



**AGENDA
GREER CITY COUNCIL**

January 23, 2018

MEETING LOCATION: Greer City Hall, 301 East Poinsett Street, Greer, SC 29651

6:30 PM

COUNCIL REGULAR MEETING

I. CALL TO ORDER OF REGULAR MEETING

II. PLEDGE OF ALLEGIANCE

III. INVOCATION

A. Councilwoman Kimberly Bookert

IV. PUBLIC FORUM

V. MINUTES OF COUNCIL MEETING

**A. January 9, 2018
(Action Required)**

VI. DEPARTMENTAL REPORTS

- A. Municipal Court Monthly Report December 2017**
- B. Parks and Recreation Activity Report December 2017**
- C. Police Department Monthly Report December 2017**
- D. Building and Development Standards Monthly Report December 2017**
- E. Fire Department Monthly Report December 2017**
- F. Financial Activity Report - December 2017
Link to Detail Financial Reports**
- G. Public Services Monthly Report December 2017**

VII. PRESENTATION

A. Ann Cunningham, Director of Parks and Recreation, will present her Annual

Report

B. 2016-2017 Audit

Presented by David Seifert

VIIIADMINISTRATOR'S REPORT

A. Ed Driggers, City Administrator

IX. OLD BUSINESS

A. Second and Final Reading of Ordinance Number 44-2017

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTIES OWNED BY SOUTH CAROLINA PORTS AUTHORITY LOCATED AT 606, 608, 612, 700, 706, 708, 710, 712 MOORE STREET EXTENSION, 411 EAST AVENUE, 956, 1120 EAST POINSETT STREET AND 391, 367, 369, 363, 380 DOBSON SHED ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF I-1 (INDUSTRIAL DISTRICT) FOR SAID PROPERTIES (Action Required)

B. Second and Final Reading of Ordinance Number 2-2018

AN ORDINANCE AMENDING CHAPTER 18 BUSINESS LICENSE, ARTICLE II LICENSING, SECTIONS 18-32, 18-34, AND 18-52, APPENDIX A, APPENDIX B, AND APPENDIX C TO ADD DEFINITIONS, CLARIFY THE APPLICABILITY OF MINIMUM AND MAXIMUM TAX, AND TO REFLECT CHANGES IN BUSINESS LICENSE TAX RATES AND THE RECLASSIFICATION OF VARIOUS INDUSTRY SECTORS. (Action Required)

X. NEW BUSINESS

A. Bid Summary- Playground Fall Safety Material

Bid results will be presented for the installation of playground fall safety material in playgrounds operated by the Parks and Recreation Department. Approval is requested to award the bid. (Action Required)
Red Watson, Assistant Director of Parks and Recreation

B. Lease Agreement- Greenville County EMS

LEASE AGREEMENT BETWEEN CITY OF GREER AND GREENVILLE COUNTY EMERGENCY MEDICAL SERVICES FOR THE USE OF 0.27 ACRES LOCATED OFF MEMORIAL DRIVE IN GREER, TAX MAP G014000300400. (Action Required)
Presented by Edward Driggers, City Administrator

C. First and Final Reading of Resolution 1-2018

**A RESOLUTION TO ADOPT THE SPARTANBURG COUNTY
MULTI-JURISDICTIONAL HAZARD MITIGATION PLAN (Action
Required)**

Presented by Fire Chief Dorian Flowers

D. First Reading of Ordinance 3-2018

**AN ORDINANCE TO PROVIDE FOR THE ANNEXATION
OF PROPERTY OWNED BY JONES AVENUE PARTNERS,
LLC (INDU VAKHARIA) LOCATED AT JONES AVENUE
BY ONE HUNDRED PERCENT PETITION; AND TO
ESTABLISH A ZONING CLASSIFICATION OF DRD,
DESIGN REVIEW DISTRICT, FOR SAID PROPERTY
(Action Required)**

E. First Reading of Ordinance 4-2018

**Ordinance to allow the City Administrator or Mayor to execute the
appropriate documents to disaffirm, waive, and relinquish any rights it may
have in the subject property, identified as Berkshire Place, pursuant to the
Corrective Deed and file with the Greenville County ROD office and
document evidencing the same.**

XI. EXECUTIVE SESSION

Council may take action on matters discussed in executive session.

A. Economic Development

**Request: Motion for Council to go into Executive Session to discuss matters
relating to Berkshire Place; as allowed by State Statute Section 30-4-7(a)(5)**

XII. ADJOURNMENT

**Anyone who requires an auxiliary aid or service for effective communication or a
modification of policies or procedures to participate in a program, service, activity or
public meeting of the City of Greer should contact Ruthie Helms, ADA Coordinator at
(864) 848-5397 as soon as possible, but no later than 48 hours prior to the scheduled
event.**

Category Number: III.
Item Number: A.



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Councilwoman Kimberly Bookert

ATTACHMENTS:

Description	Upload Date	Type
▣ Invocation Schedule	12/13/2017	Backup Material



**Greer City Council
2018 Invocation Schedule**

January 9, 2018	Councilman Wayne Griffin
January 23, 2018	Councilwoman Kimberly Bookert
February 27, 2018	Councilman Lee Dumas
March 13, 2018	Councilman Wryley Bettis
March 27, 2018	Councilwoman Judy Albert
April 10, 2018	Mayor Rick Danner
April 24, 2018	Councilman Jay Arrowood
May 8, 2018	Councilman Wayne Griffin
May 22, 2018	Councilwoman Kimberly Bookert
June 12, 2018	Councilman Lee Dumas
June 26, 2018	Councilman Wryley Bettis
July 10, 2018	Councilwoman Judy Albert
July 24, 2018	Mayor Rick Danner
August 14, 2018	Councilman Jay Arrowood
August 28, 2018	Councilman Wayne Griffin
September 11, 2018	Councilwoman Kimberly Bookert
October 9, 2018	Councilman Lee Dumas
October 23, 2018	Councilman Wryley Bettis
November 13, 2018	Councilwoman Judy Albert
November 27, 2018	Mayor Rick Danner
December 11, 2018	Councilman Jay Arrowood

Category Number: V.
Item Number: A.



AGENDA
GREER CITY COUNCIL
1/23/2018

January 9, 2018

Summary:

(Action Required)

ATTACHMENTS:

Description	Upload Date	Type
☐ Council Minutes	1/18/2018	Cover Memo

CITY OF GREER, SOUTH CAROLINA

MINUTES of the FORMAL MEETING of GREER CITY COUNCIL January 9, 2018

MEETING LOCATION: Greer City Hall, 301 East Poinsett Street, Greer, SC 29651

I. CALL TO ORDER OF REGULAR MEETING Mayor Rick Danner - 6:37 P.M.

The following members of Council were in attendance:
Jay Arrowood, Wayne Griffin, Lee Dumas, Wryley Bettis
and Judy Albert.

Others present: Ed Driggers, City Administrator, Mike
Sell, Assistant City Administrator, Elizabeth Adams,
Exec. Admin. Assistant, Steve Owens, Communications
Manager and various other staff and media.

II. PLEDGE OF ALLEGIANCE Mayor Rick Danner

III. INVOCATION Wayne Griffin

IV. PUBLIC FORUM

V. MINUTES OF THE COUNCIL MEETING December 12, 2017

ACTION - Councilman Wryley Bettis made a motion that the minutes of December 12, 2017 be received as written. Councilwoman Judy Albert seconded the motion.

VOTE - Motion carried unanimously.

VI. SPECIAL RECOGNITION

- A.** Healthy Community 50 presented the City of Greer with a plaque recognizing Mayor and Council with their involvement and dedication to supporting healthy community initiatives.

VII. DEPARTMENT REPORTS

- A.** Building and Development Standards, Finance, Fire Department, Municipal Court, Parks & Recreation, Police Department, Public Services and the Website Activity Reports for **November 2017** were included in the packet for informational purposes.

Finance

David Seifert, Chief Financial Officer presented the Financial Report for the period ending November 30, 2017. (Attached)

General Fund Revenue: \$3,825,000 General Fund Expenditures: \$7,775,000.
Overall Benchmark Variance: \$1,620,000.

The City is 9% under budget during this time period.

Hospitality Fund Cash Balance: \$1,757,474
Storm Water Fund Cash Balance: \$1,148,706.

B. Core Communities Presentation - Kelli McCormack, Planning Manager

VIII. ADMINISTRATOR'S REPORT

Ed Driggers, City Administrator presented the following:

Calendar Items:

Downtown Construction

MLK Luncheon

Monday, January 16th at 1130am

Chamber's Annual Banquet

February 15, 2018

MASC Hometown Legislative Action Day

Tuesday, February 6-7, 2018.

T. Duncan injured her foot and we wish her the best until she can join us again

February 17, 2018- Walk with Elected Officials

Council's annual planning retreat- late February or early March

Downtown Façade Grant program update

IX. APPOINTMENT TO BOARDS AND COMMISSIONS

A. Board of Zoning Appeals

District 6 William Henry's term will expire 12/31/2017. No nominations were made.

ACTION – Councilwoman Judy Albert made a motion to appoint Steve Griffin to the District 6 Board of Zoning Appeals. Councilman Wryley Bettis seconded the motion.

VOTE – Motion carried unanimously.

B. Recreation Association Board of Trustees

District 1 Amanda Somers term expired on 12/31/2017.

ACTION – Councilman Jay Arrowood made a motion to appoint John Bohannon to the District 1 Recreation Association Board of Trustees. Councilman Wayne Griffin seconded the motion.

VOTE – Motion carried unanimously.

X. NEW BUSINESS

A. Election of Mayor Pro Tempore

ACTION - Councilman Jay Arrowood made a motion to nominate Councilman Griffin. Councilwoman Judy Albert seconded the motion.

VOTE – Motion carried unanimously.

C. First Reading of Ordinance Number 1-2018

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY OWNED BY CAROLYN CHAPMAN LOCATED AT 847 HARVEY ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF I-1 (INDUSTRIAL DISTRICT) FOR SAID PROPERTY (Action Required)

Kelli McCormick, Planning Manager stated there was no new information. Property owner was in attendance but did not speak.

ACTION - Councilman Jay Arrowood made a motion to approve First Reading of Ordinance Number 1-2018. Councilwoman Wryley Bettis seconded the motion.

VOTE – Motion carried unanimously.

D. First Reading of Ordinance Number 2-2018

AN ORDINANCE AMENDING CHAPTER 18 BUSINESS LICENSE, ARTICLE II LICENSING, SECTIONS 18-32, 18-34, AND 18-52, APPENDIX A, APPENDIX B, AND APPENDIX C TO ADD DEFINITIONS, CLARIFY THE APPLICABILITY OF MINIMUM AND MAXIMUM TAX, AND TO REFLECT CHANGES IN BUSINESS LICENSE TAX RATES AND THE RECLASSIFICATION OF VARIOUS INDUSTRY SECTORS. (Action Required)

David Seifert, CFO, presented the ordinance and additional information.

ACTION - Councilwoman Judy Albert made a motion to approve First Reading of Ordinance Number 2-2018. Councilman Jay Arrowood seconded the motion.

VOTE – Motion carried unanimously.

XI. EXECUTIVE SESSION

ACTION - In (7:42 p.m.) – Councilman Wryley Bettis made a motion to enter into Executive to discuss matters relating to the proposed location and the provision of service encouraging location of Project Inland 85 and to discuss matters relating to Berkshire Place; as allowed by State Statute Section 30-4-70(a)(5). Councilwoman Kimberly Bookert seconded the motion. Motion carried unanimously.

Mayor Danner stated during Executive Session they discussed the above matter and no action was taken.

Mr. Griffin left the meeting at 8:34pm

ACTION - Out (8:42 p.m.) – Councilman Wryley Bettis made a motion to come out of Executive Session. Councilwoman Judy Albert seconded the motion. Motion carried unanimously.

VOTE – Motion carried unanimously.

XII. ADJOURNMENT

8:42 P.M.

Richard W. Danner, Mayor

Tammela Duncan, Municipal Clerk

Notifications:

Agenda posted in City Hall and email notifications sent to The Greenville News, The Greer Citizen, GreerToday.com and the Spartanburg Herald Journal Friday, January 13, 2017.

Category Number: VI.
Item Number: A.



AGENDA
GREER CITY COUNCIL
1/23/2018

Municipal Court Monthly Report December 2017

ATTACHMENTS:

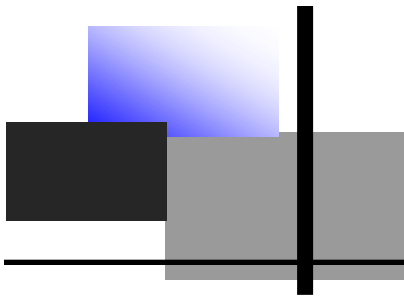
Description	Upload Date	Type
□ Municipal Court Monthly Report December 2017	1/17/2018	Backup Material



GREER MUNICIPAL COURT

MONTHLY REPORT DECEMBER 2017



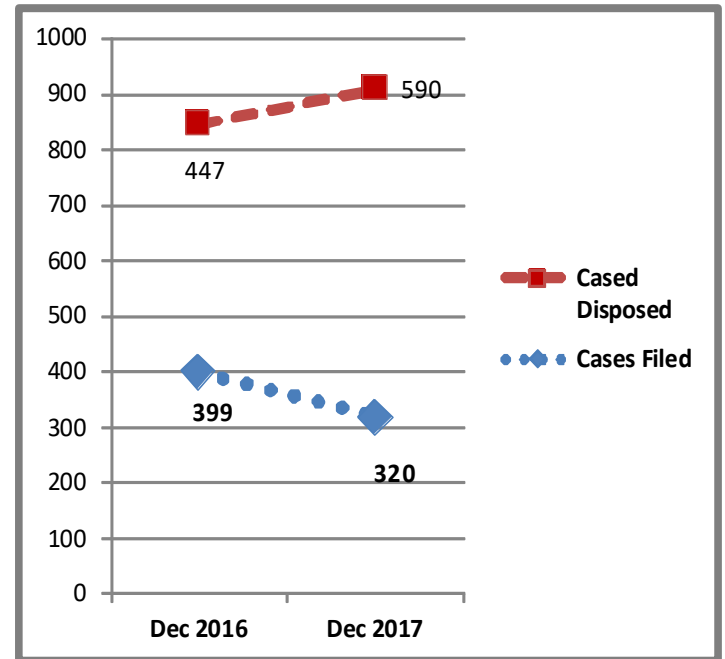
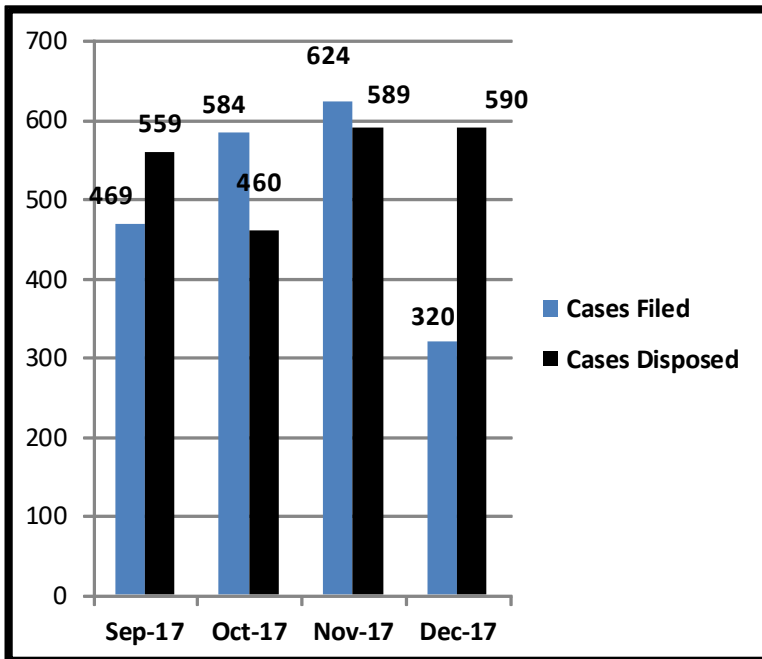


CASE LOAD

Traffic, Criminal and City Ordinances

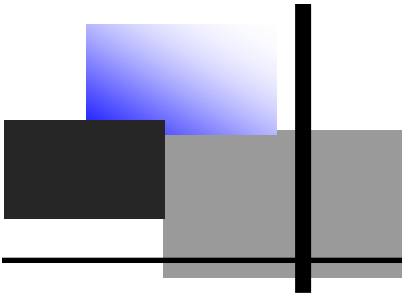
Total Cases disposed/processed: 590

Total cases filed by officers: 320



Arrest Warrants, Bench Warrants & Search Warrants

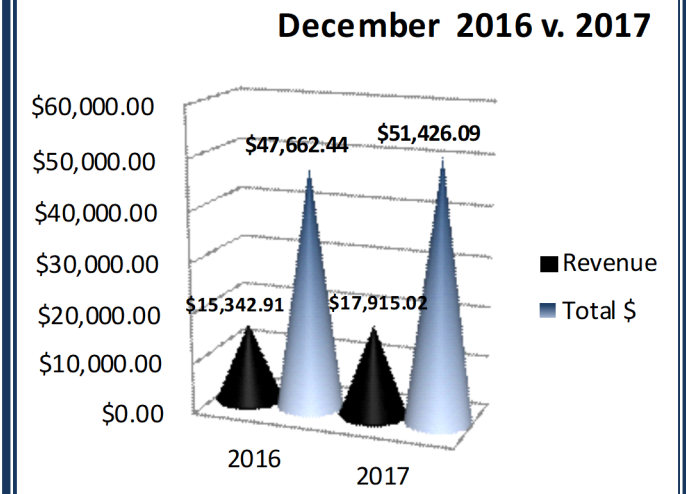
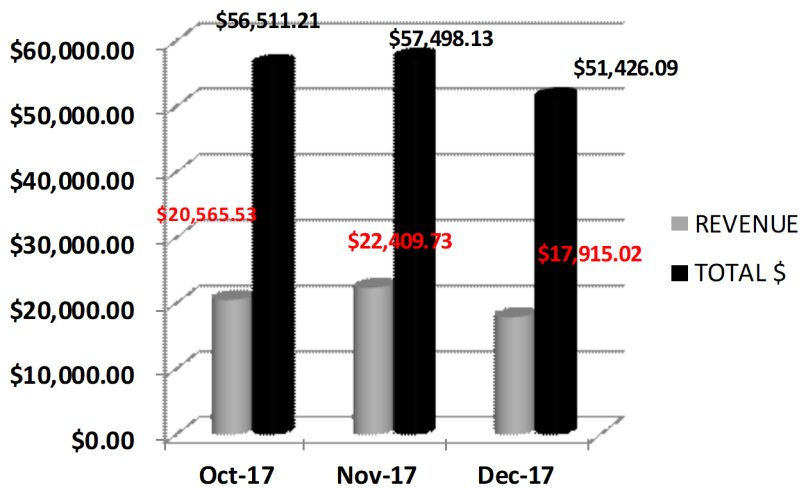
Arrest Warrants issued	96
Arraignments — # of defendants	134
Arraignments — # of charges	219
Bench Warrants issued	0
Bench Warrants served/processed	57
Search Warrants issued	7



FINANCIALS

Revenue

Total Revenue	\$17,915.02
Sent to State Treasurer	\$25,859.40
Victim Assistance Funds	\$3,205.40
Total \$ Collected	\$51,426.09



ACTIVITY

- ♦ Traffic Court was held on December 6, 13 and 20.
- ♦ General Sessions Preliminary Hearings were held on December 15th
- ♦ Domestic Violence Court was held on December 14th.

Category Number: VI.
Item Number: B.



AGENDA
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Parks and Recreation Activity Report December 2017

ATTACHMENTS:

Description	Upload Date	Type
□ Parks and Recreation Activity Report December 2017	1/18/2018	Cover Memo

City of Greer Parks & Recreation Department

Monthly Report for December 2017



Winter Sports

The City of Greer Parks and Recreation Department is committed to fulfilling our mission of providing quality recreational experiences while administering the values of community image, human development, preservation of environmental resources, health and wellness, economic development and cultural unity.

Department Projects

- ♦ Red Watson submitted the Parks and Recreation Department's Letter of Intent for the upcoming Land and Water Conservation Fund Grant cycle. The letter details a project that would provide outside restrooms at H.R. Turner Park and Victor Park.
- ♦ City of Greer staff met with members of SGA Architecture and their team of engineers, on December 5, for a kickoff meeting for the Center for the Arts renovation project.
- ♦ On December 13, Ann Cunningham and Red Watson met with staff from Alta Planning + Design to discuss timelines and moving forward with the Kids Planet Master Plan.

Department Trainings

- ♦ On December 5, several members of the Parks and Recreation Department staff attended Active Shooter Training at the City of Greer Courtroom.
- ♦ Robin Byouk, Ashlyn Stone, Robbie Davis and Brian Wilson attended the North Carolina/South Carolina Parks Recreation and Tourism Conference in Greensboro, NC on December 11-13.
- ♦ Ann Cunningham and Red Watson participated in a webinar for Civic Rec configuration training on December 13.
- ♦ All department staff completed quarterly MASC online training for the 4th quarter.

Department Participation

- ♦ The City of Greer Christmas weekend kicked off, on December 1, with the Annual Christmas Tree Lighting at Greer City Park. Beautiful weather brought over 2,000 guests to the park to enjoy musical entertainment, inflatables, face painting, Christmas crafts and welcome Santa to the stage to read a Christmas story.
- ♦ Members of the Parks and Recreation Department assisted with the Greer Christmas Parade on December 3.

Department Highlights

- ◆ Department staff compiled data to be included in the Parks and Recreation Department's Annual Presentation to City Council.
- ◆ The Parks and Recreation Department held their annual Christmas luncheon at South House in Greer on December 14. Mr. Driggers attended the luncheon.
- ◆ On December 17-19, the Piano Performers Christmas Recital was held at the Cannon Centre. The three days saw 250 people in attendance at the event with 60 students performing Christmas selections.
- ◆ The Grounds Division:
 - Performed snow removal at Greer City Hall and the Cannon Centre.
 - Painted parking lot lines at City Stadium and South Suber Road Park.
 - Installed insulation covers on vent fans at Victor Gym.
 - Installed signage and painted lines for the new automatic gate at the Operations Center.
 - Installed grass seed and straw matting at the pedestrian bridge area of Century Park.
- ◆ Academy soccer teams competed on Monday, Tuesday, Thursday and Saturday at Country Club Road Park, South Suber Road Park and various facilities throughout the state and southeast. These teams completed their season with participation in the State Cup tournaments.
- ◆ Youth basketball practices were held at Victor Gym on Monday through Friday. Age divisions are 8U, 10U and 12U. The program has increased from last year's three teams to seven teams this year.
- ◆ Youth wrestling practices were facilitated at Riverside High School on Tuesday and Thursday nights. All wrestlers competed in a duals match at the high school. Youth wrestlers competed in tournament matches at West Oak High School, Irmo High School, Ninety Six High School and Hillcrest High School. Their tournament schedule will continue in January at Eastside High School.
- ◆ Athletic staff attended a Girls Dixie Softball meeting, on December 6, at Tyger River Park to discuss the upcoming spring season. Representatives from District 5, District 6, Landrum, Woodruff, Inman, Boiling Springs and Greer were in attendance.
- ◆ Foothill Soccer Club of Greer Board meeting was held on December 12 at the City of Greer Operations Center. The fall soccer season and the upcoming spring season were discussed.
- ◆ The Recreation Division continued to facilitate the following programs:
 - Senior Action – Needmore Recreation Center (200 participants monthly)
 - Piano Performers – Cannon Centre (110 participants monthly)
 - Never Alone – Tryon Recreation Center (80 participants monthly)
 - Cutlery Club – Tryon Recreation Center (20 participants monthly)
 - Artifacts Club – Tryon Recreation Center (74 participants monthly)
 - Pickleball – Victor Gym & Tryon Tennis Courts (195 participants monthly)
 - Whole Fitness – Victor Gym (60 participants monthly)
- ◆ S.O.A.R. (Seniors Out and ARound):
 - On December 5, seventy-eight seniors attended a Christmas Brunch at City Hall. The group played games, enjoyed line dancing, prizes and a delicious catered meal from Laurenda's.
 - A Line Dancing Class was offered on December 6 with 17 seniors in attendance.
 - Bingo was held on December 7 with 15 seniors in attendance. The group played "White Elephant" bingo, where each person brought a gift and the participants were able to steal the gifts from each other. Twenty-seven SOAR members enjoyed this fun activity.
 - The SOAR Annual Christmas Gift Exchange Potluck was held on December 19 with 39 members in attendance. Each attendee brought an appetizer and participated in a gift exchange.
 - The average attendance for the month was 35.

- ◆ The Recreation Division continued planning the 2018 MLK Luncheon. The luncheon will take place on January 15 at City Hall. Food, entertainment and a keynote speaker will be part of the program.
- ◆ The Greer Children's Theater held callbacks for Alice in Wonderland Jr on December 2 at the Center for the Arts. There was an enormous turn out for auditions of 105 with 64 parts cast. The first parent/cast meeting was held at the Tryon Recreation Center on December 5.
- ◆ An Open Studios was held at the Center for the Arts on December 14 with four guest artists and five artists in residence. Approximately 24 people visited and viewed the artwork.
- ◆ Photos of the Lake Robinson Photography contest was displayed in the Wall Gallery at City Hall.
- ◆ The Events Division hosted 44 events at which 7,490 guests visited the City of Greer Events Center.
- ◆ Breakfast with Santa took place on December 2 at the Cannon Centre. Over 30 volunteers assisted 200 guests at each of 3 sessions. The event was a great success and went perfectly.
- ◆ The Events Division is in the process of planning for the following events:
 - Food Truck Rollout on January 19, Walk with Your Local Elected Official on February 14 and Bridal Showcase on February 20.

Upcoming Events

- ◆ MLK – January 15
- ◆ Food Truck Rollout – January 19, May 18, August 17 and October 19
- ◆ Walk with Your Local Elected Official – February 17
- ◆ Bridal Showcase – February 20
- ◆ Alice in Wonderland Jr. Performances – February 23-25 and March 2-4
- ◆ Opening Day (Soccer) – March 17
- ◆ Eggastic Easter – March 24
- ◆ Juried Arts Show – March 24
- ◆ Hope Week, April 2-8
- ◆ International Festival – April 14
- ◆ Opening Day (Baseball/Softball) – April 14
- ◆ Moonlight Movies – June 7-July 26 (Thursdays)
- ◆ Freedom Blast – June 30
- ◆ Camp ARK Performance – August 10-12 and August 17-19
- ◆ Railfest – September 15
- ◆ Halloween Hoopla – October 27
- ◆ Christmas in Greer Tree Lighting – December 7
- ◆ Breakfast with Santa – December 8

Current Projects

- ◆ Victor Park Batting Cage Installation – Concrete Pad & Retaining Wall Completed
- ◆ Bicycle Racks for the Downtown Area of Greer – 5 Installed; 12 Racks and 1 Fix-It Station in Storage Awaiting the City Streetscape Project
- ◆ Country Club Maintenance Area Windscreens
- ◆ Century Park Pedestrian Bridge – Scheduled for Installation in January 2018
- ◆ Center for the Arts Renovation – Phase 2 (Conceptual Design Phase)
- ◆ Kids Planet Master Plan – Alta Planning + Design (Awarded Design Phase)
- ◆ Bankhead Highway Historical Marker for Poinsett and Depot Street Intersection – Ordered and Anticipated Delivery in Early 2018 – Installed During City Streetscape Project

"Creating Community through People, Parks and Programs"

Category Number: VI.
Item Number: C.



AGENDA
GREER CITY COUNCIL
1/23/2018

Police Department Monthly Report December 2017

ATTACHMENTS:

Description	Upload Date	Type
▣ PD Dec Report	1/19/2018	Cover Memo

GREER POLICE DEPARTMENT

December 2017 Monthly Report



GREER POLICE DEPARTMENT

December 2017 Monthly Report

Command Staff

Chief Hamby

Captain Pressley

Lt. Richardson-

Administrative Division

Lt. Varner-

Investigations Division

Lt. Kelley-

Operations Division

Lt. Fortenberry-

Patrol Division



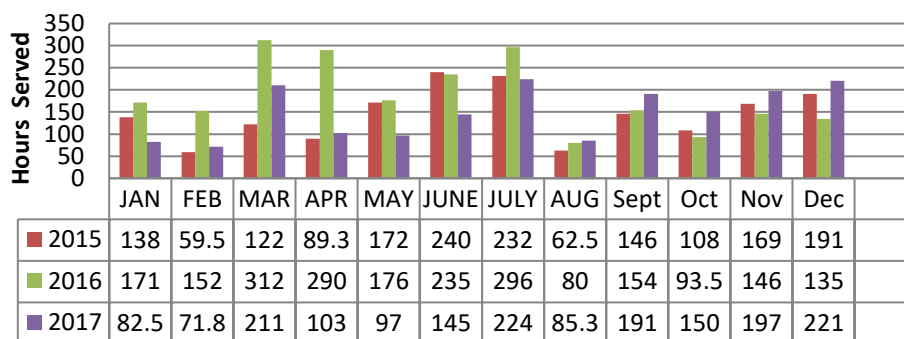
Captain Eric Pressley at the
Cops for Tots Events

Lt. Richardson- Administrative Division

Current Staffing

	Positions	Filled	Light Duty/FMLA/Military	Total
Sworn Officers	60 FT/1 PT	56 FT	0	56 FT
Dispatch	12 FT/1 PT	12 FT/1 PT	0	12 FT/1 PT
Detention	6 FT	4 FT	1	4 FT
Admin	6 FT/1 PT	6 FT	0	6 FT/1 PT
Animal Control	1 FT	1 FT	0	1 FT
Total	85 FT/3 PT	79 FT/1 PT	0	79 FT/1 PT

Volunteer Hours



Departmental Training Report

Month	Classes	# Of Students	# Of Class Hours	Total Training Time
Jan. 2017	3	150	26	1248
Feb. 2017	8	132	21	374
March 2017	12	188	121	1725
April 2017	6	95	28	480
May 2017	5	71	9	142
June 2017	4	109	91	1223
July 2017	3	44	89	1304
August 2017	6	155	20	715
September 2017	8	129	72	770
October 2017	12	239	73	1709
November 2017	7	84	32	296
December 2017	6	69	29	608
Total	80	1465	611	10,594

Lt. Richardson- Administrative Division

Community Engagement



Cops for Tots Set Up Day 2017



Santa Security and Tree Lighting

Lt. Kelley- Operations Division

Communications Center

Dispatch and Call Frequency	Nov-17	Dec-17	% Change From Previous Month	Year to Date 2016	Year to Date 2017	% Change from previous year
Number of 911 Calls	1,253	1,272	1.5%	17,715	16,079	-9.2%
Incoming 7-Digit Line Calls	4,857	5,009	3.1%	55,390	62,351	12.6%
Police Calls for Service	2,682	2,547	-5.0%	26,265	29,742	13.2%
Fire Calls for Service	267	285	6.7%	3,244	3,301	1.8%
Total Dispatched Calls	2,949	2,832	-4.0%	29,237	33,043	13.0%

Detention Center

Inmate and Process Total	Nov-17	Dec-17	% Change From Previous Month	Year to Date 2016	Year to Date 2017	% Change from previous year
Number of Adults Processed	163	135	-17.2%	1,718	1,787	4.0%
Transported to Greenville	49	47	-4.1%	442	544	23.1%
Transported to Spartanburg	32	14	-56.3%	237	253	6.8%
Juveniles Processed	7	6	-14.3%	36	61	69.4%
Hours Covered by Patrol	102	12	-88.2%	442	511	15.6%

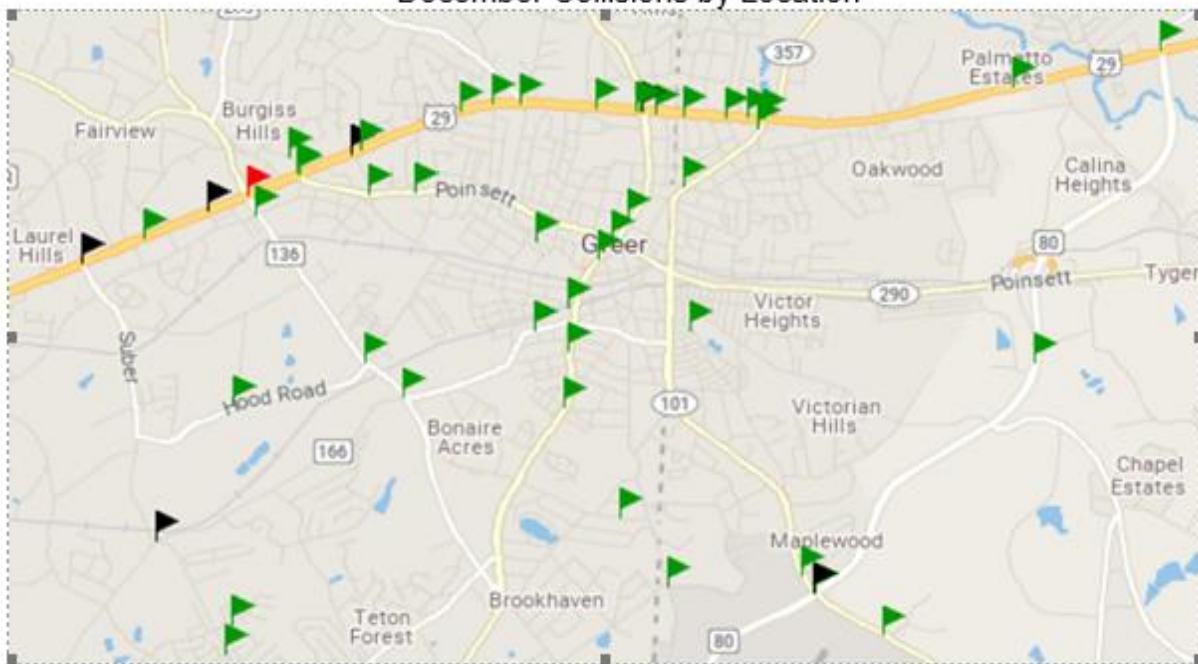
Animal Control Services

Animal Control Activity	November 2017	December 2017	% Change From Previous Month	Year to Date 2016	Year to Date 2017	% Change from previous year
Calls for Service	114	102	-10.5%	1,890	1,983	4.9%
Live Dogs Picked Up	7	8	14.3%	91	97	6.6%
Live Cats Picked Up	5	6	20.0%	108	122	13.0%
Traps Delivered	6	6	0.0%	74	72	-2.7%
Follow Up Calls	10	11	10.0%	163	143	-12.3%
Citations Issued	0	0	0.0%	7	6	-14.3%

Lt. Fortenberry- Patrol Division

Police Patrol Activity	November-17	Dec-17	% Change	Last YTD	YTD	% Change
Citations issued	532	384	-27.82%	6539	5532	-15.40%
Arrests	177	121	-31.64%	1804	1810	0.33%
Incident Reports	347	291	-16.14%	3376	3974	17.71%
Collision Reports	131	133	1.53%	1564	1602	2.43%
Warning Citations	392	284	-27.55%	3465	3728	7.59%
Patrol Miles	31933	31097	-2.62%	419254	407439	-2.82%
Warrants Served	201	88	-56.22%	1839	1707	-7.18%
Field Interviews	6	10	66.67%	362	190	-47.51%

December Collisions by Location



Green Flags indicate 1-2 Collisions
 Black Flags indicate 2-4 Collisions
 Red Flags indicate 5 or more Collisions

Fortenberry- Patrol Division

Area Assignments

Area 1

During the month of December, Kohl's (Piedmont Plaza) and Target Plaza continue to be the primary areas of concern. There have been 46 criminal calls for service at these two locations with 13 of those calls being property crimes. A hot spot developed in the area of the Quality Inn but after a review of the calls at this location, it was determined that the hot spot was created by the VICE prostitution sting. It was noted that there was an 18% increase in total calls for service in Area 1 and there was a 24% increase in officer proactivity during the month of December. While conducting an extra patrol in the Target Plaza, Officer Ward saw a suspicious vehicle and after conducting an investigation, a female subject was arrested on several drug charges. The subject had 38 grams of cocaine powder, 1 gram of crack cocaine, marijuana, and several Schedule II pills in her possession.

- **Businesses on Wade Hampton Blvd.:** Criminal calls for service at Target and Kohl's have dropped by 18% and property crimes have dropped by 48%. This can be attributed to the numerous extra patrols by Area 1 officers at these locations.
- **Needmore Community:** There was an increase in nuisance calls in the Needmore Area over the course of the month. Area 1 officers will spend extra time patrolling this area during January in an effort to reduce some of the nuisance issues. The majority of these nuisance complaints have been animal complaints.

Area 2

- **Walmart Project:** During the month of December, officers conducted proactive police work in the Walmart shopping center on 62 occasions. This in turn lowered the calls for service in this area by 44% in December. Officers have steadily increased their visibility in the Walmart shopping center in 2017 and as a result, this holiday shopping season (Black Friday to Christmas) showed less property crimes reported than predicted.

Area 3

- **Greer Mill:** There were 18 calls for service in the Greer Mill area during December compared to 10 in November. Some of the calls for service included suspicious people, a suspicious vehicle, and an autobreaking.
- **Apartment Complexes:**
 - **Preserve at Westview:** During December, there were 6 calls for service at this location compared to 2 calls the previous month. Four of the calls for service were for noise complaints and two were for disturbances.
 - **Legacy Crescent Apartments:** During December, there were 7 calls for service compared to 8 calls the previous month. The calls for service ranged from a package theft to a grand larceny of a vehicle.
 - **Riverside Commons:** There was 1 call for service at 39 Irvington Drive after a juvenile assaulted his parents. The juvenile was arrested on December 11th and there have been no

further calls for service.

- **Westchase Apartments:** During the month of December, there were 2 calls for service compared to 13 calls for service in November. This is an 85% decrease.

Area 4

- **Drummond Village Project:** As a result of the dedicated efforts of the officers in Area 4, Drummond Village is no longer considered a hot spot area. Officers will continue to conduct supplemental patrols of this area to ensure that this is sustained.
- **Victor Mill Project:** Cpl. Compton spoke to the residents on 27th Street that were “feuding” with each other and it appears that this talk has settled the calls for service on this street at this time. In this area, there appears to be a slight increase in calls for service for domestic related incidents in the following locations: 405 4th Street, 8th Street, 19th Street, and 20th Street.
- **Super 8 Motel:** Officers responded to this location after EMS requested assistance with a patient. While EMS and police were speaking with the subject, he stopped breathing. The subject was given two doses of Narcan by EMS and three doses of epinephrine and still were unable to get a pulse. Approximately an hour later, doctors at the Pelham Medical Center were able to get a pulse back on the subject.

Community Engagement

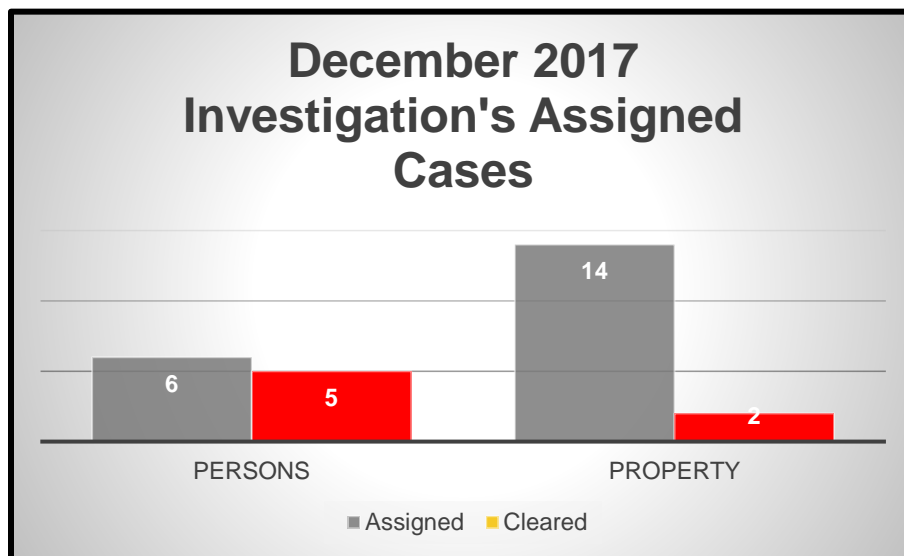


City Christmas Tree Lighting



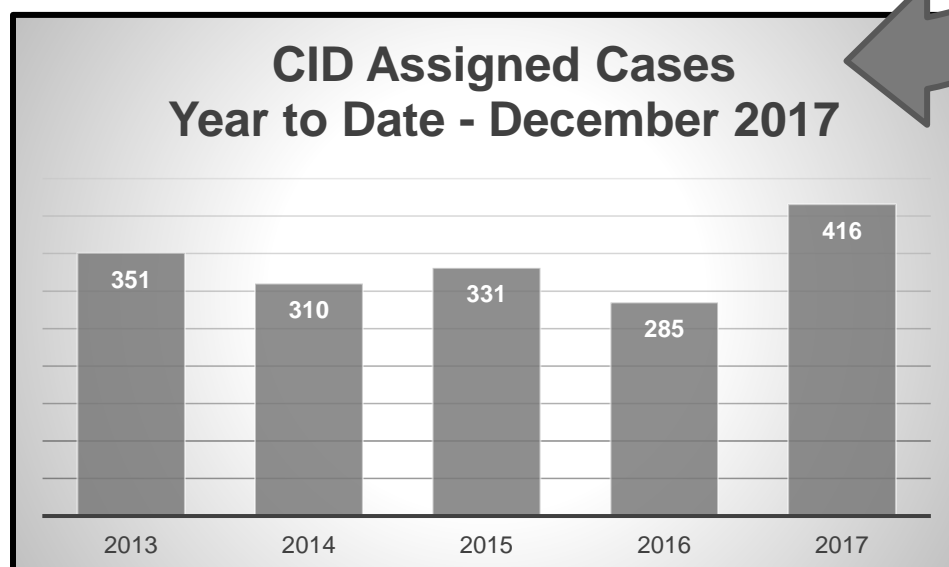
K-9 Demo for Students

Lt. Varner- Investigations Division



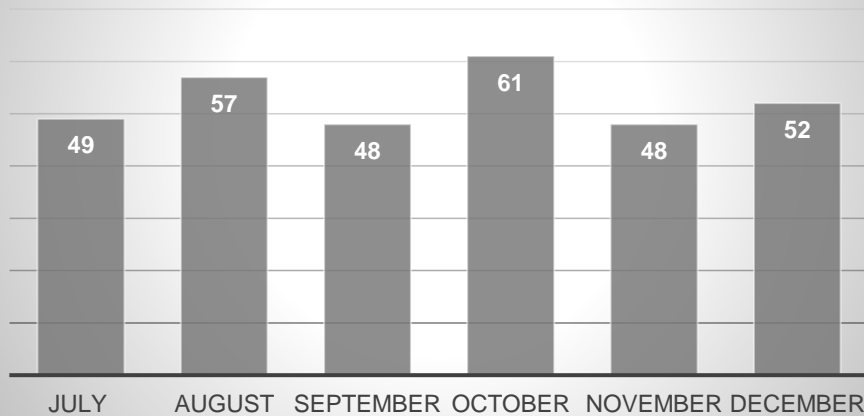
Cases Assigned and Cleared

There was a 46% increase in the total number of cases assigned to CID in 2017. The year ended with a 54% clearance rate which is greater than the FBI reported national average of 33.3%.



Lt. Varner- Investigations Division

New Victim Contacts December 2017



Victim Advocate

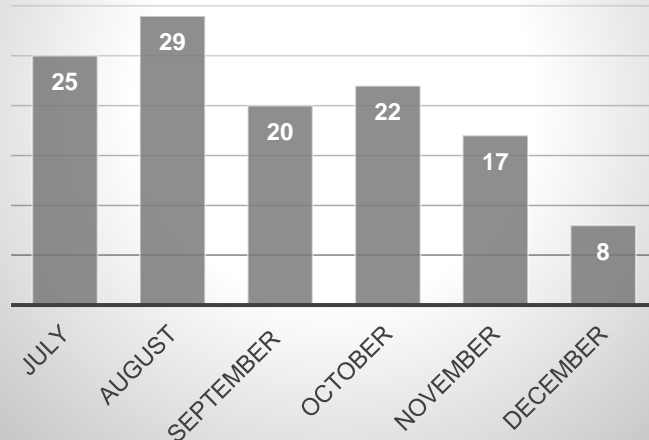
Case Load

New victim contacts increased slightly in December. 52.5 is the average number of contacts per month for the second half of 2017. May continues to be the peak for 2017 with 70 new contacts.

Crime Analyst Assistance Cases

December produced minimal requests for crime analyst assistance. The low number of requests is likely due to minimum staffing around the holiday season.

Crime Analysis - Cases Worked December 2017



Lt. Varner- Investigations Division

Vice/Narcotics Activity for December 2017

- 12/4,6: Cpl. McWhite assisted the training division with annual night fire qualifications
- 12/6: Det. Montgomery and Cpl. McWhite attended the annual drop-in with the FBI in Greenville
- 12/7: Det. Montgomery and Cpl. McWhite attended the annual drop-in with the DEA in Greenville
- 12/8: Det. Montgomery and Cpl. McWhite accompanied CID, Patrol, and K-9 units with a community visit to a child in Inman at the request of his mother
- 12/11: Det. Montgomery and Cpl. McWhite worked with SLED in a city-wide alcohol compliance check operation
- 12/19: Det. Montgomery and Cpl. McWhite completed SCCJA training dealing with mentally ill subjects
- 12/29: Cpl. McWhite and Det. Parrott transported an inmate from Graham Correctional Institute in Columbia to the Greenville County Detention Center
- 12/31: Cpl. McWhite assisted Det. Arterburn and Alpha Shift with a missing person search

Category Number: VI.
Item Number: D.



AGENDA
GREER CITY COUNCIL
1/23/2018

Building and Development Standards Monthly Report December 2017

ATTACHMENTS:

Description	Upload Date	Type
☐ Monthly Report	1/18/2018	Cover Memo



City of Greer

Building & Development Standards

Monthly Report

December 2017

This is the monthly activity report of the Building and Development Standards department. It tracks the activities of three divisions: Planning & Zoning, Engineering & Stormwater, and Building Inspections & Code Enforcement. More information about each of these divisions is located on the City of Greer's website at www.cityofgreer.org.



Planning & Zoning

The Boards and Commissions of the Planning & Zoning Division including the Planning Commission, Board of Zoning Appeals, and Board of Architectural Review do not meet in December.

