

ORIGINAL
STAMPED IN RED

ORDINANCE NO.: 2023-030

*Consenting to the Inclusion of Property in a Multi-County Industrial/Business Park
(Verve Columbia Blossom, LLC, formerly referred to as Project Subtext, Richland County TMS #08910-03-2B, TMS #08910-03-03, TMS #08910-03-04, TMS #08910-03-01 and TMS #08910-03-02A)*

WHEREAS, the City of Columbia, South Carolina ("City"), is a body, politic and corporate located in Richland County, South Carolina ("County"); and,

WHEREAS, through Columbia City Council ("Council"), the City is entitled to exercise all the powers and privileges provided to municipal corporations in the State of South Carolina; and,

WHEREAS, the County and Fairfield County, South Carolina ("Fairfield"), entered into an Agreement for Designation of the I-77 Corridor Regional Industrial Park dated as of April 15, 2003 (the "Original Agreement"), which Original Agreement was amended and restated pursuant to the Amended and Restated Master Agreement dated as of September 1, 2018 (as so amended and restated, the "Park Agreement"); and,

WHEREAS, pursuant to Section 1.02 of the Park Agreement, the boundaries of the park created therein (the "Park") may be enlarged pursuant to ordinance of the County Council of the County and delivery of notice of such enlargement to Fairfield County; and,

WHEREAS, the project to be undertaken by Verve Columbia Blossom, LLC, formerly referred to as Project Subtext, (the "Developer") has committed to establish student housing, to be located on parcels located in the City, as more particularly described on Exhibit A (the "Property," together with the development, "Project"), consisting of total taxable investments by the Developer in real and personal property of not less than \$85,000,000; and,

WHEREAS, the County has agreed to offer a public infrastructure credit to reduce the property taxes due on the Project (as more particularly defined herein, "Credit") pursuant to the terms of Section 4-1-175 of the Code of Laws of South Carolina 1976, as amended ("Credit Act"), and a public infrastructure credit agreement between the County and the Developer for the Property ("Credit Agreement") to provide Credits against certain of the Developer's payments in lieu of taxes with respect to the Project for the purpose of assisting in paying certain costs of designing, acquiring, constructing, improving or expanding public infrastructure (collectively, "Public Infrastructure"); and,

WHEREAS, to grant the Developer the full value of the Credit, the County desires to locate the Project in the Park the County has jointly developed with Fairfield, pursuant to 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 ("Park Act" and, together with the Credit Act, "Act"); and,

WHEREAS, pursuant to the Act and the Park Agreement, following application of the Credit, the payments in lieu of taxes generated from the Project will be distributed as set forth in the Park Agreement; and,

WHEREAS, pursuant to the Act, because the Project is located within the City's geographical borders, the City must consent to the inclusion of the Project within the boundaries of the Park; and,

WHEREAS, the Project is anticipated to meet the criteria set forth in Resolution No.: R-2019-059 and any amendments thereto, and it is appropriate to consent to including the Project in the Park; NOW, THEREFORE,

BE IT ORDAINED by the Mayor and City Council this 21st day of March, 2023 that the City hereby consents to the inclusion of the Property in the Park, which consent is conditioned upon the following:

1. The County's adoption, by resolution or ordinance, authorizing the inclusion of the Property in the Park and delivery of written notice to Fairfield County, pursuant to Section 1.02 of the Park Agreement; provided, the Property shall not be removed from the Park for so long as the Developer is receiving Credits as a result of inclusion in the Park.

2. The County's approval, execution and delivery of the Credit Agreement related to the Property.

3. The Credit Agreement will provide that (a) the Developer will make payments in lieu of taxes related to the Property ("PILOT") during the term of the Credit Agreement, which PILOT shall be based on property tax assessment of the Property of six percent; (b) the annual PILOT payment payable from the Developer to the County will be subject to reduction by a 50% infrastructure credit (herein defined as the "Credit") to reimburse the Developer's Public Infrastructure costs; (c) the term of the Credit shall not exceed ten years (unless consented to in writing by the City), as shall be set forth in the Credit Agreement; (d) in each year during the term of the Credit, the City will be entitled to receive the portion of the PILOT payment (net of the Credit, as applicable) as provided in the Park Agreement; and (e) the Property will be deemed removed from the Park upon the expiration or earlier termination of the Credit Agreement.

