ORDINANCE NUMBER 33-2019

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTIES OWNED BY CULLUM GSP 081, LP LOCATED AT 551, 557, 575, 597 VICTOR HILL ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF I-1 (INDUSTRIAL DISTRICT) FOR SAID PROPERTIES.

WHEREAS, Cullum GSP 081, LP is the sole owner of properties located at 551, 557, 575, 597 Victor Hill Road more particularly described on the legal description attached hereto marked as Exhibit A, the plat attached hereto marked as Exhibit B, the map attached hereto marked as Exhibit C Spartanburg County Parcel Numbers 5-24-00-025.00, 5-24-00-026.00, 5-24-00-027.00, 5-24-00-027.01 containing approximately 20.67 +/- acres, the National Flood Insurance Program Flood Insurance Rate Map Number 45083C0216D attached hereto marked as Exhibit D; and

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

WHEREAS, Cullum GSP 081, LP has petitioned the City of Greer to annex their properties by one-hundred percent (100%) method provided for by South Carolina Code Section 5-3-150(3); and

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

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

WHEREAS, the requested zoning is consistent with the land uses in the general area and the land planning of the city.
NOW, THEREFORE, be it ordained by the Mayor and Council of the City of Greer, South Carolina, as follows:

1. **ANNEXATION:** The 20.67 acres +/- properties shown in red on the attached map owned by Cullum GSP 081, LP located at 551, 557, 575, 597 Victor Hill Road as described on the attached map as Spartanburg County Parcel Numbers 5-24-00-025.00, 5-24-00-026.00, 5-24-00-027.00, 5-24-00-027.01 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 District) pending confirmation or rezoning pursuant to the applicable City of Greer Zoning Ordinance.

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

4. **FLOOD INSURANCE RATE MAP:** This ordinance shall adopt The National Flood Insurance Program Flood Insurance Rate Map Number 45083C0216D.

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

Richard W. Darner, Mayor

ATTEST:

Tammela Duncan, Municipal Clerk

Introduced by: Councilmember Wryley Bettis
First Reading: September 10, 2019

Second and
Final Reading: October 8, 2019

APPROVED AS TO FORM:

[Signature]
John B. Duggan, Esquire
City Attorney
Grantee’s Address: 3949 Maple Avenue #410
Dallas, TX 75219-3254

STATE OF SOUTH CAROLINA )
COUNTY OF SPARTANBURG )

TITLE TO REAL ESTATE QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that KENNETH D. BLACKWELL, MARTHA ABRAMS, MYRA J. FAUST, JANET R. BEEBE, and KEVIN M. COOPER (collectively, “Grantors”) in consideration of Ten Dollars and other good and valuable consideration, to the Grantors in hand paid by the Grantee at and before the sealing of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release, unto Cullum GSP 081, LP, a South Carolina limited partnership (“Grantec”), and the Grantee’s successors and assigns, the following described premises, to wit:

All that certain piece, parcel or lot of land situate, lying and being in the County of Spartanburg, State of South Carolina, being more fully and particularly described on Exhibit A, attached hereto and incorporated herein by this reference.

TMS # 5-24-00-027.01

Said premises are conveyed subject to all applicable easements, rights of way, restrictions and covenants of record; those easements and rights of way actually existing on the ground and affecting said premises; riparian, littoral or other water rights, if any; such matters as would be revealed by a current survey and inspection of the premises; and any applicable zoning and other governmental laws, ordinances and regulations.

TOGETHER WITH all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; TO HAVE AND TO HOLD all and singular the premises before mentioned unto the Grantee, and the Grantee’s successors and assigns, forever.

[SIGNATURES APPEAR ON THE FOLLOWING PAGES]
IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals, this 30th day of October, 2018.

Signed, sealed and delivered in the presence of:

[Signature]
Witness 1

[Signature]
Witness 2

STATE OF SOUTH CAROLINA  )
COUNTY OF GREENVILLE     )

ACKNOWLEDGEMENT

I, Katherine Laffitte, a Notary Public for State of South Carolina, do hereby certify that Kenneth D. Blackwell personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this 30th day of October, 2018.

[Signature]
Notary Public
State of South Carolina
My commission expires: 7/26/2018
IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals, this 30th day of October, 2018.

