

Sponsor(s) : County Council
Adopted : June 6, 2023
Committee Referral : N/A
Committee Consideration Date : N/A
Committee Recommendation : N/A

RESOLUTION NO. 23-R-37

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR COLLETON COUNTY

[A RESOLUTION TO APPROVE AMENDMENT OF THE AGREEMENT FOR DEVELOPMENT FOR JOINT COUNTY INDUSTRIAL PARK, BY AND BETWEEN CHARLESTON COUNTY, SOUTH CAROLINA AND COLLETON COUNTY, SOUTH CAROLINA, PROVIDING FOR THE DEVELOPMENT OF A JOINTLY OWNED AND OPERATED INDUSTRIAL/BUSINESS PARK, SO AS TO INCLUDE ADDITIONAL PROPERTY IN CHARLESTON COUNTY AS PART OF THE JOINT COUNTY INDUSTRIAL PARK.]

WHEREAS, Charleston County, South Carolina and Colleton County, South Carolina (jointly the “Counties”) are authorized under Article VIII, Section 13 of the South Carolina Constitution to jointly develop an industrial or business park within the geographical boundaries of one or more of the member Counties; and

WHEREAS, in order to promote the economic welfare of the citizens of the Counties by providing employment and other benefits to the citizens of the Counties, the Counties entered into an Agreement for Development for Joint County Industrial Park effective as of September 1, 1995 (the “Original Agreement”), to develop jointly an industrial and business park (the “Park”), as provided by Article VIII, Section 13 of the South Carolina Constitution and in accordance with Section 4-1-170 of the Code of Laws of South Carolina, 1976, as amended, (the “Act”); and

WHEREAS, the Original Agreement was substantively amended by (i) the First Modification to Agreement for Development for Joint County Industrial Park, effective December 31, 2006 (the “First Modification”), which First Modification was approved by Charleston County Council Ordinance 1475, enacted December 5, 2006; and by Colleton County Council Ordinance 06-O-20 enacted January 2, 2007; (ii) the Second Modification to Agreement for Development of Joint Industrial Park, dated as of December 31, 2014 (the “Second Modification”), which Second Modification was approved by Charleston County Council Ordinance 1828, enacted on September 9, 2014, and by Colleton County Ordinance 14-O-13, enacted on December 11, 2014; and (iii) the Third Modification to Agreement for Development of Joint Industrial Park, effective as of November 29, 2017 (the “Third Modification”), which Third Modification was approved by Charleston County Council Ordinance 1982, enacted on October 24, 2017, and by Colleton County Ordinance 17-O-08, enacted on November 7, 2017; and

WHEREAS, the Original Agreement, as amended, is referred to herein as the “Agreement,” and

WHEREAS, the Agreement contemplates the inclusion and removal of additional parcels within the Park from time to time; and

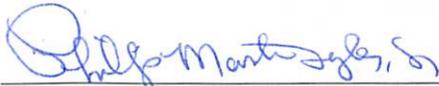
WHEREAS, the Counties desire to amend the Agreement to include certain additional parcels in order to fulfil commitments made to companies which are considering expansion or location decisions;

NOW, THEREFORE, BE IT RESOLVED BY THE COLLETON COUNTY COUNCIL:

SECTION 1. Colleton County hereby approves expansion of the Park premises located within Charleston County as set forth in the attached Exhibit A.

SECTION 2. This resolution shall take effect immediately upon its adoption by County Council.

COLLETON COUNTY, SOUTH CAROLINA

By: 
Vice Chairman, County Council of
Colleton County, South Carolina

ATTEST:


Clerk to County Council
Colleton County, South Carolina

Adopted: June 6, 2023

COUNCIL VOTE: UNANIMOUS
OPPOSED:

EXHIBIT A

**PROPERTY DESCRIPTION
CHARLESTON COUNTY ADDITIONAL PARCELS**

PROPERTY DESCRIPTION FOR EACH PARCEL ADDED TO THE PARK BY THIS AMENDMENT AND INITIAL TAX YEAR (FOR TAXES WHICH WILL BE LEVIED ON PROPERTY OWNED ON DECEMBER 31 OF THE PRIOR CALENDAR YEAR).

<u>Parcels to be Added</u>	<u>Property Description (TMS Number)</u>	<u>Initial Tax Year</u>
Barzan Aeronautics	319-00-00-002	2022
Cannonborough Beverage Company	334-00-00-173	2022
Elbit	393-00-00-480	2022
Belimed Life Sciences	484-16-00-035	2022
Allegiance Flag	411-09-00-012	2022
Evolt Ioh	472-00-00-020	2022
Organic Standard Solution	397-00-00-225	2022
Golf Breaks	537-00-00-066	2022

SCHEDULE 1

PROPERTY DESCRIPTIONS



BP0914173

PGS:

5

STATE OF SOUTH CAROLINA)
) TITLE TO REAL ESTATE
 COUNTY OF CHARLESTON)

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that, INDUSTRIAL VENTURES, LLC (Grantor), in the state aforesaid, for and in consideration of the sum of TWELVE MILLION ONE HUNDRED THOUSAND and 00/100 Dollars (\$12,100,00.00), to it in hand paid by JAMES ISLAND BUSINESS PARK, LLC, in the state aforesaid, the receipt of which is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release, subject to the easements, restrictions, reservations and conditions ("Exceptions") set forth below unto the said JAMES ISLAND BUSINESS PARK, LLC (Grantee), SUBJECT TO THE BELOW STATED RIGHTS, EASEMENTS, RESTRICTIONS, AND EXCEPTIONS SET OUT AND RESERVED IN THIS DEED, ITS SUCCESSORS AND ASSIGNS, THE BELOW DESCRIBED REAL PROPERTY, TO WIT:

THIS CONVEYANCE IS MADE SUBJECT TO:

1. Any applicable restrictions, easements and rights of way recorded in the ROD office for Charleston County.

LEGAL DESCRIPTION

All that certain piece, parcel, or lot of land, with the buildings and improvements thereon, or to be built thereon, situate, lying, and being in the County of Charleston, State of South Carolina, known and designated as TRACT B (RESIDUAL) CONTAINING 15.35 ACRES, MORE OR LESS, SIGNAL POINT ROAD, JAMES ISLAND, as shown on a plat thereof duly recorded in the office of the ROD for Charleston County, South Carolina, in Plat Book BE at page 095; SAID property having such size, shape, dimensions, buttings, and boundings as will by reference to said plat more fully and at large appear.

Being the same property conveyed to Industrial Ventures, LLC, by deed of Renken Realty, LLC, dated April 27, 2005, and recorded in Book H535 at page 795, ROD office for Charleston County.

