



JOHN J. TECKLENBURG
Mayor

City of Charleston
South Carolina
Department of Public Service

MIKE METZLER
Interim Director
of Public Service

**PUBLIC WORKS AND UTILITIES COMMITTEE
AGENDA**

There will be a meeting of the Public Works and Utilities Committee on Monday, February 10, 2020 to begin at 4:00 pm., first floor conference room at City Hall. The following items will be heard:

A. Invocation

B. Approval of Public Works and Utilities Committee Minutes

None

C. Request to Set a Public Hearing

None

D. Acceptance and Dedication of Rights-of-Way and Easements

1. Approval to notify SCDOT that the City intends to accept maintenance of 753LF concrete curbing, 4658SF of concrete sidewalk and street lights at Morrison Drive (S-52) in conjunction with the project at Morrison Yard Apartments.
2. Approval to notify SCDOT that the City intends to accept maintenance of 323LF concrete curbing, 2000SF of concrete sidewalk street lights at Morrison Drive (S-52) in conjunction with the office at the Morrison Yard Office project.

E. Requests for Permanent Encroachments

1. **838 Morrison Drive- Morrison yard Apartments** permanent structures (steps, retaining wall) and non-standard paving materials in sidewalk encroachment in City right of way. This encroachment is permanent.

2. **850 Morrison Dr.- Morrison Yard Office** – Installing permanent structures and non-standard paving materials in sidewalk encroachment in City right of way. This encroachment is permanent.

**F. Temporary Encroachments Approved by The Department of Public Service
(For information only)**

1. **169 Nobles Point** - Installing irrigation encroaching in City right of way. This encroachment is temporary. **Approved January 30, 2020**
2. **235 King Street- Gretchen Scott Jupiter, LLC** - Installing 2 flowerpots on sidewalk in City right-of-way. This encroachment is temporary. **Approved January 30, 2020**
3. **414 King Street** – Installing 18” X 36” right angled sign above the City right-of-way. This encroachment is temporary. **Approved January 30, 2020.**
4. **559 Lesesne Street** - Installing irrigation encroaching in City right of way. This encroachment is temporary. **Approved January 30, 2020.**
5. **873 Shutes Folly Dr.** – Installing irrigation encroaching in City right of way. This encroachment is temporary. **Approved January 30, 2020.**
6. **959 Foliage Lane** – Installing irrigation encroaching in City right of way. This encroachment is temporary. **Approved January 30, 2020.**
7. **2333 Town Woods Road** – Installing irrigation encroaching in City right of way. This encroachment is temporary. **Approved January 30, 2020.**
8. **2616 Private Lefler Drive** - Installing 4ft aluminum fence encroaching in City drainage easement. This encroachment is temporary. **Approved January 30, 2020.**
9. **2690 Colonel Harrison Drive** -Installing stairs encroaching in City drainage easement. This encroachment is temporary. **Approved January 30, 2020.**
10. **2713 Waker Street** – Installing irrigation encroaching in City right of way. This encroachment is temporary. **Approved January 30, 2019.**
11. **2717 Waker Street** – Installing irrigation encroaching in City right of way. This encroachment is temporary. **Approved January 30, 2020.**
12. **2250 Fiddler Creek Dr.** – Installing a gravel driveway in the drainage access easement and partially in the drainage easement along S side home site. This encroachment is temporary. **Approved January 30, 2020.**

G. Stormwater Management Department Update

1. Stormwater Design Standards Manual – Professional Services Work Authorization #5 on the Stormwater Program Management Contract with AECOM for Technical Education Workshops and Preparation of Technical Memoranda for \$100,655.00. These funds are available in the Stormwater Management Department Operations Account.
2. Stormwater Design Standards Manual – Discussion of Requested Public Meetings and Chairperson Waring’s Requests for Additional Information
3. East Side Drainage Evaluation Update
4. Dupont Wappoo Drainage Improvement Projects Update
5. Stormwater Management Project Updates
6. Floodplain Management Project Updates

H. Authorize staff to prepare amendments to the Construction Noise Ordinance adopted by the Public Works and Utilities Committee

Councilmember Keith Waring,
Chairperson

In accordance with the Americans with Disabilities Act, people who need alternative formats, ASL (American Sign Language) Interpretation or other accommodation please contact Janet Schumacher at (843) 577-1389 or email to schumacherj@charleston-sc.gov three business days prior to the meeting.



JOHN J. TECKLENBURG
Mayor

City of Charleston
South Carolina
Department of Public Service
February 12, 2020

MICHAEL METZLER
Interim Director of Public
Service

Mr. Kirk R. Richards, P.E.
Assistant District Maintenance Engineer
SCDOT-District Six
6355 Fain Blvd.
North Charleston, SC 29406

RE: Maintenance of street lights and concrete sidewalk on 838 Morrison Drive (S-52).

Dear Mr. Richards:

This letter concerns the proposed installation of street lights and concrete sidewalk on 838 Morrison Drive (S-52) in conjunction with the project at Morrison Yard Apartments.

The City Council of Charleston, at its meeting held February 11, 2020, agreed to accept maintenance responsibility for street lights and concrete sidewalk within the State maintained right-of-way shown on the attached drawing and which will be constructed under a valid SCDOT Encroachment Permit. The City of Charleston agrees to maintain this sidewalk and corner accessibility ramps in compliance with current ADA and SCDOT standards (ADA Standards for Transportation Facilities, SC Highway Design Manual, SCDOT Standard Drawings, AASHTO Guide for Development of Pedestrian Facilities).

Should there be any questions, please do not hesitate to contact me at 843-724-3754 or at metzlerm@charleston-sc.gov.

Sincerely,

Michael Metzler,
Interim Director of Public Service

Copy to:
Hampton Young, Seamon Whiteside
Robert Hauck, GIS

MM/tmg



December 27, 2019

Tom O'Brien
City of Charleston Department of Public Service
Engineering Division
2 George Street, Suite 2100
Charleston, SC 29401

Morrison Yard Apartments
SCDOT Curb & Sidewalk Maintenance Request Letter
City Project ID: TRC-SP2018-000138

Dear Mr. O'Brien,

As part of the encroachment permit review for Morrison Yard Apartments, City ID# TRC-SP2018-000138, SCDOT is requesting a signed maintenance agreement letter from the City of Charleston for proposed +/-753 LF of new concrete straight curb and +/-4,658 SF of new concrete sidewalk to be installed within the SCDOT Right-of-Way along Morrison Drive. Please let this letter represent our formal request to the City of Charleston for a signed maintenance agreement letter for the new sidewalk and curb on these streets associated with the Morrison Yard Apartments project.

