



May 31, 2011

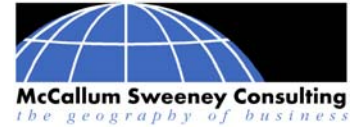
Jeff Burgess
Executive Director
Lee County Economic Development Alliance
PO Box 481
Bishopville, SC 29010

Dear Mr. Burgess:

Thank you for submitting the I-20 Industrial Center 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 I-20 Industrial Center 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 I-20 Industrial Center as meeting the following criteria:

- Park has 242 total acres with 208 developable acres.
- Park must be available for sale or lease and a clear title demonstrated. The owner, Lee County, owns all parcels of the park and has demonstrated a willingness to sell the property for at least two years. A 50-year title search has been completed.
- Park is zoned Heavy Industrial.
- 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 close proximity to the park.
- Rail service is not 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.¹

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.

The letter from the property owner was issued on April 6, 2011; therefore, this certification will expire on **April 6, 2016**. After this date, you will need to apply for recertification. [Note: once received, the certification expiration date will be updated to reflect five years from the date the Jurisdictional Determination letter was issued.]

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 blue ink that reads "Jeannette T. Goldsmith". The signature is written in a cursive, flowing style.

Jeannette T. Goldsmith

cc: Maceo Nance

¹ This certification is contingent on I-20 Industrial Center receiving a Jurisdictional Determination Letter from the US Army Corps of Engineers.

SOUTH CAROLINA DEPARTMENT OF COMMERCE
INDUSTRIAL SITE CERTIFICATION PROGRAM

Site Name: I-20 Industrial Center
Site Location: Bishopville, Lee County, SC

SITE TECHNICAL EVALUATION

	Strengths	Weaknesses	Recommendations
Site	<ul style="list-style-type: none"> • Park is 242 total acres with 208 developable acres • Park is owned by Lee County • Park is zoned Heavy Industrial • Entire park is out of the floodplain • All environmental due diligence has been completed including: Phase I ESA, wetlands delineation, archaeological investigation, and geotechnical assessment 	<ul style="list-style-type: none"> • Jurisdictional Determination Letter from US Army Corps of Engineers has not yet been received 	
Transportation	<ul style="list-style-type: none"> • Park is <1 mile from I-20 • Dual ingress/egress possible 	<ul style="list-style-type: none"> • Park is not served by rail 	

	Strengths	Weaknesses	Recommendations
Utilities	<ul style="list-style-type: none"> • 69 kV 3-phase power line is located at the park • Natural gas service is at the park • Adequate water infrastructure is at the park • Water system has 1 mgd excess capacity • Adequate wastewater infrastructure is at the park • Telecommunications service is at the park 	<ul style="list-style-type: none"> • Wastewater system excess capacity meets minimum criteria but may not be adequate for full park build out 	<ul style="list-style-type: none"> • Begin planning necessary to upgrade wastewater system capacity
Other	<ul style="list-style-type: none"> • Land price established • Master Plan has been developed • Draft set of Covenants and Restrictions have been developed 		

SOUTH CAROLINA DEPARTMENT OF COMMERCE
INDUSTRIAL SITE CERTIFICATION PROGRAM

TARGET INDUSTRIES

Site Name: I-20 Industrial Center
Site Location: Bishopville, Lee County, SC

Target Industry	Industry Overview	Location Requirements	MSC Justification
<p>Fabricated Metals</p>	<p>Industries in the Fabricated Metal Product Manufacturing subsector transform metal into intermediate or end products. Important fabricated metal processes are forging, stamping, bending, forming, and machining, used to shape individual pieces of metal; and other processes, such as welding and assembling, used to join separate parts together. Establishments in this subsector may use one of these processes or a combination of these processes.</p>	<ul style="list-style-type: none"> • Good transportation infrastructure • Proximity to customers and end markets • Adequate manufacturing labor force • Existing skill sets in the workforce • Low cost and reliable electricity • Rail service required for some projects 	<ul style="list-style-type: none"> • Good transportation infrastructure • Proximity to customers and end markets • Adequate manufacturing labor force • Existing skill sets in the workforce • Low cost and reliable electricity

Target Industry	Industry Overview	Location Requirements	MSC Justification
General Machinery	<p>Industries in the Machinery Manufacturing subsector create end products that apply mechanical force, for example, the application of gears and levers, to perform work. Some important processes for the manufacture of machinery are forging, stamping, bending, forming, and machining that are used to shape individual pieces of metal. Processes, such as welding and assembling are used to join separate parts together. Although these processes are similar to those used in metal fabricating establishments, machinery manufacturing is different because it typically employs multiple metal forming processes in manufacturing the various parts of the machine. Moreover, complex assembly operations are an inherent part of the production process.</p>	<ul style="list-style-type: none"> • Good transportation infrastructure • Proximity to customers and end markets • Adequate manufacturing labor force • Existing skill sets in the workforce • Existing industry base • Low cost and reliable electricity • Rail service required for some projects 	<ul style="list-style-type: none"> • Good transportation infrastructure • Proximity to customers and end markets • Adequate manufacturing labor force • Existing skill sets in the • Low cost and reliable electricity

Target Industry	Industry Overview	Location Requirements	MSC Justification
Light Industrial / Assembly	<p>This category is comprised of smaller facilities that are doing primarily final assembly of goods. Some companies that do some light manufacturing that does not required much heat or pressure would also be included in this category</p>	<ul style="list-style-type: none"> • Low costs – utilities, land and labor • Smaller sites • Less impactful development • Proximity to end customers 	<ul style="list-style-type: none"> • Low costs – utilities, land and labor • Proximity to end customers
Logistics / Distribution	<p>This category is comprised of any facility that is in the business of warehousing, storing and distributing goods to end users. Distribution centers range in size and scope from super large facilities for regional retail distribution to smaller facilities for specialty products serving a single market.</p>	<ul style="list-style-type: none"> • Smaller sites • Proximity to end customers • Access to appropriate transportation infrastructure 	<ul style="list-style-type: none"> • Smaller sites • Proximity to end customers • Access to appropriate transportation infrastructure

Target Industry	Industry Overview	Location Requirements	MSC Justification
Plastics	Industries in the Plastics and Rubber Products Manufacturing subsector make goods by processing plastic materials and raw rubber. The Plastic Product industry group comprises establishments primarily engaged in processing new or spent (i.e., recycled) plastics resins into intermediate or final products, using such processes as compression molding; extrusion molding; injection molding; blow molding; and casting. Within most of these industries, the production process is such that a wide variety of products can be made.	<ul style="list-style-type: none"> • Larger site size requirement • Good transportation infrastructure • Proximity to customers and end markets • Adequate manufacturing labor force • Low cost and reliable electricity • Rail service required for some projects 	<ul style="list-style-type: none"> • Good transportation infrastructure • Proximity to customers and end markets • Adequate manufacturing labor force • Low cost and reliable electricity