

ORIGINAL
STAMPED IN RED

ORDINANCE NO.: 2017-108

Authorizing the City Manager to execute a Corrective Quit Claim Deed from the City of Columbia to Bull Street Development, LLC for Phase 1 Infrastructure Parcel, Richland County TMS #11501-01-13 (portion)

BE IT ORDAINED by the Mayor and Council of the City of Columbia, South Carolina, this 5th day of December, 2017, that the City Manager is hereby authorized to execute the attached Corrective Quit Claim Deed from the City of Columbia to Bull Street Development, LLC, and any other documents necessary to consummate the transfer of 0.01 acre (448.24 sf), Richland County TMS #11501-01-13 (portion) for the sum of Nine Hundred and No/100 (\$900.00) Dollars.

Requested by:

Assistant City Manager Gentry



Mayor

Approved by:




City Manager

Approved as to form:



City Attorney

ATTEST:



City Clerk

Introduced: 11/21/2017
Final Reading: 12/5/2017

ATTORNEY CERTIFICATION

I, Jeanne Lisowski, an attorney licensed to practice in the State of South Carolina do hereby certify that I supervised the execution of this document this 6th day of December, 2017

Jeanne Lisowski
South Carolina Bar Number: 69429

STATE OF SOUTH CAROLINA)
) QUITCLAIM DEED
) (OF ALL RIGHT, TITLE AND INTEREST)
COUNTY OF RICHLAND)

WHEREAS, pursuant to that Quitclaim Deed dated September 22, 2015 and recorded on September 24, 2015 in the Office of the Register of Deeds for Richland County, SC in Deed Book 2060, at Page 221(the "Phase 1 Infrastructure Deed"), the South Carolina Department of Mental Health conveyed to the Grantor (as defined herein) that certain roadway parcel of real property containing 9.48 acres as more fully described in the Phase 1 Infrastructure Deed; and,

WHEREAS, the parties entered into that certain Development Agreement by and between the Grantor and Hughes Development Corporation, a South Carolina corporation, dated July 31, 2013, as amended by that First Amendment to Development Agreement dated June 11, 2014, as further amended or modified, and as assigned by Hughes Development Corporation to the Grantee (as defined herein); and,

WHEREAS, said Development Agreement, as amended, has previously been approved by the City Council of the City of Columbia; and,

WHEREAS, it has been determined, based on a final survey, that the description of the Phase 1 Infrastructure Parcel in the Phase 1 Infrastructure Deed mistakenly included a portion of land that the Grantee intended would be a part of the Downtown Church Parcel, such parcel being described on Exhibit A attached hereto; and,

WHEREAS, the Grantor now desires to execute this Quitclaim Deed in order to clarify and correct the boundary line between the Phase 1 Infrastructure Parcel and the Downtown Church Parcel and to vest fee simple title in that portion of land mistakenly conveyed by the Phase 1 Infrastructure Deed (such portion of land being the "Premises" as hereinafter defined) to the Grantee, who intends to subsequently convey the Premises to the owner of the Downtown Church Parcel; NOW THEREFORE,

KNOW ALL BY THESE PRESENTS that **CITY OF COLUMBIA, SOUTH CAROLINA**, a South Carolina municipality and political subdivision (referred to herein as the "Grantor") in consideration of the sum of Nine Hundred and No/100 (\$900.00) Dollars and other valuable consideration to the Grantor well and truly paid by **BULL STREET DEVELOPMENT, LLC**, a South Carolina limited liability company (referred to herein as the "Grantee"), the receipt and legal adequacy of which are hereby acknowledged, has remised, released and forever quitclaimed, and by these presents does remise, release and forever quitclaim unto the Grantee:

All right, title, and interest of the Grantor in and to the following property with all improvements thereon lying:

All that certain piece, parcel or lot of land, situate, lying and being in the City of Columbia, County of Richland, State of South Carolina, consisting of 0.01 acre, and being shown and described as 0.01 Acre (448.24 SF) R/W Correction on that certain survey plat entitled

APPROVED AS TO FORM

JL 11/16/17

EXHIBIT "A"

The Downtown Church Parcel

Legal Description: ALL that certain piece, parcel or lot of land, situate, lying and being in the City of Columbia, County of Richland, State of South Carolina, consisting of 1.75 acres, and being shown and described as the Downtown Church Parcel 1.75 Acres on that certain survey plat entitled Subdivision Plat of the Downtown Church Parcel prepared for Bull Street Development, LLC, by Jeffrey W. Poole, PLS NO. 18267, Davis & Floyd, dated June 7, 2017, last revised on _____, 2017 and recorded on _____, 2017 in the Office of the Register of Deeds for Richland County in Book _____ at Page _____; said plat is specifically incorporated herein by reference and reference to said plat is craved for the particulars as to metes, courses, distances, size, shape, dimensions, measurements, bounds and boundaries.

PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

1. I have read the information on this affidavit and I understand such information.
2. The property being transferred is approximately 0.01 acre located in Richland County, South Carolina, and is a portion of that property bearing Richland County Tax Map Number 11501-01-13 and was transferred by the City of Columbia, South Carolina to Bull Street Development, LLC on _____, 2017.
3. Check one of the following: The deed is:
 - (a) _____ subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
 - (b) _____ subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
 - (c) XXXX exempt from the deed recording fee because: See S.C. Code Ann. § 12-24-30 , transferring realty in which the value of the realty, as defined in Code Section 12-24-30, is equal to or less than one hundred dollars
(If exempt, please skip items 4 - 7, and go to item 8 of this affidavit.)
4. Check one of the following if either item 3(a) or item 3(b) above has been checked (See Information section of this affidavit):
 - (a) _____ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$ _____.
 - (b) _____ The fee is computed on the fair market value of the realty which is _____.
 - (c) _____ The fee is computed on the fair market value of the realty as established for property tax purposes which is _____.
5. Check Yes ___ or No ___ to the following: A lien or encumbrance on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. If "Yes," the amount of the outstanding balance of this lien or encumbrance is: _____.
6. The deed recording fee is computed as follows:
 - (a) _____ Place the amount listed in item 4 above here: \$ _____
 - (b) _____ Place the amount listed in item 5 above here: \$ _____
(If no amount is listed, place zero here.)
 - (c) _____ Subtract Line 6(b) from Line 6(a) and place result here: \$ _____
7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$0.00.
8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as Grantor.
9. I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

SWORN to before me this 6
day of December 2017.

Stacey Delaney Lee
Notary Public for South Carolina
My Commission Expires: 2/23/2025

City of Columbia, South Carolina

By: Teresa Wilson
Name: Teresa Wilson
Title: City Manager

SOUTH CAROLINA DEPARTMENT
OF MENTAL HEALTH
(11501-01-01)
DB 986 - 397

LEGEND

○ #5 REBAR SET
(UNLESS OTHERWISE NOTED)

PARCEL SUMMARY:

1.) DOWNTOWN CHURCH PARCEL (TBD): FORMERLY PORTION OF TRACT 2 AS SHOWN ON THE PHASE 1 INFRASTRUCTURE PLAT; NEW 1.75 ACRES; WHICH CONSIST OF 1.74 ACRES FROM 11501-01-01 AND 0.01 ACRES FROM 11501-01-13.

NOTES:

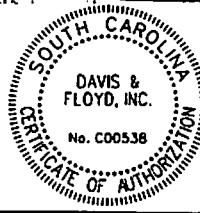
- 1.) ACCORDING TO FEMA FIRM MAP PANEL NUMBER 45079C0092 H LAST REVISED FEBRUARY 20, 2002 AND REVISED BY LETTER OF MAP REVISION CASE NUMBER 11-04-0263P WITH EFFECTIVE DATE OCTOBER 1, 2012 A PORTION OF THIS PROPERTY LIES INSIDE THE 100-YEAR FLOOD ZONE.
- 2.) THIS PLAT WAS PREPARED USING CURRENT DEEDS AND PLATS OF RECORD. A TITLE SEARCH WAS NOT PERFORMED OR PROVIDED AS PART OF THIS SURVEY.
- 3.) THIS PROPERTY LIES TOTALLY WITHIN THE CITY LIMITS OF COLUMBIA.
- 4.) ALL PROPERTY CORNERS ARE #5 REBAR SET UNLESS OTHERWISE NOTED.
- 5.) DISTANCES AS SHOWN ARE BASED ON GROUND DISTANCES AND BEARINGS AS SHOWN ARE REFERENCED TO SC GRID NORTH (NAD 83/2011).
- 6.) UPON RECORDATION OF THIS SUBDIVISION PLAT, THE 0.01 ACRE PORTION OF THE GREGG STREET RIGHT OF WAY WILL BE COMBINED WITH THE 1.74 ACRES TO CREATE ONE UNDIVIDED PARCEL.

REFERENCE:

