

ORDINANCE NO.: 2018-066

Acknowledging the Amended and Restated Master Agreement Governing the I-77 Corridor Regional Industrial Park; Ratifying and Consenting to the Property Located in the I-77 Corridor Regional Industrial Park; and Other Related Matters.

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

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

WHEREAS, 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 (collectively, "Act"), Richland County, South Carolina and Fairfield County, South Carolina (collectively, the "Counties"), as contiguous counties, jointly developed the I-77 Corridor Regional Industrial Park ("Park") by entering into the Master Agreement Governing the I-77 Corridor Regional Industrial Park dated as of April 15, 2003 ("Original Agreement") to govern the operation of the Park;

WHEREAS, at the request of companies seeking to invest in the Counties, as of and since the date of the Original Agreement, the Counties have located both real and personal property in the Park, a portion of which is within the geographical jurisdiction of the City ("City MCIP Property");

WHEREAS, in accordance with the Act, the Counties requested and the City provided its consent to the location of the City MCIP Property within the Park prior to the inclusion of the City MCIP Property in the Park;

WHEREAS, in order to enhance the effective operation of the Park, the Counties now desire to amend and restate the Original Agreement in its entirety and enter into the Amended and Restated Master Agreement Governing the I-77 Corridor Regional Park ("Restated Agreement"), the form of which is attached as Exhibit A, to govern the operation of the Park in accordance with the Act; and

WHEREAS, because the property located in the Park and subject to the Restated Agreement includes the City MCIP Property, the Counties have requested the City acknowledge the Restated Agreement and provide its consent and ratification of the property located in the Park, which is attached as Exhibit B; NOW, THEREFORE,

BE IT ORDAINED by the Mayor and City Council of the City of Columbia, South Carolina this 4th day of December, 2018:

1. The City acknowledges the Restated Agreement, the form of which is included as Exhibit A, and confirms and ratifies the property located in the Park, as more particularly described on Exhibit B and further acknowledges that a portion of the property located in the Park is City MCIP Property and specifically confirms and ratifies the location of the City MCIP Property in the Park.

ORIGINAL
STAMPED IN RED

2. 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.

3. 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:

Economic Development Director



Mayor

Approved by:



City Manager

Approved as to form:



City Attorney

ATTEST:



City Clerk

Introduced: 11/20/2018

Final Reading: 12/4/2018

**EXHIBIT A
FORM OF RESTATED AGREEMENT**

AMENDED AND RESTATED MASTER AGREEMENT

GOVERNING THE

I-77 CORRIDOR REGIONAL INDUSTRIAL PARK

BETWEEN

RICHLAND COUNTY, SOUTH CAROLINA

AND

FAIRFIELD COUNTY, SOUTH CAROLINA

DATED AS OF [], 2018

PREPARED BY:

**PARKER POE ADAMS & BERNSTEIN LLP
COLUMBIA, SOUTH CAROLINA
803-253-8917**

INSTRUCTIONS FOR COUNTY AUDITOR AND COUNTY TREASURER

THE REAL AND PERSONAL PROPERTY LOCATED WITHIN THE I-77 CORRIDOR REGIONAL INDUSTRIAL PARK ("PARK") IS EXEMPT FROM *AD VALOREM* TAXES. THE OWNERS OR LESSEES OF THE REAL AND PERSONAL PROPERTY LOCATED IN THE PARK ARE OBLIGATED INSTEAD, UNDER THE TERMS OF THE STATE CONSTITUTION, TO MAKE PAY AN AMOUNT EQUIVALENT TO THE TAXES OR OTHER IN-LIEU-OF PAYMENT THAT WOULD HAVE BEEN DUE ON THE REAL AND PERSONAL PROPERTY LOCATED IN THE PARK EXCEPT FOR THE EXEMPTION PROVIDED BY THE STATE CONSTITUTION.

THE PAYMENTS DUE ON THE REAL AND PERSONAL PROPERTY LOCATED IN THE PARK MAY BE LOWER THAN THE OTHERWISE PAYABLE *AD VALOREM* TAX IF THE PROPERTY IS SUBJECT TO A NEGOTIATED FEE IN-LIEU-OF TAXES ARRANGEMENT WITH EITHER RICHLAND OR FAIRFIELD COUNTY OR IS THE BENEFICIARY OF A SPECIAL SOURCE REVENUE OR INFRASTRUCTURE CREDIT. THEREFORE, WHEN PREPARING THE ANNUAL BILLS FOR THE REAL AND PERSONAL PROPERTY LOCATED IN THE PARK, PLEASE ENSURE THAT ALL APPLICABLE INCENTIVES HAVE BEEN APPLIED AND CORRECTLY CALCULATED, INCLUDING THE USE OF A REDUCED ASSESSMENT RATIO AND ALTERNATE MILLAGE RATES.