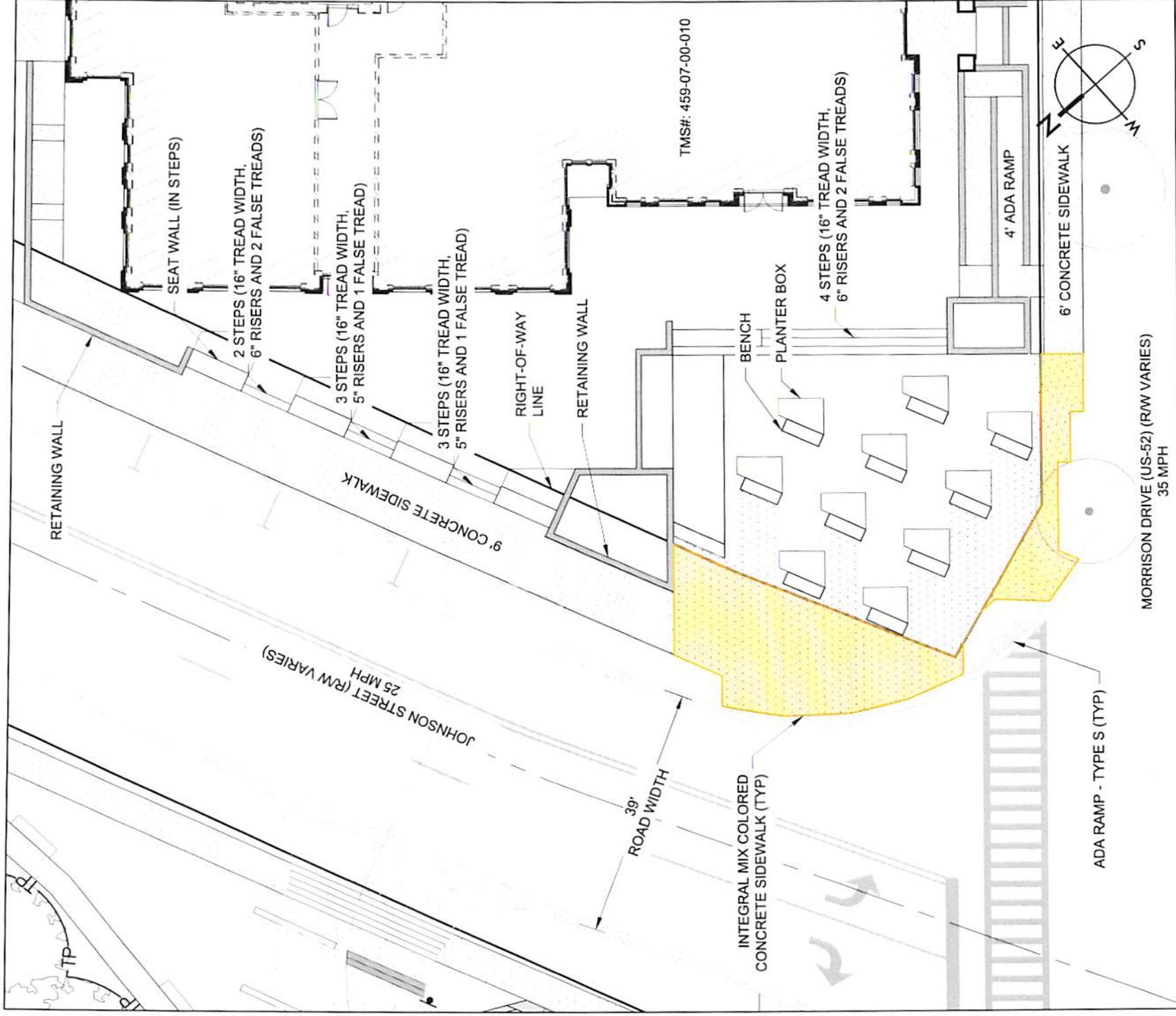
Should you have any questions or need additional information, please call our office.

SEAMON, WHITESIDE & ASSOCIATES, INC.

A handwritten signature in blue ink, appearing to read 'Hampton Young', is written over a faint, light blue circular stamp.

Hampton Young
Civil Engineering Project Coordinator

CC: Anna Lewis
Job #7839



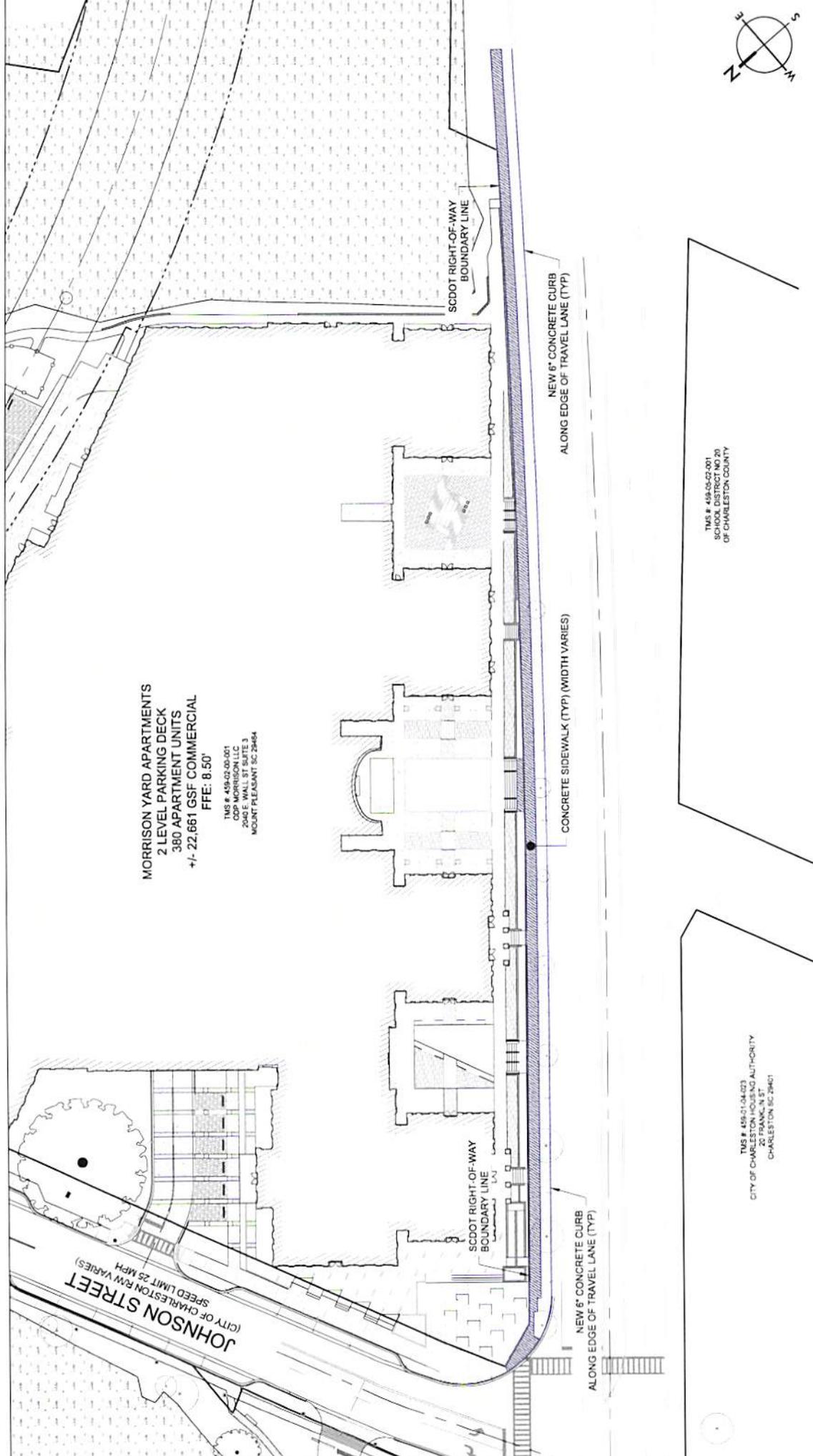
TMS#: 459-07-00-010



MORRISON YARD APARTMENTS
 PROJECT #: 7839
 DATE: 11/7/2019
 SCALE: 1" = 20'

LEGEND
 [White Box] STANDARD CONCRETE SIDEWALK
 [Yellow Box] INTEGRAL MIX COLORED CONCRETE SIDEWALK

NON-STANDARD PAVING MATERIAL EXHIBIT

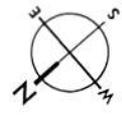


MORRISON YARD APARTMENTS
 2 LEVEL PARKING DECK
 380 APARTMENT UNITS
 +/- 22,661 GSF COMMERCIAL
 FFE: 8.50'
 TMS # 459-02-02-001
 ODP MORRISON LLC
 2040 E. WALL ST SUITE 3
 MOUNT PLEASANT SC 29484

JOHNSON STREET
 (CITY OF CHARLESTON R/W VARIES)
 SPEED LIMIT 25 MPH

TMS # 459-02-02-001
 SCHOOL DISTRICT NO 20
 OF CHARLESTON COUNTY

TMS # 459-01-04-023
 CITY OF CHARLESTON HOUSING AUTHORITY
 201 MARKET STREET
 CHARLESTON SC 29401



SHEET
1 OF 1

- NOTES:**
1. APPROXIMATELY +/- 4.65% SE OF NEW CONCRETE SIDEWALK WITHIN THE SCOOT RIGHT-OF-WAY
 2. APPROXIMATELY +/- .75' LF OF NEW CONCRETE CURB WITHIN THE SCOOT RIGHT-OF-WAY

SHEET LEGEND

	HATCH DENOTES PEDESTRIAN SIDEWALK MAINTAINED BY THE CITY OF CHARLESTON
	DENOTES CONCRETE CURB TO BE MAINTAINED BY THE CITY OF CHARLESTON

CITY OF CHARLESTON MAINTENANCE EXHIBIT
MORRISON YARD APARTMENTS
 DATE: 12/26/2019
 SCALE: 1" = 50'



PLOTTED: 1/28/2019 4:45 PM BY: Audea Smith, N:\2020\CD\WORK\459\02\001_SCOOT_City of Charleston Maintenance Exhibit.dwg

Exhibit A
Deed and Legal Description



BP0706191

STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, THAT THE SOUTH CAROLINA STATE PORTS AUTHORITY, an instrumentality of the State of South Carolina (hereinafter referred to as "Grantor"), in the State aforesaid, for and in consideration of the sum of NINE MILLION ONE HUNDRED THOUSAND AND NO/100THS DOLLARS (\$9,100,000.00), to it in hand paid at and before the sealing of these presents by ODP MORRISON LLC, a South Carolina limited liability company (hereinafter referred to as "Grantee"), in the State aforesaid, the receipt and sufficiency of which is hereby acknowledged, has, subject to the Permitted Exceptions (as hereinafter defined), remised, released and forever quitclaimed, and by these presents does hereby remise, release and forever quitclaim unto the said Grantee all of the Grantor's rights, title and interests, if any, in and to the following described property, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE FOR A FULL AND COMPLETE LEGAL DESCRIPTION OF THE PROPERTY BEING CONVEYED (THE "PROPERTY" OR THE "PREMISES").

