

AN ORDINANCE TO FURTHER AMEND THE AGREEMENT FOR DEVELOPMENT OF A JOINT COUNTY INDUSTRIAL PARK, BY AND BETWEEN CHARLESTON COUNTY, SOUTH CAROLINA AND COLLETON COUNTY, SOUTH CAROLINA, PROVIDING FOR THE DEVELOPMENT OF A JOINTLY OWNED AND OPERATED INDUSTRIAL/BUSINESS PARK, SO AS TO INCLUDE ADDITIONAL PROPERTY IN CHARLESTON COUNTY AS PART OF THE JOINT COUNTY INDUSTRIAL PARK.

WHEREAS, Charleston County, South Carolina (the "County") and Colleton County, South Carolina (jointly the "Counties") are authorized under Article VIII, Section 13 of the South Carolina Constitution to jointly develop an industrial or business park within the geographical boundaries of one or more of the member Counties; and

WHEREAS, in order to promote the economic welfare of the citizens of the Counties by providing employment and other benefits to the citizens of the Counties, the Counties entered into an Agreement for Development for a Joint County Industrial Park effective as of September 1, 1995 (the "Original Agreement"), to develop jointly an industrial and business park (the "Park"), as provided by Article VIII, Section 13 of the South Carolina Constitution and in accordance with Section 4-1-170 of the Code of Laws of South Carolina, 1976, as amended, (the "Act"); and

WHEREAS, the Original Agreement was initially approved by Charleston County Council Ordinance 972, adopted September 19, 1995; was further amended from time-to-time to add or remove property to the Park; and, in particular, was substantively amended by (i) that First Modification to Agreement for Development for Joint County Industrial Park, effective December 31, 2006 (the "First Modification"), which First Modification was approved by Charleston County Council Ordinance 1475, enacted December 5, 2006; and by Colleton County Council Ordinance 06-R-20 enacted January 2, 2007; and (ii) the Second Modification to Agreement for Development of Joint Industrial Park, dated as of December 31, 2014 (the "Second Modification"), which Second Modification was approved by Charleston County Council Ordinance 1828, enacted on September 9, 2014, and by Colleton County Ordinance 14-O-13, enacted on December 11, 2014; and

WHEREAS, the Original Agreement, as amended, is referred to herein as the "Agreement," and

WHEREAS, the Agreement contemplates the inclusion and removal of additional parcels within the Park from time to time; and

WHEREAS, the Counties desire to amend the Agreement to include certain additional parcels in order to fulfill commitments made to companies which are considering expansion or location decisions;

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

SECTION 1. The Agreement is hereby amended so as to expand the Park premises located within Charleston County. Attached hereto as Exhibit A is the property description of the parcels to be added to the Park premises within Charleston County.

SECTION 2. All resolutions, ordinances, or parts thereof in conflict herewith are, to the extent of such conflict, hereby repealed.

SECTION 3. This amendment to the Agreement shall become effective on the date of the later of (i) enactment of this Ordinance by the Charleston County Council, after third and final reading and public hearing, (ii) adoption of a resolution by Colleton County Council approving expanding the Park premises to add the property described in Exhibit A, and (iii) adoption of a resolution by North Charleston City Council consenting to the inclusion in the Park premises of the property described in Exhibit A located within the City of North Charleston, (iv) adoption of a resolution by the Town Council of the Town of Mount Pleasant consenting to the inclusion in the Park premises of the property described in Exhibit A located within the Town of Mount Pleasant, and (v) adoption of the a resolution by the Charleston City Council consenting to the inclusion in the Park premises of the property described in Exhibit A located within the City of Charleston. The North Charleston City Council, the Mount Pleasant Town Council, the Charleston City Council, and Colleton County Council have been requested to give their respective approvals to this amendment by resolution.

SECTION 4. Should any part of this ordinance be determined by a court of competent jurisdiction to be invalid, illegal, or against public policy, said offending section shall be void and of no effect and shall not render any other section herein, nor this ordinance as a whole, invalid. Any terms which, by their nature, should survive the suspension, termination, or expiration hereof shall be deemed to survive.

CHARLESTON COUNTY, SOUTH CAROLINA

J. Elliott Summey
Chairman, County Council of
Charleston County, South Carolina

ATTEST:

Beverly T. Craven
Clerk to County Council
Charleston County, South Carolina

EXHIBIT A

PROPERTY DESCRIPTION

CHARLESTON COUNTY ADDITIONAL PARCELS

PROPERTY DESCRIPTION FOR EACH PARCEL ADDED TO THE PARK BY THIS AMENDMENT AND INITIAL TAX YEAR (FOR TAXES WHICH WILL BE LEVIED ON PROPERTY OWNED ON DECEMBER 31 OF THE PRIOR CALENDAR YEAR).

Parcels to be Added	Property Description	Initial Tax Year
Senior	Tract C-4 located in the City of North Charleston, as more fully described in the attached Schedule 1. TMS #393-00-00-376	2016
Daimler	Tract A located in the City of North Charleston, as more fully described in the attached Schedule 1. TMS #390-00-00-053	2016
Daimler	Tract B located in the City of North Charleston, as more fully described in the attached Schedule 1. TMS #390-00-00-155	2016
Roper Office	Tract 6A-2 located in the Palmetto Commerce Park in the City of North Charleston, as more fully described in the attached Schedule 1. TMS #393-00-00-079	2016
Terracentia	Parcel 1 located in the Palmetto Commerce Park in the City of North Charleston, as more fully described in the attached Schedule 1. TMS #393-00-00-052	2016
Binelli	2.153 acres, more or less, on the eastern side of Dobbin Road in the City and County of Charleston, as more fully described in the attached Schedule 1. TMS #310-69-00-039	2016
MeadWestvaco	305.4 acres, more or less, located in the City of North Charleston, Charleston County, as more fully described in the attached	2016

