

**County  
Tax Increment Financing Districts (TIF)**

<u>Districts</u>	<u>Adopted</u>
<b>A. Bluffton TIF District, Originally Known as Oaks TIF, Now Known as Myrtle Park</b>	
A1. Redevelopment Plan for East/West Highway Corridor	December 13, 1999
A2. Development Agreement with Oaks Development	November 22, 1999
A3. First Set of Amendments to Development Agreement	October 13, 2000
A4. Second Set of Amendments to Development Agreement	October 13, 2000
A5. Amendment to Redevelopment Plan to Extend Obligation from 15 Years to 25 Years	October 27, 2003
<b>B. Bluffton TIF District (also known as amended Oaks TIF)</b>	
B1. Amended Bluffton TIF (Also Known as Oaks TIF)	April 24, 2000
B2. Intergovernmental Agreement Between County and Town of Bluffton	May 22, 2000
B3. Memorandum of Agreement Between County, Bluffton Town, Rowkris Development for Bluffton Village	June 12, 2000
B4. Memorandum of Agreement with Rowkris Development for Bluffton Village	June 12, 2000
B5. Addendum to Intergovernmental Agreement Between County and Town of Bluffton	October 24, 2000
B6. Strecansky and Company, Inc. for Construction Management Services	December 11, 2000
B7. Memorandum of Agreement Between County, Bluffton Town and Quinnco-D'AmicoShults, LLC for Bluffton Park	May 16, 2001
B8. Addendum to Intergovernmental Agreement Between County, Bluffton Town, Rowkris Development for Bluffton Village	December 10, 2001
<b>C. Lady's Island TIF District</b>	
C1. Terminating the Lady's Island Village Center Redevelopment Project Area	December 11, 2006
C2. Termination of the Lady's Island Village Center Redevelopment Project Area	
<b>D. New River TIF District</b>	
D1. New River Business Plan Final Report	November 12, 2001
D2. Redevelopment Plan	December 1, 2001
D3. Tax Increment Financing District Redevelopment Plan Final Report	December 1, 2001
D4. Agreement for Participation with School District	June 10, 2002

**A1**



99/38

AN ORDINANCE ESTABLISHING AND APPROVING A PLAN FOR THE REDEVELOPMENT OF A PORTION OF BEAUFORT COUNTY PURSUANT TO THE EAST-WEST HIGHWAY CORRIDOR REDEVELOPMENT PLAN; DESIGNATING SUCH AREA AS A REDEVELOPMENT PROJECT AREA; MAKING FINDINGS OF THE REDEVELOPMENT PROJECT AREA AS A BLIGHTED AREA; DESIGNATING REDEVELOPMENT PROJECTS; AUTHORIZING A TAX INCREMENT FINANCING PLAN FOR SUCH REDEVELOPMENT PROJECTS; AND OTHER MATTERS RELATING THERETO.

BE IT ORDAINED BY THE COUNTY COUNCIL OF BEAUFORT COUNTY, SOUTH CAROLINA, AS FOLLOWS:

Section 1. Findings and Determinations. The County Council (the "Council") of Beaufort County, South Carolina (the "County"), hereby finds and determines:

(a) The County is a body politic and corporate and a political subdivision of the State of South Carolina (the "State"), and as such, possesses certain powers granted by the Constitution and general laws of the State.

(b) Pursuant to Section 31-7-10, et seq., Code of Laws of South Carolina, 1976, as amended (the "Act"), counties are vested with all powers consistent with the Constitution necessary, useful, and desirable to enable them to accomplish redevelopment in areas which are or threaten to become blighted.

(c) Based on investigations by the staff of the County, the Town of Bluffton, South Carolina (the "Town") and the Low Country Council of Governments, the Council determined that a certain area near the Town met the criteria for being determined a "blighted area" under the Act, and the County and the Town have caused to be prepared a redevelopment plan in accordance with the requirements of the Act, entitled: "TAX INCREMENT FINANCING FOR THE REDEVELOPMENT OF THE BLUFFTON SURFACE TRANSPORTATION SYSTEM FOR THE EAST-WEST HIGHWAY CORRIDOR REDEVELOPMENT," and dated October 7, 1999 (the "Redevelopment Plan"), which contains a statement of objectives of the County with regard to such plan. A copy of the Redevelopment Plan, as revised December 9, 1999, is attached hereto and incorporated herein as *Exhibit A* to this Ordinance.

(d) The Redevelopment Plan provides a comprehensive program of the County for the redevelopment of the area described therein, which area includes 127 parcels of real property comprising approximately 899 acres (such area being hereinafter referred to as the "Redevelopment Project Area") (some of which acreage ultimately will not be included in the Redevelopment Project Area). A listing of all real property included in the Redevelopment Project Area is attached hereto and incorporated herein as Exhibit B (and is set forth in the Redevelopment Plan).

(e) Upon review and consideration of the Redevelopment Plan, and upon the recommendation of staff, the Council believes that, without substantial public assistance, it is unlikely that private initiatives will alleviate the conditions currently existing in the Redevelopment Project Area and that the Redevelopment Plan will afford maximum opportunity for the redevelopment of the Redevelopment Project Area by private enterprise in a manner consistent with the needs of the County.

(f) The Council has been advised by staff of the opportunity to induce private development of a number of parcels within the Redevelopment Project Area by its undertaking those certain public

improvements more fully described in the Redevelopment Plan, consisting of: (i) Road Improvements to Burnt Church Road and Highways 46 and 278; (ii) Establishment of an East-West Connector between Highway 46 and Burnt Church Road with extensions heading towards Foreman Hill Road on the East and the Schults Tract on the West; (iii) Extension of Water and Sewer Service; (iv) Construction of New Public Park Facilities and a General Public Use Facility (v) Landscaping Improvements; and (vi) Redevelopment Planning and Design Activities (collectively, the *"Redevelopment Projects"*).

(g) The Council has been advised that the cost of such Redevelopment Projects (collectively, the *"Redevelopment Project Costs"*) will total approximately \$15,000,000.

(h) In accordance with the Act, the Council has determined that it will finance all or a portion of the Redevelopment Project Costs through the issuance of tax increment financing obligations of the County in an amount not exceeding \$15,000,000, and to be issued from time to time, and in one or more series, as permitted by the Act (the *"TIF Bonds"*). The term of any series of TIF Bonds issued to finance such improvements will not exceed fifteen (15) years from the date of issuance of a series of such Bonds. The Council intends to fund the debt service of the TIF Bonds from the added increment of tax revenues expected to result from the Redevelopment Projects, as authorized in Article X, Section 14 (10) of the South Carolina Constitution and the Act.

