ORDINANCE NUMBER 15-2017

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTIES AND A PORTION OF PROPERTY OWNED BY GREENVILLE SPARTANBURG AIRPORT DISTRICT LOCATED ON J. VERNE SMITH PARKWAY AND VICTOR HILL ROAD, VICTOR AVENUE EXTENSION AND MCELRATH ROAD, J. VERNE SMITH PARKWAY AND VICTOR AVENUE EXTENSION BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF I-1 (INDUSTRIAL) FOR SAID PROPERTIES

WHEREAS, the Greenville Spartanburg Airport District are the owners of properties located on J. Verne Smith Parkway and Victor Hill Road, Victor Avenue Extension and McElrath Road, J. Verne Smith Parkway and Victor Avenue Extension more particularly described on the legal descriptions attached hereto marked as Exhibit I A, II A, III A, the plats attached hereto marked as Exhibit I B, II B, III B, the map attached hereto marked as Spartanburg County Parcel Numbers 5-18-00-027.01, 9-04-00-013.00 and 5-18-00-018.03 containing approximately 0.47 +/- acres, 8.61 +/- acres and 131.49 of 241.33 +/- 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, Greenville Spartanburg Airport District 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); 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 0.47 +/- acres, 8.61 +/- acres and 131.49 of 241.33 +/- acres of property shown in red on the attached map owned by Greenville Spartanburg Airport District located on J. Verne Smith Parkway and Victor Hill Road, Victor Avenue Extension and McElrath Road, J. Verne Smith Parkway and Victor Avenue Extension more particularly described on the attached map as Spartanburg County Parcel Numbers 5-18-00-027.01, 9-04-00-013.00 and 5-18-00-018.03 are hereby annexed into the corporate city limits of the City of Greer.

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

3. **FUTURE LAND USE MAP:** The above reference properties shall be designated as Employment Center Community on the 2010 Future Land Use Map contained within the 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 45045C0362E.

5. **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**

[Signature]

Richard W. Danner, Mayor
ATTEST:

Tammela Duncan, Municipal Clerk

Introduced by: Councilwoman Kimberly Bookert
First Reading: May 30, 2017

Second and Final Reading: June 27, 2017

Approved as to Form:

John B. Duggan, City Attorney
KNOW ALL MEN BY THESE PRESENTS, That Roy Alexander Dobson and Ann D. Hammond are Trustees under the will of Roy M. Dobson and Leonard A. Dobson and Clyde B. Dobson, hereinafter collectively called "Grantor", for and in consideration of the sum of Six hundred seventy-nine thousand two hundred and no/100 ($679,200.00) Dollars to the Grantor in hand paid at and before the sealing of these presents, by Greenville-Spartanburg Airport District, the receipt of which is hereby acknowledged, has granted, bargained, sold and released, and by these Presents does grant, bargain, sell and release unto Greenville-Spartanburg Airport District (hereinafter called the "Grantee"):

All that tract of land located approximately four miles southwest of Duncan in the County and State aforesaid, being shown and designated as Tract 3, containing 28.3 acres, on a survey prepared for Dobson Brothers by Wolfe & Huskey, Inc., Engineers and Surveyors, dated April and revised November 2, 1984, and recorded in Plat Book 93, page 114 recorded in the Office of the Register of Deeds for Spartanburg County.

This being the same property conveyed to Grantors by deed of Lawrence M. Dobson dated March 21, 1986 and recorded in Deed Book 52-C, page 306 in said Register's Office.

ADDITIONALLY AND ALSO, Grantor intends this instrument to convey all of the estate, right, title, interest, reversion, remainder, property, possession, claim and demand whatsoever, both in law and in equity, of the Grantor of, in, and to the aforesaid Premises, together also and including without limitation, all right, title and interest, if any, of Grantor, of, in and to (i) any strip or gore of land and any street or road abutting or adjoining the aforesaid Premises, and (ii) any lands whatsoever bounded on the South by Victor Avenue Extension, on the west by McElrath Road, on the north by Hwy. 290 and on the east by Dobson Shed Road.

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

TO HAVE AND TO HOLD, all and singular the Premises before mentioned unto the Grantee, its successors and assigns forever.

And the Grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') heirs (or successors), personal representatives, executors and administrators to warrant and forever defend all and singular the Premises unto the Grantee, its 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, except as to conditions, reservations, restrictions, and easements of record, if any.

