

STATE OF SOUTH CAROLINA  
COUNTY COUNCIL FOR FAIRFIELD COUNTY  
ORDINANCE NO. 579

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, AND OTHER RELATED MATTERS.

WHEREAS, to promote the economic welfare of its citizens by providing employment and other benefits, Fairfield County, South Carolina ("Fairfield") and Richland County, South Carolina ("Richland" and with Fairfield, "Counties") are authorized under Article VIII, Section 13 of the South Carolina Constitution and Section 4-1-170 of the Code of Laws of South Carolina, 1976, as amended ("Act") to jointly develop an industrial or business park in the geographical boundaries of one or more of the member Counties;

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 now govern the operation of the Park;

WHEREAS, Richland now desires, and has requested Fairfield, to expand the boundaries of the Park to include property located in Richland and described on the attached Exhibit A ("Property").

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

**Section 1.** Pursuant to Section 3a of the Park Agreement, the Park Agreement is amended to include in the Park the Land, the legal description of which is attached as Exhibit A.

**Section 2.** If any part of this Ordinance is unenforceable, the remainder is unaffected.

**Section 3.** Any ordinance, resolution or order, the terms of which conflict with this Ordinance, is, only to the extent of that conflict, repealed.

**Section 4.** This Ordinance is effective after third and final reading.





FAIRFIELD COUNTY, SOUTH CAROLINA

*Russell David Brown*

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

(SEAL)

ATTEST:

*Shryll M. Brown*

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

READINGS:

First Reading: November 22, 2010  
Second Reading: November 29, 2010  
Third Reading: December 13, 2010



## EXHIBIT A

### PROPERTY DESCRIPTION

#### Tract 1

ALL that certain piece, parcel, lot or tract of land situate, lying and being in the County of Richland, State of South Carolina, containing 9.06 acres, more or less, and being more particularly shown as the portion owned by Woodcreek Development Partnership on that certain boundary survey entitled "Tract A, Part of the Tracts of Interstate Associates, LLC and Woodcreek Development Partnership, Spears Creek Church Road, Richland County South Carolina" dated October 20, 2009 and recorded in the Office of the Register of Deeds for Richland County, South Carolina on November 9, 2009 in Book 1568 at page 1019, and described thereon with the following metes and bounds, courses and distances:

BEGINNING at an iron rod on the northeast right-of-way of Spears Creek Church Road (S-40-53), said iron rod being a common corner of the property now or formerly of Interstate Associates, LLC with the property of Woodcreek Development Partnership and located N 51° 03' 36" W 1067.12 feet from an iron rod located at the intersection of the northwest right-of-way of Spears Creek Church Road (S-40-53) with the northwest right-of-way of Southridge Way and having SC State Plane Coordinates of N= 828,237.67 and E= 2,049,766.77 (NAD 83/2007); thence running along and with said right-of-way of Spears Creek Church Road N 52° 25' 33" W 235.01 feet to an iron rod; thence leaving said road right-of-way and turning and running N38° 53' 39" E 13.18 feet to an iron rod; thence turning and running N 83° 53' 39" E 67.89 feet to an iron rod; thence turning and running N 38° 56' 24" E 408.02 feet to an iron rod; thence turning and running S 51° 03' 36" E 14.27 to an iron rod; thence turning and running N 38° 56' 24" E 516.68 feet to an iron rod; thence turning and running N 80° 25' 28" E 227.53 feet to an iron rod set on the southwest right-of-way of Woodcreek Ridge Drive; thence turning and running with the southwest right-of-way of Woodcreek Ridge Drive 221.94 feet with a curve of radius 475.00 feet to the right (Chord= S 17° 01' 48" E 219.92 feet) to an iron rod; thence turning and running S 03° 38' 40" E 76.30 feet to an iron rod; thence turning and running 261.48 feet with a curve of radius 325.00 feet to the left (Chord = S 26° 41' 37" E 254.49 feet) to an iron rod; thence turning and running S 49° 44' 34" E 9.36 feet to an iron rod, a common corner of the property now or formerly of Interstate Associates, LLC with the property of Woodcreek Development Partnership; thence leaving the road right-of-way and turning and running S 72° 12' 03" W 979.27 feet to an iron rod; thence turning and running S 21° 35' 36" E 96.49 feet to the point of beginning.

This being a portion of the property conveyed to Woodcreek Development Partnership by Deed of Woodcreek Properties Partnership dated July 1, 1986 and recorded July 11, 1986, in Book D-799 at page 591, Register of Deeds Office for Richland County. Woodcreek Development Partnership, a South Carolina general partnership, converted to Woodcreek Development, LLC, a South Carolina limited liability company, by filing of Conversion of Partnership or Limited Partnership to Limited Liability Company Articles of Organization with the South Carolina Secretary of State on June 15, 2007.



Reference is hereby made to the Notice of Name Change and Affidavit Regarding Conversion to Limited Liability Company recorded in Book 1574 at page 3217, Register of Deeds Office for Richland County.

