

STATE OF SOUTH CAROLINA
COUNTY COUNCIL FOR FAIRFIELD COUNTY
ORDINANCE NO. 577

AUTHORIZING FAIRFIELD COUNTY, SOUTH CAROLINA, TO SELL
REAL PROPERTY LOCATED IN THE WALTER BROWN II INDUSTRIAL
PARK; AND OTHER RELATED MATTERS.

WHEREAS, Fairfield County, South Carolina ("County") owns real property with any improvements, in the Walter Brown II Industrial Park, as more fully described on the attached Exhibit A ("Property");

WHEREAS, to create new, full-time jobs and promote economic development in the County, the County Council desires to be in a position to transfer Property to the Company, subject to the conditions established in the Contract;

WHEREAS, the Council finds that the ability to sell Property is a necessary governmental function;

WHEREAS, Fairfield County, South Carolina ("Richland"), and Richland 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, the Counties have entered into separate agreements to reflect each new phase of expansion of the Park ("Phase Agreements");

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 replaced all existing Phase Agreements and govern the operation of the Park; and

WHEREAS, the County desires to expand the boundaries of the Park to include Property.

THE COUNTY COUNCIL OF FAIRFIELD COUNTY, SOUTH CAROLINA, ORDAINS:

Section 1. Negotiation for Sale of Property. The County authorizes the County Administrator (and designated appointees), to:

(a) negotiate in good faith with one or more entities to sell Property; and

(b) take whatever further actions and execute whatever further documents, including purchase-sale agreements, option contracts, or other similar agreements, as the County Administrator (and designated appointees) deems to be reasonably necessary and prudent to effect the intent of this Ordinance, assist in selling Property, and inducing companies to locate in the County.

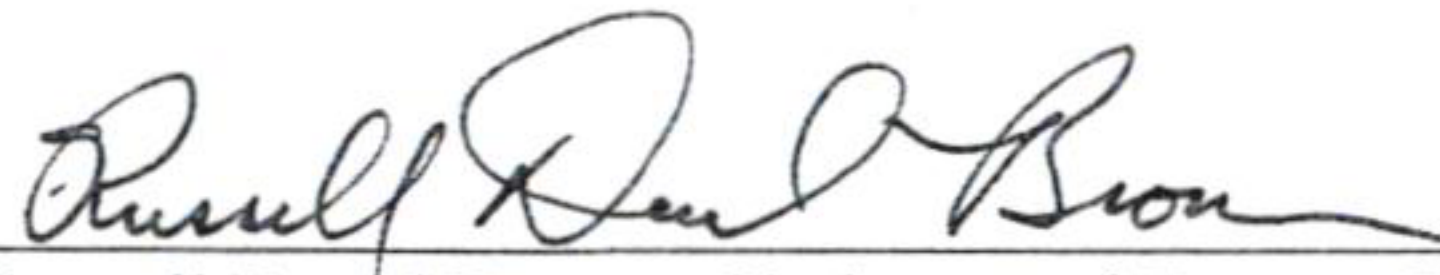
Section 2. Expansion of Park Boundaries. The County Council authorizes an expansion of the Park's boundaries to include Property. The County Council Chair, or the Vice Chair in the event the Chair is absent, the County Administrator and the Clerk to the County Council are authorized to execute documents and take further actions as may be reasonably necessary to complete the expansion of the Park's boundaries. Pursuant to the terms of the Master Agreement, the expansion is complete upon the adoption of this Ordinance by the County Council and a companion ordinance by the Richland County Council.

Section 3. Removal of Property from Park. The Company may request that a portion of Property be removed from the Park. In that case, the Counties authorize removal of all, or a portion of, Property, upon receipt of a written request from the Company. No further action by either the County Council or the Richland County Council is required. The County Council Chair, or the Vice Chair in the event the Chair is absent, the County Administrator and the Clerk to the County Council are authorized to execute documents and take further actions as may be reasonably necessary to complete removal of all, or a portion of, Property from the Park. The public hearing requirement set forth in Section 1.03 of the Master Agreement is waived.

Section 4. General Repealer. Any ordinance, resolution, or other order of County Council, the terms of which are in conflict with this Ordinance, is, only to the extent of that conflict, repealed.

Section 5. Effectiveness. This Ordinance is effective after third reading and a public hearing.

FAIRFIELD COUNTY, SOUTH CAROLINA



Russell David Brown, Chairman of County Council
Fairfield County, South Carolina

(SEAL)
ATTEST:



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

READINGS:

First Reading: November 8, 2010
Second Reading: November 22, 2010
Public Hearing: December 13, 2010
Third Reading: December 13, 2010

All that certain piece, parcel or lot of land, with any improvements, situate in Fairfield County, South Carolina consisting of 6.32 acres, more or less, identified as a "Portion of TMS# 184-0-0-71" on Plat of Partition Survey for Primesouth, Inc., prepared by Dennis Corporation, dated November 10, 2008, and recorded in the office of the Clerk of Court for Fairfield County in Plat Book "605" at page 1832.

This being the same property conveyed to Fairfield County by deed of Primesouth, Inc. recorded June 23, 2009 in said Clerk's Office in Record Book "958" at page 35.

TMS: 184-00-00-071

Property address: 228 Commerce Boulevard, Ridgeway, SC 29130
Grantee's address: PO Box 3216, Columbia, SC 29230