

STATE OF SOUTH CAROLINA  
COUNTY COUNCIL FOR FAIRFIELD COUNTY  
ORDINANCE NO. 632

AUTHORIZING AN AMENDMENT TO THE MASTER AGREEMENT GOVERNING THE I-77 CORRIDOR REGIONAL INDUSTRIAL PARK BY AND BETWEEN RICHLAND COUNTY, SOUTH CAROLINA, AND FAIRFIELD COUNTY, SOUTH CAROLINA, TO EXPAND THE BOUNDARIES OF THE PARK TO INCLUDE CERTAIN REAL PROPERTY LOCATED IN RICHLAND COUNTY (UNIVERSITY RESIDENCES COLUMBIA, LLC); AND OTHER RELATED MATTERS.

WHEREAS, Richland County, South Carolina ("Richland"), and Fairfield County, South Carolina ("Fairfield") (collectively, "Counties"), as authorized under 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 ("Act"), have jointly developed the I-77 Corridor Regional Industrial Park ("Park");

WHEREAS, on April 15, 2003, the Counties entered into an agreement entitled "Master Agreement Governing the I-77 Corridor Regional Industrial Park" ("Master Agreement"), the provisions of which govern the operation of the Park;

WHEREAS, Richland has negotiated certain property tax incentives with University Residences Columbia, LLC ("Company") a component of which is including the property in Richland on which the Company's investment is, or will be, located ("Property") in the Park;

WHEREAS, Richland has authorized the inclusion of the Property in the Park by Richland County Ordinances No. 011-14HR;

WHEREAS, because the Property is located entirely within the geographical boundaries of the City of Columbia, South Carolina ("City"), the City has given its consent to the inclusion of the Property within the Park by Ordinance No. 2014-019;

WHEREAS, pursuant to the terms of the Master Agreement, Richland requests that Fairfield adopt this companion Ordinance to complete the expansion of the boundaries of the Park and amendment to the Master Agreement to include Property in the Park.

NOW, THEREFORE, BE IT ORDAINED BY THE FAIRFIELD COUNTY COUNCIL:

**Section 1. Expansion of Park Boundaries.** There is hereby authorized an expansion of the Park boundaries to include the Property, which is more particularly described on Exhibit A. The Fairfield County Council Chair, or the Vice Chair in the event the Chair is absent, the Fairfield County Administrator and the Clerk to the Fairfield County Council are hereby authorized to execute such documents and take such further actions as may be necessary to complete the expansion of the Park boundaries. Pursuant to the terms of the Master Agreement, the expansion shall be complete upon the adoption of this Ordinance by the Fairfield County Council.

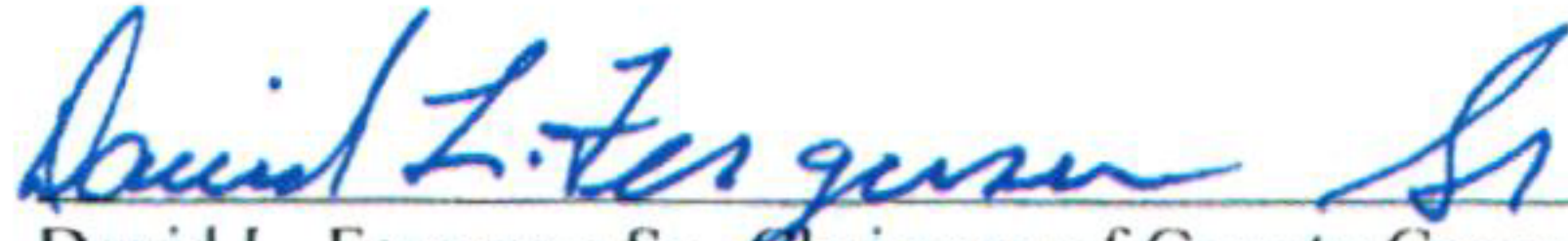
**Section 2. Savings Clause.** If any portion of this Ordinance shall be deemed unlawful, unconstitutional or otherwise invalid, the validity and binding effect of the remaining portions shall not be affected thereby.

**Section 3. General Repealer.** Any prior ordinance, the terms of which are in conflict herewith, is, only to the extent of such conflict, hereby repealed.

