

**AN ORDINANCE
TO FURTHER AMEND THE AGREEMENT FOR THE ESTABLISHMENT OF A
MULTI-COUNTY INDUSTRIAL/BUSINESS PARK FOR PROPERTIES
LOCATED IN A REDEVELOPMENT PROJECT AREA BY AND BETWEEN
CHARLESTON COUNTY, SOUTH CAROLINA AND COLLETON COUNTY,
SOUTH CAROLINA, PROVIDING FOR THE DEVELOPMENT OF A MULTI-
COUNTY INDUSTRIAL/BUSINESS PARK, SO AS TO INCLUDE ADDITIONAL
PROPERTY IN CHARLESTON COUNTY AS PART OF THE MULTI-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 the Establishment of a Multi-County Industrial/Business Park for Properties Located in a Redevelopment Project Area, effective as of December 6, 2016 (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 1914, enacted on September 20, 2016, and by Colleton County Ordinance 16-O-08, enacted on December 6, 2016; and was further amended from time-to-time to add or remove property to or from the Park; 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 fulfil 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 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 Charleston City Council, and Colleton County Council have been requested to give their respective approval(s) 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

By: _____
Chairman, County Council of
Charleston County, South Carolina

ATTEST:

Clerk to County Council
Charleston County, South Carolina

First Reading: October 12, 2021
Second Reading: October 26, 2021
Public Hearing: November 9, 2021
Third Reading: November 9, 2021

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).

<u>Parcels to be Added</u>	<u>Property Description</u>	<u>Initial Tax Year</u>
ViKor Scientific	460-00-00-034	2021
Flagship III	461-13-01-056	2021
Flagship III	461-13-01-057	2021

SCHEDULE 1

PROPERTY DESCRIPTIONS

EXHIBIT "A"
(Legal Description)

All that piece, parcel or lot of land situate, lying and being in the City of Charleston, State of South Carolina, shown and designated as "PARCEL 'I-B' 26,857 SQ.FT. 0.62 Ac.", more or less, on a plat entitled "FINAL SUBDIVISION PLAT OF PARCEL I-B (4.81 Ac.) TO CREATE PARCEL I-B (0.62 Ac.) AND RESIDUAL PARCEL II-B (4.21 Ac.) WESTEDGE PHASE 1, CITY OF CHARLESTON, CHARLESTON COUNTY, SOUTH CAROLINA" prepared by Thomas & Hutton Engineering Co., under seal of F. Elliotte Quinn, III, RLS 10292, dated June 30, 2017, and recorded on July 24, 2017 2017, in Plat Book L17, Page 0396 in the RMC Office for Charleston County.

Together with an easement for access, ingress and egress shown and designated as "New 80' Ingress-Egress Easement" on the above-referenced plat.

The foregoing property is a portion of that certain real property conveyed to The Medical University of South Carolina Foundation by deed of The Medical University of South Carolina dated December 16, 2014 and recorded December 16, 2014 in Book 0446, Page 780 in the RMC Office for Charleston County.

TMS 460-00-00-034

EXHIBIT "A"
(legal Description)

All that certain piece, parcel or tract of land, with the building and improvements thereon, situate, lying and being in the City of Charleston, State of South Carolina, known and designated as Parcel 1 on a plat prepared by E.M. Seabrook, III, dated October 23, 1990, and recorded in the RMC Office for Charleston County in Plat Book CB, Page 57. Said lot having such size, shape, dimensions, buttings and boundings as will by reference to said plat more fully appear.

Said property also being shown as "999 Morrison Drive 1.85 acres" on that certain plat entitled "AN ALTA/ACSM LAND TITLE SURVEY OF 999 MORRISON DRIVE OWNED BY: 999 MORRISON DRIVE, LLC, CITY OF CHARLESTON CHARLESTON COUNTY, S.C." prepared by Thomas & Hutton Engineering Co., dated August 24, 2006 and last revised on December 12, 2006, and having the following metes and bounds, according to said plat:

Beginning at a point at the intersection of the southeast right-of-way of Romney Street and the western right-of-way of Morrison Drive, said point being the POINT OF BEGINNING, thence turning and running S45°57'36"E for a distance of 317.37 feet along the southwestern right-of-way line of Morrison Drive to a point; thence turning and running S62°40'30"W for a distance of 318.26 feet along the northwestern right-of-way line of Conroy Street to a point; thence turning and running N27°36'36"W for a distance of 300.69 feet to a point; thence turning and running N62°39'46"E for a distance of 218.35 feet along the southeastern right-of-way line of Romney Street to a point; being the POINT OF BEGINNING. Said property containing 1.85 acres, more or less, according to said plat.

This being the same property conveyed to Ginn-LA Fund IV Promenade FBT, LLC, a Georgia limited liability company, by deed from 999 Morrison Drive, LLC, a South Carolina limited liability company, recorded in Book V608 at page 824 in the office of the RMC for Charleston County. See also Quit Claim Deed recorded in Book V608 at page 829.

TMS# 461-13-01-038

Later subdivided into 461-13-01-056 and 461-13-01-057

EXHIBIT "A"
(legal Description)

All that certain piece, parcel or tract of land, with the building and improvements thereon, situate, lying and being in the City of Charleston, State of South Carolina, known and designated as Parcel 1 on a plat prepared by E.M. Seabrook, III, dated October 23, 1990, and recorded in the RMC Office for Charleston County in Plat Book CB, Page 57. Said lot having such size, shape, dimensions, buttings and boundings as will by reference to said plat more fully appear.

Said property also being shown as "999 Morrison Drive 1.85 acres" on that certain plat entitled "AN ALTA/ACSM LAND TITLE SURVEY OF 999 MORRISON DRIVE OWNED BY: 999 MORRISON DRIVE, LLC, CITY OF CHARLESTON CHARLESTON COUNTY, S.C." prepared by Thomas & Hutton Engineering Co., dated August 24, 2006 and last revised on December 12, 2006, and having the following metes and bounds, according to said plat:

Beginning at a point at the intersection of the southeast right-of-way of Romney Street and the western right-of-way of Morrison Drive, said point being the POINT OF BEGINNING, thence turning and running S45°57'36"E for a distance of 317.37 feet along the southwestern right-of-way line of Morrison Drive to a point; thence turning and running S62°40'30"W for a distance of 318.26 feet along the northwestern right-of-way line of Conroy Street to a point; thence turning and running N27°36'36"W for a distance of 300.69 feet to a point; thence turning and running N62°39'46"E for a distance of 218.35 feet along the southeastern right-of-way line of Romney Street to a point; being the POINT OF BEGINNING. Said property containing 1.85 acres, more or less, according to said plat.

This being the same property conveyed to Ginn-LA Fund IV Promenade FBT, LLC, a Georgia limited liability company, by deed from 999 Morrison Drive, LLC, a South Carolina limited liability company, recorded in Book V608 at page 824 in the office of the RMC for Charleston County. See also Quit Claim Deed recorded in Book V608 at page 829.

TMS# 461-13-01-038

Later subdivided into 461-13-01-056 and 461-13-01-057

