



BINSWANGER

1201 PEACHTREE STREET, N.E., 400 COLONY SQUARE, SUITE 1020, ATLANTA, GA 30361
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PRELIMINARY

PROPEX

1501 COLQUITT HIGHWAY (US 27 N) DECATUR COUNTY INDUSTRIAL AIR PARK BAINBRIDGE, GEORGIA 39817

SIZE: Approximately 954,960 square feet, broken out as follows:

Plant:	820,720 square feet
Warehouse:	116,000 square feet
Office:	9,280 square feet
Corporate Center:	<u>8,960</u> square feet (free standing)
	954,960 square feet

NUMBER OF BUILDINGS: One single story industrial building

GROUND: Approximately 98.55 acres

BUILDING DIMENSIONS:	Plant:	754' x 1,480'
	Warehouse (1):	160' x 232'
	Warehouse (2):	120' x 348'
	Office:	58' x 160'
	Corporate Center:	70' x 128'

CONSTRUCTION:	Floors:	6" in the plant, warehouse and office, 4" in the corporate center
	Walls:	Sheet metal in the plant and warehouse, brick veneer in the office and stucco in the corporate center
	Roof:	Single-ply modified bitumen replaced in 20% increments starting in 1998 through 2002. Aluminized coating added in 20% increments starting in 2002 through 2006. Single-ply modified bitumen replaced in 1999 in the corporate center
	Columns:	Steel 8" x 12" nominal

DATE OF CONSTRUCTION:	Plant:	1973, 1977, 1986
	Warehouse:	1973, 1980
	Office:	1973
	Corporate Center:	1981

CONDITION OF PROPERTY: Good. This facility was originally constructed by Amoco Fabrics, which then became BP/Amoco in 1997 and was then spun off in 2004 as Propex.

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CEILING HEIGHTS:	Plant: 18'8" Warehouse: 19' to 25' Interior Silo Area: 37' 10" (7,000 square feet)
COLUMN SPACING:	40' x 58'
POWER:	Supplied by Georgia Power; dual feed provides 12,460 volt primary distribution, 480 volt secondary transformers inside (26)
NATURAL GAS:	Supplied by Decatur County; 3" line
WATER:	Supplied by two 800 gpm 6" wells (approximately 65' deep). Chlorination system treats all water. County water supply is available.
SEWER:	Supplied by Decatur County; 6" line. There is a 150,000 gallon equalization tank on site used for pH adjustment and solids removal. Processed approximately 400,000 gpd.
SPRINKLER SYSTEM:	100% wet system in the plant, warehouse and office; none in the corporate center. System density: .30 in manufacturing and .60 in the warehouse areas.
LIGHTING:	Plant: Metal halide Warehouse: Metal halide Office: Fluorescent Corporate Center: Fluorescent
OFFICE FACILITIES:	Approximately 9,280 square feet of air-conditioned office space attached to the main production/warehouse facility. There is also a free-standing 8,960 square foot corporate office building with separate entrance and parking.
PARKING:	Approximately 900 marked and lighted parking spaces
RESTROOMS:	Ten sets of men's and women's restrooms serve the production areas.
HEAT:	Plant: None Warehouse: Forced air natural gas units at loading docks Office: Heat pumps and strip heaters Corporate Center: Heat pump
AIR CONDITIONING:	Plant: Three 1,100-ton R-11 chillers, three 780-ton R-11 chillers, fifty-seven rooftop Climachangers Warehouse: None Office: Five split units Corporate Center: Four split units

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TRUCK LOADING:

Plant

Three dock high doors and four drive-in doors

Warehouse

Ten (8' x 10') dock high doors with levelers, lights and dock locks. Two drive-in doors.