*$225,400.00 of the above consideration is exchange of property as to Roy Alexander Dobson and Ann D. Hammond, as Trustees.
except as to conditions, reservations, restrictions, and easements of record, if any.

IN WITNESS WHEREOF, the Grantor's(s') hand and seal this _14th_ day of _August_ in the year of our Lord nineteen hundred ninety-eight (1998).

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

[Signatures]

STATE OF SOUTH CAROLINA

COUNTY OF SPARTANBURG

I, _[Signature]_, the undersigned Notary Public, do hereby certify that Leonard A. Dobson and Clyde B. Dobson personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this the _14th_ day of _August_, 1998.

Notary Public for South Carolina
My commission expires: 6-26-99

STATE OF SOUTH CAROLINA

COUNTY OF SPARTANBURG

This _14th_ day of August, 1998 personally came before me Roy Alexander Dobson and Ann D. Hammond who, being by me duly sworn, says that they are the Trustees of the above named Trust and that the within instrument was signed and sealed by them as Trustees in behalf of said Trust, by authority duly given and (s)he acknowledged the said writing to be the act and deed of said Trust.

Witness my hand and official seal this the _14th_ day of _August_, 1998.

Notary Public for South Carolina
My commission expires: 6-26-99

Return This Instrument To:
Johnson, Smith, Hibbard and Wildman
STATE OF SOUTH CAROLINA
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 Victor Ave, Ext., Greer, SC bearing Spartanburg County Tax Map Number 5-18-00 19.02 was transferred by Roy Alexander Dobson and Ann D. Hammond as Trustees under the will of Roy M. Dobson, and Leonard A. Dobson and Clyde B. Dobson to Greenville Spartanburg Airport District on August 14, 1998.

3. The deed is exempt from the deed recording fee because (See Information section of affidavit):
   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: Closing Atty.

5. I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

[Signature]
Responsible Person Connected with the Transaction

SWORN to before me this 14th day of August, 1998.

Notary Public for S.C.
My Commission Expires: 10-26-99
EXHIBIT I B-2

This plan is suitable for recording only and does not imply acceptance by Spartanburg County of roads, size plans or building plans. All commercial and industrial development must submit a site development plan for approval by the Development Standards Office under Ordinance #452 as amended, to receive a Building Permit.

SURVEY FOR
GREENVILLE - SPARTANBURG
INTERNATIONAL AIRPORT
SPARTANBURG COUNTY
SOUTH CAROLINA
AUGUST 5, 1998
STATE OF SOUTH CAROLINA

COUNTY OF SPARTANBURG

KNOW ALL MEN BY THESE PRESENTS, that CURTIS C. HIPP (also known as Curtis C. Hipp Sr.) and FANNIE H. HIPP, as Grantor, in consideration of the sum of Five Hundred Thousand, Four Hundred Ninety and No/100 ($599,490.00) Dollars, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and released, and by these presents, does hereby grant, bargain, sell and convey unto GREENVILLE-Spartanburg Airport District, an airport district and political subdivision of the State of South Carolina, its successors and assigns forever,

See Exhibit "A" attached hereto and incorporated herein by this reference.

This conveyance is subject to any restrictions, rights-of-way, easements, zoning ordinances or covenants that appear of record, on the recorded plans, or on the premises.

TOGETHER with all and singular the rights, members, franchises and appurtenances in the above described premises belonging and in any wise incident or appertaining.

TO HAVE AND TO HOLD all and singular the premises beforementioned unto the said Granter, its successors and assigns forever.

AND THE GRANTOR does hereby bind the Granter and the Granter's heirs, successors and assigns to warrant and forever defend all and singular the said premises unto the said Granter, its successors and assigns, against the Granter, and the Granter's heirs, successors and assigns, and against every person whomsoever lawfully claiming or purporting to claim the same or any part thereof.

GREENVILLE 1003

I, the undersigned, do hereby acknowledge the receipt of the sum of Five Hundred Thousand, Four Hundred Ninety and No/100 ($599,490.00) Dollars, in full consideration of the premises conveyed and/or released by the within instrument, and do hereby solemnly promise and agree to pay the same to the Granter or the Granter's order.

Notary Public

[Signature]

[Date]
WITNESS the hand and seal of the Grantor this 11th day of February, 2002.

IN THE PRESENCE OF:

[Signatures]

Curtis C. Hipp
Frances H. Hipp

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

I, [Name], a Notary Public in and for the County and State aforesaid, do hereby certify that Curtis C. Hipp and Frances H. Hipp, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official stamp or seal this 11th day of February, 2002.