TMS #334-00-00-173

ALSO:

All that certain piece, parcel, tract, or lot of land, with the buildings and improvements located thereon, or to be built thereon, situate, lying, and being in the Town of James Island, County of Charleston, State of South Carolina, known and designated as TRACT A, CONTAINING 0.226 ACRES, MORE OR LESS, SIGNAL POINT ROAD, JAMES ISLAND, as shown on a plat thereof made by Davis & Floyd, Inc., dated June 6, 1985, and duly recorded in the office of the ROD for Charleston County, South Carolina,

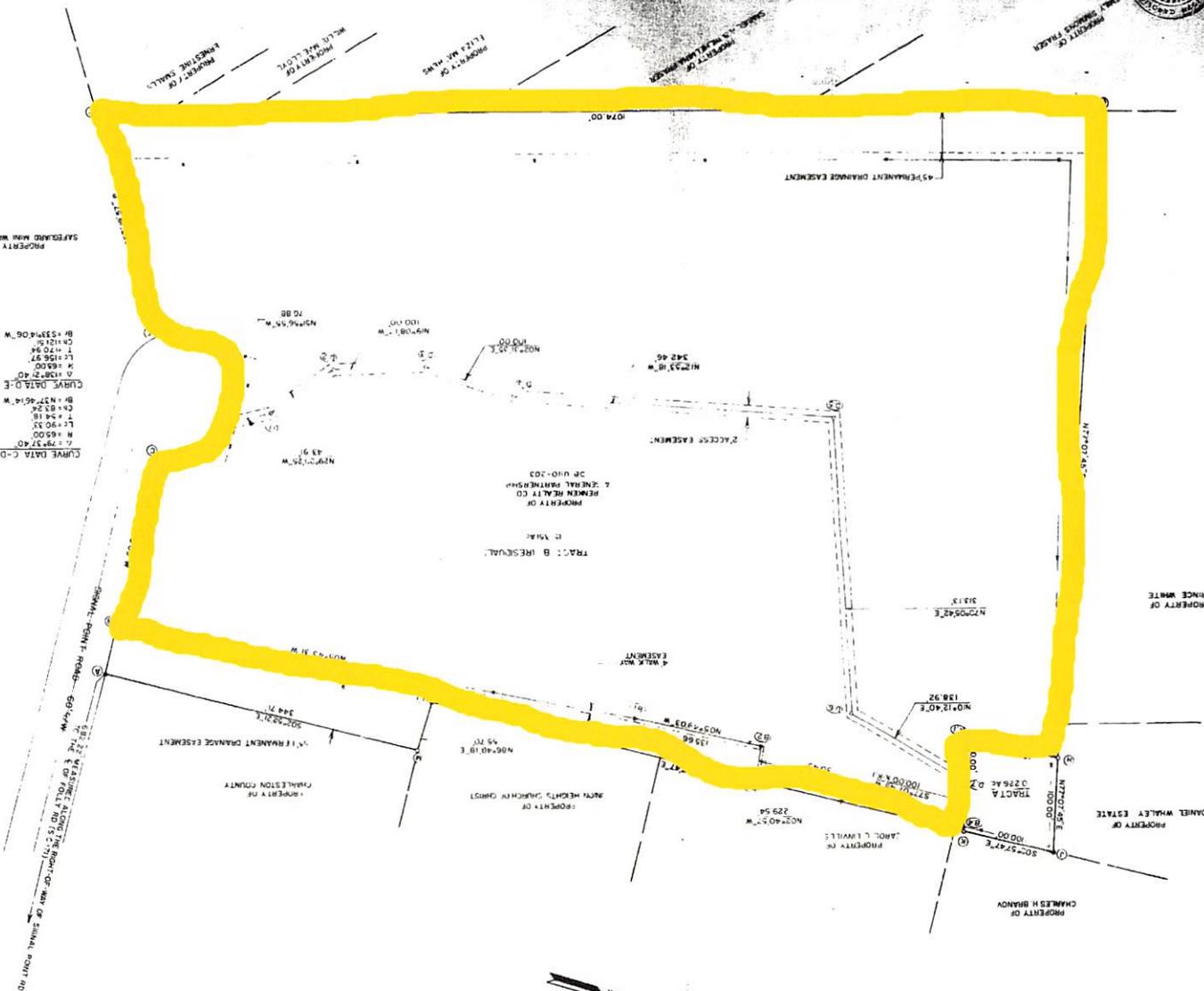


PLAT NO. 115-1-006
 CITY OF CHARLESTON, SOUTH CAROLINA
 REGISTERED MAPS DIVISION
 150 NORTH MARKET STREET, CHARLESTON, SOUTH CAROLINA 29403
 (803) 799-2100

PLAT NO. 115-1-006
 JOB NO. 4482

UNITED TELESPRINT INC.
 CHARLESTON, S.C.
 5111 66th AVENUE, UNIT 6, WEST
 DAVIS B FLOYD INC.
 10101 BOSTON BLVD #54-5622
 CHARLESTON, S.C.

APPROVAL PLAT
 DATE 6/12/85
 ENGINEER
 CITY OF

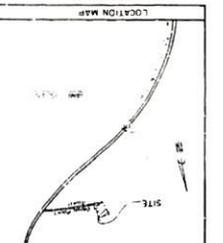


CURVE DATA C-D

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THE AREA OF THIS PLAT WAS DETERMINED BY THE D.M.D. METHOD.
 PLAT REFERENCES: PLAT BY ORDER A.Z. JOHNSON & INC. - 11/17 & 11/18, 1974.
 NOTE: THE 12' ACCESS EASEMENT MAY VARY BY AUTHORITY OF CHARLES H. BRADY.

LEGEND
 --- PROPERTY LINE WITH PIN POINTS
 --- EASEMENT LINE
 --- FENCE
 --- RIGHT OF WAY LINE
 --- MAJOR EASEMENT LINE
 --- ADJACENT PROPERTY LINE



BK 115-1-006

REGISTERED MAPS DIVISION
 CITY OF CHARLESTON, SOUTH CAROLINA
 150 NORTH MARKET STREET, CHARLESTON, SOUTH CAROLINA 29403
 (803) 799-2100

EXHIBIT "A"
(Property Description)

All that certain piece, parcel or tract of land situate, lying and being in Charleston County, South Carolina, as shown and designated as Tract C-9, 25.782 Ac., on a plat entitled, "PLAT SHOWING THE SUBDIVISION OF TRACT C, TMS No. 393-00-00-065 (179.137 AC.) TO CREATE TRACT C-9 (25.782 AC.) AND RESIDUAL TRACT C (153.355 AC.) PROPERTY OF JT CK PALMETTO, L.P. LOCATED IN THE CITY OF NORTH CHARLESTON, CHARLESTON COUNTY, SOUTH CAROLINA," by HLA, Inc., dated July 12, 2021 and recorded August 30, 2021 in Plat Book L21, Page 0338 in the ROD Office for Charleston County. Said tract having such size, shape, dimensions, buttings and boundings as will by reference to said plat more fully and at large appear.

