

ATTACHMENT 1.0 PROJECT DESCRIPTION



FALCON LOGISTICS

ROME, GEORGETOWN WAREHOUSE PROJECT

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1.0. FALCON LOGISTICS BACKGROUND

Falcon Logistics is a 100% Guyanese company, which began operations in 2013. The company focuses primarily on offering high quality and competitive Logistics and Support Services to the Oil and Gas Sector in Guyana.

The Falcon Team possesses over 35 years of logistics experience in serving the extractive resource sector in Guyana. The principles of Falcon Logistics have adhered to "Guyanese hire" policy and Local Content in all aspects of their activities in Guyana for over 20 years. We believe the cost of training can be offset by the reduced transportation and accommodation costs for foreign workers. We partner with our Guyanese employees and require of them to put in training effort and dedication if they are not familiar with the scope of work.

The company's line of services includes air freight, ocean freight, custom brokerage, and warehousing. The main focus of this application surrounds the warehousing line of business. The warehousing line of business includes the loading, offloading and storage of containers; consolidation and pick and pack services; inspection and checking of cargo under covered area; professional export packing and crating; inventory control and secured 24-hour storage.

2.0. PROPOSED OPERATION

A part of the company's expansion to support the growing oil and gas industry, the company has embarked on a Lease Agreement with E.C. Viera Investments Limited, the owner of the property at Tract 8 and Tract 9 Rome, Georgetown. The ownership documents are presented in Attachment 1.0.

2.1. LOCATION

The warehouse is located in Tract 8 and Tract 9, Rome Georgetown, Guyana (6.776696, -58.146198). This area is zoned as commercial / industrial by the Central Housing and Planning Authority (CH&PA).

To the north, south and west of the facility are all parcels of land zoned for commercial/industrial use. The parcel of land to the east of the property are government owned lands. The property is situated on generally flat topography as common on the coastal region with predominantly clay soils. The facility was filled to a level that will mitigate the risk of flooding during rainy periods.

Figure 1 provides an overview of the property location.



Figure 1: Map Showing the Project Site

2.1. FACILITY COMPONENTS

The warehouse building is situated on one (1) acre in area. The building is a prefabricated metal building designed in accordance with all applicable local, state, and national codes. It has been built to withstand a 90 MPH wind load (exposure C, risk category II) as per international building code, 2015 edition. All components of the building, including the roof, exterior walls and other miscellaneous components are made of metal. It consists of four (4) large over head entrances and exits. The warehouse building consists of storage space, an office space, and a restroom area. The rest room area consists of toilet facilities, hand washing facilities, showers, storage, and locker rooms. See Attachment 1.0 for the detailed plans of the facilities.

The remainder of the space within the ten (10) acres property was prepared and surfaced with gravel (crush and run). This open area will be used for the storage of heavy equipment and for parking. Currently the entire facility is fenced and lighted. Access is gained via a bridge across the canal to the northern section of the property.

2.2. OPERATION

The facility was designed for the storage of ferrous metals which includes drill pipes, casing, containers, down-hole tools and equipment. The processes on site will begin with the delivery of the materials via trucks. The materials will then be offloaded into their designated spaces or racks with the use of forklifts with pipe clamps, cranes, and telehandlers. Some materials will be packed into enclosed racks. Containers will be packed on the surface or on storage blocks.

Pipes will be stored on metal storage racks which were designed to prevent pipes from rolling or falling. The pipe racks at each end of the pipe provide a cradle to accept one "layer" of pipe, sized to the handling equipment and the trailer deck. This cradle system prevents any pipe from being in a "loose" form during handling. Figure 2 below shows the pipe storage rack.