ONCE A BILL HAS BEEN PAID BY AN OWNER OR LESSEE OF REAL OR PERSONAL PROPERTY LOCATED IN THE PARK, THE PROVISIONS OF THIS AGREEMENT WILL GOVERN HOW THE PAYMENTS ARE TO BE DISTRIBUTED BETWEEN RICHLAND AND FAIRFIELD COUNTIES AND THEN AMONG THE VARIOUS TAXING ENTITIES WITHIN EACH COUNTY. THE COUNTIES ARE PERMITTED BY LAW TO DISTRIBUTE THE PAYMENTS AMONG THE TAXING ENTITIES IN A MANNER AND PROPORTION DIFFERENT THAN THE *AD VALOREM* TAX REVENUES WOULD HAVE BEEN DISTRIBUTED IF THE REAL AND PERSONAL PROPERTY LOCATED IN THE PARK WERE TAXABLE.

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EXHIBIT B – Phase II B-1

THIS AMENDED AND RESTATED MASTER AGREEMENT, (“Agreement”) made and entered into as of the [] day of [] 2018 (“*Effective Date*”) by and between Richland County, a political subdivision of the State of South Carolina (“*Richland*”); and Fairfield County, a political subdivision of the State of South Carolina (“*Fairfield*,” together with Richland, “*Counties*,” each, a “*County*”), pursuant to Article VIII, Section 13(D) of the South Carolina Constitution, as amended, and Title 4, Chapter 1, Section 170 of the Code of Laws of South Carolina, 1976, as amended (collectively, the “*Act*”).

RECITALS:

WHEREAS, in accordance with the authority granted to the Counties by the Act and in order to promote the economic welfare of their citizens, the Counties created the I-77 Corridor Regional Industrial Park (the “*Park*”) and entered into the Master Agreement Governing the I-77 Corridor Regional Industrial Park dated as of April 15, 2003 (“*Prior Agreement*”) which governed the operation of the Park; and

WHEREAS, the Counties desire to restate and amend the Prior Agreement in whole by entering into this Agreement; and

WHEREAS, the Counties further desire for this Agreement to govern the operation of the Park as of the Effective Date.

NOW, THEREFORE, on the basis of the premises and mutual covenants herein contained, the sufficiency of which consideration is acknowledged, the parties agree as set forth below:

ARTICLE I PARK BOUNDARIES

Section 1.01. *Park Boundaries.* The Park consists of two phases. Phase I consists of the real property identified on Exhibit A and all personal property located on such real property or otherwise identified on Exhibit A. Phase II consists of the real property identified in Exhibit B and all personal property located on such real property or otherwise identified on Exhibit B.

Section 1.02. *Modification of Park Boundaries.*

(a) The Counties may enlarge the boundaries of the Park from time to time to include additional real or personal property. To enlarge the boundaries of the Park, the County in which the real or personal property to be included in the Park is located (“*Host County*”) shall adopt a resolution or ordinance authorizing the inclusion of such additional property in the Park. The Agreement is automatically amended to reflect the enlargement of the Park’s boundaries without further action by the governing bodies of either County on delivery of written notice to the non-Host County (“*Companion County*”) of the inclusion of the additional real or personal property in the Park. The written notice shall include a copy of the resolution or ordinance approving the inclusion of the property in the park, a description or identification of the property included in the Park, and a designation of the phase in which the Host County has located the additional property.

(b) The Counties may diminish the boundaries of the Park from time to time to remove real or personal property from the Park. To diminish the boundaries of the Park, the Host County and the Companion County shall each adopt a resolution or ordinance authorizing the removal of property from the Park. The Agreement is automatically amended to reflect the diminishment of the Park’s boundaries once each County has adopted its approving resolution or ordinance. Each County shall deliver a copy of its resolution or ordinance approving the diminishment of the boundaries of the Park to the other County.