Planning Advisory Committee

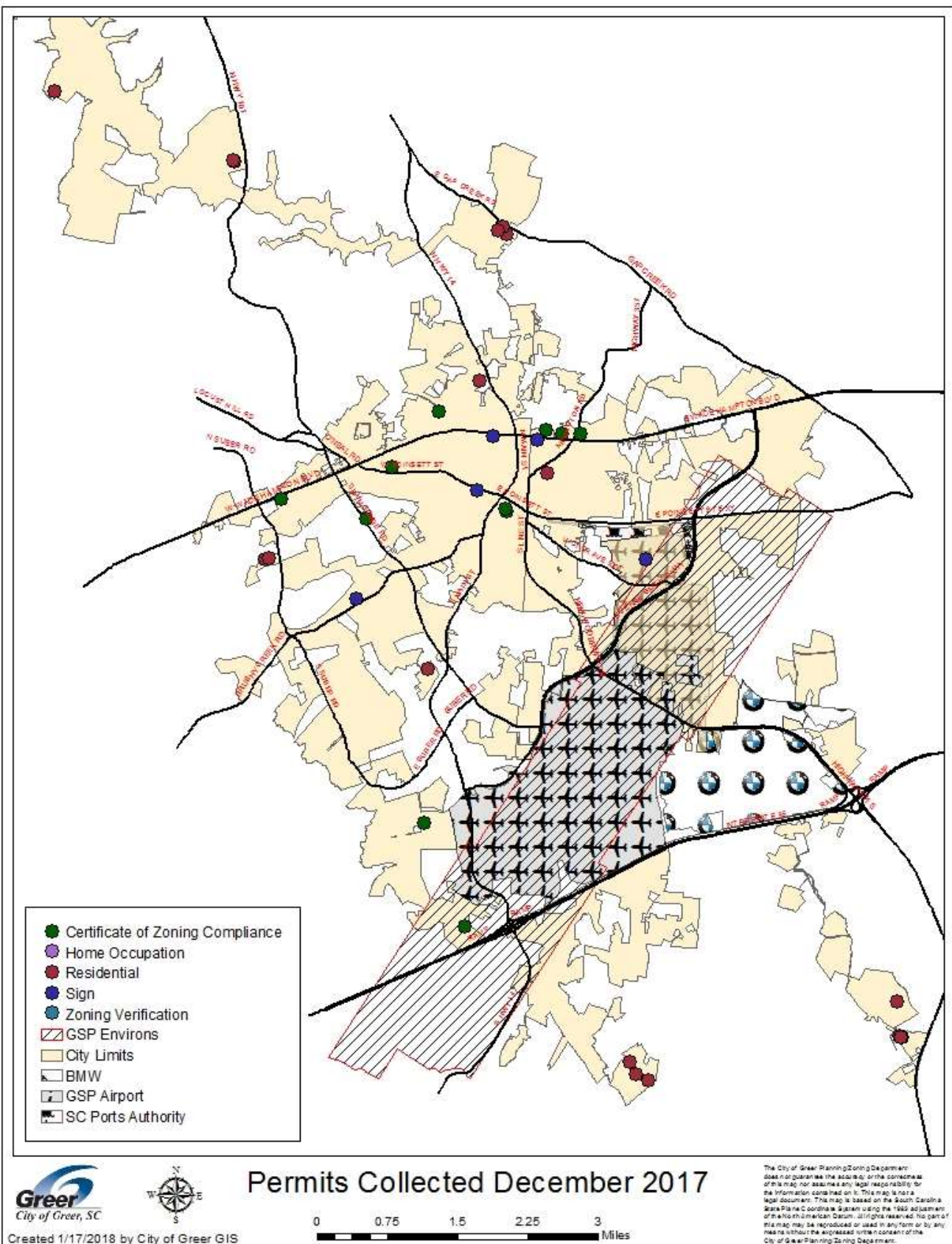
The Planning Advisory Committee reviewed three cases in December:

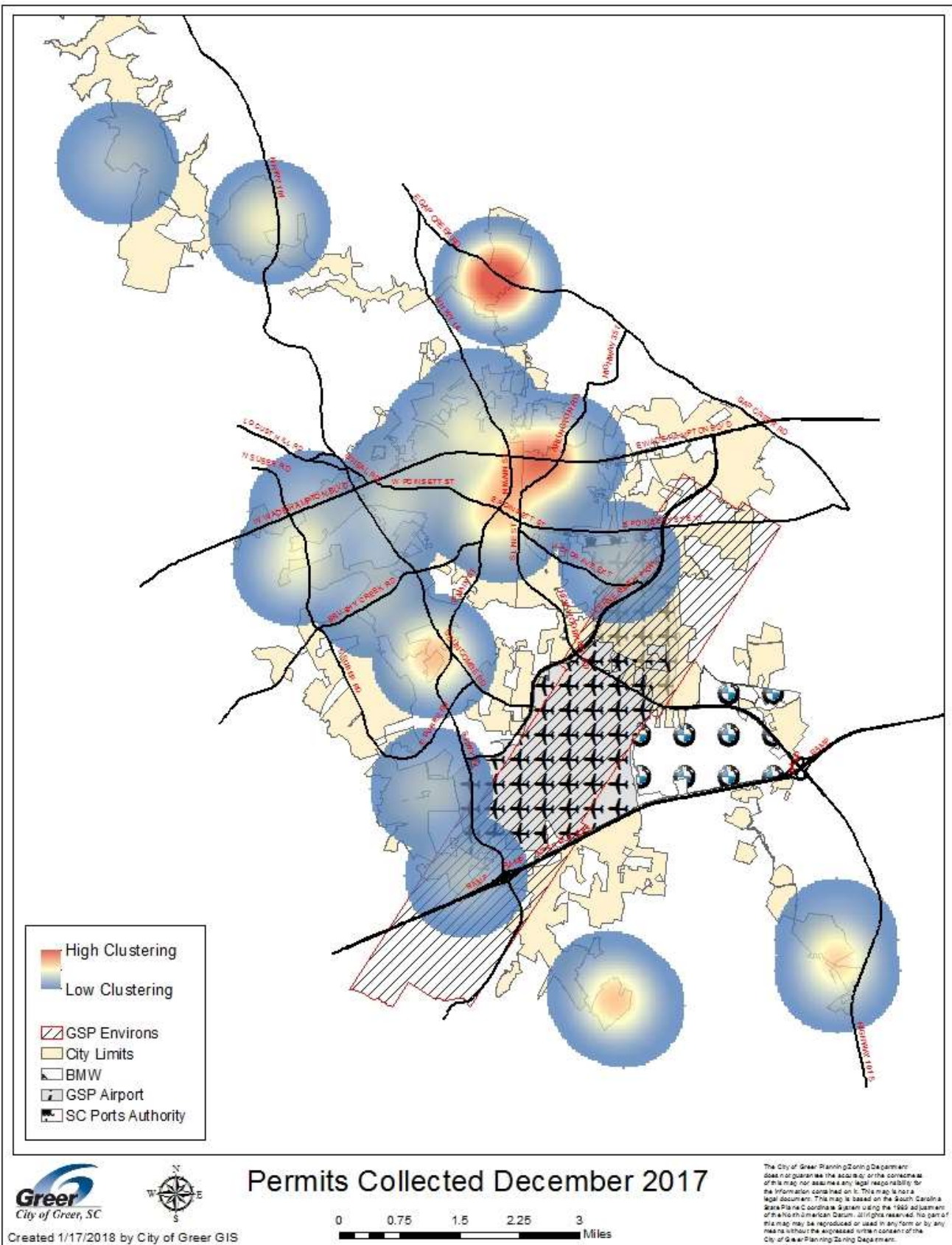
PAC 2017-27	South Carolina Inland Port Chassis Yard
PAC 2017-28	Global Commerce Park Phase II
PAC 2017-29	Piedmont Plaza Outparcel

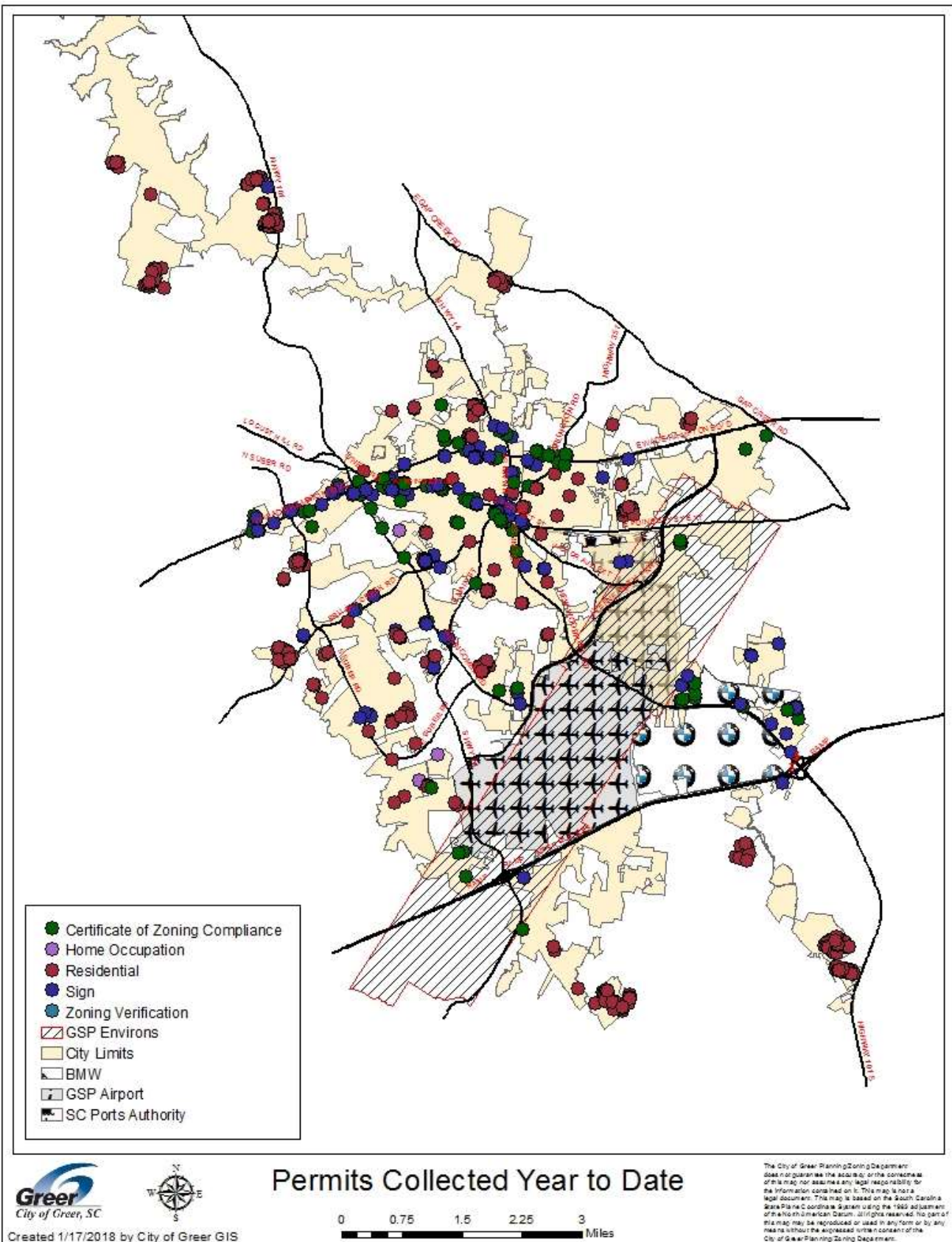
Permits for the month of November included 22 residential reviews, 11 commercial projects, and 5 signs.

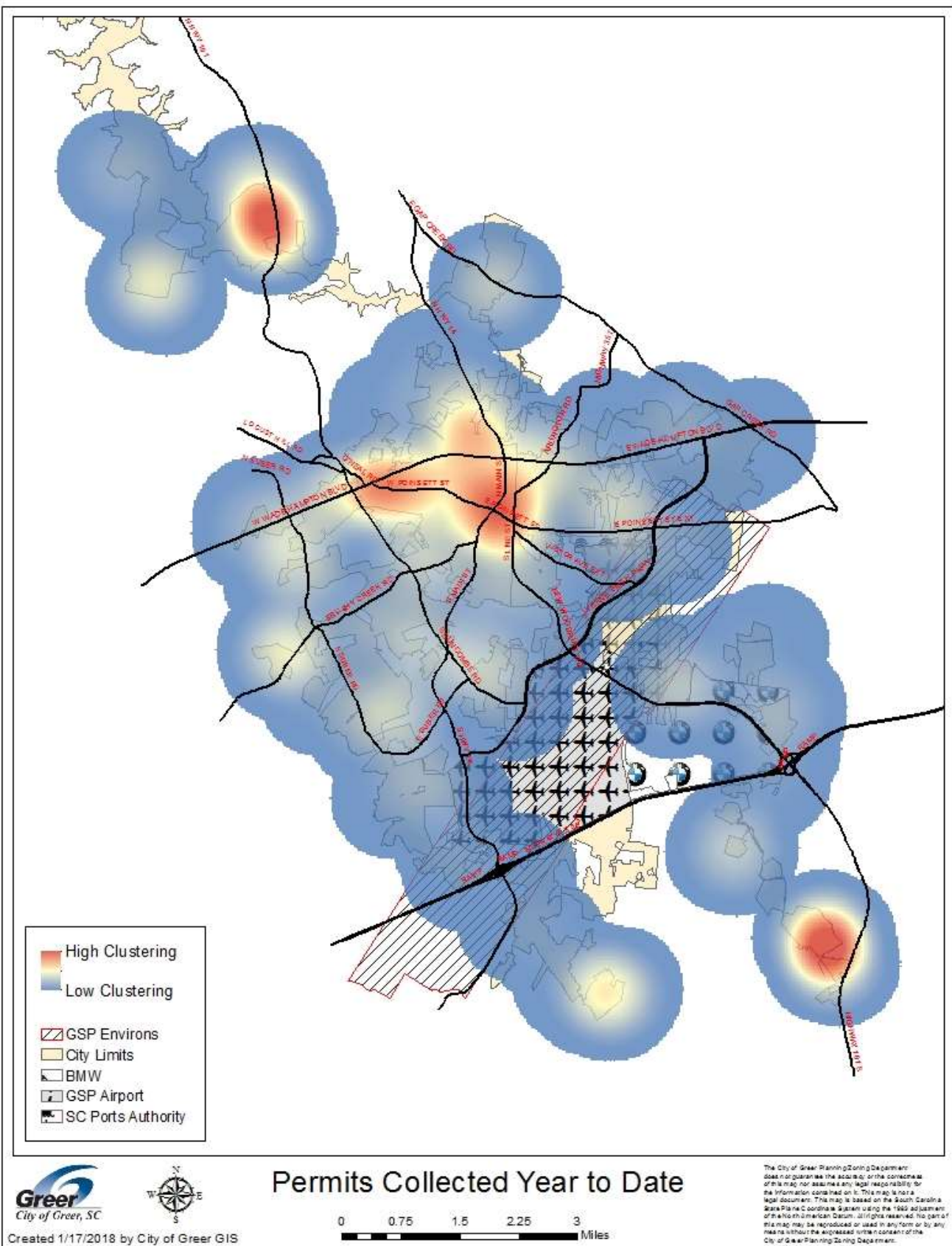
Planning & Zoning Summary

PERMIT TYPE	TOTAL CASES	TOTAL CASES	TOTAL CASES	TOTAL CASES	TOTAL CASES	TOTAL CASES
	December	2017	2016	2015	2014	2013
BZA: Residential	0	4	1	1	6	5
BZA: Commercial	0	21	4	4	3	4
Planning Commission	0	47	39	33	35	21
Planning Advisory Committee	3	25	21	15	25	16
Annexation Planning Committee	0	4	5	8	3	7
Board of Architectural Review	0	8	3	6	1	9
TOTAL	3	109	73	67	73	62









Engineering & Stormwater

CITY ENGINEER –

Stormwater Projects – Wildwood Drive & Chick Springs Road – Finalizing plans. Plan to bid out in January/February.

Subdivision/Development Projects – Meetings with engineers and developer representatives discussing details with new subdivisions or commercial sites that are either in planning stages or under construction. **Active sites:**

- O’Neal Village Phase 3 – plan review
- Belshire Phase 2 – final plat review
- O’Neal Village Phase 4 – pre-con meeting
- STI – pre-con meeting
- Old Woodruff Rd Warehouse – plan review
- Hammett Bridge Subdivision – look at drainage issue with engineer
- Piedmont Pointe Apartments – plan review
- NetZero – plan review
- Creekside Manor – plan review
- Pelham Hospital 1B expansion – plan review

Ongoing Engineering Projects:

- Downtown Streetscape project – meetings, review preliminary plans
- Alley Improvement/Depot St parking lot – meetings
- Pavement crack repair – Brushy Meadows, St. James Place – field marking
- GLDTC contractor paving in City – coordination
- Spartanburg County paving - coordination
- Recycle Center Upgrade Phase 2 – Evaluating scope (temp on hold)
- Lemon Creek speed humps – planning (on hold)

Other:

- TRAKiT – contract review
- PAC meeting site review, 3 sites
- Encroachment permit reviews - 2
- Drainage Issues: Peachtree Drive, Sunnyside area, Stillwaters subd.
- Pavement issue: Riverside Chase
- Residential BP reviews (7)
- Waterbrook Drive storm drainage issue (J. Wall) – conf call, meeting w/ D. Hughes
- Stormwater TMDL report for DHEC
- Performance review – Kelli M.
- ADA issues meeting staff
- Reserve at Richglen – mud complaint

STORMWATER ENGINEER – (Brandon Wagner – Contractor)

Construction/ Post-construction Program - Plan Reviews, Pre-construction meetings, As-built Reviews and Project Meetings

(Construction and Post-construction Minimum Control Measures) - Stormwater site plan reviews that incorporate consideration for water quality impacts and attempt to maintain pre-development runoff conditions are required by our SMS4 permit.

Pre-submittal Meetings					
Development Type		Project Name		# Lots/Units	
Residential - Apartments		Piedmont Pointe		NA	
Commercial - Industrial		Old Woodruff Rd Industrial Warehouse		NA	
Commercial		Bradshaw Automotive Exp		NA	
Residential - Apartments		Freeman Farms		NA	
Plan Reviews					
Development Type		Project Name		Review Type	# Lots/Units
Commercial		Poinsett St. Parking		Initial	NA
Single Family Residential Subdivision		Reserve @ Redcroft		Initial	63
Single Family Residential Subdivision		NetZero Gardens		Initial	10
Single Family Residential Subdivision		Creekside Manor		Follow-up	144
Single Family Residential Subdivision		O’neal Village Phase 3, Section 2		Initial	17
Commercial		Bradshaw Automotive Exp.		Follow-up	NA
Pre-Construction Meetings					
Development Type		Project Name		# Lots/Units	
Commercial		STI Phase II		NA	
Single Family Residential Subdivision		O’neal Village Phase IV		175	
Project Closeout Inspections					
Development Type		Project Name		# Lots/Units	
None					

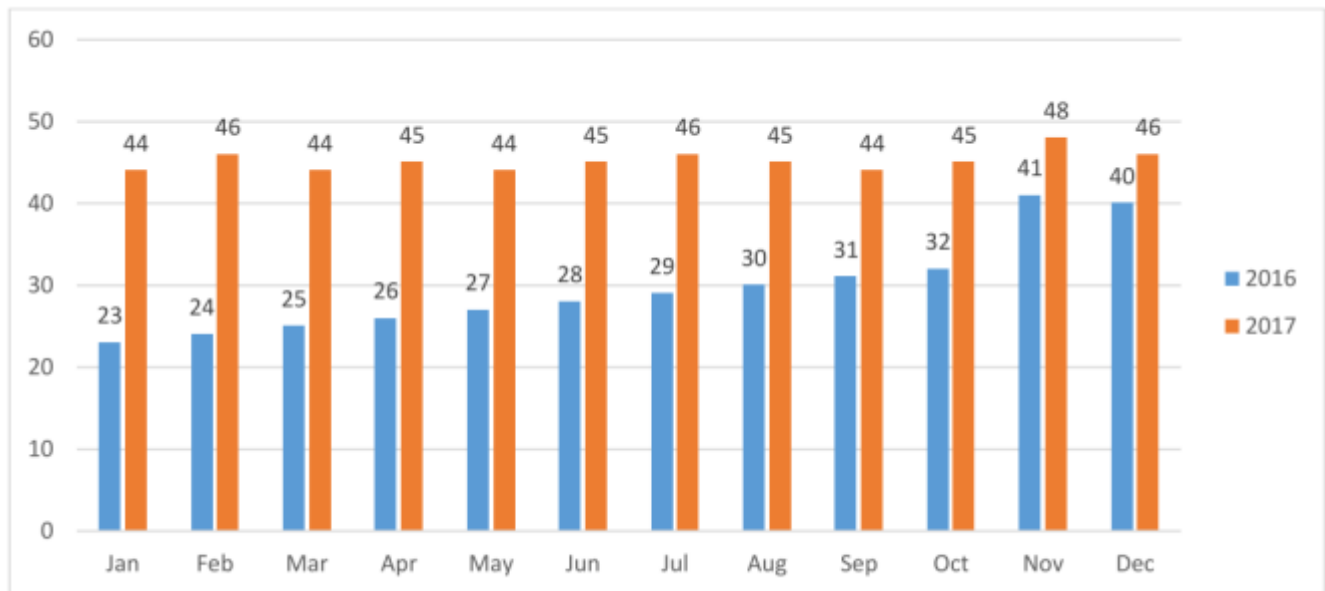
2017 Stormwater Summary January 1 st through December 31 st 2017		
Projects Submitted	Plan Reviews	Preconstruction Meetings
37	90	21

Historical Project Submittals	
Year	Projects Submitted
2016	41
2015	35
2014	34
2013	34
2012	33

**** Projects Submitted values derived from project tracking sheet by L. Hanley.**

STORMWATER INSPECTOR: Anthony Copeland

Active Sites (Inspected Monthly)

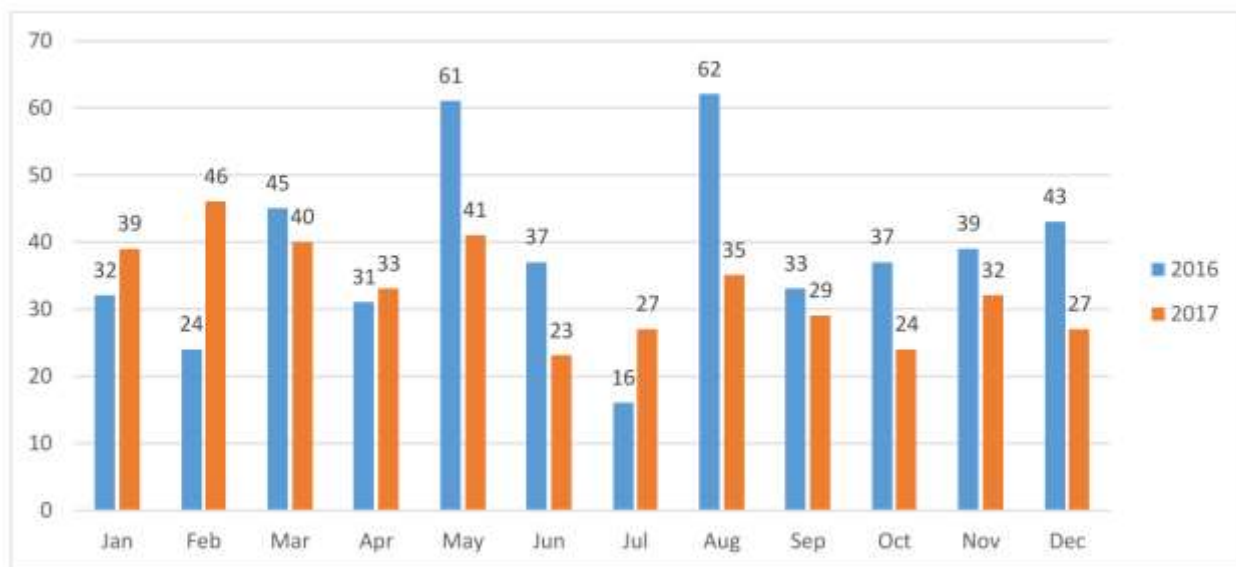


Project Name – 45 Active Sites

1. Belshires Subd. Ph-1	17. Le Jardin Subd.	33. Crosswinds
2. Belshires Subd. Ph-2	18. Minquah Industries	34. GSP-Flex Hub Ph-3
3. Cranky Yankey Ph-2 WH	19. POM Storage	35. Cypress Landing Subd.
4. Franklin Point Subd.	20. Westhaven Subd.	36. TWB Gilliam Warehouse
5. Heatherfield Subd.	21. Hammett Bridge Subd.	37. GSP Centerpoint (Logistics)
6. Manor At Abner Crk. Subd.	22. Enclave At Lismore Subd.	38. Green Rd. Industrial Site
7. Mayfield Crossing Subd.	23. Pleasant Hill Subd.	39. Caliber Ridge North
8. Oneal Village Subd. Ph-1	24. Bee Storage	40. Dick Brooks Honda
9. Oneal Village Subd. Ph-2	25. Darrien Properties	41. New Hope Baptist Church
10. Oneal Village Subd. Ph-3	26. Residence At Century Pk.	42. Benson Memorial Ext.
11. Oneal Village Subd. Ph-4	27. Redcroft Subd. Ph-1	43. Mayfair Station
12. Orchard Crest Subd. Ph-1	28. Redcroft Subd. Ph-2	44. South Main Towns
13. Orchard Crest Subd. Ph-2	29. Pelham Medical Addition	45. Sage Creek Way
14. Peterbilt Store	30. Hammett Bridge Town	46. GSP ProTrans
15. Reserves At Richglen Subd.	31. Hammett Bridge Res. Subd.	
16. Plastic Omnium	32. Hartwood Lake Subd.	

STORMWATER INSPECTOR: Anthony Copeland

Individual LOT Drainage Inspections (Per Month)



Asphalt Activities

Subd. / Project Name	Date	Operation
Mayfield Crossing Subd.	12/15/2017	Proof-roll
Mayfield Crossing Subd.	12/18/2017	Asphalt Placement

Addressed Citizen Complaints

Issue	Complaint Date	Address	Resolution	Completed
None				

Building Inspections & Code Enforcement

COMMERCIAL PLAN REVIEWS FOR DECEMBER

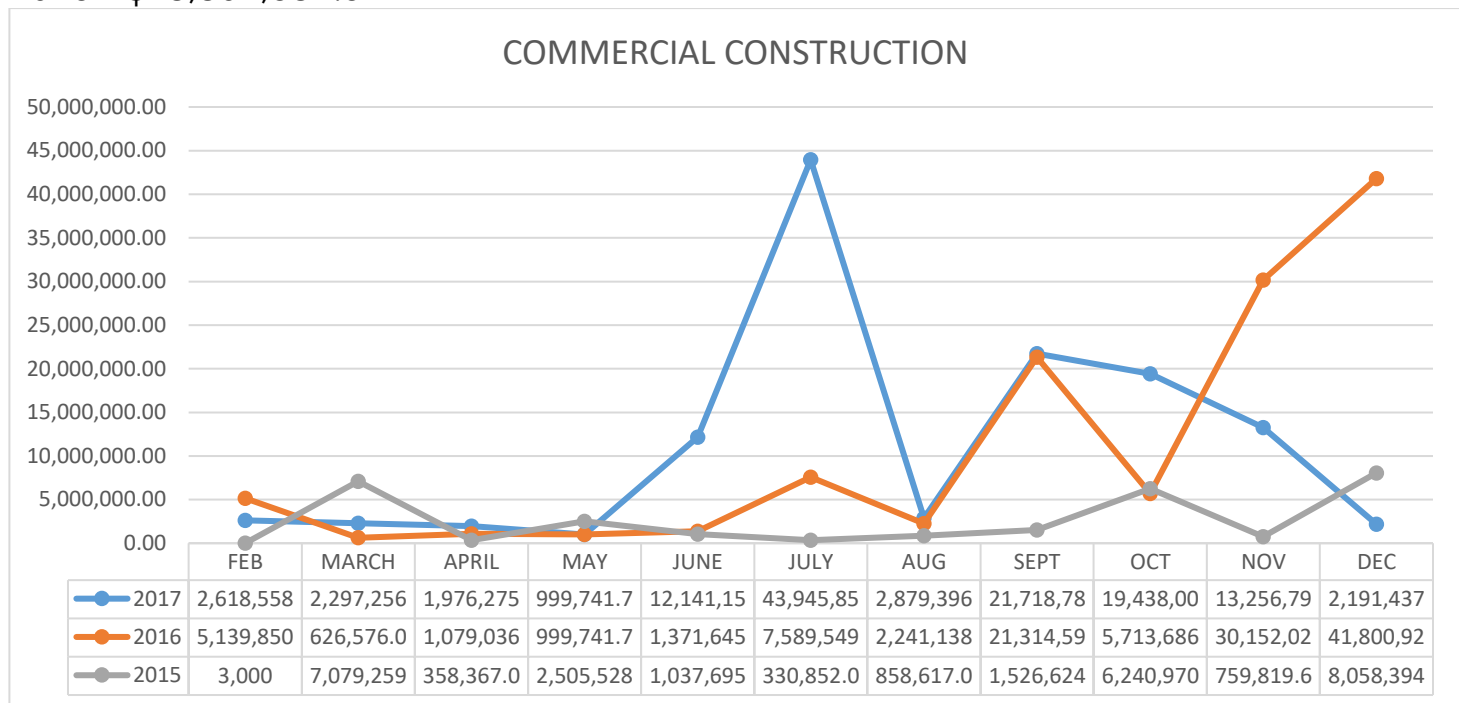
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COMMERCIAL CONSTRUCTION DECEMBER \$2,191,437.91