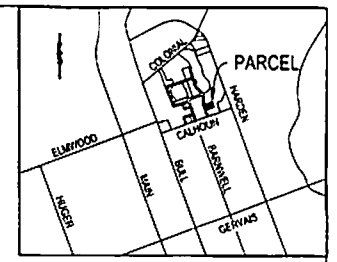
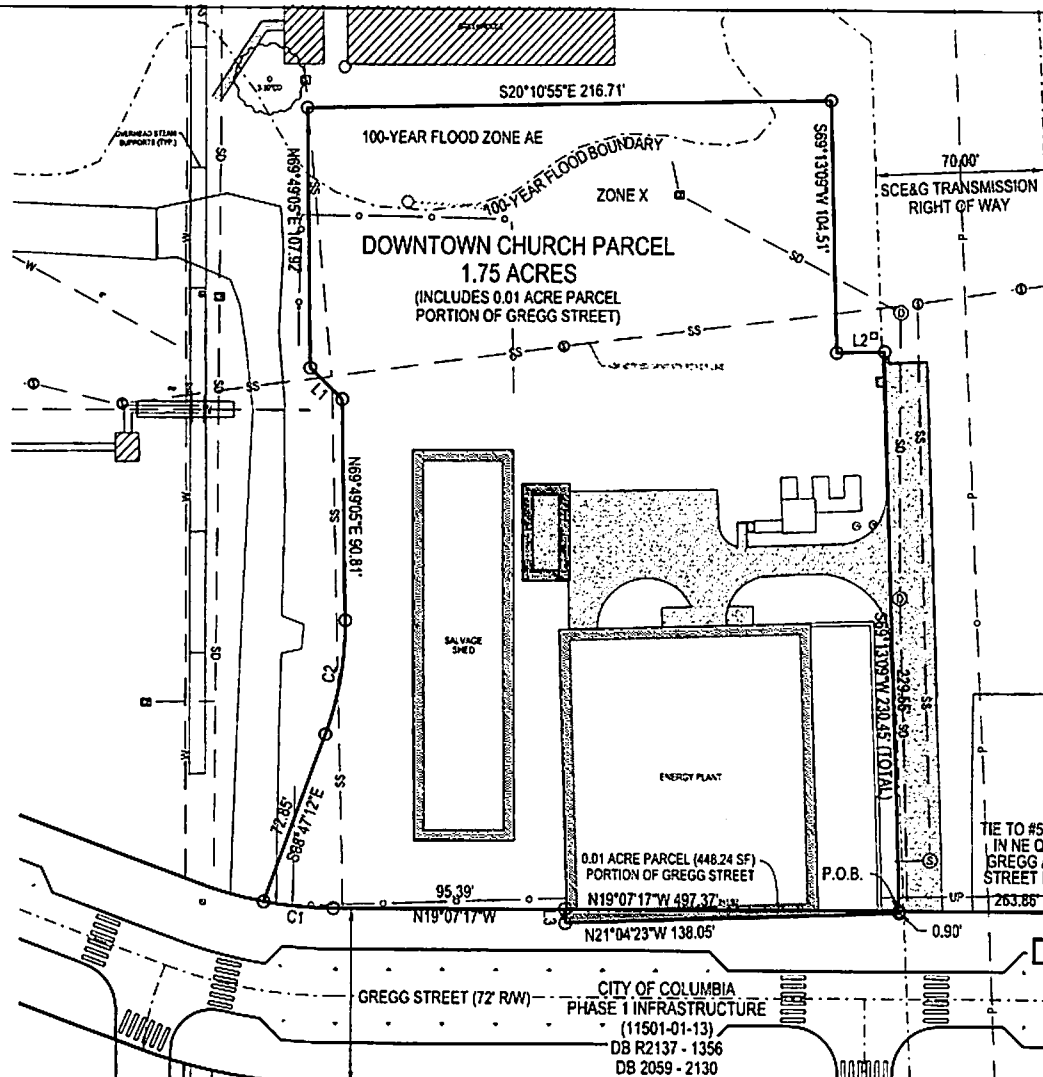
- 1.) PLAT PREPARED FOR SOUTH CAROLINA DEPT. OF MENTAL HEALTH BY COX AND DINKINS, INC. DATED DECEMBER 2, 2008 AND LAST REVISED 7-15-10.

"I hereby state that to the best of my knowledge, information, and belief, the survey shown herein was made in accordance with the requirements of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina, and meets or exceeds the requirements for a Class "A" survey as specified therein."

JEFFREY W. POOLE PLS NO. 18267 864-229-5211



SURVEYOR A. ANDERSON	CHECKED J. POOLE	JOB NO. 12901.00 PH. 0022
DRAWN L. BUCHANAN	APPROVED J. POOLE	DATE 6-7-17
NO.	REVISED	CHKD. DATE



VICINITY MAP
BLOW-UP TO SCALE: 1"= 5000'

CURVE TABLE

NO.	RADIUS	TANGENT	ARC	CH. LENGTH	CH. BEARING
C1	164.00	14.55	29.05	29.01	N14°02'48"W
C2	129.00	24.37	48.17	47.69	N60°30'55"E

LINE TABLE

NO.	DIRECTION	DISTANCE
L1	N24°49'05"E	18.38
L2	S20°10'55"E	19.65
L3	N69°07'57"E	5.60

SOUTH CAROLINA DEPARTMENT
OF MENTAL HEALTH
(11501-01-01)
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SUBDIVISION PLAT
OF THE
DOWNTOWN CHURCH PARCEL

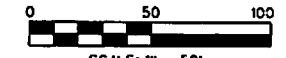
FOR A PORTION OF TAX MAP NUMBER
R11501-01-01

PREPARED FOR
BULLSTREET DEVELOPMENT, LLC

LOCATED IN
CITY OF COLUMBIA
RICHLAND COUNTY, SOUTH CAROLINA

DAVIS & FLOYD

SINCE 1954



SCALE: 1" = 50'