Grantee's Address: ODP Morrison LLC
2040 eWall Street, Suite E
Mt. Pleasant, SC 29464

THE PROPERTY IS HEREBY CONVEYED SUBJECT TO the following (collectively, the "Permitted Exceptions"): (i) taxes for the year 2018 and subsequent years, a lien not yet due and payable; (ii) any right, title or interest claimed by or inuring to the State of South Carolina in or to any portion of the Property constituting marsh or marshlands or lying below the mean high water mark of abutting title waters; (iii) all applicable covenants, conditions, restrictions, reservations, easements, rights-of-way, instruments and other matters, if any, pertaining to and affecting the Property that appear of public record or on recorded plats of the Property as of the date hereof; and (iv) any matters which would be disclosed by a current and accurate survey and inspection of the Property.

TOGETHER with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging, or in any wise incident or appertaining.

TO HAVE AND TO HOLD, all and singular, subject to the Permitted Exceptions, the said Property before mentioned unto the said Grantee, its successors and assigns, forever.

[THIS SPACE INTENTIONALLY LEFT BLANK; SIGNATURE PAGE FOLLOWS]

EXHIBIT "A"

Property Description

All that certain piece, parcel or lot of land containing 2.91 acres, more or less, together with the buildings and other improvements thereon, if any, situate, lying and being in the City of Charleston, County of Charleston, State of South Carolina, being more particularly shown and designated as "SOUTH CAROLINA STATE PORTS AUTHORITY TMS 459-02-00-001 ZONED GB OLD CITY HEIGHT DISTRICTS AMUSEMENT & RECREATION OVERLAY OLD CITY DISTRICT - UPPER 126,714 SQ. FT. 2.91 ACRES" on that certain plat entitled, in part, "CITY OF CHARLESTON CHARLESTON COUNTY, S.C. PLAT SHOWING THE ABANDONMENT OF PROPERTY LINES AND COMBINATION OF TMS 459-02-00-001 AND TMS 459-02-00-015 CREATING A 2.91 ACRE PARCEL AND SHOWING THE ABANDONMENT OF PROPERTY LINES AND COMBINATION OF TMS 459-07-00-008, TMS 459-07-00-009, TMS 459-07-00-010, TMS 459-07-00-016, TMS 459-07-00-017, TMS 459-07-00-018, TMS 459-07-00-024, TMS 459-07-00-025 AND A PORTION OF TMS 459-00-00-001 CREATING A 6.05 ACRE PARCEL ALL OWNED BY SOUTH CAROLINA STATE PORTS AUTHORITY ABOUT TO BE CONVEYED TO ORIGIN DEVELOPMENT," prepared by Lewis E. Seabrook, Civil Engineer & Land Surveyor, S.C. Reg. No. 09860, with E.M. Seabrook, dated March 13, 2018, and being more particularly described according to said plat as follows:

Beginning at a point on the eastern right-of-way of Morrison Drive where it meets the northern right-of-way of Johnson Street, said point marked with a mag nail, said point being the point of beginning,

Thence along the right-of-way of Morrison Drive N 48°58'57"W for a distance of 178.58 feet to a point marked with an iron rebar,

Thence along the right-of-way of Morrison Drive N 48°58'57"W for a distance of 130.17 feet to a point marked with an iron rebar,

Thence along the right-of-way of Morrison Drive N 48°58'57"W for a distance of 27.45 feet to a point marked with an iron rebar,

Thence along property of Richard P. Ritter, N 65°42'46"E for a distance of 58.20 feet to a computed point,

Thence continuing along property of Ritter, N 65°42'46"E for a distance of 343.89 feet to a point marked with an iron rebar,

Thence along property of South Carolina Ports Authority S 45°56'21"E for a distance of 349.40 feet to a point marked with an iron pipe,

Thence along the right-of-way of Johnson Street S 65°49'24"W for a distance of 174.41 feet to a point marked with an iron rebar,

Thence continuing along Johnson Street N 88°56'03"W for a distance of 34.84 feet to a point marked with an iron rebar,

Thence continuing along Johnson Street S 27°49'35"E for a distance of 14.89 feet to a point marked with an iron rebar,

Thence continuing along Johnson Street S 65°49'24"W for a distance of 123.47 feet to a point marked with an mag nail,

Thence N 80°34'04"W for a distance of 33.61 feet to a point marked with a mag nail, said point being the point of beginning.

The property contains 2.91 acres total, more or less.

TAX MAP PARCEL NUMBER(S): 459-02-00-001
459-02-00-015

ALSO

All that certain piece, parcel or lot of land containing 6.05 acres, more or less, together with the buildings and other improvements thereon, if any, situate, lying and being in the City of Charleston, County of Charleston, State of South Carolina, being more particularly shown and designated as "SOUTH CAROLINA STATE PORTS AUTHORITY TMS 459-07-00-010 ZONED LI OLD CITY HEIGHT DISTRICTS AMUSEMENT & RECREATION OVERLAY OLD CITY DISTRICT - UPPER 263,550 SQ. FT. 6.05 ACRES TOTAL CRITICAL AREA 1.69 ACRES HIGHLAND AREA 4.63 ACRES" on that certain plat entitled, in part, "CITY OF CHARLESTON CHARLESTON COUNTY, S.C. PLAT SHOWING THE ABANDONMENT OF PROPERTY LINES AND COMBINATION OF TMS 459-02-00-001 AND TMS 459-02-00-015 CREATING A 2.91 ACRE PARCEL AND SHOWING THE ABANDONMENT OF PROPERTY LINES AND COMBINATION OF TMS 459-07-00-008, TMS 459-07-00-009, TMS 459-07-00-010, TMS 459-07-00-016, TMS 459-07-00-017, TMS 459-07-00-018, TMS 459-07-00-024, TMS 459-07-00-025 AND A PORTION OF TMS 459-00-00-001 CREATING A 6.05 ACRE PARCEL ALL OWNED BY SOUTH CAROLINA STATE PORTS AUTHORITY ABOUT TO BE CONVEYED TO ORIGIN DEVELOPMENT," prepared by Lewis E. Seabrook, Civil Engineer & Land Surveyor, S.C. Reg. No. 09860, with E.M. Seabrook, dated March 13, 2018, and being more particularly described according to said plat as follows:

Beginning at a point on the southern right-of way of Johnson Street near its intersection with Morrison Drive, said point being the point of beginning,

Thence along the right-of-way of Johnson Street N 63°06'55"E for a distance of 36.76 feet to a point marked with an iron rebar,

Thence continuing along Johnson Street N 65°56'50"E for a distance of 325.62 feet to a computed point,

Thence continuing along Johnson Street N 65°56'50"E for a distance of 59.34 feet to a point marked with an iron rebar,

Thence along property of South Carolina State Ports Authority S 48°31'34"E for a distance of 325.12 feet to a point marked with an iron rebar,

Thence continuing along property of the Ports Authority around a curve to the right with a delta angle of 7°03'15", an arc of 60.33 feet, a tangent of 30.20 feet, a radius of 489.99 feet, a chord of 60.29 feet and a chord bearing of S 44°59'56"E to a point marked with an iron rebar,

Thence continuing along property of the Ports Authority S 41°28'19"E for a distance of 107.40 feet to a computed point,

Thence continuing along property of the Ports Authority around a curve to the right with a delta angle of 6°13'53", an arc of 76.47 feet, a tangent of 38.27 feet, a radius of 703.08 feet, a chord of 76.43 feet and a chord bearing of S 38°21'22"E to a computed point,

Thence continuing along property of the Ports Authority S 49°15'43"W for a distance of 105.63 feet to a computed point,

Thence continuing along property of the Ports Authority S 27°46'32"E for a distance of 129.15 feet to a computed point,

Thence continuing along property of the Ports Authority S 65°50'07"W for a distance of 190.58 feet to a computed point,

Thence along the right-of-way of Morrison Drive N 47°59'57"W for a distance of 72.15 feet to a computed point,

Thence continuing along of Morrison Drive S 65°50'07"W for a distance of 24.52 feet to a point marked with an iron pipe,

Thence continuing along Morrison Drive around a curve to the left with a delta angle of 2°27'02", an arc of 326.78 feet, a tangent of 163.41 feet, a radius of 7640.00 feet, a chord of 326.75 feet and a chord bearing of N 50°50'04"W to a point marked with an iron rebar,

Thence continuing along Morrison Drive N 56°07'27"W for a distance of 59.39 feet to a point marked with an iron rebar,

Thence continuing along Morrison Drive N 48°44'04"W for a distance of 276.54 feet to a point marked with an iron rebar,

Thence N 18°52'43"W for a distance of 27.42 feet to a point marked with an iron pipe, said point being the point of beginning.