2017 - \$124,511,263.15 YTD

2016 - \$118,166,101.70

2015 - \$28,862,382.54

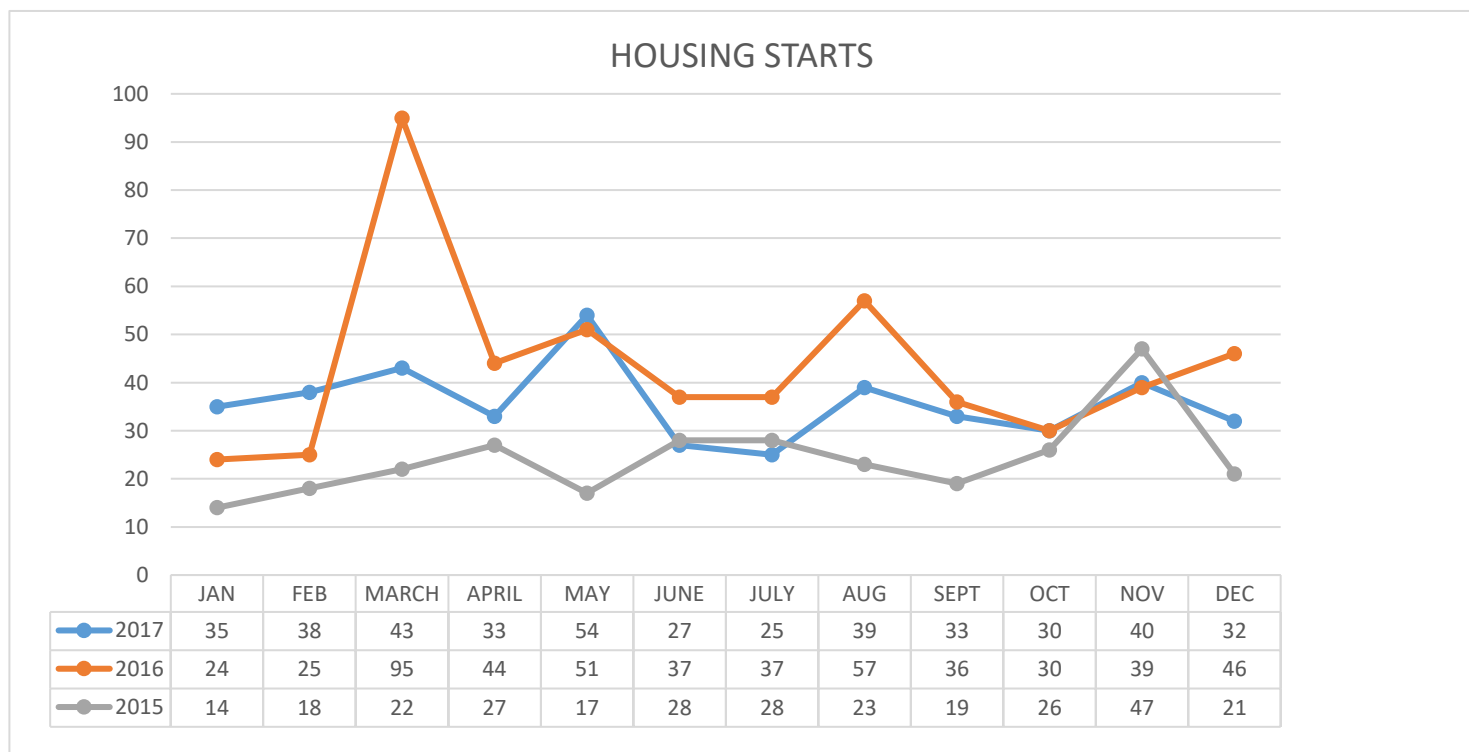


HOUSING STARTS DECEMBER – 32

2017 – 429

2016 – 521

2015 - 290

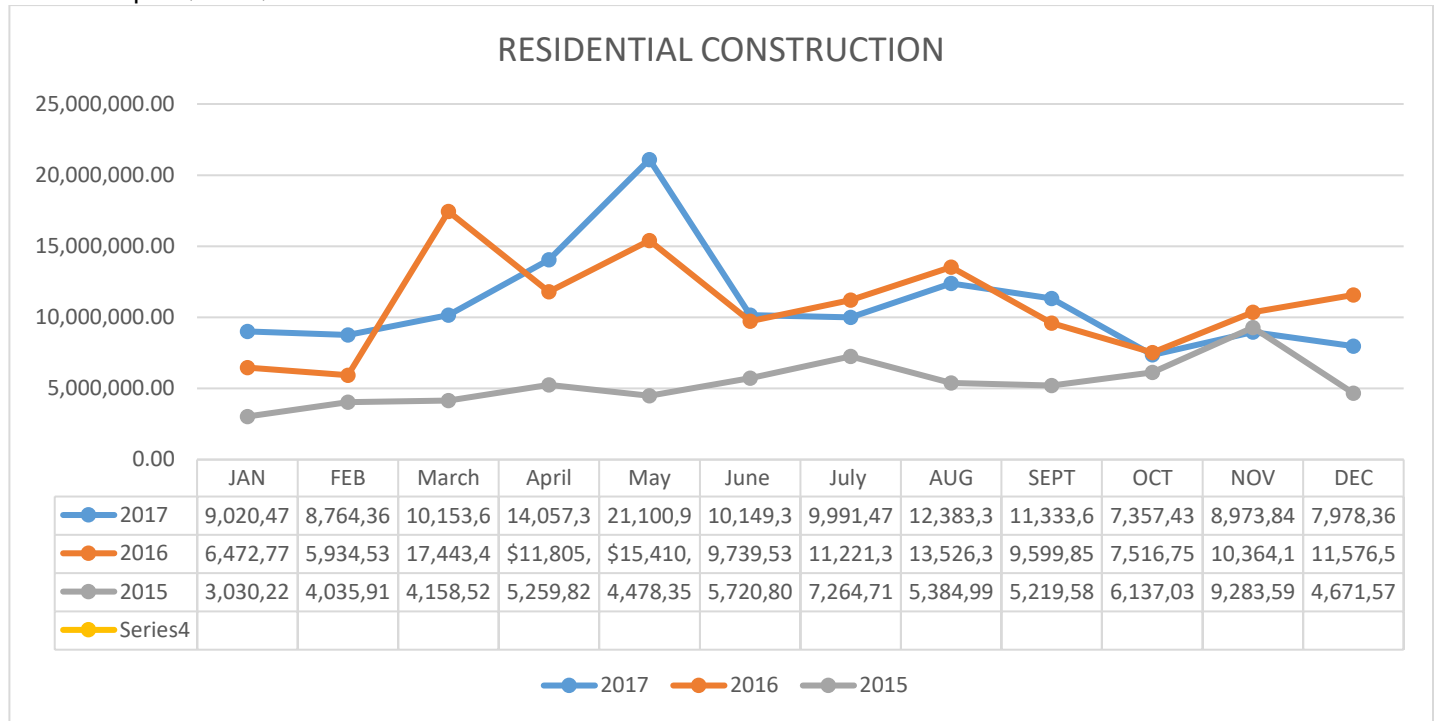


TOTAL RESIDENTIAL CONSTRUCTION DECEMBER – \$7,978,362.89

2017 - \$131,264,321.21

2016 - \$130,611,289.14

2015 - \$64,645,145.70

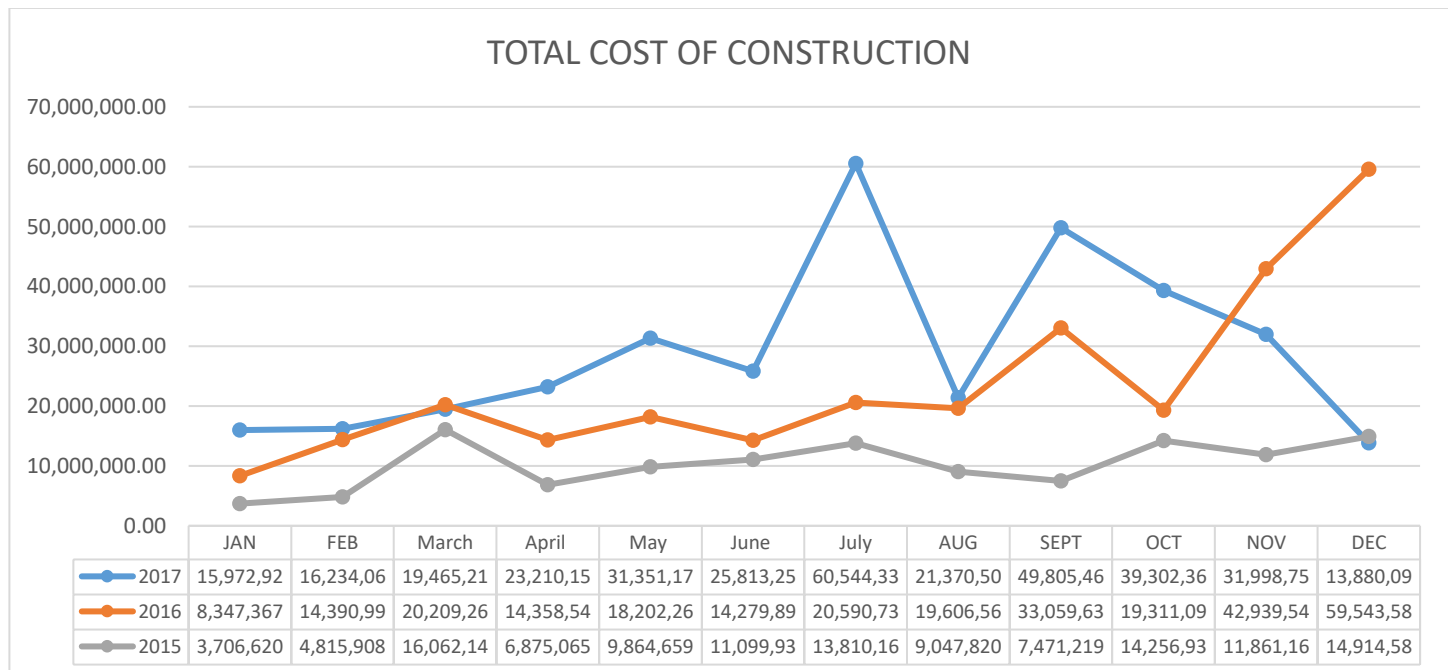


VALUATIONS OF PERMITS DECEMBER – \$31,998,754.89

2017 – \$348,948,323.48

2016 – 284,839,502.84

2015 – 123,606,213.367

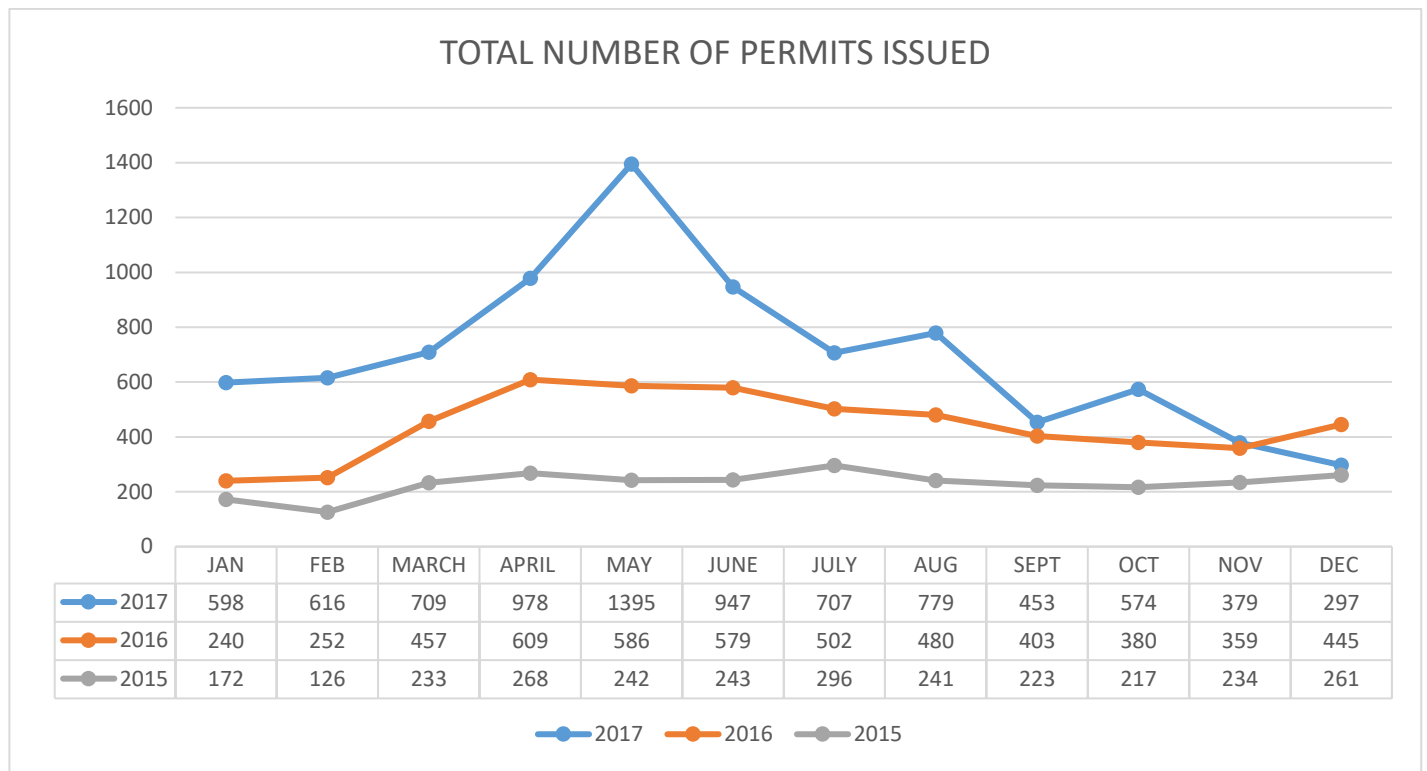


NUMBER OF PERMITS ISSUED IN DECEMBER – 297

2017 - 7625

2016 - 5292

2015 - 2756

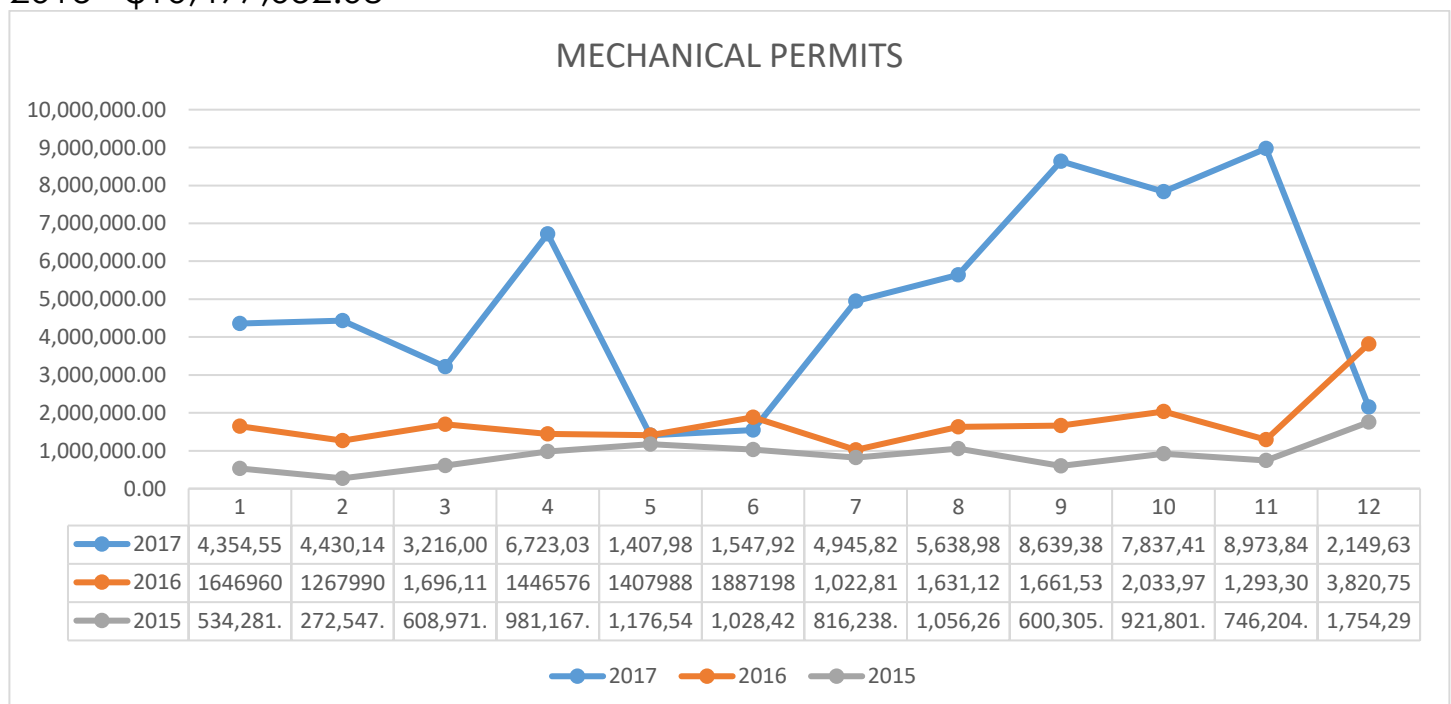


MECHANICAL PERMITS DECEMBER – \$2,149,636.16

2017 - \$59,864,747.40

2016 - \$20,816,343.54

2015 - \$10,497,052.08

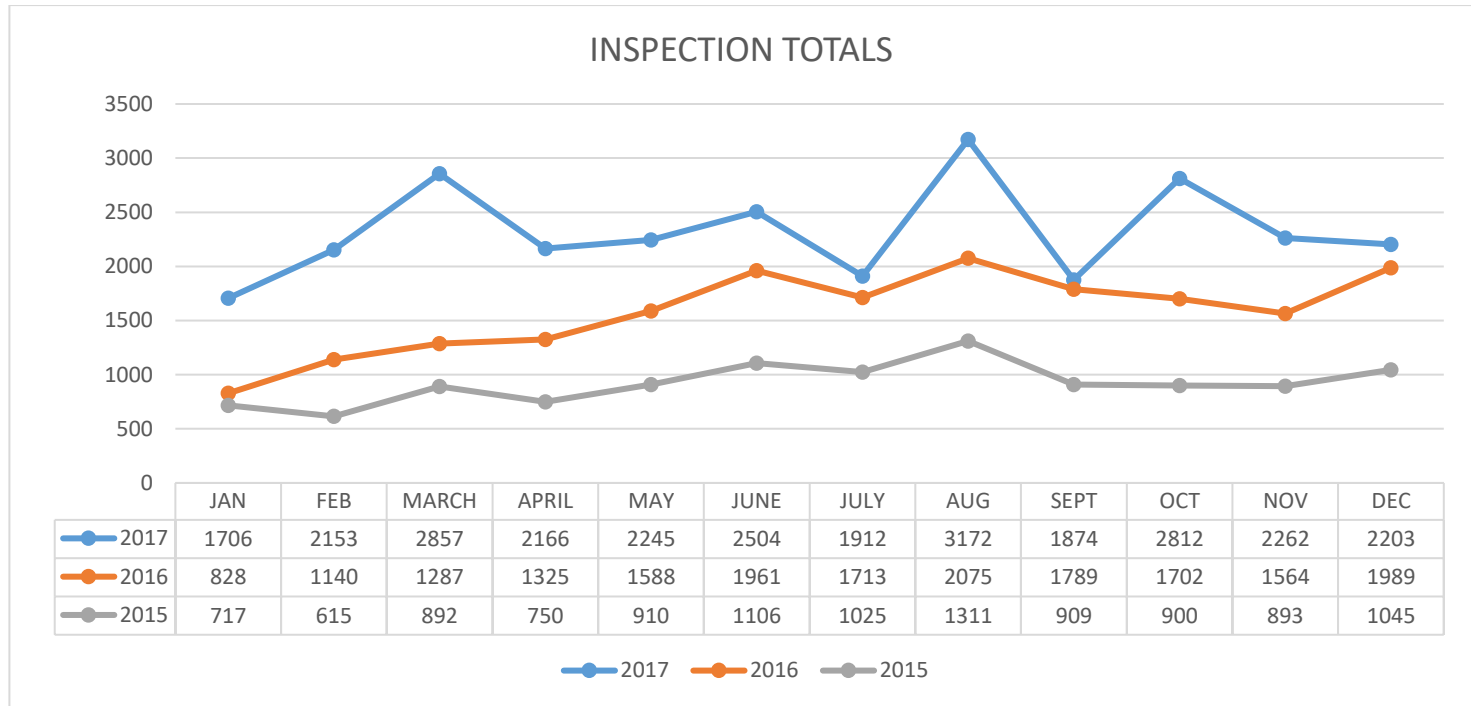


TOTAL INSPECTIONS DECEMBER – 2203

2017 - 27866

2016 - 18961

2015 - 11073

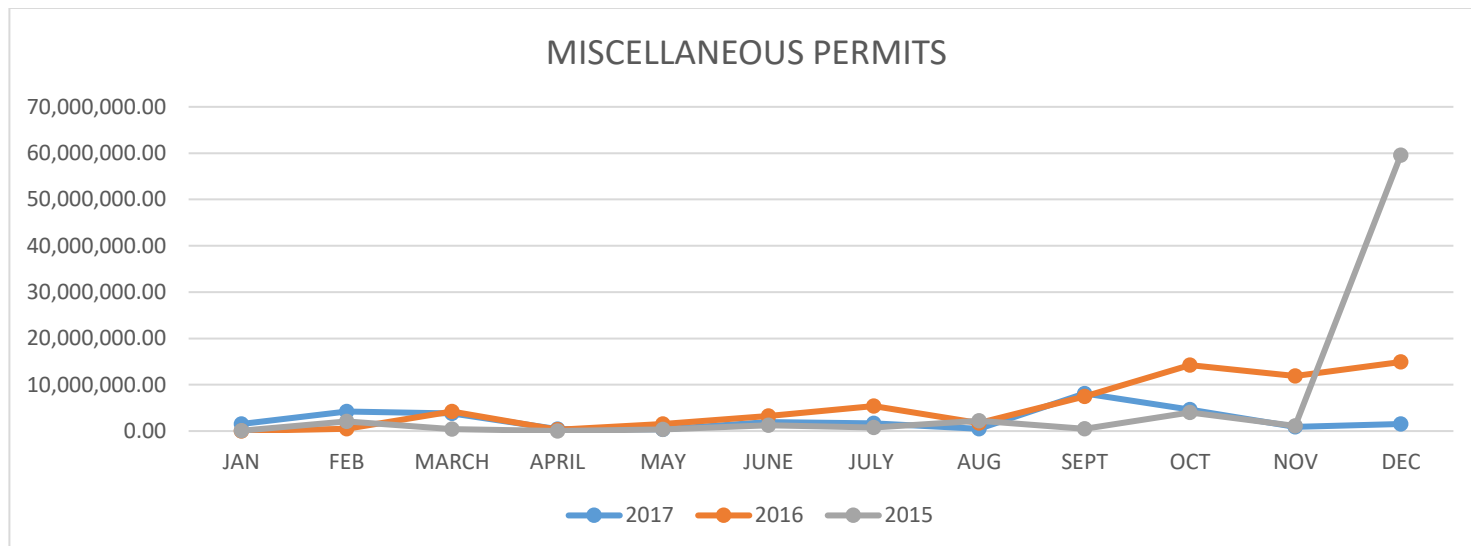


TOTAL MISC. PERMITS DECEMBER - \$1,560,662.21

2017 - \$29,757,048.44

2016 - \$65,467,832.78

2015 - \$72,443,981.90

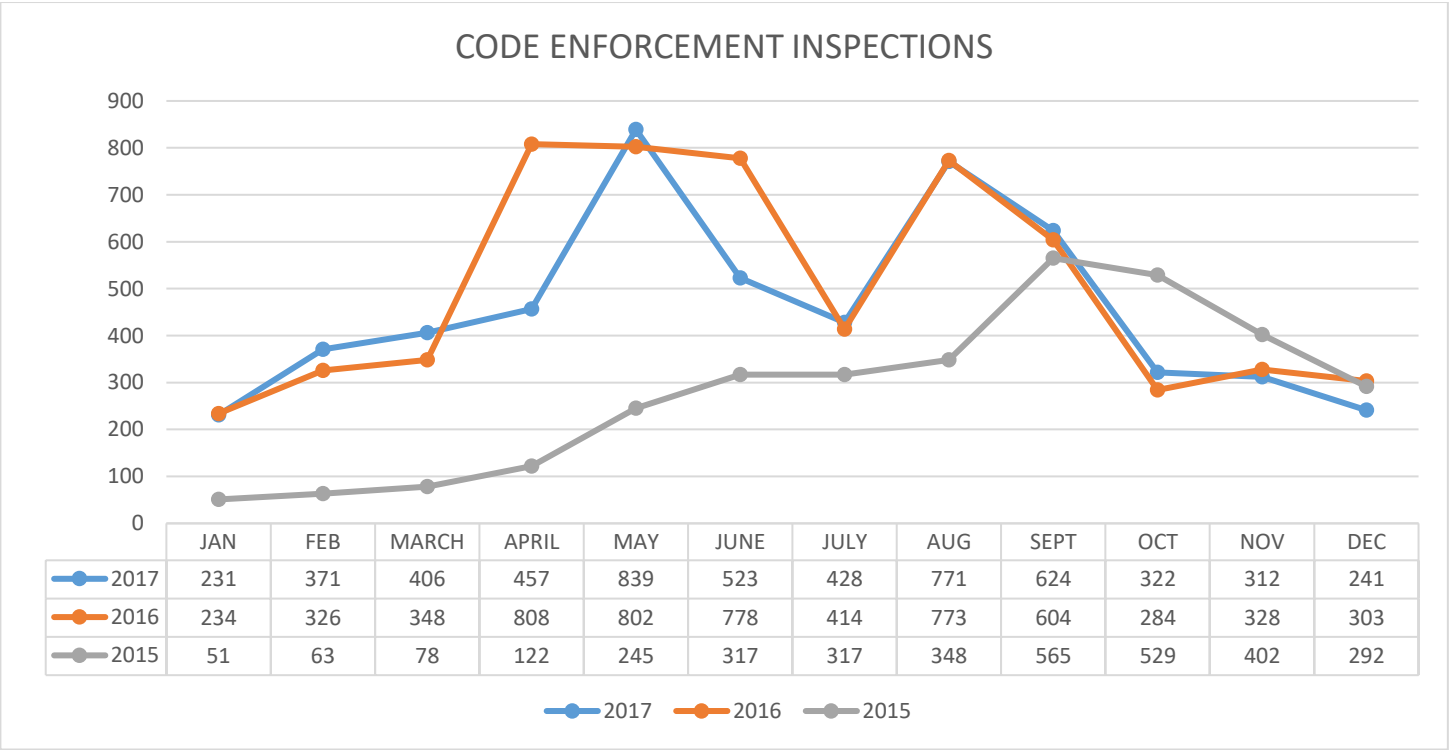


CODE ENFORCEMENT INSPECTIONS DECEMBER – 241

2017 - 5525

2016 - 6002

2015 - 3329



Category Number: VI.
Item Number: E.



AGENDA
GREER CITY COUNCIL
1/23/2018

Fire Department Monthly Report December 2017

ATTACHMENTS:

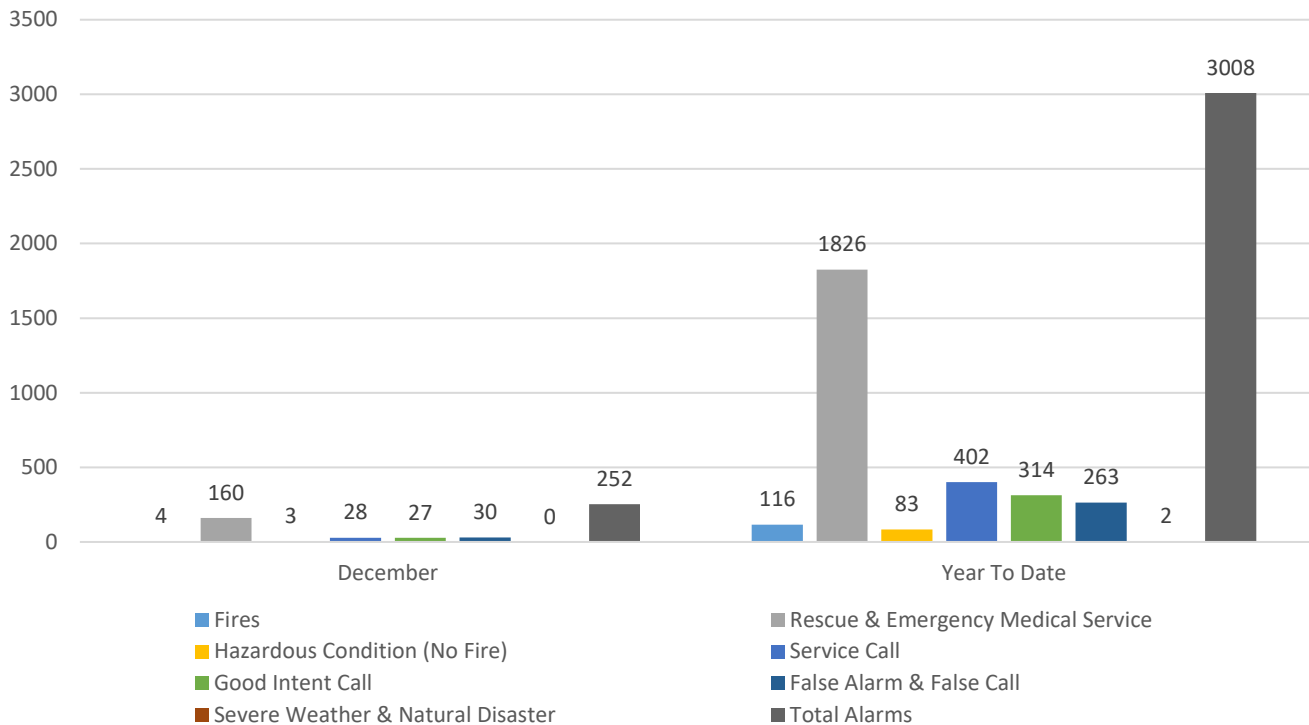
Description	Upload Date	Type
□ Monthly Report	1/18/2018	Cover Memo



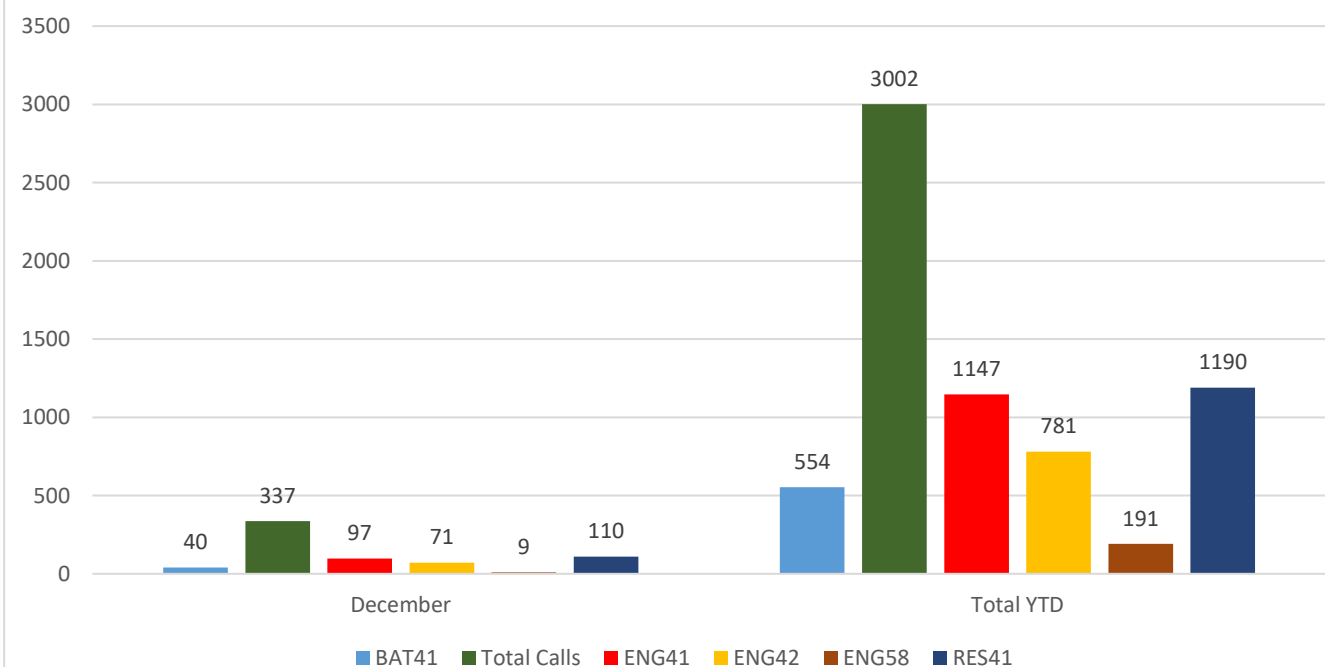
City of Greer Fire Department Year-To-Date Statistics December 2017



Incident Types



Apparatus Response





City of Greer Fire Department Year-To-Date Statistics December 2017



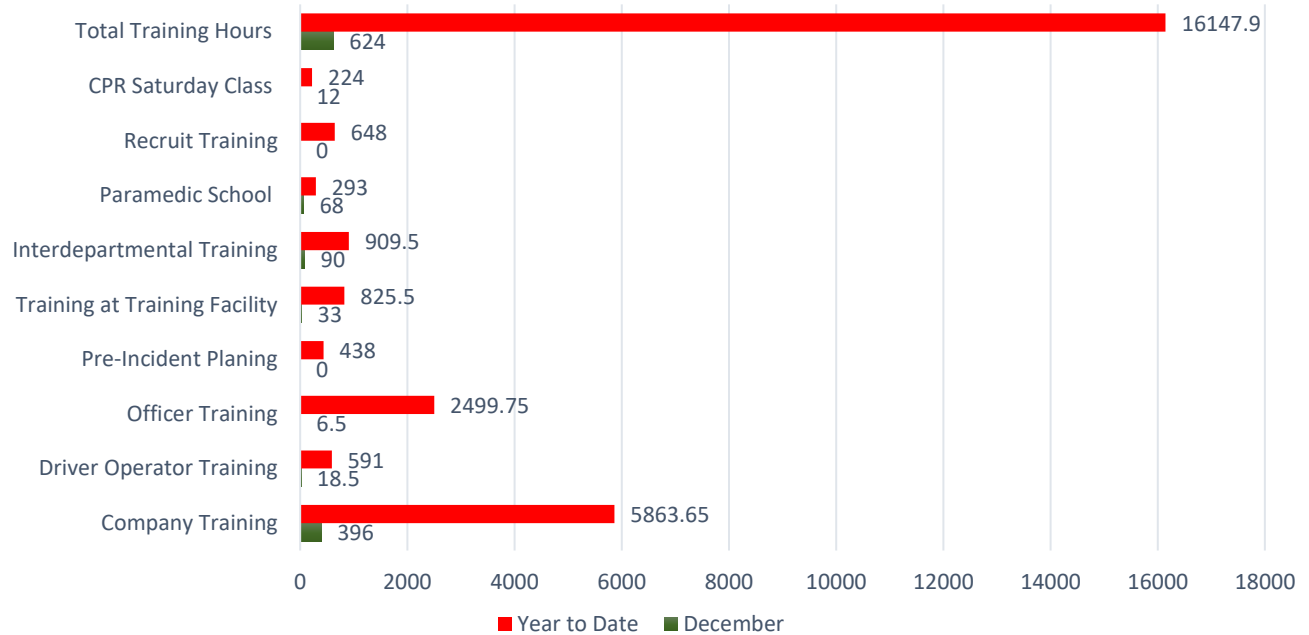
NFPA REPORT FIRES IN STRUCTURES BY FIXED PROPERTY USE (OCCUPANCY)		NUMBER OF INCIDENTS	DEATHS	INJURIES	EST. PROP. DAMAGE
1	Private Dwellings (1 or 2 family), including mobile homes (FPU 419)	34	1	0	\$372,750.00
2	Apartments (3 or more families) (FPU 429)	8	0	0	\$73,250.00
3	Hotels and Motels (FPU 449)	0	0	0	\$0.00
4	All Other Residential (dormitories, boarding houses, tents, etc.) (FPU 400, 439, 459-499)	0	0	0	\$0.00
5	TOTAL RESIDENTIAL FIRES (Sum of lines 1 through 4)	42	1	0	\$446,000.00
6	Public Assembly (church, restaurant, clubs, etc.) (FPU 100-199)	4	0	0	\$0.00
7	Schools and Colleges (FPU 200-299)	0	0	0	\$0.00
8	Health Care and Penal Institutions (hospitals, nursing homes, prisons, etc.) (FPU 300-399)	0	0	0	\$0.00
9	Stores and Offices (FPU 500-599)	1	0	0	\$1,000.00
10	Industry, Utility, Defense, Laboratories, Manufacturing (FPU 600-799)	2	0	0	\$0.00
11	Storage in Structures (barns, vehicle storage garages, general storage, etc.) (FPU 800-899)	1	0	0	\$1,500.00
12	Other Structures (outbuildings, bridges, etc.) (FPU 900-999)	4	0	0	\$50.00
13	TOTAL FOR STRUCTURE FIRES (Sum of lines 5 through 12)	54	1	0	\$448,550.00
14a	Fires in Highway Vehicles (autos, trucks, buses, etc.) (IT 131-132, 136-137)	22	0	0	\$112,820.00
14b	Fires in Other Vehicles (planes, trains, ships, construction or farm vehicles, etc.) (IT 130, 133-135, 138)	0	0	0	\$0.00
15	Fires outside of Structures with Value Involved, but Not Vehicles (outside storage, crops, timber, etc.) (IT 140, 141, 161, 162, 164, 170-173)	9	0	0	\$0.00
16	Fires in Brush, Grass, Wildland (excluding crops and timber), with no value involved (IT 142-143)	20	0	0	\$0.00
17	Fires in Rubbish, Including Dumpsters (outside of structures), with no value involved (IT 150-155)	8	0	0	\$0.00
18	All Other Fires (IT 100, 160, 163)	3	0	0	\$0.00
19	TOTAL FOR FIRES (Sum of lines 13 through 18)	116	1	0	\$561,370.00
20	Rescue, Emergency Medical Responses (ambulances, EMS, rescue) (IT 300-381)	1826	0	0	\$5,110.00
21	False Alarm Responses (malicious or unintentional false calls, malfunctions, bomb scares) (IT 700-746)	263	0	0	\$0.00
22	Mutual Aid Responses Given	26	0	0	\$0.00
23a	Hazards Materials Responses (spills, leaks, etc.) (IT 410-431)	34	0	0	\$0.00
23b	Other Hazardous Responses (arcing wires, bomb removal, power line down, etc.) (IT 440-482, 400)	49	0	0	\$1,455.00
24	All Other Responses (smoke scares, lock-outs, animal rescues, etc.) (IT 200-251, 500-699, 800-911)	720	0	0	\$600.00
25	TOTAL FOR ALL INCIDENTS (Sum of lines 19 through 24)	3034	1	0	\$568,535.00



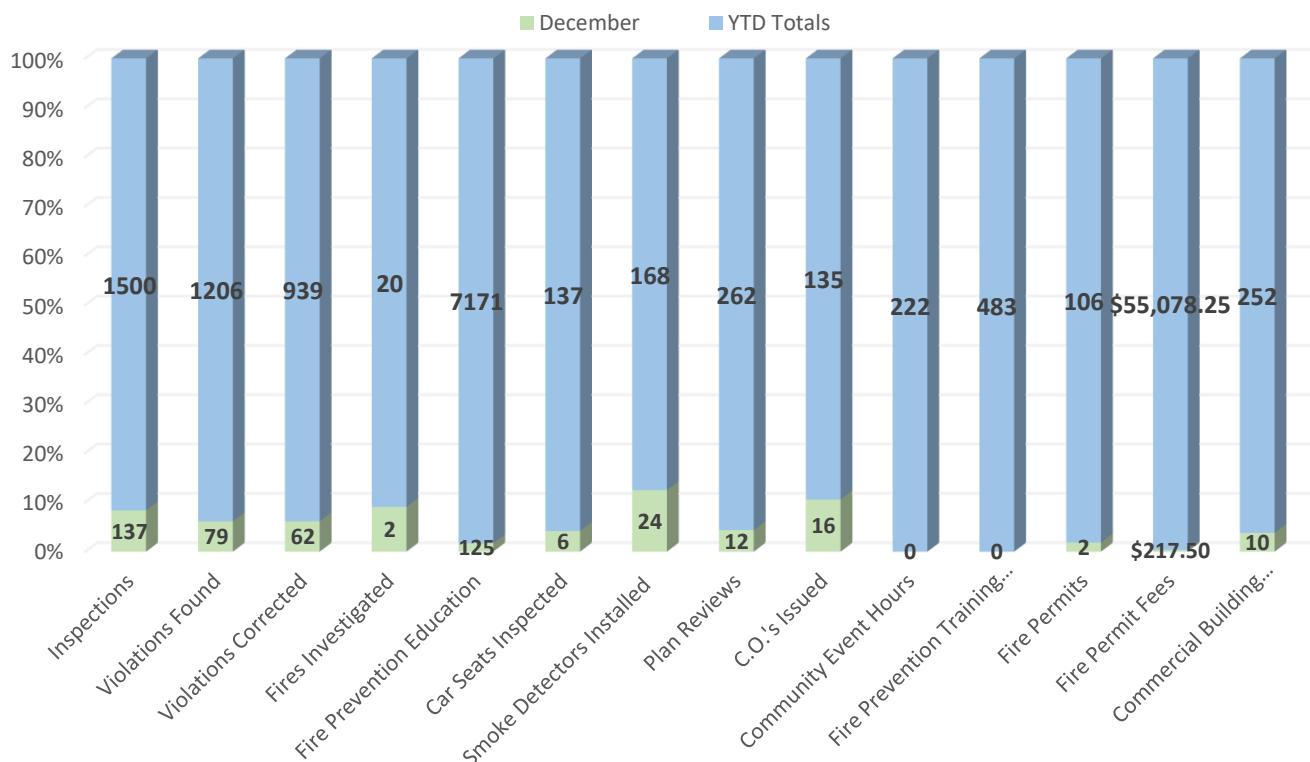
City of Greer Fire Department Year-To-Date Statistics December 2017



Training



OFFICE OF THE FIRE MARSHAL



Category Number: VI.
Item Number: F.



AGENDA
GREER CITY COUNCIL
1/23/2018

Financial Activity Report - December 2017

Summary:

[Link to Detail Financial Reports](#)

ATTACHMENTS:

Description	Upload Date	Type
December Summary Financial Report	1/19/2018	Backup Material



December 2017 Summary Financial Report



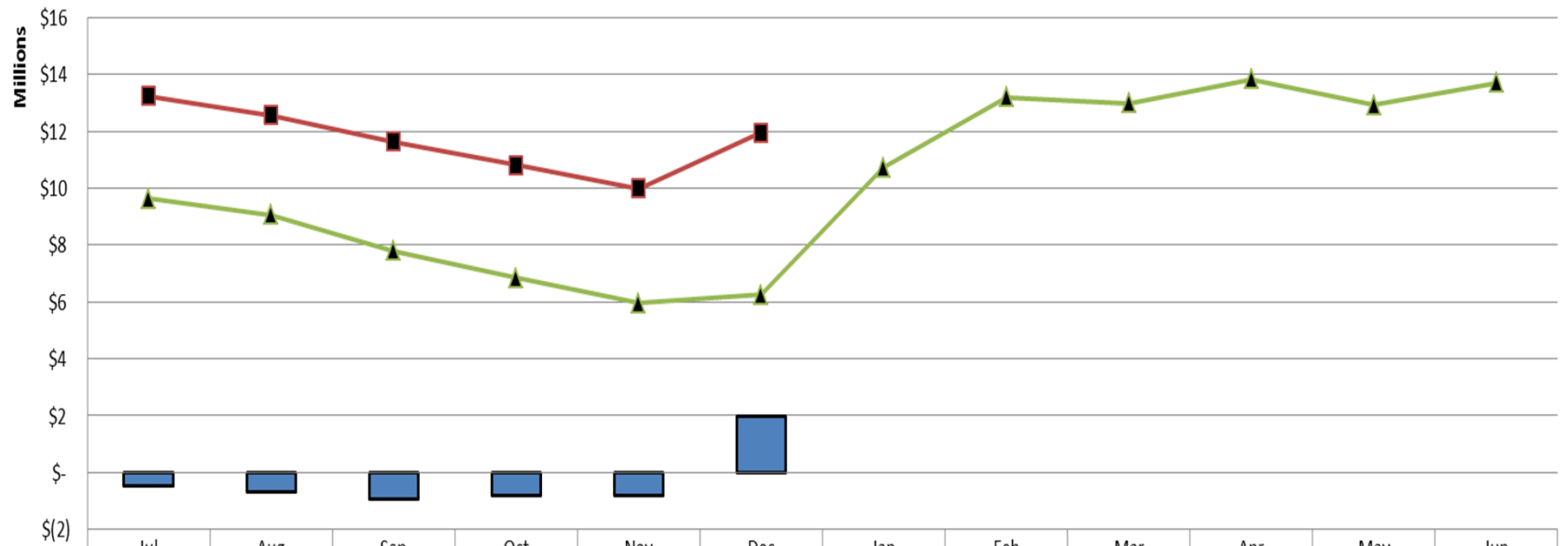
Financial Performance Summary

As of Month End December, 2017

Quick Look Indicators	This Month	This Year	Balance
General Fund Cash Balance	↑	↑	\$ 11,955,693
General Fund Revenue	↑	↑	\$ 8,166,299
General Fund Expenditures	↑	↑	\$ 9,880,370
Budget Percentage (Over) / Under	—	↑	9%
Revenue Benchmark Variance	↑	↑	\$ 2,907,501
Expenditure Benchmark Variance	↑	↑	\$ 978,999
Overall Benchmark Variance	↑	↑	\$ 3,886,500
Hospitality Fund Cash Balance	↑	↑	\$ 1,923,030
Hospitality Fund Revenue	↑	↑	\$ 1,077,883
Hospitality Fund Expenditures	↓	↑	\$ 335,554
Storm Water Fund Cash Balance	↑	↑	\$ 1,164,563
Storm Water Fund Revenue	↑	↑	\$ 131,616
Storm Water Fund Expenditures	↑	↓	\$ 74,491

Cash Balance - General Fund

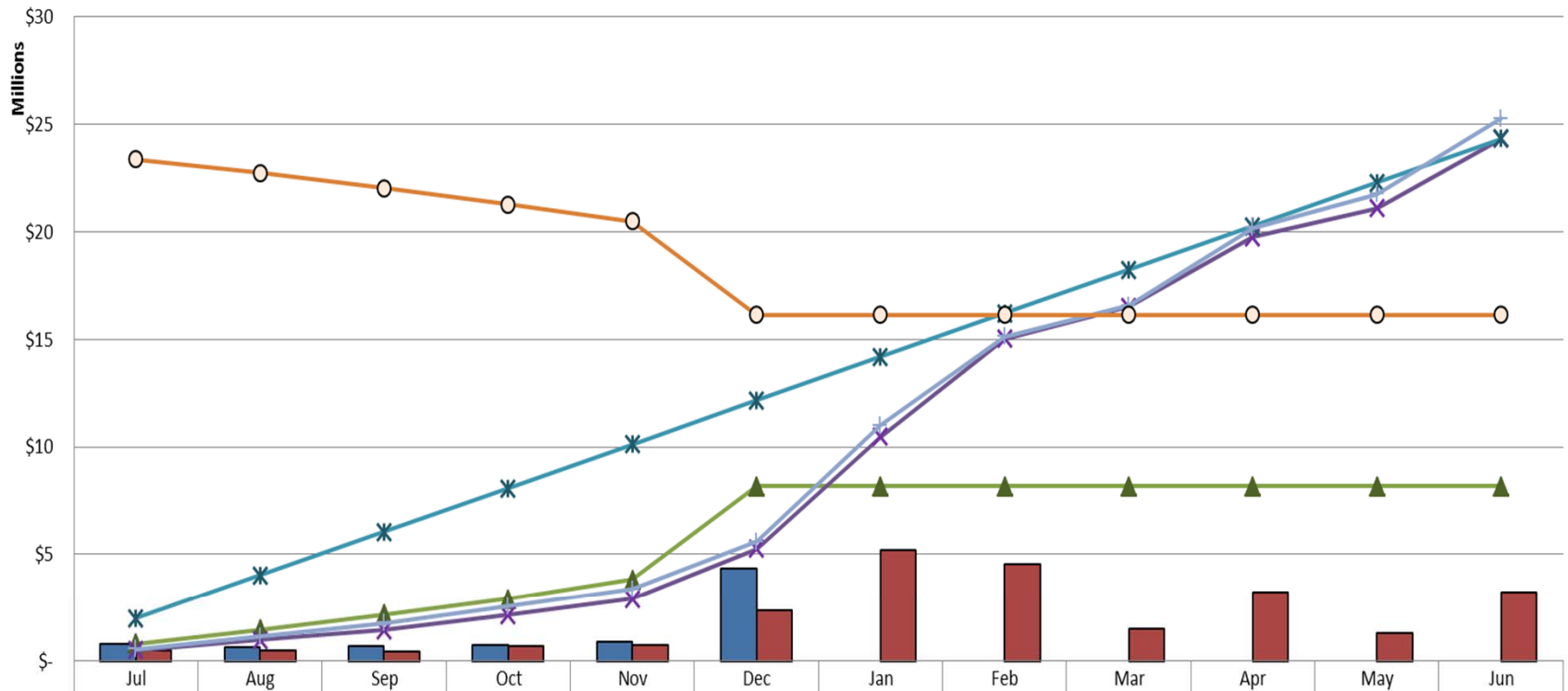
Fiscal Year 2017/18



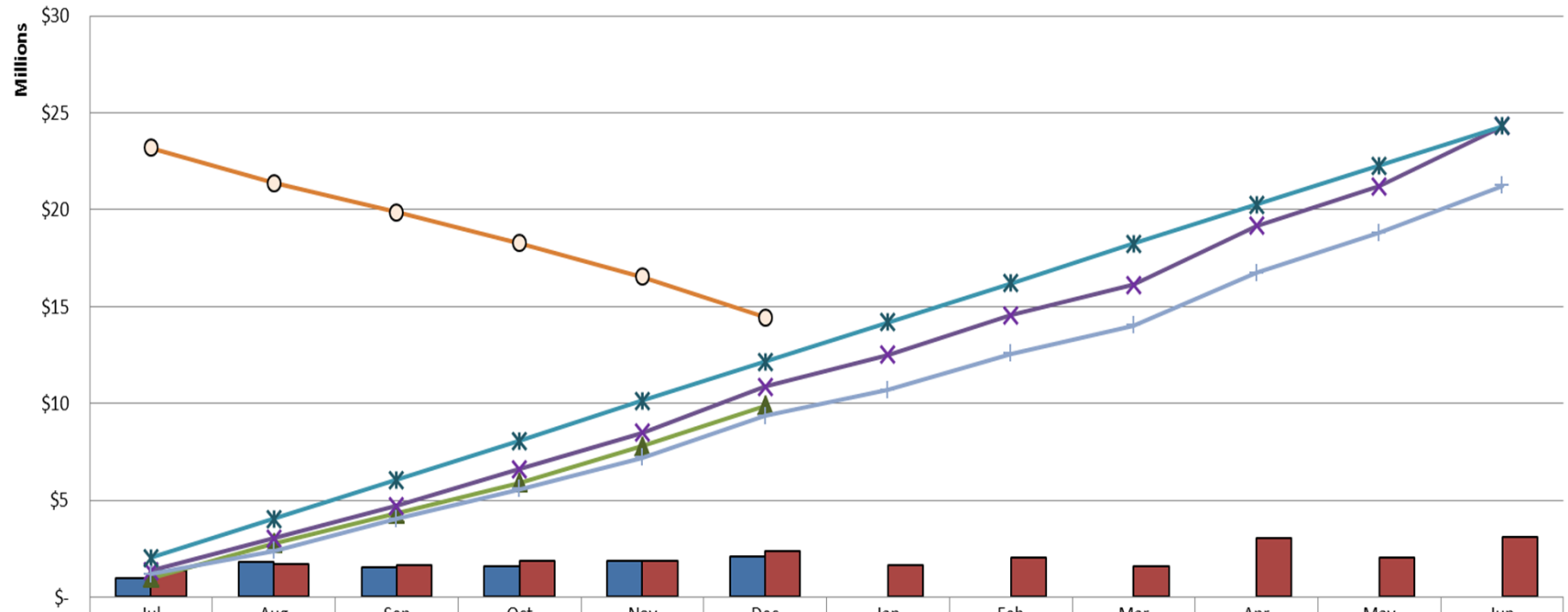
	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Net Monthly Cash	(467,669)	(682,276)	(922,974)	(830,327)	(820,853)	1,972,931						
Current Fiscal YTD Balance	13,239,192	12,556,916	11,633,942	10,803,615	9,982,762	11,955,693						
Prior Fiscal YTD Balance	9,632,104	9,054,808	7,786,897	6,839,711	5,957,067	6,247,394	10,726,068	13,202,239	12,986,177	13,840,392	12,927,775	13,706,119

Revenue - General Fund

Fiscal Year 2017/18

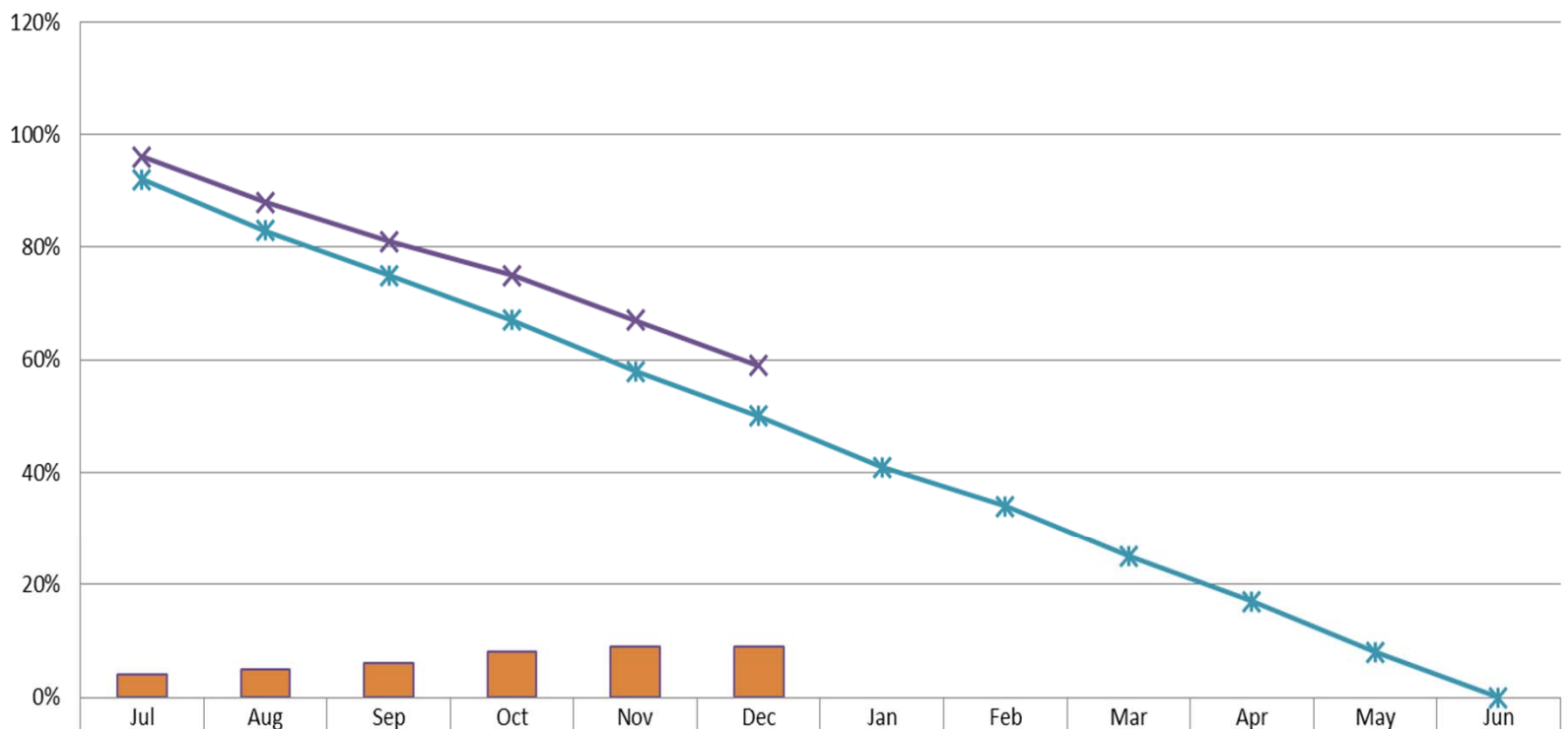
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Expenditures - General Fund Fiscal Year 2017/18



	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Monthly Actual	987,658	1,802,370	1,532,369	1,586,613	1,866,039	2,105,322						
Monthly Benchmark	1,343,133	1,699,282	1,674,653	1,883,898	1,879,401	2,379,002	1,643,364	2,041,744	1,584,256	3,026,488	2,059,441	3,094,869
YTD Actual	987,658	2,790,028	4,322,397	5,909,009	7,775,048	9,880,370						
YTD Benchmark	1,343,133	3,042,415	4,717,068	6,600,966	8,480,367	10,859,369	12,502,733	14,544,477	16,128,733	19,155,221	21,214,662	24,309,531
YTD Prorated Budget	2,015,152	4,030,303	6,045,455	8,060,606	10,128,971	12,154,766	14,180,560	16,206,354	18,232,148	20,257,943	22,283,737	24,309,531
Prior YTD Actual	1,180,597	2,397,447	4,046,054	5,579,825	7,198,639	9,341,968	10,708,015	12,577,634	14,030,028	16,723,945	18,803,161	21,237,025
Balance to Expend	23,194,161	21,391,791	19,859,422	18,272,810	16,534,483	14,429,161						

Budget Percent Remaining - General Fund Fiscal Year 2017/18



(Over) Under Budget	4	5	6	8	9	9						
Actual Percent Remaining	96	88	81	75	67	59						
Prorated Percent Remaining	92	83	75	67	58	50	41	34	25	17	8	0

Revenues

Revenue

- Total Revenue
- Taxes
- Franchises & Licenses
- Misc. Revenues
- Permits and Fees
- Intergovernmental Revenue
- Fire Fees
- Fines and Forfeitures
- Grants
- Fund Balance
- Refunds
- Operating Transfers

2017-18 Financials

☒ Revenues
 ☐ Expenditures



YTD Actual

\$8,166,299

YTD Budget

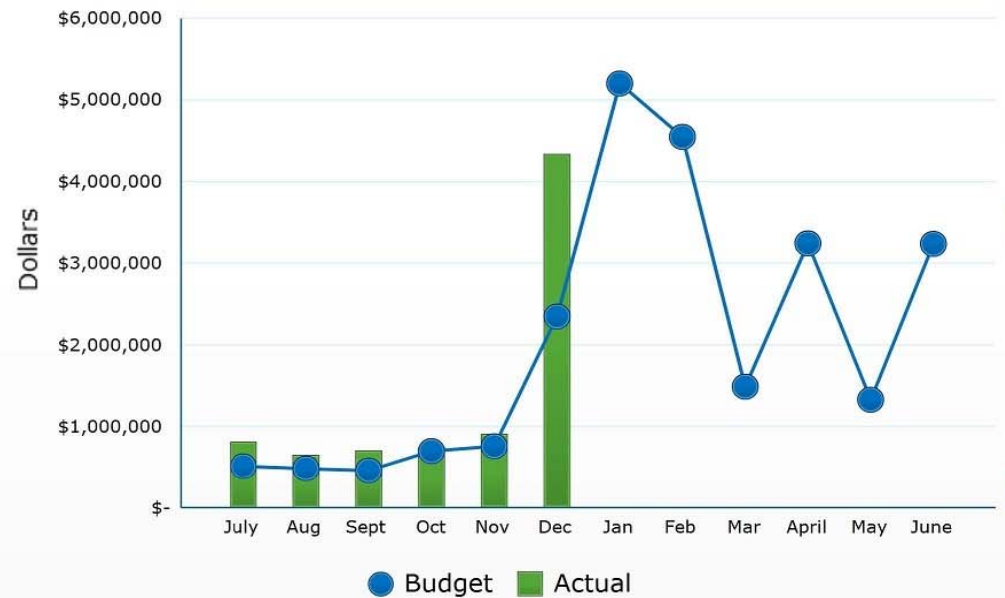
\$5,258,798

Difference

\$2,907,501

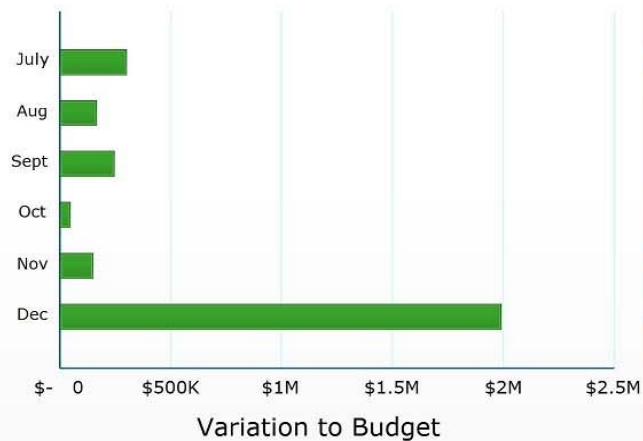
City of Greer Revenues

Fiscal Year 2017-18



Actual vs Budget

Fiscal Year 2017-18



Expenditures

Total Expenditures
Total City Expenditures
YTD Personnel
YTD Operations
YTD Debt Service
Mayor & Council
Administration
Municipal Court
General Government
Fire
Police
Public Services
Recreation
Building Standards