DERIVATION: The above described property being a portion of the same property conveyed to the Grantor herein by Title to Real Estate recorded in the ROD Office on February 20, 2007, in Book T615, Page 687, which was re-recorded to correct an error in the derivation clause in the ROD Office on September 14, 2007, in Deed Book R638, Page 477, which was further corrected to convey the right to subdivide by Corrective Title to Real Estate recorded in the ROD Office in Book 0081, Page 064, Charleston County ROD Office.

TMS: A portion of 393-00-00-065

LEGEND

- BOUNDARY LINE & CORNER FOUND (AS DESCRIBED)
- BOUNDARY LINE & CONCRETE MONUMENT FOUND
- BOUNDARY LINE & CORNER SET (5/8" REBAR)
- BOUNDARY LINE & CALCULATED POINT
- ADJACENT BOUNDARY LINE
- EASEMENT LINE (AS DESCRIBED)
- CENTERLINE
- WETLANDS
- WETLAND BUFFER

NOTES

1. A PORTION OF TMS NO. 393-00-00-065.
2. AREAS DETERMINED BY COORDINATE METHOD
3. SUBJECT PROPERTY IS LOCATED IN FLOOD X PER FEMA MAP NUMBER 45019C0280K, COMMUNITY PANEL 450042 0280 K EFFECTIVE DATE JANUARY 29, 2021.
- FLOOD ZONE X HAS BEEN DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.
4. PROPERTIES SHOWN IN TRACT C ARE ZONED PDD (CROSSPOINT), LADSON ROAD OVERLAY DISTRICT, AND M-1.
5. NO UNDERGROUND EXPLORATION PERFORMED FOR THIS SURVEY.

LINE	BEARING	DISTANCE
L1	S 02°18'17" W	36.87'

REFERENCES

1. PLAT BY HLA INC DATED NOVEMBER 8, 2012, RECORDED IN PLAT BOOK L12, PAGE 0327 & 0328, CHARLESTON CO. ROD.
2. PLAT BY HLA INC DATED NOVEMBER 8, 2012, RECORDED IN PLAT BOOK L13, PAGE 0357, CHARLESTON CO. ROD.
3. PLAT BY HLA INC DATED JANUARY 13, 2013, RECORDED IN PLAT BOOK L14, PAGE 0016, CHARLESTON CO. ROD.
4. PLAT BY HLA INC DATED AUGUST 8, 2014, RECORDED IN PLAT BOOK L14, PAGE 0352, CHARLESTON CO. ROD.
5. PLAT BY HLA INC DATED MARCH 14, 2016, RECORDED IN PLAT BOOK L16, PAGE 0352, CHARLESTON CO. ROD.
6. PLAT BY HLA INC DATED JANUARY 22, 2018, RECORDED IN PLAT BOOK L18, PAGE 0446, CHARLESTON CO. ROD.
7. PLAT BY HLA INC DATED OCTOBER 30, 2020, RECORDED IN PLAT BOOK L20, PAGE 465, CHARLESTON CO. ROD.

RECORDED

DATE: 8/16/2021 TIME: 2:15:11 PM
 Book/Plan: L21/0338 DocType: Large Plat
 Michael Miller, Registrar, Charleston County, SC

Record File: 83530 File Name:
 Posting: 83530 B
 Original: 83530 OR LADSON RD OVRLY, BLDG A
 Drawer: CHARLESTON, SC 29407
 Clerk:

Location: PALMETTO COMM PKWY

PLANNING & ROD USE ONLY

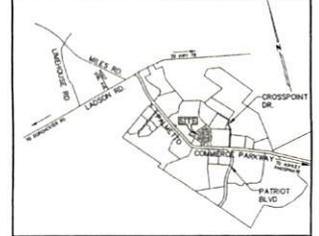
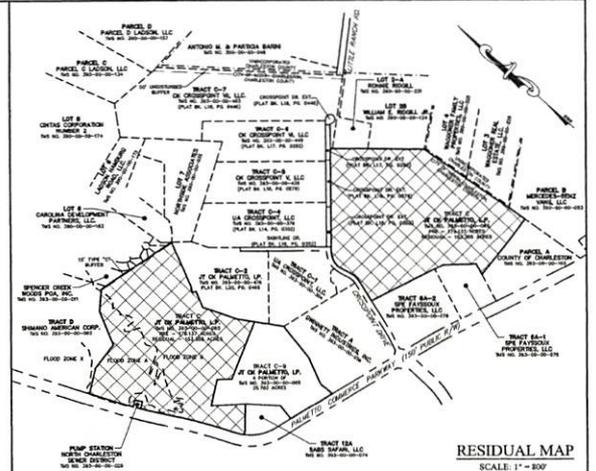
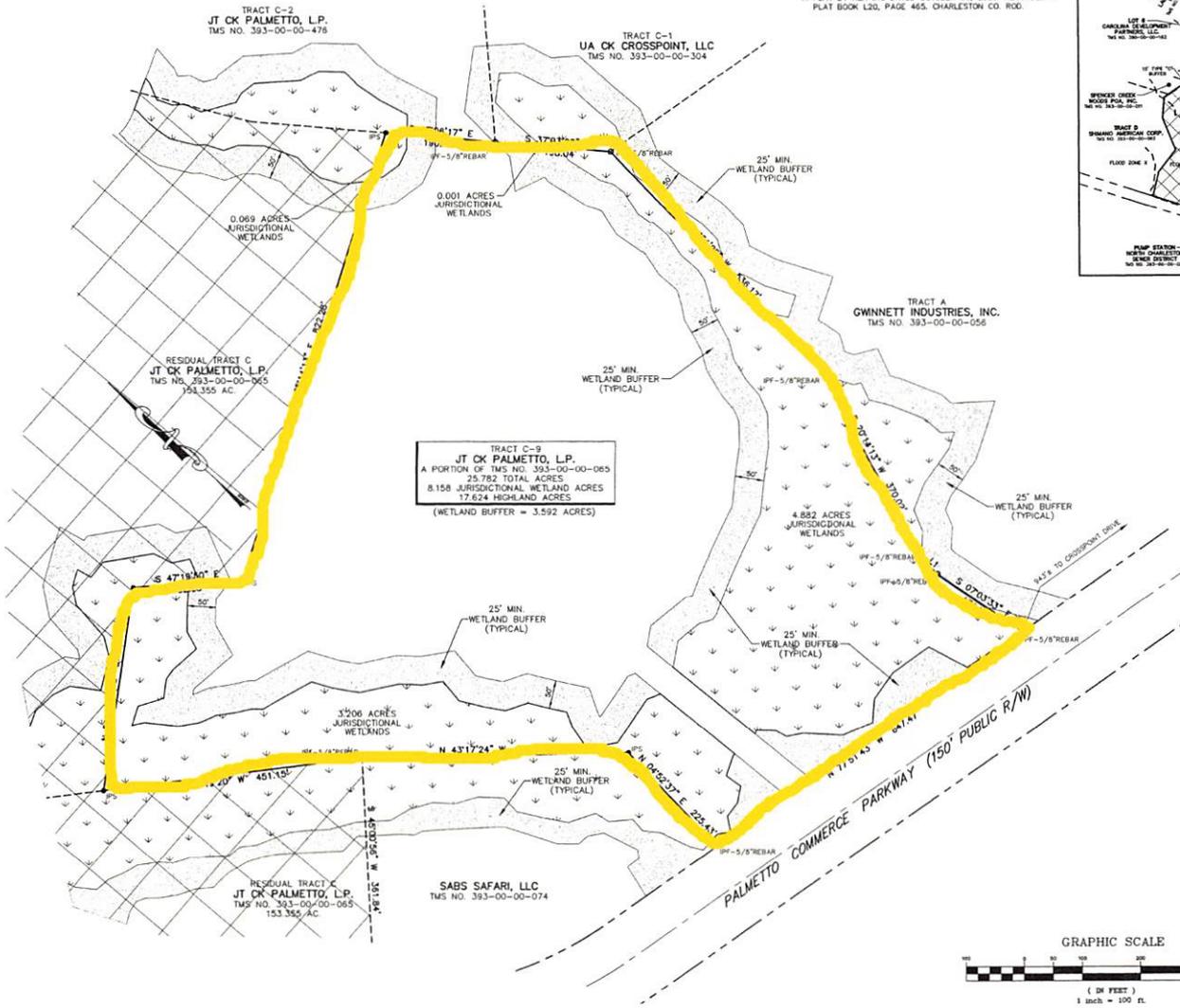
APPROVED PLAT
 Exempt from Section 18-22 (a) and
 18-23 (a) of Subdivision Regulations.