	Schedule 1. TMS #502-00-00-005	
MeadWestvaco	26.05 acres, more or less, located in the City of North Charleston, Charleston County, as more fully described in the attached Schedule 1. TMS #502-00-00-034	2016
MeadWestvaco	49.66 acres, more or less, located in the City of North Charleston, Charleston County, as more fully described in the attached Schedule 1. TMS #502-00-00-035	2016
General Dynamics	Plat of seven tracts of land located in Ladson, Charleston County, as more fully described in the attached Schedule 1. TMS #390-00-00-227	2016
Hubner Manufacturing	A 11.92 acre tract and a 97.81 acre tract, more or less, located in the Town of Mt. Pleasant, as more fully described in the attached Schedule 1. TMS #537-00-00-041	2016

SCHEDULE 1

Exhibit A

Legal Description

All that piece, parcel, or tract of land together with the improvements thereon, if any, situate, lying and being in the City of North Charleston, County of Charleston, State of South Carolina laying on the northeasterly side of Sightline Drive, containing approximately 23.093 acres, more or less, being shown and designated as "Tract C-4, Portion of TMS No. 393-00-00-065, 23.093 acres" on that certain plat entitled "PLAT SHOWING THE SUBDIVISION OF TRACT C TMS NO. 393-00-00-065 (314.793 AC) TO CREATE TRACT C-4 (23.093 AC), AND RESIDUAL TRACT C (291.700 AC) AND SHOWING A NEW 15' CWS WATER EASEMENT AND NEW 20' NCSD SEWER EASEMENT OWNED BY JT CK PALMETTO, L.P. LOCATED IN THE CITY OF NORTH CHARLESTON, CHARLESTON COUNTY, SOUTH CAROLINA" prepared by HLA Inc. dated August 8, 2014, recorded in Plat Book L14 at Page 0352, Charleston County RMC Office, said tract of land, having such actual size, shape, dimensions, measurements, metes, buttings and boundings as shown on said plat, reference to which is hereby made for a more complete description.

DERIVATION: The above described property being (1) a portion of the same property conveyed to the Grantor herein by deed from Spring Grove Associates, a South Carolina general partnership, recorded in the Register of Mesne Conveyance Office for Charleston County, South Carolina on February 20, 2007 in Book T615 at Page 687, re-recorded in the Register of Mesne Conveyance Office for Charleston County, South Carolina on September 14, 2007 in Book R638 at Page 477, and by Corrective Title to Real Estate recorded in the RMC Office on September 15, 2009 in Deed Book 0081 at Page 064 and (2) a portion of the same property conveyed to the Grantor herein by W. E. Ridgill and Michael A. Kocak by deed dated March 5, 2008, and recorded March 14, 2008, in Book Y653, page 061, Charleston County RMC Office.

TMS Number 393-00-00-376 (formerly a portion of 393-00-00-065)

EXHIBIT "A"

ALL that certain piece, parcel, or lot of land, with any buildings and improvements thereon, situate, lying, and being in the City of North Charleston, Charleston County, South Carolina, known and designated as "NEW TRACT B ESTATE LANDS, LLC, 39.921 ACRES" on a plat by Richard D. Lacey, SCPLS of HLAINC dated June 6, 2014 entitled "PLAT SHOWING THE ABANDONMENT OF THE PROPERTY LINES BETWEEN TMS NO. 390-00-00-053, 390-00-00-155, 390-00-00-156 & 390-00-00-239 TO FORM A 63.492 ACRE TRACT AND SHOWING THE SUBDIVISION OF THE 63.492 ACRE TRACT INTO NEW TRACT A (23.571 ACRES) AND NEW TRACT B (39.921 ACRES) PREPARED FOR ESTATE LANDS, LLC LOCATED IN THE CITY OF NORTH CHARLESTON, CHARLESTON COUNTY, SOUTH CAROLINA" recorded with the Charleston County RMC in Plat Book L 14, at Page 0273.

Said lot having such size, shape, and dimensions as will be shown on said plat, and being bound as reference to said plat will more fully appear.

SAVING AND EXCEPTING that portion of property shown as "0.769 AC FROM TMS NO. 390-00-00-053 IN NEW TRACT B" which said plat shows is owned by Cheryl L. Wiggins TMS 390-00-00-053 as part of a larger 5.000 Acre tract.

SUBJECT TO restrictions and easements of record.

BEING the same property conveyed to Estate Lands, LLC by the following deeds:

1. Deed from Lynn L. Priestler f/k/a Lynn B. Limehouse by deed dated June 14, 2013 and recorded June 17, 2013 in Charleston County RMC Book 0338, page 870;
2. Deed from Cheryl L. Wiggins and Leroy C. Wiggins, Jr., by deed dated June 14, 2013 and recorded June 17, 2013 in Charleston County RMC Book 0338, page 869; and
3. Deed from Susan L. Atkinson n/k/a Susan Atkinson Russell by deed dated June 14, 2013 and recorded June 17, 2013 in Charleston County RMC Book 0338, page 868.

Portion of TMS # 390-00-00-239
Portion of TMS # 390-00-00-155
Portion of TMS # 390-00-00-156
Portion of New Tract B - TMS # 390-00-00- 155

Grantee's Address: 4130 Faber Drive, Suite 111
D. Charleston, SC 29405

EXHIBIT "A"

ALL that certain piece, parcel, or lot of land, with any buildings and improvements thereon, situate, lying, and being in the City of North Charleston, Charleston County, South Carolina, known and designated as "4.231 AC FROM TMS NO. 390-00-00-053 IN NEW TRACT A" on a plat by Richard D. Lacey, SCPLS of HLAINC dated June 6, 2014 entitled "PLAT SHOWING THE ABANDONMENT OF THE PROPERTY LINES BETWEEN TMS NO. 390-00-00-053, 390-00-00-155, 390-00-00-156 & 390-00-00-239 TO FORM A 63.492 ACRE TRACT AND SHOWING THE SUBDIVISION OF THE 63.492 ACRE TRACT INTO NEW TRACT A (23.571 ACRES) AND NEW TRACT B (39.921 ACRES) PREPARED FOR ESTATE LANDS, LLC LOCATED IN THE CITY OF NORTH CHARLESTON, CHARLESTON COUNTY, SOUTH CAROLINA" recorded with the Charleston County RMC in Plat Book L 14 at Page 0273.

Said tract having such size, shape, and dimensions as will be shown on said plat, and being bound as reference to said plat will more fully appear.

SUBJECT TO restrictions and easements of record.