4. Notwithstanding the foregoing, if the Project proceeds in a phased approach, (a) the first phase must meet the criteria established in Resolution No.: R-2019-059 to be eligible for the Credit, (b) the time limit for the Project Credit period as allowed in this Ordinance shall be as set forth in Section 3 hereof, and the timeline for additional phases shall be for the period of time or Credit amount that remains available on the original period and shall not have a new beginning date.

5. The City Manager is authorized to execute any documents and take any further action as may be reasonably necessary to further the intent of this Ordinance.

6. Approval of this Ordinance does not constitute a development approval, as all regulatory permitting and approval requirements remain in effect, the requirement of such is not altered in any way by the approval of this Ordinance. The Project must have proceeded with credit application no later than December 31, 2022 in order to be eligible to receive the Credit and must continue to progress forward at a reasonable pace for a project of this magnitude or else the Park inclusion approval, which facilitates the Credit, will be repealed by the City.

7. Any prior ordinance, resolution or order, the terms of which are in conflict with this Ordinance, is, only to the extent of that conflict, repealed.

Requested by:

Assistant City Manager Palen

Approved by:

Cheryl B. Wilson
City Manager

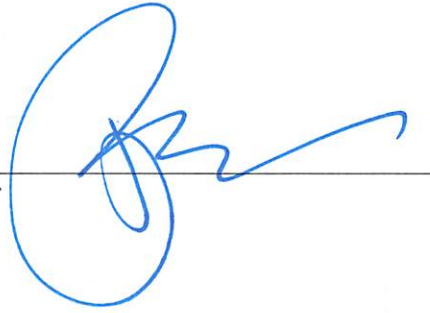
Approved as to form:


City Attorney

Introduced: 3/7/2023

Final Reading: 3/21/2023

Mayor



ATTEST:

Quiana M. Hammond
City Clerk

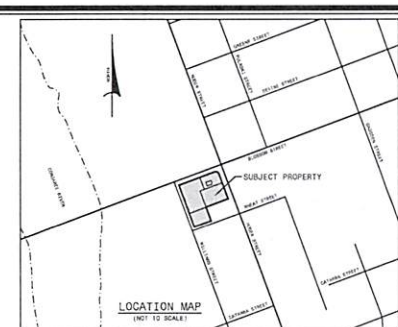
EXHIBIT A
PROPERTY DESCRIPTION

BOUNDARY DESCRIPTION

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND SITUATE, LYING AND BEING IN THE STATE OF SOUTH CAROLINA, COUNTY OF RICHLAND, IN THE CITY OF COLUMBIA, BEING SHOWN AND DELINEATED ON A PLAT ENTITLED 'ALTA/NSPS LAND TITLE SURVEY PREPARED FOR SUBTEXT ACQUISITIONS, LLC,', PREPARED BY HUSSEY, GAY, BELL & DEYOUNG, INC., CONSULTING ENGINEERS OF SC, DATED FEBRUARY 23, 2023, SAID PARCEL HAVING THE FOLLOWING METES AND BOUNDS TO WIT:

BEGINNING AT A 1/2" REBAR LOCATED AT THE INTERSECTION OF THE SOUTHERN RIGHT-OF-WAY LINE OF BLOSSOM STREET (U.S. HWY. NO. 21) AND THE WESTERN RIGHT-OF-WAY LINE OF HUGER STREET (S.C. ROAD S-40-102); THENCE TURNING AND PROCEEDING ALONG THE WESTERN RIGHT-OF-WAY LINE OF HUGER STREET (S.C. ROAD S-40-102) IN A DIRECTION OF S20°44'53"E FOR A DISTANCE OF 304.13' TO A 1/2" REBAR; THENCE TURNING AND PROCEEDING ALONG THE PROPERTY LINE OF CREGGER CAPITAL INVESTMENTS, INC. FOR THE FOLLOWING COURSES AND DISTANCES: IN A DIRECTION OF S69°32'01"W FOR A DISTANCE OF 250.35' TO A 1/2" REBAR; THENCE IN A DIRECTION OF S20°32'49"E FOR A DISTANCE OF 153.24' TO A 1/2" REBAR; THENCE TURNING AND PROCEEDING ALONG THE NORTHERN RIGHT-OF-WAY LINE OF WHEAT STREET (S.C. ROAD S-40-1532) IN A DIRECTION OF S69°25'32"W FOR A DISTANCE OF 186.88' TO A 1" PINCHED TOP PIPE; THENCE TURNING AND PROCEEDING ALONG THE EASTERN RIGHT-OF-WAY LINE OF WILLIAMS STREET IN A DIRECTION OF N20°29'11"W FOR A DISTANCE OF 473.25' TO A 5/8" REBAR; THENCE TURNING AND PROCEEDING ALONG THE SOUTHERN RIGHT-OF-WAY LINE OF BLOSSOM STREET (U.S. HWY. NO. 21) FOR THE FOLLOWING COURSES AND DISTANCES: IN A DIRECTION OF N70°11'36"E FOR A DISTANCE OF 236.85' TO A HOLE IN CONCRETE; THENCE IN A DIRECTION OF N70°19'50"E FOR A DISTANCE OF 177.68' TO A 1/4" REBAR; THENCE ALONG A CURVE TO THE RIGHT IN A DIRECTION OF S84°28'40"E FOR A CHORD DISTANCE OF 23.57' (SAID CURVE HAVING A RADIUS OF 35.00') TO A 1/2" REBAR, THIS BEING THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 3.832 ACRES/166,923 SQUARE FEET.



LEGEND	
PROPERTY CORNER FOUND	(1)
PROPERTY CORNER SET	(2)
RIGHT-OF-WAY	3/4"
FINISHED FLOOR ELEVATION	+ 114'
SPOT ELEVATION	79.4
INVERT ELEVATION	10
REINFORCED CONCRETE PIPE	10P
POLYVINYL CHLORIDE PIPE	10P
DUCTILE IRON PIPE	10P
PROPERTY LINE	_____
ADJACENT PROPERTY LINE	_____
T.A.S., PARCEL LINE	_____
PROPERTY CORNER	_____
COMPUTED POINT	_____
POWER POLE	⊕
POWER POLE WITH GUY WIRE	⊕—30' X 60'
OVERHEAD POWER LINE	—
1-INCH PIPST	1" PIPST
ELECTRIC BOX	1" E.B.
ELECTRIC WHOLESALE	1" E.W.
MANHOLE	⊙
CLEAN OUT	⊙
SANITARY SEWER	⊙
WATER VALVE	⊙
WATER METER	⊙
FIRE HYDRANT	⊙
GAS METER	⊙
GAS VALVE	⊙
TELEPHONE MANHOLE	⊙
UNDERGROUND STORAGE TANK FILLER CAP	⊙
UNDERGROUND STORAGE TANK MANHOLE	⊙
UNDERGROUND STORAGE TANK OBSERVATION WELL	⊙
WATER METER	⊙
CONCRETE CURB	_____
CONCRETE CURB & GUTTER	_____
FENCE	_____
WALL	_____
COLUMN	⊙
WATER LINE (SEE SHEET 2, NOTE NO. 3)	_____
GAS LINE (SEE SHEET 2, NOTE NO. 3)	_____
ELECTRIC LINE (SEE SHEET 2, NOTE NO. 3)	_____
COMMUNICATIONS LINE (SEE SHEET 2, NOTE NO. 3)	_____
APPROXIMATE LOCATION OF PROPERTY LINE BOUNDARY LINE (PER RECORDING AND GRAPHICAL EVIDENCE)	_____