(i) The Council has determined that the implementation of the Redevelopment Plan will have no effect on the current revenues of the affected "taxing districts" (as defined in the Act), being the County, the Town, Bluffton Fire District and the Beaufort County School District (collectively, the *"Taxing Districts"*) because such Taxing Districts will forego only a small portion of their future revenue growth for the period of duration of the Redevelopment Plan and will be of benefit to the Taxing Districts, inasmuch as such Taxing Districts would not likely otherwise derive the benefits of an increased assessment base without the implementation of the Redevelopment Plan.

(j) The Council expects that residential development will comprise a portion of the new development within the Redevelopment Project Area. Based on surveys of comparable residential developments completed in recent years, and as set forth in the Redevelopment Plan, a student generational factor of .11 students per dwelling unit is expected and the residential impacts on the Beaufort County School District (the *"School District"*) are not expected to occur until the third tax year after construction starts. The Council reaffirms that, as provided for by the Act, taxes collected within the Redevelopment Project Area will be provided to the School District to provide funding for such per student impacts.

The necessary prerequisites having been accomplished, it is now necessary and in the best interest of the health, safety, and general welfare of the citizens of the County that (i) the Redevelopment Project Area be designated, (ii) the Redevelopment Plan be approved and (iii) a "Tax Increment Financing Plan" be authorized.

Section 2. Existence of Blighted Areas. The Council does hereby expressly find that a "blighted area" (as defined in Section 31-7-30 of the Act) exists within the Redevelopment Project Area in that the following seven factors exist: (i) deterioration; (ii) presence of structures below minimum code standards; (iii) lack of adequate highway system to safely accommodate proper use and reuse; (iv) deleterious land use and layout; (v) areas detrimental to public safety and health, (vi) inadequate utilities and fire suppression; and (vii) lack of community planning.

Section 3. Approval of Redevelopment Plan. As required by Section 31-7-80(A)(1) of the Act, the Council does hereby expressly approve and adopt the "Redevelopment Plan" as its comprehensive program for redevelopment intended by the payment of redevelopment costs to reduce or eliminate those

conditions which qualify the Redevelopment Project Area as a blighted area and to enhance the tax bases of the taxing districts which extend into the Redevelopment Project Area. The Council finds that the Redevelopment Plan meets the requirements of Section 31-7-30 (6) of the Act for a redevelopment plan in that it sets forth in writing the program to be undertaken to accomplish the objectives and includes estimated Redevelopment Project Costs, the anticipated sources of funds to pay costs, the nature and terms of any obligations to be issued, the most recent equalized assessed value of the Redevelopment Project Area, an estimate as to the equalized assessed valuation after redevelopment, and the general land uses to apply in the Redevelopment Project Area.

Section 4. Statement Indicating Need for and Proposed Use of Proceeds of TIF Bonds in Relation to the Redevelopment Plan.

As required by Section 31-7-80(A)(2) of the Act, the Council hereby states that in order to accomplish the objectives of the Redevelopment Plan, it will need to issue TIF Bonds in order to finance substantially all of the Redevelopment Project Costs (as more fully described in the Redevelopment Plan).

Section 5. Statement Containing Cost Estimates of the Redevelopment Plan and Redevelopment Projects and Projected Sources of Revenues to be Used.

In adopting the Redevelopment Plan, Council has been mindful that certain of the Redevelopment Projects may not be completed and that certain Redevelopment Project Costs cannot be known at this time. As required by Section 31-7-80(A)(3) of the Act, the Council hereby states that at this time, the costs of implementing the redevelopment plan and Redevelopment Project Costs will be not less than \$3,500,000, but will not exceed \$15,000,000; that it expects to finance the Redevelopment Project Costs primarily through the issuance of one or more series of TIF Bonds in an aggregate amount not exceeding \$15,000,000; that the "tax increments" resulting from the expected investments within the Redevelopment Project Area of \$139,540,000 (as set forth in the Redevelopment Plan) (resulting in an aggregate increase in assessed value of approximately \$8,300,000), at the current tax rates (and dependent upon the participation of the other Taxing Districts) would generate between approximately \$300,000 and \$1,900,000 per annum during the duration of the Redevelopment Plan, which, along with certain development agreement fees paid in lieu of impact fees imposed by the County (and expected to generate between \$50,000 and \$300,000 per annum during the initial years of the Redevelopment Plan), will be used to secure and pay debt service on the TIF Bonds.

Section 6. List of All Real Property in the Redevelopment Project Area. As required by Section 31-7-80(A)(4) of the Act, the Council hereby finds that the Redevelopment Project Area shall be comprised of all of those parcels of land described in *Exhibit B* attached hereto and incorporated herein by reference (it being understood that some of the acreage within one or more of these parcels ultimately will not be included in the Redevelopment Project Area).

Section 7. Duration of Redevelopment Plan. As required by Section 31-7-80(A)(5) of the Act, the Council hereby determines that the duration of the Redevelopment Plan shall be fifteen (15) years from the date of issuance of the last series of TIF Bonds to be issued, or not more than twenty (20) years from the date of adoption of this Ordinance.

Section 8. Impact of Redevelopment Plan Upon the Revenues of the Taxing Districts and the Public School Enrollment of the School District.

As required by Section 31-7-80(A)(6) of the Act, the Council states that the short-term impact caused by the Redevelopment Plan upon the revenues of the Taxing Districts will be minimal during the duration of the Redevelopment Plan, and the long-term impact will be beneficial as a result of the substantial private investment in the Redevelopment Project Area as a result of the initiatives undertaken pursuant to the Redevelopment Plan.

Section 9. "Blighted Area" Findings. As required by Section 31-7-80(A)(7) of the Act, the Council specifically finds that: (i) As found in Section 2 above, the Redevelopment Project Area is a "blighted area" and that private initiatives are unlikely to alleviate those conditions without substantial public assistance; (ii) property values in the Redevelopment Project Area would remain static or decline without public intervention; and (iii) redevelopment is in the interest of the health, safety, and general welfare of the citizens of the County.

Section 10. Notice of Public Hearing: Public Hearing. The Council hereby ratifies and approves the selection of the date of October 25, 1999, as the date of the public hearing (the "Public Hearing") required by Section 31-7-80 (B) of the Act. In accordance with the requirements of Section 31-7-80 (b) of the Act:

(a) The Council hereby ratifies and approves the transmittal of notices of the Public Hearing to the other Taxing Districts, which notices requested each Taxing District to submit comments to the County concerning the subject matter of the Public Hearing prior to the Public Hearing, and were sent via facsimile and certified mail on September 10, 1999, which date was not less than forty-five (45) days prior to the date of the public hearing on the Redevelopment Plan. A copy of such notice appears as *Exhibit C*.