2017-18 Financials

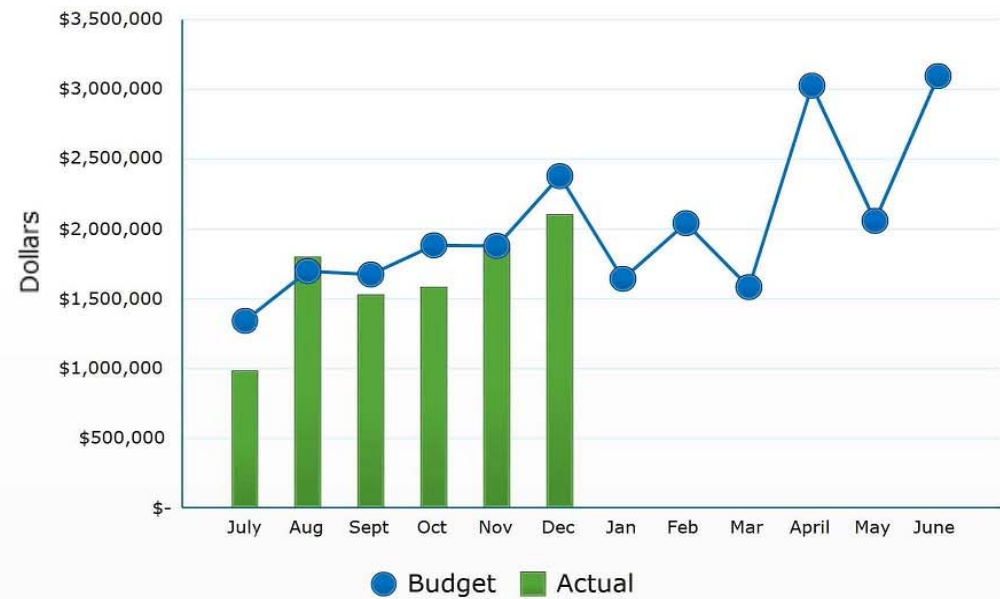
☐ Revenues
 ☒ Expenditures



YTD Actual	YTD Budget	Difference
\$9,880,370	\$10,859,369	\$978,999

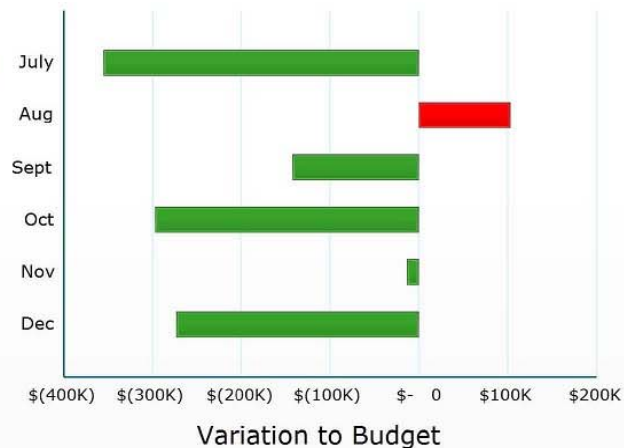
City of Greer Expenditures

Fiscal Year 2017-18



Actual vs Budget

Fiscal Year 2017-18

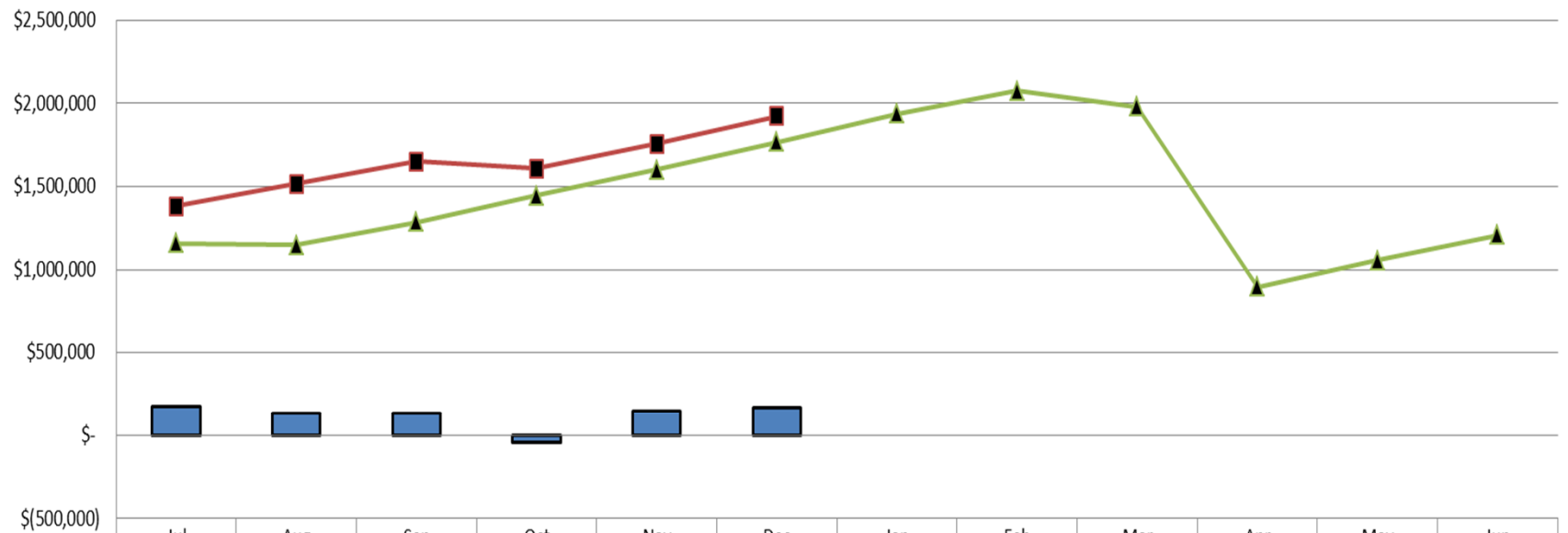




Hospitality Taxes Fund

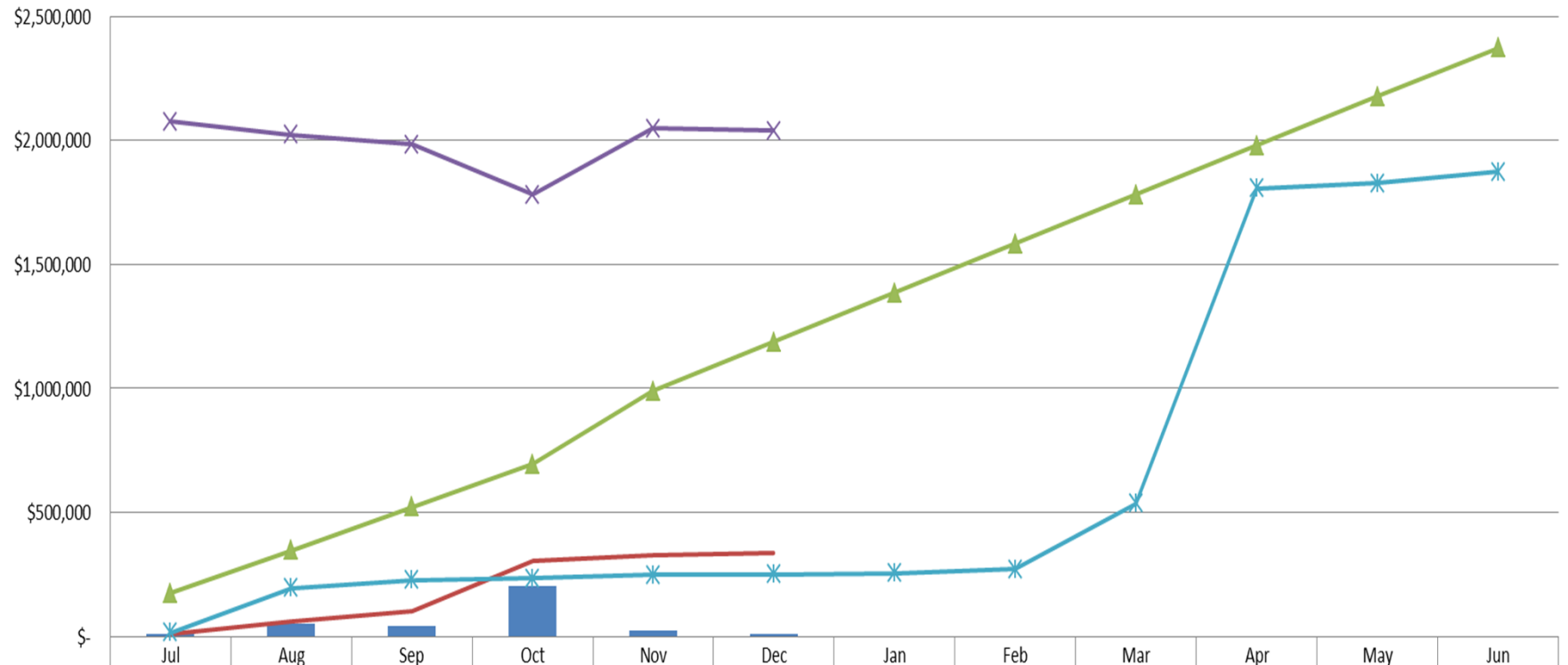
Cash Balance - Hospitality Taxes Fund

Fiscal Year 2017/18



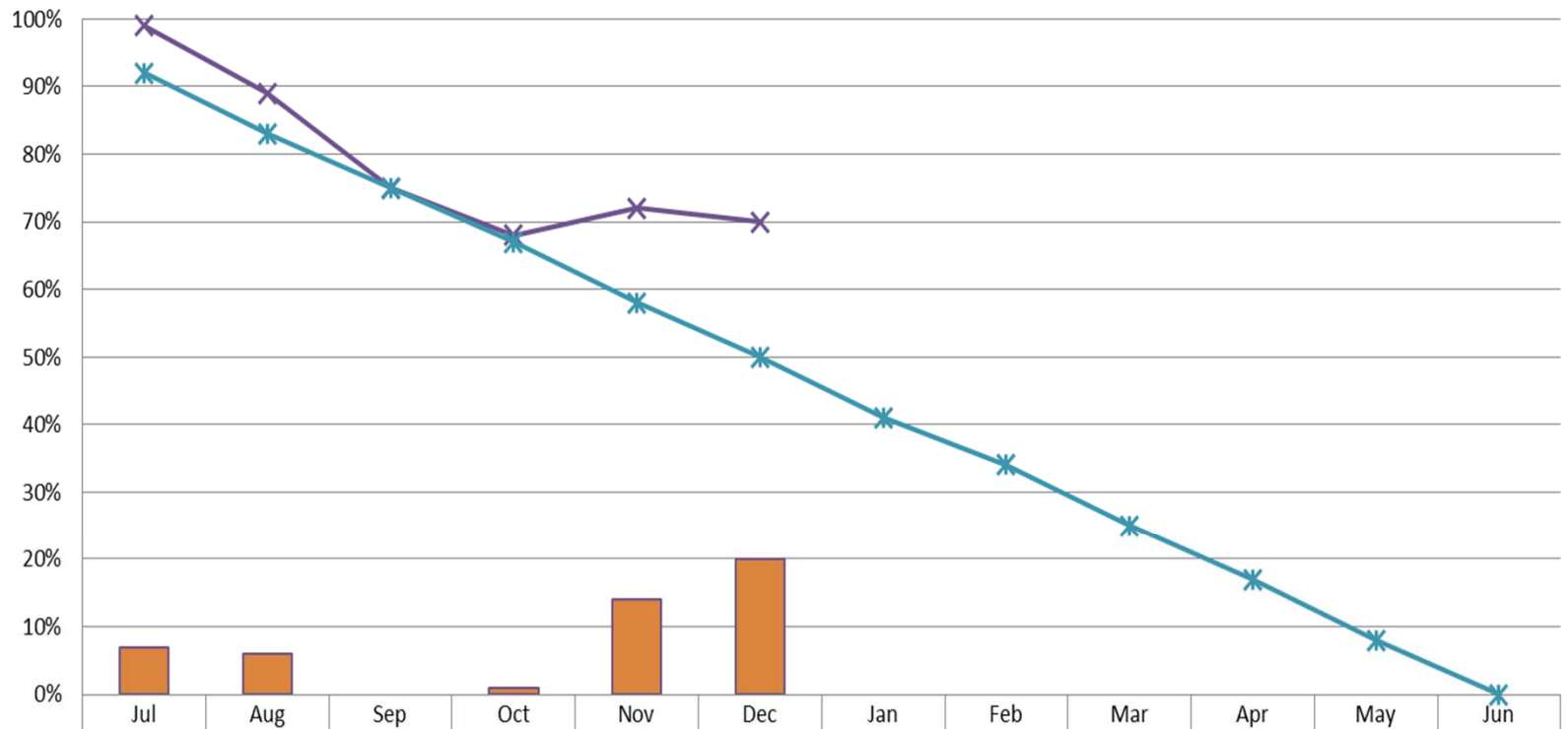
	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Net Monthly Cash	173,474	134,265	136,767	(45,174)	150,237	165,555						
Current Fiscal YTD Balance	1,381,380	1,515,644	1,652,412	1,607,238	1,757,474	1,923,030						
Prior Fiscal YTD Balance	1,159,255	1,149,821	1,286,959	1,444,431	1,600,855	1,767,391	1,939,444	2,076,071	1,980,509	897,428	1,056,270	1,207,608

Expenditures - Hospitality Taxes Fund Fiscal Year 2017/18



	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Monthly Actual	10,364	50,829	40,633	201,390	22,294	10,043						
YTD Actual	10,364	61,194	101,827	303,217	325,511	335,554						
YTD Prorated Budget	173,826	347,652	521,478	695,303	989,475	1,187,371	1,385,266	1,583,161	1,781,056	1,978,951	2,176,846	2,374,741
Prior YTD Actual	14,791	195,274	226,795	234,243	247,721	250,946	255,098	270,660	535,657	1,807,086	1,828,688	1,872,947
Balance to Expend	2,075,546	2,024,716	1,984,083	1,782,693	2,049,230	2,039,187						

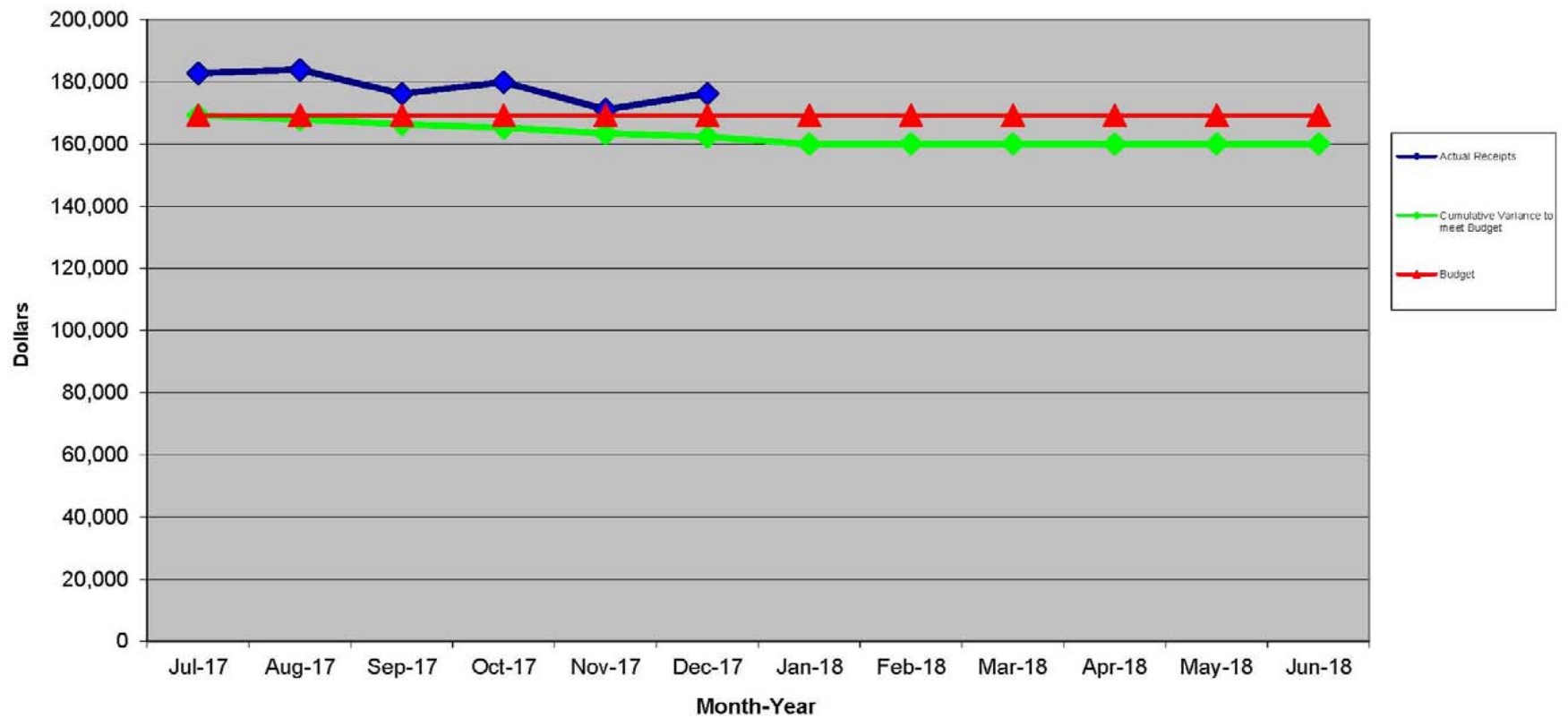
Budget Percent Remaining - Hospitality Taxes Fund Fiscal Year 2017/18



(Over) Under Budget	7	6	0	1	14	20						
Actual Percent Remaining	99	89	75	68	72	70						
Prorated Percent Remaining	92	83	75	67	58	50	41	34	25	17	8	0

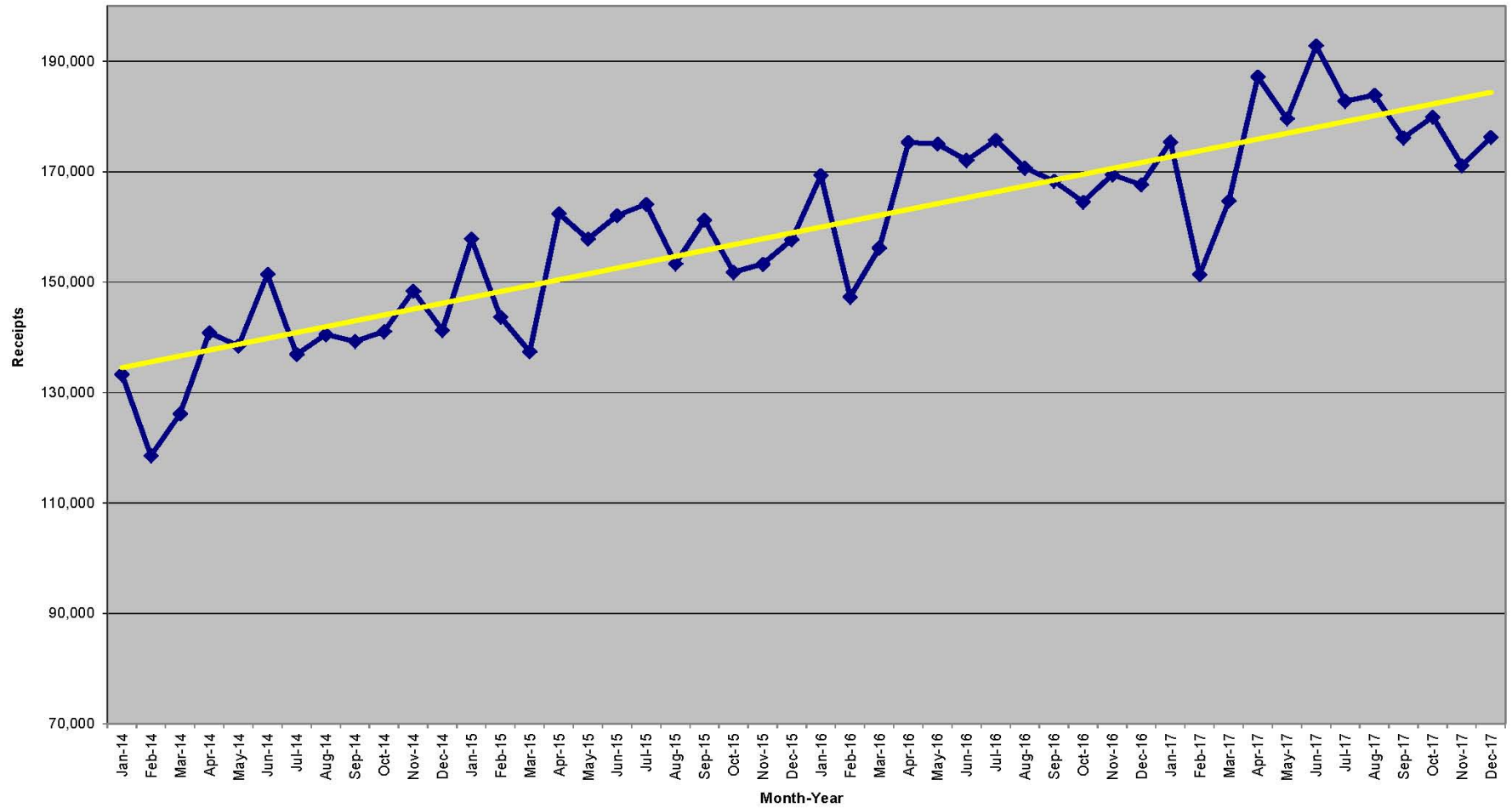
HOSPITALITY TAX

FY 2017-2018



Hospitality Tax

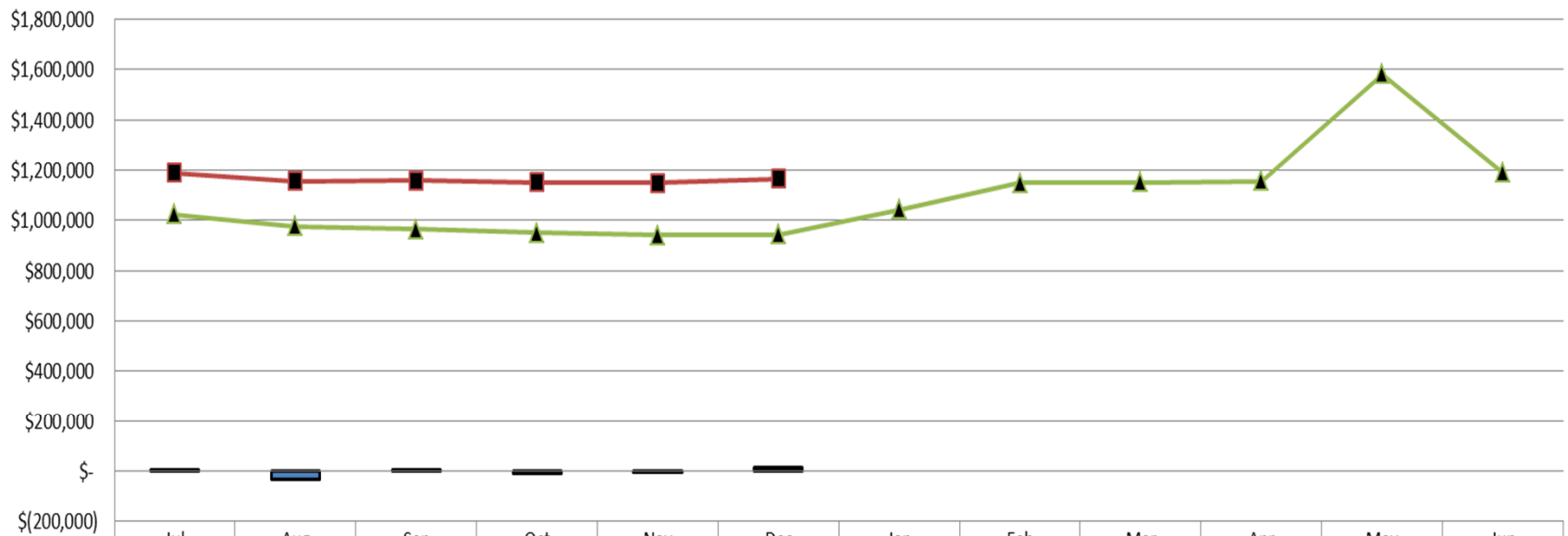
4 - Year Trending





Storm Water Fund

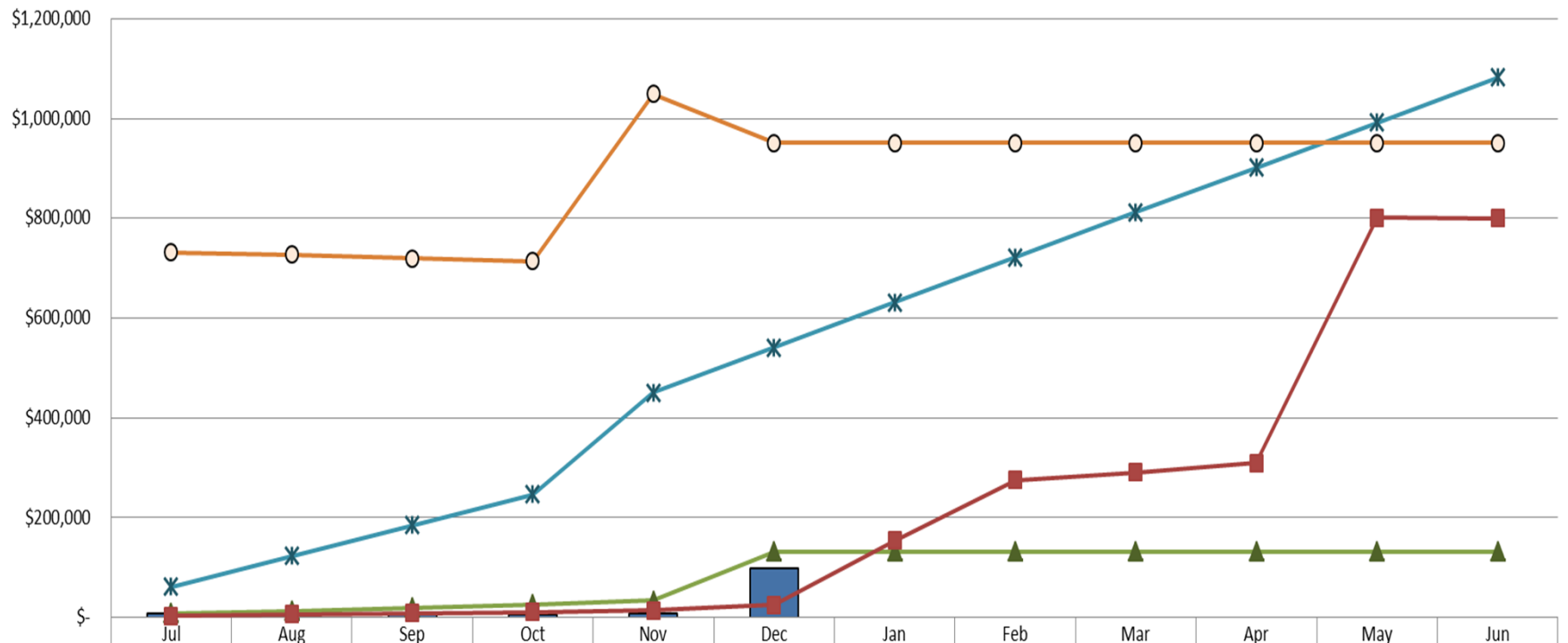
Cash Balance - Storm Water Fund Fiscal Year 2017/18



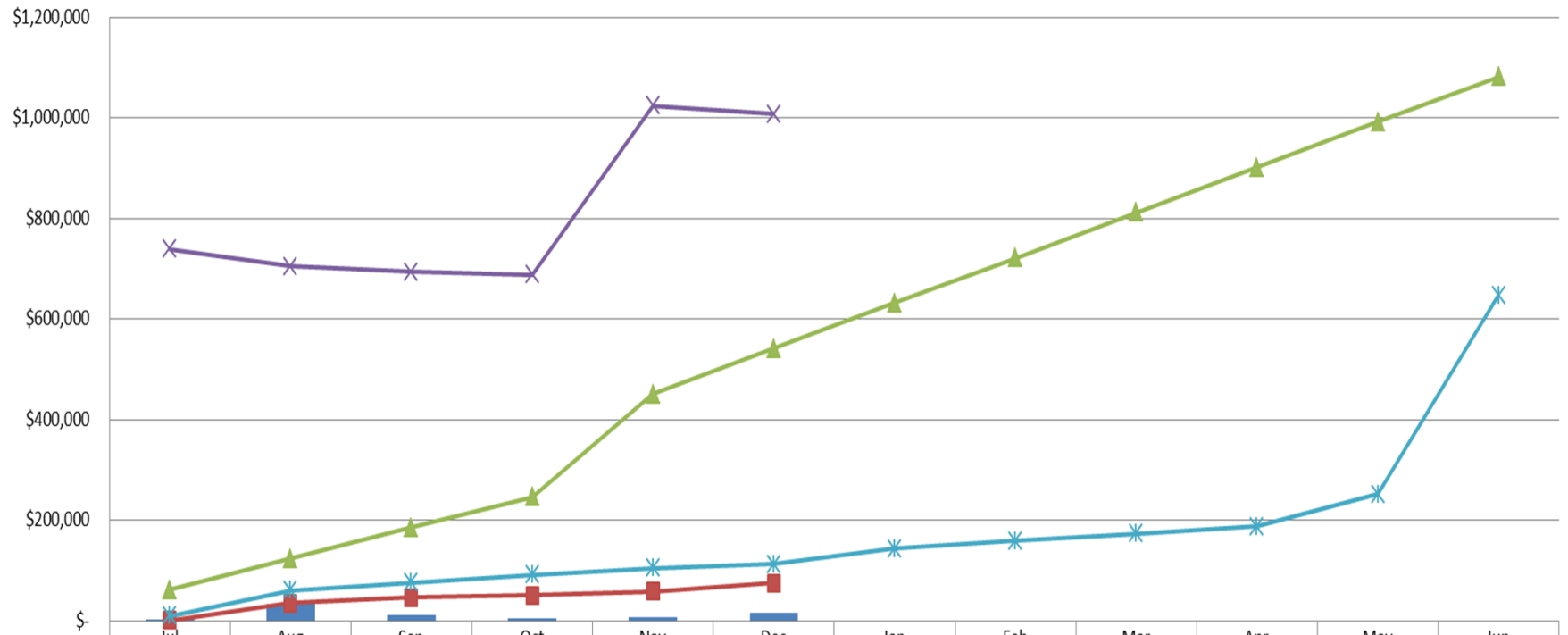
	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Net Monthly Cash	135	(31,226)	1,536	(7,136)	(2,531)	15,857						
Current Fiscal YTD Balance	1,188,063	1,156,838	1,158,373	1,151,237	1,148,706	1,164,563						
Prior Fiscal YTD Balance	1,023,805	976,711	964,122	950,346	940,475	943,677	1,042,981	1,148,958	1,151,922	1,156,071	1,579,751	1,187,928

Revenue - Storm Water Taxes Fund

Fiscal Year 2017/18

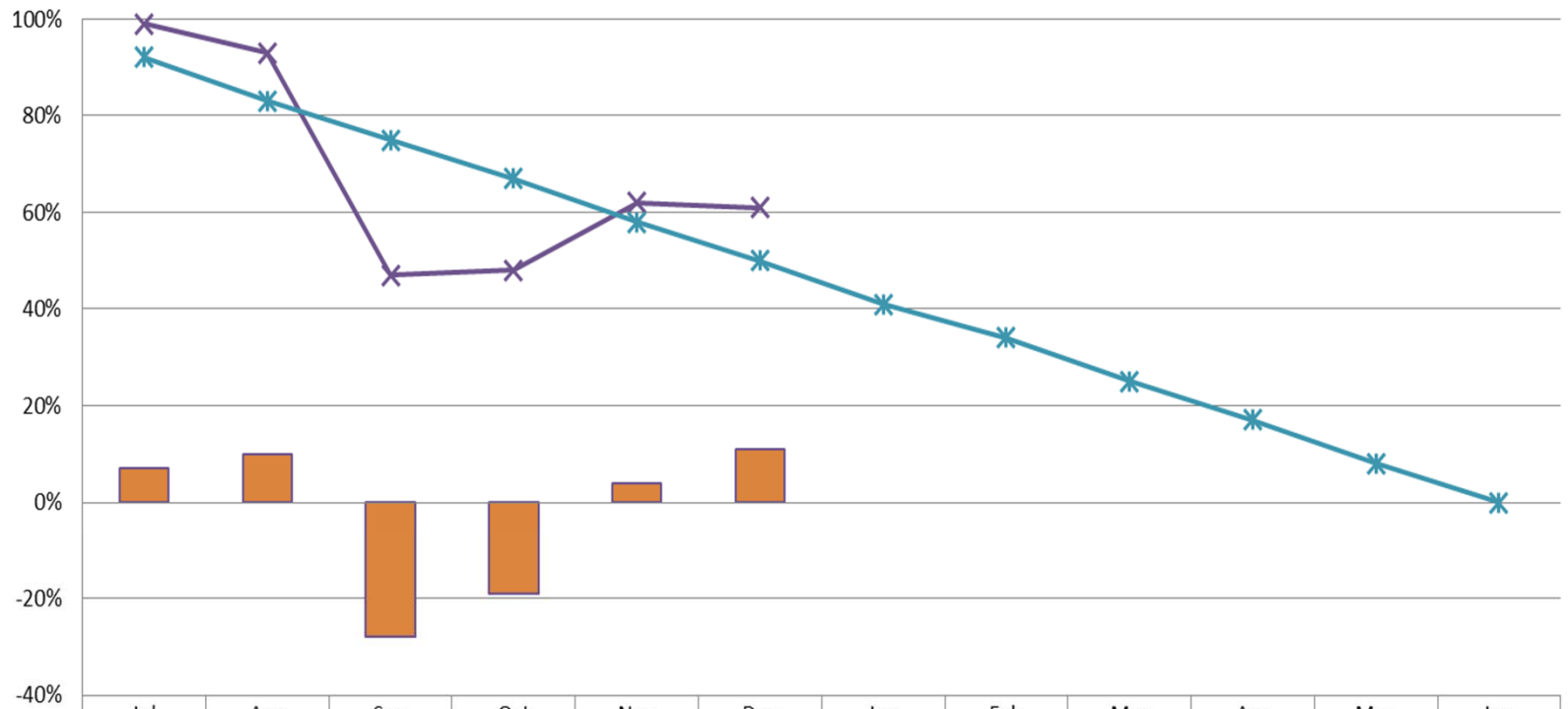
[illegible]

Expenditures - Storm Water Fund Fiscal Year 2017/18



	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Monthly Actual	697	33,946	10,904	5,206	7,420	16,317						
YTD Actual	697	34,643	45,547	50,753	58,173	74,491						
YTD Prorated Budget	61,633	123,267	184,900	246,533	451,002	541,203	631,403	721,603	811,804	902,004	992,205	1,082,405
Prior YTD Actual	9,833	59,933	75,611	91,341	104,341	112,169	142,801	158,475	172,599	187,185	251,328	647,045
Balance to Expend	738,903	704,957	694,053	688,847	1,024,232	1,007,914						

Budget Percent Remaining - Storm Water Fund Fiscal Year 2017/18



(Over) Under Budget	7	10	-28	-19	4	11						
Actual Percent Remaining	99	93	47	48	62	61						
Prorated Percent Remaining	92	83	75	67	58	50	41	34	25	17	8	0

Category Number: VI.
Item Number: G.



AGENDA
GREER CITY COUNCIL
1/23/2018

Public Services Monthly Report December 2017

ATTACHMENTS:

Description	Upload Date	Type
☐ Public Services Monthly Report	1/19/2018	Cover Memo



TO: ED DRIGGERS, CITY ADMINISTRATOR
TAMMY DUNCAN, CITY CLERK

FROM: PUBLIC SERVICES DEPARTMENT

SUBJECT: ACTIVITY REPORT FOR DECEMBER, 2017

DATE: JAN 04, 2018

The Public Services Department submits the following activity for December 2017.

GARBAGE LANDFILLED

DEC

(SPARTANBURG 484.52 Tons – GREENVILLE 303.18 Tons)

GRAND TOTAL (Both Cnty's) 787.7 Tons

Running Totals to date:

Spartanburg 2,591.8 Tons – Greenville 2,963.93 Tons

Total both Cnty's **5,555.73 Tons**

CARTS DELIVERED

NEW HOME CARTS: 50 REPLACEMENT CARTS: 17

RECYCLE BINS: 64 CART REPAIRED: 17

YARD WASTE CARTS: 1 LEGAL EXTRA GREEN CARTS: 55



Recycle Center

RECYCLING CURB

Paper Mixed 11.47 Tons

Total Collected Curbside: 65.39 Tons

Plastic .57 Tons

Total Collected Curbside & Center : 77.43 Tons

VEHICLE MAINTENANCE SHOP

FULL SERVICE OIL/FILTER: 16

MISCELLANEOUS JOBS: 32

TIRES REPLACED: 6

TIRE ROTATIONS: 0

TIRES REPAIRED: 2

BRAKE JOBS: 3

MAJOR REPAIRS: 13

MINOR REPAIRS: 17

BATTERIES REPLACED: 6

ROTORS TURNED: 0

ROAD CALLS: 2

Public Service Crew

Public Service crew hauled 2 loads of E-waste to the landfill. Hauled 2 loads of construction material to the landfill. Continued leaf route for loose leaf pickup service. Six team members worked snow, and ice December 8th, and 9th. Cut dead limbs off a tree on line Street.

Storm Drains and Catch Basins

Cleaned storm grates and remove leaves from inlets.
Repaired sink hole on Mary Street.

Street Sweeper

We ran the street sweeper 6 days on the city streets, and curb lines.

Green Carts

Repaired, and, or replaced 55 green carts.

Signs

Repaired, or replaced 2 street signs, also 2 stop signs.

POTHOLES

Patched several potholes in the following locations in December, East Street, Mary Street, Tryon Street, Westmoreland Road, and Bent Creek Dr.

CITY BUILDING, AND CUSTODIAL MAINTENANCE

Our crew cleaned the city buildings daily along with other task. They also changed out light bulbs as needed, in all city buildings, such as Police, and Courts, as well as City Hall. Along with making any repairs needed in all city buildings, such as the following.

Installed garbage disposal in 911 office.

Worked a lot on Christmas lights.

Chemical soft washed Main Fire Dept, Cannon Center, and Heritage Museum.

Worked with contractor to have HVAC unit replaced at Greer Relief.

Worked with the contractor to clear out the sewer line, at the Victor Gym that was stopped up.

Helped clean up the paper dropped from a truck on Hwy 29.

Category Number: VII.
Item Number: A.



AGENDA
GREER CITY COUNCIL
1/23/2018

Ann Cunningham, Director of Parks and Recreation, will present her Annual Report

Category Number: VII.
Item Number: B.



AGENDA
GREER CITY COUNCIL
1/23/2018

2016-2017 Audit

Summary:

Presented by David Seifert



AGENDA
GREER CITY COUNCIL
1/23/2018

Second and Final Reading of Ordinance Number 44-2017

Summary:

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTIES OWNED BY SOUTH CAROLINA PORTS AUTHORITY LOCATED AT 606, 608, 612, 700, 706, 708, 710, 712 MOORE STREET EXTENSION, 411 EAST AVENUE, 956, 1120 EAST POINSETT STREET AND 391, 367, 369, 363, 380 DOBSON SHED ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF I-1 (INDUSTRIAL DISTRICT) FOR SAID PROPERTIES (Action Required)

ATTACHMENTS:

Description	Upload Date	Type
▣ Ord 44-2017 Cover Memo	12/7/2017	Cover Memo
▣ Ordinance Number 44-2017	12/8/2017	Ordinance
▣ Ord 44-2017 Exhibit A1 Title	12/7/2017	Exhibit
▣ Ord 44-2017 Exhibit B1 Plat	12/7/2017	Exhibit
▣ Ord 44-2017 Exhibit A2 Title	12/7/2017	Exhibit
▣ Ord 44-2017 Exhibit B2 Plat	12/7/2017	Exhibit
▣ Ord 44-2017 Exhibit A3 Title	12/7/2017	Exhibit
▣ Ord 44-2017 Exhibit B3 Plat	12/7/2017	Exhibit
▣ Ord 44-2017 Exhibit A4 Title	12/7/2017	Exhibit
▣ Ord 44-2017 Exhibit B4 Plat	12/7/2017	Exhibit
▣ Ord 44-2017 Exhibit A5 Title	12/7/2017	Exhibit
▣ Ord 44-2017 Exhibit B5 Plat	12/7/2017	Exhibit
▣ Ord 44-2017 Exhibit A6 Title	12/7/2017	Exhibit
▣ Ord 44-2017 Exhibit B6 Plat	12/7/2017	Exhibit
▣ Ord 44-2017 Exhibit A7 Title	12/7/2017	Exhibit
▣ Ord 44-2017 Exhibit B7 Plat	12/7/2017	Exhibit
▣ Ord 44-2017 Exhibit A8 Title	12/7/2017	Exhibit
▣ Ord 44-2017 Exhibit B8 Plat	12/7/2017	Exhibit
▣ Ord 44-2017 Exhibit A9 Title	12/7/2017	Exhibit
▣ Ord 44-2017 Exhibit B9 Plat	12/7/2017	Exhibit

▣	Ord 44-2017 Exhibit A10 Title	12/7/2017	Exhibit
▣	Ord 44-2017 Exhibit B10 Plat	12/7/2017	Exhibit
▣	Ord 44-2017 Exhibit A11 Title	12/7/2017	Exhibit
▣	Ord 44-2017 Exhibit B11 Plat	12/7/2017	Exhibit
▣	Ord 44-2017 Exhibit A12 Title	12/7/2017	Exhibit
▣	Ord 44-2017 Exhibit B12 Plat	12/7/2017	Exhibit
▣	Ord 44-2017 Exhibit A13 Title	12/7/2017	Exhibit
▣	Ord 44-2017 Exhibit B13 Plat	12/7/2017	Exhibit
▣	Ord 44-2017 Exhibit A14 Title	12/7/2017	Exhibit
▣	Ord 44-2017 Exhibit B14 Plat	12/7/2017	Exhibit
▣	Ord 44-2017 Exhibit A15 Title	12/7/2017	Exhibit
▣	Ord 44-2017 Exhibit B15 Plat	12/7/2017	Exhibit
▣	Ord 44-2017 Exhibit A16 Title	12/7/2017	Exhibit
▣	Ord 44-2017 Exhibit B16 Plat	12/7/2017	Exhibit
▣	Ord 44-2017 Exhibit C Map	12/7/2017	Exhibit
▣	Ord 44-2017 Exhibit D Flood Map	12/7/2017	Exhibit

Memorandum

To: Mr. Driggers, City Administrator
From: Kelli W. McCormick, Planning Manager
Subject: Ordinance #44-2017
Date: December 5, 2017
CC: Tammy Duncan, City Clerk

Ordinance #44-2017 is an annexation and zoning request for properties located at the South Carolina Inland Port requesting a zoning classification of I-I, Industrial, containing 69.9 acres, with the purpose to construct new facilities and expand port operations. The subject property is currently vacant and/or occupied by single-family residences.

The Planning Commission will conduct a public hearing on January 22, 2018 for the zoning of these parcels.

ORDINANCE NUMBER 44-2017

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTIES OWNED BY SOUTH CAROLINA PORTS AUTHORITY LOCATED AT 606, 608, 612, 700, 706, 708, 710, 712 MOORE STREET EXTENSION, 411 EAST AVENUE, 956, 1120 EAST POINSETT STREET AND 391, 367, 369, 363, 380 DOBSON SHED ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF I-1 (INDUSTRIAL DISTRICT) FOR SAID PROPERTIES

WHEREAS, South Carolina Ports Authority is the owner of properties located at 606, 608, 612, 700, 706, 708, 710, 712 Moore Street Extension, 411 East Avenue, 956, 1120 East Poinsett Street and 391, 367, 369, 363, 380 Dobson Shed Road more particularly described on the legal description attached hereto marked as Exhibit A, the plat attached hereto marked as Exhibit B, the map attached hereto marked as Spartanburg County Parcel Numbers 9-04-02-163.00, 9-04-02-164.01, 9-04-02-164.00, 9-04-02-167.00, 9-04-02-167.02, 9-04-02-172.00, 9-04-02-173.00, 9-04-02-174.00, 9-04-02-177.00, 9-04-00-080.00 (remaining portion), 5-18-00-018.00 (remaining portion), 5-18-00-019.00 (remaining portion), 5-18-00-021.00, 5-18-00-021.01, 5-18-00-022.00, 5-18-00-023.02, (remaining portion) containing approximately 69.9 +/- acres attached hereto marked as Exhibit C and the National Flood Insurance Program Flood Insurance Rate Map No. 45045C0362E attached hereto marked as Exhibit D; and

WHEREAS, the properties currently have zero (0) occupants; and

WHEREAS, South Carolina Ports Authority has petitioned the City of Greer to annex their properties by one-hundred percent (100%) petition; and

WHEREAS, the properties are now outside the city limits of Greer but adjoins the city limits; and

WHEREAS, the property owner has requested that the subject properties be zoned I-1 (Industrial District); and

WHEREAS, the requested zoning is consistent with the land uses in the general area and the land planning of the city.

NOW, THEREFORE, be it ordained by the Mayor and Council of the City of Greer, South Carolina, as follows:

1. ANNEXATION: The 69.9 +/- acres of property shown in red on the attached map owned by South Carolina Ports Authority located at 606, 608, 612, 700, 706, 708, 710, 712 Moore Street Extension, 411 East Avenue, 956, 1120 East Poinsett Street and 391, 367, 369, 363, 380 Dobson Shed Road more particularly described on the attached map as Spartanburg County Parcel Numbers 9-04-02-163.00, 9-04-02-164.01, 9-04-02-164.00, 9-04-02-167.00, 9-04-02-167.02, 9-04-02-172.00, 9-04-02-173.00, 9-04-02-174.00, 9-04-02-177.00, 9-04-00-080.00 (remaining portion), 5-18-00-018.00 (remaining portion), 5-18-00-019.00 (remaining portion), 5-18-00-021.00, 5-18-00-021.01, 5-18-00-022.00, 5-18-00-023.02, (remaining portion) are hereby annexed into the corporate city limits of the City of Greer.

2. ANNEXATION OF 2,515' OF S-290, 2,958' OF NORFOLK SOUTHERN ROW, 1,109' OF S-290, AND 1,159' OF S-80 ROADWAY: 2,515 feet of S-290, 2,958' of Norfolk Southern ROW, 1,109' of S-290, and 1,159' of S-80 roadway along the edge of the annexed property owned by South Carolina Ports Authority as shown in Exhibit C are hereby annexed into the corporate limits of the City of Greer.

3. ZONING ASSIGNMENT: The above referenced property shall be zoned I-1 (Industrial District) pending confirmation or rezoning pursuant to the applicable City of Greer Zoning Ordinance.

4. LAND USE MAP: The above reference properties shall be designated as Employment Center Community on the Land Use Map contained within the 2010 Comprehensive Plan for the City of Greer.

5. FLOOD INSURANCE RATE MAP: This ordinance shall adopt The National Flood Insurance Program Flood Insurance Rate Map Number 45045C0362E.

6. DISTRICT ASSIGNMENT: The above referenced properties shall be assigned to City Council District #3.

This ordinance shall be effective upon second reading approval thereof.

CITY OF GREER, SOUTH CAROLINA

Richard W. Danner, Mayor

ATTEST:

Tammela Duncan, Municipal Clerk

Introduced by:

First Reading: December 12, 2017

Second and
Final Reading: January 23, 2018

Approved as to Form:

John B. Duggan, City Attorney

Grantee's Address: PO Box 22287
Charleston, SC 29413

DEE-2013-1342

Recorded 2 Pages on 1/11/2013 9:41:32 AM

Recording Fee: \$10.00 Documentary Stamps: \$647.50

Office of Register of Deeds, Spartanburg, S.C.

Dorothy Earle, Register



)
)
)

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, that, **Herbert R. Brown** for and in consideration of One Hundred Seventy-Five Thousand and no/100 (\$175,000.00) Dollars and other considerations, the receipt of which is hereby acknowledged, and subject to the limiting language contained herein, if any, has granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto **The South Carolina State Ports Authority, an instrumentality of the State of South Carolina created by 1942 Act No. 626 of the South Carolina General Assembly (hereinafter called "Grantee")**:

All that lot, piece or parcel of land, lying being and situate in the State of South Carolina, County of Spartanburg, being shown and designated as Lot Nos. 1 and 2 on a plat of Victory Heights, recorded in Plat Book 20, pages 136 in the Office of the Register of Deeds for Spartanburg County. Reference is hereby made to the aforesaid plat for a more complete and perfect description. Said property known as 606 Moore Street, Extension.

Tax Map No.: 9-04-02-163.00

This being the same property conveyed to Herbert R. Brown and Mildred H. Brown by deed of G.W. Davidson and Christine H. Davidson recorded September 15, 1961, in Deed Book 27-H at Page 94 in said Register's Office. Also, see deed from Mildred H. Brown to Herbert R. Brown recorded December 16, 1985, in Deed Book 51-W at Page 445 in said Register's Office.

In addition to the reservations, conditions and/or easements contained herein, this conveyance is made subject to all covenants, restrictions, easements, rights of way, and other matters of record and such matters as would be shown by a current plat and an inspection affecting the within described property.

ADDITIONALLY AND ALSO, Grantors convey to Grantee without warranty of any kind all of the estate, right, title, interest, property, possession, claim and demand whatsoever, both in law and in equity, of the Grantors of, in, and to the aforescribed property, any strips or gores of land and any streets, roads or alleyways abutting the aforescribed property.

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 before mentioned unto the said Grantee(s) and the Grantee's(s') heirs (or successors) and Assigns forever.

SUBJECT to the limiting language contained herein, if any, the Grantor(s) do(es) hereby bind the Grantor(s) and the Grantor's(s') heirs (or successors) and assigns, to warrant and forever defend all and singular the premises unto the Grantee(s), and the Grantee's(s') heirs (or successors) and assigns against the Grantor(s) and the Grantor's(s') heirs (or successors) and against any person whomsoever lawfully claiming or to claim the same, or any part thereof.

WITNESS the grantor's(s') hand(s) and seal(s) this 10th day of Jan, 2013.

