

PORT OF ST. MARYS INDUSTRIAL AND LOGISTICS CENTER

KGS

Knights of the Green Shield



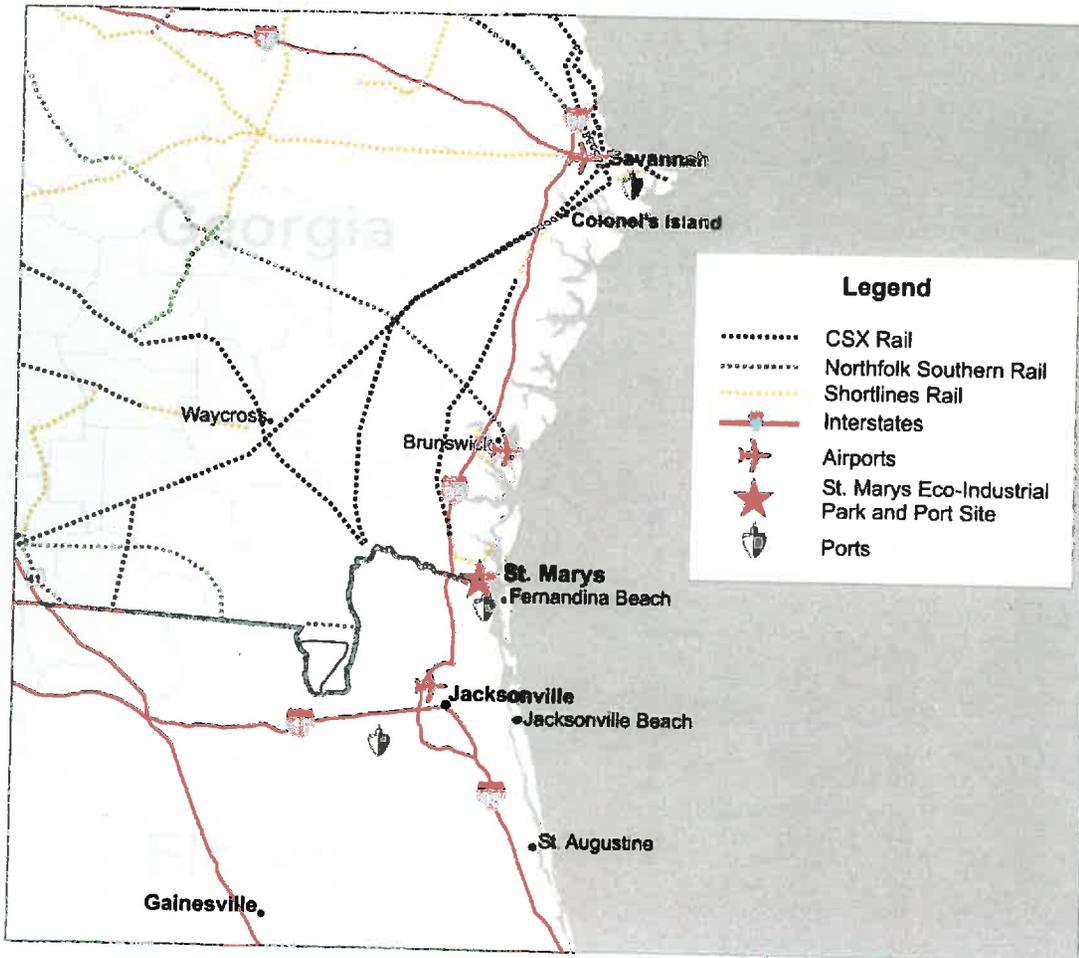
WORLDWIDE
GROUP

AT THE FOREFRONT OF ENVIRONMENTALLY FRIENDLY INDUSTRIAL DEVELOPMENT

NOVEMBER 2014

Project Overview – Strategic Location

PORT OF ST. MARYS



Roads

Interstate 95, 90 minutes to I-16 and 20 minutes to I-10

Four lane access to I-95 via SR 40, 8 miles

Rail

St. Marys & Genesee Wyoming Short Line Railroads

20 miles from CSX Railroad

Water

Deep water connectivity to Atlantic Ocean (50')

Eight miles to ocean

No bridges between mainland and Atlantic Ocean

Strategically located between three regional ports:

Port of Jacksonville

Port of Fernandina

Port of Savannah

Air

Jacksonville International Airport (10,000 ft runway)

Brunswick Glynco Jetport (10,000 ft runway)

