

STATE OF SOUTH CAROLINA)
)
 COUNTY OF ANDERSON)
)
 COUNTY OF GREENVILLE)
)

**AGREEMENT FOR DEVELOPMENT OF A
 JOINT COUNTY INDUSTRIAL AND
 BUSINESS PARK**

THIS AGREEMENT for the development of a joint county industrial and business park to be located within Anderson County is made and entered into as of [_____], 2014 (the “Execution Date”), but with an effective date of the day after the Termination Date (as defined below) (the “Effective Date”) by and between Anderson County, South Carolina (“Anderson County”) and Greenville County, South Carolina (“Greenville County”).

RECITALS

WHEREAS, as authorized by Article VIII, Section 13(D) of the South Carolina Constitution and Section 4-1-170 of the Code of Laws of South Carolina 1976, as amended (the “Act”), Anderson County and Clarendon County, South Carolina (“Clarendon County”) previously developed a joint county industrial and business park (the “Anderson-Clarendon Park”) pursuant to that certain Agreement for Development for Joint County Industrial Park by and between Anderson County and Clarendon County dated as of July 18, 1994 (as amended through the date hereof, the “Anderson-Clarendon Park Agreement”); and

WHEREAS, in order to continue to promote economic development and encourage investment and employment opportunities in and around Anderson County and Greenville County, South Carolina (“Greenville County”), as authorized by Article VIII, Section 13(D) of the South Carolina Constitution and the Act, Anderson County has requested that Greenville County develop, together with Anderson County, a joint county industrial and business park, which park shall, following the date of the expiration, termination or other invalidation of the Anderson-Clarendon Park Agreement, and the Anderson-Clarendon Park established thereby (the “Termination Date”), include within its boundaries any and all property located within Anderson County which has previously been included, and remains, as of the Execution Date, within the boundaries of the Anderson-Clarendon Park, which property Anderson County believes to consist of the property more particularly described in Exhibit A (Anderson) attached hereto (the “Park”); and

WHEREAS, pursuant to Ordinance No. 2014-021, enacted by Anderson County Council on [_____], 2014, and Ordinance No. [_____] enacted by Greenville County Council on [_____], 2014, Anderson County and Greenville County have agreed to the specific terms and conditions of the Park arrangement as set forth in this Agreement; and

WHEREAS, as a consequence of the development of the Park, property comprising the Park and all property having a situs therein is exempt from *ad valorem* taxation pursuant to Article VIII, Section 13(D) of the South Carolina Constitution, but the owners or lessees of such property shall pay annual fees in an amount equivalent to the property taxes or other in-lieu-of payments that would have been due and payable except for such exemption.

NOW, THEREFORE, in consideration of the mutual agreement, representations and benefits contained in this Agreement and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. **Binding Agreement.** This Agreement serves as a written instrument setting forth the entire agreement between the parties and shall be binding on Anderson County and Greenville County, their successors and assigns.

2. **Authorization.** Article VIII, Section 13(D) of the South Carolina Constitution provides that counties may jointly develop an industrial or business park with other counties within the geographical boundaries of one or more of the member counties, provided that certain conditions specified therein are met and further provided that the General Assembly of the State of South Carolina provides by law a manner in which the value of property in such park will be considered for purposes of bonded indebtedness of political subdivisions and school districts and for purposes of computing the index of taxpaying ability pursuant to any provision of law which measures the relative fiscal capacity of a school district to support its schools based on the assessed valuation of taxable property in the district as compared to the assessed valuation of taxable property in all school districts in South Carolina. The Code of Laws of South Carolina, 1976, as amended (the "Code") and particularly, Section 4-1-170 thereof, satisfies the conditions imposed by Article VIII, Section 13(D) of the South Carolina Constitution and provides the statutory vehicle whereby a joint county industrial or business park may be created.

3. **Notice of Effective Date; Location of the Park.**

(A) The County Administrator of Anderson County shall, following the Termination Date, provide written notice to the County Administrator of Greenville County of the Effective Date of this Agreement. Upon, and as of, the Effective Date of this Agreement, the Park shall consist of any and all property located within Anderson County which has previously been included, and remains, as of the Execution Date, within the boundaries of the Anderson-Clarendon Park, which property Anderson County believes to consist of the property more particularly described in Exhibit A (Anderson) attached hereto; provided, however, if Anderson County hereafter determines that (a) a parcel of property, which, as of the Execution Date, was included within the boundaries of the Anderson-Clarendon Park, has not been included among the property described in Exhibit A (Anderson) or (b) a parcel of property included among the property described in Exhibit A (Anderson) was not included within the boundaries of the Anderson-Clarendon Park as of the Execution Date, the County Administrator of Anderson County may provide written notice of such deficiency to the County Administrator of Greenville County together with a revised Exhibit A (Anderson), which shall contain a legal description of the boundaries of the Park, as enlarged or diminished to remedy such deficiency, and this Agreement shall be deemed amended as of the Effective Date to reflect such revised Exhibit A. It is specifically recognized that the Park may from time to time consist of non-contiguous properties within Anderson County. In addition to the procedure for enlargement or diminution of Park boundaries set forth above in this Section 3(A), the boundaries of the Park may be enlarged or diminished from time to time, as authorized by ordinances of the county councils of both Anderson County and Greenville County. If any property proposed for inclusion in the Park, in whole or in part, is located, at the time such inclusion is proposed, within the boundaries

of a municipality, then the municipality must give its consent prior to the inclusion of the property in the Park.