BEING a portion of the same property conveyed to Cheryl L. Wiggins by Deed of Bernice D. Limehouse dated March 3, 1988 and recorded June 8, 1988 in Book H175, page 633 and portion of the property conveyed to Leroy C. Wiggins, Jr., by Deed of Cheryl L. Wiggins dated September 8, 1992 and recorded January 22, 1993 in Book W222, page 866 in the RMC Office for Charleston County, S.C.

Portion of TMS # 390-00-00-053

Portion of New Tract A - TMS # 390-00-00-053

Grantee's Address: 4130 Faber Drive, Suite 111
N. Charleston, SC 29405

EXHIBIT "A"

All that certain piece, parcel and tract of land, lying and being located in Palmetto Commerce Park, City of North Charleston, Charleston County, South Carolina, known as "Tract 6A-2", as shown and designated on a plat entitled "Plat Showing the Subdivision of Tract 6A TMS No 393-00-00-076 (23 795 Acres) to Create Tract 6A-2 (8 021 Acres) and Tract 6A-2 (15 774 Acres), Property of Spring Grove Associates Located in Palmetto Commerce Park, The City of North Charleston, Charleston County, South Carolina" by HLA, Inc dated March 21, 2006 and recorded in the RMC Office for Charleston County on April 12, 2006 in Plat Book EJ at Page 649.

Being the same property conveyed to the Grantor herein by Spring Grove Associates, a South Carolina partnership by deed dated April 13, 2006, and recorded in the Charleston County RMC Office on April 18, 2006, in Book E580, page 504.

TMS#: 393-00-00-079

Grantee's Address: 69-B Barre Street
Charleston, SC 29401



LOCATION MAP
(NOT TO SCALE)



MS767843

- LEGEND**
- BOUNDARY LINE & CORNER FOUND (AS DESCRIBED)
 - BOUNDARY LINE & CORNER SET (1/8" = 100')
 - ADJACENT BOUNDARY LINE
 - RIGHT OF WAY LINE
 - OWNER LINE

- REFERENCES**
- THE 342-20-20-075
 - PLAT BY HLA INC DATED JANUARY 6, 2004, RECORDED IN PLAT BOOK 11, PAGES 462 & 463

- NOTES**
- AREA DETERMINED BY COORDINATE METHOD
 - THE TOTAL AREA OF THIS PLAT IS 24.795 ACRES. THE TOTAL AREA OF THE ADJACENT TRACTS IS 15.774 ACRES. THE TOTAL AREA OF THE ADJACENT TRACTS IS 15.774 ACRES. THE TOTAL AREA OF THE ADJACENT TRACTS IS 15.774 ACRES.
 - LOT 6A (23,195 ACRES) TO BE SUBDIVIDED INTO TWO LOTS, THE SMALLER BEING 6A-1 (8.021 ACRES) AND THE LARGER BEING 6A-2 (15.174 ACRES).



PLAT SHOWING
 THE SUBDIVISION OF TRACT 6A
 TMS NO. 393-00-076 (23.795 ACRES)
 TO CREATE TRACT 6A-1 (8.021 ACRES)
 AND TRACT 6A-2 (15.774 ACRES)
 PROPERTY OF
SPRING GROVE ASSOCIATES
 PROJECT CONTROLLED BY
 THE CITY OF HARTFORD, CONNECTICUT
 21 Ludlow Street, 3rd Fl., Hartford, CT 06103-5000
 TEL: 861.763.1100 FAX: 861.763.1109



REGISTERED PROFESSIONAL ENGINEER
 STATE OF CONNECTICUT
 No. 10123
 DATE: 06/01/2006

REGISTERED PROFESSIONAL SURVEYOR
 STATE OF CONNECTICUT
 No. 10123
 DATE: 06/01/2006

REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
 STATE OF CONNECTICUT
 No. 10123
 DATE: 06/01/2006

REGISTERED PROFESSIONAL PLANNING
 STATE OF CONNECTICUT
 No. 10123
 DATE: 06/01/2006



LINE	LENGTH	AREA	PERCENT	PERCENT
1	8.021	8.021	32.35	32.35
2	15.774	15.774	63.65	63.65
TOTAL	23.795	23.795	100.00	100.00

TRACT A
 GWINNETT INDUSTRIES
 TMS 393-00-076-039

TRACT B
 SPRING GROVE ASSOCIATES
 TMS 393-00-076-040

WESTERN STAR TRUCKS US, INC.
 TMS 393-00-076-031

PALETO COMMERCE PARKWAY (150' R/W)

FUTURE ROAD (150' R/W)

NEW TRACT 6A-1
 8.021 ACRES

NEW TRACT 6A-2
 15.774 ACRES

ROBERT B. LANEY, ESQ. 10/20

EXHIBIT "A"

ALL that certain piece, parcel or tract of land, situate, lying and being in the County of Charleston, State of South Carolina, and known and designated as **PARCEL 1, 9.09 Acres**, on a plat entitled "REVISION TO THE FINAL PLAT OF THE ABANDONMENT OF PROPERTY LINES AND RE-SUBDIVISION OF PARCELS 1, 2 AND 3, PALMETTO COMMERCE PARK", dated September 24, 2004 by Mark Woodrow Ellis, PLS, S.C. Registration Number 13164, and recorded in the RMC Office for Charleston County in Plat Book EJ at Page 774.

LESS SAVING AND THEREFROM:

ALL that piece, parcel or lot of land formed between Lines "L10", "L9", "L11" and a line which can be described by connecting the southern most point of Line L11 to the southern most point of Line L10 by a line running northwest, all as shown on that plat entitled "Revision to the Final Plat of the Abandonment of Property Lines and Resubdivision of Parcels 1, 2, and 3, Palmetto Commerce Park" prepared by Mark Woodrow Ellis, S.C. Reg. No. 13164 dated September 24, 2004 and last revised May 16, 2006, and recorded in the RMC Office for Charleston County, South Carolina, in Plat Book EJ, Page 774, as will more fully appear on said plat reference to which is hereby craved for a more complete description.

