
AGENCY: Department of Administration, Facilities Management and Property Services

SUBJECT: Real Property Conveyance -Walmart

The SC State Ports Authority (Port) requests approval to sell and convey approximately 244.3 acres of land for the nominal sum of One Dollar (\$1.00) to Wal-Mart Stores East LP. The parcel is part of a larger tract consisting of 941 acres generally known as the Ridgeville Industrial Campus located in Dorchester County. In purchasing this property, the Port sought to develop the Ridgeville Industrial Campus for the purposes of fostering, increasing, and stimulating the shipment of freight and commerce through the harbors and seaports in South Carolina.

In 2017, the Port began negotiating with Walmart to locate a distribution center in South Carolina and Walmart has agreed to develop, construct, and operate a distribution center on a portion of the Ridgeville Industrial Campus. This sale provides a location for an economic development project with an estimated capital investment of \$220,000,000. Once operational, the Distribution Center will be Walmart's third-largest distribution facility in the country and will supply several regional distribution centers and support approximately 850 Walmart stores and Sam's Clubs across South Carolina and beyond. In addition, the Distribution Center is expected to create over 1,000 local jobs, which will directly benefit the economies and tax base of both South Carolina and Dorchester County.

The SC Ports Authority is requesting to sell the parcel for below the appraised value given the significant financial and economic benefits that will result from the Distribution Center Project.

The Port and Wal-Mart have negotiated a Contribution and Development Agreement, which includes a provision for the grant of all necessary easements for ingress and egress to and from the property and for the grant of a non-exclusive, limited, and permanent easement over the Port's remaining land as may be necessary for stormwater facilities to serve the Property.

AUTHORITY ACTION REQUESTED:

As requested by the SC State Ports Authority through the Department of Administration, approve granting the referenced real property sale of approximately 244.3 acres of land for the nominal sum of One Dollar (\$1.00) to Walmart Stores East LP by the SC State Ports Authority.

ATTACHMENTS:

Ports Authority Summary; Agenda item worksheet and attachments

S.C. Ports Authority and Wal-Mart Stores East, LP Property Transaction Summary

SUMMARY

Subject of Request. The South Carolina State Ports Authority (Port) is seeking approval from the South Carolina State Fiscal Accountability Authority (SFAA) at its October 13, 2020, meeting to sell to Walmart (through Wal-Mart Stores East LP) approximately 250 acres located in the Ridgeville Industrial Campus in Dorchester County, South Carolina (Subject Property).

Appraised Value of Subject Property. \$5,040,000.00

Proposed Sales Price of Subject Property. In light of the economic benefits the Walmart project will bring to the State of South Carolina and local communities and as part of a global incentive package offered by state and local entities, the Port has agreed to sell the Subject Property to Walmart for the nominal fee of \$1.00.

Basis for Request. For several years, the Port has explored opportunities to expand the shipment of freight and commerce by attracting new port-dependent cargo owners, specifically those with a presence in retail markets that sell across multiple channels and platforms. Increasing these types of port-dependent cargo owners will directly increase shipping volumes through the Ports' harbors and seaports and will help diversify its cargo base. In furtherance of this goal, the Port negotiated an agreement with Walmart whereby Walmart would construct and operate an international distribution center (Walmart's seventh) in South Carolina.

In 2018, the Port purchased an approximately 943-acre industrial campus in Ridgeville, Dorchester County, South Carolina, for the purpose of attracting new business that would utilize the Port's cargo and shipping facilities. As a result of these negotiations, Walmart has agreed to construct a new storage and cross-dock international distribution facility (Distribution Center) at the Ridgeville Industrial Campus.

The Distribution Center will span nearly 3 million square feet and will cost Walmart approximately \$220,000,000 to construct. The facility will consist of two distribution buildings, approximately 2,200 spaces for trucks, and approximately 500 loading docks. Once operational, the Distribution Center will be Walmart's third-largest distribution facility in the country and will supply several regional distribution centers and support approximately 850 Walmart stores and Sam's Clubs across South Carolina and beyond.