[Signature of Notary Public]
My commission expires: 3-25-08
TRACT SIX

ALL THAT CERTAIN piece, parcel or tract of land, situate, lying and being in the State of South Carolina, County of Spartanburg, lying along the easterly edge of the right-of-way of East Avenue, identified as Tract 6, containing 16.983 acres, according to a plot of survey entitled "Survey for Greenville-Spartanburg Airport District", prepared by Neil B. Phillips & Company, Inc. dated January 29, 2002 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a 3" pipe set on the easterly edge of the right-of-way of East Avenue at the point corner of property now or formerly of Country Plaza, thence turning and running S. 84°32'00" E. 666.03 feet to a point; thence running S. 86°0'19' E. 437.30 feet to a 3" pipe set at the joint boundary line of the within tract and property now or formerly of Clyde Dobbins; thence turning and running with the joint boundary line of the within tract and property now or formerly of Clyde Dobbins, S. 04°25'08" W. 667.75 feet to a point; thence turning and running along the joint boundary line of the within tract and property now or formerly of Greenville-Spartanburg Airport District, N. 84°53'35" W. 811.19 feet to a nail and cap set; thence turning and running with the joint boundary line of the within tract and property now or formerly of Country Plaza, N. 07°03'32" E. 490.67 feet to a 3" pipe set thence continuing with the joint boundary line of property now or formerly of Country Plaza, N. 85°12'47" W. 367.09 feet to a 3" pipe set on the easterly edge of the right-of-way of East Avenue; being the place and point of beginning.

This tract of land is also depicted as Tract 6 on a plot of survey entitled "Greenville-Spartanburg Airport District", prepared by Neil B. Phillips & Company, Inc., dated December 9, 2001 and recorded on February 16, 2002 in the Office of the Register of Deeds for Spartanburg County in Plat 13-S 157 and Page 52.

1004-701 WITH Grantor's right, title and interest in and to the Modification of Easement Agreement by and between The Jody Agency, Inc. and Richard C. Herr, dated October 10, 1985 and recorded in the Office of the Register of Deeds for Spartanburg County in Deed Book 515 at Page 640.

This being the same property conveyed to the Grantees herein by deed of The Jody Agency, Inc. dated August 28, 2000 and recorded in the Office of the Register of Deeds for Spartanburg County in Deed Book 72-F at Page 343.

Spartanburg County Tax Map No. 9.4-00-11.0

CREDWILL 104291
KNOW ALL MEN BY THESE PRESENTS, that FRANCES H. HIPP, in consideration of the sum of TEN AND 00/100 ($10.00) Dollars and no other consideration, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and released, and by these presents, does hereby grant, bargain, sell and release unto CURTIS C. HIPP his heirs and assigns forever:

See Exhibit "A"

This conveyance is made subject to all restrictions, reservations, set back lines, roadways, zoning ordinances, easements, and rights-of-way, if any, that may appear of record on the recorded plat, or on the premises, affecting the above described property.

TOGETHER with all and singular the rights, members, hereditaments and appurtenances to the above described premises belonging, and in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the premises herebefore mentioned unto the said Grantees, their heirs, successors and assigns, forever.

AND THE GRANTORS do hereby bind the Grantee and Grantor's heirs, assigns, successors, executors and or administrators, to warrant and forever defend all and singular the said premises unto the said Grantees, their heirs, successors and assigns, against the Grantors, their heirs and assigns, and against every person whomsoever lawfully claiming or purporting to claim the same or any part thereof.
WITNESS, the Grantor's hand and seal this 26 day of October, 2001.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF

FRANCES H. HIPP

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

PERSONALLY APPEARED before me the undersigned witnesses who, on oath, sworn that
the said FRANCES H. HIPP, sign, seal and as their act and deed deliver the within Title to Real
Estate and that (none) with the other witnesses subscribed above, witnessed the execution thereof.

