

REQUEST FOR PROPOSALS

10.596 Acre Residential Development Opportunity on US Highway 80 in Garden City, Georgia



Advertise Date: August 8, 2022

Proposal Due Date and Time: September 8, 2022 at 1:00 P.M.

City of Garden City

C. Scott Robider
City Manager
100 Central Avenue
Garden City, GA 31405
Phone: 912-966-7777
Email: SRobider@gardencity-ga.gov

Background

The City of Garden City is offering for sale to the public a prime residential development opportunity on U.S. Highway 80 in the City. This residential development is positioned on the north side of U.S. Highway 80 just West of Griffin Avenue. The site is generally rectangular in shape with approximately 500 feet of frontage along the northern side of U.S. Highway 80 with a depth of over 900 feet. The site is bounded on the East and North by existing residential properties and on the West by an existing commercial/industrial facility. The site consists of four(4) parcels totaling 10.596 acres (9.296 acres of usable uplands and 1.3 acres of wetlands). A boundary survey would provide the exact acreage as well as identify any existing encroachments over property lines. If a boundary survey is performed, it may be beneficial, or even necessary, to have the survey recorded in the form of a recombination plat to remove the interior property lines and create a single lot of record.

The City is currently soliciting Request for Proposals (RFP) from prospective developers for the purchase and residential development of above-mentioned property having Chatham County, Georgia, Tax Parcel Nos. 6-0926-05-016, 6-0926-05-018, 6-0926-05-019, and 6-0926-05-020, and legal descriptions set forth on the attached Exhibit “A” which is incorporated herein by reference for a more particular description of said property (the “Property”).

This RFP is intended to identify the individual or firm that can offer the highest quality and most desirable land residential development proposal/project, at the greatest benefit to the City of Garden City.

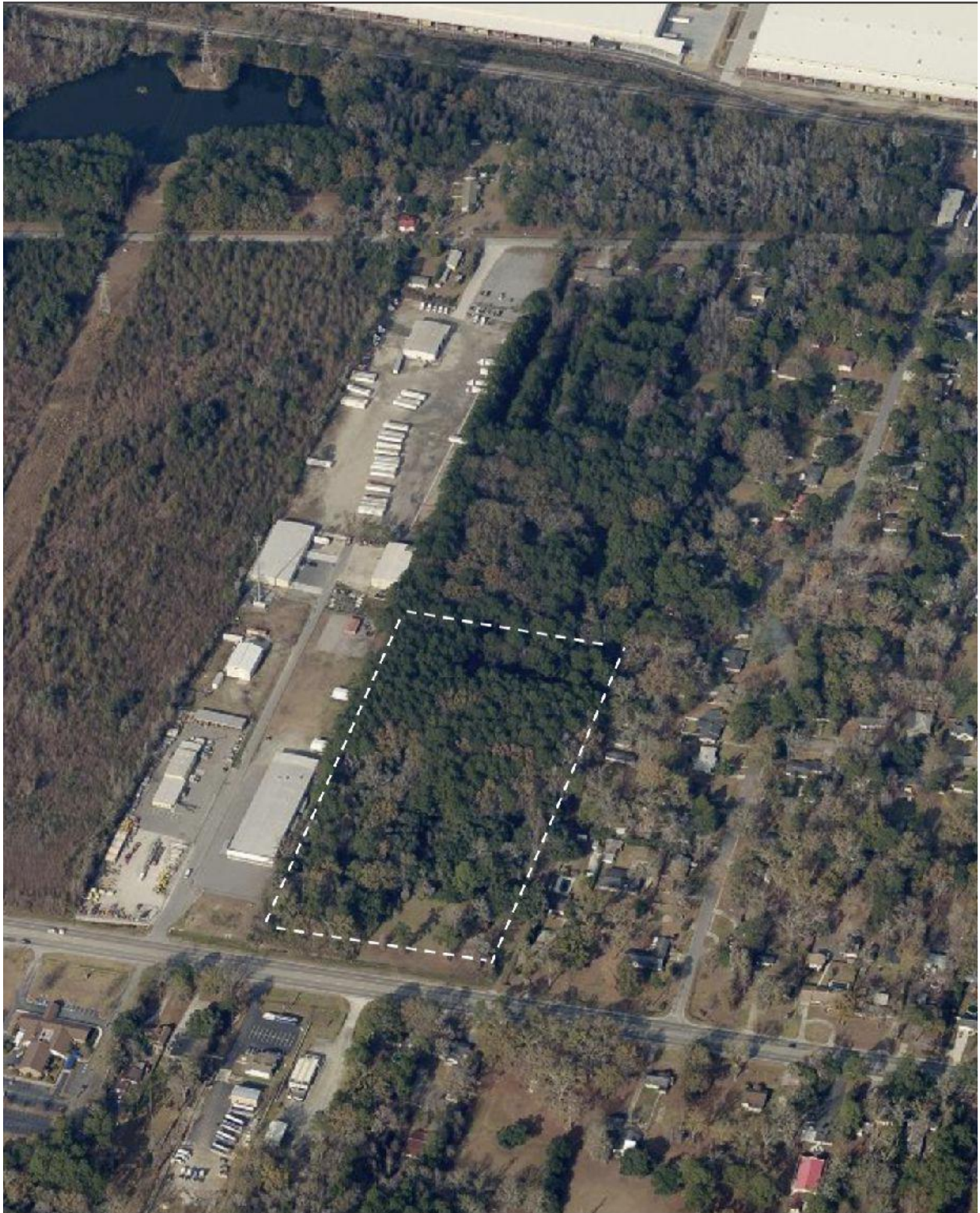
In order for the City to provide the best information, any questions pertaining to this RFP should be submitted in writing to C. Scott Robider, City Manager at SRobider@gardencity-ga.gov so that the City may formulate a written response.