Once operational, the Distribution Center is expected to create over 1,000 local jobs, which will directly benefit the economies and tax base of both South Carolina and Dorchester County. The Port also anticipates that the Distribution Center will directly increase volumes at the Port of Charleston by approximately 5%, or approximately 70,000 containers a year, and will help the Port diversify its cargo base. The Port anticipates that the Distribution Center will attract other importers to the Ridgeville Industrial Campus as well as warehouses that will use the site's rail service to transport forest, agricultural, and other products for export.

State and Local Incentives. In recognition of the numerous economic benefits that are expected to be realized as a result of the Distribution Center, the Port, several State entities, and county and local governments, have agreed to provide certain incentives to Walmart in connection with the

S.C. Ports Authority and Wal-Mart Stores East, LP Property Transaction Summary

project. These incentives include the Port selling to Walmart 250-acres located in the Ridgeville Industrial Campus for the nominal fee of \$1.00.

Effect of the Sale on the General Fund. The Port's purchase of the Ridgeville Industrial Campus and proposed sale of the Subject Property was undertaken with the resources available to the Port and did not and will not impact the State's General Fund.

Port's Continued Need for the Subject Property. As a result of the planned construction of the Distribution Center, the Subject Property is fulfilling its purpose of providing economic development opportunities for users of the Port of its port facilities.

Conclusion. Based upon the significant investment Walmart intends to make in developing, constructing, and operating the Distribution Center and due to the size and scope of the Project, the Port anticipates that the facility will significantly foster and stimulate the shipment of freight and commerce through South Carolina ports.

The Distribution Center is also expected to encourage and expand commerce in the State, to directly and indirectly create jobs in the State, and to be financially advantageous and result in numerous other economic benefits to local areas, the State as a whole, and the Port. As a result of these numerous benefits the Distribution Center will bring to the State of South Carolina and the Port, the sale of the 250-acre parcel located in the Ridgeville Industrial Campus for nominal consideration is in the best interest of the State and its citizens and should be approved by SFAA and/or DOA.

**STATE FISCAL ACCOUNTABILITY AUTHORITY
AGENDA ITEM WORKSHEET**

Meeting Scheduled for: October 13, 2020

Regular Agenda

1. Submitted by:

- (a) Agency: Department of Administration
- (b) Authorized Official Signature:



Ashlie Lancaster, Director

2. Subject: Real Property Conveyance - Walmart

3. Summary Background Information:

The SC State Ports Authority (Port) requests approval to sell and convey approximately 244.3 acres of land for the nominal sum of One Dollar (\$1.00) to Wal-Mart Stores East LP. The parcel is part of a larger tract consisting of 941 acres generally known as the Ridgeville Industrial Campus located in Dorchester County. In purchasing this property, the Port sought to develop the Ridgeville Industrial Campus for the purposes of fostering, increasing, and stimulating the shipment of freight and commerce through the harbors and seaports in South Carolina.

In 2017, the Port began negotiating with Walmart to locate a distribution center in South Carolina and Walmart has agreed to develop, construct, and operate a distribution center on a portion of the Ridgeville Industrial Campus. This sale provides a location for an economic development project with an estimated capital investment of \$220,000,000. Once operational, the Distribution Center will be Walmart's third-largest distribution facility in the country and will supply several regional distribution centers and support approximately 850 Walmart stores and Sam's Clubs across South Carolina and beyond. In addition, the Distribution Center is expected to create over 1,000 local jobs, which will directly benefit the economies and tax base of both South Carolina and Dorchester County.

The SC Ports Authority is requesting to sell the parcel for below the appraised value given the significant financial and economic benefits that will result from the Distribution Center Project.

The Port and Wal-Mart have negotiated a Contribution and Development Agreement, which includes a provision for the grant of all necessary easements for ingress and egress to and from the property and for the grant of a non-exclusive, limited, and permanent easement over the Port's remaining land as may be necessary for stormwater facilities to serve the Property.

4. **What is the Authority asked to do?** Consider approval of the proposed property sale by the SC State Ports Authority to Wal-Mart Stores East LP and the stormwater easement required to serve the property.