**Section 4. Effectiveness.** This Ordinance shall be effective after third and final reading.

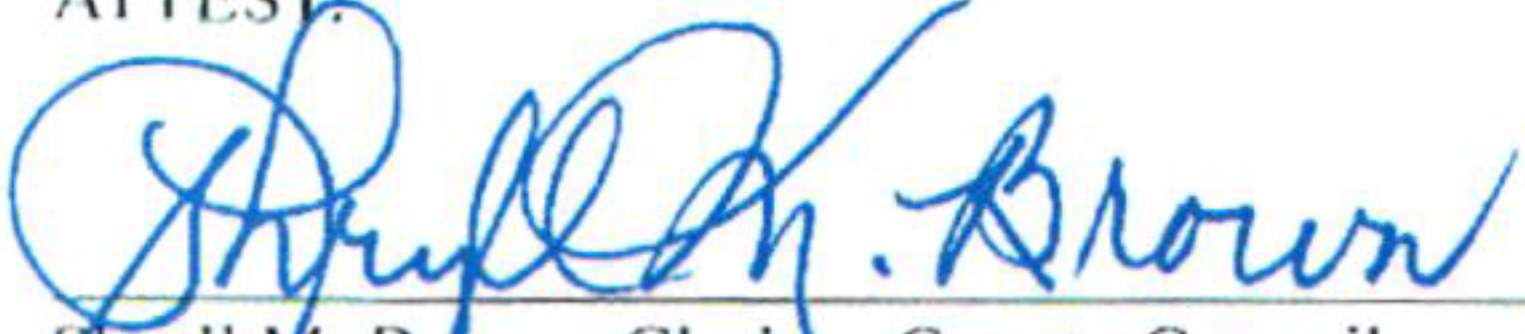


FAIRFIELD COUNTY, SOUTH CAROLINA



David L. Ferguson Sr., Chairman of County Council  
Fairfield County, South Carolina

(SEAL)  
ATTEST:

  
Shryll M. Brown, Clerk to County Council  
Fairfield County, South Carolina

READINGS:

First Reading: May 27, 2014  
Second Reading: June 9, 2014  
Third Reading: June 23, 2014



**EXHIBIT A**  
**DESCRIPTION OF PROPERTY**

**0.34 acre parcel**

Being a 0.34 acre parcel of land, a portion of TMS# 08915-13-02, bounded by Greene Street to the north, property of CSX Transportation Inc. (formerly Wilmington/Columbia & Augusta Railroad) to the east and south; property of Palmetto Preservation Corp to the south and west; and Carolina Collegiate Federal Credit Union to the west.

BEGINNING at a railroad spike at the intersection of the southern right-of-way of Greene Street and eastern right-of-way of Pulaski Street thence North 70° 05' 06" East 207.56 feet to a ¾ inch pipe in the southern right of way of Greene Street, being the POINT OF BEGINNING; thence continuing along the right of way of Greene Street North 70° 06' 41" East 182.28 feet to a ½" rebar; thence turning and running in a curved line of length 270.56 feet along property now or formerly belonging to Wilmington/Columbia & Augusta RR Tax Department (curve of radius 3365.33 feet, chord bearing of South 22°48'04" East, chord distance of 270.49 feet) to 1/2" rebar; thence South 69° 40' 51" West 3.92 feet to a ½" pipe; thence along property now or formerly belonging to Palmetto Preservation Corp. South 69° 40' 51" West 14.95 feet to a ¾" pinch top; thence along the property now or formerly belonging to University of SC System Credit Union North 20° 13' 36" West 119.92 feet to a 1" pinch top; thence North 76° 05' 39" West 10.35 feet to 5/8" rebar; thence along the property now or formerly belonging to Carolina Collegiate Federal Credit Union North 53° 30' 16" West 24.76 feet to a 5/8" rebar; thence turning and running in a curved line of length 49.92 feet along property now or formerly belonging to Carolina Collegiate Federal Credit Union (curve of radius 429.65 feet, chord bearing of N 60°21'30" W, chord distance of 49.90 feet) to a ¾" pipe; thence turning and running in a curved line of length 50.00 feet along property now or formerly belonging to Carolina Collegiate Federal Credit Union (curve of radius 429.65 feet, chord bearing of N 66°10'19" W, chord distance of 49.97 feet) to a 5/8" rebar; thence turning and running in a curved line of length 50.10 feet along property now or formerly belonging to Carolina Collegiate Federal Credit Union (curve of radius 322.89 feet, chord bearing of N 74°29'09" W, chord distance of 50.05 feet) to a ¾" pipe; thence turning and running in a curved line of length 50.12 feet along property now or formerly belonging to Carolina Collegiate Federal Credit Union (curve of radius 322.89 feet, chord bearing of N 83°11'28" W, chord distance of 50.07 feet) to a ¾" pipe to the point of beginning and being a 0.34 of an acre according to a survey entitled Edwards Communities Development Co. dated December 18, 2013 by Cox and Dinkins, Inc.