The property contains 6.05 acres total, more or less.

TAX MAP PARCEL NUMBER(S): 459-07-00-008
459-07-00-009
459-07-00-010
459-07-00-016
459-07-00-017
459-07-00-018
459-07-00-024
459-07-00-025
459-00-00-001 (a portion thereof)

STATE OF SOUTH CAROLINA)
COUNTY OF CHARLESTON)

AFFIDAVIT FOR TAXABLE OR EXEMPT TRANSFERS

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

1. I have read the information on this affidavit and I understand such information.
2. The property being transferred, located at 838 Morrison Drive and the corner of Morrison Drive and Johnson Street bearing Charleston County Tax Map Numbers 459-02-00-001, 459-02-00-015, 459-07-00-008, 459-07-00-009, 459-07-00-010, 459-07-00-016, 459-07-00-017, 459-07-00-018, 459-07-00-024, 459-07-00-025 and a portion of TMS 400-00-00-001, were transferred by the South Carolina State Ports Authority to ODP Morrison LLC on March 21, 2018.
2. Check one of the following: The deed is
 - (a) XX subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
 - (b) _____ subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
 - (c) _____ exempt from the deed recording fee because (See Information section): _____

(If exempt, please skip items 4 - 7, and go to item 8 of this affidavit.)

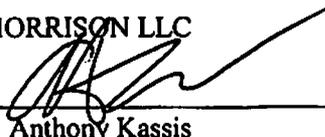
If exempt under exemption #14 as described in the Information section of this affidavit, did the agent and principal relationship exist at the time of the original sale and was the purpose of this relationship to purchase the realty? Check Yes _____ or No _____

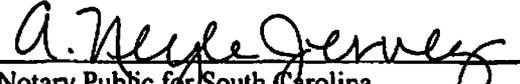
3. Check one of the following if either item 3(a) or item 3(b) above has been checked (See Information section of this affidavit.):
 - (a) The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of **\$9,100,000.00**
 - (b) The fee is computed on the fair market value of the realty which is _____.
 - (c) The fee is computed on the fair market value of the realty as established for property tax purposes which is _____.
4. Check Yes _____ or No X to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. (This includes, pursuant to Code Section 12-59-140(E)(6), any lien or encumbrance on realty in possession of a forfeited land commission which may subsequently be waived or reduced after the transfer under a signed contract or agreement between the lien holder and the buyer existing before the transfer.) If "Yes," the amount of the outstanding balance of this lien or encumbrance is: _____.
5. The deed recording fee is computed as follows:
 - (a) Place the amount listed in item 4 above here: **\$9,100,000.00**
 - (b) Place the amount listed in item 5 above here: **\$ 0.00** *(If no amount is listed, place zero here)*
 - (c) Subtract Line 6(b) from Line 6(a) and place result here: **\$9,100,000.00**
6. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: **\$33,670.00**

7. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Grantee
8. 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.

ODP MORRISON LLC

SWORN to and subscribed before me this
21st day of March 2018.

By: 
Anthony Kassis
Its: Authorized Signer

 (SEAL)
Notary Public for South Carolina
My Commission Expires: Apr. 4, 2022

INFORMATION

Except as provided in this paragraph, the term "value" means "the consideration paid or to be paid in money or money's worth for the realty." Consideration paid or to be paid in money's worth includes, but is not limited to, other realty, personal property, stocks, bonds, partnership interest and other intangible property, the forgiveness or cancellation of a debt, the assumption of a debt, and the surrendering of any right. The fair market value of the consideration must be used in calculating the consideration paid in money's worth. Taxpayers may elect to use the fair market value of the realty being transferred in determining fair market value of the consideration. In the case of realty transferred between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, and in the case of realty transferred to a trust or as a distribution to a trust beneficiary, "value" means the realty's fair market value. A deduction from value is allowed for the amount of any lien or encumbrance existing on the land, tenement, or realty before the transfer and remaining on the land, tenement, or realty after the transfer. (This includes, pursuant to Code Section 12-59-140(E)(6), any lien or encumbrance on realty in possession of a forfeited land commission which may subsequently be waived or reduced after the transfer under a signed contract or agreement between the lien holder and the buyer existing before the transfer.) Taxpayers may elect to use the fair market value for property tax purposes in determining fair market value under the provisions of the law.

Exempted from the fee are deeds:

- (1) transferring realty in which the value of the realty, as defined in Code Section 12-24-30, is equal to or less than one hundred dollars;
- (2) transferring realty to the federal government or to a state, its agencies and departments, and its political subdivisions, including school districts;
- (3) that are otherwise exempted under the laws and Constitution of this State or of the United States;
- (4) transferring realty in which no gain or loss is recognized by reason of Section 1041 of the Internal Revenue Code as defined in Section 12-6-40(A);
- (5) transferring realty in order to partition realty as long as no consideration is paid for the transfer other than the interests in the realty that are being exchanged in order to partition the realty;
- (6) transferring an individual grave space at a cemetery owned by a cemetery company licensed under Chapter 55 of Title 39;
- (7) that constitutes a contract for the sale of timber to be cut;
- (8) transferring realty to a corporation, a partnership, or a trust as a stockholder, partner, or trust beneficiary of the entity or so as to become a stockholder, partner, or trust beneficiary of the entity as long as no consideration is paid for the transfer other than stock in the corporation, interest in the partnership, beneficiary interest in the trust, or the increase in value in the stock or interest held by the grantor. However, except for transfers from one family trust to another family trust without consideration or transfers from a trust established for the benefit of a religious organization to the religious organization, the transfer of realty from a corporation, a partnership, or a trust to a stockholder, partner, or trust beneficiary of the entity is subject to the fee, even if the realty is transferred to another corporation, a partnership, or trust;
- (9) transferring realty from a family partnership to a partner or from a family trust to a beneficiary, provided no consideration is paid for the transfer other than a reduction in the grantee's interest in the partnership or trust. A "family partnership" is a partnership whose partners are all members of the same family. A "family trust" is a trust, in which the beneficiaries are all members of the same family. The beneficiaries of a family trust may also include charitable entities. "Family" means the grantor and the grantor's spouse, parents, grandparents, sisters, brothers, children, stepchildren, grandchildren, and the spouses and lineal descendants of any the above. A "charitable entity" means an entity which may receive deductible contributions under Section 170 of the Internal Revenue Code as defined in Section 12-6-40(A);
- (10) transferring realty in a statutory merger or consolidation from a constituent corporation to the continuing or new corporation;
- (11) transferring realty in a merger or consolidation from a constituent partnership to the continuing or new partnership;
- (12) that constitutes a corrective deed or a quitclaim deed used to confirm title already vested in the grantee, provided that no consideration of any kind is paid or is to be paid under the corrective or quitclaim deed;
- (13) transferring realty subject to a mortgage to the mortgagee whether by a deed in lieu of foreclosure executed by the mortgagor or deed pursuant to foreclosure proceeding;
- (14) transferring realty from an agent to the agent's principal in which the realty was purchased with funds of the principal, provided that a notarized document is also filed with the deed that establishes the fact that the agent and principal relationship existed at the time of the original purchase as well as for the purpose of purchasing the realty;
- (15) transferring title to facilities for transmitting electricity that is transferred, sold, or exchanged by electrical utilities, municipalities, electric cooperatives, or political subdivisions to a limited liability company which is subject to regulation under the Federal Power Act (16 U.S.C. Section 791(a)) and which is formed to operate or to take functional control of electric transmission assets as defined in the Federal Power Act.

