.S. EFACEC Group, one of the world's leading manufacturers of power substations, is investing \$130 million in the new facility and will create up to 700 jobs.



"EFACEC's position as a global industry leader in power generation industry adds to Georgia's energy résumé," said Governor Sonny Perdue.

"The fact that Georgia can easily provide the highly-skilled workers EFACEC needs is a testimony to the state's ability to host major investments in one of our economy's most important industries."

"With the opening of EFACEC's Effingham County plant, for the first time in more than two decades American utility customers will have access to the most reliable, highest quality, state-of-the-art transformers in the world - made in the U.S.A. by skilled American workers," said EFACEC CEO Luís Filipe Pereira.

The new facility makes core form, shell form and mobile substations to replace aging power transformers throughout the North American market and meet new renewable power mandates for the U.S. electric grid. By building and shipping its products from the Effingham County facility, EFACEC hopes to capture 11 percent of the North American market. The company will reach its markets quickly through Georgia's comprehensive logistics network, including the Georgia ports, the fastest -growing in the U.S.; 5,000 miles of railroad, the largest in the Southeast; and 15 major interstate highways.

According to research from the Georgia Department of Economic Development (GDECD), EFACEC's Effingham County facility could generate more than 1,500 direct and indirect jobs in the region by 2017.

Georgia Quick Start has worked in close partnership with the company to ready EFACEC's workforce, providing training and simulations on site in both core skills and the highly -specialized technical skills needed to hand -build power substations. Quick Start has been recognized as the top workforce development program in the U.S, and is helping train skilled assembly workers, electrical engineering specialists, and other high -tech positions.

"The international nature of the company, and its high -tech and high-wage attributes, have been a source of pride during the past 18 months, and have awakened the community to the great potential that sector holds for us," said John A. Henry, CEO of the Effingham County Industrial Development Authority (ECIDA). "EFACEC has already stimulated reinvestment and economic activity in our local businesses, and is heavily involved in community activities as it establishes itself as a great corporate citizen in Effingham County." The ECIDA provided tax abatements, free land, Industrial Revenue Bonding and site work for the new facility.

Strength of Location:

Effingham County is in the Savannah, GA MSA. The location allows for ease of access to major domestic markets as well as international markets via the Port of Savannah.



Savannah Market's

Newest Certified Site:

The Governor Treutlen Site in the Effingham County Industrial Park is the Savannah Market's latest certified shovel-ready manufacturing site. Located at the intersection of the Savannah River Parkway (GA 21) and GA 275 the site is in an established industrial park with full amenities and adjacent to such tenants as EFACEC, Temcor and Flint River Services. The site is 17 miles from the Georgia Ports Authority's Garden



City Terminal and 12 miles from Interstate 95. The site has been cleared and graded with all entitlements and cove-

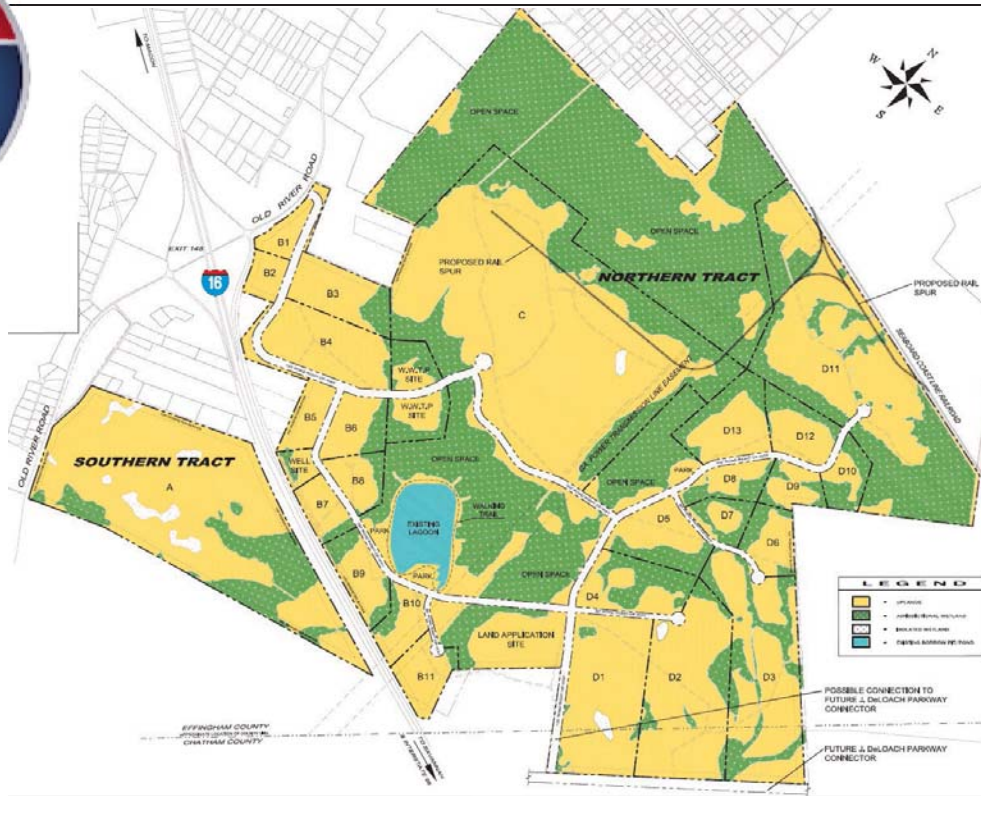
nants and restrictions in place. Water, Sewer and Power are onsite. Natural Gas is within 1,000 feet.

