

AN ORDINANCE

TO CERTIFY TAYLORS VILLAGE AS A TEXTILE MILL SITE UNDER THE SOUTH CAROLINA TEXTILES COMMUNITIES REVITALIZATION ACT.

WHEREAS, Taylors Village, LLC, a South Carolina limited liability company (“Developer”), desires to redevelop the abandoned textile manufacturing facility located in the County of Greenville, State of South Carolina, known as the Taylors Village and more particularly listed as tax parcel T007000100113 and as depicted on the map attached hereto as Exhibit A (the “Property”); and

WHEREAS, the Property consist of 12.92 acres, more or less, and is a portion of the mill site formerly known as the Southern Bleachery and Printworks located at 113 Mill Street in Greenville County, South Carolina; and

WHEREAS, Developer acquired the Property before January 1, 2008; and

WHEREAS, as part of the redevelopment by Developer, the Property is anticipated to qualify for income tax credits pursuant to the South Carolina Textiles Communities Revitalization Act (Chapter 65 of Title 12 of the South Carolina Code) (the “Textile Mill Statute”); and

WHEREAS, the Textile Mill Statute contains a detailed definition of the specific property that will qualify as a “Textile Mill Site” (as defined in the Textile Mill Statute); and

WHEREAS, Developer has applied to the Greenville County Council for a certification of the Property as a Textile Mill Site; and

WHEREAS, the Greenville County Council has determined that the redevelopment of the Property will be beneficial to the County of Greenville, and the County agrees to provide the binding ordinance set forth herein in compliance with Section 12-65-60 of the Textile Mill Statute.

NOW THEREFORE, BE IT ORDAINED by the Greenville County Council:

Section 1. That all recitals are incorporated herein as a part of this Ordinance.

Section 2. That the Property was a part of a facility that was initially used for textile manufacturing, dying or finishing operations and for ancillary uses to those operations (i.e. a “textile mill”) as more particularly defined in Section 12-65-20(3) of the Textile Mill Statute.

Section 3. That at least eighty percent of the Property has been closed continuously to business or otherwise nonoperational as a textile mill since 1981, and therefore, the Property has been “abandoned” as defined in Section 12-65-20(1) of the Textile Mill Statute.

Section 4. That geographic area of the textile mill site includes all of the Property as defined herein and depicted on the map attached hereto as Exhibit A.

Section 5. That in accordance with Section 12-65-30(D), (i) the facility has not previously received tax credits under the Textile Mill Statute, and (ii) neither Developer nor any affiliate of Developer owned the Property when it was operational and immediately prior to its abandonment.

Section 6. That this Ordinance is intended to comply with the certification requirements set forth in Section 12-65-60 to the Textile Mill Statute.

Section 7. This Ordinance shall take effect upon adoption.

DONE IN REGULAR MEETING THIS _____ DAY OF _____, 2019.

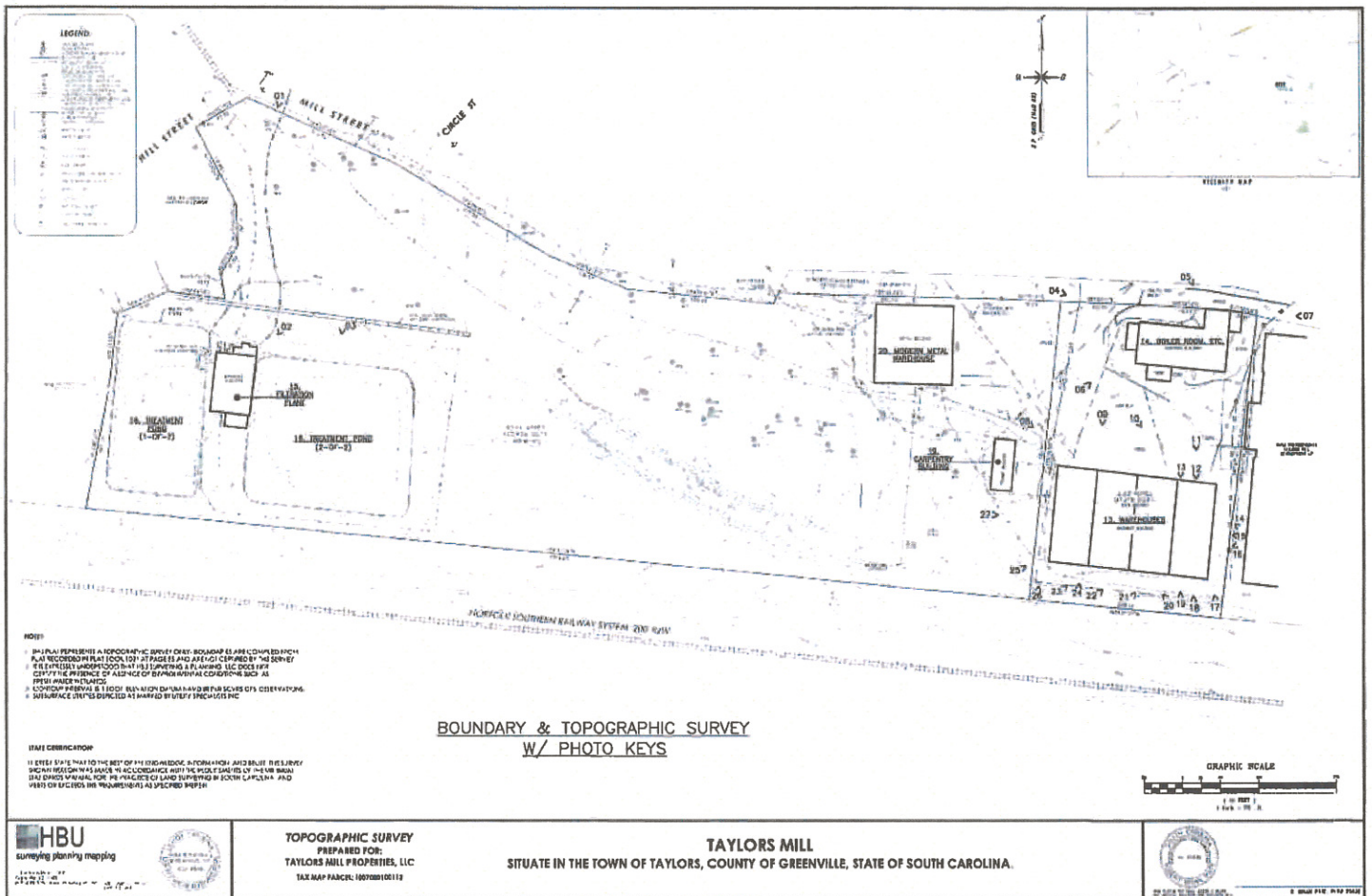
Herman G. Kirven, Jr., Chairman
Greenville County Council