SIGNED, sealed and delivered
in the presence of:

Donald B. Williams
Mary B. Olejnik

his (x) mark (SEAL)
Herbert R. Brown

STATE OF SOUTH CAROLINA)
COUNTY OF SPARTANBURG)

ACKNOWLEDGMENT

I, Mary B. Olejnik, the undersigned Notary Public, do hereby certify that Herbert R. Brown personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

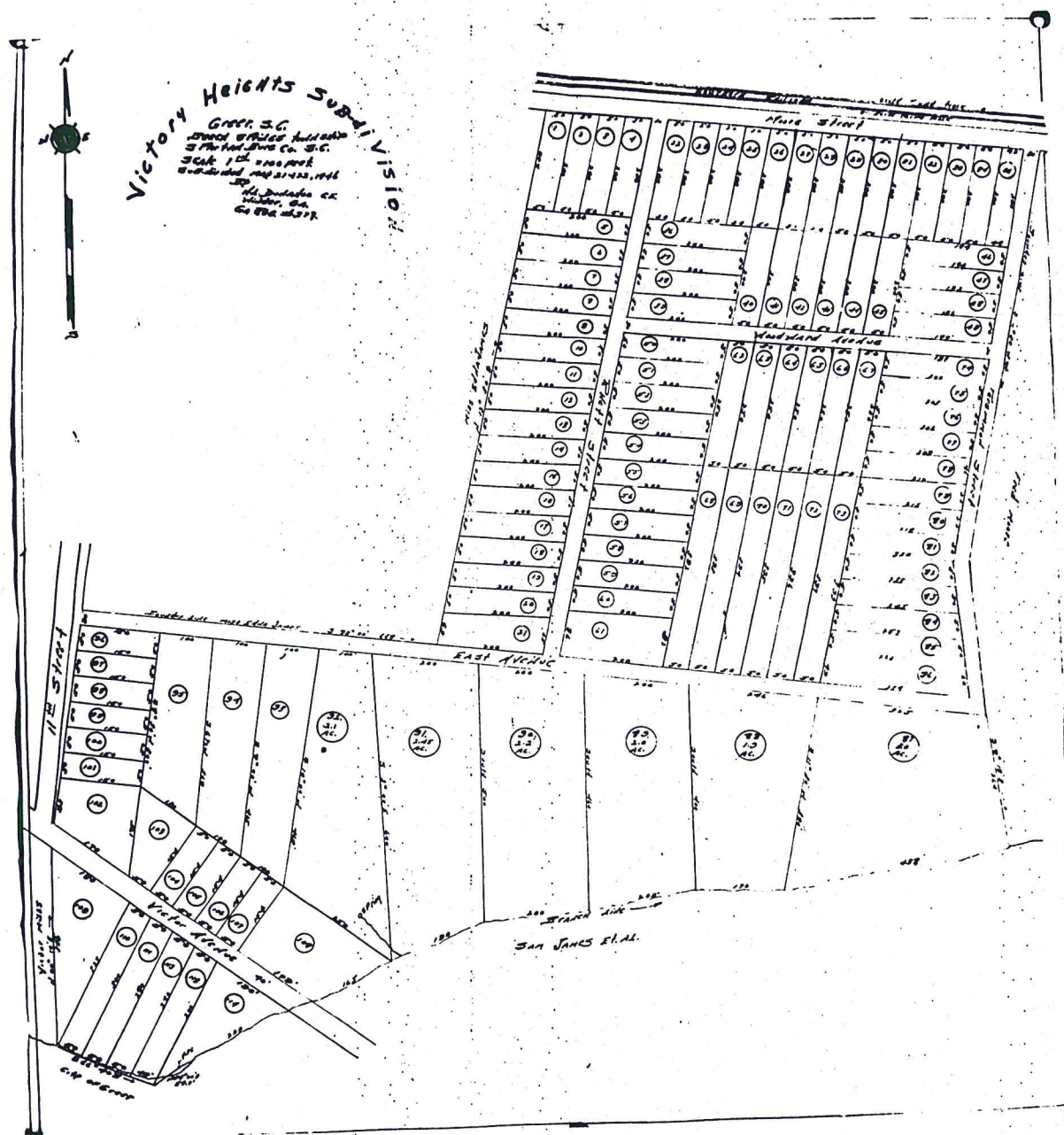
Witness my hand and official seal this the 10th day of Jan, 2013.

Mary B. Olejnik (SEAL)
Notary Public for South Carolina
My commission expires:
2-21-19



946107 AMN

Victory Heights Subdivision
 Green, S.C.
 General Offices Building
 5 The First Bank Co. S.C.
 3rd fl. 2nd floor
 2nd divided up 21-22, 1946
 by
 W. D. D. Co.
 W. D. Co.
 Co. 21-22



Grantee's Address: PO Box 22287
Charleston, SC 29413

DEE-2013-6008
Recorded 2 Pages on 2/11/2013 1:05:33 PM
Recording Fee: \$10.00 Documentary Stamps: \$222.00
Office of Register of Deeds, Spartanburg, S.C.
Dorothy Earle, Register



)
)
)
TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, that, **James N. Montgomery, Jr. and Ruby Montgomery** for and in consideration of Sixty Thousand and no/100 (\$60,000.00) Dollars and other considerations, the receipt of which is hereby acknowledged, and subject to the limiting language contained herein, if any, has granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto **The South Carolina State Ports Authority, an instrumentality of the State of South Carolina created by 1942 Act No. 626 of the South Carolina General Assembly (hereinafter called "Grantee")**:

All that lot, piece or parcel of land, lying being in Beech Springs Township in the State of South Carolina, County of Spartanburg, being shown and designated as Lot No. 3 on a plat of Victory Heights, Greer, SC and recorded in Plat Book 20, Page 136 in the Office of the Register of Deeds for Spartanburg County. Reference is hereby made to the aforesaid plats for a more complete and perfect description. **Said property known as 608 Moore Street Extension.**

Tax Map No.: 9-04-02-164.01

This being the same property conveyed to Grantor by deed of Sylvia I. Morris recorded September 19, 1995, in Deed Book 63-G at Page 129 in said Register's Office.

In addition to the reservations, conditions and/or easements contained herein, this conveyance is made subject to all covenants, restrictions, easements, rights of way, and other matters of record and such matters as would be shown by a current plat and an inspection affecting the within described property.

ADDITIONALLY AND ALSO, Grantors convey to Grantee without warranty of any kind all of the estate, right, title, interest, property, possession, claim and demand whatsoever, both in law and in equity, of the Grantors of, in, and to the aforescribed property, any strips or gores of land and any streets, roads or alleyways abutting the aforescribed property.

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 before mentioned unto the said Grantee(s) and the Grantee's(s') heirs (or successors) and

Assigns forever.

SUBJECT to the limiting language contained herein, if any, the Grantor(s) do(es) hereby bind the Grantor(s) and the Grantor's(s') heirs (or successors) and assigns, to warrant and forever defend all and singular the premises unto the Grantee(s), and the Grantee's(s') heirs (or successors) and assigns against the Grantor(s) and the Grantor's(s') heirs (or successors) and against any person whomsoever lawfully claiming or to claim the same, or any part thereof.

WITNESS the grantor's(s') hand(s) and seal(s) this 11th day of February, 2013.

SIGNED, sealed and delivered
in the presence of:

Donald B. Wildman
Mary B. Olejnik

James N. Montgomery, Jr. (SEAL)
James N. Montgomery, Jr.

Ruby Montgomery (SEAL)
Ruby Montgomery

STATE OF SOUTH CAROLINA)
COUNTY OF SPARTANBURG)

ACKNOWLEDGMENT

I, Mary B. Olejnik, the undersigned Notary Public, do hereby certify that James N. Montgomery, Jr. and Ruby Montgomery personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this the 11th day of February, 2013.

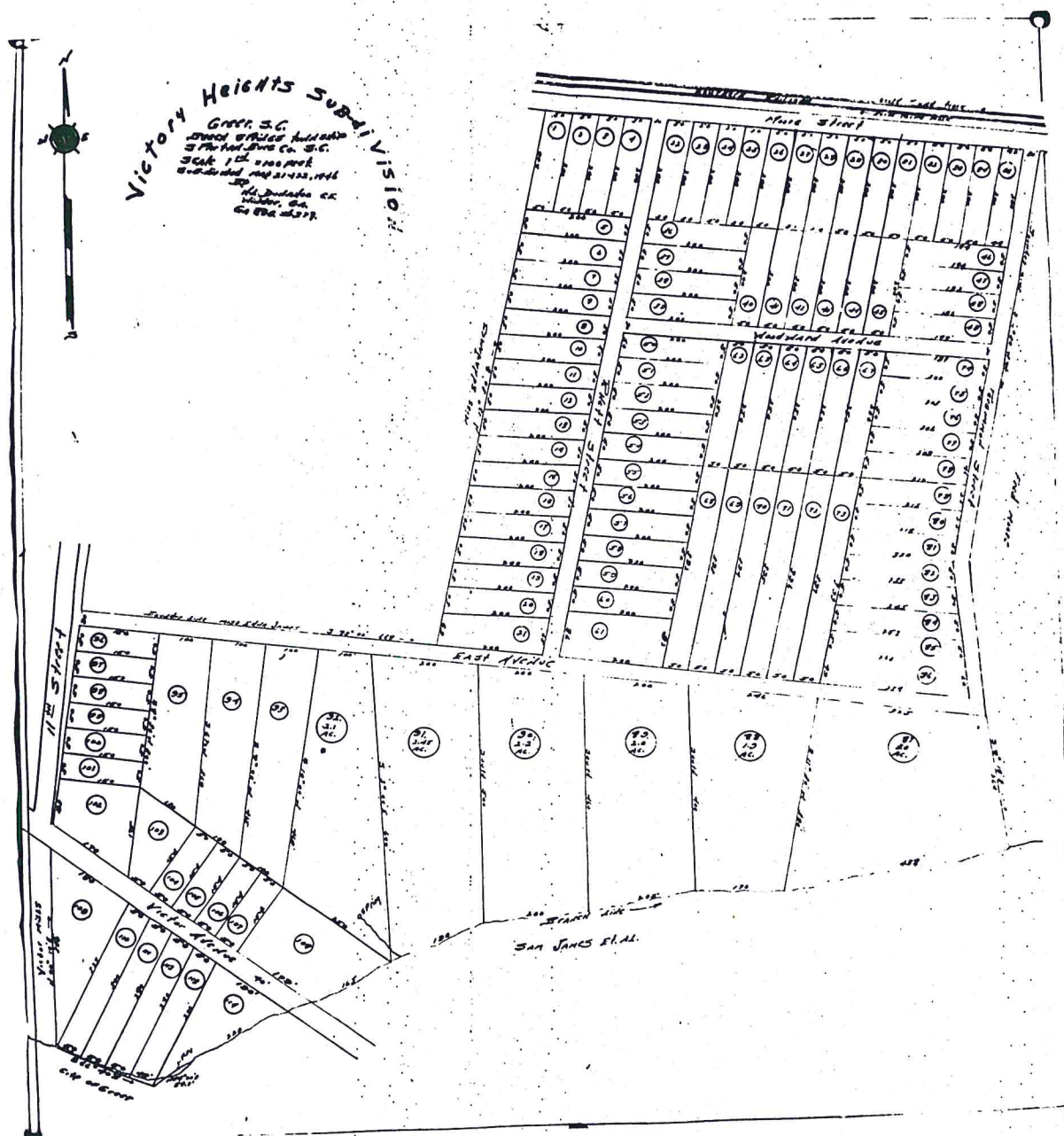
Mary B. Olejnik (SEAL)
Notary Public for South Carolina
My commission expires:

Mary B. Olejnik
Notary Public for South Carolina
My Commission Expires
March 31, 2019



946107 AMN

Victory Heights Subdivision
 Green, S.C.
 General Offices Building
 5 The First Bank Co. S.C.
 3rd fl. 2nd floor
 2nd divided up 21-123, 1946
 by
 W. D. D. Co.
 W. D. Co.
 Co. 21-123



Grantee's Address: PO Box 22287
Charleston, SC 29413

DEE-2013-3922
Recorded 2 Pages on 1/30/2013 11:01:02 AM
Recording Fee: \$10.00 Documentary Stamps: \$185.00
Office of Register of Deeds, Spartanburg, S.C.
Dorothy Earle, Register



)
)
)
TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, that, **Jimmy L. Steadman** for and in consideration of Fifty Thousand and no/100 (\$50,000.00) Dollars and other considerations, the receipt of which is hereby acknowledged, and subject to the limiting language contained herein, if any, has granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto **The South Carolina State Ports Authority, an instrumentality of the State of South Carolina created by 1942 Act No. 626 of the South Carolina General Assembly (hereinafter called "Grantee")**:

All that lot, piece or parcel of land, lying being and situate in the State of South Carolina, County of Spartanburg, being shown and designated as Lot No. 4 on a plat of Victory Heights, Greer, SC and recorded in Plat Book 20, pages 136 in the Office of the Register of Deeds for Spartanburg County. Reference is hereby made to the aforesaid plats for a more complete and perfect description. **Said property known as 612 Moore Street Extension.**

Tax Map No.: 9-04-02-164.00

This being the same property conveyed to Grantor by deed of Ladell Barker Stockton recorded April 21, 2004, in Deed Book 80-D at Page 565 in said Register's Office.

In addition to the reservations, conditions and/or easements contained herein, this conveyance is made subject to all covenants, restrictions, easements, rights of way, and other matters of record and such matters as would be shown by a current plat and an inspection affecting the within described property.

ADDITIONALLY AND ALSO, Grantors convey to Grantee without warranty of any kind all of the estate, right, title, interest, property, possession, claim and demand whatsoever, both in law and in equity, of the Grantors of, in, and to the aforescribed property, any strips or gores of land and any streets, roads or alleyways abutting the aforescribed property.

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 before mentioned unto the said Grantee(s) and the Grantee's(s') heirs (or successors) and Assigns forever.

SUBJECT to the limiting language contained herein, if any, the Grantor(s) do(es) hereby bind the Grantor(s) and the Grantor's(s') heirs (or successors) and assigns, to warrant and forever defend all and singular the premises unto the Grantee(s), and the Grantee's(s') heirs (or successors) and assigns against the Grantor(s) and the Grantor's(s') heirs (or successors) and against any person whomsoever lawfully claiming or to claim the same, or any part thereof.

WITNESS the grantor's(s') hand(s) and seal(s) this 29 day of Jan, 2013.

SIGNED, sealed and delivered
in the presence of:

Donald B. Williams
Mary B. Olejnik

Jimmy L. Steadman
Jimmy L. Steadman

STATE OF SOUTH CAROLINA)

COUNTY OF SPARTANBURG)

ACKNOWLEDGMENT

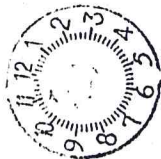
I, Mary B. Olejnik, the undersigned Notary Public, do hereby certify that Jimmy L. Steadman personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this the 29 day of Jan, 2013.

Mary B. Olejnik (SEAL)
Notary Public for South Carolina
My commission expires:

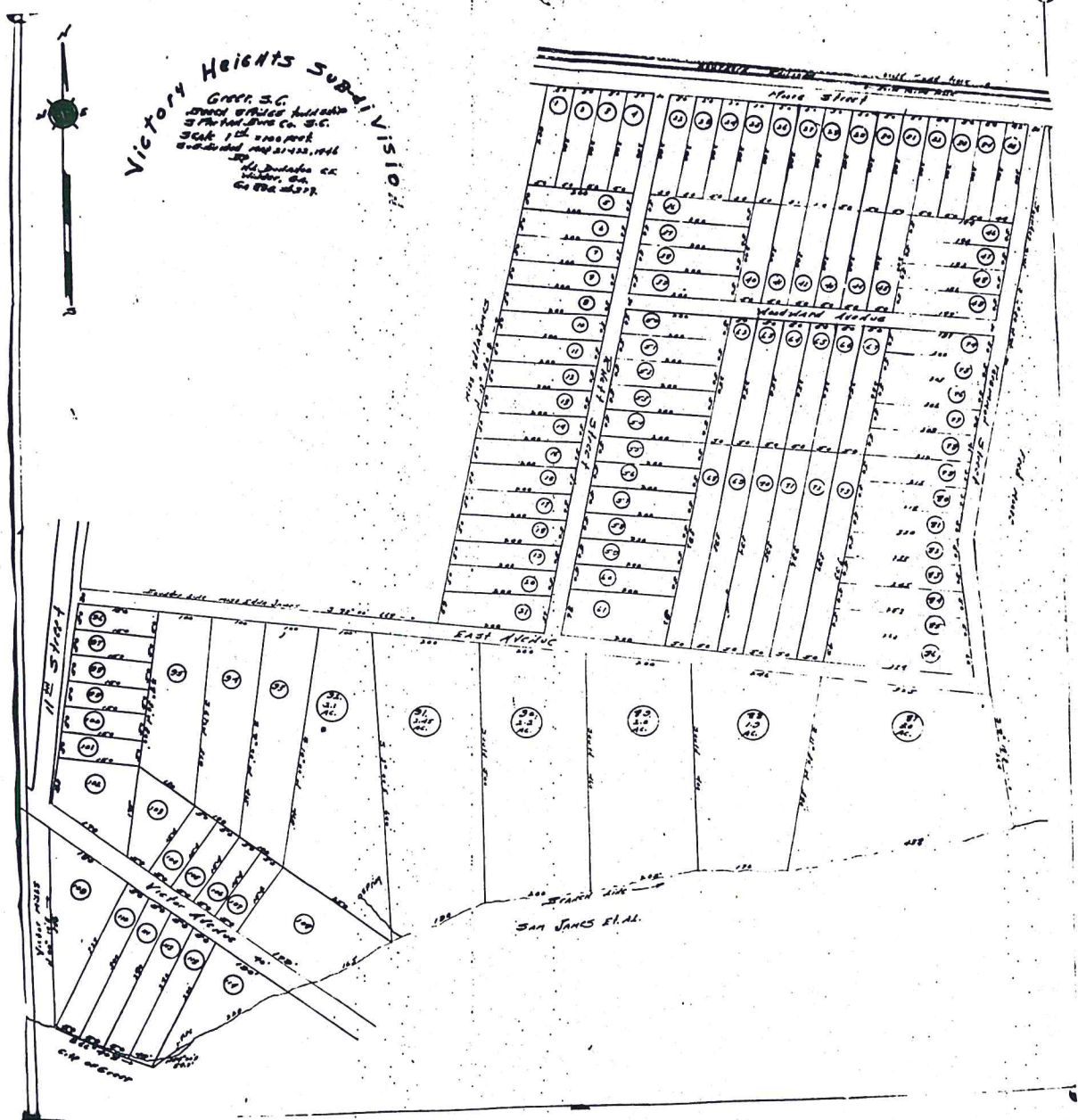
Mary B. Olejnik
Notary Public for South Carolina
My Commission Expires
March 31, 2019

20



JUN 10 1946

Victory Heights Subdivision
Grav. S.C.
S.W. 1/4 Sec. 12, T. 12 N., R. 10 E., S. 12 E.
S. 1/4 Sec. 12, T. 12 N., R. 10 E., S. 12 E.
S. 1/4 Sec. 12, T. 12 N., R. 10 E., S. 12 E.
S. 1/4 Sec. 12, T. 12 N., R. 10 E., S. 12 E.
S. 1/4 Sec. 12, T. 12 N., R. 10 E., S. 12 E.
S. 1/4 Sec. 12, T. 12 N., R. 10 E., S. 12 E.



Grantee's Address: PO Box 22287
Charleston, SC 29413

DEE-2013-1344
Recorded 2 Pages on 1/11/2013 9:42:03 AM
Recording Fee: \$10.00 Documentary Stamps: \$832.50
Office of Register of Deeds, Spartanburg, S.C.
Dorothy Earle, Register



)
) **TITLE TO REAL ESTATE**
)

KNOW ALL MEN BY THESE PRESENTS, that, **Linda G. Hill** for and in consideration of Two Hundred Twenty-Five Thousand and no/100 (\$225,000.00) Dollars and other considerations, the receipt of which is hereby acknowledged, and subject to the limiting language contained herein, if any, has granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto **The South Carolina State Ports Authority, an instrumentality of the State of South Carolina created by 1942 Act No. 626 of the South Carolina General Assembly (hereinafter called "Grantee")**:

All those lots, pieces or parcels of land, lying being and situate in the State of South Carolina, County of Spartanburg, being shown and designated as Lot Nos. 22, 23, 24, 25 and 26 on a plat of Victory Heights, recorded in Plat Book 20 at Page 136 in the Office of the Register of Deeds for Spartanburg County. Reference is hereby made to the aforesaid plats for a more complete and perfect description. Said property known as 700 Moore Street, Extension.

Tax Map No.: 9-04-02-167.00

This being the same property inherited by Grantor from Sara Jane Greenway who died intestate on July 8, 2003, as evidenced by File No. 2003-ES-42-1290 in the Probate Court for Spartanburg County. Also see deed recorded in Deed Book 80-b, page 650 in said Register's Office.

In addition to the reservations, conditions and/or easements contained herein, this conveyance is made subject to all covenants, restrictions, easements, rights of way, and other matters of record and such matters as would be shown by a current plat and an inspection affecting the within described property.

ADDITIONALLY AND ALSO, Grantors convey to Grantee without warranty of any kind all of the estate, right, title, interest, property, possession, claim and demand whatsoever, both in law and in equity, of the Grantors of, in, and to the aforescribed property, any strips or gores of land and any streets, roads or alleyways abutting the aforescribed property.

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 before mentioned unto the said Grantee(s) and the Grantee's(s') heirs (or successors) and Assigns forever.

SUBJECT to the limiting language contained herein, if any, the Grantor(s) do(es) hereby bind the Grantor(s) and the Grantor's(s') heirs (or successors) and assigns, to warrant and forever defend all and singular the premises unto the Grantee(s), and the Grantee's(s') heirs (or successors) and assigns against the Grantor(s) and the Grantor's(s') heirs (or successors) and against any person whomsoever lawfully claiming or to claim the same, or any part thereof.

WITNESS the grantor's(s') hand(s) and seal(s) this 10 day of JAN., 2013.

SIGNED, sealed and delivered
in the presence of:

Donald B. Wildman
Mary B. Olejnik

Linda G. Hill (SEAL)
Linda G. Hill

STATE OF SOUTH CAROLINA)

ACKNOWLEDGMENT

COUNTY OF SPARTANBURG)

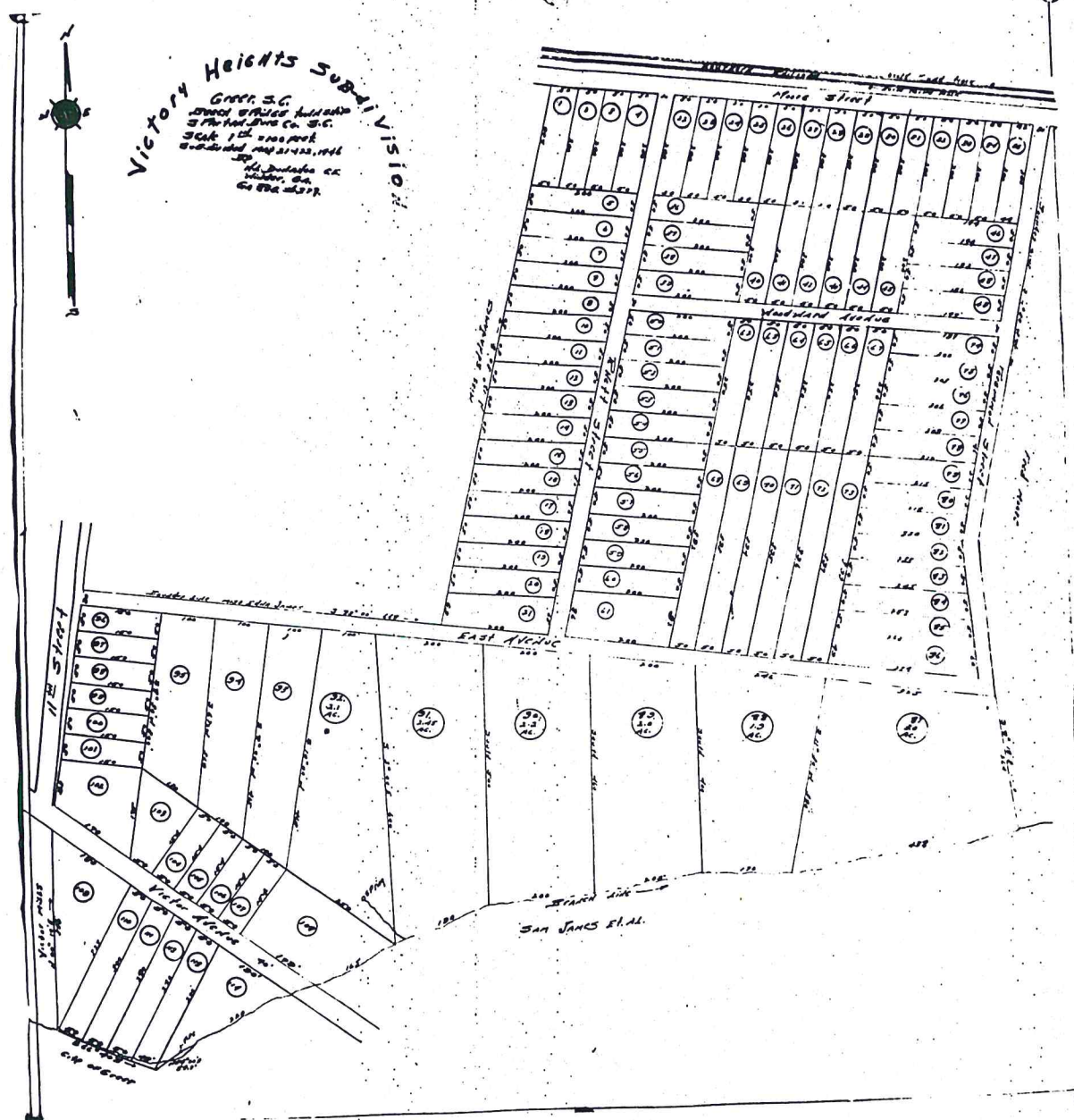
I, Mary B. Olejnik, the undersigned Notary Public, do hereby certify that Linda G. Hill personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this the 10th day of January, 2013.

Mary B. Olejnik (SEAL)
Notary Public for South Carolina
My commission expires: 3-31-19



946107 AMN



Grantee's Address: PO Box 22287
Charleston, SC 29413

DEE-2013-2513
Recorded 2 Pages on 1/18/2013 9:42:36 AM
Recording Fee: \$10.00 Documentary Stamps: \$481.00
Office of Register of Deeds, Spartanburg, S.C.
Dorothy Earle, Register



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)
)
TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, that, **Simon Maldonado** for and in consideration of One Hundred Thirty Thousand and no/100 (\$130,000.00) Dollars and other considerations, the receipt of which is hereby acknowledged, and subject to the limiting language contained herein, if any, has granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto **The South Carolina State Ports Authority, an instrumentality of the State of South Carolina created by 1942 Act No. 626 of the South Carolina General Assembly (hereinafter called "Grantee")**:

All those lots, pieces or parcels of land, lying being and situate in the State of South Carolina, County of Spartanburg, being shown and designated as Lot No. 27 on a plat of Victory Heights, recorded in Plat Book 20 at Page 136 in the Office of the Register of Deeds for Spartanburg County. Reference is hereby made to the aforesaid plats for a more complete and perfect description. **Said property known as 706 Moore Street Extension.**

Tax Map No.: 9-04-02-167.02

This being the same property conveyed to Grantor deed of Thomas L. Adkins recorded August 16, 2007, in Deed Book 89-H, Page 758 in said Register's Office.

In addition to the reservations, conditions and/or easements contained herein, this conveyance is made subject to all covenants, restrictions, easements, rights of way, and other matters of record and such matters as would be shown by a current plat and an inspection affecting the within described property.

ADDITIONALLY AND ALSO, Grantors convey to Grantee without warranty of any kind all of the estate, right, title, interest, property, possession, claim and demand whatsoever, both in law and in equity, of the Grantors of, in, and to the aforescribed property, any strips or gores of land and any streets, roads or alleyways abutting the aforescribed property.

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 before mentioned unto the said Grantee(s) and the Grantee's(s') heirs (or successors) and Assigns forever.

SUBJECT to the limiting language contained herein, if any, the Grantor(s) do(es) hereby bind the Grantor(s) and the Grantor's(s') heirs (or successors) and assigns, to warrant and forever defend all and singular the premises unto the Grantee(s), and the Grantee's(s') heirs (or successors) and assigns against the Grantor(s) and the Grantor's(s') heirs (or successors) and against any person whomsoever lawfully claiming or to claim the same, or any part thereof.

WITNESS the grantor's(s') hand(s) and seal(s) this 17 day of Jan., 2013.

SIGNED, sealed and delivered
in the presence of:

Donald B. Williams
Mary B. Olejnik

Simon Maldonado (SEAL)
Simon Maldonado

STATE OF SOUTH CAROLINA)

COUNTY OF SPARTANBURG)

ACKNOWLEDGMENT

I, Mary B. Olejnik, the undersigned Notary Public, do hereby certify that Simon Maldonado personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this the 17th day of Jan, 2013.

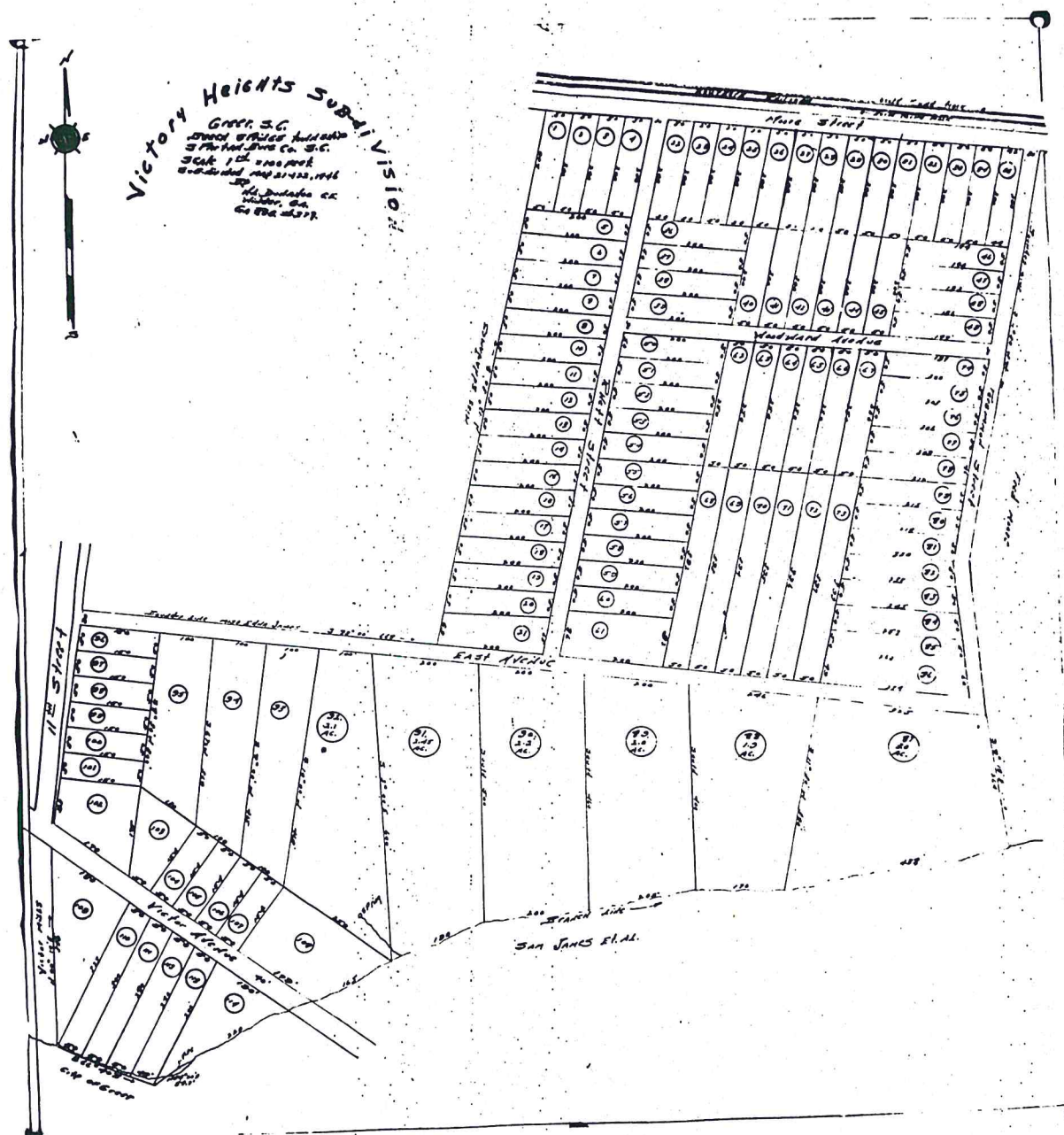
Mary B. Olejnik (SEAL)
Notary Public for South Carolina
My commission expires:

Mary B. Olejnik
Notary Public for South Carolina
My Commission Expires
March 31, 2019



946107 AMN

Victory Heights Subdiv. 1510.



Grantee's Address: PO Box 22287
Charleston, SC 29413

TM 9-04-02-172.00

DEE-2012-53716
Recorded 2 Pages on 12/6/2012 4:14:53 PM
Recording Fee: \$10.00 Documentary Stamps: \$166.50
Office of Register of Deeds, Spartanburg, S.C.
Dorothy Earle, Register



TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, that, **Jimmy Sloan** for and in consideration of Forty-five thousand and no/100 (\$45,000.00) Dollars and other considerations, the receipt of which is hereby acknowledged, and subject to the limiting language contained herein, if any, has granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto **The South Carolina State Ports Authority, an instrumentality of the State of South Carolina created by 1942 Act No. 626 of the South Carolina General Assembly (hereinafter called "Grantee")**:

All that lot, piece or parcel of land, lying being and situate in the State of South Carolina, County of Spartanburg, near Victor Village, being shown and designated as Lots No. 28 on a plat of Victory Heights, recorded in Plat Book 20, page 136 in the Office of the Register of Deeds for Spartanburg County. Reference is hereby made to the aforesaid plat for a more complete and perfect description.

This being the same property conveyed to Grantor by deed of John Waldrop, by his Conservator, Evelyn M. Crowe recorded Feb. 19, 1997 in Deed Book 65-L at page 110 in said Register's Office.

In addition to the reservations, conditions and/or easements contained herein, this conveyance is made subject to all covenants, restrictions, easements, rights of way, and other matters of record and such matters as would be shown by a current plat and an inspection affecting the within described property.

ADDITIONALLY AND ALSO, Grantors convey to Grantee without warranty of any kind all of the estate, right, title, interest, property, possession, claim and demand whatsoever, both in law and in equity, of the Grantors of, in, and to the aforescribed property, any strips or gores of land and any streets, roads or alleyways abutting the aforescribed property.

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 before mentioned unto the said Grantee(s) and the Grantee's(s') heirs (or successors) and Assigns forever.

SUBJECT to the limiting language contained herein, if any, the Grantor(s) do(es) hereby bind the Grantor(s) and the Grantor's(s') heirs (or successors) and assigns, to warrant and forever defend all and singular the premises unto the Grantee(s), and the Grantee's(s') heirs (or successors) and assigns against the Grantor(s) and the Grantor's(s') heirs (or successors) and against any person whomsoever lawfully claiming or to claim the same, or any part thereof.

WITNESS the grantor's(s') hand(s) and seal(s) this 6th day of Dec., 2012.

SIGNED, sealed and delivered
in the presence of:

Donald Blalock
Mary B. Olejnik

Jimmy Sloan (SEAL)
Jimmy Sloan a/k/a Jimmy P. Sloan
Jimmy Sloan

STATE OF SOUTH CAROLINA)
COUNTY OF SPARTANBURG)

ACKNOWLEDGMENT

I, Mary B. Olejnik, the undersigned Notary Public, do hereby certify that Jimmy Sloan personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

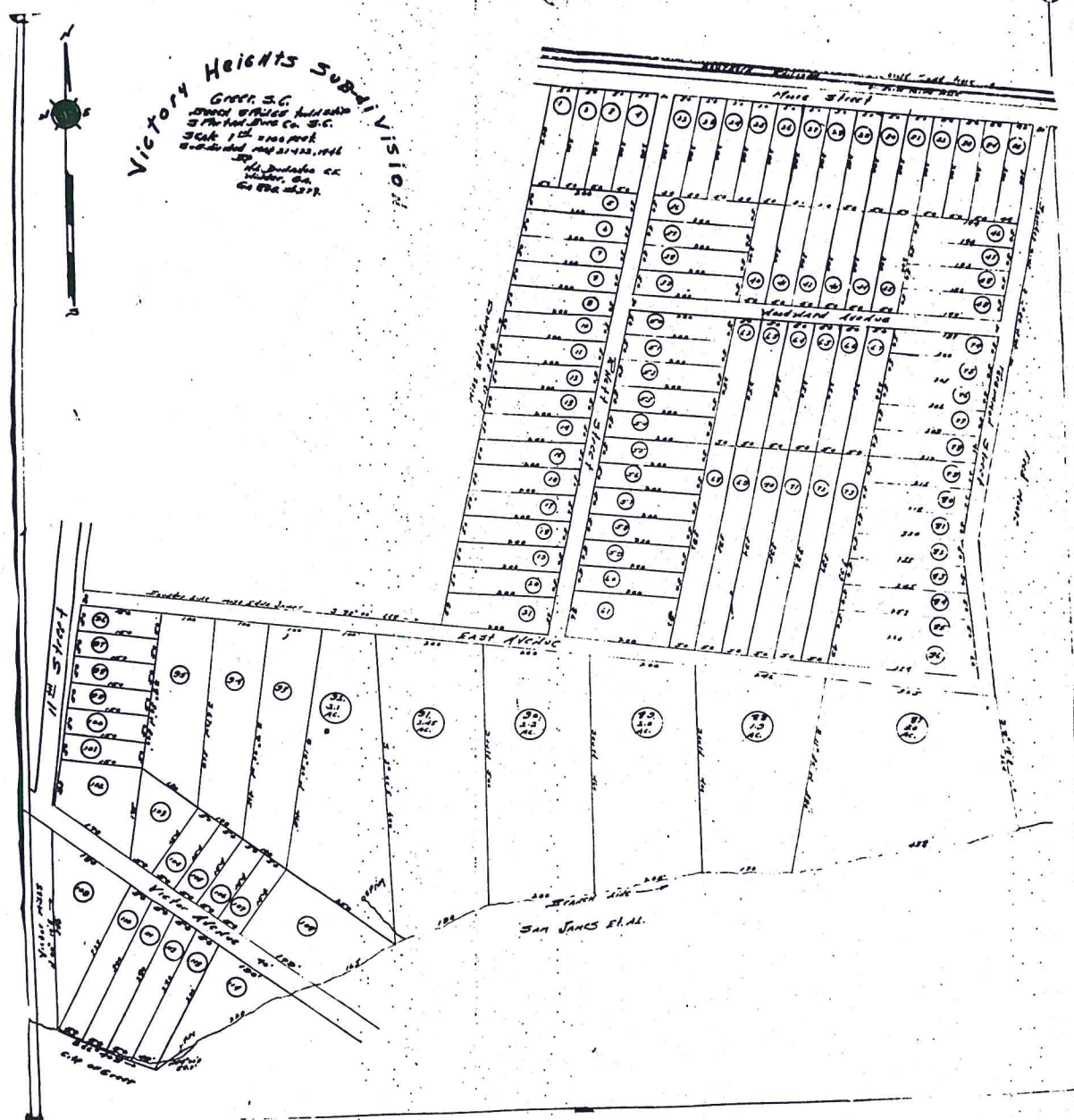
Witness my hand and official seal this the 6th day of Dec., 2012.

Mary B. Olejnik (SEAL)
Notary Public for South Carolina
My commission expires:

Mary B. Olejnik
Notary Public for South Carolina
My Commission Expires
March 31, 2019



946107 AMN



Grantee's Address: PO Box 22287
Charleston, SC 29413

STATE OF SOUTH CAROLINA

COUNTY OF SPARTANBURG

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)

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, that, **Daniel T. Haynes and Mary Beth K. Haynes** for and in consideration of Two Hundred Seventy-Five Thousand and no/100 (\$275,000.00) Dollars and other considerations, the receipt of which is hereby acknowledged, and subject to the limiting language contained herein, if any, has granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto **The South Carolina State Ports Authority, an instrumentality of the State of South Carolina created by 1942 Act No. 626 of the South Carolina General Assembly (hereinafter called "Grantee")**:

All these lots, pieces or parcels of land, lying being and situate in the State of South Carolina, County of Spartanburg, being shown and designated as Lot Nos. 29 and 30, as shown on a plat of Victory Heights, recorded in Plat Book 20, Page 136 in the Office of the Register of Deeds for Spartanburg County. Reference is hereby made to the aforesaid plat for a more complete and perfect description. Said property known as 710 Moore Street, Extension.

Tax Map No.: 9-04-02-173.00

This being the same property conveyed to Grantor by deed of CitiFinancial, Inc. recorded June 30, 2011, in Deed Book 98-S at Page 955 in said Register's Office.

In addition to the reservations, conditions and/or easements contained herein, this conveyance is made subject to all covenants, restrictions, easements, rights of way, and other matters of record and such matters as would be shown by a current plat and an inspection affecting the within described property.

ADDITIONALLY AND ALSO, Grantors convey to Grantee without warranty of any kind all of the estate, right, title, interest, property, possession, claim and demand whatsoever, both in law and in equity, of the Grantors of, in, and to the aforescribed property, any strips or gores of land and any streets, roads or alleyways abutting the aforescribed property.

DEE-2013-1537
Recorded 2 Pages on 1/11/2013 3:15:41 PM
Recording Fee: \$10.00 Documentary Stamps: \$1,017.50
Office of Register of Deeds, Spartanburg, S.C.
Dorothy Earle, Register



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 before mentioned unto the said Grantee(s) and the Grantee's(s') heirs (or successors) and Assigns forever.

SUBJECT to the limiting language contained herein, if any, the Grantor(s) do(es) hereby bind the Grantor(s) and the Grantor's(s') heirs (or successors) and assigns, to warrant and forever defend all and singular the premises unto the Grantee(s), and the Grantee's(s') heirs (or successors) and assigns against the Grantor(s) and the Grantor's(s') heirs (or successors) and against any person whomsoever lawfully claiming or to claim the same, or any part thereof.

WITNESS the grantor's(s') hand(s) and seal(s) this 11 day of JAN, 2013.

SIGNED, sealed and delivered
in the presence of:

Donald B. White
Mary B. O'Leary

Daniel T. Haynes (SEAL)
Mary Beth K. Haynes (SEAL)

STATE OF SOUTH CAROLINA)
COUNTY OF SPARTANBURG)

ACKNOWLEDGMENT

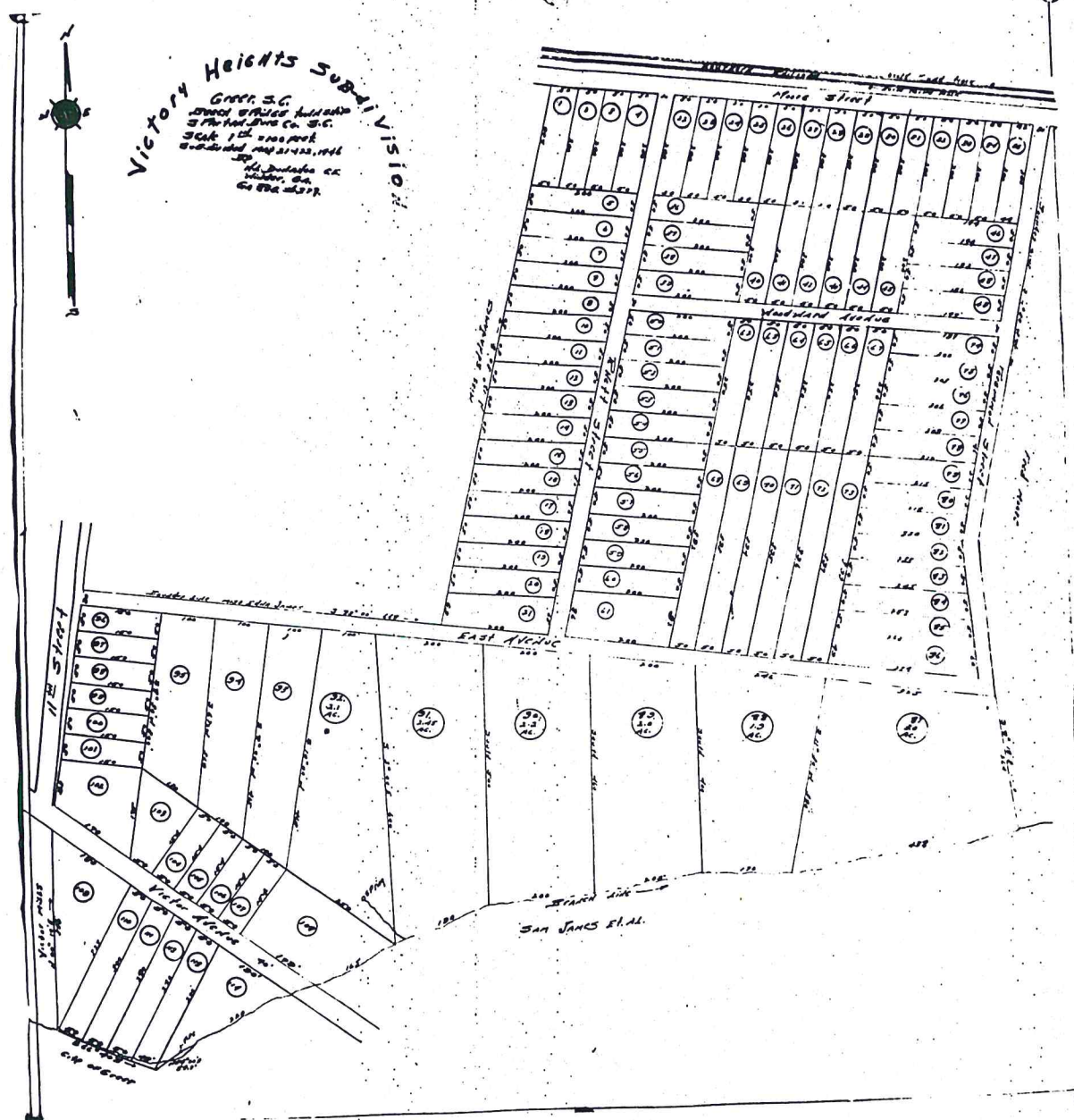
I, Mary B. O'Leary, the undersigned Notary Public, do hereby certify that Daniel T. Haynes and Mary Beth K. Haynes personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this the 11th day of JAN, 2013.