Figure 2: Pipe Storage Rack

The pipe handling process will be as follows:

1. A forklift enters between the racks and slides the forks under a layer of pipe.



Figure 3: Step 1 of the Pipe Handling Process

2. The clamps are then lowered hydraulically from inside the cabin of the forklift.



Figure 4: Step 2 of the Pipe Handling Process

3. The load is then raised over the cradle arms and moved to the truck deck.



Figure 5: Step 3 of the Pipe Handling Process

4. The load is then lowered onto the truck's deck between stanchions.



Figure 6: Step 4 of the Pipe Handling Process

3.0. ENVIRONMENTAL HEALTH AND SAFETY

3.1. HEALTH AND SAFETY

The facility was designed with Occupational Health and Safety as a priority and shall be operated with the same priority. In this regard, loading, off-loading, and packing will be done using safe procedures. All staff on the facility shall be trained on their specific scope of work and shall be attired in the appropriate Personal Protective Equipment (PPE). On this site, the mandatory PPE are hard hat, safety boots and safety vest.

3.2. WASTE MANAGEMENT

Project wastes will be reduced, recycled, and reused where practicable, with the remainder being disposed of using a qualified and licenced waste transport company – Puran Brother's Disposal Service. These types of non-hazardous wastes include domestic waste, office waste, packaging waste and wood from damaged pallets. These materials will be disposed of by the contractor at the Haags Bosch Sanitary Landfill, the only engineered sanitary landfill in Guyana.

Falcon Logistics will also utilise a treatment facility to treat sewage waste before the water is discharged into the canal. It is estimated that a total of eight (8) tonnes of solid waste will be produced annually from this facility.

3.3. NOISE EMISSIONS

Noise emissions from the operation of this facility are expected to be generated from the following key sources:

- Fork lift
- Trucks
- Crane
- Telehandler

It is anticipated that the noise generated will be insignificant and below the Guyana National Bureau Limits for commercial operations during the day and night (80 dBA and 65dBA).

3.4. AIR EMISSIONS

Air emissions from the operation of this facility are expected to be generated from the following sources:

- Fork lift
- Trucks
- Crane
- Telehandler

It is anticipated that the emissions that will be generated from the exhaust and particulate matter that will be disturbed from the movement of vehicles, will be insignificant and below the World Health Organisation guideline limits.

3.5. WATER QUALITY

Rainwater will penetrate in the gravel area and into the facility's drains. Sewage waste water will be treated using a treatment plant before discharge into the drainage system. Wastewater generated from this facility are anticipated from the following key sources:

- Rainwater run-off
- Sewage

4.0. PHOTOGRAPHS OF THE FACILITY



Figure 7: Warehouse on Tract R8



Figure 8: Warehouse Side View on Tract R8



Figure 9: East View from Tracts R8 and R9



Figure 10: Cleared Land North of Tracts R8 and R9



Figure 11: Undeveloped Industrial Land South of Tracts R8 and R9



Figure 12: Undeveloped Land East of Tracts R8 and R9



Figure 13: Access Road under Repair



Figure 14: An Inside View of the Warehouse

6.0. CERTIFICATE OF INCORPORATION



Company No.: 8349

COMPANIES ACT OF GUYANA

CERTIFICATE OF INCORPORATION

FALCON LOGISTICS INC.

I hereby certify that the above-mentioned Company, Articles of Incorporation of which are attached, was incorporated under the Companies Act of Guyana on the 15th day of April, 2016.



A handwritten signature in blue ink, consisting of a large, stylized initial 'R' followed by several vertical strokes.

Registrar of Companies (Ag)

Dated this 20th day of April, 2016

7.0. OWNERSHIP DOCUMENTS

7.1. TRANSPORTS

Receipt No. 143667 AB

Fee 3375,000.00

levy 33,500,000.00

Transport

14 1 2022

Guyana,

County of DEMERARA

Know all men by these presents

that I, the undersigned, do hereby

certify that on this day the

year of

in the Year Two Thousand

and

appeared

MAF A THORNTON SUGAR ESTATES COMPANY LIMITED, a company

incorporated in Guyana and continued under the Companies Act of Guyana of 1997,

with registered office situate at Houston Street, Georgetown, Guyana.