5. **What is recommendation of the division of Facilities Management and Property Services?** Consider approval of the proposed property sale by the SC State Ports Authority to Wal-Mart Stores East LP and the stormwater easement required to serve the property.

6. **Private Participant Disclosure – Check one:**

- No private participants will be known at the time the Authority considers this agenda item.
- A Private Participant Disclosure form has been attached for each private participant.
As referenced on the Disclosure forms, a private participant is a natural person or non-governmental legal entity which may directly benefit from, and is participating in or directly associated with, the requested approval.
-

7. **Recommendation of other office (as required)?**

- (a) Authorized Signature: _____
- (b) Office Name: [Click or tap here to enter text](#)
-

8. **List of Supporting Documents:**

- (a) Letter from Randolph R. Lowell of Willoughby & Hoefler, P.A., counsel for the SC State Ports Authority dated September 10, 2020
- (b) Memo from Jim Newsome, President and CEO of the SC State Ports Authority, dated September 23, 2020
- (c) Plat of Subject Property (5 sheets)
- (d) SC Code of Laws Section 54-3-155
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9. **Upload Agenda Item Worksheet and supporting documentation in PDF and native format to the SFAA Authority File Drop.**

WILLOUGHBY & HOEFER, P.A.

ATTORNEYS & COUNSELORS AT LAW

MITCHELL M. WILLOUGHBY
JOHN M.S. HOEFER
RANDOLPH R. LOWELL**
TRACEY C. GREEN
CHAD N. JOHNSTON
JOHN W. ROBERTS
ELIZABETH ZECK*
ELIZABETHANN L. CARROLL
ANDREW J. D'ANTONI
R. WALKER HUMPHREY, II***
ANDREW R. HAND****
J. JOSEPH OWENS

ELIZABETH S. MABRY
J. PATRICK HUDSON
OF COUNSEL

JOSEPH H. FARRELL, III
SPECIAL COUNSEL

*ALSO ADMITTED IN TEXAS
**ALSO ADMITTED IN WASHINGTON, D.C.
***ALSO ADMITTED IN CALIFORNIA
****ALSO ADMITTED IN NORTH CAROLINA

September 10, 2020

Mr. Delbert Singleton
State Fiscal Accountability Authority
Wade Hampton Building, Ste 600
Columbia, SC 29201

Ms. Ashlie Lancaster
South Carolina Department of Administration
1200 Senate Street, Ste. 460
Columbia, SC 29201

Dear Mr. Singleton and Ms. Lancaster:

The purpose of this letter is to notify you of the intention of the South Carolina State Ports Authority (Port) to seek the approval of the State Fiscal Accountability Authority (SFAA) and/or the South Carolina Department of Administration (DOA) for the sale of certain real property located in Dorchester County, South Carolina. A Real Property Transaction Submission & Approval Form relating to this request is attached hereto as **Exhibit A**.

By way of a brief background and introduction, in June 2018, the Port purchased approximately 941 acres located in Dorchester County, South Carolina and which generally is known as the Ridgeville Industrial Campus. In purchasing this property, the Port sought to develop the Ridgeville Industrial Campus for the purposes of fostering, increasing, and stimulating the shipment of freight and commerce through the harbors and seaports in South Carolina. Specifically, the Port acquired this property with the goal of attracting new port-dependent beneficial cargo owners, especially those with a presence in the omnichannel retail market, such as Walmart. By developing the Ridgeville Industrial Campus for such uses and attracting such cargo owners, the Port anticipates that the property will benefit the economies of South Carolina, Dorchester County, and the surrounding areas through the expected creation of new local jobs, the attraction of new commercial and industrial facilities, indirect spending in the community, and many other financial and economic benefits.