DECLARED TO before me this 26 day

(LS)
Notary Public for South Carolina
My Commission Expires: 1/31/2002

R:\01RE\357hip\frances-deed.wpd
EXHIBIT "A"

ALL THAT CERTAIN piece, parcel or tract of land, situate, lying and being in the State of South Carolina, County of Spartanburg, identified as Tract 1, containing 8.754 acres, according to a plat of survey certified "Survey for Greenville-Spartanburg Airport District", prepared by Neil R. Phillips & Company, Inc., and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a nail and cap found, said point being located in the center of Victor Avenue Ext., the point boundary line of the within described tract and property now on or formerly of Peoples Baptist Church; thence running with the center line of Victor Avenue Ext., the following courses and distances: S. 07°48'11" W. 589.71 feet to a nail and cap found; thence running S. 79°21'14" E. 123.14 feet to a nail and cap set at the intersection of the right-of-way of Victor Avenue Ext. and the westerly right-of-way of McElrath Road; thence running with the westerly edge of the right-of-way of McElrath Road, the following courses and distances: S. 40°24'51" W. 318.56 feet to a nail and cap set; thence running S. 42°05'53" W. 151.46 feet to a nail and cap set; thence continuing along the westerly edge of the right-of-way of McElrath Road, S. 44°54'31" W. 168.89 feet to a nail and cap set; thence running S. 44°37'00" W. 195.33 feet to a nail and cap found; thence running along the westerly edge of McElrath Road and running along the joint boundary line of the within described tract and property, now or formerly of Roy C. Moore, N. 36°26'30" W. 184.40 feet to a nail and cap found; thence running along the joint boundary line of the within described tract and property now or formerly of Maurice & Linda H. Knauss the following three (3) courses and distances: N. 45°12'23" W. 179.68 feet to a nail and cap found; thence S. 44°55'45" W. 82.76 feet to a nail and cap found; thence S. 02°50'55" W. 55.55 feet to a nail and cap found; thence running and running with the northerly edge of the right-of-way of Timberland Road; thence running and running with the northerly edge of the right-of-way of Timberland Road, N. 34°35'36" W. 130.84 feet to a nail and cap found; thence running and leaving the right-of-way of Timberland Road and running along the joint boundary line of the within described tract and property now or formerly of Vickie Lancaster the following two (2) courses and distances: S. 81°42'10" E. 46.96 feet to a nail and cap found; thence N. 44°54'17" E. 161.49 feet to a nail and cap found; thence running along the joint boundary line of the within described tract and property now or formerly of Peoples Baptist Church, N. 45°02'57" E. 754.16 feet to a nail and cap set in the center of the right-of-way of Victor Avenue Ext., being the point and place of beginning.

Spartanburg County Tax Map No. 9-4-11-16-0

This is the same property conveyed to Curtis C. Hopp and Frances H. Hopp by deed of Lawrence M. Dobson, individually and as Executor and Trustee of the R. A. Dobson Estate, Leonard A. Dobson, Clyde Dobson, Cornelia D. Byrns and Neil L. Dobson, dated February 15, 1990 and recorded in the Office of the Register of Deeds for Spartanburg County in Deed Book 566 at Pages 462, 463, 464 and 465.
EXHIBIT IIB

Greenville - Spartanburg Airport District

To Whom It May Concern: P Lots as shown except for open space. However, all other requirements of the Spartanburg County Unified Land Management Ordinance and Implementations of the Country Water Management and Sediment Reduction Regulations (455) of date shall be met.

SEP 0 6 2002

NOTE: PROPERTY IN SANITARY SEWER RIGHT-OF-WAY WAS NOT INCLUDED IN CALCULATION OF NET AREA IN TRACTS.

DEVELOPMENT PROPOSAL

Survey for: Greenville - Spartanburg Airport District

Strict adherence to the following guidelines is essential for use of this map and regulation of land use. This map is intended to assist with the enforcement of land use regulations and to provide a basis for future development. Please contact the South Carolina Attorney General or the U.S. Department of Agriculture for more information.
Grantee’s Address: 200 GSP Drive, Suite 1
Greer, SC 29651
Tax Map Parcel No.: Portion of 5-18-00-018.00

STATE OF SOUTH CAROLINA )
COUNTY OF SPARTANBURG )

QUITCLAIM DEED

South Carolina State Ports Authority, an instrumentality of the State of South Carolina (the “Grantor”), for and in consideration of the sum of Two Million Four Hundred Four Thousand Fifty and No/100 ($2,404,050.00), the receipt and sufficiency of which is herein acknowledged, has QUITCLAIMED, and by this instrument does QUITCLAIM unto Greenville-Spartanburg Airport District, an airport district and political subdivision of the State of South Carolina (“Grantee”), all of its right, title, and interest in and to that certain real estate (the “Property”), lying and being situated in Spartanburg County, South Carolina, being described on Exhibit A attached hereto, subject to the reservation of easements by Grantor set forth on Exhibit A.