... do hereby certify that the above mentioned property is the property of MAF A THORNTON SUGAR ESTATES COMPANY LIMITED, a company incorporated in Guyana and continued under the Companies Act of Guyana of 1997, whose registered office is situate at Houston Street, Georgetown, Guyana, the undersigned and assigns.

Plot R'8 (R eight) being a portion of block 'R' being a portion of Plane, in the City of Georgetown in the County of Demerara in the Republic of Guyana the said block 'R' containing an area of 21,125 (Twenty thousand and fifteen decimal two five) acres being shown on a plan by Sworn Land Surveyor dated the 25th day of June, 2021 and recorded at the Department of Lands and Surveys on the 1st day of July, 2021 as Plan No. 77617 and deposited in the Deeds Registry of Georgetown on the 1st day of June, 2022, the said Plot R'8 containing an area of 5,0 (Five decimal zero) acres being shown on a plan by Vidyamand Denkhundan, Sworn Land Surveyor dated the 15th day of June, 2022 and recorded at the Department of Lands and Surveys on the 6th day of June, 2022 as Plan No. 80183 and deposited in the Deeds Registry of Georgetown on the 10th day of June, 2022, as matters and contents thereon.



Bearing of the value of ONE HUNDRED SEVENTY FIVE MILLION
Dollars of the current money of Guyana *aforsettit*

awarped on the Gross dated 2nd November, 2021 (No. C 790)

The signor acknowledging to be fully paid and satisfied for the same



The applicant is hereby...

...to accept the foregoing Transport and to be satisfied therewith.

In witness whereof, the parties have hereunto set their hands and
in the presence of Clerks, together with the "Witness" Clerk
whose names signed the same, the day and year first above written
the part of the Court being affixed hereto

[Faint, illegible text and signatures, likely representing the parties and witnesses mentioned in the preceding text.]

1000

Receipt No. 102664 A/B

Rs. 11,550,000.00

Duty 55,000,000.00

Transport

E

Recd from
...
...

Rs.

11,550,000.00

Guyana

County of DEMERARA

...

Under Special Power of Attorney

of the Director of Customs of Guyana

do hereby certify that on this day the

sum of

in the year Two Thousand

...

appeared

CLAYTON HOUSTON SUGAR ESTATES COMPANY LIMITED, a company

incorporated in Guyana and continues under the Companies Act of Guyana, 1991, with

registered office at Union House, Georgetown, Guyana.

Stamp: RECEIVED BY DIRECTOR OF CUSTOMS

... by these presents in and to the said ...
... in and in favour of S.C. VIDYA INVESTMENTS
LIMITED, a company duly incorporated in Guyana and continued under the
Companies Act of Guyana, 1991, whose registered Office is situated at ...
... as representative and assignee.



Tract 'R'9 (R nine) being a portion of block 'R' being a portion of Rome, in the City of Georgetown, in the County of Demerara, in the Republic of Guyana, the said block 'R' containing an area of (five hundred and fifteen decimal two five) acres being shown on a plan by Surin S. Sukhai, Land Surveyor dated the 25th day of June, 2021 and recorded at the Department of Lands and Surveys on the 1st day of July, 2021 as Plan No. 77637 and deposited in the Deeds Registry at Georgetown on the 14th day of June, 2022, the said tract 'R'9 containing an area of 5.0 (five decimal nought) being shown on a plan by Vidyanand Deokinandan, Sworn Land Surveyor dated the 6th day of June, 2022 and recorded at the Guyana Lands and Surveys Commission on the 6th day of June, 2022 as No. 80483 and deposited in the Deeds Registry at Georgetown on the 10th day of June, 2022 building and erections thereon.

and

and



Being of the value of TWO HUNDRED FIFTY MILLION
Dollars of the current money of Guyana aforesaid

transported on the 2nd November, 2021 - Absolute Grant No. 7901

The appearer *acknowledging to be fully paid and satisfied for the same*



1000
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1000
1000

and appeared at the same time to demand witness, the witness, if any, and any
copy of the witness's workbooks furnished by the witnesses

with a view to receipt the foregoing Transport and to be satisfied therewith.