RAIL:

Rail service provided by CSX – siding serves resin silos with covered unloading facility

COMPRESSED AIR:

Four air compressors, 80 psig nominal

SILOS:

Eight 18' x 56' used for polypropylene resins

FENCING:

Limited access security fencing around all improved areas

SECURITY:

Security gate guard house

2010 TAXES:

\$90,486.88

FORMER USE:

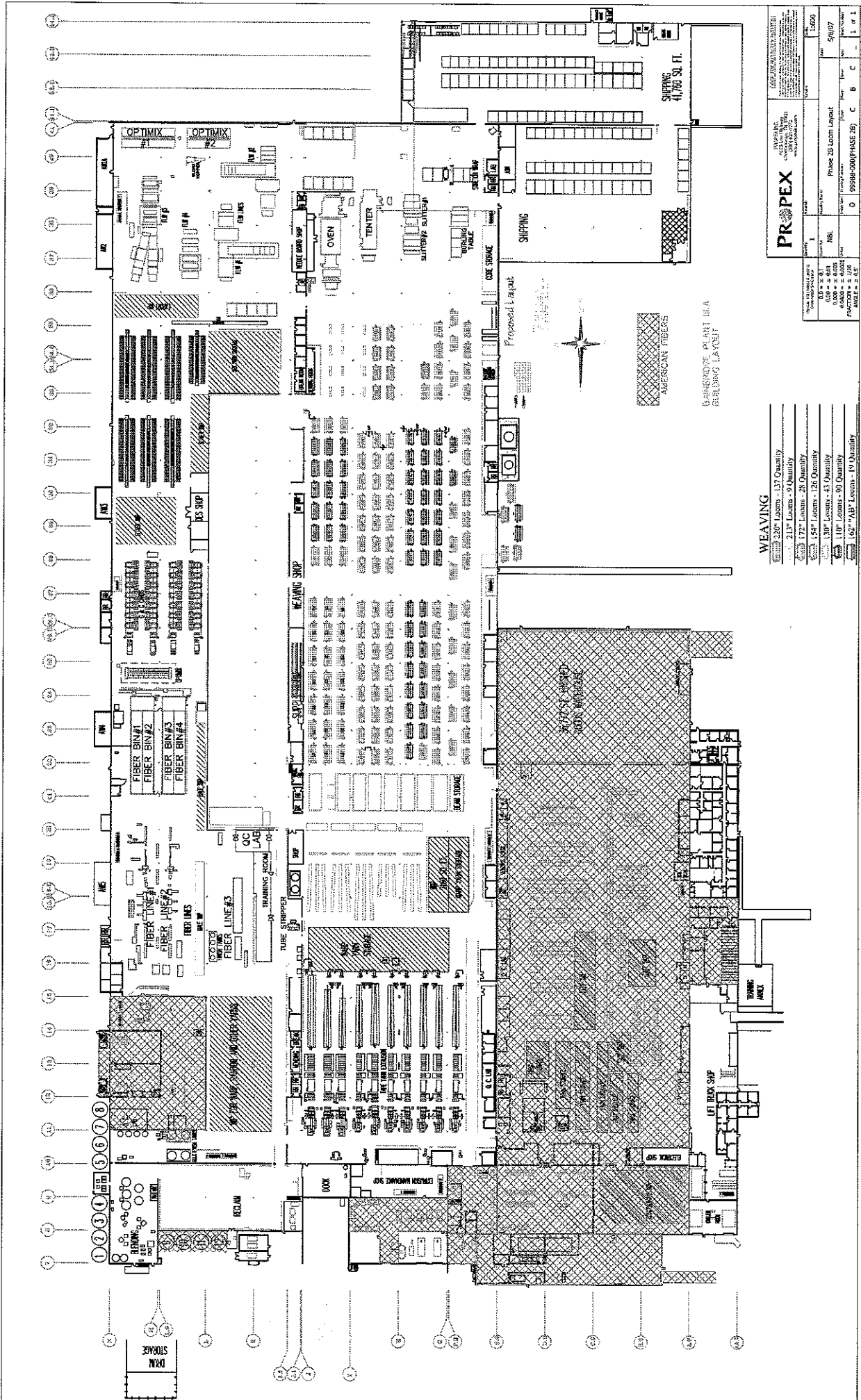
Primary, secondary and FLW carpet backing. Plant closed in October 2010. Non-union operation.