(B) In the event of any enlargement or diminution of the boundaries of the Park by ordinances of Anderson County Council and Greenville County Council, this Agreement shall be deemed amended and there shall be attached hereto a revised Exhibit A (Anderson) which shall contain a legal description of the boundaries of the Park, as enlarged or diminished, together with a copy of the ordinances of Anderson County Council and Greenville County Council pursuant to which such enlargement or diminution was authorized.

(C) Prior to the adoption by Anderson County Council and by Greenville County Council of ordinances authorizing the diminution of the boundaries of the Park, a public hearing shall first be held by Anderson County Council. Notice of such public hearing shall be published in a newspaper of general circulation in Anderson County at least once and not less than fifteen (15) days prior to such hearing. Notice of such public hearing shall also be served in the manner of service of process at least fifteen (15) days prior to such public hearing upon the owner and, if applicable, the lessee of any real property which would be excluded from the Park by virtue of the diminution.

4. **Fee in Lieu of Taxes.** Pursuant to Article VIII, Section 13(D) of the South Carolina Constitution, all property located in the Park is exempt from all *ad valorem* taxation. The owners or lessees of any property situated in the Park shall pay in accordance with this Agreement an amount (referred to as fees in lieu of *ad valorem* taxes) equivalent to the *ad valorem* taxes or other in-lieu-of payments that would have been due and payable but for the location of such property within the Park.

5. **Allocation of Expenses.** Anderson County and Greenville County shall bear expenses incurred in connection with the Park, including, but not limited to, those incurred in the administration, development, operation, maintenance and promotion of the Park, in the following proportions:

A. Anderson County	100%
B. Greenville County	0%

6. **Allocation of Revenues.** Anderson County and Greenville County shall receive an allocation of all revenues generated by the Park through payment of fees in lieu of *ad valorem* taxes in the following proportions:

A. Anderson County	99%
B. Greenville County	1%

With respect to such fees generated from properties located in the Park, that portion of such fees allocated to Greenville County shall thereafter be paid by the Treasurer of Anderson County to the Treasurer of Greenville County within ten (10) business days following the end of the calendar quarter of receipt, for distribution.

7. **Revenue Allocation within Each County.**

(A) Revenues generated by the Park through the payment of fees in lieu of *ad valorem* taxes shall be distributed to Anderson County and to Greenville County, as the case may be, according to the proportions established by Section 6 of this Agreement. Such revenues shall be distributed within Anderson County in the manner provided by ordinance of the Anderson County Council; provided, that (i) each taxing entity which overlaps the applicable revenue-generating portion of the Park shall receive at least some portion of the revenues generated from such revenue-generating portion, and (ii) with respect to amounts received in any fiscal year by a taxing entity, the governing body of such taxing entity shall allocate the revenues received to operations and/or debt service of such entity.

(B) Revenues allocable to Greenville County by way of fees in lieu of *ad valorem* taxes generated from properties located in the Park shall be distributed as determined by Greenville County.

8. Fees in Lieu of Ad Valorem Taxes Pursuant to Title 4 or Title 12 of the Code. It is hereby agreed that the entry, hereto for or hereafter, by Anderson County into any one or more fee in lieu of *ad valorem* tax agreements pursuant to Title 4 or Title 12 of the Code or any successor or comparable statutes with respect to property located within the Park and the terms of such agreements shall be at the sole discretion of Anderson County.

9. Assessed Valuation. For the purpose of calculating the bonded indebtedness limitation and for the purpose of computing the index of taxpaying ability pursuant to Section 59-20-20(3) of the Code, allocation of the assessed value of property within the Park to Anderson County and Greenville County and to each of the taxing entities within the participating counties shall be identical to the allocation of revenue received and retained by each of the counties and by each of the taxing entities within the participating counties, pursuant to Sections 6 and 7 of this Agreement.

10. Applicable Ordinances and Regulations. Any applicable ordinances and regulations of Anderson County including those concerning zoning, health and safety, and building code requirements shall apply to the Park properties unless any such property is within the boundaries of a municipality in which case, the municipality's applicable ordinances and regulations shall apply.

11. Law Enforcement Jurisdiction. Jurisdiction to make arrests and exercise all authority and power within the boundaries of the Park properties is vested with the Sheriff's Department of Anderson County. If any of the Park properties are within the boundaries of a municipality, then jurisdiction to make arrests and exercise law enforcement jurisdiction is vested with the law enforcement officials of the municipality.

12. South Carolina Law Controlling. This Agreement has been entered into in the State of South Carolina and shall be governed by, and construed in accordance with South Carolina law.

13. Severability. In the event and to the extent (and only to the extent) that any provision or any part of a provision of this Agreement shall be held invalid or unenforceable by

any court of competent jurisdiction, such holding shall not invalidate or render unenforceable the remainder of that provision or any other provision or part of a provision of this Agreement.

14. **Counterpart Execution.** This Agreement may be executed in multiple counterparts.