Utilities

Public water and sewer system

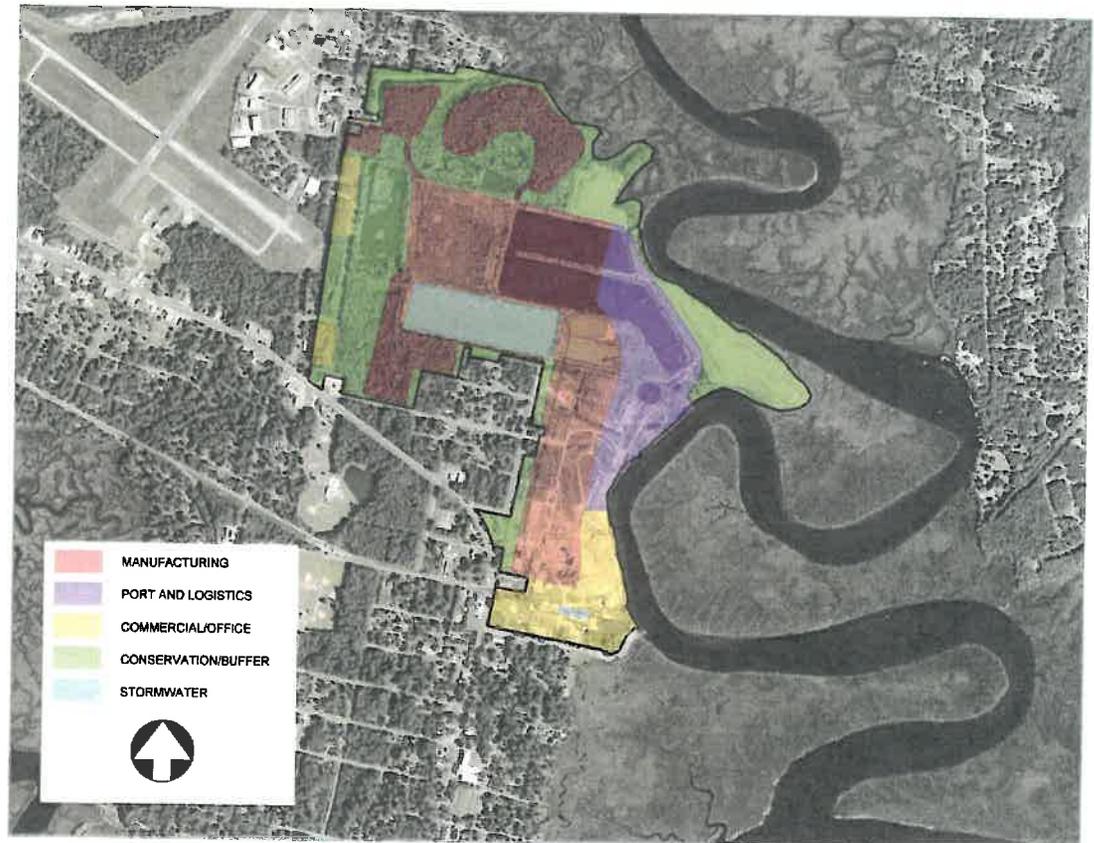
Georgia Power and Okfenokee Rural Electric

Atlanta Gas & Light

Project Overview – Industrial “MEGA”-site

PORT OF ST. MARYS

- The proposed development site in St. Marys has over 450 acres available for development. It also has nearly 4,000 linear feet of frontage on the St. Marys River.
- The only parcel in Georgia with deep water frontage, rail and industrial water usage permits.
- 1.25 million people within a one-hour drive of this location, more people can be accessed within this drive time than anywhere else in the state of Georgia, outside of Atlanta.
- Serviced by a short-line railroad, 20 miles to major Class-1 railroad, CSX.
- SR-40 provides 4 lanes of traffic.
- To be built in phases with each phase able to stand on its own economically.