1. FIELD STATEMENT:

* I HEREBY STATE THAT I HAVE CONSULTED THE FIELD INSURANCE RATE MAP OF MISSISSIPPI, HAVING A BROTHER IN THE FIELD INSURANCE BUSINESS SINCE 1927, BASED ON READING AND GRAPHICAL PLOTTING OF THE MAP, I HAVE DETERMINED THAT THE STATE OF KNOWLEDGE AND BELIEF, A PORTION OF THIS PROJECTED LOSS WITHIN A SHARED POLICY ZONE MAY BE BASED UPON:



TO: HUNTER AGENTASSOCIATES, LLC

IT IS MY CERTIFICATION THAT THESE MAPS AND PLANS OF INSURANCE IN WHICH IT IS BASED ARE MADE IN ACCORDANCE WITH THE 2007 MISSISSIPPI FINANCIAL PLANS ACT. THE SUBSEQUENT LIST OF FIELD SURVEYS, FIELD STATEMENTS AND ACCEPTED BY ALTA AND NPS, AND INCLUDE THEM: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10A, 10B, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797

PARCEL DATA TABLE

<u>T.M.S. 08910-03-01</u>
1.522 ACRES/69,204 SQ. FT.
<u>T.M.S. 08910-03-02A &</u>
<u>T.M.S. 08910-03-02B</u>
0.619 ACRES/26,777 SQ. FT.
<u>T.M.S. 08910-03-03</u>
1.039 ACRES/45,241 SQ. FT.
<u>T.M.S. 08910-03-04</u>
0.657 ACRES/29,611 SQ. FT.
<u>TOTAL AREA = 3.832 ACRES/166,923 SQ. FT.</u>

CURRENT OWNER:
THE GUINARD PARTNERSHIP
DEED BOOK 544, PAGE 334
(PARCEL "C", PLAT BOOK 1650, PAGE 1242)

Printed and Published by SOUTH CAROLINA GEODESIC SURVEYING SYSTEMS, INC. Columbia, SC 29201	
	
	
<h1 style="margin: 0;">HUSSEY GAY BELL</h1> <p style="font-style: italic; margin: 0;">— Established 1958 —</p> <p style="margin: 0;">1010 Cervasis Street, 3rd Floor, Columbia, South Carolina 29201 / T: 803.799.0444</p>	
REVISIONS: <div style="border-bottom: 1px solid black; height: 15px; width: 100%;"></div> <div style="border-bottom: 1px solid black; height: 15px; width: 100%;"></div> <div style="border-bottom: 1px solid black; height: 15px; width: 100%;"></div> <div style="border-bottom: 1px solid black; height: 15px; width: 100%;"></div> <div style="border-bottom: 1px solid black; height: 15px; width: 100%;"></div> <div style="border-bottom: 1px solid black; height: 15px; width: 100%;"></div>	DATE: FEBRUARY 22, 2023 SCALE: 1" = 30' JOB NO.: 2023-0049 SURVEY NO.: P-CROSSSECTION-0000
ALTA/NSPS LAND TITLE SURVEY PREPARED FOR <h2 style="margin: 0;">SUBTEXT ACQUISITIONS, LLC,</h2> <p style="margin: 0;">IN THE CITY OF COLUMBIA, IRLAND COUNTY, SOUTH CAROLINA</p>	
SHEET NO. <div style="display: flex; justify-content: space-around; width: 100%;"> 1 & 2 </div>	