15. **Term.** This Agreement shall extend for a term of thirty (30) years from the Effective Date of this Agreement.

[End of Agreement – Execution Page to Follow]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement to be effective as of the Effective Date (as defined above).

ANDERSON COUNTY, SOUTH CAROLINA

By: _____
Tommy Dunn, Chairman, County Council
Anderson County, South Carolina

[SEAL]

Attest:

By: _____
Linda Eddleman, Clerk to County Council
Anderson County, South Carolina

GREENVILLE COUNTY, SOUTH CAROLINA

By: _____
Bob Taylor, Chairman, County Council
Greenville County, South Carolina

By: _____
Joseph Kernell, County Administrator
Greenville County, South Carolina

[SEAL]

Attest:

By: _____
Theresa B. Kizer, Clerk to County Council
Greenville County, South Carolina

Exhibit A (Anderson)

SITE 1 - UPSTATE INDUSTRIAL PARK

All that certain piece, parcel or tract of land containing 122.41 acres or less, and being more specifically described on plat prepared by J. Don Lee and recorded in Plat Book 405 at page 1 on July 30, 1993 in the Office of Clerk of Court for Anderson County, South Carolina.

SITE 2 - PARKER HANNAFIN

All that lot of land situate on the southeastern side of Interstate Highway 85 and on the northeastern side of South Carolina Highway No.8 in the County of Anderson, State of South Carolina, being shown as a tract containing 37.36 acres on a plat of the Property of Pearl Durham dated September 4, 1972, prepared by Robert R. Spearman, recorded in Plat Book 77 at Page 738 on December 4, 1972 in the Office of the Clerk of Court for Anderson County, South Carolina.

SITE 3 - BOSCH

TRACT A - All that certain piece, parcel or tract of land, with the improvements located thereon, situate, lying and being in School District Number One (1), County of Anderson, State of South Carolina, as shown on that certain plat prepared by Russell & Axon Engineers, said plat dated 16 April 1979 and being recorded in the Office of the Clerk of Court for Anderson County, South Carolina, in Plat Book 85 at Page 309, and according to said plat being 86.246 acres, more or less, and having the following metes and bounds, courses and distances, to-wit: Beginning at a point on the Northwestern corner of said tract adjacent to the right-of-way of U.S. Highway I-85 and land of R. E. and Virginia Phillips, and running S 62-13-53 E for a distance of Five Hundred Twenty-nine and thirty-two hundredths (529.32) feet to an iron pin; thence S 44-55-11 E for a distance of Eight Hundred Thirty-Four and seventy-nine hundredths (839.79) feet to an iron pin; thence along the right-of-way of S.C. Highway 81 S 30-27-51 W for a distance of One Thousand Five Hundred Five and thirty-six hundredths (1505.36) feet to an iron pin; thence S 28-45-15 W for a distance of Two Hundred Fifteen and fifty-four hundredths (215.54) feet to an iron pin; thence S 25-31-11 W for a distance of One Hundred Ninety-five and four tenths (195.40) feet to an iron pin; thence S 61-53-02 W for a distance of Seventy-Nine and forty-eight hundredths (79.48) feet to an iron pin; thence N 80-41-19 W for a distance of Fifty-Seven and thirty-four hundredths (57.34) feet to an iron pin; thence S 11-45-35 W for a distance of Thirty-two (32.0) feet to a nail and bottle cap located at the center-line of Scott's Bridge Road; thence running along the center line of Scott's Bridge Road N 82-42-35 W for a distance of Five Hundred Twenty-Nine (529.0) feet to a nail and bottle cap; thence leaving the right-of-way of Scott's Bridge and running N 26-05-55 W for a distance of Five Hundred Ninety-Eight and ninety-five hundredths (598.95) feet to an iron pin which is located in the center of that certain unnamed branch; thence following the meanderings of the center line of the branch in a Northwesterly direction to an iron pin which point is adjacent to the right-of-way of U. S. Highway I-85 and land of C. M. Ellison; thence leaving the center line of the branch and following the right-of-way of U.S. Highway I-85 N 41-43-57 E for a distance of Nineteen (19) feet to an iron pin; thence N 41-43-57 E for a distance of Two Hundred Twenty and forth-five hundredths (220.45) feet to a concrete monument; thence running N 45-35-16 E for a distance of Four Hundred and eighty-

two hundredths (400.82) feet to a concrete monument; thence running N 42-13-11 E for a distance of Three Hundred Thirty-Five and fourteen hundredths (335.14) feet to a concrete monument; thence running N 42-59-58 E for a distance of one Hundred Forty-Seven and twelve hundredths (147.12) feet to an iron pin; thence running N 44-48-26 E for a distance of One Hundred Thirty-Seven and fifty-seven hundredths (137.57) feet to an iron pin; thence N 46-54-12 E for a distance of One Hundred Twenty-Three and sixty-five hundredths (123.65) feet to an iron pin; thence N 48-13-07 E for a distance of One Hundred Forty-Seven and sixty-two hundredths (147.62) feet to an iron pin; thence N 50-11-16 E for a distance of One Hundred Twenty-Eight and two tenths (128.2) feet to an iron pin; thence N 51-47-07 E for a distance of One Hundred Twelve and sixty-six hundredths (112.66) feet to an iron pin; thence N 53-16-51 E for a distance of One Hundred Twenty-One and eighty- six hundredths (121.86) feet to an iron pin; thence N 55-56-51 E for a distance of Two Hundred Ninety-Two and eight hundredths (292.08) feet to a concrete monument; thence N 50-53-37 E for a distance of Seventy-Eight and seventy-seven hundredths (78.77) feet to the POINT OF BEGINNING. Said property being bounded on the North and Northeast by lands of R.E. and Virginia Phillips, on the East and South and Southwest by Scott's Bridge Road, undesignated road as shown on the aforementioned plat, and property of C.M. Ellison with a stream intervening, and on the West and Northwest by the right-of-way of U. S. Highway 1-85.

