



June 14, 2011

Irvin Satterfield  
General Manager  
Laurens Commission of Public Works  
PO Box 349  
Laurens, SC 29360

Dear Mr. Satterfield:

Thank you for submitting the Hunter Industrial Park for the South Carolina Department of Commerce Industrial Site Certification Program. We appreciate your time and dedication to this project. McCallum Sweeney Consulting has conducted an exhaustive analysis of the proposed location as a part of this project. Based on the information you provided and our evaluation of your site, we have certified the Hunter Industrial Park as an Industrial Park.

McCallum Sweeney Consulting has developed a program for the SCDOC to certify industrial sites and industrial parks as ready for industrial development. We have certified the Hunter Industrial Park as meeting the following criteria:

- Park has 359 total acres with 318 developable acres.
- Park must be available for sale or lease and a clear title demonstrated. The owners, Laurens Commission of Public Works and Laurens Timberland LLC, own all parcels of the park and have demonstrated a willingness to sell the property for at least two years. A 50-year title search has been completed.
- Park is zoned Manufacturing.
- Entire park is located outside the FEMA 100-year floodplain.
- Park is free of any known rights-of-way, easements, judgments, liens, restrictive covenants, and any other items that might impact the site's developability.
- Master Development Plan has been created for park.
- Protective covenants have been drafted for the industrial park and cover issues such as land use, setbacks, off-street parking, lot coverage, signage, maintenance, and screening.
- Park is directly served by a road that is compatible with state standards for tractor/trailer access (80,000 pounds/20,000 pounds per axle).
- Distribution level electric service is available at the park.



- Natural gas infrastructure is in place at the park.
- Park is served by water infrastructure and system that meets the required minimum capacity of 300,000 gallons per day.
- Park is served by wastewater infrastructure that meets the required minimum capacity of 200,000 gallons per day.
- Telecommunications service is in place at the park.
- Rail service is available at the park.
- Developable acreage is free of wetlands, endangered species, or other unacceptable environmental conditions or has a mitigation plan that is achievable within 90 days.

The park will need to be re-verified 24 months from the date of this letter. The purpose of the re-verification is to show that the site is still available for sale and under control. The Step 1 Application needs to be re-submitted at that time.

Please note that this certification expires **December 17, 2015**. After this date, you will need to apply for recertification.

Also attached is a strengths and weaknesses matrix for the park, which incorporates recommendations for improving the readiness of the park.

Congratulations on achieving certification and thank you, again, for your hard work. Please feel free to contact us, if you have questions regarding our analysis.

Sincerely,

A handwritten signature in cursive script that reads "Jeannette T. Goldsmith".

Jeannette T. Goldsmith

cc: Maceo Nance