(c) The Counties may relocate property included in the Park from one phase to the other phase from time to time. To move property from one phase to the other phase, the Host County shall adopt a resolution or ordinance authorizing the relocation of the property. The Agreement is automatically amended to reflect the relocation of property from one phase to the other without further action by the governing bodies of either County on delivery of written notice to the Companion County of the relocation of property from one phase to the other phase. The written notice shall include a copy of the resolution or ordinance authorizing the relocation of the property and a description or identification of the property relocated from one phase to the other.

(d) Each County shall annually update Exhibit A and Exhibit B to reflect the inclusion, removal from or relocation of any property in the Park for which the County is the Host County and deliver the updates to the Exhibits to the Companion County in accordance with Section 3.04 of this Agreement. The initial Exhibit A and Exhibit B attached to this Agreement reflect the property located in the Park as of [].

ARTICLE II TAX STATUS; PAYMENTS IN-LIEU-OF TAXES

Section 2.01. *Constitutional Exemption from Taxation.* The Counties acknowledge that under the provisions of the Act, all real and personal property located in the Park is exempt from all *ad valorem* taxation.

Section 2.02. *Payment in-Lieu-of Taxes.*

(a) The owners or lessees of any property situated in the Park shall pay an amount equivalent to the *ad valorem* property taxes that would have been due and payable but for the location of such property within the Park ("**PILOT**").

(b) The amount of the annual PILOT may be reduced if the owner or lessee of property located in the Park (i) has negotiated a fee in-lieu-of taxes arrangement with respect to the property with the Host County pursuant to the provisions of Sections 12-44-10, *et seq.*, 4-12-30, or 4-29-67 of the Code of Laws of South Carolina 1976, as amended, or any successor provisions thereto as may be provided under South Carolina law, or (ii) receives a special source revenue or infrastructure credit with respect to the property under the provisions of Section 4-1-175 of the Code of Laws of South Carolina 1976, as amended, or any successor provisions thereto as may be provided under South Carolina law (collectively, (i) and (ii), "**Negotiated PILOT**"). In either case, the terms of the agreement between the owner or lessee of the property and the Host County with respect to the Negotiated PILOT governs the calculation of the annual PILOT due with respect to the property located in the Park.

ARTICLE III SHARING OF EXPENSES AND REVENUES OF THE PARK

Section 3.01. *Expense Sharing.* The Counties shall share the expenses relating to the Park, which may include expenses relating to the development, operation, maintenance and promotion of the Park. For the property comprising the Park for which Fairfield is the Host County, Fairfield shall bear 100% of the expenses of such portion of the Park. For the property comprising the Park for which Richland is the Host County, Richland shall bear 100% of the expenses of such portion of the Park. The Counties shall negotiate on a case-by-case basis the sharing of any other expenses that may arise from the Park.

Section 3.02. *Revenue Sharing Between Richland and Fairfield.*

(a) The Counties shall share all of the revenues received from the PILOT or Negotiated PILOT due with respect to the real and personal property located in the Park ("*Revenues*").

(b) With respect to Phase I of the Park: (i) for Revenues received from property for which Fairfield is the Host County, after reimbursing itself for expenditures made to attract to and locate any particular property in the Park, Fairfield shall remit 5% of such Revenues remaining to Richland as the Companion County, and (ii) for Revenues received from property for which Richland is the Host County, after reimbursing itself for expenditures made to attract to and locate any particular property in the Park, Richland shall remit 5% of such Revenues remaining to Fairfield as the Companion County.

(c) With respect to Phase II of the Park: (i) for Revenues received from property for which Fairfield, the Host County, after reimbursing itself for expenditures made to attract to and locate any particular property in the Park, Fairfield shall 1% of such Revenues remaining to Richland as the Companion County, and (ii) for Revenues received from property for which Richland is the Host County, after reimbursing itself for expenditures made to attract to and locate any particular property in the Park, Richland shall remit 1% of such Revenues remaining to Fairfield as the Companion County.

Section 3.03. Distribution of Revenues Within Each County.

(a) For Revenues received as the Companion County pursuant to Sections 3.02(a) and (b) above ("*Companion County Revenues*"), Fairfield elects to retain all of the Companion County Revenues and Richland elects to deposit all of the Companion County Revenues in the "Richland County Industrial Park Fund" ("*Fund*").