TRANSPORTATION:

- Approximately 40 miles to I-10
- Approximately 81 miles to I-75
- US 27 (North/South) and US 84 (East/West) serve Bainbridge with 4-lane divided highways for most of distance to the interstate connection
- Commercial air service is available in Tallahassee, FL (40 miles), Dothan, AL (60 miles) and Albany, GA (60 miles)

MISCELLANEOUS:

- Fire alarm system on sprinklers
- Severe weather warning system for production and warehouse



- WEAVING**
- 220" Looms - 137 Quantity
 - 211" Looms - 9 Quantity
 - 172" Looms - 28 Quantity
 - 154" Looms - 128 Quantity
 - 110" Looms - 81 Quantity
 - 162" "AB" Looms - 19 Quantity

PROPEX

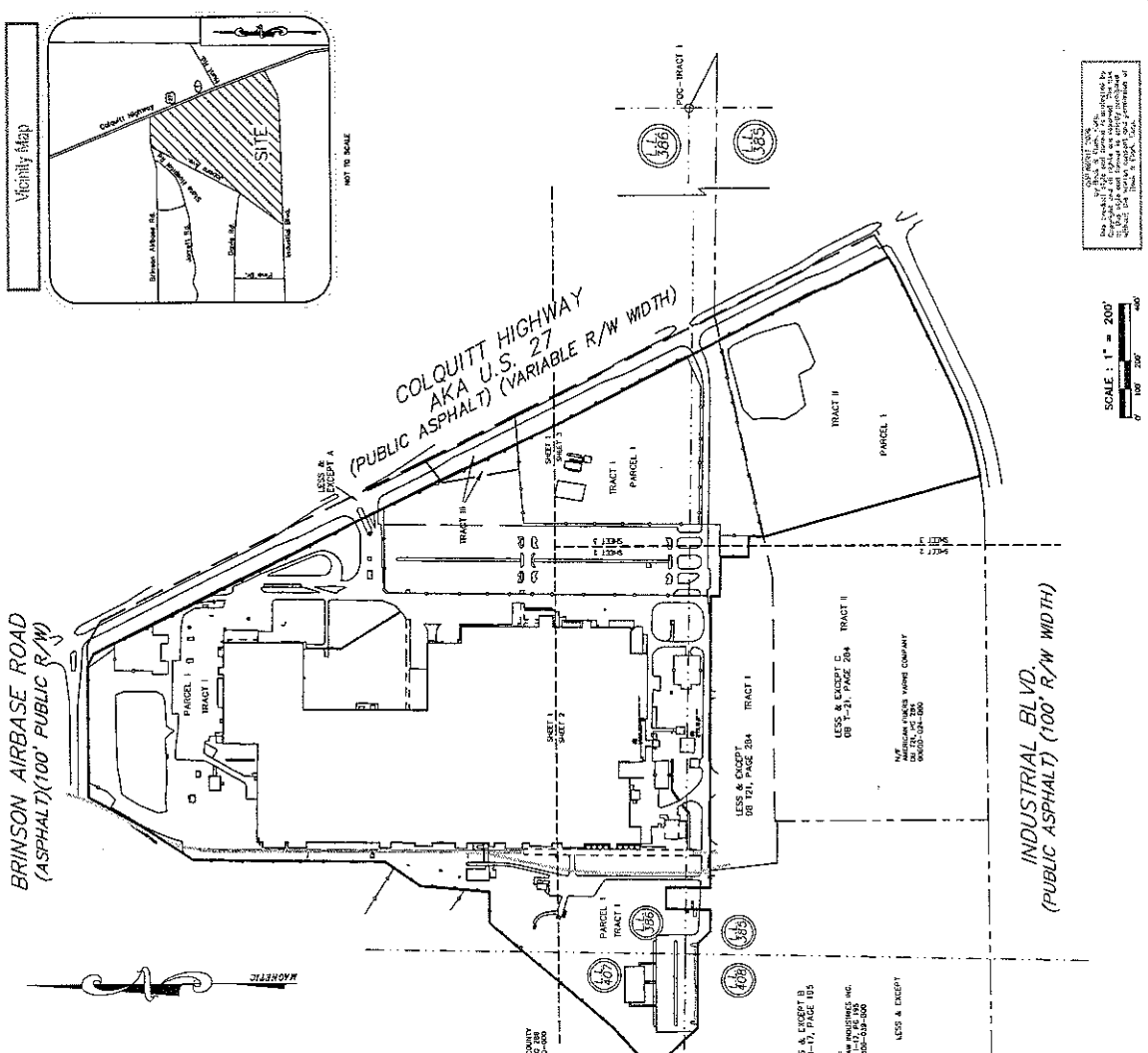
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PROJECT: Phase 2B Loom Layout
 DATE: 5/9/07
 DRAWING NO.: D 9998R-000(PHASE 2B) C B C - 1 of 1