Also being that same piece, parcel or lot of land formed starting at the south most point of curve "C3" and then along curve "C3" to the west most point of curve "C3" to the west most point of that line shown as N53°25'14"E, 77.03 feet, then along said line to the north most point of curve "C6" and then along curve "C6" to the east most point of curve "C6" to the north most point of that line shown as N43°41'47"E, 75.00 feet, then along said line to the south most point of curve "C3", all as shown on that plat entitled "New 15' Water Line Easement Prepared for the Commissioners of Public Works of the City of Charleston Through the Property of CEBU Tract B-9 and a Shared Access Easement" prepared by Mark Woodrow Ellis, PLS, S.C. Reg. No. 13164 dated May 11, 2001, and recorded in the RMC Office for Charleston County, South Carolina, in Plat Book EE, Page 907, as will more fully appear on said plat reference to which is hereby craved for a more complete description.

BEING a portion of the property conveyed to KST Holdings, LLC by deed of conveyance from Charleston County School District dated January 22, 2001 and recorded February 1, 2001 in Book B363 at Page 457 in the RMC Office for Charleston County, South Carolina.

TMS Number: 393-00-00-052



BP0162213

RMC Bk 0162 Pg 213 : pg 1 *

STATE OF SOUTH CAROLINA)	
)	TITLE TO REAL ESTATE
COUNTY OF CHARLESTON)	

KNOW ALL MEN BY THESE PRESENTS, that Jongil Kim and Jeamsook Kim (hereinafter referred to as "Grantors"), in the State aforesaid, for and in consideration of the sum of FIVE AND NO/100 DOLLARS (\$5.00), to the said Grantors, in hand paid at and before the sealing of these presents by **GIL, LLC, a South Carolina limited liability company**, (hereinafter referred to as "Grantee"), in the State aforesaid, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said Grantee, its Successors and Assigns, the following described property:

ALL that certain piece, parcel or tract of land, together with buildings and improvements thereon, situate, lying and being on the Eastern side of Dobbin Road, in the City and County of Charleston, State of South Carolina, containing 2.153 acres, more or less, as shown on that plat entitled "A PLAT SHOWING THE COMBINATION OF A 1.428 ACRE, 0.248 ACRE TRACT AND A 0.477 ACRE TRACT, CHARLESTON COUNTY, SOUTH CAROLINA" made by Southeastern Surveying, Inc., dated June 9, 1997 and recorded in the RMC Office for Charleston County in Plat Book EB at Page 912. Said tract having such size, shape, dimensions, buttings and boundings as will by reference to said plat more fully appear.

SAID Property is subject to all restrictions and easements of record.

This being the same property conveyed to Grantors herein by deed of Eclipsed Melody, Inc., a Delaware Corporation f/k/a MBT International, Inc., a Delaware Corporation as Successor By Merger to MBT International, Inc., a South Carolina Corporation, dated July 9, 2007 and recorded July 17, 2006 in the RMC Office for Charleston County in Book N-632 at Page 98.

TMS No. 310-69-00-039

Grantee's Address: 10103 Residency Road
Manassas, VA 20110

TOGETHER with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular, the premises before mentioned unto the said Grantee and Grantee's Successors and Assigns forever.

AND the Grantors do hereby bind themselves and their Heirs and Assigns to warrant and forever defend, all and singular, the said Premises unto the said Grantee and the Grantee's Successors and Assigns, against the Grantors and the Grantors' Heirs and Assigns, and against every person whomsoever lawfully claiming, or to claim the same or any part thereof.

WITNESS the hands and seals of the Grantors herein on this 13th day of December, 2010.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF

[Signature]
Jongil Kim

[Signature]
Ilryong Moon / Sea Young Woo

[Signature]
Jeamsook Kim

STATE OF VIRGINIA)
)
 COUNTY OF FAIRFAX)

PERSONALLY appeared before me the undersigned witness and made oath that (s)he saw the within named Grantors sign, seal and as their act and deed, deliver the within-written Deed for the uses and purposes therein mentioned and that (s)he with the other witness whose signature appears above witnessed the execution thereof.

SWORN to before me this
13th day of December, 2010.

[Signature]
Kyung Im Choi
Notary Public for Fairfax, Virginia
My Commission expires: 10/31/2014
Notary Registration Number: 7009561

[Signature]
Ilryong Moon
Kyung Im Choi
NOTARY PUBLIC
Commonwealth of Virginia
My Commission Expires
October 31, 2014




EXHIBIT A

PARCEL 1:

All that certain piece, parcel or tract of land situate, lying and being in the City of North Charleston, County of Charleston, State of South Carolina, measuring and containing 205.191 acres, more or less, and being shown and delineated on that certain plat entitled "Plat Showing Residual Tract TMS No. 502-00-00-005 and Tract 4 TMS No. 502-00-00-009, (containing 205.191 acres) Property of MeadWestvaco SC LLC located in the City of North Charleston, Charleston County, South Carolina" prepared by HLAINC dated June 18, 2008 and recorded June 26, 2008 in the office of the Register of Deeds for Charleston County in Book EL at Pages 596-600, inclusive, reference to said plat being made for a more complete and accurate description.

PARCEL 2:

All that certain piece, parcel or tract of land measuring and containing 74.143 acres, more or less, situate, lying, and being in the City of North Charleston, County of Charleston, State of South Carolina, and being shown as New Tract C on that certain plat entitled "Plat Showing the Subdivision of TMS 502-00-00-005 (254.52 acres) into Tract B (25.051 acres) and Residual Tract (229.47 acres) and the Abandonment of the Property Line Between Tract B and TMS No. 502-00-00-016 to Create New Tract B (26.050 acres) and New Tract C (74.143 acres) Property of MeadWestvaco SC LLC located in the City of North Charleston, South Carolina" by HLAINC dated March 27, 2008 and recorded June 20, 2008 in Plat Book EL at Page 579, reference being made to said plat for a more complete and accurate description.