(b) The Council hereby ratifies and approves the publication of notices of the Public Hearing regarding the Redevelopment Plan and this Ordinance, such notices having been published in the *Beaufort Gazette* and *Island Packet*, both newspapers of general circulation in the County, on October 9, 1999, a date which was not less than 15 days prior to the date of the Public Hearing. A copy of the notice which appeared in the *Beaufort Gazette* appears as *Exhibit D*.

(c) In accordance with such notices, the Council held a public hearing on the Redevelopment Plan on October 25, 1999.

Section 11. Notice of Adoption of Ordinance. As required by Section 31-7-80 (B) of the Act, a notice of the enactment of this Ordinance shall be published in the *Beaufort Gazette* and/or the *Island Packet* as shall be determined by the County Administrator, which notice shall be substantially in the form attached hereto as *Exhibit E*.

Section 12. Repeal of Conflicting Ordinances. All ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

Section 13. Ordinance in Full Force and Effect. This entire Ordinance shall be and become finally binding immediately upon its third reading.

Done and enacted by the County Council of Beaufort County, South Carolina, this 13th day of December, 1999

(SEAL)

BY:   
Frank Brafman Chairman

ATTEST:

  
Clerk to Council

First Reading: August 23, 1999  
Second Reading: September 27, 1999  
Public Hearing: October 25, 1999  
Third Reading: December 13, 1999

REDEVELOPMENT PLAN, AS REVISED DECEMBER 9, 1999

[Attached]

# TAX INCREMENT FINANCING FOR THE REDEVELOPMENT OF THE BLUFFTON SURFACE TRANSPORTATION SYSTEM FOR THE EAST-WEST HIGHWAY CORRIDOR DISTRICT

## INTRODUCTION

The County of Beaufort, with the cooperation of the Town of Bluffton, South Carolina, is undertaking the redevelopment of portions of the Bluffton Township to address needed improvements in the highway system of this corridor in an effort to improve traffic flows, circulation, public safety, and accessibility to an increased number of locations within the targeted district and main thoroughfare, Highway 278. The following Redevelopment Plan has been prepared in accordance with South Carolina Code Section 31, Chapter 6. The duration of the plan is 15 years.

The redevelopment of the East-West Highway corridor and the adjacent commercial and residential areas will focus on the reduction of traffic congestion at existing intersections with Highway 278, provide alternative routes to Highway 278 and compliment the flow of local traffic to and from the new school campus as well as to the commercial, agricultural and silvacultural, and residential areas which are, at present not at their highest and best use. The ultimate purpose of the plan is to create an environment conducive to development of private property through provisions of public infrastructure such as, but not limited to, road construction and enhancements, water and sewer line extensions, improvement of fire suppression capabilities, library/educational facilities, and public park and recreational facilities. It is believed that these enhancements will encourage the development of property that is presently economically blighted, deteriorated, and contains improper or inadequate uses. The plan, when implemented, will increase the degree of public safety for the entire township, and promote the reuse of areas which are at present under utilized.

## BOUNDARIES

The East-West Highway Corridor Redevelopment Plan comprises 127 parcels of land along and adjacent to the planned highway in the Township of Bluffton, in Beaufort County SC.

Boundaries of the proposed redevelopment project area are described in more detail in attached Appendix A. Appendix B is a map of the East-West Highway Redevelopment Planning Area. Properties in the redevelopment area are thoroughly described by tax map number, owner and present assessed value in Appendix C. Certain properties have only a portion of the entire tax parcel within the redevelopment project area; the total acreage shown in the Appendix includes the area of every tax parcel affected by the redevelopment plan in its entirety, while the actual acreage of the redevelopment area is actually approximately 530 acres.

## A COMMUNITY PLANNING PROCESS

The Bluffton area, including the East-West Highway planning area was developed without the benefit of long range land use planning controls, since the County of Beaufort only recently in

December of 1997 completed its mandated Comprehensive Plan, and did not institute revised zoning ordinances reflecting the goals of the plan until April of 1999, which replaced zoning initially developed when development pressures were low or absent in this area. During the time after the initial zoning, the pace, scale, and type of development that was established in the area, and nearby Hilton Head Island, increased traffic in exponential proportion, far exceeding the built or planned traffic handling infrastructure. In 1998, Beaufort County Council and Bluffton Town Council recognized that underutilized land, inadequate water and sewer facilities, lack of general planning and infrastructure capital improvements specifically as well as an inappropriate road systems were counterproductive to the safety and general welfare of the citizens of Beaufort County and the Town of Bluffton. Further, the Town determined it should provide for future economic development in a more determined manner. The Bluffton Town Council pro actively decided to remedy that situation with a planning process at the same general time that the County of Beaufort implemented its Comprehensive Plan pursuant to the provisions of Title 6, Chapter 29, the South Carolina Local Government Planning Enabling Act of 1994.

## PLANNING PROCESS RECOMMENDATIONS

In 1997, the Comprehensive Plan adopted by the County of Beaufort identified the desirability of providing a new highway corridor as an alternative to the Highway 46 corridor presently servicing the Bluffton area, serving both through traffic between savannah and Hilton Head, as well as an emergency evacuation route and a bypass to Bluffton. In 1998, The Town of Bluffton engaged the Low Country Council of Governments to develop a comprehensive plan for Bluffton. The firm, working in conjunction with the Town Council, local boards and ad-hoc committees, and state organizations and agencies, developed and carried out a strategic planning process resulting in the Bluffton Comprehensive Plan. These documents provide the basis for the proposed East-West Highway Corridor Redevelopment Plan. The plan recognizes that development of this area of Bluffton Township should be seen as a part of a region wide growth management strategy and the County of Beaufort, with cooperation and consultation with the Town of Bluffton, should play a role in providing the tools necessary to plan, design, and fund some key and essential infrastructure needs of the greater area. The East-West Highway Corridor Redevelopment Plan and its expanded public purpose includes utilities, easements, improved drainage devices, library/educational facilities and park and leisure facilities as a product of this process.