RECORDER'S PAGE



NOTE: This page **MUST** remain with the original document

Filed By:

GRAYBILL LANSCHÉ & VINZANI LLC
 A NEYLE JERVEY
 225 SEVEN FARMS DR STE 207
 CHARLESTON, SC 29492 (MAILBACK)

RECORDED		
Date:	March 22, 2018	
Time:	10:35:49 AM	
<u>Book</u>	<u>Page</u>	<u>DocType</u>
0706	191	Q/Claim
Elaine H. Bozman, Register Charleston County, SC		

MAKER:

SC STATE PORTS AUTHORITY

of Pages: 8

RECIPIENT:

ODP MORRISON LLC

Note:

Recording Fee	\$ 10.00
State Fee	\$ 23,660.00
County Fee	\$ 10,010.00
Extra Pages	\$ 3.00
Postage	\$ -
Chattel	\$ -
TOTAL	\$ 33,683.00

Original Book:

Original Page:

DRAWER Drawer 4
CLERK SLW

AUDITOR STAMP HERE
 RECEIVED From ROD
 Mar 27, 2018
 Peter J. Tecklenburg
 Charleston County Auditor

PID VERIFIED BY ASSESSOR
 REP MKD
 DATE 03/28/2018
 37



0706
Book



191
Page



03/22/2018
Recorded Date



8
Pgs



Original Book



Original Page



D
Doc Type



10:35:49
Recorded Time

Exhibit B

Site Plan



JOHN J. TECKLENBURG
Mayor

City of Charleston
South Carolina
Department of Public Service
February 12, 2020

MICHAEL METZLER
Interim Director of Public
Service

Mr. Kirk R. Richards, P.E.
Assistant District Maintenance Engineer
SCDOT-District Six
6355 Fain Blvd.
North Charleston, SC 29406

RE: Maintenance of street lights and concrete sidewalk on 850 Morrison Drive (S-52).

Dear Mr. Richards:

This letter concerns the proposed installation of street lights and concrete sidewalk on 850 Morrison Drive (S-52) in conjunction with the project at Morrison Yard Office project.

The City Council of Charleston, at its meeting held February 11, 2020, agreed to accept maintenance responsibility for street lights and concrete sidewalk within the State maintained right-of-way shown on the attached drawing and which will be constructed under a valid SCDOT Encroachment Permit. The City of Charleston agrees to maintain this sidewalk and corner accessibility ramps in compliance with current ADA and SCDOT standards (ADA Standards for Transportation Facilities, SC Highway Design Manual, SCDOT Standard Drawings, AASHTO Guide for Development of Pedestrian Facilities).

Should there be any questions, please do not hesitate to contact me at 843-724-3754 or at metzlerm@charleston-sc.gov.

Sincerely,

Michael Metzler,
Interim Director of Public Service

Copy to:
Hampton Young, Seamon Whiteside
Robert Hauck, GIS

MM/tmg



December 27, 2019

Tom O'Brien
City of Charleston Department of Public Service
Engineering Division
2 George Street, Suite 2100
Charleston, SC 29401

**Office at Morrison Yard
SCDOT Curb & Sidewalk Maintenance Request Letter
City Project ID: TRC-SP2018-000167**

Dear Mr. O'Brien,

As part of the encroachment permit review for Office at Morrison Yard, City ID# TRC-SP2018-000167, SCDOT is requesting a signed maintenance agreement letter from the City of Charleston for proposed +/-323 LF of new concrete straight curb and +/-2,000 SF of new concrete sidewalk to be installed within the SCDOT Right-of-Way along Morrison Drive. Please let this letter represent our formal request to the City of Charleston for a signed maintenance agreement letter for the new sidewalk and curb on these streets associated with the Office at Morrison Yard project.

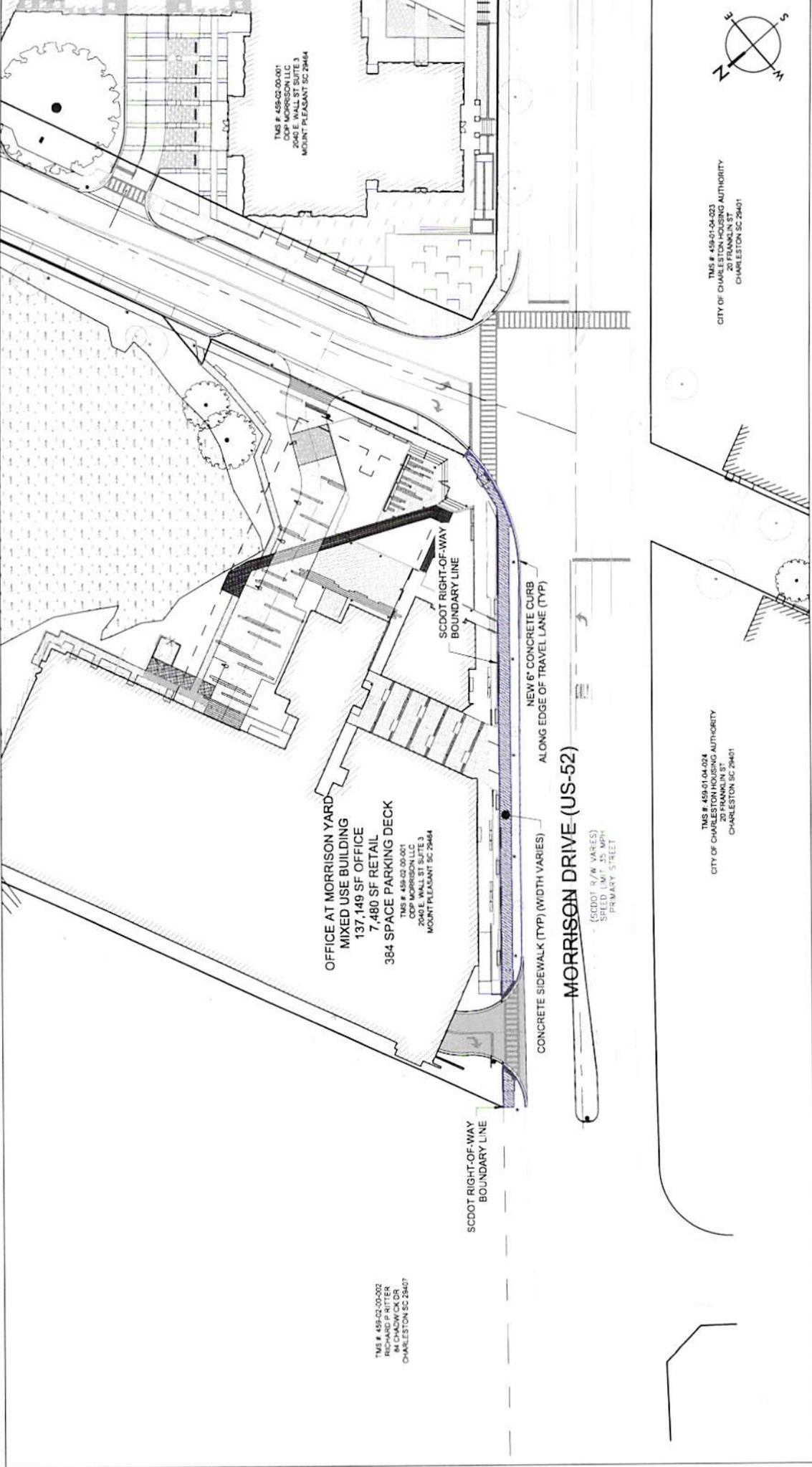
Should you have any questions or need additional information, please call our office.

SEAMON, WHITESIDE & ASSOCIATES, INC.

A handwritten signature in blue ink, appearing to read "Hampton Young", with a stylized flourish at the end.