Signed, sealed and delivered in the presence of:

[Signatures]

Witness 1

Witness 2

STATE OF SOUTH CAROLINA   
COUNTY OF GREENVILLE   

ACKNOWLEDGEMENT

I, Katherine Laffitte, a Notary Public for State of South Carolina, do hereby certify that Martha Abrams personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this 30th day of October, 2018.

[Signature]
Notary Public
State of South Carolina
My commission expires: 7/26/2018
IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals, this 30th day of October, 2018.

Signed, sealed and delivered in the presence of:

Witness 1

Witness 2

Myra J. Faust (SEAL)

STATE OF SOUTH CAROLINA )
COUNTY OF GREENVILLE )

ACKNOWLEDGEMENT

I, Katherine Laffitte, a Notary Public for State of South Carolina, do hereby certify that Myra J. Faust personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this 30th day of October, 2018.

Katherine Laffitte (SEAL)
Notary Public
State of South Carolina
My commission expires: 7/26/2018
IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals, this 30th day of October, 2018.

Signed, sealed and delivered in the presence of:

[Signatures]
Witness 1

[Signatures]
Witness 2

STATE OF SOUTH CAROLINA  )  ACKNOWLEDGEMENT
COUNTY OF GREENVILLE  )

I, Katherine Laffitte, a Notary Public for State of South Carolina, do hereby certify that Janet R. Beebe personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this 30th day of October, 2018.

[Notary Seal]
Notary Public
State of South Carolina
My commission expires: 7/26/2018
IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals, this 30th day of October, 2018.

Signed, sealed and delivered in the presence of:

[Signature]
Witness 1

[Signature]
Witness 2

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

ACKNOWLEDGEMENT

I, Katherine Laffitte, a Notary Public for State of South Carolina, do hereby certify that Kevin Cooper personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this 30th day of October, 2018.

[Notary Public]
[Seal]
Notary Public
State of South Carolina
My commission expires: 7/26/2018
EXHIBIT A

All that certain piece, parcel or tract of land lying and being situate in the County of Spartanburg, State of South Carolina, on the eastern side of Victor Hill Road, containing 7.31 acres, more or less, as shown on ALTA/NSPS Land Title Survey for Site 31 Blackwell Cullum GSP 081, LP prepared by C. O. Riddle Surveying Co., Inc. dated September ___, 2018, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a point (PT.) located in the center line of Victor Hill Road, said point being located approximately 1085 feet south of the intersection with Brookshire Road, thence leaving said center line of Victor Hill Road, turning and continuing along a joint property line with the Crews N. 82-41-05 E. (passing through a reference 1/2" open top iron pin found at 19.22 feet) for a total distance of 414.76 feet to a 1/2" rebar found, thence S. 7-49-14 E. for a distance of 209.20 feet to an axle found, thence S. 84-45-40 E. for a distance of 34.72 feet to a 1-1/2" open top iron pin found, thence leaving said joint property line and continuing along a joint property line with MH Industries, LLC, S. 79-06-31 E. for a distance of 451.57 feet to a 1-1/2" open top iron pin found, thence S. 0-27-46 E. for a distance of 211.77 feet to an iron pin found, thence S. 89-59-23 W. (passing through a reference 1/2" rebar found at 829.53 feet) for a total distance of 855.89 feet to a point (PT.) located in the center line of Victor Hill Road, thence leaving said joint property line, turning and continuing along the center line of Victor Hill Road N. 7-56-39 W. (passing through a reference PK Nail found at 46.37 feet) for a total distance of 427.48 feet to a PK Nail found, thence N. 8-19-00 W. for 31.80 feet to a point (PT.) being the POINT OF BEGINNING.

TMS # 5-24-00-027.01
STATE OF SOUTH CAROLINA ) AFFIDAVIT FOR TAXABLE OR
COUNTY OF SPARTANBURG) 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 is located at 597 Victor Hill Road, Greer, SC, bearing Spartanburg County Tax Map Number 5-24-00-027.01, was transferred by Kenneth D. Blackwell, Martha Abrams, Myra J. Faust, Janet R. Beebe and Kevin M. Cooper to Cullum GSP 081. LP, on October 30, 2018.

3. The deed is exempt from the deed recording fee because (Information Section of Affidavit):
(1) Less than $100.

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 ____

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

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.

SWORN to before me this 30th
day of October, 2018.