TRACT B - PARCEL 1 - All that certain piece, parcel or tract of land situate, lying and being in Hopewell Township, County of Anderson, State of South Carolina, in School District Number One, said parcel of land lying on the Northern side of Scott's Bridge Road and containing 11 acres, more or less, and being designated as Tract I-A as shown on that certain survey for Robert Bosch Corporation by the Piedmont Group Surveyors, Thurl M. Amich, Registered L.S., dated October 27, 1989, and as revised as shown on said plat, and being duly recorded in the office of the Clerk of Court for Anderson County, South Carolina, in Plat Book 100 at pages 8 and 9, and being more particularly described as follows: Beginning at the Southeastern corner of the tract herein described, said corner being the common corner of Tracts I-A, 3 and 6 in the approximate center of Scott's Bridge Road and running thence along the approximate center of Scott's Bridge Road N. 80-54-16 W 438.62 feet to a corner; thence N 77-17-25 W 94.70 feet to a corner; thence in a curved line, the chord of which is N 78-39-10 W 68.36 feet (arc 68.37; R=1432.39) to a corner; thence in curved line S 89-31-40 W 519.70 feet (arc 522.59; R=1432.39) to a corner, said corner being the common corner of Tracts I-A and 1-B located in the approximate center of Scott's Bridge Road; thence leaving said Road and running N 23-07-24 E 742.55 feet to a corner in the approximate center of the creek as shown on said plat; thence along the meanderings of said creek and ditch as shown on said plat the following courses and distances: S 52-47 E 149.6 feet to a corner; thence S 82-01 E 97.5 feet to a corner; thence S 55-35 E 59.7 feet to a corner; thence N 60-04 E 50.2 feet to a corner; thence S 76-16 E 42.6 feet to a corner; thence S 42-36 E 36.5 feet to a corner; thence S 63-45 E 221.1 feet to a corner designated I.N.; thence leaving said creek and running S 25-20-02 E 598.74 feet to the point of beginning; said tract of land being bounded on the North and East by lands of Robert Bosch Corporation; on the South by Tracts 2, 5, and 6 as shown on said plat, and on the West by Tract I-B as shown on said plat.

PARCEL - 2 All that certain piece, parcel or tract of land situate, lying and being in Hopewell Township, County of Anderson, State of South Carolina, in School District Number

One, said parcel of land lying on the Northern side of Scott's Bridge Road and containing 10.69 acres, more or less, and being designated as Tract I-B as shown on that certain survey for Robert Bosch Corporation, by The Piedmont Group Surveyors, Thurl M. Amich, Registered L.S., dated October 27, 1989, and as revised as shown on said plat, and being duly recorded in the Office of the Clerk of Court for Anderson County, South Carolina, in Plat Book 100, at page 8 and 9, and being more particularly described as follows: Beginning at the Southeastern corner of the tract herein described, said corner being the common corner of Tract I-A, I-B and Tract 2 located in the approximate center of Scott's Bridge Road; and running thence along the approximate center of said Road the following courses in distances: S 79-07-22 W 378.40 feet to a corner; thence in a curved line, the chord of which is S 83-58-14 W 244.02 feet to a corner (arc 228.40; R=1349.89); thence leaving said road and running N 13-25-13 E 349.41 feet to a corner of marked concrete R/W monument; thence N 42-44-56 E 180.60 feet to a corner marked cone. R/W mon.; thence 38-11-34 E 301.08 feet to a corner marked cone. R/W mon.; thence N 42-50-09 E 358.20 feet to a corner in the approximate center of the creek ditch as shown on said plat, said corner being designated I.N.; thence running along the meanderings of said creek ditch the following courses and distances S 54-19 E 84.0 feet to a corner; thence S 31-21 E 47.0 feet to a corner; thence S 80-40 E 118.5 feet to a corner; thence S 35-15 E 94.4 feet to a corner; thence S 52-47 E 10.6 feet to a corner; thence S 23-7-24 W 742.55 feet to the 'point of beginning'; said tract of land being bounded on the North by Interstate 85 and lands of Robert Bosch Corporation; of the East and Southeast by Tract I-A as shown on said plat; on the South by Scott's Bridge Road and on the West and Northwest by Interstate 85.