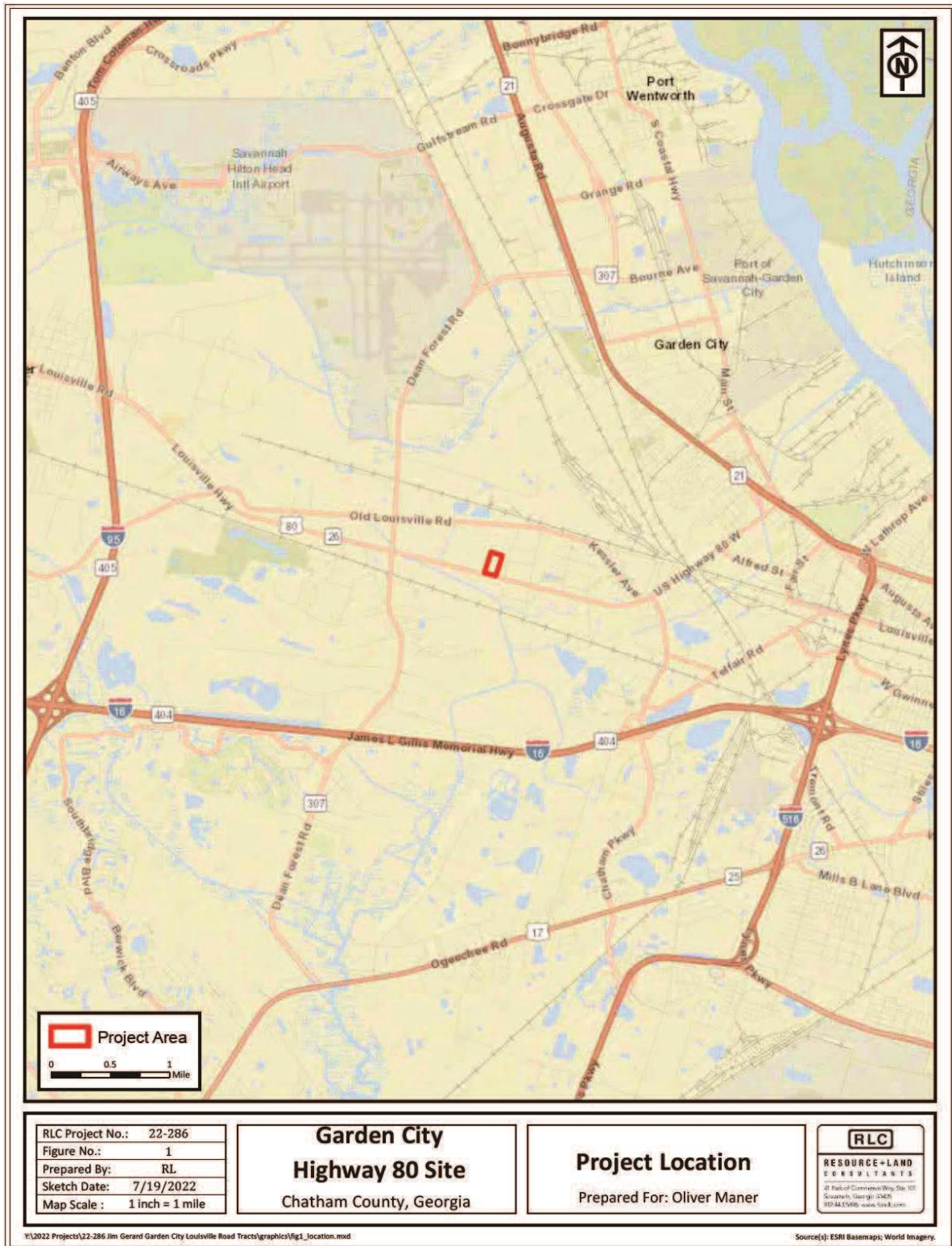
The City will accept sealed proposals at City Hall, 100 Central Avenue, Garden City, Georgia 31405 until **1:00 PM on Friday, September 8, 2022**. The proposer acknowledges that the expenses incurred to prepare a submittal in response to this RFP will not be reimbursed by the City. A total of five (5) hard copies and one (1) electronic version of the proposal must be delivered to the attention of:

C. Scott Robider
City Manager
City of Garden City
100 Central Avenue
Garden City, GA 31405

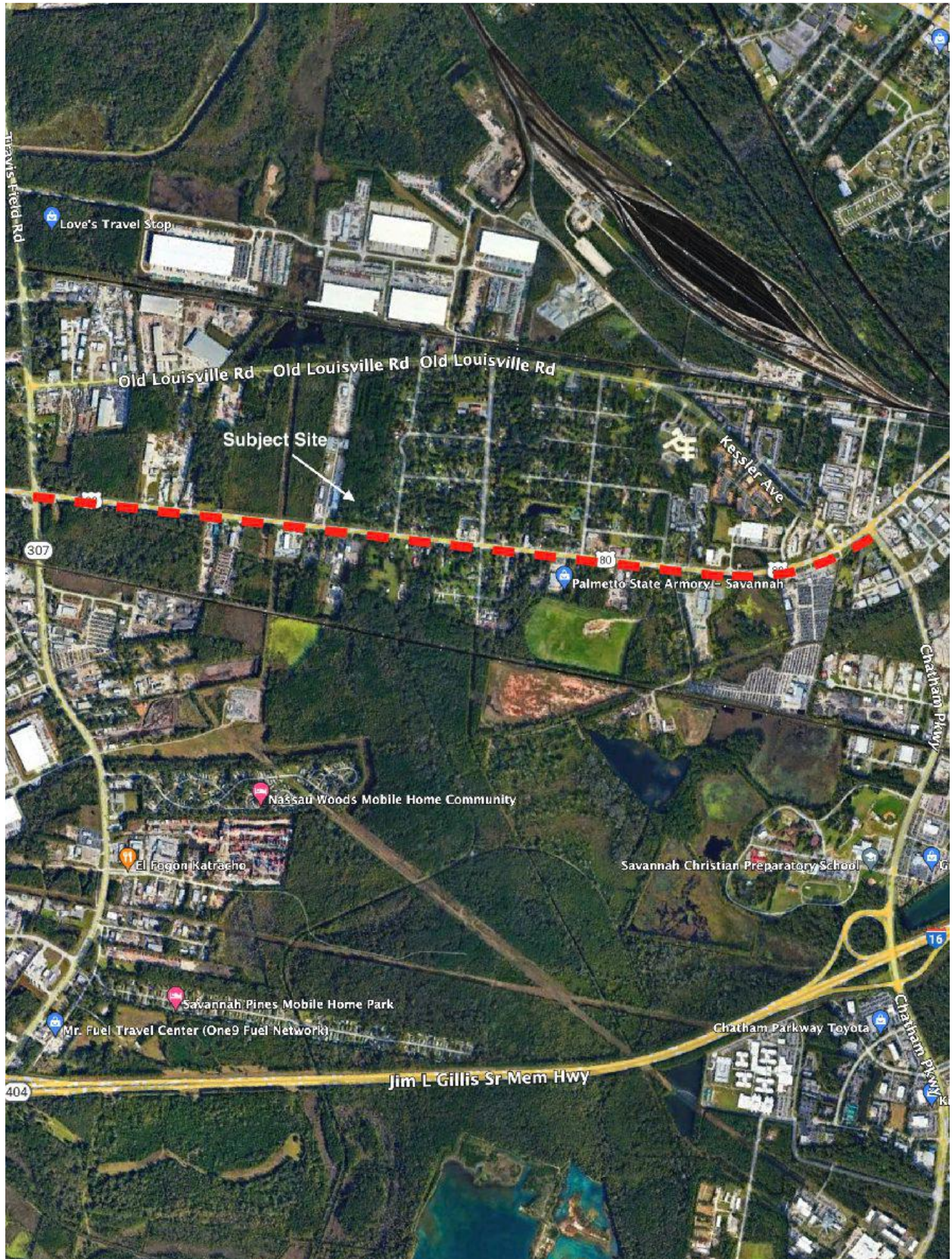
Location Maps

CLOSE UP AERIAL





NEIGHBORHOOD MAP



Property Description

The legal descriptions for the parcels comprising the Property are as follows:

Tract One

ALL that certain lot, tract, or parcel of land situate, lying, and being in Garden City, Chatham County, Georgia, being a part of the Purcell Tract, formerly a part of Lot Number Four (4), of the Burdett Tract, and being more particularly described as follows: Beginning at a point located on the northern right-of-way line of U.S. Highway 80, twenty (20) feet East of the dividing line between Lot 3-A and Lot 4 of the Burdett Tract; thence running North 18° 51' East for a distance of 874.4 feet to a point, which point is the Point of Beginning; running thence South 18° 51' West for a distance of 100 feet to a point; running thence South 72° 05' East for a distance of 318.4 feet to a point; running thence North 17° 35' East for a distance of 100 feet to a point; running thence North 72° 05' West for a distance of 315.3 feet to the Point of Beginning; said property being bounded as follows: on the North by lands now or formerly of O.L. Ambros; on the East by a ditch; on the South by lands now or formerly of Eva Ambros; and on the West by a twenty (20) foot wide roadway.

The above-described Tract One has been assigned a Property Identification Number of 6-0926-05-018 by the Chatham County, Georgia, Board of Assessors.

Tract Two

ALL that certain lot, tract, or parcel of land situate, lying, and being in Chatham County, Georgia, containing three and seven-tenths (3.7) acres, more or less, being shown and designated as Lot Number 3A of a subdivision of the Burdett Tract on a plat made by M.F. Smith, C.E., in December 1939, and recorded in the Office of the Clerk of the Superior Court of Chatham County, Georgia, in Plat Record Book B, Page 38, said plat being incorporated herein by reference and being made a part hereof for better determining the metes, bounds, courses, and distances of the subject property which is bounded as follows: on the North by Lot 3B of said subdivision; on the East by Lot Number Four (4) of said subdivision; on the South by Louisville Road; and on the West by Lot 2 of said subdivision.

The above-described Tract Two has been assigned a Property Identification Number of 6-0926-05-016 by the Chatham County, Georgia, Board of Assessors.

Tract Three

ALL that certain lot, tract, or parcel of land situate, lying, and being in Garden City, Chatham County, Georgia, being a portion of Lot Number Four (4) of the Burdett Tract shown and designated as lands formerly owned by Eva Ambros on a plat of survey made by S.P. Kehoe, Jr., dated October 29, 1954, and recorded in the Office of the Clerk of the Superior Court of Chatham County, Georgia, in Plat Record Book F, Page 296, said plat being incorporated herein by reference and being made a part hereof for better determining the metes, bounds, courses, and distances of the subject property which is shown therein as being bounded as follows: on the North by lands now or formerly owned by Velma Bell Salver for a distance of 312.1 feet; on the East by a ditch for a distance of 200 feet; on the South by lands now or formerly owned by Purcell for a distance

of 316.3 feet; and on the West by a twenty (20) foot wide road easement for a distance of 200 feet.