PARCEL 3:

Beginning at a point on the east right of way line of Virginia Avenue, a corner common to the land of West Virginia Pulp and Paper Company located N 02° 50' W, 2250+ feet from the intersection of the centerline of Filbin Creek with the centerline of Virginia Avenue, thence from the point of beginning with the east right of way line of Virginia Avenue N 08° 14' W, 100 feet to a corner of the land of West Virginia Pulp and Paper Company; thence leaving the east right of way line of Virginia Avenue with the land of West Virginia Pulp and Paper Company N 81° 46' E, 200 feet, S 08° 14' E, 100 feet, and S 81° 46' W, 200 feet to the point of beginning, and containing 0.46 acre, more or less, and being designated as Tract 4, Exception B, as shown on a plat entitled "Portion of Charleston Ordinance Depot, North Charleston, South Carolina," which plat was made by the Corps of Engineers, U.S. Army, dated February 2, 1949, and recorded in the RMC Office for Charleston County in Plat Book G, Page 98.

TMS #: 502-00-00-009

PARCEL 4:

All that certain piece, parcel or tract of land, with improvements thereon, situate, lying and being in both Charleston and Berkeley Counties and being shown and delineated as Parcel C2 containing 5.28 acres on plat of Parcels C1 and C2 by Davis & Floyd dated August 30, 2006 and

BK 7663PG870

recorded in Charleston County in Book EK at Page 508 and in Berkeley County in Plat Cabinet R at Slide 396A.

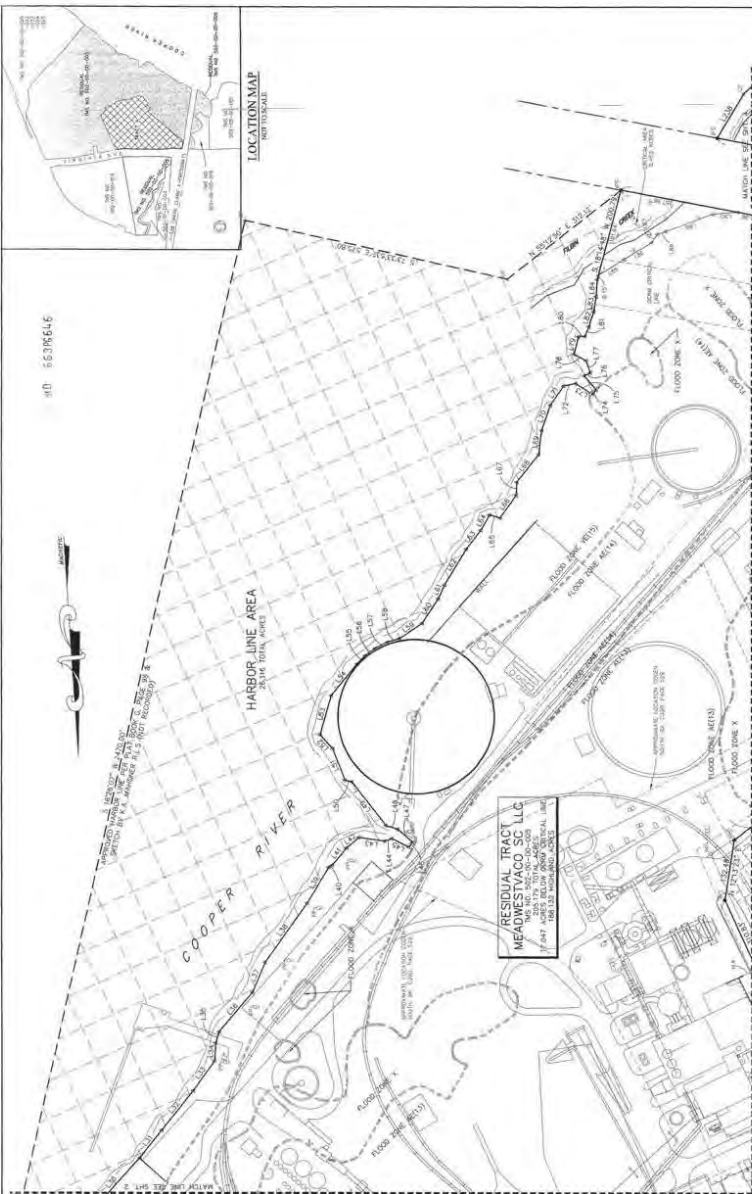
TMS 502-00-00-033 (Charleston County) and _____ (Berkeley County)

Parcels 1, 2, 3 and 4 being a portion of the property conveyed to MeadWestvaco South Carolina, LLC by deed of Westvaco Corporation dated December 30, 2002 and recorded February 7, 2003 in Book Z435 at Page 102.

PARCEL 5:

A twenty foot wide (20') easement in and to all that certain piece, parcel or tract of land shown as "New Backflush/Drainage Easement" over and across Parcel C1, Tract B-6 and Tract F-8 as shown on plat of survey by Davis & Floyd, Inc. dated June 6, 2007 and recorded in the office of the Register of Deeds for Charleston County in Book EK at Page 521 and in the office of the Register of Deeds for Berkeley County in Plat Cabinet R at slide 396A.

Being the same easement reserved in deed from MeadWestvaco South Carolina, LLC to Remount Venture, LLC dated June 28, 2007 in Book S 630 at Page 760 and S 630 at Page 776 and in Berkeley County in Book 6683 at Page 289.



LEGEND

- 1" = 100' (AS SHOWN)
- PROPERTY LINE (AS SHOWN)
- BOUNDARY LINE (AS SHOWN)
- ADJACENT PROPERTY LINE
- EXISTING (AS SHOWN)
- PROPOSED (AS SHOWN)
- TERMINAL
- PROPERTY LINE
- TO: THIS SIDE

NOTES

1. THIS PLAN IS A PRELIMINARY PLAN AND IS NOT TO BE USED FOR CONSTRUCTION.
2. PROPERTY LINES ARE SHOWN AS DOTTED LINES AND ARE NOT TO BE USED FOR CONSTRUCTION.
3. ALL DIMENSIONS ARE IN FEET AND INCHES.
4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
5. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
6. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
7. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
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9. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
10. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

