



STATE OF SOUTH CAROLINA
COUNTY COUNCIL FOR FAIRFIELD COUNTY
ORDINANCE NO. 687

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 (209 STONERIDGE, 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, the Counties entered into an agreement entitled “Master Agreement Governing the I-77 Corridor Regional Industrial Park” dated April 15, 2003 (“Master Agreement”), the provisions of which govern the operation of the Park;

WHEREAS, Richland has negotiated certain property tax incentives with 209 Stoneridge, LLC (“Company”), a component of which is including the real and personal property located in Richland and associated with the project (“Property”) in the Park;

WHEREAS, Richland has authorized the inclusion of the Property in the Park by Richland County Ordinance No. [];

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, the location of which is more particularly described on Exhibit A. The Fairfield Council Chair (“Chair”), or the Vice Chair in the event the Chair is absent, the Fairfield Administrator and the Clerk to 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

William (Billy) B. Smith, Jr.
Chair of County Council
Fairfield County, South Carolina

ATTEST:

Patti Locklair
Clerk to County Council
Fairfield County, South Carolina

READINGS:

First Reading: August 28, 2017
Second Reading: September 13, 2017
Third Reading: September 25, 2017

EXHIBIT A
DESCRIPTION OF PROPERTY

All that certain piece, parcel or lot of land, with improvements thereon, if any, situate, lying and being in the County of Richland, State of South Carolina, being shown and delineated as Tract 33, containing 39,996.34 square feet, as fully shown on a map prepared for Greystone Office Building, A Limited Partnership, by W.L. Stephens, Jr., PE & LS, dated November 29, 1977, and recorded in the Register of Deeds Office in Richland County in Plat Book Y, at Page 720; said property being further shown and designated as 0.92 acre, more or less, on that certain plat prepared for Harborway Properties, LLC by Cox and Dinkins, Inc. dated April 7, 2010 and recorded in the Register of Deeds Office in Richland County in Plat Book 2141, at Page 2939; reference being made to said latter plat for a more complete and accurate description of said property.

This being the same property conveyed by deed from Harborway Properties, LLC unto Branch Banking and Trust Company and recorded on August 29, 2016, at the Richland County ROD in Book R 2141 at Page 2940; and being the same property conveyed to SBMUNICUST % LB ASHLEY LLC by Tax Deed dated March 17, 2017, and recorded on March 20, 2017, at the Richland County ROD in Book R 2195 at Page 1129.

TMS No. 07212-03-06.