SCHEDULE B, PART 1 - EXCEPTIONS	
FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NUMBER MCS-1167131-ETLD, DATED OCTOBER 3, 2022 AT 8:00 A.M.	
15. BOOK 250, PAGE 570 - DOES NOT APPLY TO THE SUBJECT PROPERTY.	
BOOK 259, PAGE 840 - DOES NOT APPLY TO THE SUBJECT PROPERTY.	
BOOK 262, PAGE 376 - APPLIES TO THE SUBJECT PROPERTY AS SHOWN HEREON.	
BOOK 262, PAGE 802 - APPLIES TO THE SUBJECT PROPERTY AS SHOWN HEREON.	
BOOK 264, PAGE 804 - UNABLE TO DETERMINE LOCATION FROM OLD DESCRIPTION.	
BOOK 264, PAGE 772 - DOES NOT APPLY TO THE SUBJECT PROPERTY.	
BOOK 264, PAGE 804 - APPLIES TO THE SUBJECT PROPERTY AS SHOWN HEREON.	
BOOK 2009, PAGE 834 - DOES NOT APPLY TO THE SUBJECT PROPERTY.	
BOOK 2009, PAGE 836 - APPLIES TO THE SUBJECT PROPERTY AS SHOWN HEREON.	
BOOK 2009, PAGE 848 - DOES NOT APPLY TO THE SUBJECT PROPERTY.	
BOOK 2014, PAGE 727 - DOES NOT APPLY TO THE SUBJECT PROPERTY.	
BOOK 2473, PAGE 809 - DOES NOT APPLY TO THE SUBJECT PROPERTY.	
BOOK 181, PAGE 310 - DOES NOT APPLY TO THE SUBJECT PROPERTY.	
BOOK 118, PAGE 116 - APPLIES TO THE SUBJECT PROPERTY AND TO THE EXTENT POSSIBLE IS SHOWN HEREON, UNLESS A PORTION OF THE SUBJECT POWER LINE CURRENTLY EXISTS.	
BOOK 50, PAGE 361 - DOES NOT APPLY TO THE SUBJECT PROPERTY.	
17. BOOK 2019, PAGE 160 - DOES NOT APPLY TO THE SUBJECT PROPERTY.	
BOOK 2161, PAGE 197 - DOES NOT APPLY TO THE SUBJECT PROPERTY.	
BOOK 2186, PAGE 517 - DOES NOT APPLY TO THE SUBJECT PROPERTY.	
BOOK 2186, PAGE 521 - DOES NOT APPLY TO THE SUBJECT PROPERTY.	
BOOK 450, PAGE 1054 - DOES NOT APPLY TO THE SUBJECT PROPERTY.	
BOOK 2009, PAGE 3913 - DOES NOT APPLY TO THE SUBJECT PROPERTY.	
BOOK 2471, PAGE 700 - DOES NOT APPLY TO THE SUBJECT PROPERTY.	
BOOK 2421, PAGE 726 - DOES NOT APPLY TO THE SUBJECT PROPERTY.	
18. BOOK 2102, PAGE 909 - DOES NOT APPLY TO THE SUBJECT PROPERTY.	
BOOK 558, PAGE 874 - DOES NOT APPLY TO THE SUBJECT PROPERTY.	
20. BOOK 1168, PAGE 3228 - APPLIES TO THE SUBJECT PROPERTY AS SHOWN HEREON.	
BOOK 1042, PAGE 3880 - DOES NOT APPLY TO THE SUBJECT PROPERTY.	
BOOK 2443, PAGE 2441 - DOES NOT APPLY TO THE SUBJECT PROPERTY.	
22. BOOK 2406, PAGE 352 - DOES NOT APPLY TO THE SUBJECT PROPERTY.	
23. BOOK 2181, PAGE 309 - DOES NOT APPLY TO THE SUBJECT PROPERTY.	
24. BOOK 1819, PAGE 609 - DOES NOT APPLY TO THE SUBJECT PROPERTY.	
25. BOOK 487, PAGE 1159 - APPLIES TO THE SUBJECT PROPERTY AND IS SHOWN HEREON AS T.W.S. 08910-03-02A AND T.W.S. 08910-03-02B.	
26. BOOK 487, PAGE 1187 - APPLIES TO THE SUBJECT PROPERTY AND IS SHOWN HEREON AS T.W.S. 08910-03-02A AND T.W.S. 08910-03-02B.	
27. BOOK 1042, PAGE 3880 - DOES NOT APPLY TO THE SUBJECT PROPERTY.	
BOOK 1410, PAGE 098 - DOES NOT APPLY TO THE SUBJECT PROPERTY.	
BOOK 1610, PAGE 1241 - DOES NOT APPLY TO THE SUBJECT PROPERTY.	
BOOK 1610, PAGE 1242 - APPLIES TO THE SUBJECT PROPERTY AS SHOWN HEREON.	
BOOK 1033, PAGE 2332 - DOES NOT APPLY TO THE SUBJECT PROPERTY.	
BOOK 1185, PAGE 2000 - DOES NOT APPLY TO THE SUBJECT PROPERTY.	
BOOK 301, PAGE 123 - APPLIES TO THE SUBJECT PROPERTY AS SHOWN HEREON.	
BOOK 5, PAGE 29 - APPLIES TO THE SUBJECT PROPERTY AS SHOWN HEREON.	
28. BOOK 69, PAGE 420 - DOES NOT APPLY TO THE SUBJECT PROPERTY.	
29. BOOK 69, PAGE 197 - DOES NOT APPLY TO THE SUBJECT PROPERTY.	
30. BOOK 81, PAGE 130 - DOES NOT APPLY TO THE SUBJECT PROPERTY.	
31. BOOK 201, PAGE 444 - DOES NOT APPLY TO THE SUBJECT PROPERTY.	
32. BOOK 487, PAGE 1188 - APPLIES TO THE SUBJECT PROPERTY AND IS SHOWN HEREON AS T.W.S. 08910-03-02A AND T.W.S. 08910-03-02B.	
33. BOOK 1260, PAGE 739 - DOES NOT APPLY TO THE SUBJECT PROPERTY.	
34. BOOK 2001, PAGE 847 - DOES NOT APPLY TO THE SUBJECT PROPERTY.	
35. BOOK 49, PAGE 25 - UNABLE TO DETERMINE LOCATION FROM OLD DESCRIPTION.	