Mary B. O'Leary (SEAL)
Notary Public for South Carolina
My commission expires:
3-31-19



946107 AMN



Grantee's Address: PO Box 22287
Charleston, SC 29413

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

KNOW ALL MEN BY THESE PRESENTS, that, **Elijah Terry** for and in consideration of Forty-eight thousand and no/100 (\$48,000.00) Dollars and other considerations, the receipt of which is hereby acknowledged, and subject to the limiting language contained herein, if any, has granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto **The South Carolina State Ports Authority, an instrumentality of the State of South Carolina created by 1942 Act No. 626 of the South Carolina General Assembly (hereinafter called "Grantee")**:

All that lot, piece or parcel of land, lying being and situate in the State of South Carolina, County of Spartanburg, near Victor Village, being shown and designated as Lots No. 31, 32 and 33 on a plat of Victory Heights, recorded in Plat Book 20, page 136 and being more recently shown as Lots No. 31, 32, and 33, containing 0.69 acres, more or less, of Victory Heights, on plat prepared for Amy Amanda Coleman by Chapman Surveying Co., Inc. dated October 3, 2000 and recorded October 26, 2000 in Plat Book 148 at page 981 in the Office of the Register of Deeds for Spartanburg County. Reference is hereby made to the aforesaid plats for a more complete and perfect description.

This being the same property conveyed to Grantor by deed of Amy Amanda Coleman and Marvin Nathon Howard, individually and as Personal Representative of the Estate of Mary Ann Howard recorded June 25, 2010 in Deed Book 96-M at page 129 in said Register's Office.

In addition to the reservations, conditions and/or easements contained herein, this conveyance is made subject to all covenants, restrictions, easements, rights of way, and other matters of record and such matters as would be shown by a current plat and an inspection affecting the within described property.

ADDITIONALLY AND ALSO, Grantors convey to Grantee without warranty of any kind all of the estate, right, title, interest, property, possession, claim and demand whatsoever, both in law and in equity, of the Grantors of, in, and to the aforescribed property, any strips or gores of land and any streets, roads or alleyways abutting the aforescribed property.

DEE-2012-52325
Recorded 2 Pages on 11/28/2012 3:41:25 PM
Recording Fee: \$10.00 Documentary Stamps: \$177.60
Office of Register of Deeds, Spartanburg, S.C.
Dorothy Earle, Register



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 before mentioned unto the said Grantee(s) and the Grantee's(s') heirs (or successors) and Assigns forever.

SUBJECT to the limiting language contained herein, if any, the Grantor(s) do(es) hereby bind the Grantor(s) and the Grantor's(s') heirs (or successors) and assigns, to warrant and forever defend all and singular the premises unto the Grantee(s), and the Grantee's(s') heirs (or successors) and assigns against the Grantor(s) and the Grantor's(s') heirs (or successors) and against any person whomsoever lawfully claiming or to claim the same, or any part thereof.

WITNESS the grantor's(s') hand(s) and seal(s) this 28 day of Nov., 2012.

SIGNED, sealed and delivered
in the presence of:

Donald B. Wilton
Mary B. Olejnik

Elijah Terry (SEAL)
Elijah Terry

STATE OF SOUTH CAROLINA)

COUNTY OF SPARTANBURG)

ACKNOWLEDGMENT

I, Mary B. Olejnik, the undersigned Notary Public, do hereby certify that Elijah Terry personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this the 28 day of Nov., 2012.

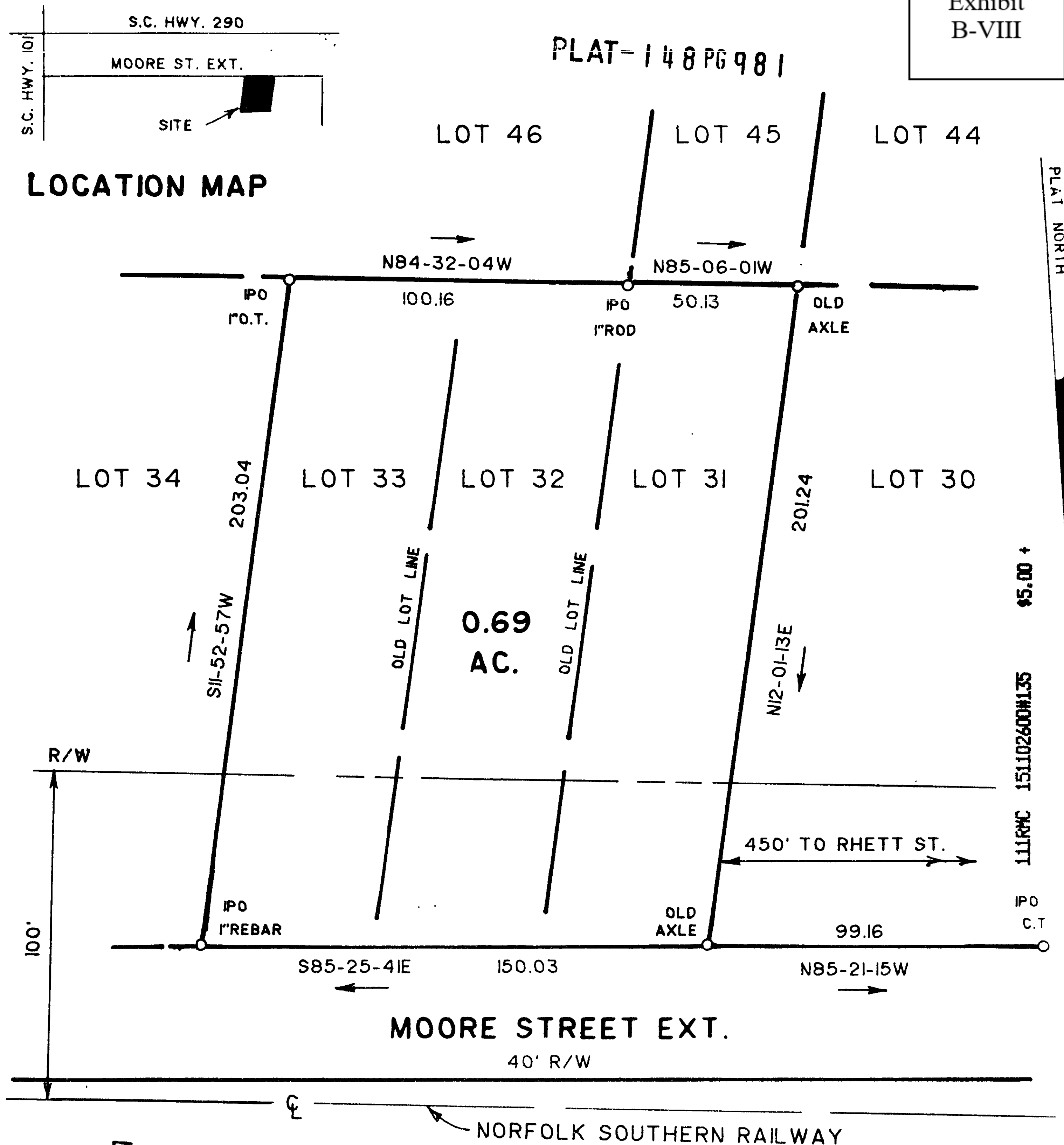
Mary B. Olejnik (SEAL)
Notary Public for South Carolina
My commission expires:

Mary B. Olejnik
Notary Public for South Carolina
My Commission Expires
March 31, 2019

Exhibit
B-VIII

PLAT-148 PG 981

LOCATION MAP



RECORDED
00 OCT 26 PM 12:57
R.M.C.
SPARTANBURG, S.C.

VICTORY HEIGHTS
LOTS 31, 32 & 33

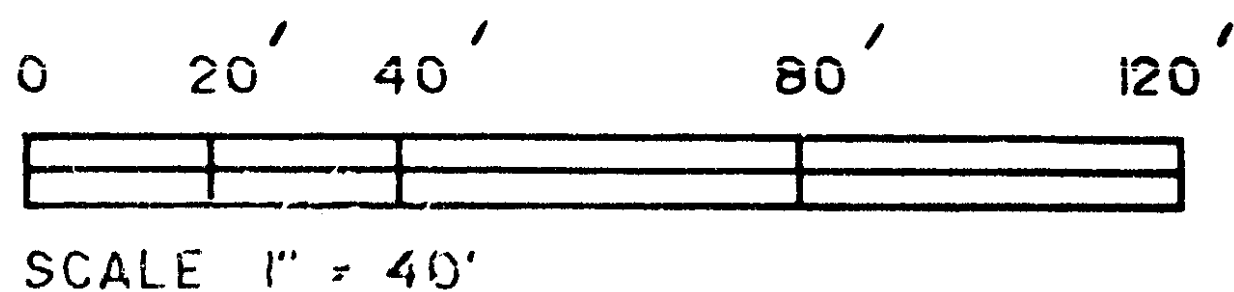
FOR

AMY AMANDA COLEMAN

STATE OF SOUTH CAROLINA SPARTANBURG COUNTY
OCTOBER 3, 2000

REF:

PLAT BOOK 20 PAGE 136
DEED BOOK 72 B PAGE 409
TAX MAP 9-04-02-174.00



CHAPMAN SURVEYING CO. INC.

P.O. BOX 104 TAYLORS S.C. 29687
(864) 322-7610

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 B SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN. THIS PROPERTY IS NOT LOCATED IN A DESIGNATED FLOOD HAZARD AREA.

MACK L. CHAPMAN JR. M.L.S. 10034

JOB NO. 5753-2

Grantee's Address: PO Box 22287
Charleston, SC 29413

DEE-2012-56216
Recorded 2 Pages on 12/21/2012 1:21:22 PM
Recording Fee: \$10.00 Documentary Stamps: \$203.50
Office of Register of Deeds, Spartanburg, S.C.
Dorothy Earle, Register



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TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, that, **Malcom W. Copeland** for and in consideration of Fifty-five thousand and no/100 (\$55,000.00) Dollars, the receipt of which is hereby acknowledged, and subject to the limiting language contained herein, if any, has granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto **The South Carolina State Ports Authority, an instrumentality of the State of South Carolina created by 1942 Act No. 626 of the South Carolina General Assembly (hereinafter called "Grantee")**:

All that lot, piece or parcel of land, lying being and situate in the State of South Carolina, County of Spartanburg, near Victor Village, being shown and designated as Lots Nos. 34 and 35 of Victory Heights located at the corner of East Avenue and Moore St. Ext. as shown on a plat entitled "Victory Heights Lots 24 & 35 for Jack D. Lister prepared by Chapman Surveying Co., Inc. dated September 18, 2000, recorded in Plat Book 150, page 26 in the Office of the Register of Deeds for Spartanburg County, containing according to said plat 0.44 acres. Reference is hereby made to the aforesaid plats for a more complete and perfect description.

This being the same property conveyed to Grantor by deed of Amy Amanda Coleman and Marvin Nathon Howard, individually and as Personal Representative of the Estate of Mary Ann Howard recorded June 25, 2010 in Deed Book 96-M at page 129 in said Register's Office.

In addition to the reservations, conditions and/or easements contained herein, this conveyance is made subject to all covenants, restrictions, easements, rights of way, and other matters of record and such matters as would be shown by a current plat and an inspection affecting the within described property.

ADDITIONALLY AND ALSO, Grantors convey to Grantee without warranty of any kind all of the estate, right, title, interest, property, possession, claim and demand whatsoever, both in law and in equity, of the Grantors of, in, and to the aforescribed property, any strips or gores of land and any streets, roads or alleyways abutting the aforescribed property.

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 before mentioned unto the said Grantee(s) and the Grantee's(s') heirs (or successors) and Assigns forever.

SUBJECT to the limiting language contained herein, if any, the Grantor(s) do(es) hereby bind the Grantor(s) and the Grantor's(s') heirs (or successors) and assigns, to warrant and forever defend all and singular the premises unto the Grantee(s), and the Grantee's(s') heirs (or successors) and assigns against the Grantor(s) and the Grantor's(s') heirs (or successors) and against any person whomsoever lawfully claiming or to claim the same, or any part thereof.

WITNESS the grantor's(s') hand(s) and seal(s) this 21 day of DEC., 2012.

SIGNED, sealed and delivered
in the presence of:

Donald B. Williams
Mary B. O'Neil

Malcom W. Copeland (SEAL)
Malcom W. Copeland

STATE OF SOUTH CAROLINA)
COUNTY OF SPARTANBURG)

ACKNOWLEDGMENT

I, Mary B. O'Neil, the undersigned Notary Public, do hereby certify that Malcom W. Copeland personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this the 21st day of Dec., 2012.

Mary B. O'Neil (SEAL)
Notary Public for South Carolina
My commission expires: 3-31-2012

LOT 46

MOORE ST. EXT.

SIT E

EAST AVE

LOCATION MAP

RECORDED

01 APR -3 PM 4:32.

R.M.C.
SPARTANBURG, S.C.

DEED NORTH

R/W

00

PAVED
ROADWAY

EAST AVENUE

40. R/W

LOT
35

LOT
34

LOT 33

0.44 AC.

MOORE STREET EXT.

40' R/W

NORFOLK-SOUTHERN
RAILWAY

VICTORY HEIGHTS

LOTS 34 & 35

FOR

JACK D. LISTER

STATE OF SOUTH CAROLINA SPARTANBURG COUNTY
SEPTEMBER 18, 2000

✱ 8 ✱

523 40301M037

REF:

PLAT BOOK 20 PAGE 136

DEED BOOK 72 B PAGE 409

TAX MAP 9-04-02-177.00

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 B SURVEY. AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN. THIS PROPERTY IS NOT LOCATED IN A DESIGNATED FLOOD HAZARD AREA.

MACK L. CHAPMAN JR. RLS 1003A

JOB NO. 5753

CHAPMAN SURVEYING CO. INC.

P.O. BOX 104 TAYLORS S.C. 29687
(864) 322-7600

Tax Map No: p/o 9-04-00-013.00; p/o 9-04-00-080.
00-012.03; p/o 9-04-00-012.01; 9-04-00-012.04; 5-18-00-018.03; p/o 5-18-00-022.005-18-00-023.02

Grantee's Address: P.O. Box 22287
Charleston, SC 29413

STATE OF SOUTH CAROLINA)
)
COUNTY OF SPARTANBURG) **TITLE TO REAL ESTATE**

KNOW ALL MEN BY THESE PRESENTS, that, **Greenville-Spartanburg Airport District, an airport district and political subdivision of the State of South Carolina**, (hereinafter called "Grantor") in consideration of Two Million One Hundred Thousand Two Hundred Twenty-Seven and 90/100 (\$2,100,227.90) Dollars the receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto **The South Carolina State Ports Authority, an instrumentality of the State of South Carolina created by 1942 Act No. 626 of the South Carolina General Assembly** (hereinafter called the "Grantee"):

ALL ITS RIGHT, TITLE AND INTEREST, IF ANY, IN AND TO:

SEE EXHIBIT "A" ATTACHED HERETO (the "Property").

This conveyance is made subject to the following restrictions on the Property:

1. Grantor shall retain, for the use and benefit of the public, the right of flight for the passage of aircraft in the airspace above the surface of the Property, the right for existing and future aircraft to generate noise in that airspace, and the right to use the airspace to land on or take off from the Greenville-Spartanburg Airport.

2. Grantee shall restrict the height of structures, objects of natural growth and other obstructions on the Property to such a height so as to comply with Federal Aviation Regulations, (FAR) Part 77 (recodified as 14 Code of Federal Regulations (CFR). Furthermore, Grantor will retain the right of entry onto the Property to cut, remove, or lower any object, natural or otherwise, of a height in excess of 14 CFR Part 77 surfaces or any other surfaces that would negatively affect the published instrument approach procedures to the Greenville-Spartanburg Airport. This right shall include the right to mark or light any obstructions to air navigation, any and all objects that may at any time project or extend above said surfaces.

3. Grantee shall be required to file a notice consistent with the requirements of 14 CFR Part 77 (FAA Form 7460-1) with the Federal Aviation Administration (the "FAA") prior to constructing any facility, structure, or other item on the Property.

DEE-2014-25458
Recorded 7 Pages on 6/30/2014 11:45:46 AM
Recording Fee: \$12.00 Documentary Stamps: \$0.00
Office of Register of Deeds, Spartanburg, S.C.
Dorothy Earle, Register



4. The Property shall not be used to create electrical interference with communication between the installation upon the Greenville-Spartanburg Airport and aircraft, make it difficult for fliers to distinguish between airport lights and others, impair visibility in the vicinity of the Greenville-Spartanburg Airport, or endanger the landing, taking off or maneuvering of aircraft.

5. Grantee shall not use of the Property in a manner which would interfere with landing or taking off of aircraft at the Greenville-Spartanburg Airport, or otherwise constitute an airport hazard.

6. The Property shall not be used to create a potential for attracting birds and other wildlife that may pose a hazard to aircraft in accordance with current FAA guidance.

7. Grantee expressly agrees, on behalf of itself and its successors and assigns to prevent any use of the Property which is incompatible with the noise levels generated by aircraft using the Greenville-Spartanburg Airport.

8. Grantee shall not permit/afford access from the Property onto the Greenville-Spartanburg Airport property for aeronautical purposes without written permission from the FAA.

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

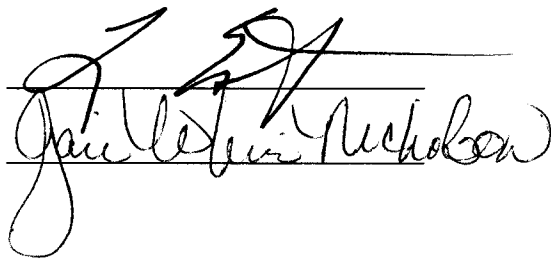
TO HAVE AND TO HOLD, all and singular the said premises before mentioned unto the said Grantee(s) and the Grantee's(s') heirs (or successors) and Assigns forever.


[SIGNATURE PAGE TO FOLLOW]

WITNESS the grantor's(s') hand(s) and seal(s) this 23rd day of June, 2014.

SIGNED, sealed and delivered
in the presence of:

Greenville-Spartanburg Airport District



 (SEAL)

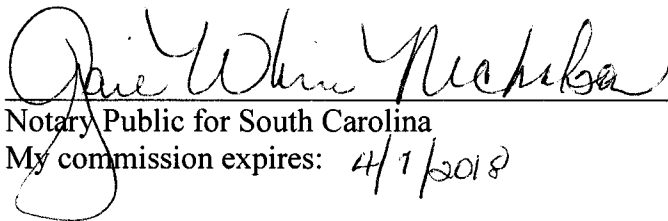
By: David N. Edwards, Jr.
Title: President/CEO

STATE OF SOUTH CAROLINA)
COUNTY OF ~~GREENVILLE~~ Spartanburg)

ACKNOWLEDGMENT

I, the undersigned Notary Public in and for said County, in said State, hereby certify that **David N. Edwards, Jr.** as President/CEO of **Greenville-Spartanburg Airport District**, signed the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, acting in such capacity, executed the same voluntarily for and as the act of said entity.

Witness my hand and official seal this the 23rd day of June, 2014.

 (SEAL)
Notary Public for South Carolina
My commission expires: 4/1/2018

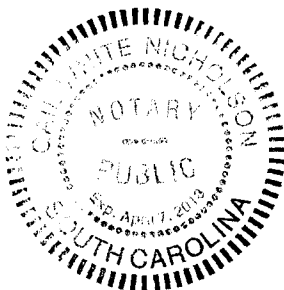


EXHIBIT A

Exhibit
A-X**Parcel 1 – 39.45 Acres**

All that certain lot, parcel or tract of land lying and being situate in the County of Spartanburg, State of South Carolina, in the City of Greer, lying south of the Northfolk Southern Railroad Right-of-Way and East Poinsett Street Extension, and being shown and designated as Tract 1 containing 39.45 acres, more or less, on a plat of property made for the South Carolina State Ports Authority and Greenville-Spartanburg Airport District, and prepared by Davis & Floyd dated June 26, 2014, and recorded on June 30, 2014 in Plat Book 168 at Page 775 in the Spartanburg County Register of Deeds Office, to which plat reference is made for a more perfect description.

Derivation:

Said property is a portion of the property conveyed to Greenville-Spartanburg Airport District by Anne H. Dobson and Clyde B. Dobson, Trustees under the Anne H. Dobson Living Trust dated October 16, 2000 by deed dated September 13, 2004, and recorded September 13, 2004 in Deed Book 81-E at Page 078 in the Spartanburg County Register of Deeds Office.

Said property is also a portion of the property conveyed to Greenville-Spartanburg Airport District by deed of Curtis C. Hipp and Frances H. Hipp dated February 11, 2002, and recorded February 11, 2002 in Deed Book 75-F at Page 271 in the Spartanburg County Register of Deeds Office.

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Said property is also a portion of the property conveyed to Greenville-Spartanburg Airport District by quit claim deed of South Carolina Ports Authority dated January 30, 2007, and recorded January 31, 2007, in Deed Book 87-S at Page 919 in the Spartanburg County Register of Deeds Office.

TMS# p/o 9-04-00-013.00; p/o 9-04-00-080.00; p/o 9-04-00-012.03; p/o 9-04-00-012.01; 9-04-00-012.04

Parcel 2 – 24.93 Acres

All that certain lot, parcel or tract of land lying and being situate in the County of Spartanburg, State of South Carolina, in the City of Greer, lying south of the Northfolk Southern Railroad Right-of-Way and East Poinsett Street Extension, and being shown and designated as Tract 3 containing 24.93 acres, more or less, on a plat of property made for the South Carolina State Ports Authority and Greenville-Spartanburg Airport District, and prepared by Davis & Floyd dated June 26, 2014, and recorded June 30, 2014 in Plat Book 168 at Page 715 in the Spartanburg County Register of Deeds Office, to which plat reference is made for a more perfect description.

Derivation:

Said property is a portion of the property conveyed to Greenville-Spartanburg Airport District by quitclaim deed of Roy Alexander and Dobson and Ann D. Drummond as Trustees under the Will of Roy M. Dobson and Nell L. Dobson dated August 14, 1998, and recorded August 17, 1998 in Deed Book 68-K at Page 153 in the Spartanburg County Register of Deeds Office.

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TMS# 5-18-00-019.00; p/o 5-18-00-018.03; p/o 5-18-00-022.00

Parcel 3 – 2.49 Acres

All that certain lot, parcel or tract of land lying and being situate in the County of Spartanburg, State of South Carolina, in the City of Greer, lying south of the Norfolk Southern Railroad Right-of-Way and East Poinsett Street Extension, and being shown and designated as Tract 4 containing 2.49 acres, more or less, on a plat of property made for the South Carolina State Ports Authority and Greenville-Spartanburg Airport District, and prepared by Davis & Floyd dated June 26, 2014 and recorded June 30, 2014 in Plat Book 168 at Page 775 in the Spartanburg County Register of Deeds Office, to which plat reference is made for a more perfect description.

Derivation:

Being the same property conveyed to Greenville-Spartanburg Airport District by deed of Dan A. Dobson dated July 15, 1998, and recorded July 16, 1998 in Deed Book 68-E at Page 1764 in the Spartanburg County Register of Deeds Office.

TMS# 5-18-00-023.02

STATE OF SOUTH CAROLINA)
COUNTY OF SPARTANBURG)

AFFIDAVIT FOR EXEMPT TRANSFERS

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

1. I have read the information on the back of this affidavit and I understand such information.
2. The property being transferred is identified Tracts 1, 3 and 4, on a plat recorded June 30, 2014, in Book 168 at Page 775 in the Spartanburg County Register of Deeds Office, being a portion of Spartanburg County Tax Map Number p/o 9-04-00-013.00; p/o 9-04-00-080.00; p/o 9-04-00-012.03; p/o 9-04-00-012.01; 9-04-00-012.04; 5-18-00-019.00; p/o 5-18-00-018.03; p/o 5-18-00-022.005-18-00-023.02, was transferred by the Greenville-Spartanburg Airport District, an airport district and political subdivision of the State of South Carolina, to the South Carolina State Ports Authority, an instrumentality of the State of South Carolina created by 1942 Act No. 626 of the South Carolina General Assembly on June 24th, 2014.
3. The deed is exempt from the deed recording fee because (See Information section of affidavit):

(2) Transferring realty to the federal government or to a state, its agencies and departments, and its political subdivisions, including school districts;
4. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as:
Atty. For Grantee
5. I understand that a person required to furnish this affidavit who wilfully 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.

Responsible Person Connected with the Transaction
Attorney for Grantee

SWORN to before me this 25th
day of June, 2014.

Notary Public for SC

My Commission Expires: 2-27-23

956 E. Poinsett Street Extension

Exhibit B-X

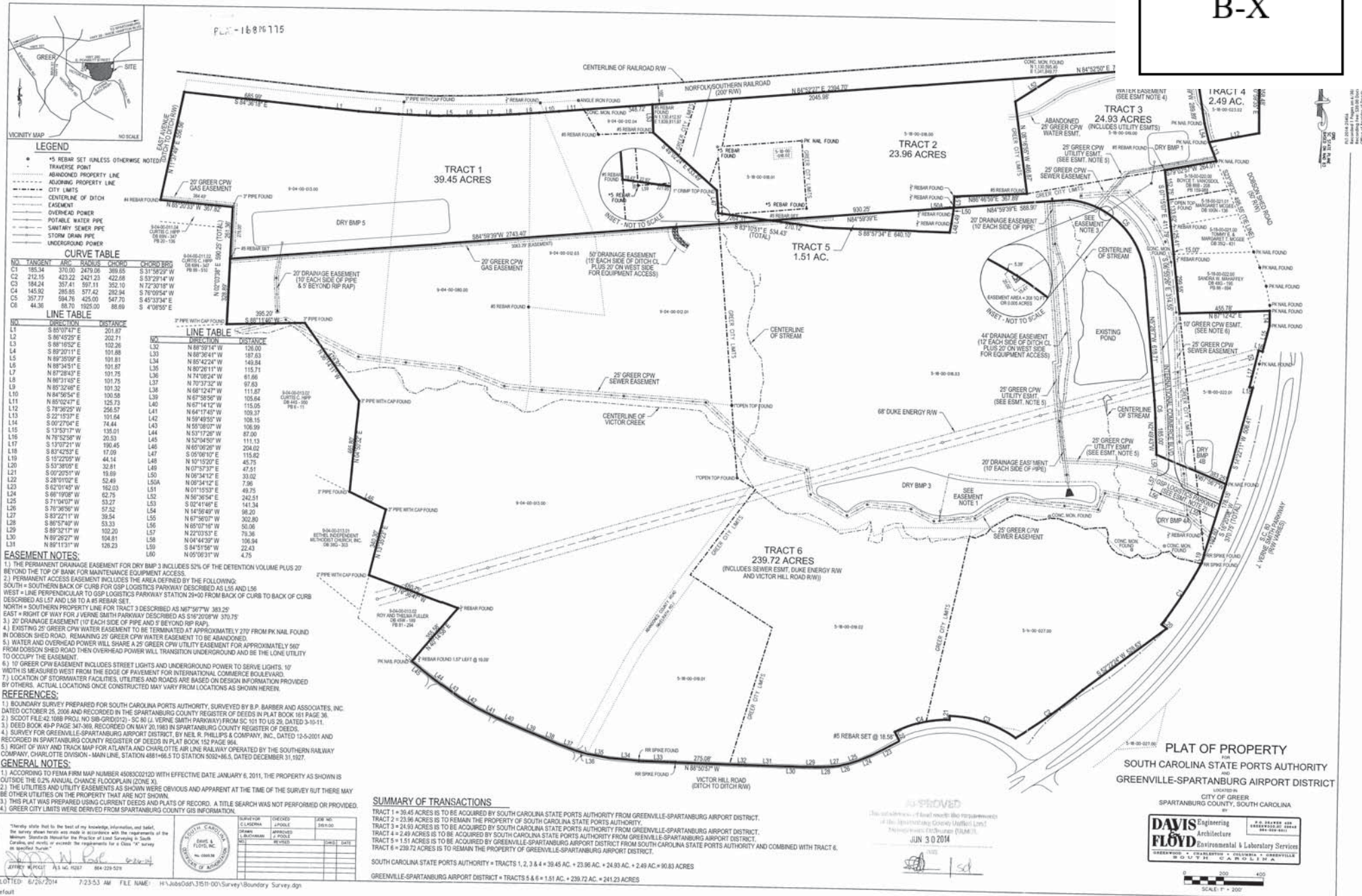


Exhibit
A-XI

DEED 48 X PAGE 29

JOHNSON, SMITH & HIBBARD
ATTORNEYS

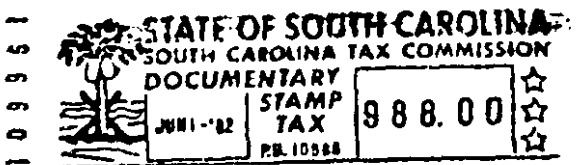
5-18-00 - Portion of Parcel 19
5-18-00 - " " " 18
9-04-00 - " " " 12.01

220 N. CHURCH STREET
SPARTANBURG, S.C. 29301

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA }
COUNTY OF SPARTANBURG

1982 JUN -1 AM 11:26
Spartanburg, S.C.



4

34-1
THANK YOU
A-543,403-804
S.C. DEED
RECORDING

Know all Men by these Presents, That We, Lawrence M. Dobson, Individually, and as Executor of the estate of R. A. Dobson, deceased, Leonard A. Dobson, Roy Dobson, Clyde B. Dobson and Corinne D. Byrnside,

in the State aforesaid, in consideration of the sum of Four Hundred Ninety Three Thousand Seven Hundred Eighty Five and no/100 (\$493,785.00) Dollars

to us in hand paid at and before the sealing of these presents by

South Carolina State Ports Authority

(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 South Carolina State Ports Authority, its successors and assigns:

All those two tracts or parcels of land in the County of Spartanburg, State of South Carolina, shown and designated as Tracts A and B on plat entitled "Property of R. A. Dobson Estate Tract 'B', Roy Dobson Tract 'A'", dated April 11, 1982, made by Lindsey & Associates Inc., to be recorded herewith. Said Tract A is described according to said plat as containing 2.48 acres, and said Tract B is described according to said plat as containing 107.25 net acres, for a total of Tracts A and B of 109.73 net acres. For a more full and particular description, reference is hereby specifically made to the aforesaid plat.

Said tracts or parcels of land are a portion of that property conveyed to R. A. Dobson and I. B. Dobson (i) by Charlie Littlefield, by deed dated November 7, 1939, recorded in Deed Book 9-R, page 129, and (ii) by Jim Mason, by deed dated February 8, 1941, recorded in Deed Book 10-M, page 314, R.M.C. Office for Spartanburg County. The interest of R. A. Dobson in and to said Tracts A and B was devised to the grantors herein under the last will and testament of R. A. Dobson, who died testate on September 11, 1945, reference is specifically made to the estate of R. A. Dobson, deceased, as filed in Estate File No. 13556, Office of the Probate Judge for Spartanburg County. The interest of I. B. Dobson in and to said Tracts A and B was devised to the grantors herein under the last will and testament of I. B. Dobson, who died testate on February 4, 1954, reference is specifically made to the estate of I. B. Dobson, deceased, filed in Estate File No. 16444, Office of the Probate Judge for Spartanburg County.

DEED 48 X PAGE 30

Said tracts or parcels of land are also a portion of that property conveyed to Leonard A. Dobson by Jim Mason, by deed dated October 24, 1946, recorded in Deed Book 13-P, page 234, R.M.C. Office for Spartanburg County.

Said tracts or parcels of land are also a portion of that property conveyed to Roy Dobson by Lawrence M. Dobson, individually and as Executor of the estate of R. A. Dobson, et al., by deed dated March 15, 1978, recorded in Deed Book 45-K, page 261, R.M.C. Office for Spartanburg County.

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 before mentioned unto the said

South Carolina State Ports Authority, its Successors

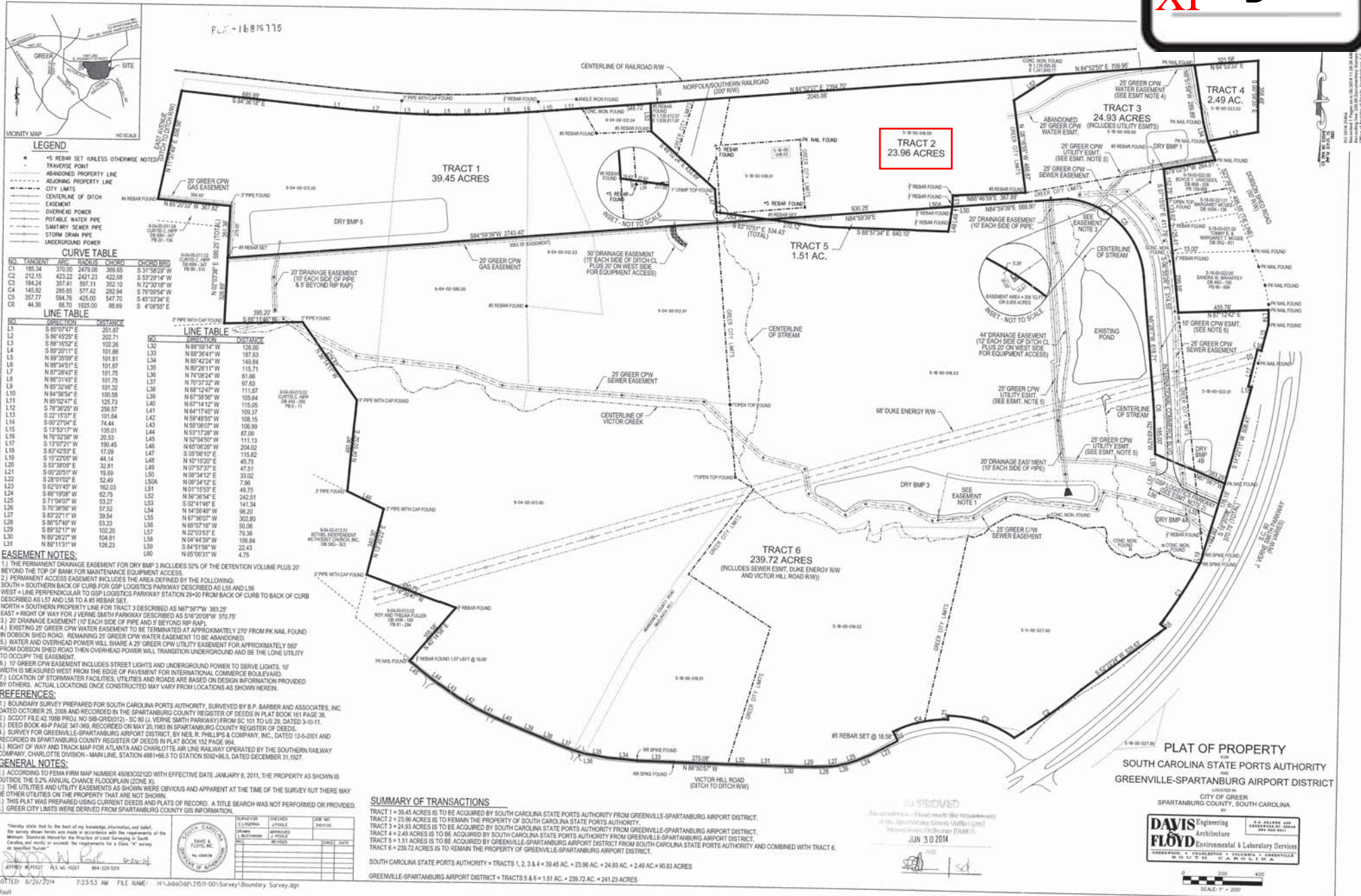
~~XXXXXX~~ and Assigns forever

Anne M. Dobson

1120 E. Poinsett Street Extension

EXHIBIT

XI B



Tax Map No: p/o 9-04-00-013.00; p/o 9-04-00-080.00; p/o 9-04-00-012.03; p/o 9-04-00-012.01; 9-04-00-012.04; 5-18-00-019.00; p/o 5-18-00-018.03; p/o 5-18-00-022.005-18-00-023.02

Grantee's Address: P.O. Box 22287
Charleston, SC 29413

STATE OF SOUTH CAROLINA)
)
COUNTY OF SPARTANBURG) **TITLE TO REAL ESTATE**

KNOW ALL MEN BY THESE PRESENTS, that, **Greenville-Spartanburg Airport District, an airport district and political subdivision of the State of South Carolina**, (hereinafter called "Grantor") in consideration of Two Million One Hundred Thousand Two Hundred Twenty-Seven and 90/100 (\$2,100,227.90) Dollars the receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto **The South Carolina State Ports Authority, an instrumentality of the State of South Carolina created by 1942 Act No. 626 of the South Carolina General Assembly** (hereinafter called the "Grantee"):

ALL ITS RIGHT, TITLE AND INTEREST, IF ANY, IN AND TO:

SEE EXHIBIT "A" ATTACHED HERETO (the "Property").

This conveyance is made subject to the following restrictions on the Property:

1. Grantor shall retain, for the use and benefit of the public, the right of flight for the passage of aircraft in the airspace above the surface of the Property, the right for existing and future aircraft to generate noise in that airspace, and the right to use the airspace to land on or take off from the Greenville-Spartanburg Airport.

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DEE-2014-25458
Recorded 7 Pages on 6/30/2014 11:45:46 AM
Recording Fee: \$12.00 Documentary Stamps: \$0.00
Office of Register of Deeds, Spartanburg, S.C.
Dorothy Earle, Register



4. The Property shall not be used to create electrical interference with communication between the installation upon the Greenville-Spartanburg Airport and aircraft, make it difficult for fliers to distinguish between airport lights and others, impair visibility in the vicinity of the Greenville-Spartanburg Airport, or endanger the landing, taking off or maneuvering of aircraft.

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6. The Property shall not be used to create a potential for attracting birds and other wildlife that may pose a hazard to aircraft in accordance with current FAA guidance.

7. Grantee expressly agrees, on behalf of itself and its successors and assigns to prevent any use of the Property which is incompatible with the noise levels generated by aircraft using the Greenville-Spartanburg Airport.

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

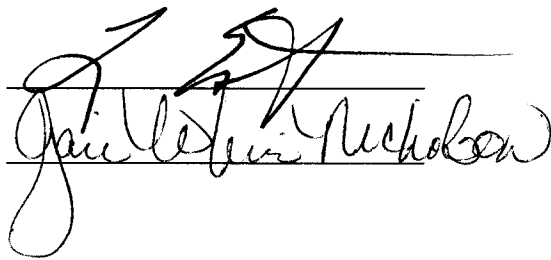
TO HAVE AND TO HOLD, all and singular the said premises before mentioned unto the said Grantee(s) and the Grantee's(s') heirs (or successors) and Assigns forever.


[SIGNATURE PAGE TO FOLLOW]

WITNESS the grantor's(s') hand(s) and seal(s) this 23rd day of June, 2014.

SIGNED, sealed and delivered
in the presence of:

Greenville-Spartanburg Airport District



 (SEAL)

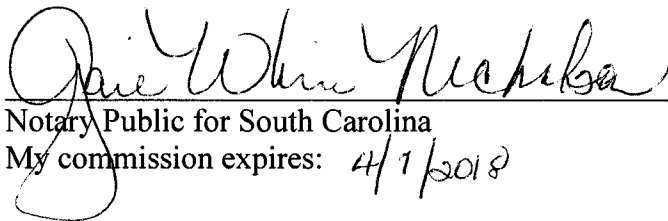
By: David N. Edwards, Jr.
Title: President/CEO

STATE OF SOUTH CAROLINA)
COUNTY OF ~~GREENVILLE~~ Spartanburg)

ACKNOWLEDGMENT

I, the undersigned Notary Public in and for said County, in said State, hereby certify that **David N. Edwards, Jr.** as President/CEO of **Greenville-Spartanburg Airport District**, signed the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, acting in such capacity, executed the same voluntarily for and as the act of said entity.

Witness my hand and official seal this the 23rd day of June, 2014.

 (SEAL)
Notary Public for South Carolina
My commission expires: 4/1/2018

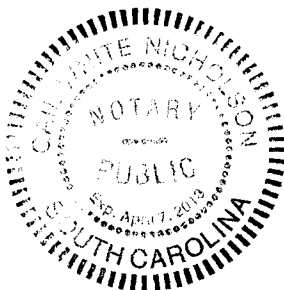


EXHIBIT A

Parcel 1 – 39.45 Acres

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Derivation:

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TMS# p/o 9-04-00-013.00; p/o 9-04-00-080.00; p/o 9-04-00-012.03; p/o 9-04-00-012.01; 9-04-00-012.04

Parcel 2 – 24.93 Acres

All that certain lot, parcel or tract of land lying and being situate in the County of Spartanburg, State of South Carolina, in the City of Greer, lying south of the Northfolk Southern Railroad Right-of-Way and East Poinsett Street Extension, and being shown and designated as Tract 3 containing 24.93 acres, more or less, on a plat of property made for the South Carolina State Ports Authority and Greenville-Spartanburg Airport District, and prepared by Davis & Floyd dated June 26, 2014, and recorded June 30, 2014 in Plat Book 168 at Page 715 in the Spartanburg County Register of Deeds Office, to which plat reference is made for a more perfect description.

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TMS# 5-18-00-019.00; p/o 5-18-00-018.03; p/o 5-18-00-022.00

Parcel 3 – 2.49 Acres

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Derivation:

Being the same property conveyed to Greenville-Spartanburg Airport District by deed of Dan A. Dobson dated July 15, 1998, and recorded July 16, 1998 in Deed Book 68-E at Page 1764 in the Spartanburg County Register of Deeds Office.

TMS# 5-18-00-023.02

STATE OF SOUTH CAROLINA)
)
 COUNTY OF SPARTANBURG)

AFFIDAVIT FOR EXEMPT TRANSFERS

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

1. I have read the information on the back of this affidavit and I understand such information.
2. The property being transferred is identified Tracts 1, 3 and 4, on a plat recorded June 30, 2014, in Book 168 at Page 775 in the Spartanburg County Register of Deeds Office, being a portion of Spartanburg County Tax Map Number p/o 9-04-00-013.00; p/o 9-04-00-080.00; p/o 9-04-00-012.03; p/o 9-04-00-012.01; 9-04-00-012.04; 5-18-00-019.00; p/o 5-18-00-018.03; p/o 5-18-00-022.005-18-00-023.02, was transferred by the Greenville-Spartanburg Airport District, an airport district and political subdivision of the State of South Carolina, to the South Carolina State Ports Authority, an instrumentality of the State of South Carolina created by 1942 Act No. 626 of the South Carolina General Assembly on June 24th, 2014.
3. The deed is exempt from the deed recording fee because (See Information section of affidavit):

(2) Transferring realty to the federal government or to a state, its agencies and departments, and its political subdivisions, including school districts;
4. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as:
Atty. For Grantee
5. I understand that a person required to furnish this affidavit who wilfully 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.

 Responsible Person Connected with the Transaction
 Attorney for Grantee

SWORN to before me this 25th
 day of June, 2014.

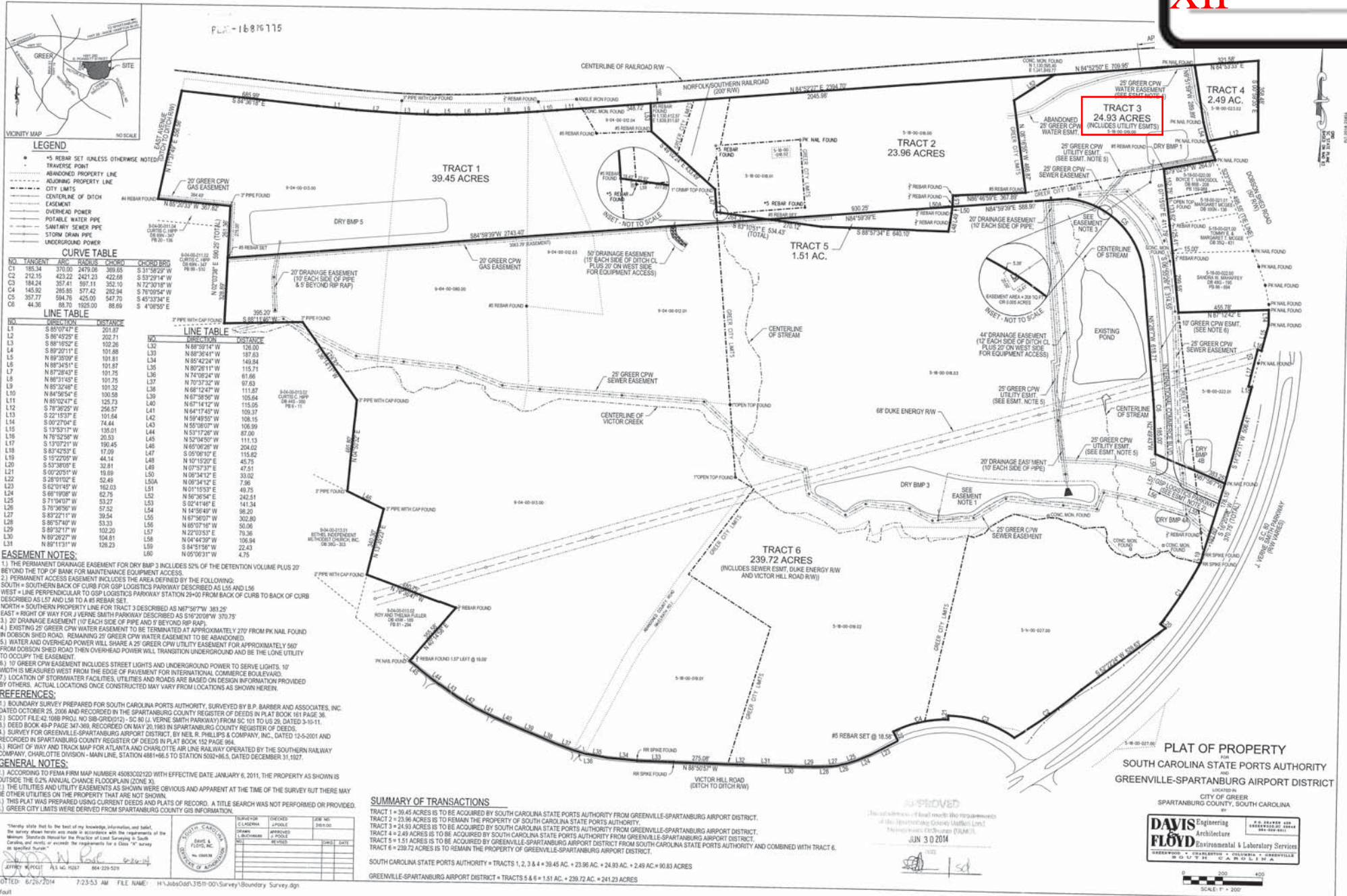
 Notary Public for SC

My Commission Expires: 2-27-23

391 Dobson Shed Road

EXHIBIT

XII B



Grantee's Address: P.O. Box 22287
Charleston, SC 29413

DEE-2017-37272



DEE BK 116-T PG 62-65

EXEMPT

Recorded 4 Pages on 08/10/2017 01:45:44 PM

Recording Fee: \$10.00

Office of REGISTER OF DEEDS, SPARTANBURG, S.C.

Dorothy Earle, Register Of Deeds

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, that, **Tommy E. McGee and Margaret T. McGee** (hereinafter collectively called the "Grantee") for and in consideration of Three hundred eighty-five thousand and no/100 (\$385,000.00) Dollars, the receipt of which is hereby acknowledged, and subject to the limiting language contained herein, if any, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto **The South Carolina State Ports Authority**, an instrumentality of the State of South Carolina created by 1942 Act No. 626 of the South Carolina General Assembly (hereinafter called "Grantee"):

All that lot, piece or parcel of land, located in the State of South Carolina, County of Spartanburg, on the west side of Dobson Shed Road, containing 2.25 acres, more or less, and being described by metes and bounds and follows:

Beginning at a nail in the center of said Dobson Shed Road, corner of Jack Wood lot, and running thence along the Wood line, S 79-00 W 310.5 feet to an iron pin on Dobson line; thence along the Dobson line S 8-30 E 244.5 feet to an iron pin on the line of McElrath Estate ; thence along said line N 89-20 E 403 feet to a nail in center of said road; thence along the center of said road, N 23-42 W 325 feet to the beginning corner.