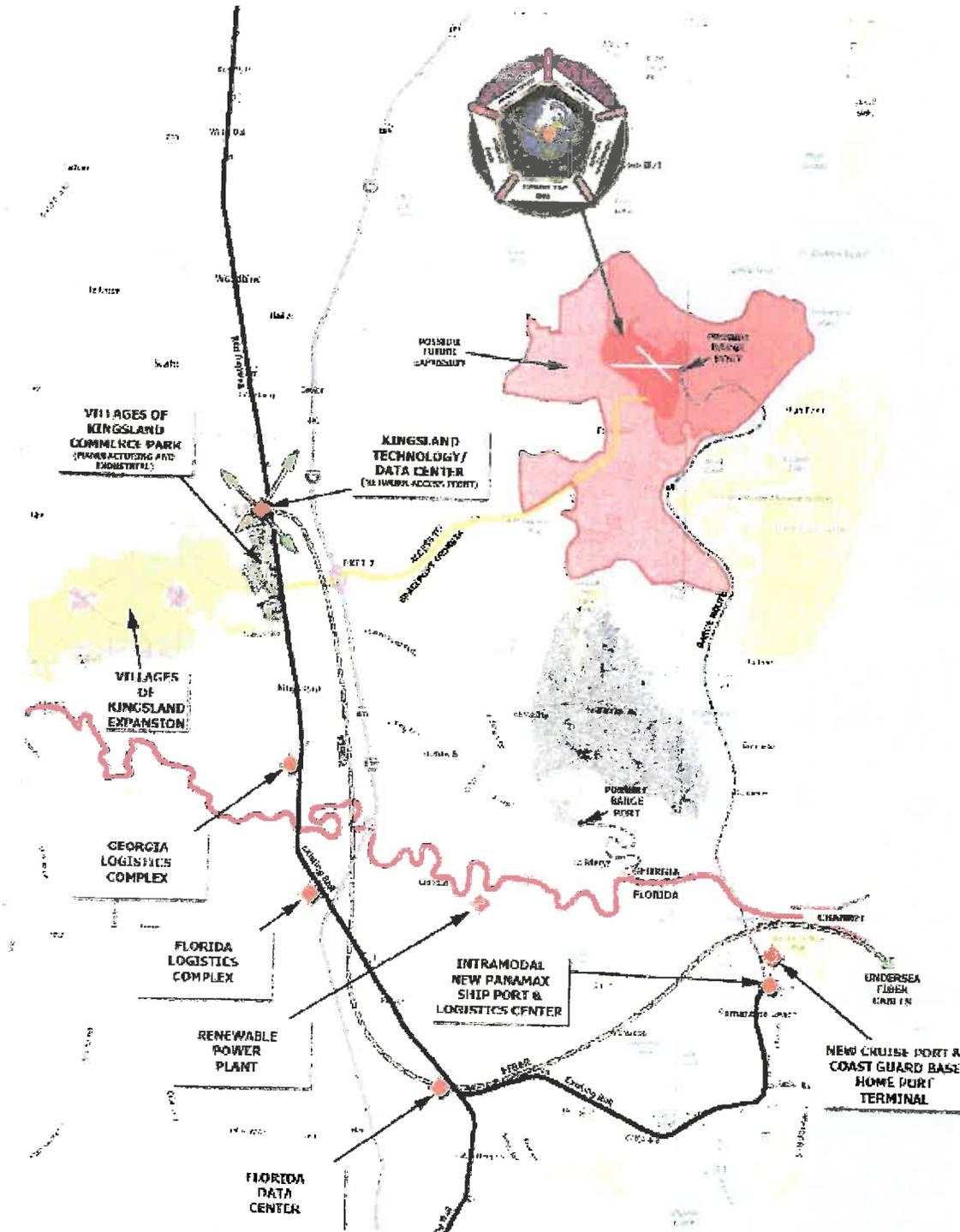
Project Overview – St. Marys To Fernandina Barge Route

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AT THE FOREFRONT OF ENVIRONMENTALLY FRIENDLY INDUSTRIAL DEVELOPMENT

Project Overview – Nearby Large Infrastructure Projects



- **Beneficial remediation of the site as required, along with preservation and enhancement of the existing Wood Stork Rookery and other sensitive wetland areas.**
- **A suitable and appropriate entrance to the site and internal access roads will be created, minimizing the impact of traffic to downtown St. Marys and the surrounding residential areas.**
- **A buffer zone between the community and the site including a walkway and bike path to the waterfront, which will be accessible to the public.**
- **Revitalizing rail access to the site connecting it to the North American Railroad system, opening up the path to commerce and trade across the continent.**

- **Construction of a modern barge berth and dock on the North River capable of accommodating multiple barges and handling a diverse mix of waterborne cargo, connecting St. Marys to the deep-water ports in the region including Fernandina Beach, Jacksonville, Brunswick and Savannah. This will open up St. Marys to world trade and the global marketplace.**
- **Securing one or more “Clean-Tech” type manufacturing operations, focusing on those users that particularly need access to the water and rail connectivity of the site and the highly capable work force in the community.**
- **Exploring opportunities in the energy sector, such as biomass and the manufacturing of wood-pellet fuels.**
- **Development of domestic and international distribution facilities with a Foreign Trade Zone designation.**

- **The Developer will work closely with the City of St. Marys and its citizens, as well as the Camden County Joint Development Agency, and other key local, regional and state agencies in an effort to ensure that all requirements and concerns of the surrounding communities are considered and incorporated into the redevelopment plan going forward.**