ALSO, an easement interest in and to the twenty (20) foot wide road located along and outside of the western boundary line of the subject property as shown on the aforesaid plat of survey.

The above-described property is the same property conveyed to Eva Bell Ambros by Ben S. Purcell in a warranty deed dated November 30, 1954, and recorded in the Office of the Clerk of the Superior Court of Chatham County, Georgia, in Deed Record Book 61-C, Folio 361.

The above-described Tract Three has been assigned a Property Identification Number of 6-0926-05-019 by the Chatham County, Georgia, Board of Assessors.

Tract Four

ALL that certain lot, tract, or parcel of land situate, lying, and being in Garden City, Chatham County, Georgia, shown and designated as a portion of Lot Number Four (4) of the Burdett Tract on a plat of survey recorded in the Office of the Clerk of the Superior Court of Chatham County, Georgia, in Plat Record Book B, Page 38, said plat being incorporated herein by reference and being made a part hereof for better determining the metes, bounds, courses, and distances of the subject property which is shown therein as being bounded as follows: on the North by the remaining portion of said Lot 4 for a distance of 342.3 feet; on the East by lands owned by Wetter and Gould for a distance of 943 feet; on the South by U.S. Highway 80 (a/k/a Louisville Road) for a distance of 353.4 feet; and on the West by Lot Number Three (3) of said Burdett Tract for a distance of 964.6 feet. The said property was conveyed to Benjamin F. Purcell by R.H. Mayer, as Executor of the Will of R.H. Mayer, in a deed dated July 21, 1941, and recorded in the Office of the Clerk of the Superior Court of Chatham County, Georgia, in Deed Record Book 36-O, Folio 124.

LESS AND EXCEPT all that certain lot, tract, or parcel of land situate, lying, and being in Garden City, Chatham County, Georgia, being a portion of Lot Number Four (4) of the Burdett Tract, shown and designated as lands owned by O.L. Ambros on a plat of survey made by S.P. Kehoe, Jr., dated October 29, 1954, and recorded in the Office of the Clerk of the Superior Court of Chatham County, Georgia, in Plat Record Book I, Page 175, said plat being incorporated herein by reference and being made a part hereof for better determining the metes, bounds, courses, and distances of the subject property which is shown therein as being bounded as follows: on the North by part of Lot Number Four (4) of the Burdett Tract for a distance of 310 feet; on the East by a ditch for a distance of 100 feet; on the South by lands owned by Velma Salver for a distance of 312.1 feet; and on the West by a twenty (20) foot wide road easement for a distance of 100 feet. Said property was conveyed to O.L. Ambros by Harry V. Purcell, as Executor under the Last Will and Testament of Ben F. Purcell, in a deed dated August 30, 1958, and recorded in the Office of the Clerk of the Superior Court of Chatham County, Georgia, in Deed Record Book 70-K, Folio 33.

EXCEPTING FURTHER that certain lot, tract, or parcel of land situate, lying, and being in Garden City, Chatham County, Georgia, being a portion of Lot Number Four (4) of the Burdett Tract, shown and designated as lands owned by Velma Salver on a plat of survey made by S.P. Kehoe, Jr., dated October 29, 1954, and recorded in the Office of the Clerk of the Superior Court of Chatham County, Georgia, in Plat Record Book I, Page 175, said plat being incorporated herein by reference and being made a part hereof for better determining the metes, bounds, courses, and distances of the subject property which is shown therein as being bounded as follows: on the North by lands owned by O.L. Ambros for a distance of 316.3 feet; on the East by a ditch for a

distance of 100 feet; on the South by lands owned by Eva Ambros for a distance of 318.4 feet; and on the West by a twenty (20) foot wide road easement for a distance of 100 feet. Said property was conveyed to Velma Salver by Ben S. Purcell in a warranty deed dated June 6, 1954, and recorded in the Office of the Clerk of the Superior Court of Chatham County, Georgia, in Deed Record Book 70-J, Folio 593, as corrected by an instrument dated August 30, 1958, and recorded in the aforesaid Clerk's Office in Deed Record Book 70-K, Folio 36.

EXCEPTING FURTHER all that certain lot, tract, or parcel of land situate, lying, and being in Garden City, Chatham County, Georgia, being a portion of Lot Number Four (4) of the Burdett Tract, shown and designated as lands owned by Eva Ambros on a plat of survey prepared by S.P. Kehoe, Jr., dated October 29, 1954, and recorded in the Office of the Clerk of the Superior Court of Chatham County, Georgia, in Plat Record Book F, Page 296, said plat being incorporated herein by reference and being made a part hereof for better determining the metes, bounds, courses, and distances of the subject property which is shown therein as being bounded as follows: on the North by lands owned by Velma Bell Salver for a distance of 312.1 feet; on the East by a ditch for a distance of 200 feet; on the South by lands owned by Purcell for a distance of 316.3 feet; and on the West by a twenty (20) foot wide road easement for a distance of 200 feet. Said property was conveyed to Eva Bell Ambros by Ben S. Purcell in a warranty deed dated November 30, 1954, and recorded in the Office of the Clerk of the Superior Court of Chatham County, Georgia, in Deed Record Book 61-C, Folio 361.

EXCEPTING FURTHER that certain tract or parcel of land measuring 0.005 acres, more or less, being a 18.7 foot wide strip of property running along and within a portion of the southern boundary line of the above-described property, conveyed to the Georgia Department of Transportation for the widening of U.S. Highway 80 by a right-of-way deed dated December 14, 1988, filed for record and recorded on December 29, 1988, in the Office of the Clerk of the Superior Court of Chatham County, Georgia, in Deed Record Book 140-S, Folio 31.