ALSO: All that lot, piece or parcel of land, located in the State of South Carolina, County of Spartanburg, adjoining the above described lot and being shown and designated as Lot 7, containing 0.14 acres, more or less, on plat of survey made for the Manly McElrath Estate, by Brockman and Simmons, Registered Surveyors, dated August 31, 1959 and recorded in Plat Book 86, page 694 in the office of the Register of Deeds for Spartanburg County, to which plat reference is made for a more complete and perfect description.

LESS AND EXCEPT: All that lot, piece or parcel of land, located in the State of South Carolina, County of Spartanburg, in Beech Springs Township, about one (1) mile east of the City of Greer and on the southwest side of Dobson Shed Road, being shown as a one (1) acre lot on plat made for Tommy E. and Margaret T. McGee by Development Consultants Surveyors of Greer, South Carolina dated June 5, 1969 and having the following courses and distances:

BEGINNING on a iron pin at the northwest corner of the Jack Wood property, and runs thence with the Dobson line S 6-46 E 133.5 to an iron pin; thence with the line

of lot reserved by Tommy E. McGee and Margaret T. McGee, N 79 E 347 to a stake in the center of Dobson Shed Road; thence along and with the center of said road; N 23-42 W 165.5 to a nail and cap in the center of said road, corner with the Jack Wood lot; thence with the line of that property S 79 W 307.1 feet to the beginning.

Said remaining lot is shown as a lot labelled "Tommy E. & Margaret T. McGee" on plat of survey made for Greenville-Spartanburg Airport District by Sinclair & Associates, Inc. dated October 17, 2012 and recorded December 13, 2012 in Plat Book 167, page 239 in the office of the Register of Deeds for Spartanburg County, to which plat reference is made for a more complete and perfect description.

This is a portion of the property conveyed to Grantor by deed of Morris M. McElrath and Elizabeth H. McElrath recorded April 2, 1969 in said Register's Office.

Tax Map Number 5-18-00-021.00

Property Address: 367 Dobson Shed Road, Greer, SC 29651

ADDITIONALLY AND ALSO, Grantors convey to Grantee without warranty of any kind all of the estate, right, title, interest, property, possession, claim and demand whatsoever, both in law and in equity, of the Grantors of, in, and to the aforescribed property, any strips or gores of land and any streets, roads or alleyways abutting the aforescribed property.

In addition to the reservations, conditions and/or easements contained herein, this conveyance is made subject to all covenants, restrictions, easements, rights of way, and other matters of record and such matters as would be shown by a current plat and an inspection affecting the within described property.

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 before mentioned unto the said Grantee(s) and the Grantee's(s') heirs (or successors) and Assigns forever.

SUBJECT to the limiting language contained herein, if any, the Grantor(s) do(es) hereby bind the Grantor(s) and the Grantor's(s') heirs (or successors) and assigns, to warrant and forever defend all and singular the premises unto the Grantee(s), and the Grantee's(s') heirs (or successors) and assigns against the Grantor(s) and the Grantor's(s') heirs (or successors) and against any person whomsoever lawfully claiming or to claim the same, or any part thereof.

WITNESS the grantor's(s') hand(s) and seal(s) this 10th day of August, 2017.

SIGNED, sealed and delivered
in the presence of:

Donald B. Waddell
Mary B. Olejnik

Tommy E. McGee (SEAL)
Tommy E. McGee

Margaret T. McGee (SEAL)
Margaret T. McGee

STATE OF SOUTH CAROLINA)

ACKNOWLEDGMENT

COUNTY OF SPARTANBURG)

I, Mary B. Olejnik, the undersigned Notary Public, do hereby certify that Tommy E. McGee and Margaret T. McGee personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this the 10th day of August, 2017.

Mary B. Olejnik (SEAL)
Notary Public for South Carolina

Printed Name of Notary: _____

My commission expires: _____

Mary B. Olejnik
Notary Public for South Carolina
My Commission Expires
March 31, 2019

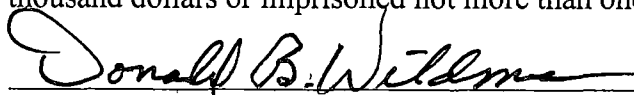
STATE OF SOUTH CAROLINA

COUNTY OF SPARTANBURG

) AFFIDAVIT FOR EXEMPT TRANSFERS
)

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

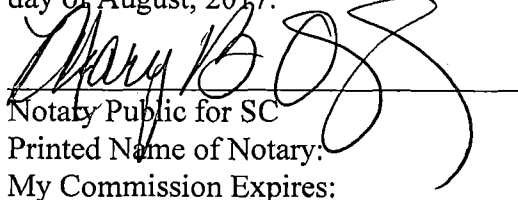
1. I have read the information on the back of this affidavit and I understand such information.
2. The property being transferred is located at 367 Dobson Shed Road, Greer, SC, bearing Spartanburg County Tax Map Number 5-18-00-021.00 was transferred by Tommy E. McGee and Margaret T. McGee to South Carolina State Ports Authority on August 10, 2017.
3. The deed is exempt from the deed recording fee because (See Information section of affidavit):
The deed is transferring realty to the federal government or to a state, its agencies and departments, and its political subdivisions, including school districts;
4. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as:
Attorney for Grantee
5. I understand that a person required to furnish this affidavit who wilfully 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.



Responsible Person Connected with the Transaction

Donald B. Wildman

SWORN to before me this 10th
day of August, 2017.



Notary Public for SC
Printed Name of Notary:
My Commission Expires:

Mary B. Olejnik
Notary Public for South Carolina
My Commission Expires
March 31, 2019

PLT-2012-54780
Recorded 1 Pages on 12/13/2012 3:45:37 PM
Recording Fee: \$10.00 Documentary Stamps: \$0.00
Office of Register of Deeds, Spartanburg, S.C.
Dorothy Earle, Register

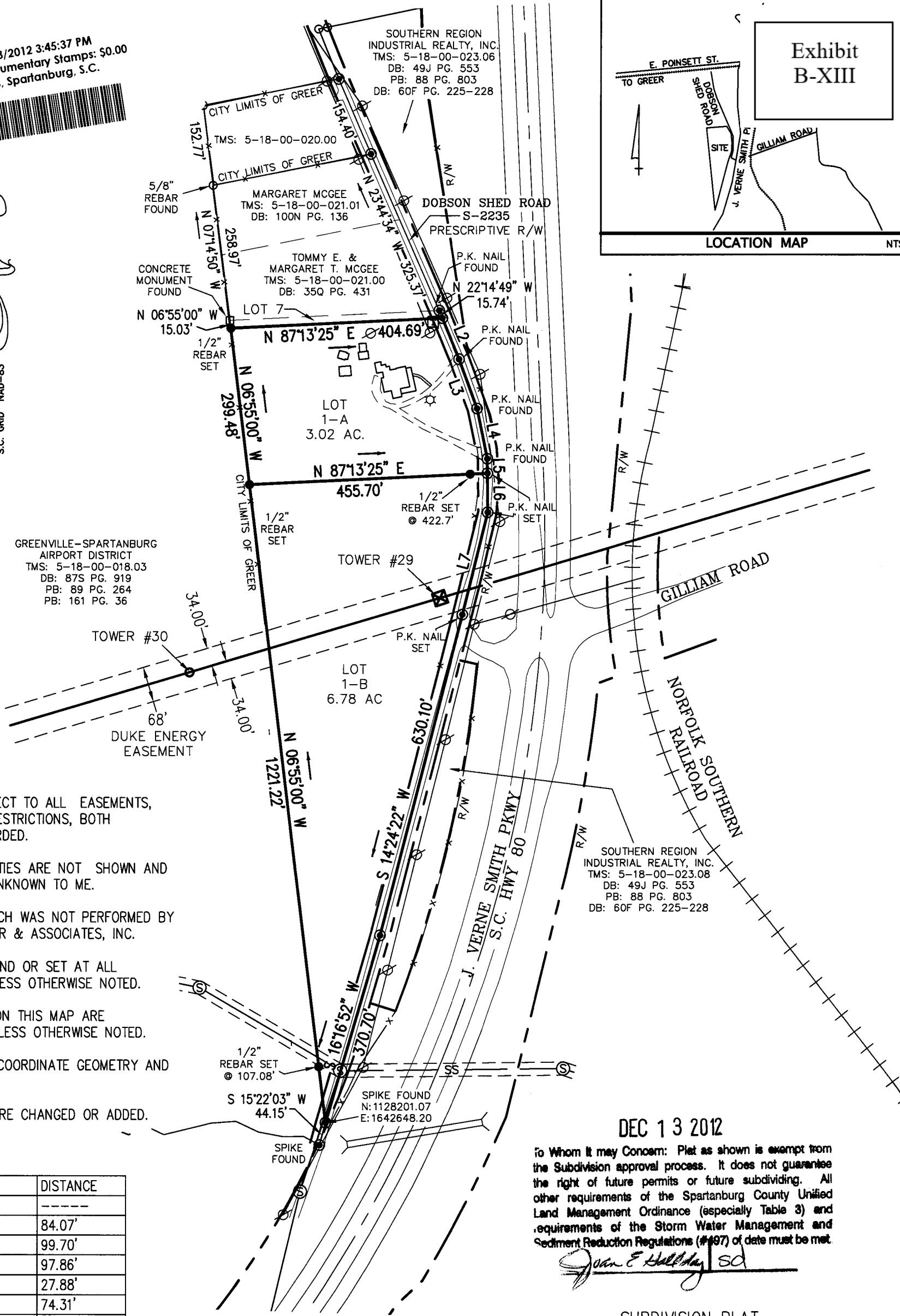
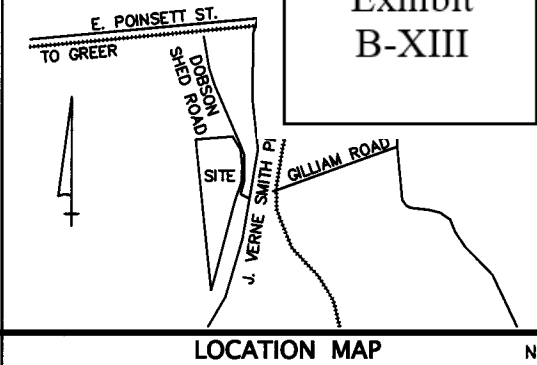


PLAT-167PG239



GREENVILLE-SPARTANBURG
AIRPORT DISTRICT
TMS: 5-18-00-018.03
DB: 87S PG. 919
PB: 89 PG. 264
PB: 161 PG. 36

SOUTHERN REGION
INDUSTRIAL REALTY, INC.
TMS: 5-18-00-023.06
DB: 49J PG. 553
PB: 88 PG. 803
DB: 60F PG. 225-228



THIS PROPERTY IS SUBJECT TO ALL EASEMENTS,
RIGHTS OF WAYS AND RESTRICTIONS, BOTH
RECORDED AND UNRECORDED.

ALL UNDERGROUND UTILITIES ARE NOT SHOWN AND
THEIR LOCATIONS ARE UNKNOWN TO ME.

A COMPLETE TITLE SEARCH WAS NOT PERFORMED BY
OR SUPPLIED TO SINCLAIR & ASSOCIATES, INC.

PROPERTY CORNERS FOUND OR SET AT ALL
PROPERTY CORNERS UNLESS OTHERWISE NOTED.

ALL DISTANCES SHOWN ON THIS MAP ARE
HORIZONTAL GROUND UNLESS OTHERWISE NOTED.

AREAS CALCULATED BY COORDINATE GEOMETRY AND
EAGLE POINT SOFTWARE.

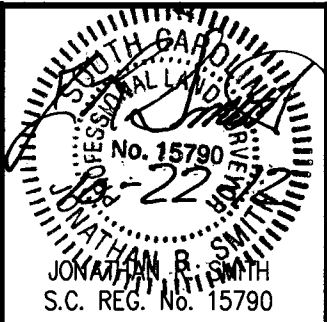
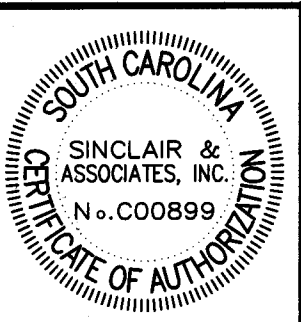
NO EXISTING ROADS WHERE CHANGED OR ADDED.

NUMBER	DIRECTION	DISTANCE
L1	-----	-----
L2	S 22°37'35" E	84.07'
L3	S 20°15'25" E	99.70'
L4	S 11°45'24" E	97.86'
L5	S 00°26'08" E	27.88'
L6	S 00°26'08" E	74.31'
L7	S 13°53'28" W	199.82'

FLOOD CERTIFICATION

According to FEMA FIRM MAP Panel No. 212 of 555 for Spartanburg County Dated:
January 6, 2011; This site is not in a 100 Year Flood Hazard Zone.
Community-Panel Number 45083C0212D.

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 HEREON.



DEC 13 2012
To Whom It may Concern: Plat as shown is exempt from
the Subdivision approval process. It does not guarantee
the right of future permits or future subdividing. All
other requirements of the Spartanburg County Unified
Land Management Ordinance (especially Table 3) and
requirements of the Storm Water Management and
Sediment Reduction Regulations (#497) of date must be met.

Joan E. Halliday SD

SUBDIVISION PLAT

SHOWING THE DIVISION OF LOT 1
MANLY McELRATH ESTATE SUBDIVISION

SURVEYED FOR:
GREENVILLE-SPARTANBURG AIRPORT DISTRICT

CURRENT OWNER: SANDRA W. MAHAFFEY

TMS: 5-18-00-022.00

DB: 48G PAG. 195

PB: 86 PG. 694

LOCATED @ 363 DOBSON SHED ROAD

GREER, SOUTH CAROLINA

SPARTANBURG COUNTY, SC

SCALE 1" = 200' OCTOBER 17, 2012

MILES OF NEW ROADS: 0 MILES

NUMBER OF LOTS: 2

TOTAL ACREAGE: 9.80 AC.



GRAPHIC SCALE: 1" = 200'

PROJECT No.: 5822

© 2012 SINCLAIR & ASSOCIATES, INC

Grantee's Address: P.O. Box 22287
Charleston, SC 29413

DEE-2017-37273



DEE BK 116-T PG 66-68

EXEMPT

Recorded 3 Pages on 08/10/2017 01:45:45 PM

Recording Fee: \$10.00

Office of REGISTER OF DEEDS, SPARTANBURG, S.C.

Dorothy Earle, Register Of Deeds

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, that, **Margaret T. McGee** (hereinafter called the "Grantee") for and in consideration of Fifteen thousand and no/100 (\$15,000.00) Dollars, the receipt of which is hereby acknowledged, and subject to the limiting language contained herein, if any, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto **The South Carolina State Ports Authority**, an instrumentality of the State of South Carolina created by 1942 Act No. 626 of the South Carolina General Assembly (hereinafter called "Grantee"):

All that lot, piece or parcel of land, located in the State of South Carolina, County of Spartanburg, in Beech Springs Township, about one (1) mile east of the City of Greer and on the southwest side of Dobson Shed Road, being shown as a one (1) acre lot on plat made for Tommy E. and Margaret T. McGee by Development Consultants Surveyors of Greer, South Carolina dated June 5, 1969 and having the following courses and distances:

BEGINNING on a iron pin at the northwest corner of the Jack Wood property, and runs thence with the Dobson line S 6-46 E 133.5 to an iron pin; thence with the line of lot reserved by Tommy E. McGee and Margaret T. McGee, N 79 E 347 to a stake in the center of Dobson Shed Road; thence along and with the center of said road; N 23-42 W 165.5 to a nail and cap in the center of said road, corner with the Jack Wood lot; thence with the line of that property S 79 W 307.1 feet to the beginning.

Said lot, is shown as a lot labelled "Margaret McGee" on plat of survey made for Greenville-Spartanburg Airport District by Sinclair & Associates, Inc. dated October 17, 2012 and recorded December 13, 2012 in Plat Book 167, page 239 in the office of the Register of Deeds for Spartanburg County.

This being the same property conveyed to Grantor by deed of distribution from the Estate of Bethel Y. Turner recorded April 11, 2011 in Deed Book 98-E, page 909 in said Register's Office.

Tax Map Number 5-18-00-021.01

Property Address: 369 Dobson Shed Road, Greer, SC 29651

ADDITIONALLY AND ALSO, Grantors convey to Grantee without warranty of any kind all of the estate, right, title, interest, property, possession, claim and demand

whatsoever, both in law and in equity, of the Grantors of, in, and to the
aforescribed property, any strips or gores of land and any streets, roads or
alleyways abutting the aforescribed property.

In addition to the reservations, conditions and/or easements contained herein, this
conveyance is made subject to all covenants, restrictions, easements, rights of way,
and other matters of record and such matters as would be shown by a current plat and
an inspection affecting the within described property.

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 before mentioned unto the said Grantee(s) and the Grantee's(s') heirs (or
successors) and Assigns forever.

SUBJECT to the limiting language contained herein, if any, the Grantor(s) do(es) hereby bind the
Grantor(s) and the Grantor's(s') heirs (or successors) and assigns, to warrant and forever defend all
and singular the premises unto the Grantee(s), and the Grantee's(s') heirs (or successors) and assigns
against the Grantor(s) and the Grantor's(s') heirs (or successors) and against any person whomsoever
lawfully claiming or to claim the same, or any part thereof.

WITNESS the grantor's(s') hand(s) and seal(s) this 10th day of August, 2017.

SIGNED, sealed and delivered
in the presence of:

Donald B. Wilem
Mary B. Olejnik

Margaret T. McGee (SEAL)
Margaret T. McGee

STATE OF SOUTH CAROLINA)

)

ACKNOWLEDGMENT

COUNTY OF SPARTANBURG)

I, Mary B. Olejnik, the undersigned Notary Public, do hereby certify that
Margaret T. McGee personally appeared before me this day and acknowledged the due execution of
the foregoing instrument.

Witness my hand and official seal this the 10th day of August, 2017.

Mary B. Olejnik (SEAL)
Notary Public for South Carolina
Printed Name of Notary: _____
My commission expires: _____

Mary B. Olejnik
Notary Public for South Carolina
My Commission Expires
March 31, 2019

STATE OF SOUTH CAROLINA

)

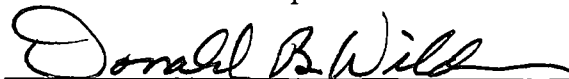
AFFIDAVIT FOR EXEMPT TRANSFERS

COUNTY OF SPARTANBURG

)

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

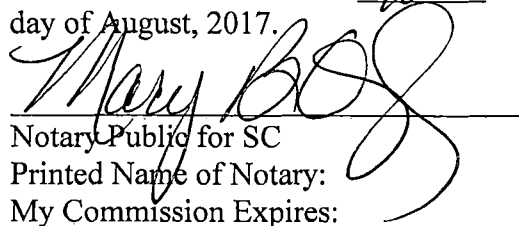
1. I have read the information on the back of this affidavit and I understand such information.
2. The property being transferred is located at 369 Dobson Shed Road, Greer, SC, bearing Spartanburg County Tax Map Number 5-18-00-021.01 was transferred by Margaret T. McGee to South Carolina State Ports Authority on August 10, 2017.
3. The deed is exempt from the deed recording fee because (See Information section of affidavit):
The deed is transferring realty to the federal government or to a state, its agencies and departments, and its political subdivisions, including school districts;
4. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as:
Attorney for Grantee
5. I understand that a person required to furnish this affidavit who wilfully 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.



Responsible Person Connected with the Transaction

Donald B. Wildman

SWORN to before me this 18th
day of August, 2017.



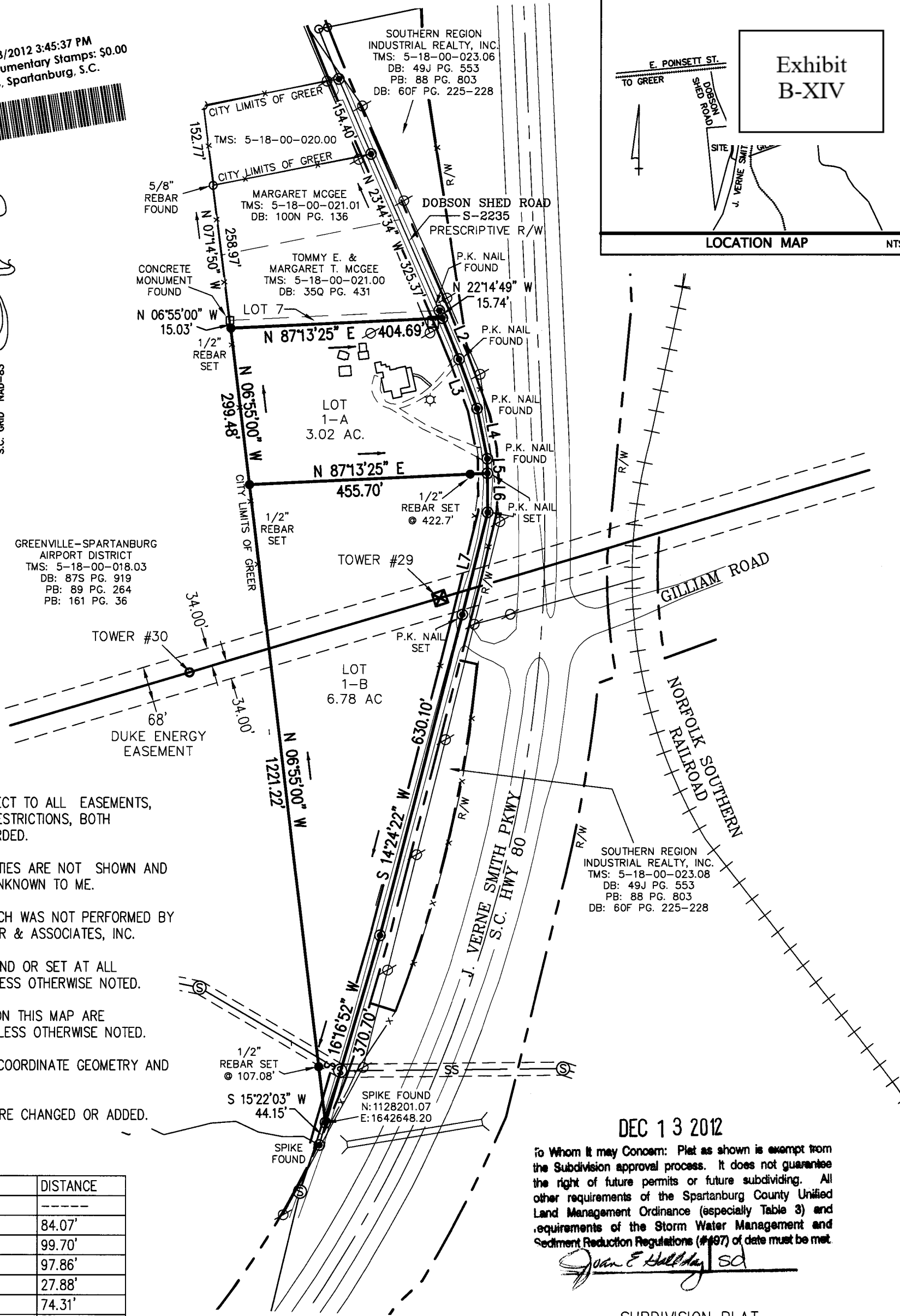
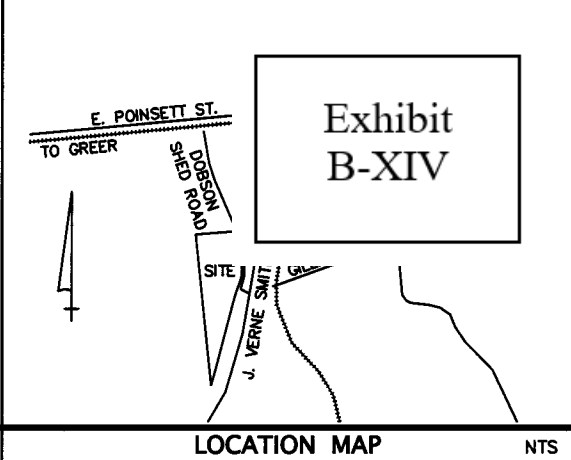
Notary Public for SC
Printed Name of Notary:
My Commission Expires:

Mary B. Olejnik
Notary Public for South Carolina
My Commission Expires
March 31, 2019

PLT-2012-54780
Recorded 1 Pages on 12/13/2012 3:45:37 PM
Recording Fee: \$10.00 Documentary Stamps: \$0.00
Office of Register of Deeds, Spartanburg, S.C.
Dorothy Earle, Register



PLAT-167PG239



THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, RIGHTS OF WAYS AND RESTRICTIONS, BOTH RECORDED AND UNRECORDED.

ALL UNDERGROUND UTILITIES ARE NOT SHOWN AND THEIR LOCATIONS ARE UNKNOWN TO ME.

A COMPLETE TITLE SEARCH WAS NOT PERFORMED BY OR SUPPLIED TO SINCLAIR & ASSOCIATES, INC.

PROPERTY CORNERS FOUND OR SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.

ALL DISTANCES SHOWN ON THIS MAP ARE HORIZONTAL GROUND UNLESS OTHERWISE NOTED.

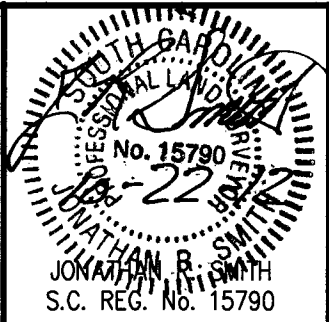
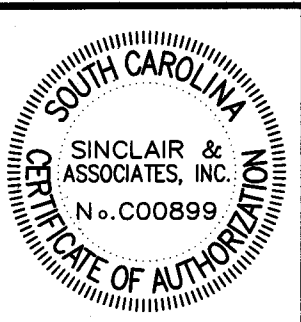
AREAS CALCULATED BY COORDINATE GEOMETRY AND EAGLE POINT SOFTWARE.

NO EXISTING ROADS WHERE CHANGED OR ADDED.

NUMBER	DIRECTION	DISTANCE
L1	-----	-----
L2	S 22°37'35" E	84.07'
L3	S 20°15'25" E	99.70'
L4	S 11°45'24" E	97.86'
L5	S 00°26'08" E	27.88'
L6	S 00°26'08" E	74.31'
L7	S 13°53'28" W	199.82'

FLOOD CERTIFICATION
According to FEMA FIRM MAP Panel No. 212 of 555 for Spartanburg County Dated: January 6, 2011; This site is not in a 100 Year Flood Hazard Zone.
Community-Panel Number 45083C0212D.

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 HEREON.



DEC 13 2012
To Whom It may Concern: Plat as shown is exempt from the Subdivision approval process. It does not guarantee the right of future permits or future subdividing. All other requirements of the Spartanburg County Unified Land Management Ordinance (especially Table 3) and requirements of the Storm Water Management and Sediment Reduction Regulations (#497) of date must be met.

Joan E. Halliday SD

SUBDIVISION PLAT

SHOWING THE DIVISION OF LOT 1
MANLY McELRATH ESTATE SUBDIVISION

SURVEYED FOR:
GREENVILLE-SPARTANBURG AIRPORT DISTRICT

CURRENT OWNER: SANDRA W. MAHAFFEY

TMS: 5-18-00-022.00

DB: 48G PAG. 195

PB: 86 PG. 694

LOCATED @ 363 DOBSON SHED ROAD

GREER, SOUTH CAROLINA

SPARTANBURG COUNTY, SC

SCALE 1"= 200' OCTOBER 17, 2012

MILES OF NEW ROADS: 0 MILES

NUMBER OF LOTS: 2

TOTAL ACREAGE: 9.80 AC.



GRAPHIC SCALE: 1" = 200'

PROJECT No.: 5822

© 2012 SINCLAIR & ASSOCIATES, INC

Grantee's Address: P.O. Box 22287
Charleston, SC 29413

DEE-2017-37332



DEE BK 116-T PG 186-188

EXEMPT

Recorded 3 Pages on 08/10/2017 04:08:25 PM

Recording Fee: \$10.00

Office of REGISTER OF DEEDS, SPARTANBURG, S.C.

Dorothy Earle, Register Of Deeds

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, that, **Sandra W. Mahaffey** (hereinafter called the "Grantee") for and in consideration of Four hundred twenty-five thousand and no/100 (\$425,000.00) Dollars, the receipt of which is hereby acknowledged, and subject to the limiting language contained herein, if any, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto **The South Carolina State Ports Authority**, an instrumentality of the State of South Carolina created by 1942 Act No. 626 of the South Carolina General Assembly (hereinafter called "Grantee"):

All that lot, piece or parcel of land, located in the State of South Carolina, County of Spartanburg, near Greer, being shown as Lot 1-A, containing 3.02 acres, more or less on plat of survey made for Greenville-Spartanburg Airport District by Sinclair & Associates, Inc. dated October 17, 2012 and recorded December 13, 2012 in Plat Book 167, page 239 in the office of the Register of Deeds for Spartanburg County.

This being the same property conveyed to Grantor by deed of Vivian W. Westmoreland recorded June 23, 1981 in Deed Book 48-G, page 195 in said Register's Office.

Tax Map Number 5-18-00-022.00

Property Address: 363 Dobson Shed Road, Greer, SC 29651

ADDITIONALLY AND ALSO, Grantors convey to Grantee without warranty of any kind all of the estate, right, title, interest, property, possession, claim and demand whatsoever, both in law and in equity, of the Grantors of, in, and to the aforescribed property, any strips or gores of land and any streets, roads or alleyways abutting the aforescribed property.

In addition to the reservations, conditions and/or easements contained herein, this conveyance is made subject to all covenants, restrictions, easements, rights of way, and other matters of record and such matters as would be shown by a current plat and an inspection affecting the within described property.

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 before mentioned unto the said Grantee(s) and the Grantee's successors) and Assigns forever.

SUBJECT to the limiting language contained herein, if any, the Grantor(s) do(es) hereby bind the Grantor(s) and the Grantor's(s') heirs (or successors) and assigns, to warrant and forever defend all and singular the premises unto the Grantee(s), and the Grantee's(s') heirs (or successors) and assigns against the Grantor(s) and the Grantor's(s') heirs (or successors) and against any person whomsoever lawfully claiming or to claim the same, or any part thereof.

WITNESS the grantor's(s') hand(s) and seal(s) this 10th day of August, 2017.

SIGNED, sealed and delivered
in the presence of:

Donald B. White
Mary B. Olejnik

Sandra W. Mahaffey (SEAL)
Sandra W. Mahaffey

STATE OF SOUTH CAROLINA)
COUNTY OF SPARTANBURG)

ACKNOWLEDGMENT

I, Mary B. Olejnik, the undersigned Notary Public, do hereby certify that Sandra W. Mahaffey personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this the 10th day of August, 2017.

Mary B. Olejnik (SEAL)
Notary Public for South Carolina
Printed Name of Notary: _____
My commission expires: _____

Mary B. Olejnik
Notary Public for South Carolina
My Commission Expires
March 31, 2019

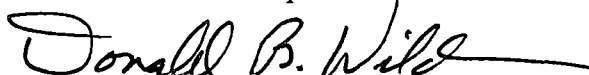
STATE OF SOUTH CAROLINA

COUNTY OF SPARTANBURG

AFFIDAVIT FOR EXEMPT TRANSFERS

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

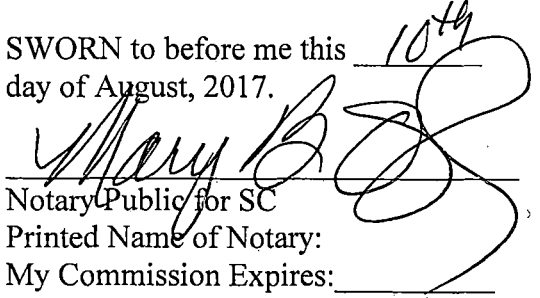
1. I have read the information on the back of this affidavit and I understand such information.
2. The property being transferred is located at 363 Dobson Shed Road, Greer, SC, bearing Spartanburg County Tax Map Number 5-18-00-022.00 was transferred by Sandra W. Mahaffey to South Carolina State Ports Authority on August 10, 2017.
3. The deed is exempt from the deed recording fee because (See Information section of affidavit):
The deed is transferring realty to the federal government or to a state, its agencies and departments, and its political subdivisions, including school districts;
4. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as:
Attorney for Grantee
5. I understand that a person required to furnish this affidavit who wilfully 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.



Responsible Person Connected with the Transaction

Donald B. Wildman

SWORN to before me this 10th
day of August, 2017.



Notary Public for SC

Printed Name of Notary:

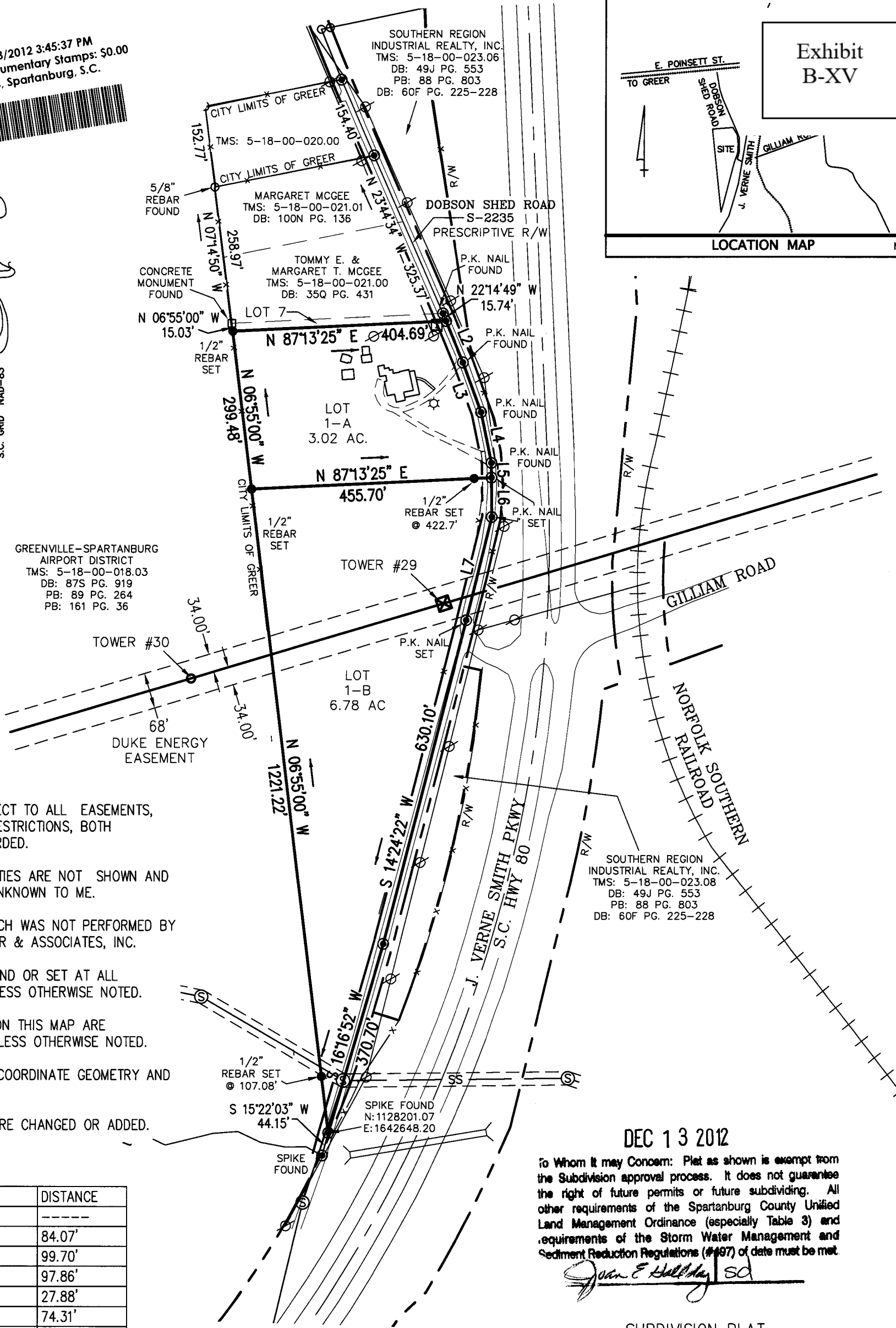
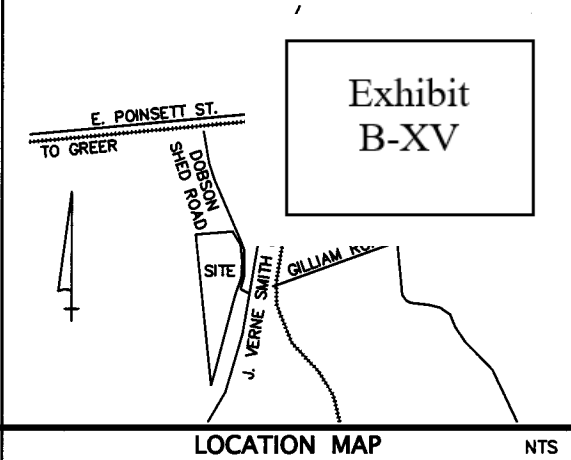
My Commission Expires:

Mary B. Olejnik
Notary Public for South Carolina
My Commission Expires
March 31, 2019

PLT-2012-54780
Recorded 1 Pages on 12/13/2012 3:45:37 PM
Recording Fee: \$10.00 Documentary Stamps: \$0.00
Office of Register of Deeds, Spartanburg, S.C.
Dorothy Earle, Register



PLAT-167PG239



THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, RIGHTS OF WAYS AND RESTRICTIONS, BOTH RECORDED AND UNRECORDED.

ALL UNDERGROUND UTILITIES ARE NOT SHOWN AND THEIR LOCATIONS ARE UNKNOWN TO ME.

A COMPLETE TITLE SEARCH WAS NOT PERFORMED BY OR SUPPLIED TO SINCLAIR & ASSOCIATES, INC.

PROPERTY CORNERS FOUND OR SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.

ALL DISTANCES SHOWN ON THIS MAP ARE HORIZONTAL GROUND UNLESS OTHERWISE NOTED.

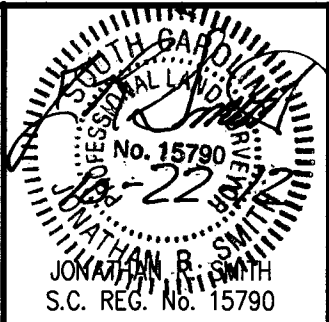
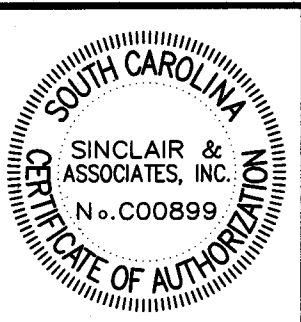
AREAS CALCULATED BY COORDINATE GEOMETRY AND EAGLE POINT SOFTWARE.

NO EXISTING ROADS WHERE CHANGED OR ADDED.

NUMBER	DIRECTION	DISTANCE
L1	-----	-----
L2	S 22°37'35" E	84.07'
L3	S 20°15'25" E	99.70'
L4	S 11°45'24" E	97.86'
L5	S 00°26'08" E	27.88'
L6	S 00°26'08" E	74.31'
L7	S 13°53'28" W	199.82'

FLOOD CERTIFICATION
According to FEMA FIRM MAP Panel No. 212 of 555 for Spartanburg County Dated: January 6, 2011; This site is not in a 100 Year Flood Hazard Zone.
Community-Panel Number 45083C0212D.

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 HEREON.



DEC 13 2012

To Whom It may Concern: Plat as shown is exempt from the Subdivision approval process. It does not guarantee the right of future permits or future subdividing. All other requirements of the Spartanburg County Unified Land Management Ordinance (especially Table 3) and requirements of the Storm Water Management and Sediment Reduction Regulations (#497) of date must be met.

Joan E. Halliday SD

SUBDIVISION PLAT

SHOWING THE DIVISION OF LOT 1
MANLY McELRATH ESTATE SUBDIVISION

SURVEYED FOR:
GREENVILLE-SPARTANBURG AIRPORT DISTRICT
CURRENT OWNER: SANDRA W. MAHAFFEY
TMS: 5-18-00-022.00
DB: 48G PAG. 195
PB: 86 PG. 694
LOCATED @ 363 DOBSON SHED ROAD
GREER, SOUTH CAROLINA
SPARTANBURG COUNTY, SC
SCALE 1"= 200' OCTOBER 17, 2012

MILES OF NEW ROADS: 0 MILES
NUMBER OF LOTS: 2
TOTAL ACREAGE: 9.80 AC.



GRAPHIC SCALE: 1" = 200'

Tax Map No: p/o 9-04-00-013.00; p/o 9-04-00-08
00-012.03; p/o 9-04-00-012.01; 9-04-00-012.04; 5-18-00-019.00; p/o
5-18-00-018.03; p/o 5-18-00-022.005-18-00-023.02

Grantee's Address: P.O. Box 22287
Charleston, SC 29413

STATE OF SOUTH CAROLINA)
)
COUNTY OF SPARTANBURG) **TITLE TO REAL ESTATE**

KNOW ALL MEN BY THESE PRESENTS, that, **Greenville-Spartanburg Airport District, an airport district and political subdivision of the State of South Carolina**, (hereinafter called "Grantor") in consideration of Two Million One Hundred Thousand Two Hundred Twenty-Seven and 90/100 (\$2,100,227.90) Dollars the receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto **The South Carolina State Ports Authority, an instrumentality of the State of South Carolina created by 1942 Act No. 626 of the South Carolina General Assembly** (hereinafter called the "Grantee"):

ALL ITS RIGHT, TITLE AND INTEREST, IF ANY, IN AND TO:

SEE EXHIBIT "A" ATTACHED HERETO (the "Property").

This conveyance is made subject to the following restrictions on the Property:

1. Grantor shall retain, for the use and benefit of the public, the right of flight for the passage of aircraft in the airspace above the surface of the Property, the right for existing and future aircraft to generate noise in that airspace, and the right to use the airspace to land on or take off from the Greenville-Spartanburg Airport.

2. Grantee shall restrict the height of structures, objects of natural growth and other obstructions on the Property to such a height so as to comply with Federal Aviation Regulations, (FAR) Part 77 (recodified as 14 Code of Federal Regulations (CFR). Furthermore, Grantor will retain the right of entry onto the Property to cut, remove, or lower any object, natural or otherwise, of a height in excess of 14 CFR Part 77 surfaces or any other surfaces that would negatively affect the published instrument approach procedures to the Greenville-Spartanburg Airport. This right shall include the right to mark or light any obstructions to air navigation, any and all objects that may at any time project or extend above said surfaces.

3. Grantee shall be required to file a notice consistent with the requirements of 14 CFR Part 77 (FAA Form 7460-1) with the Federal Aviation Administration (the "FAA") prior to constructing any facility, structure, or other item on the Property.

DEE-2014-25458
Recorded 7 Pages on 6/30/2014 11:45:46 AM
Recording Fee: \$12.00 Documentary Stamps: \$0.00
Office of Register of Deeds, Spartanburg, S.C.
Dorothy Earle, Register



4. The Property shall not be used to create electrical interference with communication between the installation upon the Greenville-Spartanburg Airport and aircraft, make it difficult for fliers to distinguish between airport lights and others, impair visibility in the vicinity of the Greenville-Spartanburg Airport, or endanger the landing, taking off or maneuvering of aircraft.

5. Grantee shall not use of the Property in a manner which would interfere with landing or taking off of aircraft at the Greenville-Spartanburg Airport, or otherwise constitute an airport hazard.

6. The Property shall not be used to create a potential for attracting birds and other wildlife that may pose a hazard to aircraft in accordance with current FAA guidance.

7. Grantee expressly agrees, on behalf of itself and its successors and assigns to prevent any use of the Property which is incompatible with the noise levels generated by aircraft using the Greenville-Spartanburg Airport.

8. Grantee shall not permit/afford access from the Property onto the Greenville-Spartanburg Airport property for aeronautical purposes without written permission from the FAA.

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

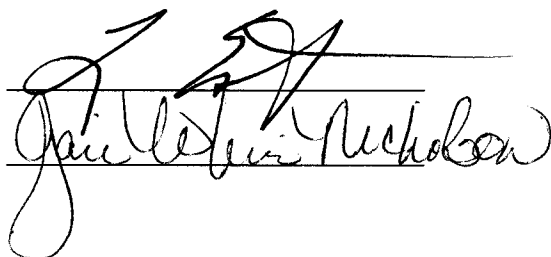
TO HAVE AND TO HOLD, all and singular the said premises before mentioned unto the said Grantee(s) and the Grantee's(s') heirs (or successors) and Assigns forever.

[SIGNATURE PAGE TO FOLLOW]

WITNESS the grantor's(s') hand(s) and seal(s) this 23rd day of June, 2014.

SIGNED, sealed and delivered
in the presence of:

Greenville-Spartanburg Airport District





(SEAL)

By: David N. Edwards, Jr.
Title: President/CEO

STATE OF SOUTH CAROLINA)
COUNTY OF ~~GREENVILLE~~ Spartanburg)

ACKNOWLEDGMENT

I, the undersigned Notary Public in and for said County, in said State, hereby certify that **David N. Edwards, Jr.** as President/CEO of **Greenville-Spartanburg Airport District**, signed the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, acting in such capacity, executed the same voluntarily for and as the act of said entity.

Witness my hand and official seal this the 23rd day of June, 2014.

 (SEAL)

Notary Public for South Carolina

My commission expires: 4/1/2018

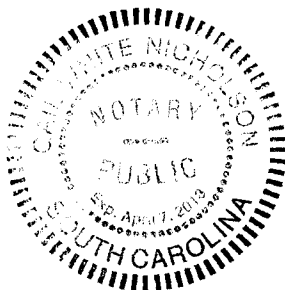


EXHIBIT A

Parcel 1 – 39.45 Acres

All that certain lot, parcel or tract of land lying and being situate in the County of Spartanburg, State of South Carolina, in the City of Greer, lying south of the Northfolk Southern Railroad Right-of-Way and East Poinsett Street Extension, and being shown and designated as Tract 1 containing 39.45 acres, more or less, on a plat of property made for the South Carolina State Ports Authority and Greenville-Spartanburg Airport District, and prepared by Davis & Floyd dated June 26, 2014, and recorded on June 30, 2014 in Plat Book 168 at Page 775 in the Spartanburg County Register of Deeds Office, to which plat reference is made for a more perfect description.

Derivation:

Said property is a portion of the property conveyed to Greenville-Spartanburg Airport District by Anne H. Dobson and Clyde B. Dobson, Trustees under the Anne H. Dobson Living Trust dated October 16, 2000 by deed dated September 13, 2004, and recorded September 13, 2004 in Deed Book 81-E at Page 078 in the Spartanburg County Register of Deeds Office.

Said property is also a portion of the property conveyed to Greenville-Spartanburg Airport District by deed of Curtis C. Hipp and Frances H. Hipp dated February 11, 2002, and recorded February 11, 2002 in Deed Book 75-F at Page 271 in the Spartanburg County Register of Deeds Office.