Grantee has made an independent inspection, and evaluation of the Property and the title to same and acknowledges that Grantor has made no statements or representations concerning the present or future value of the Property, the state of the title to the Property, the condition, including the environmental condition of the Property, or the anticipated income, costs, or profits, if any, to be derived from the Property. FURTHER, GRANTOR MAKES NO REPRESENTATION OR WARRANTY WHATSOEVER, EXPRESSED, STATUTORY, OR
IMPLIED, INCLUDING, BUT WITHOUT LIMITATION, AS TO THE DESCRIPTION, TITLE, INCLUDING WITHOUT LIMITATION, TO THE EXISTENCE OF LIENS AGAINST THE PROPERTY, THE VALUE, QUALITY, PHYSICAL AND ENVIRONMENTAL CONDITION OF THE PROPERTY AND/OR MATERIALS CONTAINED OR LOCATED IN, ON OR UNDER THE PROPERTY AND/OR IMPROVEMENTS LOCATED THEREON, THE NATURE OF THE PAST OR HISTORIC USE OF THE PROPERTY, MERCHANTABILITY, OR FITNESS FOR PURPOSE OF ANY OF THE PROPERTY. Grantee further acknowledges that Grantee has relied solely upon Grantee's independent evaluation and examination of the Property and public record relating to the Property and the independent estimates, computations, evaluations and studies based thereon. Grantor makes no warranty or representation as to the accuracy, completeness or usefulness of any information furnished to Grantee, if any, whether furnished by Grantor or any other third party. Grantor, its officers, employees, elected officials and agents assume no liability for the accuracy, completeness or usefulness of the material furnished by the Grantor, or any of its officers, employees, elected officials and/or agents, if any/or any other third party. Reliance on any material so furnished shall not give rise to any cause, claim or action against Grantor, its officers, employees, elected officials and/or agents, and any such reliance shall be at Grantee's sole risk.

THE QUITCLAIM OF THE PROPERTY IS ON A "WHERE IS", "AS IS" AND "WITH ALL FAULTS" BASIS, AND IS WITHOUT REPRESENTATION OR WARRANTY WHATSOEVER, EXPRESSED, STATUTORY OR IMPLIED, INCLUDING, WITHOUT LIMITATION, AS TO TITLE, INCLUDING, BUT NOT LIMITED TO THE EXISTENCE OF LIENS AGAINST THE PROPERTY, THE DESCRIPTION, PHYSICAL AND ENVIRONMENTAL CONDITION OF THE PROPERTY AND/OR MATERIALS
CONTAINED OR LOCATED IN, ON OR UNDER THE PROPERTY AND/OR
IMPROVEMENTS LOCATED THEREON, THE NATURE OF THE PAST OR HISTORIC
USE OF THE PROPERTY, QUALITY, VALUE, FITNESS FOR PURPOSE,
MERCHANTABILITY, OR OTHERWISE.

TO HAVE AND TO HOLD all of the right, title and interest in and to these premises,

 together with all and singular the rights, privileges, and appurtenances to the premises in any
manner belonging to the Grantee, Grantee’s heirs and assigns forever, so that neither the Grantor,
nor any of the Grantor’s legal representatives, nor any persons claiming under the Grantor shall
have, claim, or demand any right or title to the Property described above, subject to the Grantor’s
reservation of easements.

(SIGNATURE PAGES FOLLOW)
EXECUTED this 30th day of January, 2007.

SOUTH CAROLINA STATE PORTS AUTHORITY
By: [Signature]
Its: PRESIDENT & CEO

ATTEST:
By: [Signature]
Its: CHIEF FINANCIAL OFFICER

WITNESS AS TO GRANTOR:

STATE OF SOUTH CAROLINA )
COUNTY OF CHARLESTON )

This instrument was acknowledged before me on January 26, 2007 (date) by [Signature]
[Name], as PRESIDENT & CEO on behalf of South Carolina State Ports Authority at Charleston, South Carolina.