PARCEL - 3 All that certain piece, parcel or tract of land situate, lying and being in Hopewell Township, County of Anderson, State of South Carolina, said tract of land containing 7.78 acres, more or less, and being designated as Tract 2 on that certain plat of Robert Bosch Corporation by The Piedmont Group Surveyors, by Thurl M. Amich, Registered L.S., dated October 27, 1989, and as revised as shown on said plat, said plat being duly recorded in the Office of the Clerk of Court for Anderson County, South Carolina, in Plat Book 100, at page 8 and 9, and being more particularly described as follows: Beginning at the Northeastern corner of the tract herein described, said corner being the common corner of Tracts I-A and Tract 2 and running thence along the approximate center of Scott's Bridge Road in a curved line, the chord of which is S 89-31-40.W 519.70 feet (arc 522.59; R=1432.39) to the corner; thence continuing along a line in Scott's Bridge Road S 79-07-22 W 378.40 feet to a corner; and continuing along a line in said road, the chord of which is S 83-58-14 W 244.02 feet (arc 244.31; R=1432.39) to a corner in the approximate center of Scott's Bridge Road; thence leaving the corner of said Road and running S 13-25-13 W 8.75 feet to a corner; thence along a line which is the Northern line of the new right-of-way of the relocation of Scott's Bridge Road (proposed) as shown on said plat to a corner, which is the intersection of the existing Southern right-of-way of Scott's Bridge Road and the Northern right-of-way of the proposed Scott's Bridge Road; thence S 79-09-26 W along the Southern right-of-way of Scott's Bridge Road to a monument as shown on said plat; thence S 59-53-20 W 32.65 feet to a corner marked I.N.; thence along the Southern right-of-way of the relocation of Scott's Bridge Road (proposed) S 73-38-55 E 968.36 feet to a corner marked I.N.; thence along a curved line, the Chord of which is S 85-41-49 E 192.82 feet (arc 194.24; R+461.91) to a corner marked I.N. on the Southern boundary line of Scott's Bridge Road (proposed); thence N 17-34-28 E 84.86 feet to a corner; thence N 17-34-28 E 228.81 feet to a corner; thence N 12-07-40 E 109.00 feet to a corner; thence N 12-07-40 E 37.83 feet to the point

of beginning; said tract being bounded on the North by Tract I-A and Tract J-B; on the East by Tract 5; on the South and West by David C. Ellison.

PARCEL - 4 All that certain piece, parcel or tract of land situate, lying and being in Hopewell Township, County of Anderson, State of South Carolina, containing 0.046 acres, more or less, and being designated as Tract 4 on that survey for Robert Bosch Corporation by The Piedmont Group Surveyors by Thurl M. Amich, Registered L.S., dated October 27, 1989, and as revised as shown on said plat, said plat being duly recorded in the Office of the Clerk of Court for Anderson County, South Carolina in Plat Book 100, at page 8 and 9, and being more particularly described as follows: Beginning at the Northwestern corner of the tract of land herein conveyed, said corner being the common corner of Tract 4, Tract 5 and Tract 6 and lying on the Southern side of the right-of-way of Scott's bridge Road, and running thence S 81-41-45 E 144.67 feet to a corner; thence S 08-18-15 W 4.50 feet to a corner; thence in a curved line, the chord of which is 87-10-40 E 149.32 feet; (arc 150.26; R=386.91) to a corner; thence N 11-28-02 E 33.37 feet to the point of beginning; said lot being bounded on the North by Tract 6; on the East and South by lands of David. C. Ellison; and on the West by Tract 5 as shown, on said plat.

PARCEL 5 - All that certain piece, parcel or tract of land situate, lying and being in Hopewell Township, County of Anderson, State of South Carolina, said tract of land lying on the Southern side of Scott's Bridge Road, and being designated as Tract 5, containing 2.73 acres, more or less, as shown on survey for Robert Bosch Corporation, by The Piedmont Group Surveyors, by Thurl M. Amich, dated October 27, 1989, and revised as shown on said plat, and being duly recorded in the Office of the Clerk of Court for Anderson County, South Carolina, in Plat Book 100, at page 8 and 9, and being more particularly described as follows: Beginning at the Northeastern corner of the within tract, said corner being the common corner of Tract 5, Tract 6 and Tract I-A and being located at the approximate Center of Scott's Bridge Road; and running thence along a line of Scott's Bridge Road the following courses and distances: N 80-54-16 W 65.22 feet to a corner; thence N 80-54-16 W 227.35 feet to a corner; thence N 77-.17-25 W 94.70 feet to a corner; thence N 78-39-10 W 68.36 feet (arc 68.37; R=1432.39); thence leaving Scott's Bridge Road and running S 12-07-40W 37.83 feet to a corner; thence S 12-07-40 W 109.00 feet to a corner; thence S 17-34-28 W 228.81 feet to a corner; thence S 17-34-28 W 84.86 feet to a corner; said corner being located on the Southern side of the right-of-way of the proposed Scott's Bridge Road as shown on said Plat; thence in a curved line along the Southern side of Scott's Bridge Road (proposed) in a curved line, the chord of which is N 67:;48-18 E 230.57 feet (arc 233.03 R=461.91); thence continuing along the Southern boundary of said right-of-way of Scott's Bridge Road (proposed) N 53-21-05 E 264.38 feet to a corner and (continuing along the Southeastern boundary of said road right-of-way N 64-42-07 E 152.29 feet to a corner (arc 153.29; R=386.91); thence N 11-28-02 E 33.37 feet to a corner; thence N 11-28-02 E 19.77 feet to the point of beginning; said tract of land being bounded on the North by Tract I-A; on the East by Tract 4 and Tract 6; on the Southeast and South by Wilma E. Ellison and on the West by Tract 2; and