The above-described Tract Four has been assigned a Property Identification Number of 6-0926-05-020 by the Chatham County, Georgia, Board of Assessors.

Access

Access to the Property is from U.S. Highway 80 and from along the twenty (20') foot wide road easement that extends through the entire length of the site from South to North. The Property has approximately 500 feet of frontage on U.S. Highway 80. There is an existing residential driveway at the East property line. The Georgia Department of Transportation ("GDOT") manual "Regulations for Driveway and Encroachment Control" indicates that for sites with between 300 feet and 600 feet of accessible frontage, two-way drives would be allowed. The Manual states that this is a general guide and that specific conditions could affect the number and location of drives allowed. Development of the Property would require an encroachment permit from GDOT for proposed drives and utility extensions.

Easements

A twenty (20') foot wide road easement extends northward from U.S. Highway 80 to the northern property line of the site. The easement is located approximately 167 feet East of the site's western property line. The legal descriptions and surveys of record for the property also indicate the presence of a twenty (20') foot wide easement running along and within the site's eastern boundary line.

Zoning

The Property is currently within a R-1 zoning district which is designated as a residential district where one-family dwellings and certain non-dwelling uses are permitted. Two-family dwellings, multi-family residential units, group development projects, and manufactured home parks are not permitted uses within a R-1 zoning district. The City would be receptive to the property being re-zoning to R-2 which would allow for the property to be developed with apartments to a density of 16 units per acre. The purpose of the R-2 zoning district is to create a district in which one-family dwellings, two-family dwellings, multifamily dwellings and certain non-dwelling uses are permitted.

Setbacks

The Property fronts on Highway 80 which is classified as a major arterial roadway. The minimum front yard setback for buildings and parking would be 90 feet from the center line of the right-of-way, or 20 feet from the right-of-way line, whichever is greater. The minimum side yard setback for the Property is 10 feet and the minimum rear yard setback would be 25 feet.

Flood Zone

Based on review of the Flood Review Zone layer of the SAGIS web site, effective August 1, 2018, the site is within the limits of Zone X.

Wetlands

A preliminary Aquatic resources assessment of the site estimated the jurisdictional wetlands on the site to be 1.3 acres. These wetlands are located at the Southwest corner of the site. Available data from the National Wetland Inventory (NWI) also identifies the area as being a possible wetland under the jurisdiction of the U.S. Army of Corps of Engineers. If this area, or any other areas on the Property, are determined to be jurisdictional by the U.S. Army Corps of Engineers, their approval would be required for any disturbance to these areas. As regulated under the Section 404 of the Clean Water Act, placement of fill material or the mechanized land clearing of jurisdictional wetlands require the purchase of mitigation credits from an approved mitigation bank or the In-Lieu Fee Program as compensatory mitigation for impacts to jurisdictional waters 0.1 acre or greater. The developer will be responsible for obtaining any necessary wetland impact permits (if required) for the developable areas as currently understood.

Soils

The soils found on the Property have been Ogeechee loamy fine sands and Pooler fine sandy loam. Both of these soil types are characterized as occurring on broad flats, in depressions, and in drainage ways. Slopes range from 0 to 2 percent and depressional areas can be ponded or flooded during wet periods due to a moderately slow permeability and a typically high-water table. Drainage practices such as ditching and shaping for positive drainage can help remove excess water in soil. Soil samples previously taken on the South and Southwest portion of the Property contained some layers of silty and clayey sands mixed with the clays. Such findings indicate that at the right moisture level, these soils can generally be utilized for site grading and fill. Due to the high clay content, however, laboratory analysis will be necessary in the design process to determine the plasticity of the clays, which will determine their suitability for use under pavement and buildings. If the soils are found to be highly plastic, off-site borrow will be needed for suitable fill material under pavement and buildings.

Topography, Elevations and Stormwater Management

Based on LIDAR topographic maps from SAGIS, the elevations of the Property range from elevation 15 in the rear of the site to elevation 8 at the front of the site along Highway 80. There is an existing drainage ditch along a portion of the eastern property line and site drainage outfalls to the South through a box culvert crossing under Highway 80 at the Southeast of the Property. The site topography provides for an efficient drainage system. Storm drainage detention can be accomplished in the front of the Property where the flood zone, and a possible wetland area, make other site improvements less practicable. Please refer to Article V, Division 1, Sections 30-230 through 260 of the Garden City Code of Ordinances for more detail. The site is heavily wooded.

Water and Sewer

Water service for the Property is provided by an existing Garden City water main that extends along the North side of Highway 80 in the front of the Property. Sewer service will be provided by an existing Garden City 10" gravity sewer main that extends along the North side of Highway 80 from Griffin Avenue to just West of the site. Since the elevations of the site are highest in the back of the Property, and fall towards Highway 80, all areas of the Property should be serviceable by extensions from this existing sewer.

Utilities

Overhead power (3 Phase), telephone and cable television lines run along Highway 80. Warning markers for an underground gas main and service lines to at least one of the existing structures on the Property have also been observed.

Timeline, Contract and Deposit

It is anticipated that the City, through its City Council, will select a developer for the project on September 19, 2022 and begin negotiations that would endeavor to work towards a closing date that would occur on or before January 16, 2023. Upon notice of award, the successful developer will be provided twenty-one (21) days to finalize negotiations and complete a Purchase and Sale Agreement as well as a Development Agreement setting forth guidelines which are specific to the property being purchased and to the developer's intended future use, and/or any other related agreements with the City. The City shall determine which entity will prepare the Developer Agreement document based on initial discussions and negotiations with the selected developer. In the event that the City, through its City Council, cannot reach an agreement with a specific developer, the City will commence negotiations with the next highest-ranked proposer.

