

November 12, 2024

13th Floor Investments
David Resnick

SENT VIA EMAIL

Re: On The Trail Master Development Progress Update

To Whom This May Concern,

Since closing on the land, 13th Floor has worked with the EPA to accelerate the delisting of an additional ~83-acres of land and inclusion into the DES brownfield program. Unlocking this land allowed for the design and development of our first multifamily project (herein referred to as "Venture"). Venture is a 222-unit Class A multifamily rental project that sits at the entrance to our project on the corner of the Swamp Rabbit Trail and Blue Ridge Highway. Our site plan has been approved for this project and we are working through permits. Anticipated groundbreaking is Q2 2025.

More importantly, over the last two years we have successfully lobbied over \$45.5 million of infrastructure grants for site specific clean up and broader community infrastructure projects in the immediate Sans Souci neighborhood.

- **RAISE Grant:** \$20.5 million of Federal Infrastructure funding towards the construction of 2.2 miles of trail expansion, 6 grade separated crossings + safe route to schools. One of these crossings includes the construction of the elevated pedestrian bridge over blue ridge highway. Now that this has been awarded, the County (Ty Houck) is leading the implementation of this grant.
- **Replacement of Brooks Bridge** has been approved by the SCDOT Commission and added the bridge to the Statewide Transportation Improvement Program (STIP). The Federal Highway Administration has also approved funding for the replacement.
- **Groundwater Cleanup:** \$10 million of Federal Infrastructure funding to allow the EPA to clean up the groundwater on the textile mill site. EPA groundwater remediation commencing in Q1'25 with anticipated completion within 3-5 years