In furtherance of these efforts, the Port began negotiating with Walmart in 2017 to locate a distribution center in South Carolina which would utilize the Port's harbors and seaports. Following three years of discussions, which also included other state and local entities, Walmart has agreed to develop, construct, and operate a distribution center (Distribution Center) on a portion of the Ridgeville Industrial Campus. This new storage and cross-dock facility, which will span nearly 3 million square feet, will cost an estimated \$220,000,000 to construct and will consist

OFFICES

COLUMBIA 930 RICHLAND STREET COLUMBIA SC 29201 | 803 252 3300 FAX 803 256 8062
CHARLESTON 133 RIVER LANDING DRIVE SUITE 200 CHARLESTON SC 29492 | 843 619 4426 FAX 843 619 4490

of two distribution buildings, approximately 2,200 spaces for trucks, and approximately 500 loading docks. Once operational, the Distribution Center will be Walmart's third-largest distribution facility in the country and will supply several regional distribution centers and support approximately 850 Walmart stores and Sam's Clubs across South Carolina and beyond. In addition, the Distribution Center is expected to create over 1,000 local jobs, which will directly benefit the economies and tax base of both South Carolina and Dorchester County.

Based upon the significant investment Walmart intends to make in developing, constructing, and operating the Distribution Center and due to the size and scope of the Project, the Port anticipates that the facility will significantly foster and stimulate the shipment of freight and commerce through South Carolina ports. In particular, the Port projects that the Distribution Center will directly increase volumes at the Port of Charleston by approximately 5%. The facility also will help the Port diversify its cargo base beyond manufacturing shipments, which makes up approximately 11% of the Gross Domestic Product (GDP), and into a greater percentage of retail and consumer goods, which makes up approximately 30-35% of the GDP. And as stated previously, the Distribution Center is expected to encourage and expand commerce in the State, to directly and indirectly create jobs in the State, and to be financially advantageous and result in numerous other economic benefits to local areas, the State as a whole, and the Port.

As a result of the numerous benefits the Distribution Center will bring to the State of South Carolina and the Port, the Port soon will be entering into a Contribution and Development Agreement (Agreement) with Walmart. The parties are continuing to negotiate the details of this Agreement. A copy of the contract in substantive form will be provided as soon as these details are substantively finalized. A copy of the Private Participant Disclosure—Legal Entity form will be provided as soon as available. However, I note that Wal-Mart Stores East, LP is a subsidiary of WalMart Inc., which is a publicly traded company. As reflected in the Agreement and in exchange for Walmart constructing and developing the Distribution Center, and in recognition of the significant economic benefits that will result and the increased shipment of freight and commerce through South Carolina ports that is expected to be generated by the Distribution Center, the Port has agreed to sell to Walmart a portion of the Ridgeville Industrial Campus consisting of approximately 244.3 acres. Although the specific boundaries may be slightly modified in order to accommodate the final development plan, which is still under review, the primary boundaries for the relevant parcel (Subject Property) is reflected on the plat attached as **Exhibit B**. Copies of the existing deeds and related documents for the Ridgeville Industrial Complex also are attached as **Exhibit C**. In addition, this sale will be approved by the Port Board at its next scheduled Board meeting on September 23, 2020.

In negotiating the Distribution Center project and preparing for the potential sale of the Subject Property, the Port also commissioned an appraisal, which was performed by Sass, Herrin and Associates, Inc. (Sass Herrin). As reflected in the draft appraisal report dated August 18, 2020, a copy of which is attached as **Exhibit D**, Sass Herrin estimates the value of the Subject Property to be \$5,040,000.00. Given the significant financial and economic benefits that will result from the Distribution Center project, however, the Port has determined that it is appropriate to sell the Subject Property to Walmart for the nominal sum of One Dollar (\$1.00).

Mr. Delbert Singleton
Ms. Ashlie Lancaster
September 10, 2020
Page 3 of 3

As a result of the planned construction of the Distribution Center, the Subject Property is not required for operation of the Port of its port facilities; however, this project will continue to enhance State and local economies, benefit the Port through the increased shipment of freight and commerce through South Carolina ports, and create numerous jobs for South Carolina citizens. Furthermore, the Port further notes that the property sale, for which the Port is presently seeking approval, will be undertaken with the resources available to the Port and has not impacted and will not impact the State's General Fund. Accordingly, and as more fully described above, the Port respectfully requests that SFAA and/or the DOA approve the property sale.

Thank you for your assistance with this matter and, if you have any questions or need any additional information, please do not hesitate to contact me.