## A DESCRIPTION OF THE REDEVELOPMENT AREA

The East-West Highway Corridor Redevelopment area generally borders the northern portion of the Town of Bluffton, extending up to include the properties between Highway 46 and Burnt Church Road to the Northern boundary of the Highway 278 right of way, including extension parcels on the western side of Highway 46 and the eastern side of Burnt Church Road, which provide an avenue to connect to continuations of the East-West Highway through a tract of land in the Town of Bluffton known as the Schultz Tract on the west, and on towards Hilton Head on the East. It is planned to be a main thoroughfare for this area and the Town, providing connection to area shopping and services and a major connector for traffic to the nearby plantations, major housing developments, school campuses, Del Webb, and Hilton Head Island as well as its medical facilities and governmental offices. Highway 278, north of the proposed East-West Highway, is a major



thoroughfare to and from Hilton Head Island, I-95, Beaufort, and Savannah, only 20 miles away, and the nearby factory outlet stores. It also serves as a shopping and entertainment area for the greater Bluffton area. Many shopping centers, service and entertainment businesses, support the employment base of nearby Hilton Head Island resorts and the Del Webb community. The redevelopment area is scattered with underutilized properties, run-down buildings, timbered properties and overhead power lines. Substandard infrastructure development in this portion of the Bluffton area provides a blighting and growth-stifling influence. One large tract in this area contains a large mobile home park. This exceptional site comprised of the planning area provides enormous redevelopment opportunities for single and multi-family housing and commercial development to create jobs and business opportunities, but adequate public infrastructure, water, sewer and roadways must be provided to promote its proper reuse. In summary, the unimproved portions of the East-West Highway Corridor are considered a blight and a redevelopment area for the following reasons:

- Lack of adequate highway system to safely accommodate proper use and reuse
- Presence of structures below minimum code standards
- Inadequate utilities and fire suppression
- Deleterious land use and layout
- Lack of community planning
- Areas detrimental to public safety and health
- Deterioration due to these inadequacies

It is important to note that all of the greater Bluffton area and the proposed East-West Highway Corridor possess a certain Low County charm and grace unique to this part of South Carolina. The presence of the May River, the stately oak trees, Spanish moss, and the inimitable South Carolina Low Country character are dominant features of the landscape in this area, and any blighted conditions tend to be de-emphasized by these unique natural features. The successful redevelopment of this area is nearly guaranteed because of the ability of the County and Township of Bluffton to take advantage of the charm the area affords.

## REDEVELOPMENT OBJECTIVES

The current conditions in the Redevelopment Area meet the test for blight as outlined in the South Carolina Code. The County of Beaufort and the Town of Bluffton believe that publicly assisted improvements are necessary to stimulate private investment in the area and thus diminish the blighting influence.

The Redevelopment of the East-West Highway Corridor will focus on the provision of public services, elimination of deleterious land uses, and enhancement of the area. Through the use of the Comprehensive Plan and working with private developers who have submitted development agreements for the initial seed commercial and residential projects within the planning area, the County will create an environment attractive to further private investment. Particularly important to the redevelopment of the area are traffic handling capabilities gained along Highway 278 by adding multiple routes within Bluffton, the addition and extension of water and sewer lines and the facilities that provide water and sewer capacity to serve the community's needs. The issue of adequate fire protection is also being addressed by this plan, as well as some recreational, library and educational facilities identified as deficient in the planning process.

## PUBLIC DEVELOPMENT ACTIVITIES

**Planning:** Beaufort County will work in conjunction with the Town of Bluffton, large tract private developers, and the Comprehensive Plan to guide the development of properties along the East-West Highway Corridor.

**Code Enforcement:** Beaufort County will work in conjunction with the Town of Bluffton to seek to remedy health and safety problems in and near the East-West Highway Corridor through enforcement of local ordinances.

**Development Standards:** Beaufort County will utilize its newly enacted Zoning and Development Standards Ordinance, as well as Development Agreements as authorized by State Statutes, and will work to further refine and adopt the codes in order to establish provisions for orderly growth and redevelopment of the East-West Highway Corridor and the surrounding area.

**Road Enhancements and Construction:** Beaufort County is adopting ordinances approving development agreements with developers in the planning area which include the use of Tax Increment Financing to provide funds for the designing and construction of a five lane road beginning at the eastern boundary of the Schultz Tract in the Town of Bluffton and extending eastward through the planning area, crossing Burnt Church Road and extending northeasterly through to an existing road on the Northern Boundary of the existing Heritage Lake subdivision. Highway 46 and Burnt Church Road will be widened and acceleration/deceleration lanes will be added, as well as intersection improvements at their junction with Highway 278. Traffic lighting and signage will be implemented in conjunction with recommendations from the SC Department of Transportation.

**Utilities Extensions and Improvements:** Beaufort County will coordinate with Beaufort Jasper Water and Sewer Authority, with consultation with the Town of Bluffton to ensure that water and sewer system will be extended and improved as necessary within the East-West Highway Corridor to serve businesses, commercial uses, and new residential developments. The addition of extensions to the water and sewer services and the provisions to provide the systems additional capacity, along with the provision of added fire protection services, will provide the proper public utilities necessary to serve new development and redevelopment within the area.

In addition to water and sewer services and capacity improvements the redevelopment plan will include provision for placing storm water runoff devices and retention or detention for the redevelopment area. The provision of pedestrian scale lighting and planting along sections of the center median of the East-West Highway Corridor at key intersections and at community gateways will be supported with improvements of the utilities systems in these areas.

**Acquisition, Demolition and Relocation:** The purpose of this activity will be to eliminate blight and provide for roadways and other improvements that will encourage new development in the area. In addition it may be necessary to acquire properties to develop roadways and utility extensions. The

extent of acquisitions and number of relocations required will not be known until specific plans for redevelopment of these areas are completed. However, it is not the desire of the County to relocate anyone and the County will make every reasonable effort to avoid same as specific plans are developed.

**Public Parks and Public Facilities:** New park facilities, as well as a multi-purpose government center will be funded as a part of this redevelopment plan in order to serve the additional growth that will occur as new development in the Redevelopment area. Other redevelopment may include public walking paths and features like landscaping, picnic areas, water features, gateway features, public art, and other appropriate elements to serve the residents of the County of Beaufort, the Town of Bluffton, and visitors to the community.

**Professional Services:** Professional services will include, but not be limited to planning and analysis, feasibility studies, master development plans, architectural, engineering, economic recruitment, environmental studies, and legal and financial services.