Notary Public for South Carolina
My Commission Expires: 7/26/2021
Notary (printed name): Katherine Laffitte

Kenneth D. Blackwell
(SEAL)

Martha Abrams
(SEAL)

Myra J. Faust
(SEAL)

Janet R. Beebe
(SEAL)

Kevin Cooper
(SEAL)
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 constitute 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 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 such 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 a 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, siblings, brothers, children, stepchildren, grandchildren, and the spouses and lineal descendants of any of 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 constitute 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 mortgagor whether by a deed in lieu of foreclosure executed by the mortgagor or deed pursuant to foreclosure proceedings;
(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 take functional control of electric transmission assets as defined in the Federal Power Act.

GREENVILLE 1543870
Grantee’s Address: 3949 Maple Avenue #410
Dallas, TX 75219-3254

STATE OF SOUTH CAROLINA )
COUNTY OF SPARTANBURG )

TITLE TO REAL ESTATE
QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that Lee D. Crews and Guadalupe R. Crews (collectively, “Grantors”) in consideration of Ten Dollars and other good and valuable consideration, to the Grantors in hand paid by the Grantee at and before the sealing of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release, unto Cullum GSP 081, LP, a South Carolina limited partnership (“Grantee”), and the Grantee’s successors and assigns, the following described premises, to wit:

All that certain piece, parcel or lot of land situate, lying and being in the County of Spartanburg, State of South Carolina, being more fully and particularly described on Exhibit A, attached hereto and incorporated herein by this reference.

TMS # 5-24-00-027.00

Said premises are conveyed subject to all applicable easements, rights of way, restrictions and covenants of record; those easements and rights of way actually existing on the ground and affecting said premises; riparian, littoral or other water rights, if any; such matters as would be revealed by a current survey and inspection of the premises; and any applicable zoning and other governmental laws, ordinances and regulations.

TOGETHER WITH all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; TO HAVE AND TO HOLD all and singular the premises before mentioned unto the Grantee, and the Grantee’s successors and assigns, forever.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]
IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals, this ____ day of October, 2018.

Signed, sealed and delivered
in the presence of:

[Signatures]

Witness 1
Witness 2

Witness 1
Witness 2

STATE OF SOUTH CAROLINA ) ACKNOWLEDGEMENT
COUNTY OF GREENVILLE )

I, Katherine Laffitte, a Notary Public for State of South Carolina, do hereby certify that Charlie C. Olague, acting as agent and on behalf of Lee D. Crews, pursuant to that certain Limited Power of Attorney, recorded with the Office of the Register of Deeds for Spartanburg County, South Carolina in Deed Book 121-R at Page 598, appeared before me this 20th day of October, 2018, and acknowledged the due execution of the foregoing instrument.

Notary Public
My commission expires: 7/26/2021

STATE OF SOUTH CAROLINA ) ACKNOWLEDGEMENT
COUNTY OF GREENVILLE )

I, Katherine Laffitte, a Notary Public for State of South Carolina, do hereby certify that Guadalupe R. Crews, personally appeared before me this 20th day of October, 2018, and acknowledged the due execution of the foregoing instrument.

Notary Public
My commission expires: 7/26/2021
Exhibit A

All that certain piece, parcel or tract of land lying and being situate in the County of Spartanburg, State of South Carolina and being described more particularly below to wit:

BEGINNING at a point (PT.) located in the center line of Victor Hill Road, said point being located approximately 985 feet south of the intersection with Brookshire Road, thence leaving said center line of Victor Hill Road, turning and continuing along a joint property line with Walker N. 83-14-03 E. (passing through a reference 1/2” rebar at 19.77 feet) for a total distance of 404.78 feet to a 1/2” rebar found; thence continuing with Walker property line N. 86-44-37 E. for a distance of 128.71 feet to a 1 1/4” open top iron pin found, thence leaving said joint property line, turning and continuing along a joint property line with MH Industries, LLC S. 7-35-36 W. for a distance of 314.47 feet to a 1 1/2” open top iron pin found, thence leaving said joint property line, turning and continuing along a joint property line with Blackwell, et al. N. 84-45-40 W. for a distance of 34.72 feet to an axle found, thence N. 7-49-14 W. for a distance of 209.20 feet to a 1/2” rebar found, thence S. 82-41-05 W (passing through a reference 1/2” open top iron pin found at 395.36 feet) for a total distance of 414.76 feet to a point (PT.) located in the center line of Victor Hill Road, thence leaving said joint property line, turning and continuing along the center line of Victor Hill Road N. 8-19-00 W. for 100.16 feet to a point (PT.) being the POINT OF BEGINNING. Said tract contains 1.47 acres.
STATE OF SOUTH CAROLINA  )  AFFIDAVIT FOR TAXABLE OR
COUNTY OF SPARTANBURG   )  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 is located at 575 Victor Hill Road, Greer, SC, bearing Spartanburg County Tax Map Number 5-24-00-027.00, was transferred by Lee D. Crews and Guadalupe R. Crews to Cullum GSP 081, LP on October ____, 2018.