PARCEL 6 - All that certain piece, parcel or tract of land situate, lying and being in Hopewell Township, County of Anderson, State of South Carolina, said tract of land lying on the Southern side of the centerline of Scott's Bridge Road, and being designated as Tract 6, containing 0.324 acres, more or less, as shown on survey for Robert Bosch Corporation, by The

Piedmont Group Surveyors, by Thurl M. Amich, dated October 27, 1989, and revised as shown on said plat, and being duly recorded in the Office of the Clerk of Court for Anderson County, South Carolina in Plat Book 100, at page 8 and 9, and being more particularly described as follows: Beginning at the common corner of Tract I-A, Tract 5 and Tract 6 herein described, and running thence along a line in Scott's Bridge Road S 80-54-16 E 146.06 feet to a corner; thence S 81-58-18 E 528.83 feet to a corner; thence S 58-05-36 E 50.56 feet to a corner; thence N 81-41-45 W 722.28 feet to a corner; thence N 11-28-02 E 19.77 feet to the point of beginning; said parcel of land being bounded on the North by Tract I-A, Tract 3, and Scott's Bridge Road; on the East by Scott's Bridge Road; on the South by lands now or formerly of Ellison and Tract 4; and on the West by Tract 5.

TRACT C - All that certain piece, parcel or tract of land situate, lying and being in Anderson County, South Carolina, containing 111.32 acres and being shown as Tract Number 1 in that certain Corrective Deed to Florence M. Tucker recorded in Deed Book 1582 at page 002 in the Office of the Clerk of Court for Anderson County, South Carolina.

TRACT E - All that certain, piece, parcel or tract of land described as Anderson County, South Carolina Tax Map Parcel Number 169-00-11-001 and shown on that certain plat prepared by Alvin Freeman dated September, 1972 and recorded in Plat Book 77 at page 761 on December 12, 1972 in the Office of the Clerk of Court for Anderson County, South Carolina.

TRACT F - All that certain piece, parcel or tract of land containing 143.71 acres, more, or less, and being more specifically described on that certain plat prepared by Barry K. Dunn for W.H. Campbell and Elizabeth W. Campbell on August 5, 1988 and recorded in Plat Book 64 at page 6 on March 28, 1989, in the Office of the Clerk of Court for Anderson County, South Carolina.

TRACT G - All that certain piece, parcel or lot of land, with all improvements thereon or hereafter constructed thereon, situate, lying and being on the western side of Interstate Highway 85, in the County of Anderson, State of South Carolina, shown as a portion of 511.83 acre tract on plat entitled "Plat of Portion of G.M. Wilson's Property" by John C. Smith, Reg. Land Surveyor, dated April, 1968, recorded in Plat Book 65 at page 167 in the Office of the Clerk of Court for Anderson County, and also being shown as a tract containing 433.53 acres on a plat of the property of T.C. Threatt dated April 29, 1980 and prepared by Freeland and Associates, recorded in the Office of the Clerk of Court for Anderson County in Plat Book 88 at page 769, reference being made to said plat for a more complete metes and bounds description.

SITE 4 - MARTIN BROTHERS

TRACT A - All that certain, piece, parcel, or tract of land being more specifically described on plat prepared by Robert S. Poole on July 5, 1978 and recorded in Plat Book 84 at page 388 on September 6, 1978 in the Office of the Clerk of Court for Anderson County, South Carolina.

TRACT B - All that certain piece, parcel or tract of land located in Anderson County, South Carolina containing 43.56 acres, more or less, and being more particularly shown in

Anderson County Tax Book Tax Map #119-00-02-013 and recorded in the Office of the Clerk of Court for Anderson Comity, South Carolina in Deed Book 1861 at page 388.

SITE 5 - GLEN RAYIN

TRACT A - All that certain piece, parcel or tract of land situate, lying and being in the Garvin Township of Anderson County, South Carolina, containing One Hundred Forty-four and ninety-one hundredths (144.91) acres., as is shown on a plat made by Farmer & Simpson Engineers, dated May 1, 1992, which is of record in the Office of the Clerk of Court for Anderson County in Plat Slide 284 at page 2, the metes and bounds, courses and distances as upon said plat appear being incorporated herein by reference thereto.

TRACT B - All that certain parcel or tract of land situated in Anderson County, South Carolina, Centerville Township in School District No. 5 and more particularly described as follows:

Beginning at a concrete monument located on the northern boundary of Jones Street at the point where Jones Street terminates into property owned by the Grantor; running thence S 51 06 E 1,225.07 feet to an iron stake; thence again N 6 52 E 71 feet to an iron stake; thence again 50 50 E 245.90 feet to a concrete monument; thence N 39 07 E approximately 41 feet to the center line of the Southern Railway System tracks; thence with the center line of the Southern Railway System tracks approximately N 51 06 W approximately 1,434 feet to a point; thence S 38 18 W approximately 100 feet to the point of beginning.

