

ORDINANCE NO. _____

AN ORDINANCE TO AMEND AN AGREEMENT FOR THE DEVELOPMENT OF A JOINT COUNTY INDUSTRIAL AND BUSINESS PARK (2010 PARK) OF ANDERSON AND GREENVILLE COUNTIES SO AS TO ENLARGE THE PARK.

WHEREAS, pursuant to Ordinance No. 4391 enacted October 19, 2010 by Greenville County Council, Greenville County entered into an Agreement for the Development of a Joint County Industrial and Business Park (2010 Park) dated as of December 1, 2010, as amended, with Anderson County (the "Agreement"); and

WHEREAS, pursuant to Section 3(A) of the Agreement, the boundaries of the park created therein (the "Park") may be enlarged pursuant to ordinances of the County Councils of Anderson County and Greenville County; and

WHEREAS, in connection with certain incentives being offered by Greenville County, it is now desired that the boundaries of the Park be enlarged to include certain parcel(s) in Greenville County; and

WHEREAS, in connection with certain incentives being offered by Anderson County, it is now desired that the boundaries of the Park be enlarged to include certain parcels in Anderson County;

NOW, THEREFORE, be it ordained by Greenville County Council that (i) Exhibit A to the Agreement is hereby and shall be amended and revised to include the property located in Greenville County described in the schedule attached to this Ordinance, (ii) Exhibit B to the Agreement is hereby and shall be amended and revised to include property located in Anderson County described in the schedule attached to this Ordinance, and, pursuant to Section 3(B) of the Agreement, upon adoption by Anderson County Council of a corresponding ordinance, the Agreement shall be deemed amended to so include such property and Exhibit A and Exhibit B as so revised, without further action by either county.

DONE in meeting duly assembled this ____ day of _____, 2022.

GREENVILLE COUNTY, SOUTH CAROLINA

By: _____
Chairman of County Council
Greenville County, South Carolina

By: _____
County Administrator
Greenville County, South Carolina

ATTEST:

By: _____
Clerk to County Council
Greenville County, South Carolina

First Reading: _____
Second Reading: _____
Third Reading: _____
Public Hearing: _____

Addition to Exhibit A to
Agreement for the Development of a Joint County Industrial and
Business Park dated as of December 1, 2010, as amended,
between Anderson County and Greenville County

EG Access BP 1 1031, LLC (Project Stagecoach 1)

All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, designated as Lot 1, containing 17.59 acres, more or less, and shown more fully on Survey for Access 100, LLC, dated December 18, 2019, prepared by 3D Land Surveying, Inc. and recorded in the Office of the Greenville county Register of Deeds in Plat Book 1356 at Page 15. Reference is hereby made to said plat for a complete metes and bounds description.

Tax Map No. 0293000100706

EGP Access 2 1031, LLC (Project Stagecoach 2)

All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, designated as Lot 2, containing 12.31 acres, more or less, and shown more fully on Survey for Access 100, LLC, dated December 18, 2019, prepared by 3D Land Surveying, Inc. and recorded in the Office of the Greenville county Register of Deeds in Plat Book 1356 at Page 15. Reference is hereby made to said plat for a complete metes and bounds description.

Tax Map No. 0293000100705

EG Access BP 3 1031, LLC (Project Stagecoach 3)

All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, designated as Lot 3, containing 22.78 acres, more or less, and shown more fully on Survey for Access 100, LLC, dated December 18, 2019, prepared by 3D Land Surveying, Inc. and recorded in the Office of the Greenville county Register of Deeds in Plat Book 1356 at Page 15. Reference is hereby made to said plat for a complete metes and bounds description.

Tax Map No. 0293000100704

Addition to Exhibit B to
Agreement for the Development of a Joint County Industrial and
Business Park dated as of December 1, 2010, as amended,
between Anderson County and Greenville County

Anderson Land, LLC (Project Limestone)

ALL that certain piece, parcel of tract of land lying, being and situate in the County of Anderson, State of South Carolina on Scotts Bridge Road and being shown as 116.18 acres on that certain plat prepared for Hunt Midwest Real Estate Development, Inc., et al. by EAS Professionals, Inc. on December 11, 2020 and having the metes and bounds as shown thereon.

TMS No. 144-00-04-002

ALL that certain piece, parcel of tract of land lying, being and situate in the County of Anderson, State of South Carolina on Scotts Bridge Road and being shown as 16.69 acres on that certain plat prepared for Hunt Midwest Real Estate Development, Inc., et al. by EAS Professionals, Inc. on July 13, 2021 and recorded in the Register of Deeds Office for Anderson County in Plat Book S2825 at Page 7 and having the metes and bounds as shown thereon.