Very truly yours,

WILLOUGHBY & HOEFER, P.A.



Randolph R. Lowell



MEMORANDUM

TO: Grant Gillespie

DATE: September 23, 2020

FROM: Jim Newsome

SUBJECT: SFAA Memo on Land Contribution for Walmart

Rationale for Attracting Walmart

- The South Carolina Ports Authority (SCPA) doubled its container volume over a ten-year period of time (2009-2019) almost completely due to the growth of advanced manufacturing in the State of South Carolina.
- As SCPA embarked on a \$2 billion investment cycle starting in 2015 to address required growth in capacity and the deployment of large container ships, it became clear that the next decade would not see the same type of explosive growth in manufacturing. This meant that the SCPA needed to diversify its cargo base into retail distribution.
- The ports of Savannah and Norfolk seized on the growth of retail distribution more than 20 years ago and heavily incentivized large import distribution facilities proximate to their port to attract ship services. Ships go where cargo needs to go. A key component of attracting these large distribution projects was and still is ample availability of land, often outright granted given the size of the customer.
- The logic of cargo base diversification is clear, manufacturing is 11 percent of the U.S. GDP, consumer goods consumption is about 35 percent of the GDP and growing with the expansion of omnichannel distribution. Retail distribution follows population, so South Carolina has inherent limitations due to smaller population size relative to other some states.
- When targeting retail, Walmart was the logical target. It is the world's largest retailer, the largest importer of containers into the United States (over 600,000 per annum), the most sophisticated and demanding, and a visible sign of capability if they chose our port for other retailers.

Ridgeville Industrial Campus

- On March 15, 2018 WestRock announced that they would sell approximately 941 acres of land which comprise the Ridgeville Industrial Park in Ridgeville, SC. Knowing that land would be essential to SCPA's retail strategy and that SCPA needed port-dependent land to support its growth, SCPA reached an agreement to purchase this property for \$16.2 million (or approximately \$17,200 per acre)



- Considering the large level of investment required by Walmart (approximately \$220 million in construction), it requested outright ownership of the land from the inception.
 - It is an expectation of large retailers in such projects to have such land included in the array of incentives offered.
- SCPA faced competition from two ports due to larger population bases in those areas, leading to lower beyond distribution center domestic trucking costs.
- In this case, the Ridgeville Industrial Park was one of the few places where a 3 million square foot building as one structure could be laid out on the site.
- Securing a marquee name such as Walmart has a critical impact on validating the diversification of retail business for further development.
- Subsequent to the announcement, the U.S. Department of Transportation awarded a \$21.68 million Better Utilizing Investment to Leverage Development (BUILD) grant to SCPA to assist in providing infrastructure for the Ridgeville Industrial Park.
- Having Walmart at this site enables us to more effectively recruit export transloading business to re-utilize the containers from Walmart. SCPA will have a container yard and a chassis yard on the property (or in close proximity) and the site is rail served by Norfolk Southern.

Incentives and Land Contribution

- An incentive to Walmart was the contribution of approximately 242 acres of land, including certain improvements for utility service. The fair market value of the parcel is approximately \$5 million.
- Rough benefits to the SCPA alone come in the form of incremental container volume, explicitly for IDC 7, other related Walmart volume garnered in the meantime, and the marketing power of having the Walmart name associated with SCPA for other retailers.
- For Walmart alone, IDC will create 70,000 additional import containers for SCPA by year 4 of operation and thereafter. The direct incremental contribution from IDC 7 to SCPA is approximately \$40 million for the first 10 years and continues thereafter.
- Walmart, as a large, multi-format retailer brings other business with them. As a result of our negotiations of IDC 7, SCPA was given the Walmart.com business at our WWT transload facility, which is 20,000 containers per year in 2020. Walmart



also will import 5,000 containers of refrigerated cargo per annum. Walmart is considering moving even larger volumes of product through SCPA's terminals.

- Having the Walmart name attached to SCPA is "attention getting" for other major retailers as well as private sector providers of distribution services. SCPA has already seen increased interest in locating in South Carolina and utilizing SCPA service since the announcement.
- To serve the Walmart volumes, ocean carriers must also deploy more services to Charleston. As noted, ships go where the freight is.