As part of the Purchase and Sale Agreement, the City shall retain the below-mentioned previously paid five (5%) percent proposal deposit of the successful proposer as earnest money which will be refundable during a designated due diligence period that will commence on the execution of the Purchase and Sale Agreement and last for sixty (60) days. At the end of the due diligence period, the successful proposer will be then be required to place additional earnest funds at risk with the City. The additional earnest money shall be ten (10%) percent of the agreed upon purchase price for the property. Provided the successful proposer closes on the property, these deposits would be credited against the purchase price at the closing. If the successful proposer does not close for reasons other than the City's default of its obligations under the Purchase and Sale Agreement, the earnest fund deposits shall be retained by the City as liquidated damages.

The successful proposer shall commence vertical construction of its building improvements on the property being purchased within two (2) years after closing.

Proposal Content & Format

Proposals are to include the following information:

Qualifications and Experience of the Developer

The developer submitting a proposal shall provide a detailed portfolio of similar development projects in which the firm (i.e. the developer) has participated, as well as the resumes and qualifications of key staff and development team members. Proposals shall include the name and resume of the key staff who will have responsibility in this development project. Respondents should include a minimum of three (3) project examples; including scope, size, date construction began, land cost, development costs and the date of project completion.

Proposed Use

Provide a description of the proposed use(s) of the Property, including a conceptual site plan and preliminary renderings reflecting the proposed development project. A developer submitting a proposal should assume that the design, permitting and construction of all other infrastructure improvements including, but not limited to, water, sanitary sewer and storm sewer, and any other utilities will be its own responsibility.

Schedule for Design, Construction, and Occupancy

Provide a proposed schedule for implementing the project, including the anticipated timeline for the following critical elements:

- Contract due diligence
- Design, construction, and permitting
- Beginning of vertical construction (must be no later than 2 years following closing)
- Completion of construction
- Occupancy

Purchase Price of the Property

The City has set no minimum proposal amount for the Property.

Evaluation Criteria & Basis of Award

The proposals will be initially evaluated by the City Manager who will then submit them for further evaluation by a review team appointed by the City Manager and composed of not less than three (3) individuals knowledgeable in land use planning and development. The City reserves the right to request clarification of information submitted in any proposal and to request additional information from one or more respondents. The City may, at its option, request any or all proposers to make a presentation to the review team. The review team will evaluate the proposals based on the following scale:

Purchase Price	40 points
Qualifications and Experience	15 points
Proposed Concept Plan	30 points
Development Schedule	15 points
<hr/>	
Total Points	100 points

The proposal must include a complete mailing address for the location of the entity proposing to acquire the property. The proposal should also include additional contact information such as email, phone number, etc.

The City reserves the rights to (a) modify or cancel the selection process or schedule at any time; (b) waive any informalities or minor irregularities; (c) reject any and all proposals in its discretion; (d) re-advertise for proposals; (e) seek clarification or additional information from developers as it deems necessary to the evaluation of the response; and (f) incorporate this request for proposals and the selected developer's response thereto as a part of any formal agreement between the City and the developer.

No proposal may be withdrawn for a period of sixty (60) days after the above-stated deadline for submitting proposals, or until notified by the City, whichever is sooner.

The proposals will ultimately be evaluated by the Mayor and Council which, based upon the evaluations of the City Manager and the review team, shall select the proposer, if any, which it deems to best satisfy the criteria set forth in this RFP including, but not limited to, the highest purchase price for the Property,

established qualifications and experience, efficiency of development schedule, and a well-designed, affordable, and of high-quality residential development plan.

General Information

Property Condition

The seller is offering the property **AS IS**, with no warranties. The fee simple interest in the property shall be conveyed by limited warranty deed at closing.

No Broker

In connection with the transaction(s) contemplated by this request for proposals, the City represents and warrants that it has not dealt with a real estate broker to whom it shall be responsible for paying a real estate commission. The property offering embodied herein stands independent of both any previous engagements with brokers and any previous discussions between the City and any prospective developers of the property.

Deposit

The successful proposer must be able to provide a deposit, in the form of a cashier's check, equating to five (5%) percent of the approved purchase amount within five (5) working days after the proposal is accepted by City Council.

Copies

The proposer shall submit a total of five (5) hard copies and one (1) electronic version of the proposal to the attention of C. Scott Robider, City Manager.

Schedule

The following schedule will govern the preparation, submission, and consideration of the proposals are contained in the package:

Activity	Dates & Times
Release of Solicitation Request	August 8, 2022
Mandatory Pre-Proposal Event at City Hall	August 19, 2022, @ 10:00 am
Deadline to Email Questions to City	August 26, 2022, by 5:00 PM
Date for Final Responses to Questions	August 30, 2022, by 5:00 PM
<i>Proposals Due</i>	<i>September 8, 2022, by 1:00 PM</i>
Proposals are opened at City Hall	September 9, 2022, at 1:00 PM
Developer Selection Discussion by Council	September 12, 2022 @ 5:30 pm (Workshop)
Contract Award by Council	September 19, 2022 @ 6:00 pm (Meeting)

Contact with any City party regarding this RFP, other than Mr. Robider via e-mail at SRobider@gardencity-ga.gov is prohibited.