TMS: 28800-01-10 (portion)

**Tract 2**

ALL that certain piece, parcel, lot or tract of land in the County of Richland County, State of South Carolina, containing 20.73 acres, more or less, and being more particularly shown as the portion owned by Interstate Associates, LLC on that certain boundary survey entitled "Tract A, Part of the Tracts of Interstate Associates, LLC and Woodcreek Development Partnership, Spears Creek Church Road, Richland County South Carolina" dated October 20, 2009 and recorded in the Office of the Register of Deeds for Richland County, South Carolina on November 9, 2009 in Book 1568 at page 1019, and described thereon with the following metes and bounds, courses and distances:

BEGINNING at an iron rod at the intersection of the northeast right-of-way of Spears Creek Church Road (S-40-53) with the northwest right-of-way of Southridge Way, said iron rod having SC State Plane Coordinates of N= 828,237.67 and E= 2,049,766.77 (NAD 83/2007); thence running along and with the right-of-way of Spears Creek Church Road N 51° 03' 36" W 1067.12 feet to an iron rod; thence leaving said road right of way and turning and running N 21° 35' 36" W 96.49 feet to an iron rod; thence turning and running N 72° 12' 03" E 979.27 feet to an iron rod on the southwest right-of-way of Woodcreek Ridge Drive; thence turning and running with said right-of-way of Woodcreek Ridge Drive S 49° 44' 34" E 236.55 feet to an iron rod; thence turning and running S 43° 11' 53" E 99.51 feet to an iron rod; thence turning and running 107.79 feet with a curve of radius 325.00 feet to the left (Chord = S 52° 41' 58" E 107.29 feet) to an iron rod; thence turning and running S 62° 12' 02" E 418.19 feet to an iron rod at the intersection of the southwest right-of-way of Woodcreek Ridge Drive with the northwest right-of-way of Southridge Way; thence turning and running with the right-of-way of Southridge Way S 27° 47' 34" W 106.36 feet to an iron rod; thence turning and running 151.07 feet with a curve of radius 175.00 feet to the right (Chord = S 52° 31' 24" W 146.42 feet) to an iron rod; thence turning and running S 77° 15' 15" W 97.58 feet to an iron rod; thence turning and running 146.73 feet with a curve of radius 225.00 feet to the left (Chord = S 58° 34' 18" W 144.15 feet) to an iron rod; thence turning and running S 39° 53' 21" W 21.84 feet to an iron rod; thence turning and running N 50° 06' 39" W 8.00 feet to an iron rod; thence turning and running S 41° 36' 08" W 299.40 feet to an iron rod; thence turning and running S 43° 22' 47" W 64.48 feet to an iron rod; thence turning and running S 84° 25' 58" W 124.19 feet to the point of beginning.

This being a portion of the property conveyed to Interstate Associates LLC, a South Carolina limited liability company, by Deed of Interstate Associates, a South Carolina general partnership dated January 9, 2008, and recorded January 10, 2008 in Book R-1391 at page 2256, Register of Deeds Office for Richland County, by Deed of Woodcreek Development Partnership dated October 3, 2003, and recorded November 14, 2003, in Book R-875 at page 2148, Register of Deeds Office for Richland County, and by Deed of Howard E. Phillips Family Limited Partnership I, a Pennsylvania limited partnership, and RGAM



Limited Partnership, a Delaware limited partnership, recorded November 14, 2003 in Book R-875 at page 2154, Register of Deeds Office for Richland County.

TMS: 28800-01-03 (portion)  
28800-01-09 (portion)

**Tract 3**

ALL that certain piece, parcel or tract of land in the County of Richland, State of South Carolina, containing 61 acres, more or less, and being a portion of property shown as 261 acres on a plat of property of Mary Lorick Boyle, prepared by Daniel Riddick, R.L.S., dated June 27, 1986 and recorded in the Office of the Register of Deeds for Richland County in Plat Book 51 at page 357; further described as that certain piece parcel or tract of land in Richland County, State of South Carolina, containing 261 acres on a plat of property of Mary Lorick Boyle, prepared by Daniel Riddick, R.L.S., dated June 27, 1986 and recorded in the Office of the Register of Deeds for Richland County in Plat Book 51 at page 357 LESS AND EXCEPT that parcel of land containing approximately 200 acres and being bounded and measuring as follows to wit:

On the North by property of Woodcreek Properties, whereon it measures three thousand five and 49/100 feet (3,005.49'), more or less; on the Northeast by property of Woodcreek Properties, whereon it measures in a broken line for a total distance of two thousand six hundred eighty-four and 61/100 feet (2,684.61'), more or less, the centerline of Spears Creek being the line; on the Southeast by property of Woodcreek Properties, whereon it measures one thousand four hundred fifty-five and 77/100 feet (1,455.77'), more or less; on the South by the right of way for Interstate I-20, whereon it measures one thousand seven hundred thirty-seven and 86/100 feet (1,737.86'), more or less; and, on the Northwest by remaining portion of said tract as shown on said plat, whereon it measures three thousand five hundred sixty-eight and 28/100 feet (3,568.28'), more or less.

Reference is made to said plat for the metes and bounds of said property, be all measurements a little more or less.

This being a portion of the property conveyed in Interstate Associates, a South Carolina general partnership, by deed of Woodcreek Interstate Partnership dated May 30, 1989 and recorded in the Office of the Register of Deeds for Richland County on May 31, 1989 in Book D-937 at page 34.

TMS: 28800-01-03