Summary

- The South Carolina Ports Authority acquired the land in Ridgeville with the purpose in mind of using it as an incentive for a major distribution project.
- The IDC 7 volume alone pays for the value of the land incentive (\$5 million) in approximately 3 years' time and then long after with incremental volume.
- Walmart IDC 7 contributes significantly to the economic development of Dorchester County and the State of South Carolina through the investment of \$220 million to create 1,000 good-paying jobs and put the State on the map for the lucrative field of large scale omnichannel distribution.

S.C. Ports Authority and Wal-Mart Stores East, LP Property Transaction Summary

SUMMARY

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Basis for Request. For several years, the Port has explored opportunities to expand the shipment of freight and commerce by attracting new port-dependent cargo owners, specifically those with a presence in retail markets that sell across multiple channels and platforms. Increasing these types of port-dependent cargo owners will directly increase shipping volumes through the Ports' harbors and seaports and will help diversify its cargo base. In furtherance of this goal, the Port negotiated an agreement with Walmart whereby Walmart would construct and operate an international distribution center (Walmart's seventh) in South Carolina.

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S.C. Ports Authority and Wal-Mart Stores East, LP Property Transaction Summary

project. These incentives include the Port selling to Walmart 250-acres located in the Ridgeville Industrial Campus for the nominal fee of \$1.00.

Effect of the Sale on the General Fund. The Port's purchase of the Ridgeville Industrial Campus and proposed sale of the Subject Property was undertaken with the resources available to the Port and did not and will not impact the State's General Fund.

Port's Continued Need for the Subject Property. As a result of the planned construction of the Distribution Center, the Subject Property is fulfilling its purpose of providing economic development opportunities for users of the Port of its port facilities.

Conclusion. Based upon the significant investment Walmart intends to make in developing, constructing, and operating the Distribution Center and due to the size and scope of the Project, the Port anticipates that the facility will significantly foster and stimulate the shipment of freight and commerce through South Carolina ports.

The Distribution Center is also expected to encourage and expand commerce in the State, to directly and indirectly create jobs in the State, and to be financially advantageous and result in numerous other economic benefits to local areas, the State as a whole, and the Port. As a result of these numerous benefits the Distribution Center will bring to the State of South Carolina and the Port, the sale of the 250-acre parcel located in the Ridgeville Industrial Campus for nominal consideration is in the best interest of the State and its citizens and should be approved by SFAA and/or DOA.

SURVEYOR CERTIFICATION

I, CAROLYN HERBER STATE TRUST TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF HAVE CONDUCTED THIS SURVEY IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARD OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA AND MEETS OR EXCEEDS THE REQUIREMENTS AS SPECIFIED THEREIN.

PRELIMINARY - NOT FOR RECORDATION
SUBJECT OR CONVEYANCES

CLAYTON WATTS, JOHN S. REARD
 Surveying Firm

CAROLYN
 HERBER
 STATE TRUST
 SURVEYOR
 No. 13368
 S.C.

NOTES

1. THE BOUNDARIES SHOWN ON THIS REPORT WERE DETERMINED BY MEASUREMENT, TITLE INSURANCE COMPANY RECORDS AND FIELD SURVEY. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY TITLE DEFICIENCIES NOT DISCLOSED BY THE PROPERTY OWNER, HEREBY SUBJECT TO ALL RIGHTS OF ANY EASEMENTS AND RESTRICTIONS OF RECORD.
2. THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY THIS FIRM.
3. THE PROPERTY SHOWN HEREON IS LOCATED IN THE FOLLOWING PARCELS, ZONE 3 AREA OF CROP-DAMAGE LIABILITY INSURANCE POLICY NUMBER WAS TAKEN IN PART FROM AN AERIAL SURVEY FROM AN ACTUAL FIELD SURVEY BY THIS FIRM.
4. THE LAND AND WATER INFORMATION SHOWN HEREON WAS TAKEN IN PART FROM AN AERIAL SURVEY.
5. NO OBSERVED EVIDENCE OF EXISTING WORK AT THE TIME OF SURVEY.
6. THE SURVEYED EVIDENCE OF SITE REMOVED AS DISCLOSED AT THE TIME OF SURVEY.