3. Check one of the following: The deed is

   (a) ___ subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.

   (b) ___ subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.

   (c) XX exempt from the deed recording fee because (See Information section of affidavit):

      ___ (1)- less than $100 (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 ________

4. Check one of the following if either item 3(a) or item 3(b) above has been checked (See Information section of this affidavit):

   (a) ___ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of ________

   (b) ___ The fee is computed on the fair market value of the realty which is _________.

   (c) ___ The fee is computed on the fair market value of the realty as established for property tax purposes which is _________.

5. Check Yes ___ or No ________ to the following: A lien or encumbrance 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: _______________________________.

6. The deed recording fee is computed as follows:

(a) Place the amount listed in item 4 above here: $_________

(b) Place the amount listed in item 5 above here
   (If no amount is listed, place zero here.) $_________

(c) Subtract Line 6(b) from Line 6(a) and place result here: $_________

7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is N/A.

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

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

Lee D. Crews, by his agent, Charlie C. Olague,

(Limited Power of Attorney, DE Bk 121-R at Pg 598)

Guadalupe R. Crews

(SEAL)

Guadalupe R. Crews

(SEAL)

SWORN to before me this 26th day of October, 2018.

Katherine Laffitte
Notary Public for South Carolina
My Commission Expires: 7/26/2021
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 constitute 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 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 such 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 of 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 constitute 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 proceedings;
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 take functional control of electric transmission assets as defined in the Federal Power Act.)
Grantee’s Address: 3949 Maple Avenue #410
Dallas, TX 75219-3254

STATE OF SOUTH CAROLINA  )
COUNTY OF SPARTANBURG  )

TITLE TO REAL ESTATE
QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that William H. Walker and Alana M. Walker (collectively, “Grantors”) in consideration of Ten Dollars and other good and valuable consideration, to the Grantors in hand paid by the Grantee at and before the sealing of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release, unto Cullum GSP 081, LP, a South Carolina limited partnership (“Grantee”), and the Grantee’s successors and assigns, the following described premises, to wit:

All that certain piece, parcel or lot of land situate, lying and being in the County of Spartanburg, State of South Carolina, being more fully and particularly described on Exhibit A, attached hereto and incorporated herein by this reference.

TMS # 5-24-00-026.00

Said premises are conveyed subject to all applicable easements, rights of way, restrictions and covenants of record; those easements and rights of way actually existing on the ground and affecting said premises; riparian, littoral or other water rights, if any; such matters as would be revealed by a current survey and inspection of the premises; and any applicable zoning and other governmental laws, ordinances and regulations.

TOGETHER WITH all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; TO HAVE AND TO HOLD all and singular the premises before mentioned unto the Grantee, and the Grantee’s successors and assigns, forever.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]
IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals, this 13th day of September, 2018.

Signed, sealed and delivered in the presence of:

Witness 1

Witness 2

Witness 1

Witness 2

STATE OF SOUTH CAROLINA  )
COUNTY OF GREENVILLE    )

ACKNOWLEDGEMENT

I, Katherine Laffitte, a Notary Public for State of South Carolina, do hereby certify that William H. Walker and Alana M. Walker personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this 13th day of September, 2018.