TRACT C - All that certain piece, parcel or tract of land in Centerville Township, Anderson County, South Carolina containing 8.46 acres, more or less, and being particularly shown on a plat thereof by Farmer & Simpson Engineers dated November 6, 1978 and recorded in the office of the Clerk of Court for said County in Plat Book 84 at page 729.

TRACT D - All those certain pieces, parcels or tracts of land situate, lying and being in County of Anderson, State of South Carolina, Centerville Township, and in School District No. 5, more particularly described as follows:

PARCEL 1 - containing 13.747 acres: Beginning at a concrete monument corner on the Northeast side of Jackson Street said corner being common with Lot No. 21 (shown on plat recorded in Book 27 at page 114 and 115) and running along Jackson Street North 50-58 West 277.85 feet to an iron pin; thence continuing along the Northern side of Jackson Street North 82-04 West 496.41 feet to an iron pin; thence continuing on Jackson Street North 82-39 West 153.61 feet to another concrete monument; thence continuing along Jackson Street South 84-17 West 261.17 feet to another concrete monument; thence turning and running North 0-27 West 247.38 feet to another concrete monument; thence South 44-14 West 248.93 feet to a concrete monument on the North side of Jackson Street; thence along the North side of Jackson Street North 50-49 West 26.93 feet to a concrete monument at the Southeast edge of Fletcher Street; thence along the Southeast edge of Fletcher Street North 39-00 East 298.02 feet to a concrete; monument at the intersection of Fletcher Street and Burriss Street thence along Burriss Street North 52-38 West 42.16 feet to a concrete monument; thence turning and running North 38-25

East 151.06 feet to a concrete monument, thence North 53-16 West 100.16 feet to an iron pin; thence North 52-44 West 139.10 feet to a concrete monument; thence North 38-23 East 208.13 feet to an iron pin; thence South 51-38 East 80.09 feet to a concrete monument; thence North 38-18 East 115.90 feet to a concrete monument on the Southwest right of way of Southern Railway System; thence along the Southwest right of way of Southern Railway System South 51-06 East 1225.07 feet to a corner; thence North 6-52 East 71.00 feet to a corner; thence South 50-50 East 245.90 feet to a concrete monument; thence turning and running South 39-07 West 249.23 feet to the point of beginning.

PARCEL 2 - containing 1.426 acres: Beginning at an iron pin corner on the Southwest side of Jackson Street said corner being common with Lot No. 27 (shown on plat recorded in Plat Book 27 at page 114 and 115) and running thence South 39-04 West 118.19 feet to an iron pin at an alley; thence South 44-02 West 11.93 feet to an iron pin; thence South 38-59 West 106.26 feet to iron pin on Northeast side of Simmons Street; thence along Northeast side of Simmons Street North 50-56 West 276.48 feet to iron pin at corner of unnamed street; thence along Southeast side of unnamed street North 38-27 East 180.69 feet to iron pin on South side of Jackson Street; thence along South side of Jackson Street South 82-04 East 50.00 feet to iron pin; continuing on South side of Jackson Street South 68-24 East 80.86 feet to an iron pin; thence continuing along Jackson Street South 52-55 East 159.48 feet to point of beginning.

PARCEL 3 - containing 0.152 acres: Beginning at an iron pin corner on the Southern side of Jackson Street said corner being common with the Northernmost corner of Parcel B-1 described above and running thence South 38-27 West 180.69 feet to an iron pin on Northeast side of Simmons Street; thence along Northeast side of Simmons Street North 47-15 West 39.53 feet to iron pin; thence North 38-27 East 154.50 feet to iron pin on South side of Jackson Street; thence along South side of Jackson Street, South 82-04 East 45.75 feet to point of beginning.

PARCEL 4 - containing 0.250 acres: Beginning at an iron pin corner on the Southern side of Jackson Street said corner being common with the Northernmost corner of Parcel B-2 described above and running thence South 38-27 West 154.50 feet to an iron pin on Northeast side of Simmons Street; thence along Northeast side of Simmons Street North 49-57 West 81.55 feet to iron pin on Southeast side of Alpha Street; thence along Southeast side of Alpha Street North 34-47 East 100.60 feet to iron pin on South side of Jackson Street; thence along South side of Jackson Street South 82-04 East 102.08 feet to point of beginning.

PARCEL 5 - containing 0.127 acres: Beginning at an iron pin corner at the Southwestern corner of the intersection of Jackson Street and Alpha Street, said corner being North 82-04 West 45.95 feet from the Northernmost corner of Parcel "B-3" described above, and running thence along the Northwest side of Alpha Street South 34-47 West 80.69 feet to iron pin on Northeast side of Simmons Street; thence along the Northeast side of Simmons Street North 50-38 West 138.05 feet to an iron pin on the South side of Jackson Street; thence along the South side of Jackson Street South 82-04 East 154.22 feet to point of beginning.