Hampton Young
Civil Engineering Project Coordinator

CC: Anna Lewis
Job #8004



TMS # 459-02-00-002
 RICHARD P. RITTER
 84 CROWN ST
 CHARLESTON SC 29407

TMS # 459-02-00-001
 COOP MORRISON LLC
 2040 E WALL ST SUITE 3
 MOUNT PLEASANT SC 29664

OFFICE AT MORRISON YARD
 MIXED USE BUILDING
 137,149 SF OFFICE
 7,480 SF RETAIL
 384 SPACE PARKING DECK
 TMS # 459-02-00-001
 COOP MORRISON LLC
 2040 E WALL ST SUITE 3
 MOUNT PLEASANT SC 29664

TMS # 459-01-04-023
 CITY OF CHARLESTON HOUSING AUTHORITY
 20 FRANKLIN ST
 CHARLESTON SC 29401

TMS # 459-01-04-024
 CITY OF CHARLESTON HOUSING AUTHORITY
 20 FRANKLIN ST
 CHARLESTON SC 29401



SHEET
 1 OF 1

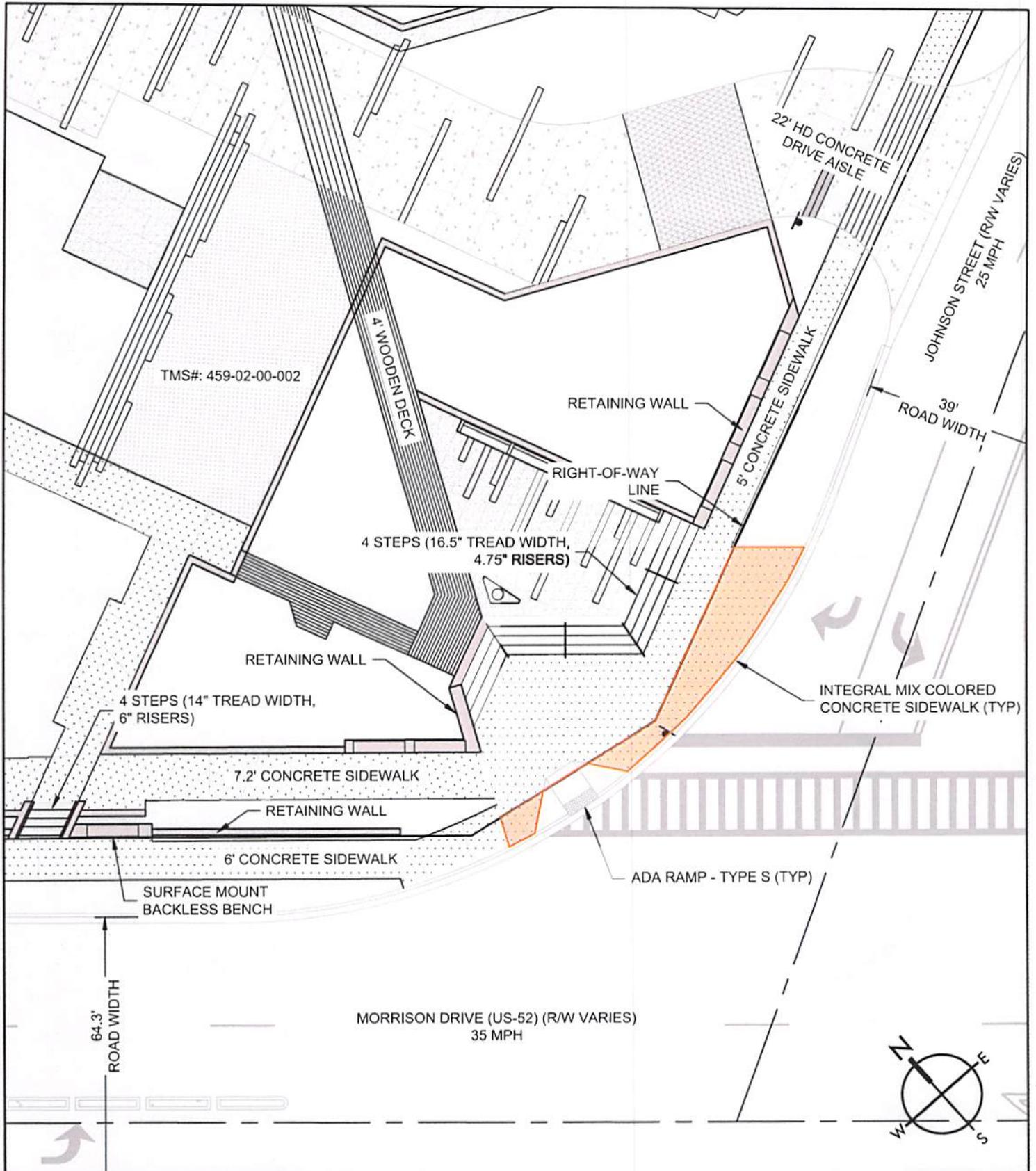
SHEET LEGEND

	HATCH DENOTES REDESTRAN SIDEWALK TO BE MAINTAINED BY THE CITY OF CHARLESTON
	DENOTES CONCRETE CURB TO BE MAINTAINED BY THE CITY OF CHARLESTON

- NOTES**
- APPROXIMATELY +/- 2,000 SF OF NEW CONCRETE SIDEWALK WITHIN THE SCODOT RIGHT-OF-WAY
 - APPROXIMATELY +/- 323 LF OF NEW CONCRETE CURBS WITHIN THE SCODOT RIGHT-OF-WAY

CITY OF CHARLESTON MAINTENANCE EXHIBIT
 MORRISON YARD OFFICE
 DATE: 12/26/2019
 SCALE: 1" = 50'





MORRISON YARD OFFICE
 PROJECT #: 8004
 DATE: 11/8/2019
 SCALE: 1" = 20'

LEGEND

	STANDARD CONCRETE SIDEWALK
	INTEGRAL MIX COLORED CONCRETE SIDEWALK

NON-STANDARD PAVING MATERIAL EXHIBIT

Exhibit A
Deed and Legal Description



PGS:

8

BP0706191

STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, THAT THE SOUTH CAROLINA STATE PORTS AUTHORITY, an instrumentality of the State of South Carolina (hereinafter referred to as "Grantor"), in the State aforesaid, for and in consideration of the sum of NINE MILLION ONE HUNDRED THOUSAND AND NO/100THS DOLLARS (\$9,100,000.00), to it in hand paid at and before the sealing of these presents by ODP MORRISON LLC, a South Carolina limited liability company (hereinafter referred to as "Grantee"), in the State aforesaid, the receipt and sufficiency of which is hereby acknowledged, has, subject to the Permitted Exceptions (as hereinafter defined), remised, released and forever quitclaimed, and by these presents does hereby remise, release and forever quitclaim unto the said Grantee all of the Grantor's rights, title and interests, if any, in and to the following described property, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE FOR A FULL AND COMPLETE LEGAL DESCRIPTION OF THE PROPERTY BEING CONVEYED (THE "PROPERTY" OR THE "PREMISES").

Grantee's Address: ODP Morrison LLC
2040 eWall Street, Suite E
Mt. Pleasant, SC 29464

THE PROPERTY IS HEREBY CONVEYED SUBJECT TO the following (collectively, the "Permitted Exceptions"): (i) taxes for the year 2018 and subsequent years, a lien not yet due and payable; (ii) any right, title or interest claimed by or inuring to the State of South Carolina in or to any portion of the Property constituting marsh or marshlands or lying below the mean high water mark of abutting title waters; (iii) all applicable covenants, conditions, restrictions, reservations, easements, rights-of-way, instruments and other matters, if any, pertaining to and affecting the Property that appear of public record or on recorded plats of the Property as of the date hereof; and (iv) any matters which would be disclosed by a current and accurate survey and inspection of the Property.

TOGETHER with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging, or in any wise incident or appertaining.

TO HAVE AND TO HOLD, all and singular, subject to the Permitted Exceptions, the said Property before mentioned unto the said Grantee, its successors and assigns, forever.

[THIS SPACE INTENTIONALLY LEFT BLANK; SIGNATURE PAGE FOLLOWS]

[SIGNATURE PAGE TO QUITCLAIM DEED]

IN WITNESS WHEREOF, the Grantor herein has caused these presents to be executed under its hand and seal this 21st day of March, 2018.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

WITNESSES:

GRANTOR:

**THE SOUTH CAROLINA STATE PORTS
AUTHORITY**, an instrumentality of the State of South
Carolina

Eusan K. Hitey
Witness Eusan K. Hitey

Robert H. Mozingo
Witness Robert H. Mozingo

By: Stan Van Ostran (SEAL)

Name: Stan Van Ostran

Title: SR. VP & CFO

STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)

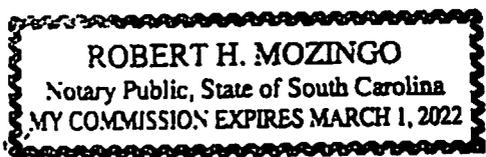
ACKNOWLEDGMENT

I, Robert H. Mozingo (Notary Public), do hereby certify that **THE SOUTH CAROLINA STATE PORTS AUTHORITY**, an instrumentality of the State of South Carolina, by Stan Van Ostran, its Senior Vice President and *, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.
Chief Financial Officer

Witness my hand and seal this 21st day of March, 2018.