Notary Public
State of South Carolina
My commission expires: 7/26/2021
Exhibit A

All that certain piece, parcel or tract of land lying and being situate in the County of Spartanburg, State of South Carolina, on the eastern side of Victor Hill Road, containing 6.20 acres, more or less, as shown on ALTA/NSPS Land Title Survey for Site 33 Walker Cullum GSP 081, LP prepared by C. O. Riddle Surveying Co., Inc. dated September 12, 2018, and having according to said plat the following metes and bounds, to-wit:

Commencing at a PK Nail (found) in the center line of Victor Hill Road, said point being located approximately 456 feet from the intersection of Brookshire Road and continuing along said center line of Victor Hill Road, S. 8-12-52 E. for 181.71 feet to a point, being the Point of Beginning, thence leaving the center of Victor Hill Road, turning and running along a joint property line with Sims, N. 89-31-15 E. (passing through a reference ½” crimp top iron pin found at 23.40 feet) for a total distance of 924.87 feet to a 1 ¼” open top iron pin found, thence leaving said joint property line, turning and running along a joint property line with MH Industries, LLC, S. 6-30-52 W. for 280.73 feet to a ½” rebar found, thence continuing S. 86-48-59 W. for 313.40 feet to a 1 ¼” open top iron pin found, thence leaving said joint property line and running along a joint property line with Crews, S. 86-44-37 W. for 128.71 feet to a ½” rebar found; thence S. 83-14-03 W. for 404.78 feet (passing through a reference ½” rebar found at 385.01 feet) to a point located in the center line of Victor Hill Road; thence leaving said joint property line, turning and running along the center line of Victor Hill Road, N. 8-12-52 W. for 347.10 feet (passing through a reference PK Nail found at 9.25 feet, a second reference PK Nail found at 13.36 feet and a final reference PK Nail found at 82.10 feet) to a point, being the Point of Beginning.

TMS # 5-24-00-026.00
STATE OF SOUTH CAROLINA )
COUNTY OF SPARTANBURG )

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 is located at 557 Victor Hill Road, Greer, SC, bearing Spartanburg County Tax Map Numbers 5-24-00-026.00, was transferred by William H. Walker and Alana M. Walker to Cullum GSP 081, LP on September 13, 2018.

3. Check one of the following: The deed is

(a) _____ subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.

(b) _____ subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.

(c) XX_____ exempt from the deed recording fee because (See Information section of affidavit):

   (1) less than $100 _________ (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 ________

4. Check one of the following if either item 3(a) or item 3(b) above has been checked (See Information section of this affidavit):

(a) _____ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of __________

(b) _____ The fee is computed on the fair market value of the realty which is __________

(c) _____ The fee is computed on the fair market value of the realty as established for property tax purposes which is __________

5. Check Yes ____ or No _______ to the following: A lien or encumbrance 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:

GREENVILLE 1539462
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: ________________

6. The deed recording fee is computed as follows:

(a) Place the amount listed in item 4 above here: $ __________
(b) Place the amount listed in item 5 above here $ __________
   (If no amount is listed, place zero here.)
(c) Subtract Line 6(b) from Line 6(a) and place result here: $ __________

7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is N/A.

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

9. 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]
William H. Walker

[Signature]
Alana M. Walker

SWORN to before me this 13th day of September, 2018.

[Signature]
Notary Public for South Carolina
My Commission Expires: 7/26/2021
Notary (printed name): Katherine Laffitte
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 constitute 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 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 such 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 of 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 constitute 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 mortgagor whether by a deed in lieu of foreclosure executed by the mortgagor or deed pursuant to foreclosure proceedings;
(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 take functional control of electric transmission assets as defined in the Federal Power Act.
Grantee’s Address: 3949 Maple Avenue #410
Dallas, TX 75219-3254

STATE OF SOUTH CAROLINA  )
COUNTY OF SPARTANBURG   )

TITLE TO REAL ESTATE  
QUIT-CLAIM DEED  

KNOW ALL MEN BY THESE PRESENTS, that Michael Layne Sims and Sandra A. Sims (collectively, “Grantors”) in consideration of Ten Dollars and other good and valuable consideration, to the Grantors in hand paid by the Grantee at and before the sealing of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release, unto Cullum GSP 081, LP, a South Carolina limited partnership (“Grantee”), and the Grantee’s successors and assigns, the following described premises, to wit:

All that certain piece, parcel or lot of land situate, lying and being in the County of Spartanburg, State of South Carolina, being more fully and particularly described on Exhibit A, attached hereto and incorporated herein by this reference.

TMS # 5-24-00-025.00

Said premises are conveyed subject to all applicable easements, rights of way, restrictions and covenants of record; those easements and rights of way actually existing on the ground and affecting said premises; riparian, littoral or other water rights, if any; such matters as would be revealed by a current survey and inspection of the premises; and any applicable zoning and other governmental laws, ordinances and regulations.