The GRAD site consists of 83 acres with 66 cleared and graded. Brochure available on website.

This 66 acre Manufacturing site is ready to go and could be delivered to a qualifying industry at \$0.



Interstate 16 Industrial Tracts



Savannah Ports Facts:

- The Port of Savannah offers one of the largest selections of all-water China-U.S. services on the U.S. East Coast.
- Savannah provides access to more high-volume retail distribution centers than any other port in the U.S. Southeast.
- The Port of Savannah provides direct, convenient access to the largest U.S. consumer markets.
- Savannah ranks among the top U.S. ports in terminal efficiency.
- Trade between Savannah and China has grown 18% over the last five fiscal years (July - June, 2006 -2010).
- The Port of Savannah is the biggest portal for China Trade in the U.S. Mid & South Atlantic. In FY10, it handled 48% of total Mid & South Atlantic trade with China.
- China accounted for 34% of GPA's total trade in FY10.
- In FY10, Savannah was the number one destination for all of the top five import commodities going into the Mid & South Atlantic from China, as well as three of the top five export commodities going from the Mid & South Atlantic to China.
- With \$1.7 billion in planned improvements, Savannah is the best positioned port to provide the additional vessel and terminal capacity required for projected U.S. East Coast -China trade growth.

The Effingham County Industrial Development Authority will announce a major development agreement in early 2011 to bring a 1,750 acre master planned industrial park online.

The Interstate Tracts are just west of the City of Savannah and are within a local dray of the Georgia Ports Authority terminals. The park situated adjacent to Exit 148 on Interstate 16 is only 8 miles West of Interstate 95 and Mitsubishi Power Systems. Within 20 minutes of Savannah International Airport and Georgia Ports Authority. Great warehousing and distribution site, supplier site or single-user mega site.

Available sites will range from 20 acres to over 300. Foreign Trade Zone status and LEEDS certification will be available. More information on this development and our development partners coming soon!

- 9 Miles from Interstate 95
- 11 Miles from Savannah
- Within 15 mile radius of Georgia Ports and Savannah International Airport
- Public/Private Partnership with Major National Developer
- Build To Suits Available
- Rail Potential Sites
- Preliminary Geotech, ESA's, Wetlands Delineation and other reports completed
- FTZ Availability
- Premium Sites Available as early as 4Q 2011



Technology Corner

www.effinghamindustry.com

Plan to visit our website frequently over the next couple of months. We will be reworking our site with more features geared toward site selection analysis. We will be including more mapping features and even a site selection application for your smart phone!



Did you know that with our suite of software products from ESRI, Adobe and others we can provide customized in house mapping, 3D renderings in KML and CAD drawings! We also provide a host of customized demographic information as well. We even have an architect and LEEDs Associate on staff to help. Let us know your needs and we'll get to work for you!



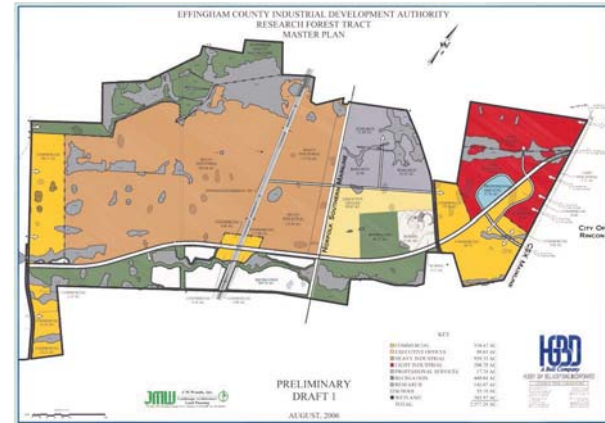
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On The Horizon

The Research Forest Tracts represent a commitment by the Effingham County Industrial Development Authority to insure that ample and adequate master planned industrial locations will be available well into the future. The three adjoining tracts comprise approximately 2,600 acres of property devoted to industrial/commercial and conservation/recreational uses. The property features a potential dual rail-served Mega Site that could accommodate over 3,000,000 square feet of space on a single pad! The infrastructure to handle such a lofty goal is already underway; a 36" water line is adjacent to the property, a 1.5 MGD capacity WWTF has been constructed within one mile of the site, Natural Gas runs through the site and two electric power production facilities are within five miles of the site.



Proximity to rail, the Georgia Ports Authority's containerized and break bulk terminals and Interstates 95 and 16 make this site a logistical dream come true. Being fully entitled by the ECIDA insures cost effective industrial development and planning. The dual mainline rail services (CSX and Norfolk Southern) also make this site a rarity. We will be stepping up our planning efforts and plan to have sites available in 2012. We are currently entertaining public/private partnerships for sections of the property.



- 6 Miles to Ports via Rail
- 2 Miles from 4 Laned Parkway
- Within 10 Miles from Interstate
- Within 15 Minutes of Savannah Airport
- Dual -Rail Potential
- Fully Entitled
- Water, Sewer, Gas, Rail Adjacent to Site
- Located Just North of Historic Savannah

The Research Forest Tracts:
2,600 Acres Planned Industrial Development.