Robert H. Mozingo (SEAL)
Signature of Notary Public Above
Print Name of Notary Public: Robert H. Mozingo

Notary Public for South Carolina
My Commission expires: March 1, 2022



[AFFIX NOTARY SEAL]

EXHIBIT "A"

Property Description

All that certain piece, parcel or lot of land containing 2.91 acres, more or less, together with the buildings and other improvements thereon, if any, situate, lying and being in the City of Charleston, County of Charleston, State of South Carolina, being more particularly shown and designated as "SOUTH CAROLINA STATE PORTS AUTHORITY TMS 459-02-00-001 ZONED GB OLD CITY HEIGHT DISTRICTS AMUSEMENT & RECREATION OVERLAY OLD CITY DISTRICT - UPPER 126,714 SQ. FT. 2.91 ACRES" on that certain plat entitled, in part, "CITY OF CHARLESTON CHARLESTON COUNTY, S.C. PLAT SHOWING THE ABANDONMENT OF PROPERTY LINES AND COMBINATION OF TMS 459-02-00-001 AND TMS 459-02-00-015 CREATING A 2.91 ACRE PARCEL AND SHOWING THE ABANDONMENT OF PROPERTY LINES AND COMBINATION OF TMS 459-07-00-008, TMS 459-07-00-009, TMS 459-07-00-010, TMS 459-07-00-016, TMS 459-07-00-017, TMS 459-07-00-018, TMS 459-07-00-024, TMS 459-07-00-025 AND A PORTION OF TMS 459-00-00-001 CREATING A 6.05 ACRE PARCEL ALL OWNED BY SOUTH CAROLINA STATE PORTS AUTHORITY ABOUT TO BE CONVEYED TO ORIGIN DEVELOPMENT," prepared by Lewis E. Seabrook, Civil Engineer & Land Surveyor, S.C. Reg. No. 09860, with E.M. Seabrook, dated March 13, 2018, and being more particularly described according to said plat as follows:

Beginning at a point on the eastern right-of-way of Morrison Drive where it meets the northern right-of-way of Johnson Street, said point marked with a mag nail, said point being the point of beginning,

Thence along the right-of-way of Morrison Drive N 48°58'57"W for a distance of 178.58 feet to a point marked with an iron rebar,

Thence along the right-of-way of Morrison Drive N 48°58'57"W for a distance of 130.17 feet to a point marked with an iron rebar,

Thence along the right-of-way of Morrison Drive N 48°58'57"W for a distance of 27.45 feet to a point marked with an iron rebar,

Thence along property of Richard P. Ritter, N 65°42'46"E for a distance of 58.20 feet to a computed point,

Thence continuing along property of Ritter, N 65°42'46"E for a distance of 343.89 feet to a point marked with an iron rebar,

Thence along property of South Carolina Ports Authority S 45°56'21"E for a distance of 349.40 feet to a point marked with an iron pipe,

Thence along the right-of-way of Johnson Street S 65°49'24"W for a distance of 174.41 feet to a point marked with an iron rebar,

Thence continuing along Johnson Street N 88°56'03"W for a distance of 34.84 feet to a point marked with an iron rebar,

Thence continuing along Johnson Street S 27°49'35"E for a distance of 14.89 feet to a point marked with an iron rebar,

Thence continuing along Johnson Street S 65°49'24"W for a distance of 123.47 feet to a point marked with an mag nail,

Thence N 80°34'04"W for a distance of 33.61 feet to a point marked with a mag nail, said point being the point of beginning.

The property contains 2.91 acres total, more or less.

TAX MAP PARCEL NUMBER(S): 459-02-00-001
459-02-00-015

ALSO

All that certain piece, parcel or lot of land containing 6.05 acres, more or less, together with the buildings and other improvements thereon, if any, situate, lying and being in the City of Charleston, County of Charleston, State of South Carolina, being more particularly shown and designated as "SOUTH CAROLINA STATE PORTS AUTHORITY TMS 459-07-00-010 ZONED LI OLD CITY HEIGHT DISTRICTS AMUSEMENT & RECREATION OVERLAY OLD CITY DISTRICT - UPPER 263,550 SQ. FT. 6.05 ACRES TOTAL CRITICAL AREA 1.69 ACRES HIGHLAND AREA 4.63 ACRES" on that certain plat entitled, in part, "CITY OF CHARLESTON CHARLESTON COUNTY, S.C. PLAT SHOWING THE ABANDONMENT OF PROPERTY LINES AND COMBINATION OF TMS 459-02-00-001 AND TMS 459-02-00-015 CREATING A 2.91 ACRE PARCEL AND SHOWING THE ABANDONMENT OF PROPERTY LINES AND COMBINATION OF TMS 459-07-00-008, TMS 459-07-00-009, TMS 459-07-00-010, TMS 459-07-00-016, TMS 459-07-00-017, TMS 459-07-00-018, TMS 459-07-00-024, TMS 459-07-00-025 AND A PORTION OF TMS 459-00-00-001 CREATING A 6.05 ACRE PARCEL ALL OWNED BY SOUTH CAROLINA STATE PORTS AUTHORITY ABOUT TO BE CONVEYED TO ORIGIN DEVELOPMENT," prepared by Lewis E. Seabrook, Civil Engineer & Land Surveyor, S.C. Reg. No. 09860, with E.M. Seabrook, dated March 13, 2018, and being more particularly described according to said plat as follows:

Beginning at a point on the southern right-of way of Johnson Street near its intersection with Morrison Drive, said point being the point of beginning,

Thence along the right-of-way of Johnson Street N 63°06'55"E for a distance of 36.76 feet to a point marked with an iron rebar,

Thence continuing along Johnson Street N 65°56'50"E for a distance of 325.62 feet to a computed point,

Thence continuing along Johnson Street N 65°56'50"E for a distance of 59.34 feet to a point marked with an iron rebar,

Thence along property of South Carolina State Ports Authority S 48°31'34"E for a distance of 325.12 feet to a point marked with an iron rebar,

Thence continuing along property of the Ports Authority around a curve to the right with a delta angle of 7°03'15", an arc of 60.33 feet, a tangent of 30.20 feet, a radius of 489.99 feet, a chord of 60.29 feet and a chord bearing of S 44°59'56"E to a point marked with an iron rebar,

Thence continuing along property of the Ports Authority S 41°28'19"E for a distance of 107.40 feet to a computed point,

Thence continuing along property of the Ports Authority around a curve to the right with a delta angle of 6°13'53", an arc of 76.47 feet, a tangent of 38.27 feet, a radius of 703.08 feet, a chord of 76.43 feet and a chord bearing of S 38°21'22"E to a computed point,

Thence continuing along property of the Ports Authority S 49°15'43"W for a distance of 105.63 feet to a computed point,

Thence continuing along property of the Ports Authority S 27°46'32"E for a distance of 129.15 feet to a computed point,

Thence continuing along property of the Ports Authority S 65°50'07"W for a distance of 190.58 feet to a computed point,

Thence along the right-of-way of Morrison Drive N 47°59'57"W for a distance of 72.15 feet to a computed point,

Thence continuing along of Morrison Drive S 65°50'07"W for a distance of 24.52 feet to a point marked with an iron pipe,

Thence continuing along Morrison Drive around a curve to the left with a delta angle of 2°27'02", an arc of 326.78 feet, a tangent of 163.41 feet, a radius of 7640.00 feet, a chord of 326.75 feet and a chord bearing of N 50°50'04"W to a point marked with an iron rebar,

Thence continuing along Morrison Drive N 56°07'27"W for a distance of 59.39 feet to a point marked with an iron rebar,

Thence continuing along Morrison Drive N 48°44'04"W for a distance of 276.54 feet to a point marked with an iron rebar,

Thence N 18°52'43"W for a distance of 27.42 feet to a point marked with an iron pipe, said point being the point of beginning.

The property contains 6.05 acres total, more or less.