Date: 16 August 2021
 Attest: *[Signature]*
 CITY OF NORTH CHARLESTON



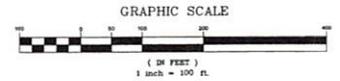
I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE STATE OF SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

[Signature]
 RICHARD D. LACEY S.C.P.L.S. 46120



DEVELOPMENT SUMMARY	
PRE-SUBDIVISION TRACT C (TMS NO. 393-00-00-065)	179.137 ACRES
POST SUBDIVISION TRACT C-9	25.782 ACRES
RESIDUAL TRACT C	153.355 ACRES

PLAT SHOWING
 THE SUBDIVISION OF
 TRACT C, TMS NO. 393-00-00-065 (179.137 AC.)
 TO CREATE
 TRACT C-9 (25.782 AC.)
 AND
 RESIDUAL TRACT C (153.355 AC.)
 PROPERTY OF
 JT CK PALMETTO, L.P.
 LOCATED IN
 THE CITY OF NORTH CHARLESTON
 CHARLESTON COUNTY, SOUTH CAROLINA
 DATE: JULY 12, 2021 SCALE: 1" = 100'



HLA SURVEYING CIVIL ENGINEERING
 LAND PLANNING LANDSCAPE ARCHITECTURE
 THE SITE EXPERTS
 29 Lashbush Drive, A2 Charleston SC 29407-6988
 tel: 843.763.1166 fax: 843.763.1909 web: www.hlainc.com

STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, that **Connecticut General Life Insurance Company, d/b/a General Graphics**, for and in consideration of the sum of **Three Million Two Hundred Sixty Eight Thousand and 00/100 Dollars (\$3,268,000.00)** to it in hand paid at and before the sealing of these presents by **Schneck Properties of SC, LLC**, in the State aforesaid, the receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said **Schneck Properties of SC, LLC**, its successors and assigns, forever, the following described property to-wit:

All that certain piece, parcel or lot of land, together with any buildings and improvements thereon, situate, lying and being in the City of North Charleston, County of Charleston, State of South Carolina, being known and designated at **LOT 8-A, PEPPERDAM INDUSTRIAL PARK**, as shown and delineated on that certain plat entitled: **"PLAT SHOWING LOT 8-A, FORMED BY THE COMBINATION OF TRACT-1 & LOT -8, PEPPERDAM INDUSTRIAL PARK, ABOUT TO BE CONVEYED TO CONNECTICUT GENERAL LIFE INSURANCE COMPANY, CITY OF NORTH CHARLESTON, CHARLESTON COUNTY, S.C."** prepared by C. Rogers Jennings, Register Land Surveyor, Number 2950, dated November 13, 1991, and recorded in the Office of the RMC for Charleston County in plat book CF at page 50 on November 19, 1991. For a more complete description of said Lot, reference may be had to the aforementioned Plat, which is incorporated herein and made part and parcel hereof.

Subject to Permitted Exceptions as shown on Exhibit B attached hereto.

BEING the same property conveyed to Connecticut General Life Insurance Company, d/b/a General Graphics by deed of South Carolina Real Estate Development Company, Inc, dated November 19, 1991, and recorded December 6, 1991, in Book P-208, Page 756; and by deed of Landmark Enterprises, Inc., dated December 6, 1991, and recorded December 6, 1991, in Book P-208, Page 735, in the RMC Office for Charleston County, South Carolina.

TMS # 397-00-00-225

Grantee Address: 360 Rabro Drive
Hauppauge, New York 11788

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular, the said premises before mentioned unto the said Schneck Properties of SC, LLC, its successors and assigns forever.