**Landscaping:** Landscaping and beautification improvements will be undertaken within the East-West Highway Corridor and along Highway 278, Highway 46 and Burnt Church Road, and will be used both for aesthetic improvements, traffic calming, and storm water handling. These improvements are expected to also help provide a more positive quality of life image on this important gateway road for Bluffton and Hilton Head. Specifics for landscaping improvements may include:

- Landscaping and tree planting of a new median and street side trees along all or as many portions of East-West Highway Corridor and Highway 278 as possible
- Landscaping of key intersections
- Landscaped buffers to separate different land uses
- Walkways, bikeways, and landscaping along road rights-of-way
- Development of water features and related landscaping
- Pedestrian scale lighting along the East-West Highway Corridor, Highway 46 and Burnt Church Road, at gateways, and at special features and public areas as they develop.

**School Impacts:** Residential development will comprise a portion of the new development within the Redevelopment area. Surveys of comparable residential developments in recent years in the area have been completed, and indicate a student generational factor of .11 students per dwelling unit. Residential impacts on the school district are not expected to occur until the third tax year after construction starts. Taxes collected within the district will be provided to the Beaufort County School District to provide funding for the per student impacts as provided for by statute.

## PRIVATE INVESTMENT IN THE REDEVELOPMENT DISTRICT

Several large private investments are planned in the East-West Highway Corridor Area. Some of these investments will result in immediate tax increments that can be used to repay the tax increment bonded indebtedness. The following projects are expected within the first five years, with additional

projects during the remaining years of the plan expected to create \$55,300,000.00 in market value, for a total market value increase of \$139,540,000.00, and, assuming a 6% assessment rate, an incremental assessed value of \$8,372,400.00.

<u>PROJECT NAME</u>	<u>USE</u>	<u>INCREMENT</u>
Stafford Properties (Target, Staples, etc.	Commercial	20,000,000.00
Kittie's Landing	Commercial	14,000,000.00
Myrtle Plantation Apts.	Multi-Family	29,440,000.00
Oaks Const.	Commercial	12,000,000.00
MCFE, Inc.	Commercial	4,800,000.00
Bluffton Estates	Commercial	4,000,000.00

## REDEVELOPMENT PROJECT COSTS

The East-West Highway Corridor Redevelopment Plan will be completed as soon as funds are available but certainly prior to the 15-year life of the Tax Increment District. Project costs are as follows (certain items are to be determined (TBD) because the actual figures will not be capable of determination until bond issuance or thereafter; all figures are estimates but the total of all items, including TBA items, will be within the anticipated bond issuance of up to 15 million dollars) :

<b>Project Segments</b>	<b>Detail Budget</b>	<b>Segment Budget</b>
Public Utilities (Including but not limited to)		
● Water line extensions	215,000.00	
● Sewer line extensions, lift stations	385,000.00	
● Meter pits - capacity	15,000.00	
● Fire hydrants	12,000.00	
● Additional water flow improvements	TBD (To Be Determined)	
Public Utilities Total		627,000.00

Roadway Projects (Including but not limited to)		
● Clearing and grading	500,000.00	
● Tree protection	5,000.00	
● Seeding and mulching	10,000.00	
● Erosion control	5,000.00	
● Roadway construction - East-West Highway	550,000.00	
● Roadway construction - Highway 46	200,000.00	
● Roadway construction - Burnt Church Road	200,000.00	
● Storm drainage	750,000.00	
● Landscaping and irrigation	200,000.00	
● Sidewalks, bicycle facilities	175,000.00	
● Signalization and traffic control	170,000.00	
Roadway Project Total		2,765,000.00
Other Public Facilities (Including but not limited to)		
● Parks and public amenities	1,000,000.00	
● Multi-Purpose Government Facility	4,000,000.00	
● Signage, monuments, gateways, public art	TBD	
● Landscaping and beautification	250,000.00	
● Parking to serve the park facilities	TBD	
Other Public Facilities Total		5,250,000.00
Professional Services (Including but not limited to)		
● Planning studies	50,000.00	
● Surveys	120,000.00	
● Engineering	120,000.00	
● Economic Recruitment	TBD	
● Environmental Surveys	50,000.00	

●Architectural	TBD	
●Legal	TBD	
●Financial	TBD	
Professional Services Total		340,000.00
Property Acquisition (Including but not limited to)		
●Roadways	350,000.00	
●Utilities	250,000.00	
●Other Public Facilities	TBD	
●Relocation Costs	0.00	
Property Acquisition Total		600,000.00
Financing Costs (Including but not limited to)		
●Debt Service Reserve	TBD	
●Construction Interest	TBD	
●Bond Issuance and Insurance Costs	TBD	
Financing Costs Total		TBD
<b>Total Project Cost</b>		<b>9,582,000.00</b> <b>(Plus TBD Items)</b>

## REDEVELOPMENT FINANCING

The costs of the East-West Highway Corridor Redevelopment Project will be paid from tax increment bonds issued by Beaufort County, tax increment revenues, available federal and state grants, contributions from private developers, and revenues from any county-owned facility or system located within or serving the redevelopment area.

Beaufort County plans to issue up to \$15,000,000.00 in Tax Increment Bonds to finance public improvements in the Redevelopment Area. The \$15,000,000.00 figure includes actual project costs, reserves and an allowance for increased costs in the future. The term of the bonds will not exceed 15 years from the date of issue. Debt service on the bonds will be paid from tax increment revenues, and, if available, from other increment income, impact fees from development agreements, and grants Beaufort County.

## IMPACT ON AFFECTED TAXING DISTRICTS

Properties within the East-West Highway Corridor Redevelopment District have a total market value of \$39,656,940.00 for the tax year 1998, with an assessed value of \$2,142,132.00. Real property taxes on this assessment have been estimated as follows:

Taxing District	98 Assessed Value of the District	98 Millage Rates	Estimated 98 Tax Collected
<u>Beaufort County</u>	2,142,132.80	71.5	153,162.50
Operations 32.6			
Debt 6.8			
CIP 0.2			
Solid Waste 6.2			
Purchase 2.0			
Cont. Ed. 1.5			
Indigent Care 1.8			
Bluffton Fire			
Operations 20.1			
Bluffton Fire			
Debt 0.3			
<u>Beaufort County</u>		99.5	213,142.21
<u>Schools</u>			
Operations 75.7			
Debt 23.8			
<b>TOTAL</b>	2,142,132.80	171	366,304.71

These jurisdictions will continue to receive real property tax revenue at the approximate level of 1998 even after the sale of tax increment bonds, in accordance with state law. The new tax increments that would be used to repay the bonds are new taxes resulting from the redevelopment. It is the intention of the plan for no jurisdiction to lose existing tax revenues as a result of this financing. At the maturity of all bonds issued as part of this redevelopment, all tax increments will be divided among the appropriate jurisdictions at levels determined by the then applicable millage rates of the taxing districts.

