

**AN ORDINANCE  
APPROVING AND AUTHORIZING THE SALE AND CONVEYANCE OF  
REAL PROPERTY OWNED BY CHARLESTON COUNTY KNOWN AS  
THE MAPLE STREET MANOR PROPERTY IDENTIFIED  
AS TAX MAP PARCEL IDENTIFICATION NUMBER 463-11-01-084**

WHEREAS, Charleston County, South Carolina (the "County") owns real property located on 164 Maple Street, Charleston, South Carolina known as the Maple Street Manor Home identified as tax map parcel number 463-11-01-084 (the "Property"); and

WHEREAS, the County solicited proposals from interested parties after an appraisal of the Property was conducted; and

WHEREAS, Landrise Development, Inc. submitted a proposal most advantageous to the County for the purchase of the Property, and Charleston County Council finds that selling and conveying the Property is in the best interests of the County and its citizens; and

WHEREAS, Charleston County Council desires to sell and convey the Property to Landrise Development, Inc.; and

WHEREAS, a public hearing on the proposed sale of the Property from the County to Landrise Development, Inc. for the sum of Four Hundred Fifty Thousand and 00/100 Dollars (\$450,000) should be held prior to third reading of this Ordinance pursuant to Section 4-9-130, Code of Laws of South Carolina, 1976, as amended; and

NOW, THEREFORE, be it ordained, by the Charleston County Council in a meeting duly assembled, as followed:

## SECTION I. FINDINGS INCORPORATED

In addition to the recitals set forth above, which Charleston County Council hereby adopts as findings of fact, Council specifically finds that:

1. The County of Charleston owns the property known as Maple Manor, located at 164 Maple Street, in Charleston, South Carolina by virtue of that Title to Real Estate by a Corporation to the County of Charleston from Palmetto Pathway Homes, Inc. dated June 26, 1980 and recorded September 4, 1981 in Book M-126, Page 396 in the Office of the Register of Mesne Conveyance of Charleston County, South Carolina.
2. The County solicited proposals from interested parties after an appraisal of the Property was conducted.
3. The County of Charleston received a proposal from Landrise Development, Inc. that is comparable to the appraised value of the Property and advantageous to the County.
4. The sale and conveyance of the Property is in the best interests of the County and its citizens.
5. A public hearing on the proposed sale of the Property from the County of Charleston to Landrise Development, Inc., for the sum of Four Hundred Fifty Thousand (\$450,000) Dollars should be held prior to third reading of this Ordinance, pursuant to Section 4-9-130, Code of Laws of South Carolina, 1976, as amended.

## SECTION II. APPROVAL OF CONVEYANCE OF REAL PROPERTY AND AUTHORITY TO EXECUTE DOCUMENTS FOR CONVEYANCE OF REAL PROPERTY

1. Charleston County Council authorizes the sale of the Property located at 164 Maple Street, Charleston, South Carolina identified as tax map parcel number 463-11-01-084 to Landrise Development, Inc.
2. Charleston County Council authorizes its legal department to prepare a limited warranty deed for the conveyance of the Property.

3. The Chairman of Charleston County Council is authorized to execute and deliver any and all documents and instruments necessary for the sale and conveyance of the Property.

SECTION III. SEVERABILITY

If for any reason any part of this Ordinance is invalidated by a court of competent jurisdiction, the remaining portions of this Ordinance shall remain in full force and effect.

SECTION IV. EFFECTIVE

This Ordinance shall become effective immediately upon approval following third reading by the Charleston County Council.

ADOPTED and APPROVED in meeting duly assembled this 8<sup>th</sup> day of May, 2012.

CHARLESTON COUNTY, SOUTH CAROLINA

By: \_\_\_\_\_  
Teddie E. Pryor, Sr.  
Chairman of Charleston County Council

ATTEST:

By: \_\_\_\_\_  
Beverly T. Craven  
Clerk to Charleston County Council