(b) For the Revenues received as Host County and remaining after distribution to the Companion County pursuant to Section 3.02(a) and (b) above ("*Residual Host Revenues*"), Fairfield elects to retain the Residual Host Revenues and Richland elects to distribute the Residual Host Revenues as follows:

(i) for Residual Host Revenues received from real and personal property located in the Pineview Industrial Park, as designated on Schedule I to this Agreement ("*Pineview Property*");

FIRST 7% of the Residual Host Revenues shall be deposited to the Fund if the property is subject to a Negotiated PILOT dated on or after January 1, 2009;

SECOND 10% of the Residual Host Revenues shall be remitted to the City of Columbia ("*City*") as payment for providing water and sewer services to the Pineview Property in accordance with the terms of the Intergovernmental Agreement dated as of May 26, 2015, between the City and Richland; and

THIRD the remainder of the Residual Host Revenue shall be distributed, on a pro-rata basis according millage, to the taxing entities, including Richland, that would otherwise, at the time the Pineview Property was included in the Park, be eligible to levy millage on the Pineview Property if such property were not located in the Park. Any Residual Host Revenue distributed to a school district pursuant to the foregoing sentence shall be further divided on a pro-rata basis according to the operating and debt service millage levied by or collected on behalf of the school district.

(ii) for all other Residual Host Revenues:

FIRST 7% of the Residual Host Revenues shall be deposited to the Fund if the property is subject to a Negotiated PILOT dated on or after January 1, 2009;

SECOND the remainder of the Residual Host Revenue shall be distributed, on a pro-rata basis according to millage, to the taxing entities, including Richland, that would otherwise, at the time the property was included in the Park, be eligible to levy millage on the property if such property were not located in the Park. Any Residual Host Revenue distributed to a school district pursuant to the foregoing sentence shall be further divided on a pro rata basis according to the operating and debt service millage levied by or collected on behalf of the school district.

(c) Either County may unilaterally amend the distribution scheme applicable to its Residual Host Revenues by adopting a resolution or ordinance authorizing the amendment. The Agreement is automatically amended to reflect the amendment to the distribution scheme without further action by the governing bodies of either County on delivery of written notice to the Companion County of the amendment. The written notice shall include a copy of the ordinance approving the amendment.

Section 3.04. Annual Report and Disbursement. Not later than July 15 of each year, commencing July 15, 2018, each County shall prepare and submit to the other County a report detailing the Revenues owed to the other County under the terms of this Agreement. A check for the amount reflected in the report shall be delivered at the same time. The report shall also include the annual updates to the Exhibits described in Section 1.02(d).

ARTICLE IV MISCELLANEOUS

Section 4.01. Jobs Tax Credit Enhancement. Business enterprises locating in the Park are entitled to such enhancement of the regular jobs tax credits authorized by Section 12-6-3360 of the Code of Laws of South Carolina 1976, as amended, or any successive provisions, as may be provided under South Carolina law.

Section 4.02. Assessed Valuation. For the purpose of bonded indebtedness limitation and for the purpose of computing the index of taxpaying ability pursuant to Section 59-20-20(3) of the Code of Laws of South Carolina 1976, as amended, allocation of the assessed value of property within the Park to the Counties and to each of the taxing entities within the Counties must be identical to the percentage of Revenues and Residual Host Revenues received by each County and taxing entity in the preceding fiscal year.

Section 4.03. Records. Each Host County covenants and agrees that, on request by the Companion County, the Host County will provide copies of the records of the annual levy, bills and Revenues for the property located in the Park for which it is the Host County as such records became available in the normal course of the Host County's procedures.

Section 4.04. Applicable Law. In order to avoid any conflict of laws or ordinances between the Counties, the ordinances of the Host County will be the applicable regulations or laws governing the property comprising the Park for which such County is the Host County. Nothing herein shall be construed to supersede any state or federal law or regulation. The Host County may adopt restrictive covenants and land use requirements with respect to the property comprising the Park for which such County is the Host County. This Agreement has been entered into in the State of South Carolina and shall be governed by, and construed in accordance with South Carolina law.

Section 4.05. *Consent by the City and Other Municipalities.* In accordance with the Act, the City, by City Ordinance No. [], has consented to the location of the property within the City's geographical boundaries in the Park as described on the Exhibits as of the Effective Date. In connection with the enlargement of the Park's boundaries pursuant to Section 1.02(a), the Host County shall obtain the consent of a municipality prior to locating any property in the Park that is situated within such municipality's geographical boundaries.