TOGETHER WITH all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; TO HAVE AND TO HOLD all and singular the premises before mentioned unto the Grantee, and the Grantee’s successors and assigns, forever.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]
IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals, this 20th day of September, 2018.

Signed, sealed and delivered in the presence of:

[Signatures]

Michael Layne Sims

Sandra A. Sims

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

I, Katherine Laflitte, a Notary Public for State of South Carolina, do hereby certify that Michael Layne Sims and Sandra A. Sims personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this 20th day of September, 2018.

[SEAL]

(Notary Public)

State of South Carolina

My commission expires: 7/26/2021
Exhibit A

All that certain piece, parcel or tract of land lying and being situate in the County of Spartanburg, State of South Carolina, on the eastern side of Victor Hill Road, containing 6.20 acres, more or less, as shown on ALTA/NSPS Land Title Survey for Site 34 Sims Cullum GSP 081, LP prepared by C. O. Riddle Surveying Co., Inc. dated September 12, 2018, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a PK Nail (found) in the center line of Victor Hill Road, said point being located approximately 290 feet from the intersection of Brookshire Road, thence leaving said center line along a joint property line first with Hipps, then Hewitt, and finally Hipps, S. 83°14'-16" E. (passing through a reference ¾" crimp top iron pin found at 27.07 feet, another reference ½" rebar found at 448.55 feet, and a final reference ½" rod found at 628.59 feet) for a total distance of 1,005.89 feet to a 1 ½" open top iron pin (found), thence turning and leaving said joint property line and continuing along a joint property line with MH Industries, LLC, S. 6°26'-57" W. for 219.59 feet to a 1 ¼" open top iron pin found, thence turning and leaving said joint property line and continuing along a joint property line with Walker, S. 89°31'-15" W. (passing through a reference ¾" crimp top iron pin found at 901.47 feet) for a total distance of 924.87 feet to a point located in the center line of Victor Hill Road, thence leaving said joint property line and continuing along the center line of Victor Hill Road, N. 8°12'-52" W. for 181.71 feet to a PK Nail (found), thence N. 8°06'-21" W. for 166.25 feet to a PK Nail (found) being the Point of Beginning.

TMS # 5-24-00-025.00
STATE OF SOUTH CAROLINA  )  
COUNTY OF SPARTANBURG  )  

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 is located at 551 Victor Hill Road, Greer, SC, bearing 
Spartanburg County Tax Map Numbers 5-24-00-025.00, was transferred by 
Michael Layne Sims and Sandra A. Sims to Cullum GSP 081, LP on September 
21, 2018.

3. Check one of the following: The deed is

(a) _____ subject to the deed recording fee as a transfer for 
consideration paid or to be paid in money or money's worth.

(b) _____ subject to the deed recording fee as a transfer between a 
corporation, a partnership, or other entity and a stockholder, 
partner, or owner of the entity, or is a transfer to a trust or as a 
distribution to a trust beneficiary.

(c) XX_____ exempt from the deed recording fee because (See Information 
section of affidavit):

(1) less than $100 (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 ________

4. Check one of the following if either item 3(a) or item 3(b) above has been checked 
(See Information section of this affidavit):

(a) _____ The fee is computed on the consideration paid or to be paid in 
money or money's worth in the amount of _________

(b) _____ The fee is computed on the fair market value of the realty 
which is ____________.

(c) _____ The fee is computed on the fair market value of the realty as 
established for property tax purposes which is ____________ 
__________________________________

5. Check Yes_____ or No ________ to the following: A lien or encumbrance 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: ________________________.

6. The deed recording fee is computed as follows:

(a) Place the amount listed in item 4 above here: $__________
(b) Place the amount listed in item 5 above here $__________
   (If no amount is listed, place zero here.)
(c) Subtract Line 6(b) from Line 6(a) and place result here: $__________

7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is N/A.