It is further ordered that the witness herein named in their book in and
the said Register of Goods, together with the Transport Book,
have countersigned the same, the day and year first above written
in the word of the Court herein expressed hereto



Subscribed and sworn to by me

John A. ...

...

Witness my hand and seal
this 1st day of ...
1900



Subscribed and sworn to by me

John A. ...

...

Witness my hand and seal
this 1st day of ...
1900

1000

1000

CERTIFICATE OF REGISTRAR

I hereby certify that I have examined, checked and satisfied myself as to the sufficiency of the title of the within named transporter to pass the within mentioned transport.

Dated at Georgetown this 6th day of February 2011

Registrar of Goods

BY: PLANTATION HOUSTON SUGAR
ESTATES COMPANY LIMITED
TO: E.C. VIEIRA INVESTMENT
LIMITED
Witnesse our 4th February, 2011 - No. 11
S.R.



7.2. LEASE AGREEMENT

REPUBLIC OF GUYANA

COUNTY OF DEMERARA

LEASE

THIS LEASE(“this Lease”) is made by and between **F.C. VIEIRA INVESTMENTS LIMITED**, a company incorporated in Guyana with its registered office at Houston, East Bank Demerara, Georgetown, Guyana (“the Lessor”, which expression whenever the context so permits or requires shall be deemed to include its administrators or assigns) and **FALCON LOGISTICS INC.** (TIN 016086371), a company incorporated in Guyana with its registered office at 258 Thomas Street, North Cummingsburg, Georgetown, Guyana (“the Lessee”, which expression whenever the context so permits or requires shall be deemed to include its administrators or assigns).

WHEREAS:

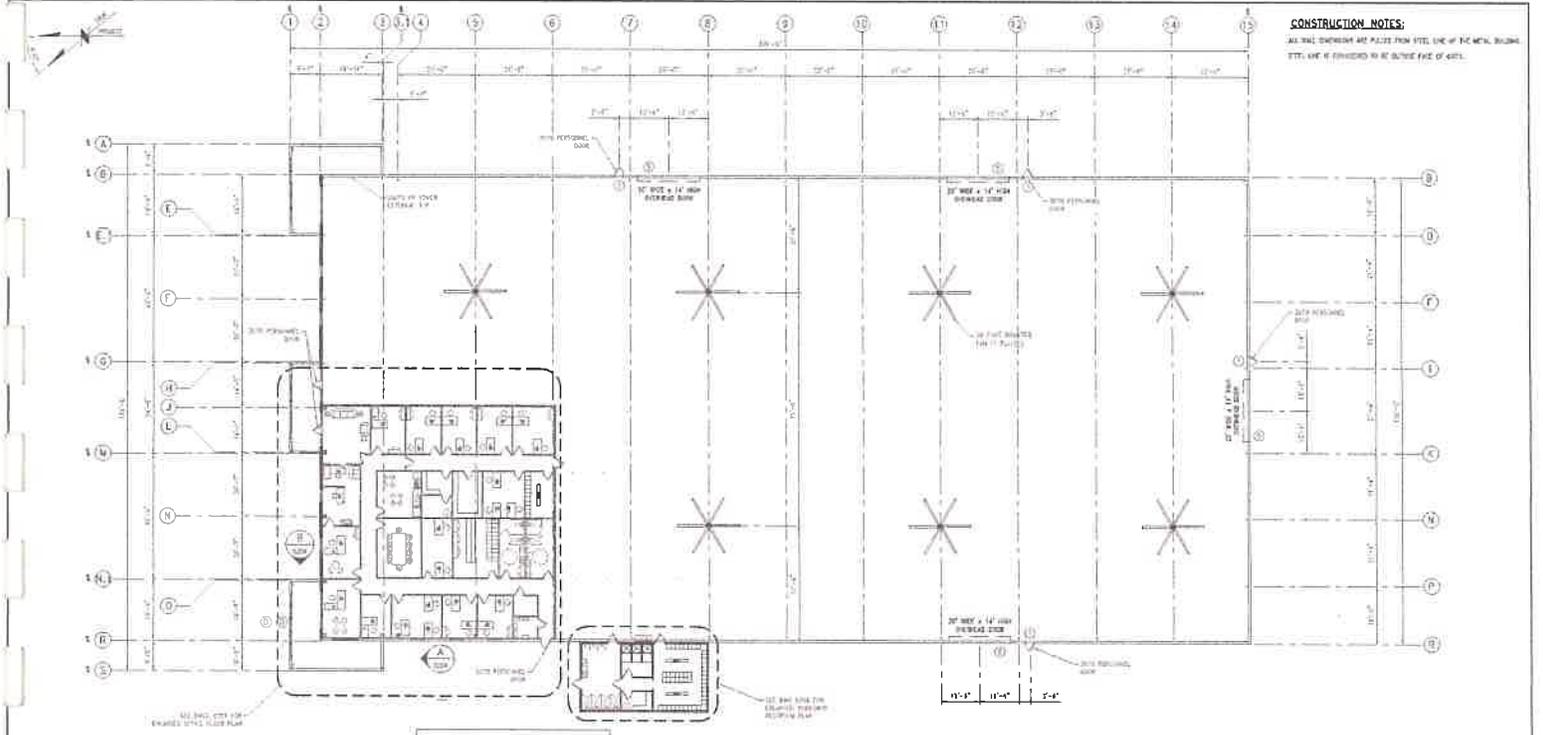
- (1) The Lessors the owner of the following land. Tract ‘R’8 and Tract ‘R’9 being a portions of Block ‘R’ being a portion of Plantation Rome, situate on the East Bank of Demerara, in the City of Georgetown, in the County of Demerara, in the Republic of Guyana, the said Tract ‘R’8 and Tract ‘R’9 containing a total area of 10.0 (ten decimal nought) acres and being shown on a plan by Vidyanand Deokinandan, Sworn Land Surveyor, dated 6th June, 2022, and recorded in the Department of Lands and Surveys on the 6th June, 2022 as Plan No. 80483.
- (2) Included on the land are a warehouse being 150 feet by 310 feet with an office building 5,600 sq. ft.. The entire 10 acre property shall be fenced. And the balance of the property shall be paved with compacted crusher run to a total of approximately 389,100 sq. ft..
- (3) The Lessee wishes to take on lease and the Lessor wishes to lease the land to the Lessee on the terms and conditions hereinafter set out in this Lease

THIS LEASE WITNESSETH AS FOLLOWS:

1. **Demise**

8.0. BUILDING PLANS

Plan 1 details the warehouse facility and the yard and plan 2 details the layout of the washroom facility.



CONSTRUCTION NOTES:
 ALL WALL DIMENSIONS ARE PLACES FROM STEEL LINE-UP OF THE METAL BUILDING.
 ETT, AND IS PROVIDED TO BE OUTSIDE FACE OF WALL.

METAL BUILDING STRUCTURE DESIGN NOTES:
 THE BUILDING SHALL BE A PRE-FABRICATED METAL BUILDING DESIGNED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND NATIONAL CODES AND RULES.
 THE CONTRACTOR SHALL SUBMIT 2 SETS OF PLANS TO CASE, INC., MARKED BY A LICENSED ENGINEER.
 THE BUILDING SHALL BE DESIGNED FOR A WIND SPEED LOAD BASED ON A WIND CATEGORY II IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE, 2015 EDITION.
 THE BUILDING SHALL BE DESIGNED TO SUPPORT A 3 PSF COLLATERAL LOAD OVER THE ENTIRE ROOF AREA.
 THE METAL BUILDING SUPPLIER SHALL VERIFY THE WALLS AND ROOF AS PER THE FRAME TABLE OF THE METAL BUILDING MANUFACTURER'S MANUAL. ALL FINISHES SHALL BE AS NOTED.
 THE METAL BUILDING COLLECTOR SHALL BE LOCATED AS SHOWN ON THE FINISH PLANS.
 THE METAL BUILDING OWNER SHALL VERIFY THE COLLECTOR.