**2.01 acre parcel**

Being a 2.01 acre parcel of land, comprised of TMS#'s 08914-14-03 & 08915-14-05, bounded by Greene Street to the south, property now or formerly belonging to Seaboard System Railroad, Inc., to the east; the unopened right-of-way of College Street to the north, and properties now or formerly belonging to S.C. State Credit Union and Pulaski Street to the west.

BEGINNING at a 1" Pipe (o) at the intersection of the northern right-of-way of Greene Street and eastern right-of-way of Pulaski Street, this being the POINT OF BEGINNING; thence continuing along the eastern right of way of Pulaski Street North 20° 24' 42" West 158.46 feet to 5/8" Rebar (o); thence turning and running along the property now or formerly belonging to S.C. State Credit Union, North 70° 04' 14" East 208.69 feet to a 5/8" Rebar (o); thence turning and running along the property now or formerly belonging to S.C. State Credit Union, North 20° 06' 36" West 52.53 feet to a 5/8" Rebar (o); thence turning and running along the property now or formerly belonging to S.C. State Credit Union, North 19° 37' 47" West 158.78 feet to a 1/2" Rebar (o); thence turning and running along the property now or formerly belonging to the City of Columbia City Hall North 69° 57' 58" East 133.83 feet to a 1/2" Rebar (o); thence turning and running along the property now or formerly belonging to Seaboard System Railroad, Inc., South 24° 24' 24" East 369.25 feet to a 2" Pipe (o); thence turning and running along the northern right-of-way of Greene Street South 69° 39' 30" West 163.68 feet to a 1" Pipe (o); thence continuing along the northern right-of-way of Greene Street South 69° 52' 33" West 207.00 feet to a 1" Pipe (o); said Pipe being the point of beginning and being 2.01 acres according to a portion of a survey entitled Edwards Communities Development Co. dated September 20, 2013 by Cox and Dinkins, Inc.

**2.33 acre parcel**

Being a 2.33 acre parcel of land, comprised of TMS#'s 08915-13-07, 08915-13-06 & 08915-13-01, bounded by properties now or formerly belonging to Palmetto Preservation Corp. and Legal Bull Properties on Blanding, LLC to the south, Pulaski Street to the west. Greene street and property now or formerly belonging to Wilmington/Columbia & August RR



Tax Dept. to the north and property now or formerly belonging to Wilmington/Columbia & August RR Tax Dept. to the east.

BEGINNING at a railroad spike (o) at the intersection of the southern right-of-way of Greene Street and eastern right-of-way of Pulaski Street, this being the POINT OF BEGINNING; thence North 70° 05' 06" East 207.56 feet to a 3/4" inch pipe in the southern right of way of Greene Street; thence turning and running in a curved line of length 50.12 feet along property now or formerly belonging to Wilmington/Columbia & Augusta RR Tax Department (curve of radius 322.89 feet, chord bearing of North 83°11'28" West, chord distance of 50.07 feet) to 3/4" Pipe (o); thence turning and running in a curved line of length 50.10 feet along property now or formerly belonging to Wilmington/Columbia & Augusta RR Tax Department (curve of radius 322.89 feet, chord bearing of South 74°29'09" East, chord distance of 50.05 feet) to 5/8" Rebar (o); thence turning and running in a curved line of length 50.00 feet along property now or formerly belonging to Wilmington/Columbia & Augusta RR Tax Department (curve of radius 429.65 feet, chord bearing of South 66°10'19" East, chord distance of 49.97 feet) to 3/4" Pipe (o); thence turning and running in a curved line of length 49.92 feet along property now or formerly belonging to Wilmington/Columbia & Augusta RR Tax Department (curve of radius 429.65 feet, chord bearing of South 60°21'30" East, chord distance of 49.90 feet) to 5/8" Rebar (o); thence turning and running along property now or formerly belonging to Wilmington/Columbia & Augusta RR Tax Department South 53° 30' 16" East 24.76 feet to 5/8" Rebar (o); thence turning and running along a gap of unknown ownership South 76° 05' 39" East 10.35 feet to a 1" Pinch-Top (o); thence turning and running along property now or formerly belonging to Wilmington/Columbia & Augusta RR Tax Department South 20° 13' 36" East 119.92 feet to 3/4" Pinch-Top (o); thence turning and running along property now or formerly belonging to Palmetto Preservation Corp. South 69° 53' 27" West 185.66 feet to 5/8" Rebar (o); thence turning and running along property now or formerly belonging to Palmetto Preservation Corp. South 20° 31' 44" East 57.97 feet to 5/8" Rebar (o); thence turning and running along property now or formerly belonging to Legal Bull Properties on Blanding, LLC South 70° 32' 12" West 199.73 to 5/8" Rebar (o); thence turning and running along the eastern right-of-way of Pulaski Street North 19° 43' 59" West 57.99 feet to 1/2" Rebar (o); thence turning and running along the eastern right-of-way of Pulaski Street North 19° 54' 31" West 161.22 feet to RR Spike (o); thence turning and running along the eastern right-of-way of Pulaski Street North 19° 52' 23" West 108.17 feet to RR Spike (o); said RR Spike being the point of beginning and being 2.33 acres according to a portion of a survey entitled Edwards Communities Development Co., dated September 20, 2013 by Cox and Dinkins, Inc.