Section 4.06. *Law Enforcement.* The Sheriff's Department for the Host County will have initial jurisdiction to make arrests and exercise all authority and power within the boundaries of the Park located in the Host County and fire, sewer, water and EMS service for the property comprising the Park for which such County is the Host County will be provided by the applicable service district or other political unit within the Host County.

Section 4.07. *Binding Effect of Agreement.* This Agreement serves as a written instrument, which is binding upon the signatory parties.

Section 4.08. *Severability.* In the event and to the extent (and only to the extent) that any provision or any part of a provision of this Agreement shall be held invalid or unenforceable by any court of competent jurisdiction, such holding shall not invalidate or render unenforceable the remainder of that provision or any other provision or part of a provision of this Agreement.

Section 4.09. *Complete Agreement: Amendment.* This Agreement constitutes the entire agreement between the parties and supersedes all agreements, representations, warranties, statements, promises and understandings, whether oral or written, with respect to the subject matter hereof, and no party hereto shall be bound by any oral or written agreements, statements, promises, or understandings not specifically set forth in this Agreement. Except for the amendments provided for in Article I and Section 3.03(c) above, this Agreement may be amended on the adoption of an ordinance by the governing bodies of Richland and Fairfield.

Section 4.10. *Counterpart Execution.* This Agreement may be executed in multiple counterparts.

Section 4.11. *Termination.* Notwithstanding any provision of this Agreement to the contrary, Fairfield and Richland agree that this Agreement may not be terminated by either party for a period of 30 years commencing with the effective date hereof.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement the day and the year first above written.

RICHLAND COUNTY, SOUTH CAROLINA

By: _____
Council Chair

Attest: _____
Clerk to County Council

FAIRFIELD COUNTY, SOUTH CAROLINA

By: _____
Council Chair

Attest: _____
Clerk to County Council

EXHIBIT B
PROPERTY LOCATED IN THE PARK
PHASE I - RICHLAND COUNTY

COMPANY NAME	TAX MAP NUMBER	COUNTY
2T Properties, LLC (Real) Thermal Technologies, Inc. (Personal)	14900-01-20	Richland
5 Tech LLC (Real) Colite Internal Enterprise LLC (Personal)	17200-02-15	Richland
AEB Business Properties, LLC (Real) Buck Enterprises LLC (Personal)	14900-01-34	Richland
ADF South Carolina (Real) (SMI Owen) Praxair Inc (Personal)	13605-01-01; 13606-01-05	Richland
Amcor Rigid Plastics (Real) Exeter 1080 Jenkins Bros. Exeter Property Group, L.P. PCO Carolina Pines (Real) Bauch & Lomb Inc (Personal) Coca Cola Company (Personal)	17600-02-38; 17600-01-21	Richland
Arum Composites, LLC	15000-02-27	Richland
Avantech, Inc. (Tenant) (Personal) 2050 American Italian Way, LLC (Landlord) (Real Property Only)	19000-05-06	Richland
Belk, Inc. (Real/Personal) CK Columbia #1 (2000) (Real)	17600-01-22	Richland
Blue Cross/Blue Shield (1999)	14400-02-06; 14400-02-08; 25600-04-12	Richland
Bose Corporation (1994 & 1996)	17500-02-17	Richland
Broad River Silagi LLC Broad River Commons (formerly APAC)	07403-04-07	Richland
Carolina Ceramics (1999)	22804-05-06	Richland
Century Realty LLC (formerly PMSC/Mynd)	14900-02-01	Richland
Coca-Cola Bottling Co.	14900-01-18; 14900-01-28	Richland
Cohn and Cohn Investment LLC (formerly SMI-Owen)	13511-03-04	Richland
Con Agra (formerly American Italian Pasta Company)	19000-05-03, 19000-05-04, 19000-05-09, 19000-05-10	Richland
Consolidated Systems, Inc. (STAGE II) (Personal) Consys SC QRS 16 66 Inc (Real)	11100-01-01; 11100-01-03	Richland
Constantia Hueck Foils, Inc.	14900-01-26	Richland
Corcoran Cola LLC Corcoran Corp. (formerly IKON/Computer Group)	17200-02-21	Richland
ET Columbia ENG LLC	14500-03-11	Richland
FDRL, LLC (Real) (formerly SMI-Owen) Rhythmlink International LLC (Personal)	13511-03-05 (R)	Richland
Forum Development LLC (formerly SMI-Owen)	13511-03-02	Richland
Hengshi USA	16305-02-07	Richland
Intertape Polymer Corp.	17600-01-17	Richland