METAL BUILDING FINISHES

CEILING:
 1" X 6" PANELS (GRADE 200)
 2" JOIST GIRDERS

ROOF:
 1" X 6" PANELS (GRADE 200)
 2" JOIST GIRDERS
 2" WIND BATT INSULATION R JOIST GIRDERS

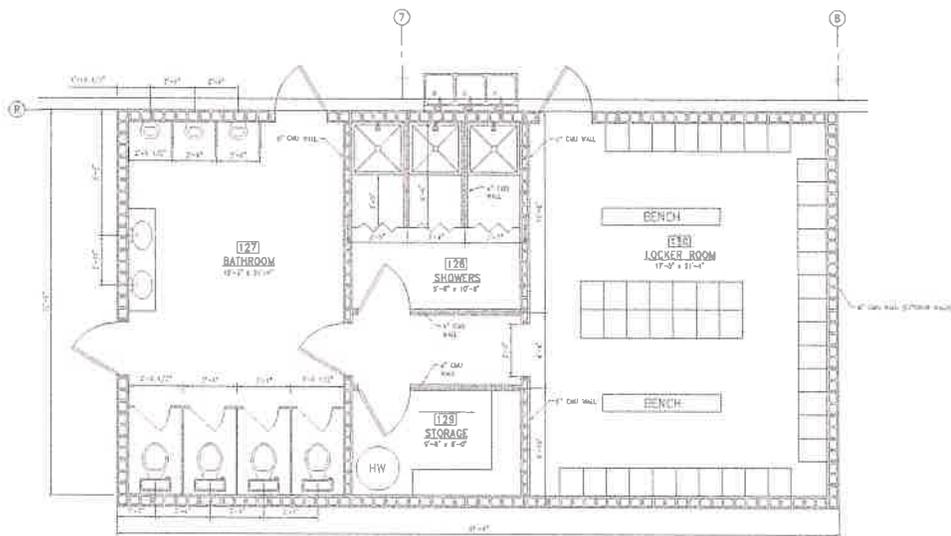
WALL:
 1" X 6" PANELS (GRADE 200)
 2" JOIST GIRDERS
 2" WIND BATT INSULATION R JOIST GIRDERS

OVERALL FLOOR PLAN
 SCALE: 1" = 3'

C.A.S.E.
 LAFAYETTE, LOUISIANA
 (337) 232-7334
 WWW.CASEBUILDING.COM

OVERALL FLOOR PLAN			
11-01-17	ADD WORKSHOP ROOM	CS	MS
11-01-17	CHANGES FOR WORKSHOP ROOM	1.0	MS
11-01-17	REVISION RECORD	1.0	MS
REV	DESCRIPTION	DATE	BY
1	ISSUE FOR CONSTRUCTION	11/17/17	MS

22254-02-0200



ENLARGED WORKSHOP BATHROOM PLAN
SCALE: 3/8" = 1'-0"

C.A.S.E.

LAFAYETTE, LOUISIANA
(337) 233-3336
WWW.CASENCR.COM

NO.	DATE	DESCRIPTION	BY	CHKD BY
1	10/15/14	ISSUED FOR PERMIT	MM	MM
2	10/15/14	PERMIT SUBMITTAL	MM	MM

ENLARGED BATHROOM WORKSHOP PLAN			
DESIGNED BY	TC	DATE	10/15/14
DRAWN BY	MM	DATE	10/15/14
SCALE	AS SHOWN	SHEET NO.	B
		PROJECT NO.	22254-02-0205
		REV.	△