TMS No. 144-00-04-001

South City Holdings, LLC; and Brett R. Baumgarten as Trustee of The Baumgarten Family Trust dated June 26, 2001 (Project B4)

ALL that certain lot, tract or parcel of land situated in Garvin Township, Anderson County, South Carolina, known as TMS 092-00-06-015, and shown as Tract Number 2 in Plat Slide 178 at Page 3 Anderson County Register of Deed, and being more fully described as follows:

Beginning at an iron pin property corner (P.O.B Parcel 1) on the westerly side of U.S. Hwy. 178, which corner is common with The Coleman Family, thence with Coleman Family N48°37'15"W 561.04 feet to a corner, thence continuing along The Coleman Family S20°23'28"W 793.28 feet, thence turning and running along A. Richey Ramseur N74°46'17"W 74.53 feet, thence along Janet Smith Arnold N74°49'11"W 395.64 feet, thence continuing along Janet Smith Arnold N55°02'37"W 1119.15 feet, thence turning and running along Rosemary W. Jones N53°55'26"E 740.63 to the center of a Branch, thence along the Branch the following calls: N78°09'40"W 53.43 feet, N45°23'21"W 61.12 feet, S74°19'17"W 24.05 feet, N56°16'08"W 181.72 feet, N35°15'39"W 44.56 feet, S28°07'51"W 20.76 feet, N58°40'58"W 87.50 feet, N24°50'07"W 24.38 feet, N88°41'16"W 38.85 feet, N77°33'32"W 45.79 feet, N85°40'40"W 70.14 feet to a point in the center of Hurricane Creek, thence along the center of Hurricane Creek the following calls: N29°04'06"E 95.85 feet, N62°19'22"E 40.47 feet, N04°08'25"E 44.37 feet, thence turning and leaving the center of Hurricane Creek and running along Glen Raven Mills S72°27'48"E 2216.01 feet to an iron pin on the westerly side of U.S. Hwy. 178, thence along the westerly side of U.S. Hwy. 178 S20°14'26"W 585.81 feet to the Point of Beginning and containing 40.49 acres (1,763,964 s.f.).

TMS No. 092-00-06-015

ALL that certain lot, tract or parcel of land situated in Garvin Township, Anderson County, South Carolina, known as TMS 092-00-06-016, recorded in Plat Book 74 at Page 47 Anderson County Register of Deeds, and being more fully described as follows:

Beginning at an iron pin property owner corner (P.O.B. Parcel 2) on the westerly side of U.S. Hwy. 178, which corner is common with B.C. McConnell, thence with B.C. McConnell N71°18'46"W 389.77 feet to a corner, thence along A. Richey Ramsuer N74°50'21"W 135.36 feet, thence turning and running along Coleman Family N20°23'28"E 793.28 feet to an iron pin, thence S48°37'15"E 561.04 feet to an iron pin on the westerly side of U.S. Hwy. 178, thence turning and running along the westerly side of U.S. Hwy. 178 S20°20'00"W 568.41 feet to the Point of Beginning and containing 8.15 acres (355,187 s.f.).

TMS No. 092-00-06-016

COI Anderson Industrial, LLC (Project Amelia – Lot 4)

ALL that certain piece, parcel or tract of land lying, being and situate in Anderson County on Exchange Logistics Park Drive and being 34.56 acres, more or less, as shown as Lot 4 on that certain Summary Plat entitled "Exchange Logistics Park", dated October 28, 2021 and prepared by EAS Professionals and having according to said plat the metes and bounds shown thereon.

TMS No. 240-00-01-027 (portion of) and TMS No. 240-00-01-010 (portion of)

COI Anderson Industrial, LLC (Project Amelia – Lot 5)

ALL that certain piece, parcel or tract of land lying, being and situate in Anderson County on Exchange Logistics Park Drive and being 11.1 acres, more or less, as shown as Lot 5 on that certain Summary Plat entitled "Exchange Logistics Park", dated October 28, 2021 and prepared by EAS Professionals and having according to said plat the metes and bounds shown thereon.

TMS No. 240-00-01-027 (portion of) and TMS No. 240-00-01-010 (portion of)

Decennial SC, LLC (Project Flay)

BEGINNING at a point in the center of U.S. Highway 29 (75' Right of Way) being the same point as the south east corner as shown on that certain Plat recorded in book 872, at page 9-A in the Anderson County Register of Deeds and also being the same corner as shown as the South West corner of the lands shown on that certain Plat of Lands for Dorothy M. Sullivan recorded in volume 91, page 956 in the Anderson County Registry of deeds. Thence running the following Fourteen (14) courses and distances along the center of said U. S. Highway 29.