ATTEST:

Regina McCaskill
Clerk to Council

Joseph M. Kernell
County Administrator

EXHIBIT A



LEGEND:

1. BOUNDARY

2. EASEMENT

3. EXISTING CONSTRUCTION

4. PROPOSED CONSTRUCTION

5. EXISTING UTILITIES

6. PROPOSED UTILITIES

7. EXISTING TOPOGRAPHY

8. PROPOSED TOPOGRAPHY

9. EXISTING VEGETATION

10. PROPOSED VEGETATION

11. EXISTING FENCES

12. PROPOSED FENCES

13. EXISTING DRIVEWAYS

14. PROPOSED DRIVEWAYS

15. EXISTING PAVEMENT

16. PROPOSED PAVEMENT

17. EXISTING CURBS

18. PROPOSED CURBS

19. EXISTING SIDEWALKS

20. PROPOSED SIDEWALKS

21. EXISTING STAIRS

22. PROPOSED STAIRS

23. EXISTING RAMP

24. PROPOSED RAMP

25. EXISTING SIGN

26. PROPOSED SIGN

27. EXISTING LIGHT

28. PROPOSED LIGHT

29. EXISTING UTILITY POLE

30. PROPOSED UTILITY POLE

31. EXISTING UTILITY TOWER

32. PROPOSED UTILITY TOWER

33. EXISTING UTILITY TRANSFORMER

34. PROPOSED UTILITY TRANSFORMER

35. EXISTING UTILITY MANHOLE

36. PROPOSED UTILITY MANHOLE

37. EXISTING UTILITY VALVE

38. PROPOSED UTILITY VALVE

39. EXISTING UTILITY JUNCTION BOX

40. PROPOSED UTILITY JUNCTION BOX

41. EXISTING UTILITY SERVICE

42. PROPOSED UTILITY SERVICE

43. EXISTING UTILITY TRENCH

44. PROPOSED UTILITY TRENCH

45. EXISTING UTILITY CONDUIT

46. PROPOSED UTILITY CONDUIT

47. EXISTING UTILITY PIPE

48. PROPOSED UTILITY PIPE

49. EXISTING UTILITY CABLE

50. PROPOSED UTILITY CABLE

51. EXISTING UTILITY WIRE

52. PROPOSED UTILITY WIRE

53. EXISTING UTILITY FIBER

54. PROPOSED UTILITY FIBER

55. EXISTING UTILITY DUCT

56. PROPOSED UTILITY DUCT

57. EXISTING UTILITY TRUNK

58. PROPOSED UTILITY TRUNK

59. EXISTING UTILITY MAIN

60. PROPOSED UTILITY MAIN

61. EXISTING UTILITY FEEDER

62. PROPOSED UTILITY FEEDER

63. EXISTING UTILITY BRANCH

64. PROPOSED UTILITY BRANCH

65. EXISTING UTILITY LOOP

66. PROPOSED UTILITY LOOP

67. EXISTING UTILITY RING

68. PROPOSED UTILITY RING

69. EXISTING UTILITY MESH

70. PROPOSED UTILITY MESH

71. EXISTING UTILITY GRID

72. PROPOSED UTILITY GRID

73. EXISTING UTILITY MATRIX

74. PROPOSED UTILITY MATRIX

75. EXISTING UTILITY LATTICE

76. PROPOSED UTILITY LATTICE