Site Visits / Inspection

The property is available for site visits and/or inspection prior to submittal of the proposals during regular business hours. The successful proposer will be provided a maximum of sixty (60) days beginning on the date that the Purchase and Sale Agreement is executed for due diligence and inspection in order to ascertain the necessary facts and conditions prior to closing. During this inspection period, the successful proposer may terminate at any time and receive a full return of the aforementioned deposit. However, if the successful proposer does not terminate during the inspection period, then the initial deposit, and the aforementioned second deposit, shall become non-refundable and will be retained by the City in the event that the property does not close with the selected developer. The City may consider a modified schedule for inspections and additional due diligence if requested by the selected developer.

Closing Procedures

If the successful proposer elects to continue toward closing after expiration of the inspection period, then the closing will occur on or before January 16, 2023. The City will prepare the deed and related closing statement, and the closing will occur at the office of the City Attorney for Garden City.

As a condition for closing, the City shall be responsible for the preparation and expense of any required recombination plat which will allow it to convey the property being purchased to the developer at closing. Upon entering into a Purchase and Sale Agreement, the City shall engage a Georgia Registered Surveyor to prepare the recombination plat which shall show, by metes and bounds, the perimeter boundaries of the property, all easements affecting the property and the exact number of acres (computed to the nearest one-hundredth of an acre) comprising the property. The acreage designated on the plat shall determine the exact purchase price of the property. The map shall also serve as the basis for describing the property in the deed conveying the title to same.

Design and Plan Review

The City of Garden City reserves the right to approve the final site plan of the proposed residential development. The City will provide guidance documents to the successful proposer to assist in the site planning process. It is the intent that the general concepts submitted as part of the proposal be agreed upon during the contract stage, but final plan approval will be needed prior to construction.

Acknowledgment of Addenda

Proposers are responsible for determining and acknowledging any addenda issued in conjunction with this request for proposals. Addenda must be acknowledged in order for proposals to be considered.

Hold Harmless

By participation in this RFP process, the proposer agrees to hold harmless the City as well as its officials, agents and employees from all claims, liabilities and costs related to all aspects of the selection process.

Open Records

All documents, conversations, correspondence, etc., between the City and proposers are public information subject to the laws and regulations that govern the City, unless specifically identified otherwise.

Equal Opportunity/ Affirmative Action

Garden City supports submissions from firms that demonstrate a commitment to equal opportunity; minority owned businesses are encouraged to respond.

Attachments

The City has compiled a series of attachments and exhibits to assist prospective developers with their research and understanding of the offering in this RFP, which are attached.

- Exhibit 1: Survey Exhibit
- Exhibit 2: Zoning Map
- Exhibit 3: Wetland Exhibit
- Exhibit 4: Topographical Survey

LOT 3-A
3.75 ACRES
H.H. HARRISON
6-0826-04-01
PORTION OF BURDETTE HOME TRACT
FORMERLY LOTS 1 & 2
D.B. 160 7th PAGE 304, P.R.B. 13 4th PAGE 72 & P.R.B. 400th PAGE 114