### **3.81 acre parcel**

Being a 3.81 acre parcel of land, comprised of TMS#'s 08914-13-02 & 08914-13-03, bounded by Blossom Street to the north, the unopened right-of-way of Wayne Street to the east; the unopened right-of-way of Wheat Street to the south, now or formerly belonging to SCE&G Company, and the unopened right-of-way of Pulaski Street to the west and property now or formerly belonging to Columbia Outdoor Advertising, Inc.

BEGINNING at a 5/8" Rebar w/ cap (o) at the intersection of the southern right-of-way of Blossom Street and western right-of-way of unopened Wayne Street, thus being the POINT OF BEGINNING; thence continuing along the unopened western right of way of Wayne Street South 20° 12' 23" East 419.32 feet to 5/8" Rebar w/ cap (o); thence turning and running along the unopened northern right-of-way of Wheat Street, property now or formerly belonging to S.C.E. & G. Company, South 70° 04' 00" West 208.13 feet to a 1/2" Rebar (n); thence continuing along the unopened northern right-of-way of Wheat Street, property now or formerly belonging to S.C.E. & G. Company, South 70° 03' 39" West 210.92 feet to a 5/8" rebar w/ cap (o); thence turning and running along the unopened eastern right-of-way of Pulaski Street North 20° 04' 49" West 266.85 feet to a 3/4" Pipe (o); thence turning and running along the property now or formerly belonging to Columbia Outdoor Advertising, Inc., North 69° 39' 21" East 60.21 feet to a 1" Pinch-Top (o); thence turning and running along the property now or formerly belonging to Columbia Outdoor Advertising, Inc., North 20° 12' 24" West 150.30 feet to a 1" Pinch-Top (o); thence turning and running along the southern right-of-way of Blossom Street North 69° 55' 17" East 149.53 feet to a 3/4" Pinch-Top (o); thence continuing along the southern right-of-way of Blossom Street North 69° 41' 18" East 208.71 feet to a 5/8" Rebar w/ cap (o); said Rebar being the point of beginning and being 3.81 acres according to a portion of a survey entitled Edwards Communities Development Co. dated September 11, 2012 by Cox and Dinkins, Inc.

### **0.0277 acre parcel**

Being a 0.0277 acre parcel of land, a portion of TMS# 08915-14-02, bounded by Greene Street to the south, properties now or formerly belonging to Seaboard System Railroad, Inc., to the east and the north, and property now or formerly belonging to the University of South Carolina Development foundation to the west.



BEGINNING at a 1" Pipe (o) at the intersection of the northern right-of-way of Greene Street and eastern right-of-way of Pulaski Street; thence continuing along the northern right of way of Greene Street North 69° 52' 33" East 207.00 feet to 1" Pipe (o); thence continuing along the northern right of way of Greene Street North 69° 39' 30" East 163.68 feet to 2" Pipe (o), this being the POINT OF BEGINNING; thence turning and running along the property now or formerly belonging to the University of South Carolina Development Foundation, North 24° 24' 24" West 117.28 feet to a 1/2" Rebar (n); thence turning and running along the property now or formerly belonging to Seaboard System Railroad, Inc., South 65° 30' 45" West 10.17 feet to a 1/2" Rebar (n); thence turning and running along the property now or formerly belonging to Seaboard System Railroad, Inc., South 24° 29' 15" East 118.03 feet to a 1/2" Rebar (n); thence turning and running along the northern right-of-way of Greene Street South 69° 39' 30" West 10.37 feet to a 2" Pipe (o); said Pipe being the point of beginning and being 0.0277 acre according to a portion of a survey entitled Edwards Communities Development Co. dated March 17, 2014, by Cox and Dinkins, Inc.