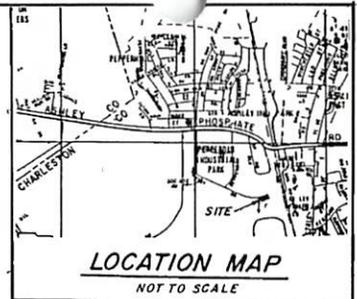
CURVE TABLE

CURB NO	DELTA	RADIUS	LENGTH	TANGENT	CHORD
C-1	21°21'52"	630 00	234 92	118 84	233 56
C-2	87°59'03"	25 00	38 39	24 14	34 73
C-3	10°44'50"	1538.58	288 60	144 72	288 18
C-4	10°49'34"	1538.58	290 72	145 79	290 29

BK C208PG752

LOT-11
S C REAL ESTATE DEVELOPMENT CO, INC
TMS 397-00-00-001

LOT-10
S C REAL ESTATE DEVELOPMENT CO, INC
TMS 397-00-00-226



Charleston South Carolina
Office of Register Mesne Conveyance

Plat recorded this 19 day of November 1991 at 12:40 o'clock in P.I. Book C-2 Page 225, and tracing cloth copy filed in File 2 - Drawers 4 Folder 223, Drawing No 6 - Original plat (white print) delivered to A. Roger Jennings

Robert R. King

TRACT-13
JOSEPH ABBATE JR
TMS 397-00-00-224

TRACT-12
SPEC ASSOCIATES
TMS 397-00-00-385

TRACT-11
LANDMARK ENTERPRISES INC
TMS 397-00-00-387

PEPPERDAM INDUSTRIAL PARK
PHASE II, TRACTS 1-13
LANDMARK ENTERPRISES, INC

RESERVED FOR
WETLAND BUFFER
LANDMARK ENTERPRISES, INC
TMS 397 00 00-396

APPROVED PLAT
Exempt from Section 18-22(a)
and 18-23(a) of Subdivision
Regulations

DATE 11-15-91
ATTEST *[Signature]*
Planning Director
City of North Charleston

SURVEYORS CERTIFICATE & SEAL

I, C ROGER JENNINGS, A REGISTERED LAND SURVEYOR OF THE STATE OF SOUTH CAROLINA HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY SHOWN HEREON, THAT THIS PLAT SHOWS THE TRUE DIMENSIONS OF THE PROPERTY AND THAT ALL OF THE NECESSARY MARKERS HAVE BEEN INSTALLED

THE PRECISION OF THE SURVEY IS 1 TO 000 THE AREA WAS CALCULATED USING THE COORDINATE METHOD

[Signature]
C ROGER JENNINGS S C R E S # 2960
SOUTH CAROLINA REGISTERED LAND SURVEYOR No 2960 C ROGER JENNINGS

PLAT SHOWING
LOT-8A
FORMED BY THE COMBINATION OF
TRACT-1 & LOT-8
PEPPERDAM INDUSTRIAL PARK
ABOUT TO BE CONVEYED TO:
CONNECTICUT GENERAL LIFE INSURANCE COMPANY
CITY OF NORTH CHARLESTON - CHARLESTON COUNTY, S C
DATE NOV 13, 1991 - SCALE: 1" = 100'



C ROGER JENNINGS SURVEYOR
2130 DUNLAP STREET
NORTH CHARLESTON S C 29418
(803) 553-5444

REFERENCES

- 1) PLAT SHOWING PEPPERDAM INDUSTRIAL PARK PHASE II TRACTS 1-13 DATED AUGUST 21 1989 AND REVISED SEPTEMBER 20 1989 BY C ROGER JENNINGS RECORDED IN BOOK BX PAGE 127 AT CHARLESTON COUNTY R M C
- 2) PLAT SHOWING LOT 10 AND LOTS 8 & 9 PEPPERDAM INDUSTRIAL PARK DATED SEPTEMBER 27 1985 BY C ROGER JENNINGS RECORDED IN BOOK BF PAGE 161 AT CHARLESTON COUNTY R M C
- 3) EASEMENT TO SOUTH CAROLINA ELECTRIC AND GAS COMPANY DATED JANUARY 9 1975 AND RECORDED AT BOOK C-106 PAGE 394 AT CHARLESTON COUNTY R M C
- 4) CONTRACT BETWEEN NORTH CHARLESTON SEWER DISTRICT AND INDUSTRIAL ASSOCIATES DATED MARCH 5, 1974 AND RECORDED AT BOOK X-103 PAGE 164 AT CHARLESTON COUNTY R M C

NOTES

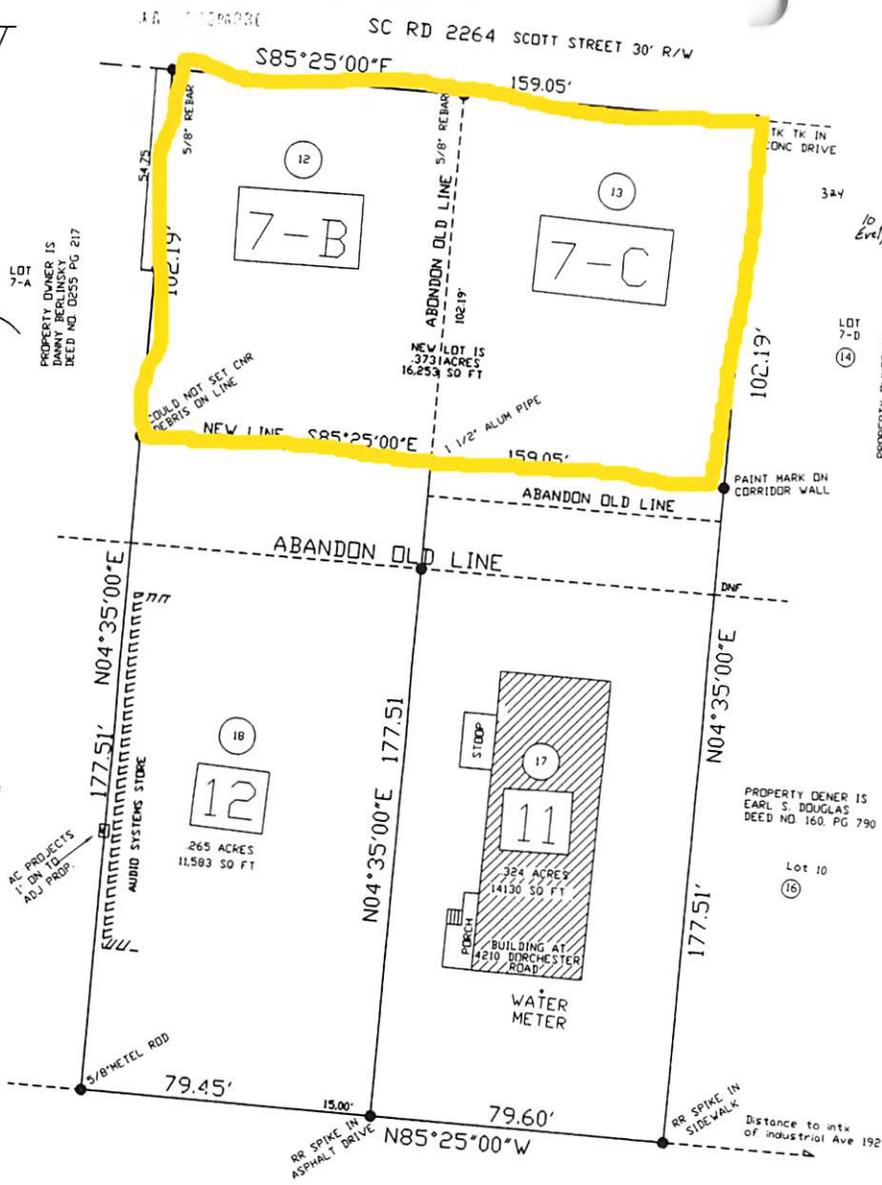
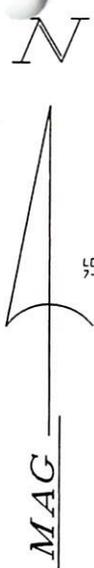
- 1) TOTAL LOTS SHOWN = 1
- 2) TOTAL AREA SHOWN = 13 444 AC (585,620 SQ FT)
- 3) LEGEND I P F = IRON PIPE FOUND
I P S = IRON PIPE SET
- 4) ALL CORNERS MARKED BY PROPERTY IRONS
- 5) TAX MAP NUMBERS
TRACT-1 = TMS 397-00-00-397
OWNER LANDMARK ENTERPRISES, INC
LOT-8 = TMS 397-00-00-225
OWNER S C REAL ESTATE DEVELOPMENT CO, INC
- 6) PROPERTY SHOWN IS LOCATED IN FLOOD ZONE "C" F I R M #450042-000BC
DATE NOVEMBER 5, 1986