BOUNDARY DESCRIPTION

ALL THAT CERTAIN PLOT, PARCEL OR LOT OF LAND BEING AND BEING IN THE STATE OF SOUTH CAROLINA, COUNTY OF RICHLAND, IN THE CITY OF COLUMBIA, BEING SHOWN AND DELINEATED ON A PLAT ENTITLED "ALTA/SUBTEXT ACQUISITION AND REGISTER FOR SUBTEXT ACQUISITION, LLC," PREPARED BY HUSSEY, GAY, BELL & DEVONING, INC., CONSULTING ENGINEERS OF SC, DATED FEBRUARY 23, 2023, SAID PARCEL HAVING THE FOLLOWING METES AND BOUNDS TO WIT:

BEGINNING AT A 1/2" REAR CORNER LOCATED AT THE INTERSECTION OF THE SOUTHERN RIGHT-OF-WAY LINE OF BLOOMING STREET (U.S. HWY. NO. 21) AND THE WESTERN RIGHT-OF-WAY LINE OF HANCOCK STREET (S.C. ROAD 8-40-102); THENCE TURNING AND PROCEEDING ALONG THE WESTERN RIGHT-OF-WAY LINE OF HANCOCK STREET (S.C. ROAD 8-40-102) IN A DIRECTION OF 287°42'45" FOR A DISTANCE OF 304.13' TO A 1/2" REAR CORNER; THENCE TURNING AND PROCEEDING ALONG THE PROPERTY LINE OF COLUMBIA CAPITAL INVESTMENTS, INC. FOR THE FOLLOWING COURSES AND DISTANCES: IN A DIRECTION OF 287°30'15" FOR A DISTANCE OF 260.36' TO A 1/2" REAR CORNER; THENCE IN A DIRECTION OF 287°30'15" FOR A DISTANCE OF 153.24' TO A 1/2" REAR CORNER; THENCE TURNING AND PROCEEDING ALONG THE NORTHERN RIGHT-OF-WAY LINE OF WHEAT STREET (S.C. ROAD 8-40-103E) IN A DIRECTION OF 287°30'15" FOR A DISTANCE OF 186.84' TO A 1/2" REAR CORNER; THENCE TURNING AND PROCEEDING ALONG THE EASTERN RIGHT-OF-WAY LINE OF WHEAT STREET IN A DIRECTION OF 102°29'15" FOR A DISTANCE OF 475.25' TO A 1/2" REAR CORNER; THENCE TURNING AND PROCEEDING ALONG THE SOUTHERN RIGHT-OF-WAY LINE OF BLOOMING STREET (U.S. HWY. NO. 21) FOR THE FOLLOWING COURSES AND DISTANCES: IN A DIRECTION OF 87°18'18" FOR A DISTANCE OF 236.45' TO A 1/2" REAR CORNER; THENCE IN A DIRECTION OF 87°18'18" FOR A DISTANCE OF 177.84' TO A 1/2" REAR CORNER; THENCE ALONG A CURVE TO THE RIGHT IN A DIRECTION OF 584°19'40" FOR A CHORD DISTANCE OF 25.87' (CHORD CURVE HAVING A RADIUS OF 30.00') TO A 1/2" REAR CORNER, BEING THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 3.432 ACRES (166,102 SQUARE FEET).