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

9. 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.

\[Signature\]  
(SEAL)  
Michael Layne Sims

\[Signature\]  
(SEAL)  
Sandra A. Sims

SWORN to before me this 21st day of September, 2018.

\[Signature\]  
Notary Public for South Carolina
My Commission Expires: 7/26/2021
Notary (printed name): Katherine Laffitte
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 reality." Consideration paid or to be paid in money's worth includes, but is not limited to, other reality, 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 reality being transferred in determining fair market value of the consideration. In the case of reality transferred between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, and in the case of reality transferred to a trust or as a distribution to a trust beneficiary, "value" means the reality's fair market value. A deduction from value is allowed for the amount of any lien or encumbrance existing on the land, tenement, or reality before the transfer and remaining on the land, tenement, or reality after the transfer. (This includes, pursuant to Code Section 12-59-140(E)(6), any lien or encumbrance on reality 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 reality in which the value of the reality, as defined in Code Section 12-24-30, is equal to or less than one hundred dollars;
(2) transferring reality 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 reality 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 reality in order to partition reality as long as no consideration is paid for the transfer other than the interests in the reality that are being exchanged in order to partition the reality;
(6) transferring an individual grave space at a cemetery owned by a cemetery company licensed under Chapter 55 of Title 39.
(7) that constitute a contract for the sale of timber to be cut;
(8) transferring reality to a corporation, a partnership, or a trust as a stockholder, partner, or trust beneficiary of the entity 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 such 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 reality 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 reality is transferred to another corporation, a partnership or trust;
(9) transferring reality 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 of 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 reality in a statutory merger or consolidation from a constituent corporation to the continuing or new corporation;
(11) transferring reality in a merger or consolidation from a constituent partnership to the continuing or new partnership;
(12) that constitute 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 to be paid under the corrective or quitclaim deed.
(13) transferring reality subject to a mortgage to the mortgagee whether by a deed in lieu of foreclosure executed by the mortgagor or deed pursuant to foreclosure proceedings;
(14) transferring reality from an agent to the agent's principal in which the reality 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 reality.
(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 take functional control of electric transmission assets as defined in the Federal Power Act.

GREENVILLE 1539730
Petition For Annexation

The persons whose signatures appear below are freeholders owning real property in an area, which is contiguous to the City of Greer and which, is proposed to be annexed into the City. The freeholder(s) of property located on or at 551, 557, 575, 597 Victor Hill Road more particularly described on the deed (or legal description) attached hereto marked as Exhibit A; the plat attached hereto marked as Exhibit B; Tax Parcel Map with Number 21-180-04 attached hereto marked as Exhibit C containing approximately 2.84 acres, identify that area more particularly. That highlighted or marked portion is incorporated by reference as a description of the area. By their signatures, the freeholders petition the City Council to annex the entire area.

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

DATE OF PETITION: This petition is dated this 12th day of August, 2019 before the first signature below is attached. By law, all necessary signatures must be completed within six (6) months of the identified date; but this petition shall be deemed complete if the requisite number of signatures is acquired sooner.

Print Name: Allen E. Cullum
Print Name:
Signature: Allen E. Cullum
Signature:
Address: 3949 Maple Ave. #4, Dallas, TX 75219-8254
Address:
Witness:   
Witness:
Date: 8/12/19
Date:
Parcel Address: 551, 557, 575, 597 Victor Hill Road, Greer
Parcel Address:
Tax Map Number: 5-24-00-025.00
Tax Map Number: 5-24-00-025.00
- 026.00
- 027.00
- 027.01

(See attached Map & Property Description)
ZONING MAP AMENDMENT APPLICATION
(ZONING & REZONING)

Date 8/12/9

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

Tax Map Number(s) 5-24-00-025.00 - 026.00 - 027.00 - 027.01
Property Address(s) 551, 553, 575, 597 Victor Hill Road, Greer
Acreage of Properties 25.42 acres County Spartanburg

Applicant Information
Name Allen E. Cullum
Address 3949 Maple Ave., #410
          Dallas, TX 75219-3254
Contact Number 214-265-8161
Email acullum@culluminterests.com

Property Owner Information
(If multiple owners, see back of sheet)
Name Cullum GSP 081, LP
Address 3949 Maple Ave., #410
          Dallas, TX 75219-3254
Contact Number 214-265-8161
Email acullum@culluminterests.com

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

The applicant hereby requests that the property described be zoned (in the case of Annexation) or rezoned from Agricultural (County) to I-1 Industrial.

Existing Use: Vacant Proposed Use: Industrial

Signature(s) ____________________________________________________________________________

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

OFFICE USE ONLY

Date Filed ____________________________ Case No. ____________________________
Meeting Date ____________________________

See Reverse