Exhibit "A" – Legal Description

All that lot, piece or parcel of land, with the buildings and improvements thereon, situate, lying and being in Charleston County, State of South Carolina, shown as New Lot containing Sixteen Thousand Two Hundred Fifty-three square feet (16, 253 sq ft) on a plat prepared by Leo J Simard, PLS entitled "A PLAT SHOWING A CHANGE OF PROPERTY LINES ON LOTS 7B, 7C, 11 & 12, ETC" dated September 24, 1997 and recorded July 2, 1998 in Plat Book EC, at page 589 in the RMC Office for Charleston County. SAID lot having such size, shape, dimensions, buttings and boundings as are shown on said plat.

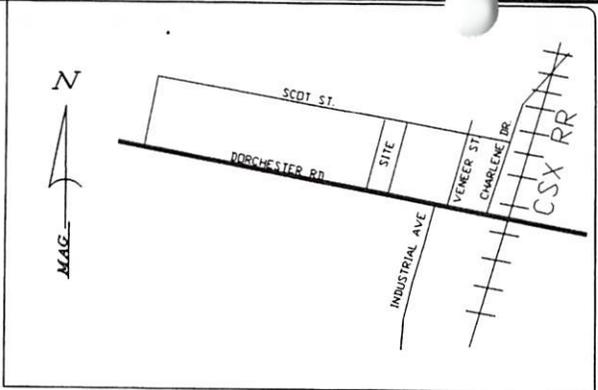
Being the same property conveyed unto 4213 Scott Street, LLC, by deed of South State Bank dated March 29, 2019 and recorded on April 5, 2019 in Book 0788 at Page 001 in the ROD Office for Charleston County.

TMS# 411-09-00-012



324
 7 ec
 July 11 1998
 Evelyn M. Burkett
 wh+c

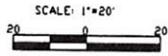
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[Signature]
 11/20 11/24/98



VICINITY MAP N.T.S.

NOTES AND REFERENCES:

1. PLAT BY JOSEPH NEEDLE, CE RECORDED IN PLAT BOOK G, PAGE 43.
2. MAP OF CHARLESTON INDUSTRIAL ASSOCIATION SITE #1 RECORDED IN PLAT BOOK F, PAGE 251.
3. LOT NUMBERS SHOWN ON THIS PLAT REFER TO LOT NO'S SHOWN ON REFERENCE #1.
4. LOT NUMBERS IN SQUARES ARE PLAT NO'S.
5. LOT NUMBERS IN CIRCLES ARE TMS NUMBERS.
6. TMS NUMBER ID 411-09-00-1
7. ALL LINES HAVE BEEN MEASURED TO AN ACCURACY OF 1 IN 20,000.
8. LOTS 7B,7C, 11 & 12 ARE OWNED B JAMES R. & EVELYN M. BURKETT.



I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS B SURVEY AS SPECIFIED HEREIN. ALSO THERE NO ENCROACHMENTS, PROJECTIONS, OR SETBACKS AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN.

[Signature]
 LEO J. SIMARD, PLS 11070



DORCHESTER ROAD 60' R/W S.C. HWY 642

LEO J. SIMARD SURVEY
 829 COLONY DRIVE
 CHARLESTON, S.C. 29407
 PHONE (803) 766-7474

JOB NO: 97004-70 FILE: LLED97004.DWG DATE: 3/24/97	NOTES
APPROVED BY: LEO J. SIMARD	SHEET:

NO.	REVISIONS	BY:	DATE

A PLAT SHOWING A CHANGE OF PROPERTY LINES ON LOTS 7B, 7C, 11 & 12 WHICH IS 1.02 ACRES IN THE OLD CHARLESTON INDUSTRIAL SITE #1 IN THE NORTH AREA CHARLESTON COUNTY S.C.

...

EXHIBIT A
Real Property Description

ALL that piece, parcel or tract of land, situate, lying and being in the City of North Charleston, Charleston County, South Carolina, designated as Tract "A" as shown on a plat entitled "Plat Showing Land Owned by The City of Charleston, City of North Charleston, Charleston County, S.C." by Curtis W. Lybrand, Jr., S.C.R.L.S., dated December, 1978 and which plat is recorded in Plat Book AM, page 86 in the RMC Office for Charleston County.

BEING the same property conveyed to Grantor by deed of North Point Park, LLC dated May 9, 2001 and recorded with the Charleston County R.M.C. Office on June 6, 2001 in Book N373, Page 781.

TMS 472-00-00-020



BP0548540

#PGS:

6

②

WHEREAS, at a meeting of the Members and Managers of Northwoods Center Business Park, LLC, duly called and held, it was unanimously resolved that the property hereinbelow described be conveyed to the Grantee(s) herein for the consideration hereinafter shown and that Mark C. Joye, as the Member/Manager and Authorized Agent of the Company, be and is authorized to execute this deed of conveyance on behalf of the said Company as its act and deed.

STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON) **TITLE TO REAL ESTATE**

KNOW ALL MEN BY THESE PRESENTS, that, **NORTHWOODS CENTER BUSINESS PARK, LLC**, A South Carolina Limited Liability Company (hereinafter whether singular or plural the "Grantor") in the State aforesaid, for and in consideration of the sum of **THREE MILLION FIVE HUNDRED TWENTY-FIVE THOUSAND AND NO/100 (\$3,525,000.00) DOLLARS**, and subject to the restrictions, exceptions and limitations, if any, as hereinafter set forth, to the Grantor paid by **THAYNES CAPITAL NORTHWOODS LLC**, a Delaware/South Carolina Limited Liability Company (hereinafter whether singular or plural the "Grantee") have granted, bargained, sold and released, and, by these presents, do grant, bargain, sell and release unto the said **THAYNES CAPITAL NORTHWOODS LLC**, a Delaware/South Carolina Limited Liability Company, Its Successors and/or Assigns, forever, in fee simple, the following described real property, to-wit:

ALL that certain piece, parcel, or tract of land, situate, lying and being in the City of North Charleston, County of Charleston, State of South Carolina, located on the northern side of North Center Street; said tract commencing at an iron pin north 5 degrees 32'00" west a distance of 159.40 feet from the intersection of the eastern boundary of North Center Street at Ashley Phosphate Road, thence running north 5 degrees 32'00" west for a distance of 793.58 feet to an iron pin, thence turning and running south 84 degrees 10'43" west for a distance of 199.90 feet to an iron pin, thence turning and running south 5 degrees 32'00" east for a distance of 533.72 feet to an iron pin, thence turning and running in a generally southeasterly direction along a curve having a radius of 125.00, an arc distance of 38.53 and a chord distance of 38.53 feet to an iron pin, thence turning and running south 51 degrees 41'06" east for a distance of 158.85 feet to an iron pin, thence turning and running in a generally southeasterly direction along a curve having a radius of 175.00, an arc of 140.96, and a chord of 137.18 feet to the point of beginning, be all said dimensions a little more or less. Said tract containing 2.87 acres, a little more or less.

ALSO:

All that certain piece, parcel or lot of land, situate, lying and being located in the County of Charleston, State of South Carolina, being identified as "Proposed 50' R/W" on that certain plat prepared by Trico Surveying, Inc. dated August 26, 1985 (the "Plat") and recorded in the Charleston County RMC Office in Plat Book BF, Page 34, reference being craved thereto for a complete description of the metes, bounds, courses, and distances of said parcel; be all measurements a little more or less. The Plat is hereby incorporated herein by reference.

SAID tract butting to the east on lands now or formerly of Gene Reed Toyota; to the north now or formerly land of various owners; to the west on lands now or formerly of Ashley Associates, a partnership; and to the south on North Center Street.

AND ALSO:

ALL that certain piece, parcel, or tract of land, situate, lying and being in the City of North Charleston, County of Charleston, State of South Carolina, located on the southern side of Easy Street (40' right of way); said tract commencing at an iron pin on the southern side of the 40' right of way known as Easy Street and the northern corner of the common boundary line located between Lot 9 and Lot 10 of the

"Property of Minnie Lee Tumbleston," as shown on a plat recorded in the RMC Office for Charleston County in Plat Book H, at Page 102, thence turning and running south 5 42'17" east for a distance of 79.73 feet to an iron, thence turning and running north 84 degrees 22'01" east for a distance of 99.02 feet to an iron, thence turning and running south 5 degrees 32'00" east for a distance of 533.72 feet to an iron, thence turning and running along a curve having a radius of 125 feet a distance of 56.98 feet, a chord of 56.49 feet, said chord bearing north 82 degrees 28'28" west to an iron pin, thence turning and running south 84 degrees 28'01" west to a distance of 43.75 feet to an iron pin, thence turning and running along curve having a radius of 180.32 feet, length of 68.72 feet, a chord of 68.40 feet, said chord having a bearing of south 73 degrees 32'04" west to an iron pin, thence turning and running south 62 degrees 35'07" west a distance of 6.99 feet to an iron pin, thence turning and running along a curve having a radius of 200.96 feet, a length of 29.08 feet, a chord of 29.05 feet, said chord having a bearing of south 66 degrees 44'49" west to an iron pin, thence turning and running north 5 degrees 44'49" west a distance of 100.35 feet, thence turning and running north 5 degrees 43'36" west a distance of 444.67 feet to an iron pin, thence turning and running north 3 degrees 35'41" west a distance of 79.18 feet to an iron pin, thence turning and running north 84 degrees 1'17" east a distance of 100 feet to the point of beginning, be all said dimensions a little more or less.

SAID tract butting and bounding on the north by the 40' right of way known as Easy Street, and Lot 10, being the property now or formerly of Harry C. Carlisle, on the east on lands now or formerly of Ashley Associates, a partnership, on the south on the 50' right of way or North Center Street, and on the west of properties of various owners.

LESS AND EXCEPT:

ALL that certain piece, parcel, or tract of land, with the buildings and improvements thereon, if any, situate, lying and being in the City of North Charleston, County of Charleston, State of South Carolina, conveyed to the South Carolina Department of Transportation by deed of Northwoods Center Business Park, LLC dated October 31, 2003 and recorded in the RMC Office for Charleston County in Book P476, at Page 386, as set forth in said deed.

BEING a portion of the same property conveyed to Northwoods Center Business Park, LLC, by Deed of Northwoods Center Associates, A Partnership, dated December 22, 1995 and recorded on December 29, 1995, in the RMC Office for Charleston County, SC, in Book T263, at Page 188; ALSO being the same property (as to the 50' R/W) being conveyed to Northwoods Center Business Park, LLC, by Deed of Ashley Associates, a Partnership, dated December 15, 2010 and recorded on January 27, 2011, in the RMC Office for Charleston County, SC, in Book 0168, at Page 727.

TMS#: 484-16-00-034
484-16-00-035

Grantee's Address:

PO Box 2441
Mt Pleasant SC 29465

Together with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the said premises before mentioned unto the said Grantee, **THAYNES CAPITAL NORTHWOODS LLC**, a Delaware/South Carolina Limited Liability Company and Its Successors and/or Assigns forever.