SETBACK TABLE
 ZONING: LDC INDUSTRIAL DISTRICT
 MINIMUM LOT WIDTH: 500'
 MINIMUM FRONT SETBACK: 400'
 MINIMUM SIDE SETBACK: 20'
 MINIMUM REAR SETBACK: 20'

CERTIFICATE OF REVIEW OFF-CER
 STATE OF SOUTH CAROLINA
 COUNTY OF SCHOONSTEIN
 (PRINTED NAME) REVIEW OFFICER FOR
 CONDUCTED A VISUAL CHECK OF THE MAP OR PLAN TO WHICH THIS
 CERTIFICATE RELATES AND FOUND THE REQUIREMENTS FOR RECORDING
 AS OF THIS DATE OF AUGUST 2020.
 OFFICER'S REVIEW COUNTY REVIEW OFFICER

RECOMBINATION PLAN
PROPERTY OF
SOUTH CAROLINA STATE PORTS AUTHORITY

APPROVED FOR RECORDATION BY THE CLERK OF COURTS, COUNTY OF SCHOONSTEIN, SOUTH CAROLINA, ON AUGUST 11, 2020.

BOHLER

1000 W. MARKET STREET, SUITE 200, COLUMBIA, SOUTH CAROLINA 29201
 (803) 733-1111
 www.bohler.com

DATE: 08/27/2020
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: 1" = 500'

REFERENCES

DB 11425 PC 81	DB 11425 PC 81
DB 11425 PC 86	DB 11425 PC 86
DB 11425 PC 102	DB 11425 PC 102
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LEGEND

---	LINE SURVEYED
---	LINE NOT SURVEYED
---	BOUNDARY
---	IRON REBAR FOUND
---	IRON PIPE SET
---	CONCRETE FOUND

AREA TABLE

OC PARCEL 1 EAST AREA	13,317.99 SF / 306.42 AC
OC PARCEL 1 WEST AREA	13,317.99 SF / 306.42 AC
OC PARCEL 1 TOTAL AREA	26,635.98 SF / 612.84 AC
OC PARCEL 2 EAST AREA	5,431.98 SF / 124.10 AC
OC PARCEL 2 WEST AREA	5,431.98 SF / 124.10 AC
OC PARCEL 2 TOTAL AREA	10,863.96 SF / 248.20 AC
OC PARCEL 3 TOTAL AREA	24,494.42 SF / 561.89 AC
NEW LOT 1 AREA	16,841.85 SF / 384.30 AC
NEW LOT 2 EAST AREA	8,009.20 SF / 183.45 AC
NEW LOT 2 WEST AREA	7,722.50 SF / 176.89 AC
NEW LOT 3 TOTAL AREA	24,574.35 SF / 561.89 AC

LEGEND

- 1" = 100' SCALE
- 1" = 200' SCALE
- 1" = 400' SCALE
- 1" = 800' SCALE
- 1" = 1600' SCALE
- 1" = 3200' SCALE
- 1" = 6400' SCALE
- 1" = 12800' SCALE
- 1" = 25600' SCALE
- 1" = 51200' SCALE
- 1" = 102400' SCALE
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SECTION 54-3-155. Sale of real property, building, terminals, or other permanent structures.

Without prior approval from the State Fiscal Accountability Authority or the Department of Administration, as applicable, the authority may not sell any real property or any buildings, terminals, or other permanent structures, excluding equipment, appurtenant to real property that are or may be used to carry out the purposes of the authority as provided in Section 54-3-130.

HISTORY: 2009 Act No. 73, Section 8, eff June 16, 2009.

Code Commissioner's Note

At the direction of the Code Commissioner, references in this section to the offices of the former State Budget and Control Board, Office of the Governor, or other agencies, were changed to reflect the transfer of them to the Department of Administration or other entities, pursuant to the directive of the South Carolina Restructuring Act, 2014 Act No. 121, Section 5(D)(1), effective July 1, 2015.