REFERENCES

1. TEXAS PROPERTY CODE, TITLE 21, SUBCHAPTER C, SECTION 21.001
2. TEXAS PROPERTY CODE, TITLE 21, SUBCHAPTER C, SECTION 21.002
3. TEXAS PROPERTY CODE, TITLE 21, SUBCHAPTER C, SECTION 21.003
4. TEXAS PROPERTY CODE, TITLE 21, SUBCHAPTER C, SECTION 21.004
5. TEXAS PROPERTY CODE, TITLE 21, SUBCHAPTER C, SECTION 21.005
6. TEXAS PROPERTY CODE, TITLE 21, SUBCHAPTER C, SECTION 21.006
7. TEXAS PROPERTY CODE, TITLE 21, SUBCHAPTER C, SECTION 21.007
8. TEXAS PROPERTY CODE, TITLE 21, SUBCHAPTER C, SECTION 21.008
9. TEXAS PROPERTY CODE, TITLE 21, SUBCHAPTER C, SECTION 21.009
10. TEXAS PROPERTY CODE, TITLE 21, SUBCHAPTER C, SECTION 21.010

RESIDUAL TRACT TMS NO. 502-06-06-005 &
TRACT 4 TMS NO. 502-06-06-009
(CONTAINING 205.179 ACRES)
MEADWESTVACO, LLC
LOCATED IN
COUNTY OF NORTH HAVEN, TEXAS
DATE: 06/14/2008
SCALE: 1" = 100'

HLA INC.
LAND SURVEYING & ENGINEERING
21 Lakeland Drive, A2, Charleston, SC 29407-0208
603.733.1106 FAX 603.733.1009

SHEET 3 OF 5

DEVELOPMENT SUMMARY

TRACT AREA	205.179 ACRES
DEVELOPABLE AREA	205.179 ACRES
RESERVED AREA	0.000 ACRES
TOTAL ACRES	205.179 ACRES

SEE SHEET 5 FOR LINE AND CURVE TABLES

GRAPHIC SCALE
1" = 100' 0"

RESIDUAL TRACT
MEADWESTVACO, LLC
TMS NO. 502-06-06-005 &
TRACT 4 TMS NO. 502-06-06-009
(CONTAINING 205.179 ACRES)

NOTES

1. THIS PLAN IS A PRELIMINARY PLAN AND IS NOT TO BE USED FOR CONSTRUCTION.
2. PROPERTY LINES ARE SHOWN AS DOTTED LINES AND ARE NOT TO BE USED FOR CONSTRUCTION.
3. ALL DIMENSIONS ARE IN FEET AND INCHES.
4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
5. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
6. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
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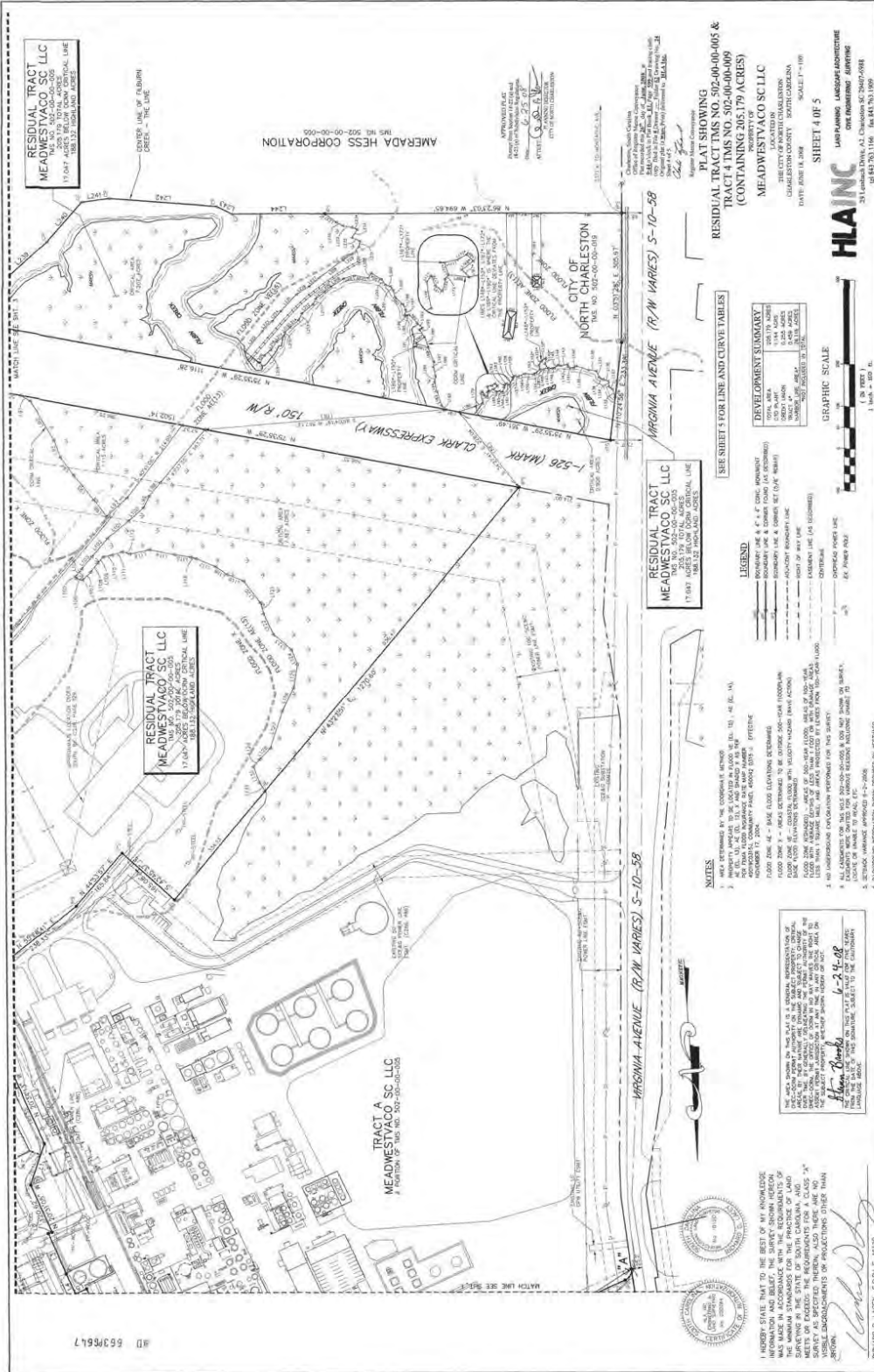
REFERENCES