PARCEL 6 - containing 0.111 acres: Beginning at an iron pin corner at the Westernmost corner of the intersection of Alpha Street and Simmons Street said corner being South 30-32 West 45.54 feet from Southernmost corner of Parcel "C" described above, and running thence

along the Northwest side of Alpha Street South 39-00 West 49.66 feet to iron pin; thence North 50-59 West 97.50 feet to an iron pin; thence North 39-39 East 50.25 feet to an iron pin on the Southwest side of Simmons Street; thence along the Southwest side of Simmons Street South 50-38 East 96.93 feet to point of beginning.

PARCEL 7 - containing 0.051 acres: Beginning at an iron pin corner on the South side of Jackson Street said corner being common with the Northernmost corner of Lot No . .145 (shown on plat recorded in Book 27 at page 114, 115) and running thence South 35-29 West 78.73 feet to an iron pin; thence North 29-10 West 62.35 feet to an iron pin on the South side of Jackson Street, thence along the South side of Jackson Street North 82-46 East 76.69 feet to point of beginning.

SITE 6 - WATSON

TRACT A - That certain tract of land containing approximately eighteen (18) acres, more or less, in School District Number Five, Centerville Township, Anderson County, South Carolina, being a portion of Tract Number Four (4) on a plat by D.G. Casey, Registered Land Surveyor, dated December 9, 1965, which plat is duly recorded in the Office aforesaid in Plat Book 60 at page 189. The tract herein conveyed in more particularly described as follows:

Beginning at a point in the center of Highway S-62, running thence N 21-00 E 948 feet; thence N 61-20 E 1,285.6 feet; thence N 17-15 E 282.1 feet; thence S 62-30 W 1,726.5 feet; thence S 14-30 W to the center of Highway S-62; thence in a southeasterly direction along the center of said highway to the center of intersection of Highway S-161; thence along Highway S-161 in a southeasterly direction to the center of Highway S-62; thence in an easterly direction along the center of Highway S-62 to the beginning point. For source of title see Deed Book 17-P at page 725 recorded in the Office aforesaid on September 14, 1973.

TRACT C - All that certain piece, parcel or lot of land situate lying and being in Centerville Township, County of Anderson containing 110.954 acres, more or less, as shown on plat of Alvin Freeman, approved by Norman E. Shuler, Surveyor, dated May 18, 1963, of record in the Office of the Clerk of Court for Anderson County, South Carolina, in Plat Book 78 at page 619.

TRACT D - All that certain piece, parcel or tract of land in Centerville Township, Anderson County, South Carolina, containing 42 acres, more or less, and being more particularly shown in Anderson County Tax Book Map #94-00-03-004 and recorded in the Office of the Clerk of Court for Anderson County, South Carolina in Deed Book 15-V at page 426.

SITE 7 - SC 81 SOUTH

TRACT A - All that certain piece, parcel or tract of land, situate, lying and being in the County of Anderson, State of South Carolina, containing 154.50 acres and being more specifically shown and described on a plat for Charles Burts dated March 1, 1988, made by Robert R. Spearman, RLS #3615, and the same being recorded in the Office of the Clerk of Court for Anderson County, South Carolina in Plat Book 99 at page 591.

TRACT B - All that certain, piece, parcel or tract of land containing 14.10 acres more or less located on Master's Boulevard in Anderson County, South Carolina, and being more specifically described as Anderson County, South Carolina Tax Map Parcel Number 122-00-06-002.

TRACT C - All that certain piece, parcel or tract of land situate, lying and being in Varennes Township, County of Anderson, State of South Carolina, being shown and designated as Tract 4 containing 15.566 acres, more or less on a plat made by Robert R. Spearman, Reg. L.S., dated November 17, 1993, of record in the Office of the Clerk of Court for Anderson County, South Carolina, in Plat Book 441 at page 8, the metes and bounds, courses and distances as upon said plat appear being incorporated herein by reference thereto. Being bounded on the North and East by right of way for A.C.L. Railroad; on the South Road S-4-65; and on the West by property now or formerly of Campbell, branch intervening.

TRACT D - All that certain, piece, parcel or tract of land containing 198.98 acres more or less located on South Carolina Highway 81, and being more specifically described as Anderson County, South Carolina Tax Map Parcel Number 126-00-02-005.

TRACT E - All that certain piece, parcel or tract of land containing 12.90 acres, and being more specifically described as Anderson County, South Carolina Tax Map Parcel Number 126-00-02-00 1.

TRACT F - All that certain piece, parcel or tract of land containing 134.47 acres, more or less, and shown as Tract "B" on a plat prepared by American Surveying Co., for BASF Corporation and recorded in the Office of the Clerk of Court for Anderson County, South Carolina in Plat Book 485 at page 3 on May 4, 1994.

SITE 8 - ANDERSON AIRPORT BUSINESS PARK

That certain piece, parcel, or tract of land containing 132 acres, more or less and being more specifically described as all of Anderson County Tax Map Parcel Number 97-00-02-019 which is located west of Airport Road. This being all of the property included in Anderson Airport Business Park.

SITE 9 - CLEMSON RESEARCH PARK

All that certain piece, parcel or tract of land containing 214.06 acres, more or less, and being more specifically described on that certain plat prepared by John R. Long on July 30, 1984 and entitled "Clemson University Property" and recorded in the Office of the Clerk of Court for Anderson County, South Carolina in Plat Book 92 at page 6 on August 8, 1984.