1. S 40° 07' 53" W for a distance of 118.56 feet to a point on a line.
2. S 42° 49' 09" W for a distance of 118.63 feet to a point on a line.
3. S 45° 04' 20" W for a distance of 117.90 feet to a point on a line.
4. S 47° 21' 02" W for a distance of 117.29 feet to a point on a line.
5. S 49° 50' 07" W for a distance of 113.97 feet to a point on a line.
6. S 52° 02' 07" W for a distance of 118.41 feet to a point on a line.
7. S 54° 21' 56" W for a distance of 116.73 feet to a point on a line.
8. S 57° 10' 10" W for a distance of 123.11 feet to a point on a line.
9. S 59° 48' 59" W for a distance of 125.47 feet to a point on a line.
10. S 62° 02' 33" W for a distance of 112.47 feet to a point on a line.

11. S 64° 14' 30" W for a distance of 113.75 feet to a point on a line.
12. S 66° 36' 26" W for a distance of 231.79 feet to a point on a line.
13. S 66° 40' 45" W for a distance of 350.27 feet to a point on a line.
14. S 67° 00' 55" W for a distance of 304.76 feet to a point on a line.

Thence departing said centerline of U. S. Highway 29, N 37° 36' 36" W running past a found 3/4 inch Iron Pipe at 28.77 feet for a total distance of 611.24 feet to the south East corner of Lot 4 as shown on that Untitled Plat of 7 Lots recorded in Anderson County Registry of Deeds in Plat Book 42, Page 213, where a 3/4 inch was found. Thence turning North running along the East edge of said Plat, N 11°33'3"E for a distance of 462.80 feet to a found 3/4 inch Iron Pipe for corner. Thence, N 53° 28' 10" E for a distance of 225.05 feet to a found 3/4 inch Iron Pipe for corner. Thence, N 53° 08' 49" E for a distance of 112.12 feet to a found 1 inch Iron Pipe for corner. Thence, N 52° 33' 27" E for a distance of 375.89 feet to a found 3/4 inch Iron Pipe for corner. Thence, N 52° 27' 18" E a distance of 166.46 feet to a found 3/4 inch Iron Pipe for corner. Thence, N 52° 42' 25.8" E for a distance of 186.23 feet to a found 3/4 inch Iron Pipe for corner. Thence, N 52° 34' 02" E for a distance of 454.13 feet to a found 5/8 inch Iron Rod being the North East corner of the subject tract and the North West corner of the lands shown on that certain Plat of Lands for Dorothy M. Sullivan recorded in volume 91, page 956 in the Anderson County Registry of deeds. Thence running, S 51° 19' 59" E for a distance 684.37 feet past a found 5/ 8 inch Iron Rod being 4.02 feet West of the line, then 332.69 feet to a found 5/ 8 inch Iron Rod being on line, then to another found 5/ 8 inch Iron Rod at a point 54.10 feet from the centerline of said U. S. Highway 29 and The Point of Beginning, for a total distance of 1154.37 feet to the Point of Beginning. Containing 2,179,895 Square Feet or 50.04 Acres more or less.

TMS No. 099-00-02-006

BEGINNING at a found 3/4 inch Iron Pipe at the south East corner of Lot 4 as shown on that Untitled Plat of 7 Lots recorded in Anderson County Registry of Deeds in Plat Book 42, Page 213. Thence running N37°36'36"W a distance of 28.77 feet to the Centerline of Cleveland Drive. Thence running through the centerline of Cleveland Drive along a curve to the right through an angle of 17°43'07", with an Arc length of 417.20 feet and a radius of 1349.08 feet, and whose chord bears N09°56'36"E for a distance of 415.54 feet to a point. Thence departing said roadway, N 53° 28' 10" E for a distance of 43.55 feet to found 3/4 inch Iron Pipe for corner. Thence run S 11° 33' 30" W a distance of 462.80 feet to the South East corner of said Lot 4 and the Point of Beginning a Containing 14,716 Square Feet or 0.34 Acres more or less.

TMS No. 099-01-03-001

Kelley Engineering, LLC (Project Yell)

ALL that certain piece, parcel of tract of land with improvements thereon lying, being and situate in the County of Anderson, State of South Carolina on Easley Hwy (S.C. 8) and being shown as 5.268 acres(including road r/w) on that certain plat prepared for ECI Properties, LLC by Nu-South Surveying, Inc. on December 16, 2021 and recorded in the Register of Deeds Office for Anderson County on January 31, 2022 in Plat Book S2882 at Page 7 and having the metes and bounds as shown thereon.

TMS # 193-00-15-002