1. TEXAS PROPERTY CODE, TITLE 21, SUBCHAPTER C, SECTION 21.001
2. TEXAS PROPERTY CODE, TITLE 21, SUBCHAPTER C, SECTION 21.002
3. TEXAS PROPERTY CODE, TITLE 21, SUBCHAPTER C, SECTION 21.003
4. TEXAS PROPERTY CODE, TITLE 21, SUBCHAPTER C, SECTION 21.004
5. TEXAS PROPERTY CODE, TITLE 21, SUBCHAPTER C, SECTION 21.005
6. TEXAS PROPERTY CODE, TITLE 21, SUBCHAPTER C, SECTION 21.006
7. TEXAS PROPERTY CODE, TITLE 21, SUBCHAPTER C, SECTION 21.007
8. TEXAS PROPERTY CODE, TITLE 21, SUBCHAPTER C, SECTION 21.008
9. TEXAS PROPERTY CODE, TITLE 21, SUBCHAPTER C, SECTION 21.009
10. TEXAS PROPERTY CODE, TITLE 21, SUBCHAPTER C, SECTION 21.010

APPROVED BY:
Richard S. Lacey, S.C.P.L.S. No. 1832

DATE: 06-24-08

PROJECT NO.: 08-001



RESIDUAL TRACT
MEADWESTVACO SC LLC
TRACT 4 TMS NO. 502-00-00-005
17.047 ACRES (17.047 ACRES)
188.132 HIGHLAND FOREST

RESIDUAL TRACT
MEADWESTVACO SC LLC
TRACT 4 TMS NO. 502-00-00-005
17.047 ACRES (17.047 ACRES)
188.132 HIGHLAND FOREST

TRACT A
MEADWESTVACO SC LLC
A PORTION OF TMS NO. 502-00-00-105

AMERDA HESS CORPORATION
TMS NO. 502-00-00-005

AMERDA HESS CORPORATION
TMS NO. 502-00-00-005

RESIDUAL TRACT TMS NO. 502-00-00-005 &
TRACT 4 TMS NO. 502-00-00-009
(CONTAINING 25.179 ACRES)
MEADWESTVACO SC LLC
17.047 ACRES (17.047 ACRES)
188.132 HIGHLAND FOREST

RESIDUAL TRACT SC LLC
TMS NO. 502-00-00-005
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RESIDUAL TRACT SC LLC
TMS NO. 502-00-00-005
17.047 ACRES (17.047 ACRES)
188.132 HIGHLAND FOREST

PLAT SHOWING
RESIDUAL TRACT TMS NO. 502-00-00-005 &
TRACT 4 TMS NO. 502-00-00-009
(CONTAINING 25.179 ACRES)
MEADWESTVACO SC LLC
17.047 ACRES (17.047 ACRES)
188.132 HIGHLAND FOREST
DATE: JAN 18, 2008 SCALE: 1" = 100'
SHEET 4 OF 5

DEVELOPMENT SUMMARY
OWNER: MEADWESTVACO SC LLC
SUBJECT: 17.047 ACRES
TRACT 4 TMS NO. 502-00-00-005
188.132 HIGHLAND FOREST
DATE: JAN 18, 2008 SCALE: 1" = 100'

LEGEND
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RESIDUAL TRACT SC LLC
TMS NO. 502-00-00-005
17.047 ACRES (17.047 ACRES)
188.132 HIGHLAND FOREST

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TMS NO. 502-00-00-005
17.047 ACRES (17.047 ACRES)
188.132 HIGHLAND FOREST

HLA INC
31 Leland Drive, A1, Charleston SC 29407-2918
US 843.750.1106 Fax 843.750.1999

GRAPHIC SCALE
1" = 100 FT
1" = 200 FT

RESIDUAL TRACT SC LLC
TMS NO. 502-00-00-005
17.047 ACRES (17.047 ACRES)
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RESIDUAL TRACT SC LLC
TMS NO. 502-00-00-005
17.047 ACRES (17.047 ACRES)
188.132 HIGHLAND FOREST

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE SURVEY SHOWN HEREON COMES IN ACCORDANCE WITH THE STANDARD PRACTICES AND PROCEDURES OF THE SURVEYING PROFESSION IN THE STATE OF SOUTH CAROLINA. I AM A LICENSED SURVEYOR IN THE STATE OF SOUTH CAROLINA AND I AM NOT PROVIDING ANY GUARANTEE OR WARRANTY OF ANY KIND FOR THIS SURVEY. THE INFORMATION CONTAINED HEREIN IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE USER OF THIS INFORMATION SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER OF THIS INFORMATION SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER OF THIS INFORMATION SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

RICHARD D. LACY, S.C.P.L.S. 16120

RESIDUAL TRACT SC LLC
TMS NO. 502-00-00-005
17.047 ACRES (17.047 ACRES)
188.132 HIGHLAND FOREST

ALSO

ALL that certain piece, parcel or tract of land situate, lying and being in the County of Charleston, State of South Carolina, measuring and containing 233.46 acres highland, more or less, and 70.7 acres marshland, more or less, for a total 304.16 acres, more or less, as more particularly shown in the tax maps of Charleston County as Tax Map Parcel No. 502-00-00-005, the said tract of land having such, shape, dimensions, buttings and boundings as will by said tax map more fully appear.

The aforesaid parcel being a portion of the premises conveyed unto the Grantor herein by Deed of E.P. Burton Lumber Company dated June 21, 1924, recorded in the RMC Office for Charleston County in Book Z-33, at Page 9, and being described therein as Parcel 20, "Mill Site;" by Deed of the City Council of Charleston dated February 24, 1950, recorded in the RMC Office for Charleston County on February 24, 1950, in Book C-47, at Page 476; by Deed of the City Council of Charleston dated March 16, 1950, recorded in the RMC Office for Charleston County on March 16, 1950, Book U-51, at Page 305; and by Deed of the City Council of Charleston dated February 1, 1957, recorded in the RMC Office for Charleston County on February 1, 1957, in Book C-64, at Page 508.