Tax increment financing has no impact on personal property taxes collected within the area. The taxing authorities will continue to receive tax income from personal property at the existing level and will benefit from all future redevelopment. Significant revenue increases should be realized by all taxing authorities as a result of investments in the area. The proposed redevelopment project and tax increment financing is expected to have a positive overall effect on the revenues of all taxing jurisdictions.

Residential development will comprise a portion of the new development within the Redevelopment area. Surveys of comparable residential developments in recent years in the area have been completed, and indicate a student generational factor of .11 students per dwelling unit. Residential impacts on the school district are not expected to occur until the third tax year after construction starts. Taxes collected within the district will be provided to the Beaufort County School District to provide funding for the per student impacts as provided for by statute.

## DISPLACEMENT IMPACT OF REDEVELOPMENT PLAN

The plan does anticipate any commercial or residential displacement as a result of the East-West Highway Redevelopment Corridor Plan at this time. It is possible that utility and roadway improvements may necessitate the acquisition and relocation of some commercial businesses or residences, but only as a last resort, and the elimination of blight may require the purchase and demolition of some properties. However, no specific properties are targeted for acquisitions at this time. Only when plans for specific projects are finalized will the necessity of any acquisitions be known.

If displacement of any business or residence becomes necessary, Beaufort County will follow the then applicable requirements of State and Federal law in acquiring the properties and relocating the affected parties.

At present, displacement under State and Federal law is guided by Public law 91-664 "Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 As Amended." The general steps that are followed are outlined below.

- After final plans for specific projects have been completed and the need for relocation has been determined, town staff will, contact those affected by the project, distribute literature on the relocation process, give general explanation of the individuals' rights under public law, and schedule follow-up meetings for specific purposes as defined by law.
- Conduct appraisals on properties to be acquired and begin the acquisition process.
- Complete profile on each property owner, tenant and structure.
- Conduct survey of properties in the vicinity of the project, contact Realtors, and create a bank of comparable buildings that might be suitable.
- Work directly with each property owner and tenant in locating and selecting comparable location. Have the Inspection Department verify that the location is safe, decent, sanitary, and in compliance with all applicable codes.
- Prepare paperwork required to validate relocation assistance payment (provide assistance to minimize impact of the move, including help in preparing claims for relocation payment).
- Acquire property from owners.
- Provide assistance to property owner/tenant in moving to new location upon completion of move, make moving assistance payment.



## FUTURE AMENDMENTS TO THIS PLAN

The redevelopment area includes large tracts of vacant and underdeveloped land. As currently platted, tract boundaries bear no relation to current land uses or to planned development. In defining the redevelopment area, it was necessary, for administrative purposes, to include entire tracts of land without reference to future locations of roadways, development projects or public improvements. The effect of these arbitrary boundaries could mean that future developments may be outside but adjacent to the redevelopment area. Thus, as tracts are subdivided or replatted during development, the Beaufort County may, out of necessity, need to amend the boundaries of the redevelopment area to correspond with the new development project.

**Attachments:**

Appendix A Boundaries of the East-West Highway Corridor Redevelopment Area

Appendix B Map of the East-West Highway Corridor Redevelopment Area

Appendix C Property listing of the East-West Highway Corridor Redevelopment Area



iv:199\99200F...tle plantation\dwg\92006ANNEX.DWG Fri Sep 10 14:43:39 '99 HPDesign 755 Andrews Engineering Co., Inc.