77. EXISTING UTILITY STRUCTURE

78. PROPOSED UTILITY STRUCTURE

79. EXISTING UTILITY FRAME

80. PROPOSED UTILITY FRAME

81. EXISTING UTILITY SKELETON

82. PROPOSED UTILITY SKELETON

83. EXISTING UTILITY INFRASTRUCTURE

84. PROPOSED UTILITY INFRASTRUCTURE

85. EXISTING UTILITY SUPERSTRUCTURE

86. PROPOSED UTILITY SUPERSTRUCTURE

87. EXISTING UTILITY SUBSTRUCTURE

88. PROPOSED UTILITY SUBSTRUCTURE

89. EXISTING UTILITY FOUNDATION

90. PROPOSED UTILITY FOUNDATION

91. EXISTING UTILITY BASE

92. PROPOSED UTILITY BASE

93. EXISTING UTILITY SUBGRADE

94. PROPOSED UTILITY SUBGRADE

95. EXISTING UTILITY SUBSOIL

96. PROPOSED UTILITY SUBSOIL

97. EXISTING UTILITY UNDERLAYER

98. PROPOSED UTILITY UNDERLAYER

99. EXISTING UTILITY COURSE

100. PROPOSED UTILITY COURSE



NOTES:

1. THIS PLAN REPRESENTS A TOPOGRAPHIC SURVEY OF THE BOUNDARIES AND AREAS COVERED BY THE PLAN AND IS NOT TO BE USED FOR ANY OTHER PURPOSES.

2. THE SURVEY WAS CONDUCTED ON THE DATE INDICATED ON THE PLAN AND THE RESULTS ARE BASED ON THE DATA OBTAINED AT THAT TIME.

3. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO OBSTRUCTIONS TO THE SURVEY.

4. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO OBSTRUCTIONS TO THE SURVEY.

5. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO OBSTRUCTIONS TO THE SURVEY.

6. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO OBSTRUCTIONS TO THE SURVEY.

**BOUNDARY & TOPOGRAPHIC SURVEY
W/ PHOTO KEYS**

STATE CERTIFICATION:

I, THE SURVEYOR, HEREBY CERTIFY THAT THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING OF THE STATE OF SOUTH CAROLINA AND THAT THE SURVEYOR IS A LICENSED SURVEYOR IN THE STATE OF SOUTH CAROLINA.

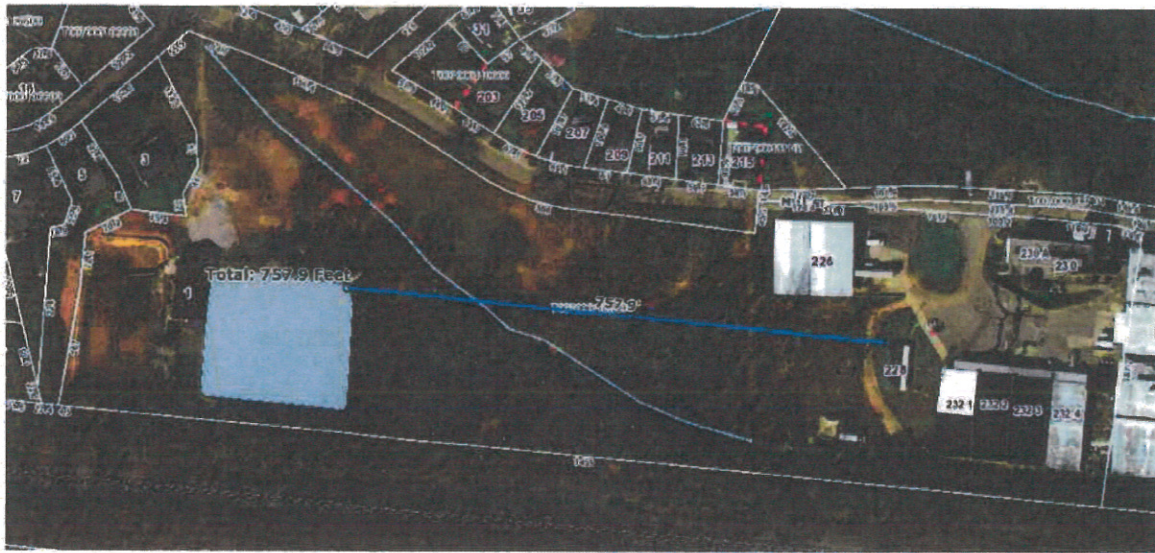


TOPOGRAPHIC SURVEY
PREPARED FOR:
TAYLORS MILL PROPERTIES, LLC
TAX MAP PARCEL: 100700100119

TAYLORS MILL
SITUATE IN THE TOWN OF TAYLORS, COUNTY OF GREENVILLE, STATE OF SOUTH CAROLINA.



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Measurement from Carpentry Building to Pond: 757.9 Feet



Measurement from Filtration Plant to Property Line: 323.9 Feet