TAX MAP PARCEL NUMBER(S): 459-07-00-008
459-07-00-009
459-07-00-010
459-07-00-016
459-07-00-017
459-07-00-018
459-07-00-024
459-07-00-025
459-00-00-001 (a portion thereof)

STATE OF SOUTH CAROLINA)
COUNTY OF CHARLESTON)

AFFIDAVIT FOR TAXABLE OR EXEMPT TRANSFERS

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

1. I have read the information on this affidavit and I understand such information.
2. The property being transferred, located at 838 Morrison Drive and the corner of Morrison Drive and Johnson Street bearing Charleston County Tax Map Numbers 459-02-00-001, 459-02-00-015, 459-07-00-008, 459-07-00-009, 459-07-00-010, 459-07-00-016, 459-07-00-017, 459-07-00-018, 459-07-00-024, 459-07-00-025 and a portion of TMS 400-00-00-001, were transferred by the South Carolina State Ports Authority to ODP Morrison LLC on March 21, 2018.
2. Check one of the following: The deed is
 - (a) XX subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
 - (b) _____ subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
 - (c) _____ exempt from the deed recording fee because (See Information section): _____

(If exempt, please skip items 4 - 7, and go to item 8 of this affidavit.)

If exempt under exemption #14 as described in the Information section of this affidavit, did the agent and principal relationship exist at the time of the original sale and was the purpose of this relationship to purchase the realty? Check Yes _____ or No _____

3. Check one of the following if either item 3(a) or item 3(b) above has been checked (See Information section of this affidavit.):
 - (a) The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of **\$9,100,000.00**
 - (b) The fee is computed on the fair market value of the realty which is _____.
 - (c) The fee is computed on the fair market value of the realty as established for property tax purposes which is _____.
4. Check Yes _____ or No X to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. (This includes, pursuant to Code Section 12-59-140(E)(6), any lien or encumbrance on realty in possession of a forfeited land commission which may subsequently be waived or reduced after the transfer under a signed contract or agreement between the lien holder and the buyer existing before the transfer.) If "Yes," the amount of the outstanding balance of this lien or encumbrance is: _____.
5. The deed recording fee is computed as follows:
 - (a) Place the amount listed in item 4 above here: \$9,100,000.00
 - (b) Place the amount listed in item 5 above here: \$ 0.00 *(If no amount is listed, place zero here)*
 - (c) Subtract Line 6(b) from Line 6(a) and place result here: \$9,100,000.00
6. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: **\$33,670.00**

7. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Grantee
8. 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.

ODP MORRISON LLC

SWORN to and subscribed before me this
21st day of March 2018.

By: 
Anthony Kassis
Its: Authorized Signer

 (SEAL)
Notary Public for South Carolina
My Commission Expires: Apr. 4, 2022

INFORMATION

Except as provided in this paragraph, the term "value" means "the consideration paid or to be paid in money or money's worth for the realty." Consideration paid or to be paid in money's worth includes, but is not limited to, other realty, personal property, stocks, bonds, partnership interest and other intangible property, the forgiveness or cancellation of a debt, the assumption of a debt, and the surrendering of any right. The fair market value of the consideration must be used in calculating the consideration paid in money's worth. Taxpayers may elect to use the fair market value of the realty being transferred in determining fair market value of the consideration. In the case of realty transferred between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, and in the case of realty transferred to a trust or as a distribution to a trust beneficiary, "value" means the realty's fair market value. A deduction from value is allowed for the amount of any lien or encumbrance existing on the land, tenement, or realty before the transfer and remaining on the land, tenement, or realty after the transfer. (This includes, pursuant to Code Section 12-59-140(E)(6), any lien or encumbrance on realty in possession of a forfeited land commission which may subsequently be waived or reduced after the transfer under a signed contract or agreement between the lien holder and the buyer existing before the transfer.) Taxpayers may elect to use the fair market value for property tax purposes in determining fair market value under the provisions of the law.

Exempted from the fee are deeds:

- (1) transferring realty in which the value of the realty, as defined in Code Section 12-24-30, is equal to or less than one hundred dollars;
- (2) transferring realty to the federal government or to a state, its agencies and departments, and its political subdivisions, including school districts;
- (3) that are otherwise exempted under the laws and Constitution of this State or of the United States;
- (4) transferring realty in which no gain or loss is recognized by reason of Section 1041 of the Internal Revenue Code as defined in Section 12-6-40(A);
- (5) transferring realty in order to partition realty as long as no consideration is paid for the transfer other than the interests in the realty that are being exchanged in order to partition the realty;
- (6) transferring an individual grave space at a cemetery owned by a cemetery company licensed under Chapter 55 of Title 39;
- (7) that constitutes a contract for the sale of timber to be cut;
- (8) transferring realty to a corporation, a partnership, or a trust as a stockholder, partner, or trust beneficiary of the entity or so as to become a stockholder, partner, or trust beneficiary of the entity as long as no consideration is paid for the transfer other than stock in the corporation, interest in the partnership, beneficiary interest in the trust, or the increase in value in the stock or interest held by the grantor. However, except for transfers from one family trust to another family trust without consideration or transfers from a trust established for the benefit of a religious organization to the religious organization, the transfer of realty from a corporation, a partnership, or a trust to a stockholder, partner, or trust beneficiary of the entity is subject to the fee, even if the realty is transferred to another corporation, a partnership, or trust;
- (9) transferring realty from a family partnership to a partner or from a family trust to a beneficiary, provided no consideration is paid for the transfer other than a reduction in the grantee's interest in the partnership or trust. A "family partnership" is a partnership whose partners are all members of the same family. A "family trust" is a trust, in which the beneficiaries are all members of the same family. The beneficiaries of a family trust may also include charitable entities. "Family" means the grantor and the grantor's spouse, parents, grandparents, sisters, brothers, children, stepchildren, grandchildren, and the spouses and lineal descendants of any the above. A "charitable entity" means an entity which may receive deductible contributions under Section 170 of the Internal Revenue Code as defined in Section 12-6-40(A);
- (10) transferring realty in a statutory merger or consolidation from a constituent corporation to the continuing or new corporation;
- (11) transferring realty in a merger or consolidation from a constituent partnership to the continuing or new partnership;
- (12) that constitutes a corrective deed or a quitclaim deed used to confirm title already vested in the grantee, provided that no consideration of any kind is paid or is to be paid under the corrective or quitclaim deed;
- (13) transferring realty subject to a mortgage to the mortgagee whether by a deed in lieu of foreclosure executed by the mortgagor or deed pursuant to foreclosure proceeding;
- (14) transferring realty from an agent to the agent's principal in which the realty was purchased with funds of the principal, provided that a notarized document is also filed with the deed that establishes the fact that the agent and principal relationship existed at the time of the original purchase as well as for the purpose of purchasing the realty;
- (15) transferring title to facilities for transmitting electricity that is transferred, sold, or exchanged by electrical utilities, municipalities, electric cooperatives, or political subdivisions to a limited liability company which is subject to regulation under the Federal Power Act (16 U.S.C. Section 791(a)) and which is formed to operate or to take functional control of electric transmission assets as defined in the Federal Power Act.

RECORDER'S PAGE



NOTE: This page **MUST** remain with the original document

Filed By:

GRAYBILL LANSCH & VINZANI LLC
 A NEYLE JERVEY
 225 SEVEN FARMS DR STE 207
 CHARLESTON, SC 29492 (MAILBACK)

RECORDED		
Date:	March 22, 2018	
Time:	10:35:49 AM	
Book	Page	DocType
0706	191	Q/Claim
Elaine H. Bozman, Register Charleston County, SC		

MAKER:

SC STATE PORTS AUTHORITY

Notes:

RECIPIENT:

ODP MORRISON LLC

of Pages:

Recording Fee	\$ 10.00
State Fee	\$ 23,680.00
County Fee	\$ 10,010.00
Extra Pages	\$ 3.00
Postage	\$ -
Chattel	\$ -
TOTAL	\$ 33,693.00

Original Book:

Original Page:

DRAWER CLERK

AUDITOR STAMP HERE
 RECEIVED From ROD
 Mar 27, 2018
 Peter J. Tecklenburg
 Charleston County Auditor

PID VERIFIED BY ASSESSOR
 REP MKD
 DATE 03/28/2018
 37



0706
Book



191
Page



03/22/2018
Recorded Date



8
Pgs



Original Book



Original Page



D
Doc Type



10:35:49
Recorded Time

Exhibit B
Site Plan