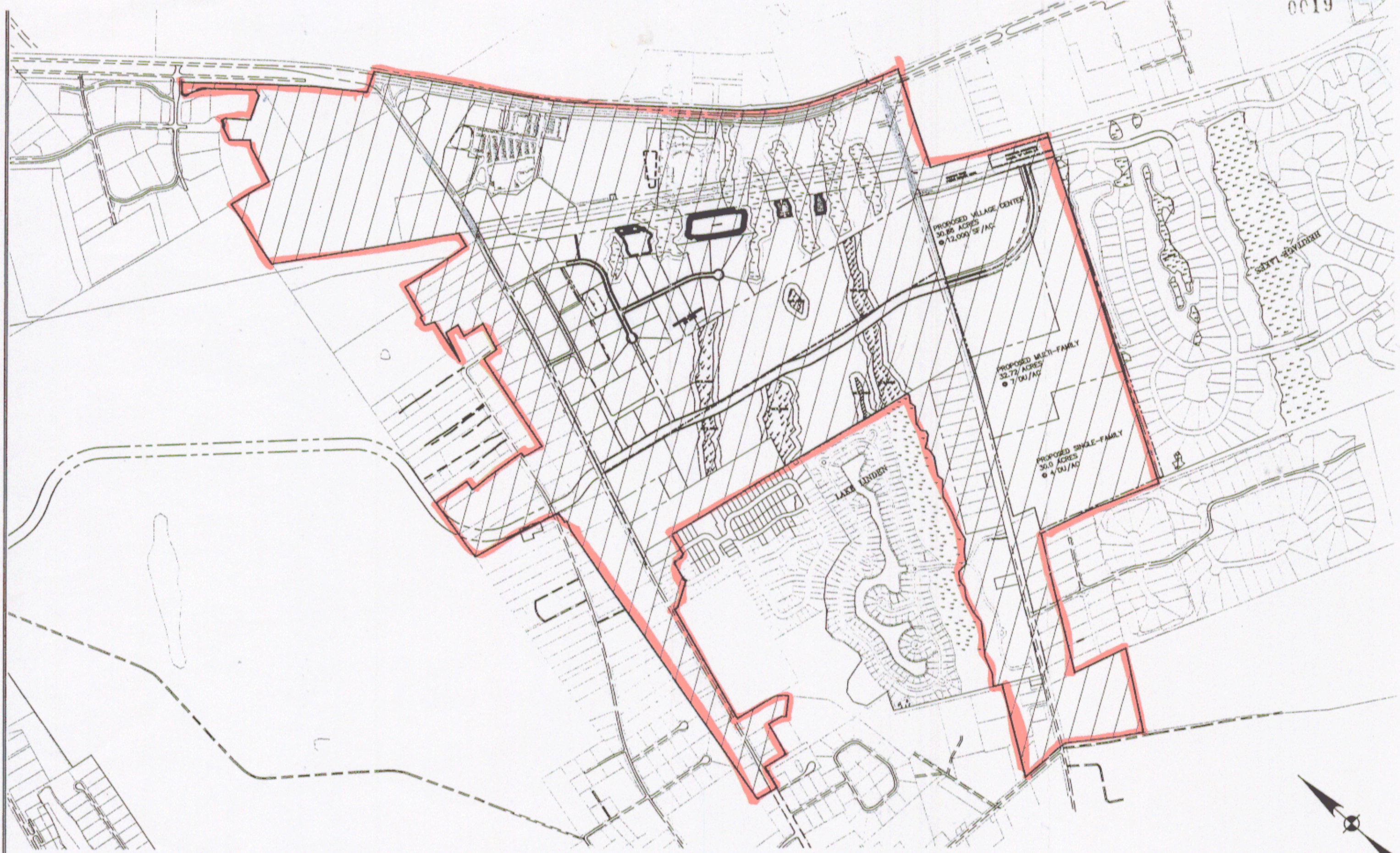


EXHIBIT A  
BOUNDARY OF REDEVELOPMENT DISTRICT



EXHIBIT B

LIST OF PROPERTIES INCLUDED IN  
THE REDEVELOPMENT PROJECT AREA

[Attached]