AMERICAN FIBERS
 BARRINGTON PLANT 116A
 PARCELING LAYOUT

Legend of Symbols & Abbreviations

Symbols	Meanings
AK	Adjacent
BL	Boundary
CC	Centerline
FC	Fence
FD	Fence
FR	Fence
GR	Gravel
IR	Iron Pipe
OR	Oil
PT	Pipe
ST	Structural Steel
UT	Utility
UT 1	Utility
UT 2	Utility
UT 3	Utility
UT 4	Utility
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UT 100	Utility



Locality Map



AREA

Area of Parcel 1 is 89,239 square feet (2.0322 acres)
 Area of Parcel 2 is 41,530 square feet (0.9487 acres)
 Total Area is 130,769 square feet (3.0109 acres)

SCALE: 1" = 200'



NO WARRANTY IS MADE BY MORELAND ALTOBELL ASSOCIATES, INC. FOR ANY INACCURACIES OR OMISSIONS IN THIS SURVEY. THE USER ASSUMES ALL LIABILITY FOR ANY DAMAGE OR LOSS OF PROPERTY RESULTING FROM RELIANCE ON THIS SURVEY.

Moreland Altobell Associates, Inc.
 Registered Professional Surveyors
 1501 Colquitt Highway, Suwanee, Georgia 30086

Miscellaneous Notes

- (M1) The survey was conducted in accordance with the Georgia Surveying Code, Official Code of Georgia Annotated, 1980 Supplement, 1985 Supplement, and 1990 Supplement.
- (M2) The survey was conducted on the 15th day of November, 1991.
- (M3) The survey was conducted by the undersigned at the location shown on the plan.
- (M4) There is no evidence of any other survey on the subject property.
- (M5) There is no evidence of any other survey on the subject property.
- (M6) There is no evidence of any other survey on the subject property.
- (M7) There is no evidence of any other survey on the subject property.
- (M8) There is no evidence of any other survey on the subject property.
- (M9) There is no evidence of any other survey on the subject property.
- (M10) There is no evidence of any other survey on the subject property.

Utility Notes

The locations of utilities shown hereon are shown as a reference only. The locations of utilities are not shown as a guarantee of their location. The locations of utilities are shown as a reference only. The locations of utilities are not shown as a guarantee of their location.

ALTA/ACSM Land Title Survey

Project: New State Project
 Title: Project Highway, Baberidge, GA
 1501 Colquitt Highway, Suwanee, GA
 Surveyor's Certificate

The accuracy of the data shown on this map is based on the survey conducted by the undersigned at the location shown on the plan. The accuracy of the data shown on this map is based on the survey conducted by the undersigned at the location shown on the plan.



Bock & Clark's National Surveyors Network
 National Coordinators of ALTA/ACSM Land Title Surveys
 Project (800) 595-5908, Fax (303) 656-5508, www.rocksurvey.com
 521 North Cook Road, Aurora, CO 80017

Bock & Clark Project No. 200900148-002
 Sheet 1 of 5
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