REFERENCES:

1. BOUNDARY SURVEY PREPARED FOR SUBTEXT ACQUISITION, LLC, BY HUSSEY, GAY, BELL & DEVONING, INC., DATED SEPTEMBER 21, 2024, REVISED JANUARY 4, 2016, AND RECORDED IN THE RICHLAND COUNTY PUBLIC OFFICE IN PLAT BOOK 1600, PAGE 1242.
2. PLAT PREPARED FOR AGGREGATE PROPERTY, LLC, BY HUSSEY, GAY, BELL & DEVONING, INC., DATED APRIL 11, 2009, AND RECORDED IN THE RICHLAND COUNTY PUBLIC OFFICE IN PLAT BOOK 1542, PAGE 3860.
3. PLAT PREPARED FOR THE COLUMBIA PARTNERSHIP, BY AGGREGATE PROPERTY, LLC, DATED APRIL 30, 1987, AND RECORDED IN THE RICHLAND COUNTY PUBLIC OFFICE IN PLAT BOOK 331, PAGE 1021.
4. PLAT PREPARED FOR COLUMBIA PARTNERSHIP, LLC, BY COLUMBIA PARTNERSHIP, LLC, DATED APRIL 27, 2019, AND RECORDED IN THE RICHLAND COUNTY PUBLIC OFFICE IN PLAT BOOK 1600, PAGE 1242.
5. PLAT PREPARED FOR AGGREGATE PROPERTY, LLC, BY HUSSEY, GAY, BELL & DEVONING, INC., DATED JANUARY 23, 2006, AND RECORDED IN THE RICHLAND COUNTY PUBLIC OFFICE IN PLAT BOOK 1231, PAGE 2032.
6. SOUTH CAROLINA STATE HIGHWAY DEPARTMENT, PLAN AND PROFILE OF PROPOSED STATE HIGHWAY, CORNER 334-1916-1, U.S. RT. 21, SHEET 20.
7. SOUTH CAROLINA STATE HIGHWAY DEPARTMENT, PLAN AND PROFILE OF PROPOSED STATE HIGHWAY, CORNER 334-1916-1, U.S. RT. 21, SHEET 20.
8. SOUTH CAROLINA STATE HIGHWAY DEPARTMENT, PLAN AND PROFILE OF PROPOSED STATE HIGHWAY, FILE NO. 45-024, U.S. RT. 21 & RD. 8-102, SHEET 2.
9. SOUTH CAROLINA STATE HIGHWAY DEPARTMENT, PLAN AND PROFILE OF PROPOSED STATE HIGHWAY, FILE NO. 45-029, RD. NO. 102 & U.S. RT. 21 (1/2" SHEET), SHEET 12.
10. SOUTH CAROLINA STATE HIGHWAY DEPARTMENT, PLAN AND PROFILE OF PROPOSED STATE HIGHWAY, FILE NO. 45-019, SHEET 17.
11. SOUTH CAROLINA STATE HIGHWAY DEPARTMENT, PLAN AND PROFILE OF PROPOSED STATE HIGHWAY, FILE NO. 45-019, SHEET 17.
12. PLAN PREPARED FOR COLUMBIA PARTNERSHIP, BY SITE CONSULTANTS, INC., DATED NOVEMBER 5, 1987.
13. RICHLAND COUNTY T.W.S. 08910-03-01, T.W.S. 08910-03-02A, T.W.S. 08910-03-02B, T.W.S. 08910-03-03 & T.W.S. 08910-03-04.