LOT 4
1.49 ACRES
JERRY H. PURCELL ET AL
D.B. 125 7th PAGE 488 & P.R.B. 4th PAGE 288

LOT 3
4.72 ACRES
DONALD GOSS
6-0826-05-020
D.B. 163 12th PAGE 587 & P.R.B. 7th PAGE 288

20' ROAD EASEMENT

20' DRAINAGE EASEMENT
CENTERED ON
PROPERTY LINE
P.R.B. 10th PAGE 241

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LOT LINE

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Exhibit 2: Zoning Map

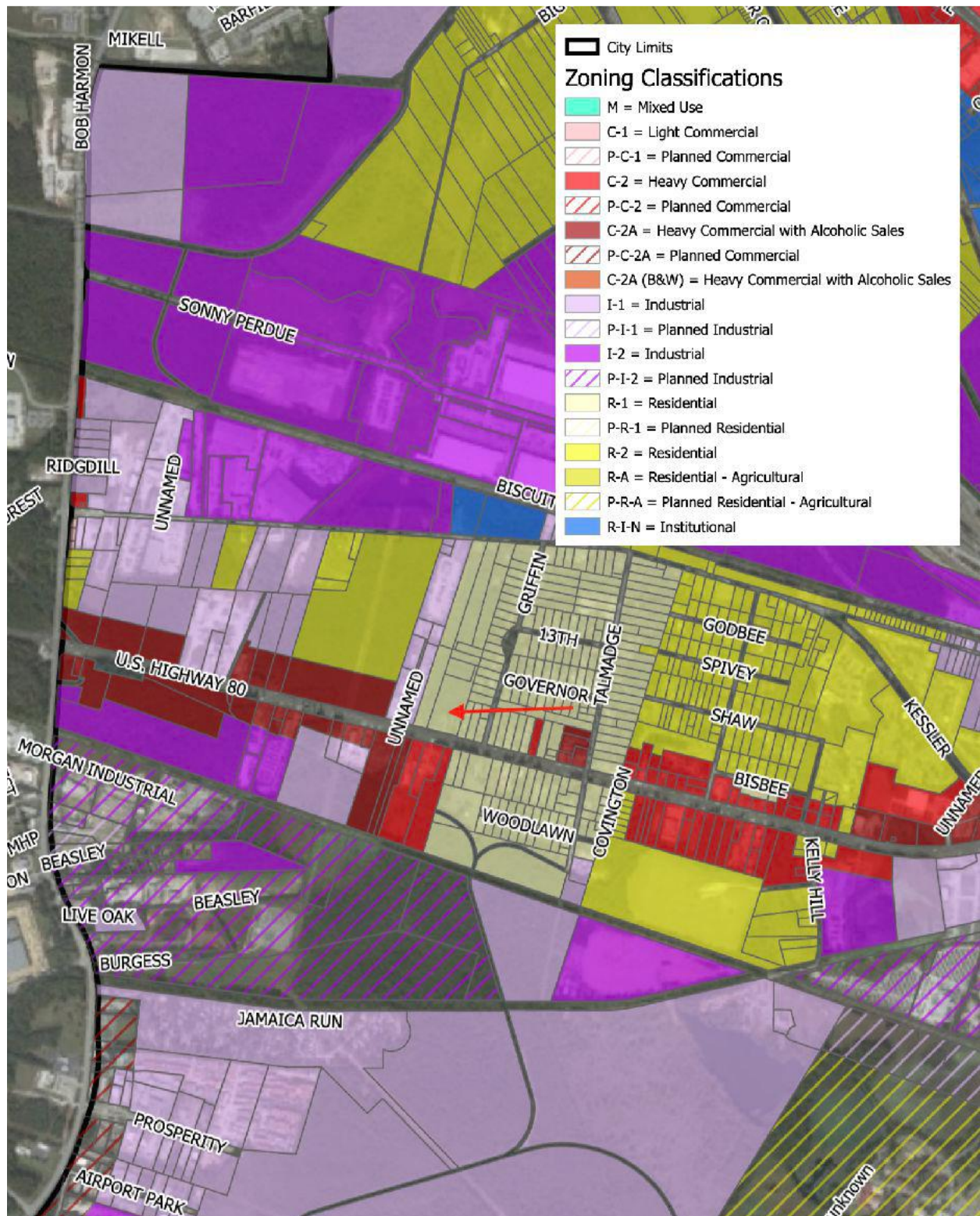


Exhibit 3: Wetland Exhibit

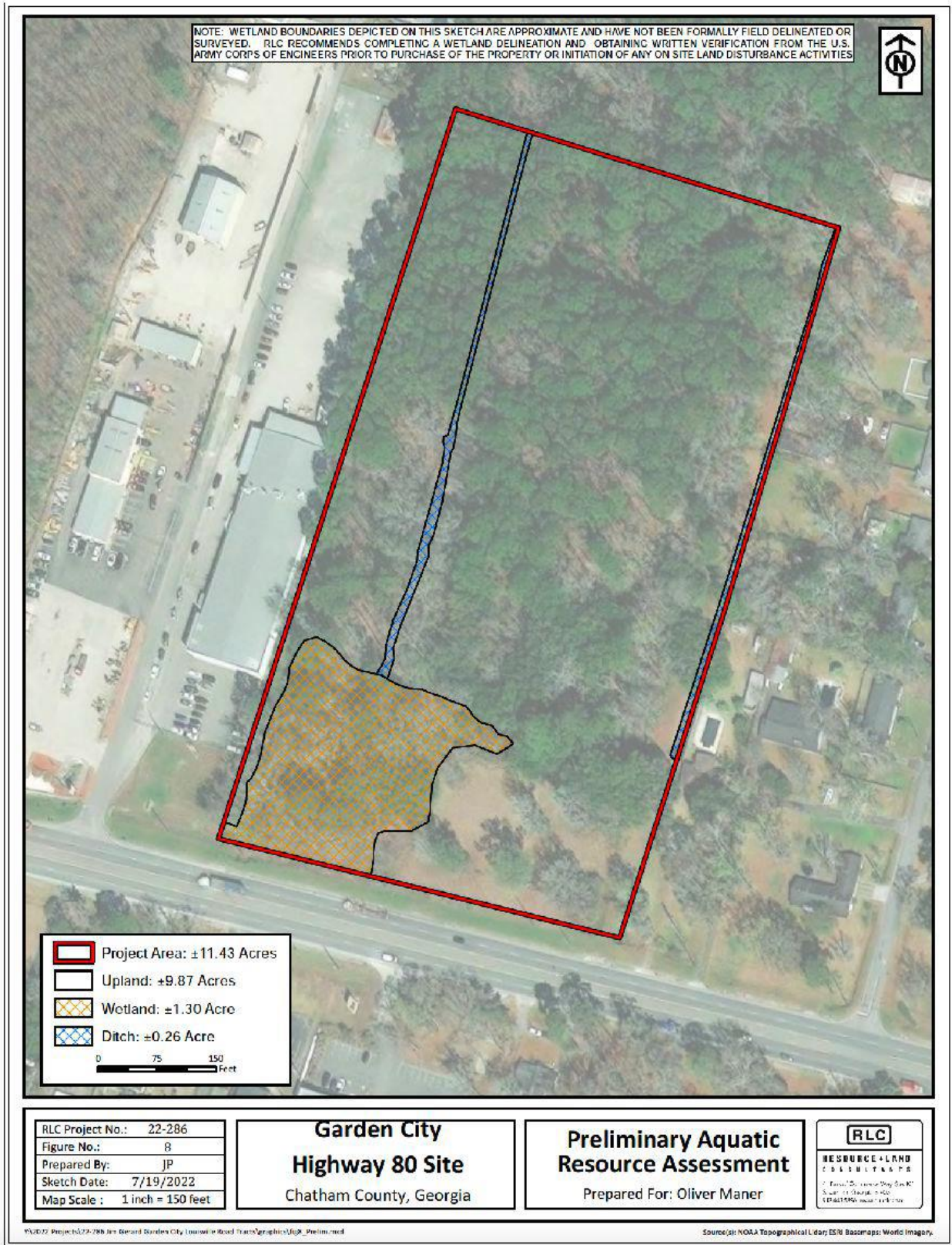


Exhibit 4: USGS Topographical Survey