SAVING AND EXCEPTING, however, the following out-conveyances:

- (a) Deed from West Virginia Pulp and Paper Company to the United States of America dated May 5, 1941, recorded in the RMC office for Charleston County on July 11, 1941, in Book X-38, at Page 775;
- (b) Deed from West Virginia Pulp and Paper Company to the United States of America dated June 16, 1942, recorded in the RMC Office for Charleston County on June 26, 1942, in Book L-43, at Page 222;
- (c) Judgment entered in the United States District Court for the Eastern District of South Carolina in the case of United States of America vs. 81.7 Acres of Land, more or less, dated August 10, 1942, recorded in the RMC Office for Charleston County on August 18, 1942, in Book L-43, at Page 285;
- (d) Judgment entered in the United States District Court for the Eastern District of South Carolina in the matter of United States of America vs. 81.7 Acres of Land, et al., dated August 5, 1942, recorded in the RMC Office for Charleston County on August 18, 1942, in Book L-43, at Page 287;
- (e) Deed of West Virginia Pulp and Paper Company to Emory M. Rickett dated February 6, 1948, recorded in the RMC Office for Charleston County on September 9, 1948, in Book W-48, Page 520
- (f) Deed from West Virginia Pulp and Paper Company to Robert E. Turner dated December 8, 1954, recorded in the RMC Office for Charleston County in Book A-60, at Page 144.

BK 2435PG198

- (g) Deed/Boundary Line Agreement between West Virginia Pulp and Paper Company and Hewitt Oil Company dated January 25, 1957, recorded in the RMC Office for Charleston County in Book J-64, Page 3;
- (h) Exchange Deed and Release and Transfer of Recreational Restrictions by and among the City of North Charleston, South Carolina, the United States of America and Westvaco Corporation recorded in the RMC Office for Charleston County on June 15, 1995, in Book K-256, at Page 860;
- (i) Deed from Westvaco Corporation to the South Carolina Department of Transportation dated June 22, 1994, recorded in the RMC Office for Charleston County on June 5, 1997, in Book B-285, at Page 665;
- (j) Deed (Fee In Lieu of Taxes) from Westvaco Corporation to Charleston County with respect to all Buildings and Equipment as more particularly described therein, dated October 28, 1998, recorded in the RMC Office for Charleston County on February 11, 1999, in Book C-320, at Page 589;
- (k) Deed from Westvaco Corporation to the South Carolina Department of Transportation dated April 17, 2001, recorded in the RMC Office for Charleston County in Book Y-374, at Page 300;

The foregoing property owned by Westvaco Corporation is subject to all deeds, covenants, restrictions, easements, leases and other matters of record, including, without limitation, the following:

- a) Terms and provisions of the Deed (Fee In Lieu of Taxes) described hereinabove from Westvaco Corporation to Charleston County dated October 28, 1998, recorded in the RMC Office for Charleston County on February 11, 1999, in Book C-320, at Page 589;
- b) That certain Lease Agreement between Charleston County, South Carolina, as Landlord, and COGEN SOUTH LLC, as Tenant, dated as of December 1, 1998, a short form memorandum thereof being recorded in the RMC Office for Charleston County in Deed Book T-274, at page 493;
- c) That certain unrecorded Lease Agreement between Charleston County, South Carolina, as Landlord, and Westvaco Corporation, as Tenant, dated as of October 1, 1998;
- d) That certain unrecorded Bill of Sale dated October 30, 1998, by and between Westvaco Corporation, as Seller, and Charleston County, South Carolina, as Buyer, with respect to the Personal Property as more particularly described therein;
- e) That certain Fifteen-Foot Utility Easement as more particularly shown on a plat thereof recorded in the RMC Office for Charleston County in Plat Book DD, at Page 52.

TMS# 502-00-00-005

The lot conveyed herein being a portion of the same property conveyed to EDANDJ LADSON, LLC, a South Carolina limited liability company and MEETING STREET LLC, a Delaware limited liability company by deed of Aerospace/Defense, Inc., recorded May 7, 2015 in Book 0473, Page 876 in the RMC Office for Charleston County.

**Grantees Address: 1008 N. Main Street
Greenville, SC 29609**

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular, the said premises, subject to the Permitted Exceptions before mentioned, unto the said **STONEY LADSON, LLC, a South Carolina limited liability company**, its successors and assigns forever.

AND, subject to the Permitted Exceptions, **EDANDJ LADSON, LLC, a South Carolina limited liability company as to an undivided nineteen and eleven hundredths percent (19.11%) interest and MEETING STREET LLC, a Delaware limited liability company, as to an undivided eighty and eighty-nine hundredths percent (80.89%) interest**, do hereby bind themselves and their successors and assigns, to warrant and forever defend, all and singular, the said premises unto the said **STONEY LADSON, LLC, a South Carolina limited liability company**, its successors and assigns, against itself and its successors and assigns lawfully claiming or to claim the same, or any part thereof, by, through or under **EDANDJ LADSON, LLC, a South Carolina limited liability company as to an undivided nineteen and eleven hundredths percent (19.11%) interest and MEETING STREET LLC, a Delaware limited liability company, as to an undivided eighty and eighty-nine hundredths percent (80.89%) interest**, but not otherwise.

***REMAINDER OF PAGE LEFT BLANK INTENTIONALLY
SIGNATURES ON THE FOLLOWING PAGES***



THIS MAP IS A REPRODUCTION OF THE ORIGINAL RECORD MAP AS FILED IN THE PUBLIC RECORDS OFFICE OF CHARLESTON COUNTY, SOUTH CAROLINA, ON MARCH 31, 1988. THE ORIGINAL RECORD MAP WAS PREPARED BY THE ENGINEER OF RECORDS AND MAPS, CHARLESTON COUNTY, SOUTH CAROLINA, ON MARCH 31, 1988. THE ORIGINAL RECORD MAP WAS FILED IN THE PUBLIC RECORDS OFFICE OF CHARLESTON COUNTY, SOUTH CAROLINA, ON MARCH 31, 1988.



PLAT APPROVED
DATE: MARCH 31, 1988
BY: [Signature]
TITLE: ENGINEER OF RECORDS AND MAPS
OFFICE: [Address]

APACORP
C/O S. J. HANNAH, INC., SUITE 207-B
1000 W. BROADWAY, CHARLESTON, S.C. 29407
TEL: 781-222-2222