NOTES:

1. THIS IS NOT A VALID, TRUE COPY UNLESS IT BEARS THE EMBOSSED SEAL AND ORIGINAL SIGNATURE OF THE PROFESSIONAL SURVEYOR HARRY HENSON.
2. ANYTHING SHOWN OUTSIDE THE DEFINED BOUNDARY OF THE SUBJECT PROPERTY IS FOR DESCRIPTIVE PURPOSES ONLY.
3. ONLY THOSE UTILITIES WHICH WERE SHOWN AND APPARENT TO THOSE SHOWN BY ALTA/SUBTEXT ACQUISITION, LLC, CONSULTANTS HEREON, ARE SHOWN AT THIS TIME. THERE MAY BE ADDITIONAL UTILITIES LOCATED ON THIS PROPERTY WHICH HAVE NOT BEEN SHOWN ON THIS PLAT.
4. UNDEVELOPED, BATTERED INCLUDING, BUT NOT LIMITED TO, THE PRESENCE OR ABSENCE OF A FENCE OR WALL, IS NOT DEVELOPED AS PART OF THIS SURVEY.
5. THIS SURVEY IS BASED ON THE PUBLIC RECORDS SHOWN HEREON AND THE DOCUMENTS RELATED TO THE TITLE COMMITMENT REFERENCED HEREON. THIS PROPERTY MAY BE SUBJECT TO ADDITIONAL CONSTRAINTS OR RESTRICTIONS NOT KNOWN TO THE SURVEYOR AT THIS TIME.
6. ELEVATIONS FOR THIS PROJECT ARE BASED ON NAVD 83 DATUM.
7. CONTOUR INTERVAL = ONE FOOT.
8. THE BOUNDARY LINE, ADDITIONAL RIGHT-OF-WAY ALONG BLOOMING STREET (U.S. HWY. NO. 21) MAY BE ACCURATE FROM THE SUBJECT PROPERTY BY THE SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION, THE EXACT LOCATION OF THE PROPOSED RIGHT-OF-WAY IS UNKNOWN TO THE SURVEYOR AT THIS TIME.

TO: SUBTEXT ACQUISITION, LLC

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE BEST MEASURE STANDARDS (23 USC 323) REQUIREMENTS FOR ALL-STATE LAND TITLE SURVEYS, AS ESTABLISHED AND ADOPTED BY ALTA AND NORS, AND INCLUDE ITEMS 1, 2, 3, 4, 5, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18 AND 19 OF TABLE 1 THEREOF. THE FIELDWORK WAS COMPLETED ON FEBRUARY 23, 2023.

I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN. ALSO, THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

DRAFT - FOR REVIEW ONLY
JODIE R. PORTH P.L.S. NO. 16820



HUSSEY GAY BELL
Established 1998
1010 Gervais Street, 3rd Floor, Columbia, South Carolina 29201 / TEL: 799-0444

REVISIONS:
DATE: FEBRUARY 23, 2023
BY: J.R.B.
FOR: J.R.B.
SUBMIT: J.R.B.
NO. 16820-001

ALTA/NORS LAND TITLE SURVEY
PREPARED FOR:
SUBTEXT ACQUISITION, LLC,
IN THE CITY OF COLUMBIA,
RICHLAND COUNTY, SOUTH CAROLINA

SHEET NO.
2 of 2