Notary Public in and for the State of South Carolina
My Commission Expires: November 13, 2016
GRANTEE:
GREENVILLE-SPARTANBURG AIRPORT DISTRICT

By: [Signature]
Its: EXECUTIVE DIRECTOR

ATTEST:
By: [Signature]
Its: Deputy Director

WITNESS AS TO GRANTEE:
Kristi Weatherly
Accounting Manager
Stacy Dickhilds

STATE OF SOUTH CAROLINA  )
COUNTY OF SPARTANBURG  )

This instrument was acknowledged before me on January 29, 2007 (date) by
J. Garrett Jackson, as EXECUTIVE DIRECTOR on behalf of Grantee at Spartanburg,
South Carolina.

[Signature]
Notary Public in and for the State of South Carolina
My Commission Expires [June 15, 2016]
EXHIBIT "A"

All those certain lots, parcels or tracts of land lying and being situate in the County of Spartanburg, State of South Carolina, near the intersection of the Verne Smith Parkway and East Poinsett Street, near Greer, South Carolina, and being shown and designated as Parcel "A" containing 86.45 acres, more or less, and Parcel "B" containing 0.97 acres, more or less, said parcels being shown and designated on a plat of boundary survey for the project "South Carolina Ports Authority to Greenville-Spartanburg International Airport" prepared by B. P. Barber & Associates, Inc., dated October 25, 2006, to which plat reference is prayed for a more perfect description. Said plat is recorded in Plat Book 161 at Page 36 on Jan 1, 2007 in the Office of the Register of Deeds for Spartanburg County.

Derivation: Said property is a portion of that property conveyed to Grantor by deed of Lawrence M. Dobson, individually and executor of the Estate of R. A. Dobson, deceased, Leonard A. Dobson, Roy Dobson, Clyde B. Dobson and Corinne D. Byrns, recorded March 11, 1983 in Deed Book 49-K at Page 595 in the said Register's Office.

RESERVATION OF EASEMENTS

Grantor reserves unto itself and its successors and assigns permanent, non-exclusive easements for the use and benefit of the property retained by Grantor located adjacent to the northern boundary of Parcel "A" and the eastern boundary of Parcel "B" as follows:

(a) Twenty-five (25') foot sewer easement across Parcel "A" as shown on the aforesaid plat.

(b) Easements for overhead power lines across both Parcels "A" and "B".

(c) Easements for both surface water and underground storm water pipe drainage as shown on the aforesaid plat and as may exist across Parcels "A" and "B" utilizing existing ditches, drain pipes and natural drainage features such as creeks and ponds.

(d) Other utility and use easements as may currently be installed and exist on Parcels "A" and "B" and which benefit Grantor's retained property.

With respect to said easements, Grantor further reserves (1) the right to make relocations, changes, renewals, substitutions and additions on or to said lines, pipes, fixtures and appurtenances within said easement areas from time to time; and (2) the right of ingress and egress to and from said easement areas across other lands of the Grantee for the purpose of exercising the rights hereby granted. The failure of the grantor to exercise any of the rights herein reserved shall not be construed as a waiver or abandonment of the rights herein reserved. Grantee is entitled to all other rights to said easement areas which are not inconsistent with the rights herein reserved including, but not limited to, the right to improve the easement areas with
non-vertical improvements and landscaping, provided it does not unreasonably interfere with the
use of said easement as defined herein by the grantor.

It is the intent of this reservation that the easements burden the land, run with the land,
bind Grantee, its successors and assigns, and that they inure to the benefit of Grantor, its
successors and assigns forever. Grantor also reserves the right to dedicate any of the easements
to an appropriate public utility company for ownership, service and maintenance without the
necessity of Grantee joining with Grantor in or consenting to any such dedication and without
the necessity of Grantee executing any further documentation.
STATE OF SOUTH CAROLINA  
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 near the intersection of the Verne Smith Parkway and East Poinsett Street, near Greer, South Carolina, bearing

   Spartanburg  
   County  
   Tax  
   Number

   Section 5-18-00-018.00

   was transferred by Lawrence M. Dobson, individually and executor of the Estate of R. A. Dobson, deceased, Leonard A. Dobson, Roy Dobson, Clyde B. Dobson and Corinne D. Byrnside to South Carolina State Ports Authority on March 8, 1983. The property was transferred by South Carolina Ports Authority to Greenville-Spartanburg Airport District on January 2007.

3. The deed is exempt from the deed recording fee because (See Information section of affidavit):

   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 Grantor

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.

   [Signature]

   Responsible Person Connected with the Transaction
   Donald B. Wildman

SWORN to before me this 29th day of January, 2007.

   [Signature]

   Notary Public for S.C.
   My Commission Expires: 4-9-2014

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