(formerly: 1091 Carolina Pines property)		
KEMIRA FinnChem USA Inc.	40900-01-07, 40900-01-08	Richland
Koyo Corporation of USA (1994) (JTEKT)	14900-01-16	Richland
Mars Petcare US, Inc. CLF Columbia LLC	16200-06-01, 19000-05-07	Richland
NAAR Family Partnership (formerly: Carribbits Incorporated)	25800-07-06	Richland
Navistar/ Pure Power Technologies LLC	14900-01-29; 14900-01-30; 14500-03-06	Richland
North Columbia Ventures, LLC	14900-01-19	Richland
Empire Golf Management LLC (formerly: Northwoods Group, Inc)	14500-02-20; 14500-03-05	Richland
Patterson, Vance M. (Real) Patterson Fan Company Inc (Personal)	14900-01-22	Richland
Premium Site Properties, LLC	14500-03-10, 14400-02-03	Richland
Richland County	14900-01-02	Richland
Primary Health Care Association	17200-02-19	Richland
Pure Fishing Inc.	17200-02-23	Richland
SCRA (formerly: Indus Utility Systems Inc.)	17200-02-11; 17200-02-27	Richland
Select Comfort (1997) (Personal) Blind John LLC (Real)	04000-05-18	Richland
Sjolund Properties, LLC (Real) Sjolund CNC LLC (Personal) Sjolund Enterprises Inc (Personal)	14900-01-21	Richland
South Carolina School Boards	14500-03-09	Richland
Spartan SC LLC (formerly SMI-Owen)	13511-03-03	Richland
Spirax Sarco Inc.	14900-01-27, 14900-01-32	Richland
State Media	11209-02-12	Richland
Store Capital Acquisitions LLC	17200-02-18	Richland
T&N Enterprise (formerly Modine Manufacturing)	14900-01-23	Richland
TRC Propco & Ritedose Corp.	17200-02-20; 17200-02-25	Richland
Tyson Prepared Food, Inc. (formerly KPR Holdings & Iowa Beef Products, Inc)	13602-02-03, 13602-02-02	Richland
Unumprovident (UNUM/Colonial Life)	07303-04-02A	Richland
Woodbridge Investments LP	14900-01-01	Richland

PHASE I - FAIRFIELD COUNTY

COMPANY NAME	TAX MAP NUMBER	COUNTY
Baldwin	200-00-00-006-000	Fairfield
(Natural Area)*	214-00-00-033-000	Fairfield
(Vacant tract)	200-00-00-007-000	Fairfield
Gividi USA Inc.	200-00-00-073-000	Fairfield
Lang-Mekra North America LLC	200-00-00-063-000	Fairfield
Makat USA	200-00-00-009-000	Fairfield
Mars Laminate Systems Corp.	214-00-00-032-000	Fairfield
Metal & Wire Products	200-00-00-065-000	Fairfield
Michelin North America Inc.	151-00-00-015-000	Fairfield