And the Grantor do hereby bind the Grantor and the Grantor's Successors and Assigns, to warrant and forever defend all and singular the said premises unto the said Grantee hereinabove named and the Grantees' Successors and Assigns against the Grantor and the Grantor's Successors and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

EXHIBIT "A" TO DEED

AN UNDIVIDED 5.742% INTEREST IN AND TO:

ALL that certain piece, parcel or lot of land with the buildings and improvements thereon, situate, lying and being in the Town of Mount Pleasant, County of Charleston, South Carolina and being shown on and designated as "Lot 6" on a plat by Penolia A. Van Buren dated August 24, 1995, entitled, "PLAT OF WANDO PARK – BELLE HALL", and recorded August 29, 1995, in Plat Book EA at Page 747, in the RMC Office for Charleston County, South Carolina

SAID tract of land having such size, shape, dimensions, buttings and boundings, more or less, as will by reference to said plat more fully and at large appear.

SUBJECT to the following:

1. Declarations of Covenants, Conditions, Easements, Restrictions, Charges and Liens for Wando Park and provisions of the Wando Park Property Owner's Association dated November 12, 1992, and recorded March 26, 1993, in Book B-225 at Page 090 in the RMC Office for Charleston County, South Carolina; as amended by First Amendment dated March 14, 1995, and recorded March 16, 1995, in Book N-253 at Page 542 in the RMC Office aforesaid; as supplemented by Supplemental Declaration dated March 9, 1995, and recorded March 16, 1995, in Book N-253 at Page 549 in the RMC Office aforesaid; as further supplemented by Supplemental Declaration dated September 25, 1996, and recorded September 30, 1996, in Book V-274 at Page 209, in the RMC Office aforesaid; as modified by instrument entitled "Assignment of Declarant's Rights" dated February 2, 1998, and recorded in Book F-298 at Page 811 in the RMC Office aforesaid.
2. Declaration of Covenants and Restrictions for Property of Long Point Road Limited Partnership and Grant of Easement dated February 21, 1992, and recorded in Book W-210 at Page 453 in the RMC Office for Charleston County, South Carolina.
3. Indenture from Wando Park Limited Partnership to the South Carolina Electric & Gas Company dated December 21, 1992, and recorded February 18, 1993, in Book V-223 at Page 15 in the RMC Office for Charleston County, South Carolina.
4. Agreement dated November 8, 1993, between Long Point Road Limited Partnership, Wando Park Limited Partnership and Wando Park Property Owner's Association, Inc. recorded in Book Z-248 at Page 120 in the RMC Office for Charleston County, South Carolina.
5. Title to Water and Sewer Systems and Grants of Easements from Wando Park Limited Partnership to the Mount Pleasant Waterworks and Sewer Commission dated June 19, 1995, and recorded in Book P-256 at Page 529 in the RMC Office for Charleston County, South Carolina.

6. Drainage easement from Wando Park Limited Partnership to the Town of Mount Pleasant dated June 30, 1995, and recorded in Book K-257 at Page 718 in the RMC Office for Charleston County, South Carolina.
7. Grant of Perpetual Easement from Wando Park Limited Partnership to the Mount Pleasant Waterworks and Sewer Commission dated June 23, 1995, and recorded in Book K-257 at Page 722 in the RMC Office for Charleston County, South Carolina.
8. Grant of Perpetual Easement from Wando Park Limited Partnership to the Mount Pleasant Waterworks and Sewer Commission dated May 30, 1995, and recorded in Book K-257 at Page 728 in the RMC Office for Charleston County, South Carolina.
9. Easement from John C. Sheridan, Jr. and Mary Edward Sheridan to Berkeley Electric Cooperative, Inc. dated May 12, 1950, and recorded in Book O-54 at Page 168 in the RMC Office for Charleston County, South Carolina..
10. License from John C. Sheridan, Jr. to Berkeley Electric Cooperative, Inc. dated August 12, 1952, and recorded in Book T-55 at Page 177 in the RMC Office for Charleston County, South Carolina.
11. Easement from Georgia Pacific Investment Company to Berkeley Electric Cooperative, Inc. dated August 29, 1985, and recorded September 10, 1985, in Book B-148 at Page 116 in the RMC Office for Charleston County, South Carolina..
12. Easement from Georgia Pacific Investment Company to Berkeley Electric Cooperative, Inc. dated August 21, 1985, and recorded October 10, 1985, in Book U-148 at Page 421 in the RMC Office for Charleston County, South Carolina.
13. All easements, notes and other matters shown on survey prepared by Penolia A. Van Buren dated August 24, 1995, entitled "PLAT OF WANDO PARK – BELLE HALL", and recorded August 29, 1995, in Plat Book EA at Page 747 in the RMC Office for Charleston County, South Carolina..
14. Indenture from Webb Clements Office, L.L.C. to the South Carolina Electric & Gas Company dated December 12, 2000, and recorded December 29, 2000, in Book H-361 at Page 422 in the RMC Office for Charleston County, South Carolina.
15. The following matters as shown on a plat by GPA Professional Land Surveyors., entitled "WANDO PARK CENTER 474 WANDO PARK BOULEVARD TMS 537-00-00-066" dated January 22, 2004, which reveals the following:
 - a. 30' PRIVATE DRAINAGE EASEMENT
 - b. 30' BUILDING SETBACK
 - c. 25' BUFFER
 - d. 20' PUBLIC DRAINAGE EASEMENT

- e. 10' SIDE SETBACK
- f. 12.5' BUFFER
- g. DETENTION BASIN
- h. 15' BUFFER
- i. POWERLINES

ALSO SUBJECT to all assessments, easements, restrictions, comments, matters and limitations of record including, without limitation, those shown on the aforesaid plats, and included in the aforesaid Declaration.

THIS CONVEYANCE IS MADE SUBJECT TO THAT CERTAIN MORTGAGE FROM GRANTOR TO SUNTRUST BANK DATED JANUARY 23, 2004, AND RECORDED JANUARY 27, 2004, IN BOOK O-482 AT PAGE 670, AND ASSIGNMENT OF RENTS AND LEASES FROM GRANTOR TO SUNTRUST BANK DATED JANUARY 23, 2004, AND RECORDED JANUARY 27, 2004, IN BOOK O-485 AT PAGE 385, ALL IN THE RMC OFFICE FOR CHARLESTON COUNTY. SAID MORTGAGE HAVING AN APPROXIMATE PRINCIPAL BALANCE OF THREE MILLION EIGHT HUNDRED EIGHTY THOUSAND SIX HUNDRED NINETY ONE AND 37/100 (\$3,880,691.37) DOLLARS.

BEING a portion of the property conveyed to Grantor herein by deed of Webb Clements Office, L.L.C. dated January 22, 2004, and recorded January 27, 2004, in Book O-482 at Page 433, in the RMC Office for Charleston County, South Carolina.

TMS No. 537-00-00-066

Grantee's Address:

P.O. Box 14247
Savannah, GA 31416