Said property is also a portion of the property conveyed to Greenville-Spartanburg Airport District by deed of Roy Alexander Dobson and Ann D. Drummond as Trustees under the Will of Roy M. Dobson dated August 14, 1998, and recorded August 17, 1998 in Deed Book 68-K at Page 159 in the Spartanburg County Register of Deeds Office.

Said property is also a portion of the property conveyed to Greenville-Spartanburg Airport District by deed of Nell L. Dobson dated June 29, 1998, and recorded June 30, 1998 in Deed Book 68-C at Page 692 in the Spartanburg County Register of Deeds Office.

Said property is also a portion of the property conveyed to Greenville-Spartanburg Airport District by quit claim deed of South Carolina Ports Authority dated January 30, 2007, and recorded January 31, 2007, in Deed Book 87-S at Page 919 in the Spartanburg County Register of Deeds Office.

TMS# p/o 9-04-00-013.00; p/o 9-04-00-080.00; p/o 9-04-00-012.03; p/o 9-04-00-012.01; 9-04-00-012.04

Parcel 2 – 24.93 Acres

All that certain lot, parcel or tract of land lying and being situate in the County of Spartanburg, State of South Carolina, in the City of Greer, lying south of the Northfolk Southern Railroad Right-of-Way and East Poinsett Street Extension, and being shown and designated as Tract 3 containing 24.93 acres, more or less, on a plat of property made for the South Carolina State Ports Authority and Greenville-Spartanburg Airport District, and prepared by Davis & Floyd dated June 26, 2014, and recorded June 30, 2014 in Plat Book 168 at Page 715 in the Spartanburg County Register of Deeds Office, to which plat reference is made for a more perfect description.

Derivation:

Said property is a portion of the property conveyed to Greenville-Spartanburg Airport District by quitclaim deed of Roy Alexander and Dobson and Ann D. Drummond as Trustees under the Will of Roy M. Dobson and Nell L. Dobson dated August 14, 1998, and recorded August 17, 1998 in Deed Book 68-K at Page 153 in the Spartanburg County Register of Deeds Office.

Said property is also a portion of the property conveyed to Greenville-Spartanburg Airport District by quitclaim deed of South Carolina State Ports Authority dated January 30, 2007, and recorded January 31, 2007, in Deed Book 87-S at Page 919 in the Spartanburg County Register of Deeds Office.

Said property is also a portion of the property conveyed to Greenville-Spartanburg Airport District by deed of Sandra H. Mahaffey dated December 21, 2012, and recorded December 21, 2012, in Deed Book 102-H at Page 20 in the Spartanburg County Register of Deeds Office.

TMS# 5-18-00-019.00; p/o 5-18-00-018.03; p/o 5-18-00-022.00

Parcel 3 – 2.49 Acres 380 Dobson Shed Road

All that certain lot, parcel or tract of land lying and being situate in the County of Spartanburg, State of South Carolina, in the City of Greer, lying south of the Norfolk Southern Railroad Right-of-Way and East Poinsett Street Extension, and being shown and designated as Tract 4 containing 2.49 acres, more or less, on a plat of property made for the South Carolina State Ports Authority and Greenville-Spartanburg Airport District, and prepared by Davis & Floyd dated June 26, 2014 and recorded June 30, 2014 in Plat Book 168 at Page 775 in the Spartanburg County Register of Deeds Office, to which plat reference is made for a more perfect description.

Derivation:

Being the same property conveyed to Greenville-Spartanburg Airport District by deed of Dan A. Dobson dated July 15, 1998, and recorded July 16, 1998 in Deed Book 68-E at Page 1764 in the Spartanburg County Register of Deeds Office.

TMS# 5-18-00-023.02

STATE OF SOUTH CAROLINA)
) AFFIDAVIT FOR EXEMPT TRANSFERS
COUNTY OF SPARTANBURG)

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

1. I have read the information on the back of this affidavit and I understand such information.
2. The property being transferred is identified Tracts 1, 3 and 4, on a plat recorded June 30, 2014, in Book 168 at Page 775 in the Spartanburg County Register of Deeds Office, being a portion of Spartanburg County Tax Map Number p/o 9-04-00-013.00; p/o 9-04-00-080.00; p/o 9-04-00-012.03; p/o 9-04-00-012.01; 9-04-00-012.04; 5-18-00-019.00; p/o 5-18-00-018.03; p/o 5-18-00-022.005-18-00-023.02, was transferred by the Greenville-Spartanburg Airport District, an airport district and political subdivision of the State of South Carolina, to the South Carolina State Ports Authority, an instrumentality of the State of South Carolina created by 1942 Act No. 626 of the South Carolina General Assembly on June 24th, 2014.
3. The deed is exempt from the deed recording fee because (See Information section of affidavit):

(2) Transferring realty to the federal government or to a state, its agencies and departments, and its political subdivisions, including school districts;
4. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as:
Atty. For Grantee
5. I understand that a person required to furnish this affidavit who wilfully 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.

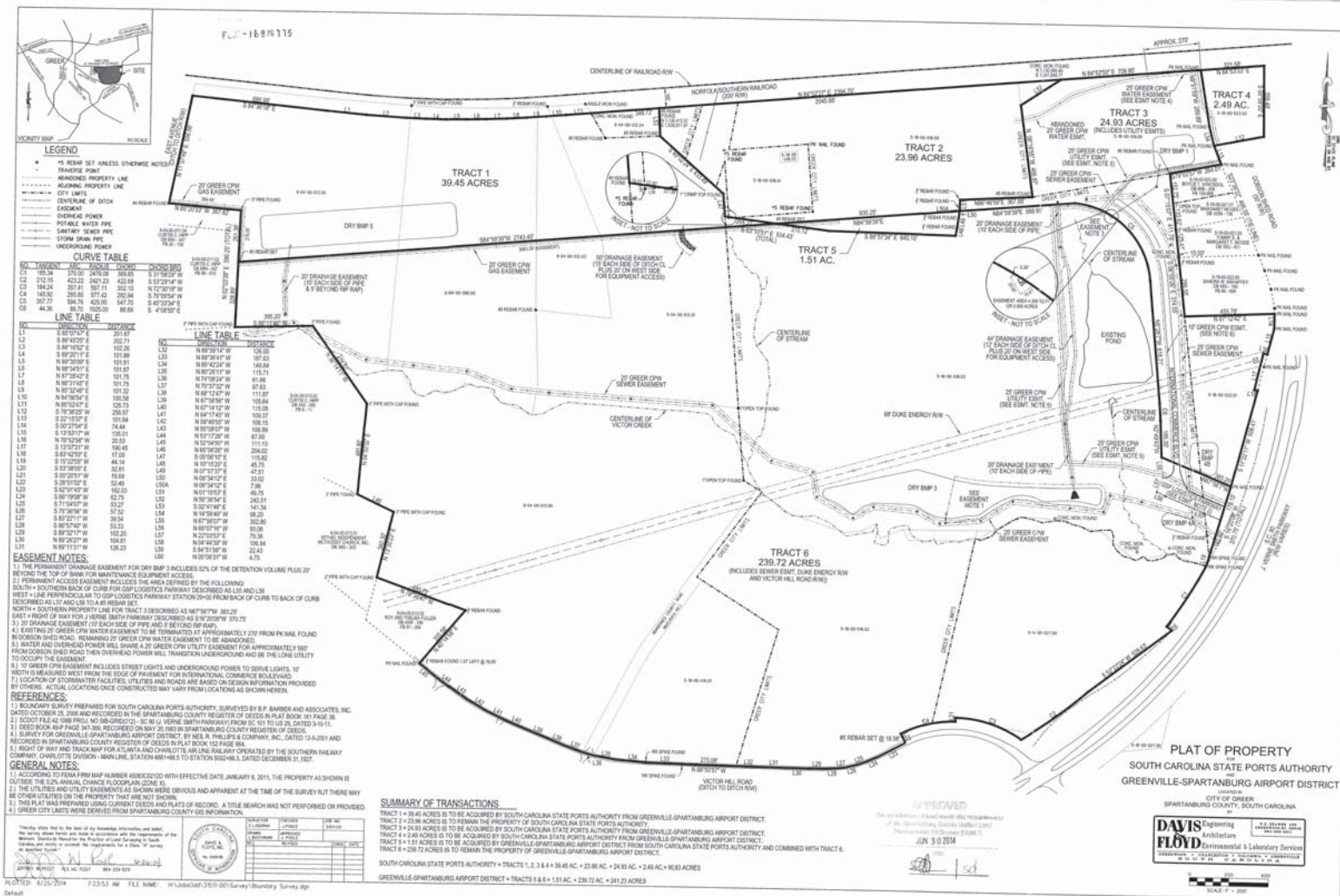
Responsible Person Connected with the Transaction
Attorney for Grantee

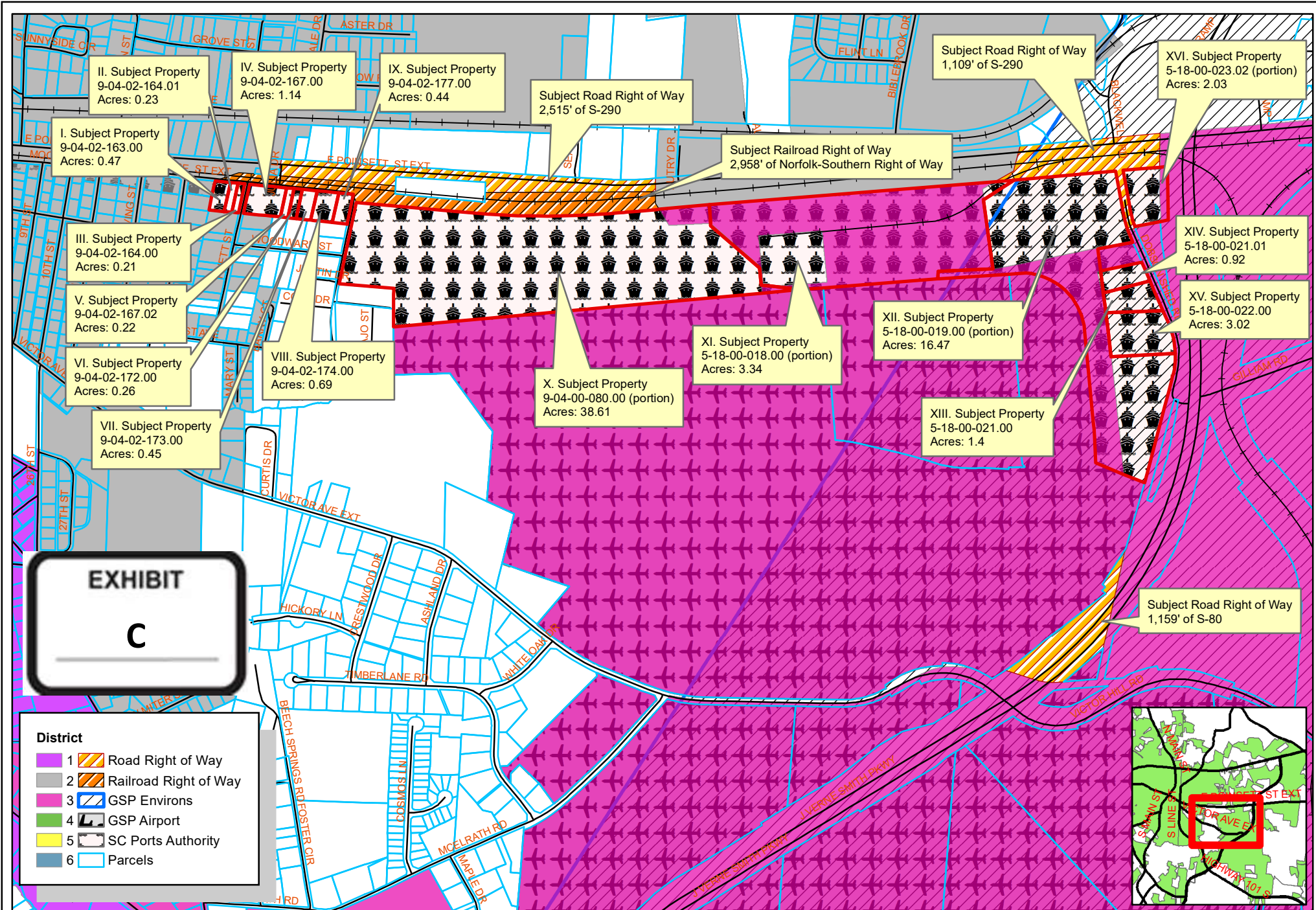
SWORN to before me this 25th
day of June, 2014.

Notary Public for SC

My Commission Expires: 2-27-23

380 Dobson Shed Road





Ordinance 44-2017



EXHIBIT D



0 250 500

PANEL 0362E

FIRM

**FLOOD INSURANCE RATE MAP
GREENVILLE COUNTY,
SOUTH CAROLINA
AND INCORPORATED AREAS**

PANEL 362 OF 625

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

<u>COMMUNITY</u>	<u>NUMBER</u>	<u>PANEL</u>	<u>SUFFIX</u>
GREENVILLE COUNTY	450089	0362	E
GREER, CITY OF	450200	0362	E

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.



MAP NUMBER
45045C0362E

**MAP REVISED
AUGUST 18, 2014**

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov



AGENDA
GREER CITY COUNCIL
1/23/2018

Second and Final Reading of Ordinance Number 2-2018

Summary:

AN ORDINANCE AMENDING CHAPTER 18 BUSINESS LICENSE, ARTICLE II LICENSING, SECTIONS 18-32, 18-34, AND 18-52, APPENDIX A, APPENDIX B, AND APPENDIX C TO ADD DEFINITIONS, CLARIFY THE APPLICABILITY OF MINIMUM AND MAXIMUM TAX, AND TO REFLECT CHANGES IN BUSINESS LICENSE TAX RATES AND THE RECLASSIFICATION OF VARIOUS INDUSTRY SECTORS. (Action Required)

ATTACHMENTS:

Description	Upload Date	Type
☐ Ordinance 2-2018	1/5/2018	Ordinance

ORDINANCE NUMBER 2-2018

AN ORDINANCE AMENDING CHAPTER 18 BUSINESS LICENSE, ARTICLE II LICENSING, SECTIONS 18-32, 18-34 AND 18-52, APPENDIX A, APPENDIX B, AND APPENDIX C TO ADD DEFINITIONS, CLARIFY THE APPLICABILITY OF MINIMUM AND MAXIMUM TAX, AND TO REFLECT CHANGES IN BUSINESS LICENSE TAX RATES AND THE RECLASSIFICATION OF VARIOUS INDUSTRY SECTORS

WHEREAS, the City of Greer City Council at various times reviews the city ordinances to make necessary improvements and/or changes; and,

WHEREAS, the City of Greer City Council recognizes the impact of local businesses to the business climate in the region and the local economy of the City of Greer; and,

WHEREAS, the City of Greer City Council desires to create and continue a business friendly culture;

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Greer, South Carolina that the Greer City Code of Ordinances Chapter 18 Business License, Article II Licensing, Sections 18-32, 18-34, and 18-52, Appendix A, Appendix B and Appendix C be amended as follows:

ARTICLE II. – LICENSING

Sec. 18-32. – Definitions. (adds the following definition to the list)

Group of affiliated businesses means all business entities that control, are controlled by, or are under common control with, another business entity.

Sec. 18-34. – License Tax.

- (b) A separate license shall be required for each place of business and for each classification or business conducted at one place. If gross income cannot be separated for classifications at one location, the license tax shall be computed on the combined gross income for the classification requiring the highest rate. A license tax based on gross income shall be computed on the gross income for the preceding calendar or fiscal year. The tax for a new business shall be the base tax. The initial tax for an annexed business shall be ~~prorated for~~

the number of months remaining in the license year the base tax. No refund shall be made for a business which is discontinued.

(c) No business, or group of affiliated businesses collectively, shall be required to pay more than \$1,000,000.00 in license tax during any calendar year.

Sec. 18-52. - Classification and rates.

APPENDIX A
CLASS 8 RATES

- (8.3) NAICS 31 – 33 – Manufacturing (all types);
NAICS 42 - Wholesale Trade;
NAICS 484 – Truck Transportation;
NAICS 493 – Warehousing and storage facilities;

Minimum on first \$2,000.00	\$250.00	Plus
Per \$1,000.00, or fraction over:		
\$2,000.00 - \$50,000,000.00		\$.40
\$50,000,000.00 - \$100,000,000.00		\$.30
\$100,000,000.00 - \$200,000,000.00		\$.20
\$200,000,000.00 and greater - <u>\$500,000,000</u>		\$.10
<u>\$500,000,000 - \$1,000,000,000</u>		<u>\$.05</u>
<u>\$1,000,000,000 and greater</u>		<u>\$.01</u>

BUSINESS LICENSE CLASS BY NAICS CODE

APPENDIX B
NAICS NUMERICAL INDEX (2013 DATA)

NAICS	RATE CLASS	INDUSTRY SECTOR
31-33	8	Manufacturing
42	1 8	Wholesale trade
48-49	1	Transportation and warehousing
484	1 8	Truck transportation
493	2 8	Warehousing and storage facilities

BUSINESS LICENSE CLASS SCHEDULE BY RATE CLASS

APPENDIX C
RATE CLASS INDEX (2013 DATA)

NAIC	INDUSTRY SECTOR
Rate Class 1	
42	Wholesale trade
484	Truck Transportation
48-49	Transportation and Warehousing
Rate Class 2	
493	Warehousing and storage facilities
Rate Class 8	
31-33	Manufacturing
<u>42</u>	<u>Wholesale trade</u>
<u>484</u>	<u>Truck Transportation</u>
<u>493</u>	<u>Warehousing and storage facilities</u>

All ordinances in conflict with this ordinance are hereby repealed.

This ordinance shall be effective on the date of final reading.

CITY OF GREER, SOUTH CAROLINA

Richard W. Danner, Mayor

ATTEST:

Tammela Duncan, Municipal Clerk

Introduced by:

First Reading: January 9, 2018

Second and
Final Reading: January 23, 2018

Approved as to Form:

John B. Duggan, City Attorney

Category Number: X.
Item Number: A.



AGENDA
GREER CITY COUNCIL
1/23/2018

Bid Summary- Playground Fall Safety Material

Summary:

Bid results will be presented for the installation of playground fall safety material in playgrounds operated by the Parks and Recreation Department. Approval is requested to award the bid. (Action Required)
Red Watson, Assistant Director of Parks and Recreation

Executive Summary:

ATTACHMENTS:

Description	Upload Date	Type
▣ Bid Summary	1/19/2018	Cover Memo

2018 Playground Fall Safety Material

Bid No.	Contractor Name	Paperwork y/n	Bid Bond y/n	Business License y/n	Liability Insurance	Bid Amount
1	Cason Companies Inc.	Y	N/A	Y	Y	\$21,147.00
2						
3						
4						
5						
6						
7						
8						
9						
10						

--	--	--	--	--	--	--

Category Number: X.
Item Number: B.



AGENDA
GREER CITY COUNCIL
1/23/2018

Lease Agreement- Greenville County EMS

Summary:

**LEASE AGREEMENT BETWEEN CITY OF GREER AND GREENVILLE COUNTY
EMERGENCY MEDICAL SERVICES FOR THE USE OF 0.27 ACRES LOCATED OFF
MEMORIAL DRIVE IN GREER, TAX MAP G014000300400. (Action Required)
Presented by Edward Driggers, City Administrator**

Category Number: X.
Item Number: C.



AGENDA
GREER CITY COUNCIL
1/23/2018

First and Final Reading of Resolution 1-2018

Summary:

A RESOLUTION TO ADOPT THE SPARTANBURG COUNTY MULTI-JURISDICTIONAL HAZARD MITIGATION PLAN (Action Required)
Presented by Fire Chief Dorian Flowers

ATTACHMENTS:

Description	Upload Date	Type
☐ Resolution 1-2018	1/19/2018	Cover Memo

**RESOLUTION 1-2018 TO ADOPT THE
SPARTANBURG COUNTY MULTI-JURISDICTIONAL HAZARD
MITIGATION PLAN**

WHEREAS, City of Greer is vulnerable to an array of natural hazards that can cause loss of life and damages to public and private property; and

WHEREAS, the City of Greer desires to seek ways to mitigate situations that may aggravate such circumstances; and

WHEREAS, the development and implementation of a hazard mitigation plan can result in actions that reduce the long-term risk to life and property from natural hazards; and

WHEREAS, it is the intent of the City of Greer to protect its citizens and property from the effects of natural hazards by preparing and maintaining a local hazard mitigation plan; and

WHEREAS, it is also the intent of the City of Greer to fulfill its obligation under Section 322: Mitigation Planning, of the Robert T. Stafford Disaster Relief and Emergency Assistance Act to remain eligible to receive state and federal assistance in the event of a declared disaster affecting the City of Greer; and

WHEREAS, City of Greer in coordination Spartanburg County has prepared a multi-jurisdictional hazard mitigation plan with input from the appropriate local and state officials;

WHEREAS, the South Carolina Emergency Management Division and the Federal Emergency Management Agency have reviewed the Spartanburg County Multi-Jurisdictional Hazard Mitigation Plan for legislative compliance and have approved the plan pending the completion of local adoption procedures;

NOW, THEREFORE, BE IT RESOLVED that the Greer City Council hereby:

1. Adopts the Spartanburg County Multi-Jurisdictional Hazard Mitigation Plan; and
2. Agrees to take such other official action as may be reasonably necessary to carry out the proposed actions of the Plan.

Adopted on _____, 2017.

, Chair
City of Greer



AGENDA
GREER CITY COUNCIL
1/23/2018

First Reading of Ordinance 3-2018

Summary:

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY OWNED BY JONES AVENUE PARTNERS, LLC (INDU VAKHARIA) LOCATED AT JONES AVENUE BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF DRD, DESIGN REVIEW DISTRICT, FOR SAID PROPERTY (Action Required)

ATTACHMENTS:

Description	Upload Date	Type
▣ Council Memo	1/18/2018	Cover Memo
▣ Ordinance 3-2018	1/19/2018	Cover Memo
▣ Petition	1/18/2018	Cover Memo
▣ Exhibit A	1/18/2018	Cover Memo
▣ Exhibit B	1/18/2018	Cover Memo
▣ Exhibit C	1/18/2018	Cover Memo
▣ Exhibit D	1/18/2018	Cover Memo
▣ Checklist	1/18/2018	Cover Memo

Memorandum

To: Mr. Ed Driggers, City Administrator
From: Kelli McCormick, AICP, Planning Manager
Subject: Ordinance #03-2018
Date: January 17, 2018
CC: Elizabeth Adams, Executive Administrative Assistant

Ordinance #03-2018 is an annexation and zoning request for property located on Jones Avenue in Greenville County. The parcel for annexation is 21.94 acres. The property is proposed for residential development with a Design Review District zoning. The development will contain single-family residences and townhomes.

The Planning Commission will conduct a public hearing on February 19, 2018 for the zoning of this parcel.

ORDINANCE NUMBER 3-2018

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY OWNED BY JONES AVENUE PARTNERS, LLC (INDU VAKHARIA) LOCATED AT JONES AVENUE BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF DRD, DESIGN REVIEW DISTRICT, FOR SAID PROPERTY

WHEREAS, Jones Avenue Partners, LLC (Indu Vakharia) is the owner of property located at Jones Avenue more particularly described on the legal description attached hereto marked as Exhibit A, the plat attached hereto marked as Exhibit B, the map attached hereto marked as Greenville County Parcel Number G006000101000 containing approximately 21.94 +/- acres attached hereto marked as Exhibit C and the National Flood Insurance Program Flood Insurance Rate Map No. 45045C0361E attached hereto marked as Exhibit D; and

WHEREAS, the property currently has zero (0) occupants; and

WHEREAS, Jones Avenue Partners, LLC (Indu Vakharia) has petitioned the City of Greer to annex their property by one-hundred percent (100%) petition; and

WHEREAS, the property is now outside the city limits of Greer but adjoins the city limits; and

WHEREAS, the property owner has requested that the subject property be zoned DRD, Design Review District; and

WHEREAS, the requested zoning is consistent with the land uses in the general area and the land planning of the city.

NOW, THEREFORE, be it ordained by the Mayor and Council of the City of Greer,

South Carolina, as follows:

1. ANNEXATION: The 21.94 +/- acres and 43' of Jones Avenue roadway of property shown in red on the attached map owned by Jones Avenue Partners, LLC (Indu Vakharia) located at Jones Avenue more particularly described on the attached map as Greenville County Parcel Number G006000101000 is hereby annexed into the corporate city limits of the City of Greer.
2. ZONING ASSIGNMENT: The above referenced property shall be zoned DRD, Design Review District pending confirmation or rezoning pursuant to the applicable City of Greer Zoning Ordinance.
3. LAND USE MAP: The above reference property shall be designated as Employment Center on the Land Use Map contained within the 2010 Comprehensive Plan for the City of Greer.
4. FLOOD INSURANCE RATE MAP: This ordinance shall adopt The National Flood Insurance Program Flood Insurance Rate Map Number 45045C0361E.
5. DISTRICT ASSIGNMENT: The above referenced property shall be assigned to City Council District #5.

This ordinance shall be effective upon second reading approval thereof.

CITY OF GREER, SOUTH CAROLINA

Richard W. Danner, Mayor

ATTEST:

Tammela Duncan, Municipal Clerk

Introduced by:

First Reading: January 23, 2018

Second and
Final Reading: March 13, 2018

Approved as to Form:

John B. Duggan, City Attorney



301 East Poinsett Street
Greer, South Carolina 29651
(864) 801-2009

Petition For Annexation

The persons whose signatures appear below are freeholders owning real property in an area, which is contiguous to the City of Greer and which, is proposed to be annexed into the City. The freeholder(s) of property located on or at JONES AVE. more particularly described on the deed (or legal description) attached hereto marked as Exhibit A; the plat attached hereto marked as Exhibit B; Tax Parcel Map with Number 6006000161000 attached hereto marked as Exhibit C containing approximately 21.94 acres; identify that area more particularly. That highlighted or marked portion is incorporated by reference as a description of the area. By their signatures, the freeholders petition the City Council to annex the entire area.

This petition is submitted under the provisions of S.C. Code §5-3-150(3), authorizing the City Council to annex an area when presented with a petition signed by **one hundred (100%) percent** of the freeholders owning **one hundred (100%) percent** of the assessed value of real property in an area proposed to be annexed. This petition and all signatures thereto shall be open for public inspection on demand at the City Hall, located at the address set forth above. If the petition is still in circulation for signatures, or otherwise not available, at the time demand is made, then it shall be made available as soon thereafter as reasonably practical. Any person who seeks to challenge the annexation, and who has standing to do so, should act in accord with the requirements of Chapter 3 of Title 5 of the South Carolina Code.

DATE OF PETITION: This petition is dated this 5 day of JANUARY, 2018 before the first signature below is attached. By law, all necessary signatures must be completed within six (6) months of the identified date; but this petition shall be deemed complete if the requisite number of signatures is acquired sooner.

Print Name: <u>INDU VAKHARIA</u>	Print Name: _____
Signature: <u>[Signature]</u>	Signature: _____
Address: <u>109B Regency Commons</u>	Address: _____
Witness: <u>[Signature] Greer SC</u>	Witness: _____
Date: <u>1-5-18</u>	Date: _____
Parcel Address: <u>JONES AVE</u>	Parcel Address: _____
Tax Map Number: <u>6006000161000</u> ✓	Tax Map Number: _____



**ZONING MAP AMENDMENT APPLICATION
(ZONING & REZONING)**

Date 01/11/18

(Fees for this application are based on a sliding scale - See Fee Schedule)

Tax Map Number(s) G006000101000 ✓
Property Address(s) Jones Ave., Greer, SC
Acreage of Properties 21.94 County Greenville

Applicant Information

Name Jones Avenue Partners, LLC
Address 109-B Regency Commons Drive
Greer, SC 29650
Contact Number 864-801-1551
Email indu@unique-builders.net

Property Owner Information

(If multiple owners, see back of sheet)

✓ Name same as applicant
Address _____
Contact Number _____
Email _____

Pursuant to Section 6-29-1145 of the South Carolina Code of Laws, is this tract or parcel restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the activity described? Yes _____ No X

The applicant hereby requests that the property described be zoned *(in the case of Annexation)* or rezoned from unzoned to DRD.

Existing Use: Vacant Proposed Use: Single-family & Townhomes

Signature(s) Jessu Volkman,
Member, Jones Ave Partners, LLC

*If not the property owner, an
Acting Agent Authorization from
will be required at the time of
submittal.*

All zoning classifications, permitted uses and fees are available at www.cityofgreer.org

OFFICE USE ONLY

Date Filed 1-11-18
Meeting Date 2-19-18

Case No. AN 2018-03

See SUB 2018-04 (DRD)

See Reverse

DEED BY A CORPORATION OR PARTNERSHIP

EXHIBIT

A

STATE OF SOUTH CAROLINA)

COUNTY OF GREENVILLE)

KNOW ALL MEN BY THESE PRESENTS: That "Two B's" & "Three G's" b y J&K, LLC, (Grantor/s) for and in consideration of the sum of **Six Hundred Thousand and No/100 (\$600,000.00) Dollars**, to the Grantor herein paid, the receipt of which is hereby acknowledged has granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto **Jones Avenue Partners, LLC, their heirs and assigns forever**, (Grantee) the following property:

All that certain piece, parcel or lot of land, located in County of Greenville, State of South Carolina, and being known as "25.022 acres on Jones Avenue" as shown on Plat entitled "Survey for Jones Avenue Partners, LLC" prepared by 3D Land Surveying, Inc., on 06/07/07 and recorded in Greenville County on 7-26-07 in Plat Book 1645 at Page 15. Reference to said plat for a metes and bounds description.

For derivation of title see Deed of Jones Avenue Properties Holdings, LLC recorded in County on 11/20/01 in Deed Book 1974 at Page 969.

GRANTEES MAILING ADDRESS: 101-A Regency Commons Dr., Greer, SC 29650

TMS#: G006000101000

This conveyance is made subject to easements and restrictions of record and otherwise affecting the property

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the Premises belonging, or in anywise incident appertaining.

TO HAVE AND TO HOLD, all and singular the premises before mentioned unto the Grantee, his heirs successors and assigns forever.

AND the Grantor does hereby bind itself and its successors to warrant and forever defend all and singular the premises unto the Grantee his heirs successors, and assigns, against itself and its successors, and against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

Any reference in this instrument to the plural shall include the singular, and vice versa. Any reference to one gender shall include the others, including the neuter. Such words of inheritance shall be applicable as are required by the gender of the Grantee.



2007072425 DEED
2 PGS
Book DE 2279 Page 1652-1653
Cons. \$600,000.00
July 20, 2007 12 38 51
Rec \$10.00 Cnty Tax \$660.00 State Tax \$1,560.00

FILED IN GREENVILLE COUNTY, SC

- IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name by its undersigned officer(s) or partner(s) and its seal to be hereto affixed.

DATE: 07/12/07

Signed, Sealed and Delivered

in the Presence of:

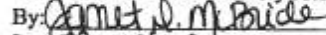


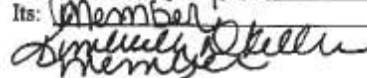
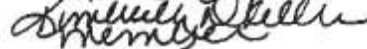
Witness



Witness

"Two B's" & "Three G's" b y J&K, LLC

By: 

Its: 


STATE OF SOUTH CAROLINA

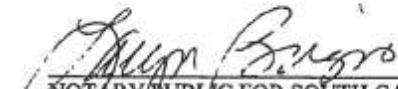
)

ACKNOWLEDGMENT

COUNTY OF GREENVILLE

)

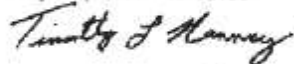
The foregoing instrument was acknowledged by Grantor before me this 12th day of July, 2007.



NOTARY PUBLIC FOR SOUTH CAROLINA

My commission expires: 1/30/16

FILED FOR RECORD IN GREENVILLE COUNTY, SC ROD
2007072425 Book: DE 2279 Page: 1652-1653
July 20, 2007 12:38:51



NOTE: EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAN, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: RIGHTS-OF-WAY, EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND USE REGULATIONS AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. THIS SURVEY DOES NOT CONSTITUTE A TITLE RESEARCH, FLOOD STUDY, WETLAND DELINEATION OR ENVIRONMENTAL INSPECTION BY SURVEYOR. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO EVIDENCE OR STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONDITIONS, CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.

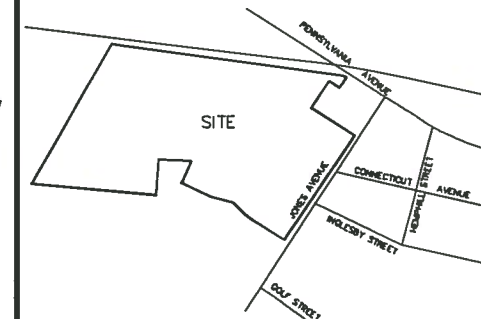
THIS SURVEY IS OF AN EXISTING PARCEL(S) OF LAND AND DOES NOT CREATE A NEW ROAD, CHANGE AN EXISTING ROAD OR ALTER ANY PROPERTY LINES.
THIS PLAN IS NOT A SUBDIVISION AS DEFINED IN THE GREENVILLE COUNTY LAND DEVELOPMENT REGULATIONS, ARTICLE 2, DEFINITIONS.

EXHIBIT

B

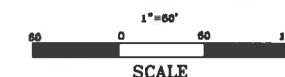


P.O. BOX 8494 GREENVILLE, SC 29604
(864) 272-0274 info@3dls.net



LOCATION MAP
NOT TO SCALE

DRAWN BY: JUSTIN	DATE: 1-5-18	DEED BOOK: 2279-1652
CREATED BY: DMM	DATE: 1-5-18	PLAT BOOK:
FIELD CREW: RS/BC/FH	DATE: 1-3-18	SOIL PROJECT: 3D-170263
TAX MAP: G006000101000		
REV	DATE	REVISIONS



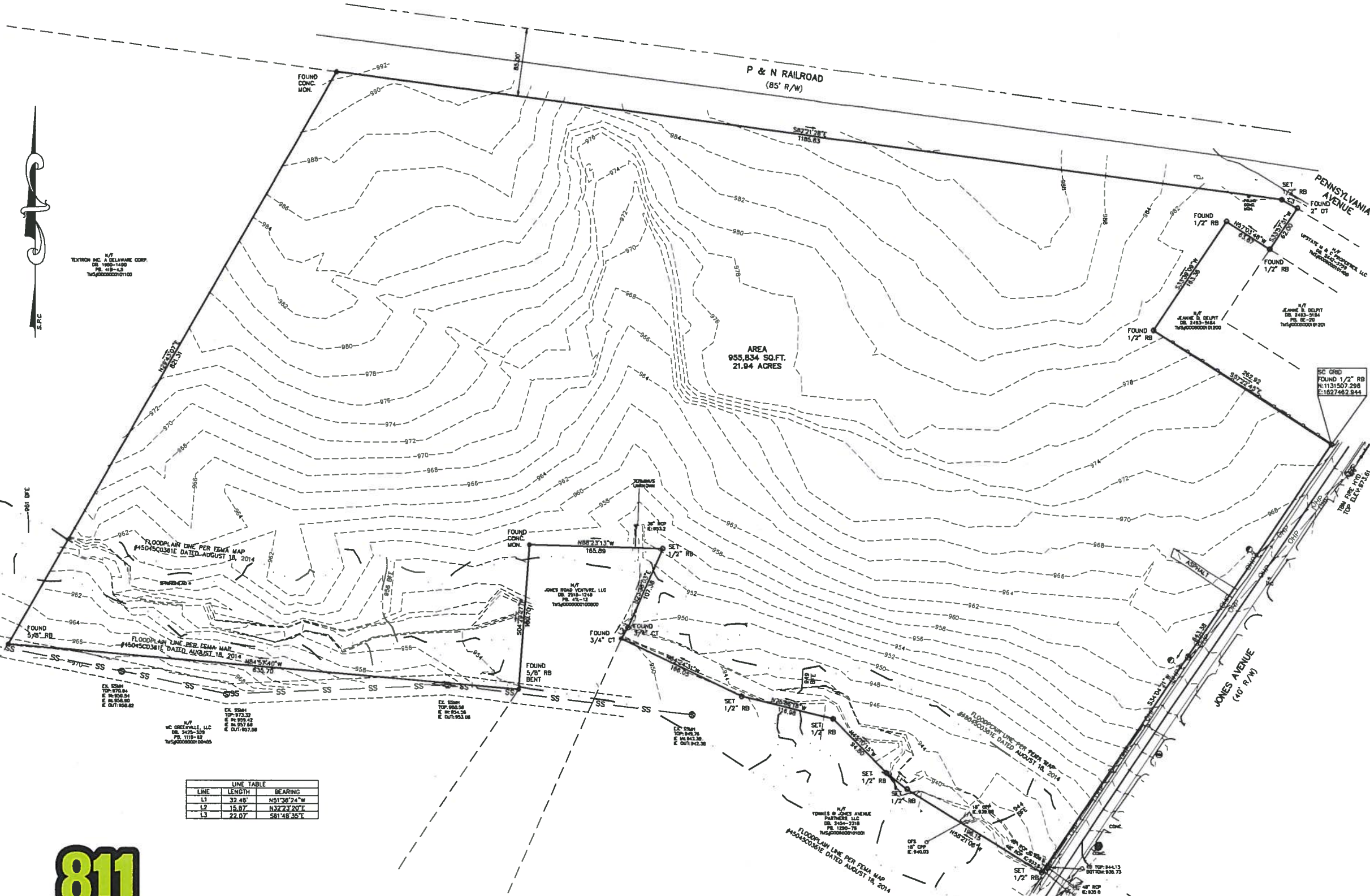
LEGEND	
CT CRIMP TOP	BY GAS VALVE
EP EDGE OF PAVEMENT	LP LIGHT POLE
SR SOLID ROAD	MHSD MANHOLE (SD)
N&C NAIL & CAP	MHSS MANHOLE (SS)
OT OPEN TOP	PP POWER POLE
RB REBAR	TEL TELEPHONE PED
R/W RIGHT OF WAY	WM WATER METER
EGE ELEC TRANS	WV WATER VALVE
GM GAS METER	CB CATCH BASIN
FD FIRE HYDRANT	DI DROP INLET
CTV CABLE TV	SD STORM DRAIN
X FENCE LINE	SS SANITARY SEWER
FOC FIBER OPTIC CABLE	UGP UNDERGROUND POWER
GL GAS LINE	UGT UNDERGROUND TEL
DHP OVERHEAD POWER	W WATER LINE
OWT OVERHEAD TELEPHONE	

SURVEY FOR

JONES AVENUE
PARTNERS, LLC

JONES AVENUE
GREENVILLE COUNTY, SOUTH CAROLINA

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON 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 "B" SURVEY AS SPECIFIED THEREIN. ALSO THERE ARE NO KNOWN VISIBLE ENCROACHMENTS OR PROJECTIONS AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN. THIS STRUCTURE IS NOT LOCATED IN A DESIGNATED F.L.R.M. FLOOD HAZARD AREA.



LINE	LENGTH	BEARING
L1	32.45'	N51°36'24\"W
L2	15.87'	N32°23'20\"E
L3	22.07'	S61°18'35\"E



THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE LOCATION SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL SHOWN BASED ON EXISTING UTILITIES. BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

- 1.) ACCORDING TO FIRM PANELS 450-H-000355E AND 450-H-000356E FOR GREENVILLE COUNTY, SOUTH CAROLINA, WITH AN EFFECTIVE DATE OF AUGUST 18, 2014, A PORTION OF THIS PROPERTY IS LOCATED IN A DESIGNATED FLOOD HAZARD AREA.
- 2.) THIS SURVEY IS ORIENTED TO THE SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM, NAD 83/2011. ALL PROPERTY BEARINGS SHOWN ARE BASED ON S.C. GRID NORTH. ALL DISTANCES SHOWN ARE ACTUAL GROUND MEASURED DISTANCES.
- 3.) UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE IN LOCATION BASED UPON ABOVE GROUND EVIDENCE OR RECORD DRAWINGS. THE SURVEYOR DOES WARRANT THE EXISTENCE OR NON-EXISTENCE OF ANY OTHER UNDERGROUND UTILITIES, EITHER IN SERVICE OR ABANDONED.

EXHIBIT

C

Subject Property
G006000101000
Acres: 21.94

Subject Right of Way
43' of Jones Ave

District

- 1
- 2
- 3
- 4
- 5
- 6
- Parcels
- Right of Way
- Streets

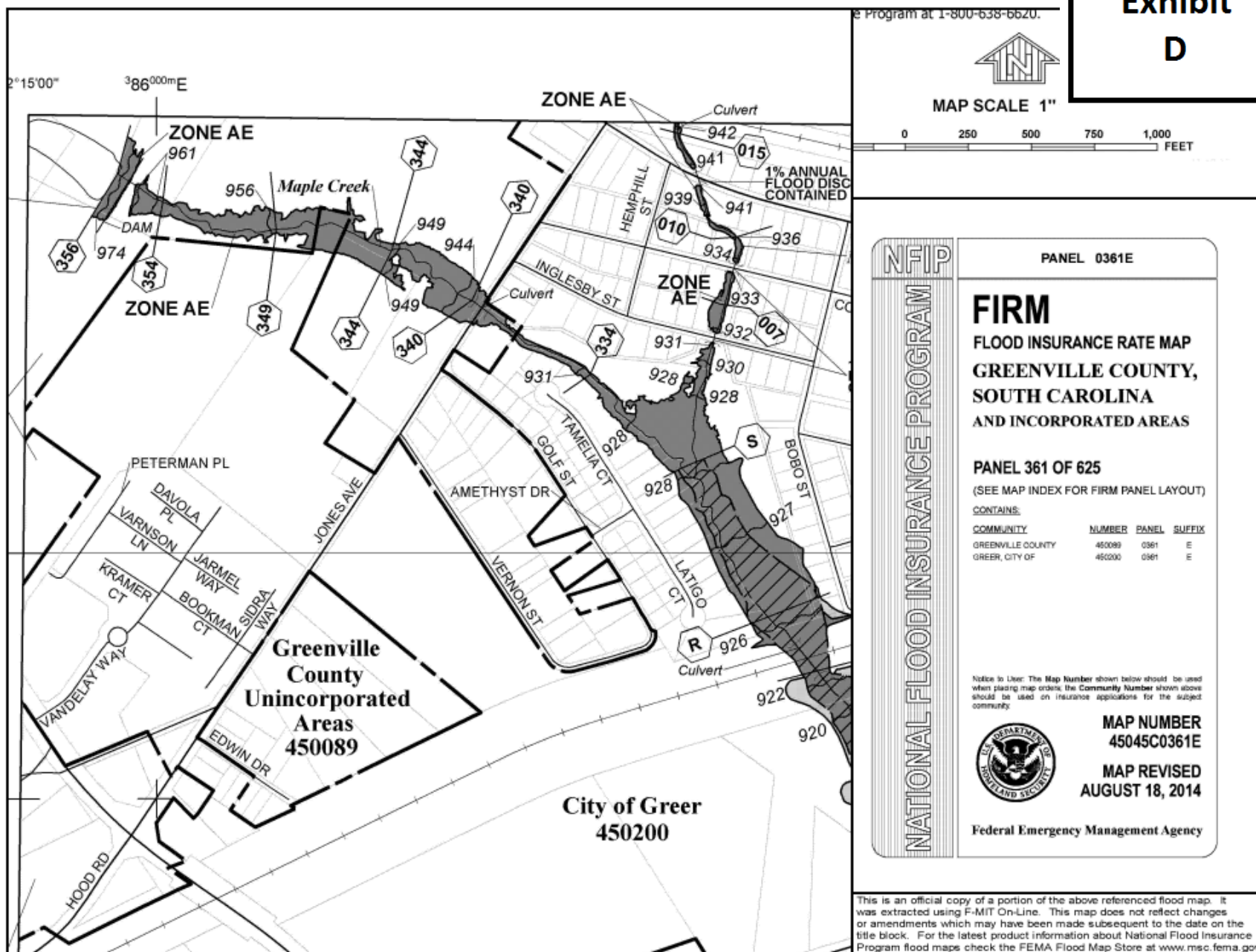
Ordinance 03-2018



0 250 500 750 1,000 Feet

The City of Greer Planning/Zoning Department does not guarantee the accuracy or the correctness of this map nor assumes any legal responsibility for the information contained on it. This map is not a legal document. This map is based on the South Carolina State Plane Coordinate System using the 1983 adjustment of the North American Datum. All rights reserved. No part of this map may be reproduced or used in any form or by any means without the expressed written consent of the City of Greer Planning/Zoning Department.

Exhibit D



ANNEXATION CHECKLIST

FREEHOLDERS NAME & ADDRESS	Jones Avenue Partners, LLC (Indu Vakharia) 109-B Regency Commons Drive, Greer SC 29650
PROPERTY ADDRESS	Jones Avenue

PROPERTY INFORMATION

X	GREENVILLE COUNTY PARCEL IDENTIFICATION NUMBER	G006000101000
	SPARTANBURG COUNTY PARCEL IDENTIFICATION NUMBER	
ACREAGE or LOT SIZE	21.94	CURRENT LAND USE
		vacant
NUMBER OF OCCUPANTS	0	CURRENT ETHNIC POPULATION
		0
PROPOSED POPULATION	0	
		FIRM NUMBER
		45045C0361E
AIRPORT ENVIRONS	No	
CURRENT ZONING	Unzoned	
REQUESTED ZONING	DRD, Design Review District	
LAND USE MAP	No current Designation, but near Residential Land Use 3	
FUTURE LAND USE MAP	No current Designation, but near Residential Land Use 3	
ROAD RIGHT-OF-WAY	INCLUDED ROADWAY	Yes
STATE	43' of Jones Avenue	
COUNTY		

DOCKET INFORMATION

PLANNING COMMISSION DOCKET NUMBER	AN 2018-03	PUBLIC HEARING DATE	2/19/18
STAFF RECOMMENDATION		P/C RECOMMENDATION	
PETITION METHOD	100% <input checked="" type="checkbox"/>	75% <input type="checkbox"/>	DATE
OWNERSHIP & DESCRIPTION VERIFICATION	Kelli McCormick		DATE
			1/17/18
ORDINANCE NUMBER	03-2018		
CITY COUNCIL DATES	FIRST READING	1/23/18	SECOND READING
			3/13/18
ANNEXATION PLANNING COMMITTEE			
SPECIAL PURPOSE DISTRICT	Greer City Fire		
UTILITY PROVIDERS	CPW		

Category Number: X.
Item Number: E.



AGENDA
GREER CITY COUNCIL
1/23/2018

First Reading of Ordinance 4-2018

Summary:

Ordinance to allow the City Administrator or Mayor to execute the appropriate documents to disaffirm, waive, and relinquish any rights it may have in the subject property, identified as Berkshire Place, pursuant to the Corrective Deed and file with the Greenville County ROD office and document evidencing the same.

Category Number: XI.
Item Number: A.



AGENDA
GREER CITY COUNCIL
1/23/2018

Economic Development

Summary:

Request: Motion for Council to go into Executive Session to discuss matters relating to Berkshire Place; as allowed by State Statute Section 30-4-7(a)(5)