PHASE II - RICHLAND COUNTY

COMPANY NAME	TAX MAP NUMBER	COUNTY
209 Stoneridge Drive	07212-03-06	Richland
3130 Bluff Road, LLC (Real)	13507-04-01	Richland
Spirax Sarco, Inc. (ALD Thermal Treatment, Inc.)	17600-01-25	Richland
Affiliated Computer Services	14900-02-18	Richland
Alimex (Personal)	16202-03-03	Richland
American Spiralweld Pipe Company	19000-05-08	Richland
Blue Atlantic Columbia, LLC	11406-13-03, 11406-13-04; 11406-13-01; 11406-13-02	Richland
Blue Cross/Blue Shield (2000)	19809-01-01, 19708-03-01	Richland
Bottling Group, LLC	11814-01-05; 11814-01-04; 11814-01-07; 11814-01-02; 11814-01-08	Richland
Browning Office Investment, LP	06013-01-25	Richland
Charter NEX	17600-01-33 (portion)	Richland
Cellco Partnership & VW12 Columbia SC LLC (Personal) (Gladstone Commercial) (Real) (Verizon)	25700-05-01	Richland
Century Capital Group, LLC (formerly Verizon Wireless/Bell Atlantic)	14005-08-02	Richland
CD/Park 7 Columbia SC Owner LLC	08914-16-02	Richland
CD Park 7 Columbia SC High Rise Owner LLC	08916-09-07; 08916-09-08, 08916-09-09, 08916-09-10	Richland
China Jushi USA Corporation	16200-03-01; 16209-01-01; 16200-03-20	Richland
Dayton Rogers of South Carolina, LLC LBE Two, LLC	13512-03-01	Richland
Dominion Carolina Gas Transmission, LLC	07309-02-06	Richland
FedEx Ground Packaging System, Inc.	16202-01-02	Richland
Forest Hills Partners, LP	25800-01-07	Richland
FN America, LLC	25800-07-01	Richland
Garner's Ferry Development Co. (Farmer's Market Site)	18900-01-01	Richland
Gerald L. Stimple	25800-01-01	Richland
Icon Columbia SC LLC		Richland
International Paper, Inc.	41300-01-03; 39000-04-01; 41400-01-01	Richland
John R. Jordan and Cecily J. Cobb (Farmer's Market Site)	16200-03-02	Richland
Kirco Carolina Pines, Inc.	17600-01-34;	Richland
Koyo Corporation of USA	15005-01-02	
McEntire Limited Partnership, McEntire Produce, R.C. McEntire Trucking, Inc.	19000-05-05	Richland
Metso Mineral	22910-01-02	Richland
Midlands Technical College	14500-02-24	Richland
Pineview 48	16200-06-03	Richland
PTI Plastic & Rubber Gasket Inc.	25800-07-08	Richland
Recreation Property (name of Richland County)	17300-02-10; 17300-02-33	Richland
Richland County (Pineview Site)	16100-02-20, 16100-02-02, 16100-02-04; 16100-03-17; 16100-02-16; 16100-03-05	Richland

Richland County (Carolina Pines Site)	17600-01-33 (Portion)	Richland
Seibels Services Group, Inc.	11402-12-14	Richland
Sensor Electronic Technology, Inc.	16306-07-03	Richland
South Pills, LLC (Real) South University (Personal)	17200-02-24 (Real)	Richland
Spirit SPE Columbia, LLC (formerly Verizon Wireless/Bell Atlantic Mobile)	13908-04-36	
SYSCO Food Services	19000-01-01	Richland
Trane U.S., Inc. (American Standard, Inc.)	17400-09-13; 17400-09-14	Richland
Trea Greene Crossing, LLC	08915-14-05, 08915-14-03, 08914-13-02, 08914-13-03, 08915-13-02, 08915-13-07, 08915-13-06, 08915-13-01; 08915-14-02	Richland
Vulcan Construction Materials, L.P.	08814-01-07; 08716-01-01 08716-01-06; 08814-01-01 08814-01-03; 08814-01-04 08814-01-06; 08814-02-05 08814-02-06; 08814-02-07; 08814-02-09; 08814-02-10; 08815-02-13; 08815-02-14; 08815-03-01; 08815-03-08; 08815-03-09; 08815-03-10; 08815-03-11; 08815-03-12; 08815-03-13; 08815-03-14; 08815-04-10; 08815-05-01; 08815-06-01; 08816-10-04; 11201-02-16; 11202-17-07; 11202-17-09; 06500-01-03; 06500-01-13; 90000-18-01	Richland
Westinghouse Electric Company, LLC	18600-01-02	Richland
WNS Global Services, Inc. (State Record Company, Inc.)	11209-02-12	Richland
Woodbridge Investments LP	14900-01-33	Richland

PHASE II - FAIRFIELD COUNTY

COMPANY NAME	TAX MAP NUMBER	COUNTY
AEC Pellet 1 USA LLC	071-04-02-016-000; 071-00-00-027; 071-00-00-028; 071-00-00-029	Fairfield
Bomag Americias, Inc.	184-00-00-096-000, 184-00-00- 060-000	Fairfield
Element TV, LP		Fairfield
Elite ES, LLC	184-00-00-071-000 (portion)	Fairfield
Enor Corporation Enor Corporation SC, LLC	145-03-02-015-000	Fairfield
Guardian Fiberglass, Inc.	164-00-00-002-000	Fairfield
Primesouth, Inc.	184-00-00-071-000 (portion)	Fairfield
Wilburn Enterprises, LLC	077-00-00-002	Fairfield