KEY	PARCEL_NUM	KEYNO	PCA	PCS	AGUSE	AVTOT	AVLAND	ACRES	BLDGCT	OWNER NAME	MAILING ADDRESS	CITY, STATE, ZIP
8320916	R600 031 000 0301 0000	8320916	6106	11	0	22000	22000	0.00	0	PLANTATION PROPERTIES LLC	PO BOX 6929	HILTON HEAD, SC 29938
7099999	R600 031 000 0162 0000	7099999	6016	12	0	9846590	810000	20.77	16	COLONIAL REALTY LIMITED	%D&T PROPERTY TAX SERVICES PO BOX 723427	ATLANTA, GA 31139
7029645	R600 031 000 0150 0000	7029645	6006	29	0	82500	82500	0.62	0	D1D2 LLC	140-C BEACH CITY RD	HILTON HEAD, SC 29926
7029592	R600 031 000 0145 0000	7029592	6006	29	0	210900	210900	1.11	0	BENTWOOD REALTY CORP	PO BOX 392	NORTH WHITE PLAINS, NY 10603
7029609	R600 031 000 0146 0000	7029609	6006	29	0	212600	212800	1.12	0	BENTWOOD REALTY CORP	PO BOX 392	NORTH WHITE PLAINS, NY 10603
2639238	R600 031 000 0065 0000	2639239	6112	11	0	124100	20000	0.00	1	SIMONEAUX LEE MARTIN	ST RT 1 BOX 182D	BLUFFTON, SC 29910
496653	R600 031 000 0031 0001	496653	6016	61	0	405070	370600	3.40	1	CRESSENT PLANTATION ENTERPRISES LP	41 CRESSENT PLANTATION RD	BLUFFTON, SC 29910
00496635	R600 031 000 0030 0000	496635	6006	83	6930	722400	722400	34.40	0	CRESSENT PLANTATION ENTERPRISES LP	41 CRESSENT PLANTATION RD	BLUFFTON, SC 29910
00496671	R600 031 000 0033 0000	496671	4206	83	9030	1718000	1718000	63.63	0	ULMER ASSOCIATES	5624 FOSTER STORE RD	LIBERTY, NC 27298
00496715	R600 031 000 0037 0000	496715	6016	59	0	75000	75000	1.50	0	GODFREY WILLIAM J JANET K JTROS	ONE GODFREY PLACE	BLUFFTON, SC 29910
00496868	R600 031 000 0042 0000	496868	4116	11	0	68800	18200	1.00	1	JOHNSON ROSALIND G	10 GOETHE RD	BLUFFTON, SC 29910
00496911	R600 031 000 0048 0000	496911	6116	11	0	68100	18200	1.00	1	PATLAN JOSE LUZ	2 GOETHE RD	BLUFFTON, SC 29910
01593056	R600 031 000 0052 0000	1593056	4306	18	0	18200	18200	1.00	0	GOETHE RAY M	PO BOX 1335	BLUFFTON, SC 29910
02620033	R600 031 000 0081 0000	2620033	6006	29	0	79000	79000	1.58	0	GODFREY WILLIAM J JANET K JTROS	ONE GODFREY PLACE	BLUFFTON, SC 29910
02620024	R600 031 000 0082 0000	2620024	6306	18	0	30600	30600	1.02	0	GODFREY WILLIAM J	ONE GODFREY PLACE	BLUFFTON, SC 29910
02619991	R600 031 000 0065 0000	2619991	6016	62	0	325210	62500	1.25	1	GODFREY WILLIAM J JANET K JTROS	ONE GODFREY PLACE	BLUFFTON, SC 29910
02619982	R600 031 000 0086 0000	2619982	6006	91	0	67000	67000	1.34	0	GODFREY WILLIAM J	ONE GODFREY PLACE	BLUFFTON, SC 29910
02619973	R600 031 000 0087 0000	2619973	6006	29	0	71000	71000	1.42	0	GODFREY WILLIAM J JANET K JTROS	ONE GODFREY PLACE	BLUFFTON, SC 29910
7101520	R600 031 000 0166 0000	7101520	6016	38	0	3172200	558700	10.21	4	NORTH BLUFFTON PROPERTIES LLC	220 NORTH MAIN ST	GREENVILLE, SC 29601
7485777	R600 031 000 0176 0000	7485777	6006	29	0	144000	144000	0.00	0	ULMER ASSOCIATES	5624 FOSTER STORE RD	LIBERTY, NC 27298
7485786	R600 031 000 0177 0000	7485786	6006	29	0	120000	120000	0.00	0	GADSON FRANK	14 ROSEBUD	BLUFFTON, SC 29910
7485795	R600 031 000 0178 0000	7485795	6006	29	0	120000	120000	0.00	0	ULMER ASSOCIATES	5624 FOSTER STORE RD	LIBERTY, NC 27298
7485802	R600 031 000 0179 0000	7485802	6006	29	0	120000	120000	0.00	0	SS & K LLC	8 LAFAYETTE PLACE	HILTON HEAD, SC 29926
7485811	R600 031 000 0180 0000	7485811	6006	29	0	120000	120000	0.00	0	ULMER ASSOCIATES	5624 FOSTER STORE RD	LIBERTY, NC 27298
7485820	R600 031 000 0181 0000	7485820	6006	29	0	120000	120000	0.00	0	ULMER ASSOCIATES	5624 FOSTER STORE RD	LIBERTY, NC 27298
7601641	R600 031 000 0199 0000	7601641	6006	29	0	144000	144000	0.00	0	RESORT SERVICES INC	PO BOX 295	BLUFFTON, SC 29910
7601650	R600 031 000 0200 0000	7601650	6006	29	0	160000	160000	0.00	0	ULMER ASSOCIATES	5624 FOSTER STORE RD	LIBERTY, NC 27298
00497304	R600 031 000 030A 0000	497304	6106	27	0	50000	50000	1.00	0	MISTER LABEL INC. (ILLINOIS CORP)	PO BOX 326	BLUFFTON, SC 29910
00497313	R600 031 000 031A 0000	497313	6016	29	0	210280	153700	1.00	1	MCGRAW ROY HAROLD	230 CROFT POINT RD N	OKATIE, SC 29910
00497322	R600 031 000 032A 0000	497322	4116	11	0	68900	22100	2.10	1	GOETHE HOWELL DENNIS	14 GOETHE RD	BLUFFTON, SC 29910
00497331	R600 031 000 032B 0000	497331	4116	11	0	53700	9900	1.32	1	SMITH ROSALIND G, GOETHE REX E, MARK E RAY M, TRUSTEES	171 SAWMILL CREEK RD	BLUFFTON, SC 29910
00497340	R600 031 000 032C 0000	497340	6106	11	0	18200	18200	1.00	0	WILSON WILMALEE, GOETHE JAMES E JR JTROS	PO BOX 349	BLUFFTON, SC 29910
00497359	R600 031 000 032D 0000	497359	4316	18	0	23790	18200	1.00	0	WILSON WILMALEE, GOETHE JAMES E JR JTROS	PO BOX 349	BLUFFTON, SC 29910
00497368	R600 031 000 032E 0000	497368	6106	11	0	18200	18200	1.00	0	QUINN LILLIAN GOETHE	971 BARRACADA RD	WALTERBORO, SC 29488
74811557	R600 031 00A 0481 0000	74811557	6006	45	0	60800	60800	121.64	0	ROSE HILL PLANTATION PROPERTY OWNERS ASSOC INC	ONE ROSE HILL DR.	BLUFFTON, SC 29910
02334307	R600 031 00D 0025 0000	2334307	6006	76	0	7500	7500	14.03	0	ROSE HILL PLANTATION DEVELOPMENT CO., LTD P/S	ONE ROSE HILL DR.	BLUFFTON, SC 29910
497493	R600 032 000 0001 0000	497493	6006	83	0	1770600	1770600	245.92	0	CENTEX HOMES	1533 FORDING ISLAND RD, SUITE 308	BLUFFTON, SC 29910
496671	R600 032 000 0037 0000	5201694	4206	83	2090	443900	443900	12.98	0	ULMER LIMITED P/S	5624 FOSTER STORE RD	LIBERTY, NC 27298
7513229	R600 032 000 0116 0000	7513229	6016	91	0	2408900	691500	10.11	1	YOUNG REALTY COMPANY LP	3210 E 96TH ST	INDIANAPOLIS, IN 45240
7601669	R600 032 000 0145 0000	7601669	6006	29	0	282800	282800	0.50	0	BELLS FUELS INC	4116 PETERSON AVE	CHICAGO, IL 60646
8465984	R600 032 000 0152 0000	8465984	6006	83	0	514800	514832	8.98	0	PLANTATION STORAGE ASSOC LLC	1110 FORDING ISLAND RD	BLUFFTON, SC 29910
8553852	R600 032 000 0301 0000	8553852	6206	83	0	1055000	1055002	19.28	0	ULMER LIMITED P/S	5624 FOSTER STORE RD	LIBERTY, NC 27298
7601678	R600 032 000 0146 0000	7601678	6006	29	0	256700	256700	0.50	0	NORTH BLUFFTON PROPERTIES LLC	% 151 REALTY LLC, 220 NORTH MAIN ST	GREENVILLE, SC 29601
00510879	R600 039 000 0048 0000	510879	6006	91	0	15000	15000	2.00	0	FRAZIER BENJAMIN	710 WEST 57TH ST	SAVANNAH, GA 31410
00510888	R600 039 000 0049 0000	510888	4316	18	0	66610	53000	1.06	0	DARDEN THOMAS W	PO BOX 735	BLUFFTON, SC 29910
00510913	R600 039 000 0050 0000	510913	6006	29	0	270000	270000	10.00	0	CITY OF BLUFFTON		BLUFFTON, SC 29910
00511342	R600 039 000 0129 0000	511342	4206	83	9320	816000	816000	54.40	0	ULMER FAMILY PARTNERSHIP MARLOU S ULMER	189 ULMER DR, PO BOX 515	BLUFFTON, SC 29910
00511351	R600 039 000 0130 0000	511351	6006	91	0	705200	705200	47.01	0	TIWARI KAMAL K	2700 ROBINS BOW	BLOOMINGTON, IN 47401
00511789	R600 039 000 0172 0000	511789	6006	29	0	162500	162500	6.02	0	CMDCO INC	PO BOX 6232	HILTON HEAD, SC 29938
01069863	R600 039 000 0209 0000	1069863	6006	29	0	44500	44500	0.29	0	SIMMONS WAYNE G	PO BOX 7986	HILTON HEAD, SC 29938
01345299	R600 039 000 0215 0000	1345299	4316	18	0	84310	53000	1.06	0	WALLACE CLEVELAND H JR ROSE MARY JTROS	PO BOX 593	BLUFFTON, SC 29910
01601868	R600 039 000 0219 0000	1601868	6016	69	0	349300	55000	1.10	4	TAYLOR PAUL H JR	PO BOX 530	BEAUFORT, SC 29901
01604035	R600 039 000 0220 0000	1604035	6006	29	0	15000	15000	0.20	0	TAYLOR PAUL H JR	PO BOX 530	BEAUFORT, SC 29901
01610064	R600 039 000 0221 0000	1610064	6016	60	0	178700	37500	0.50	1	NEW DEAL INC	1 ULMER DR	BLUFFTON, SC 29910
01662953	R600 039 000 0222 0000	1662953	6006	29	0	50000	50000	1.00	0	RYAN WILLIAM B	51 BUCK POINT RD	BLUFFTON, SC 29910
02281195	R600 039 000 0224 0000	2281195	6116	11	0	40800	39000	0.78	1	SAUTER JAMES W TAMARA B JTROS	PO BOX 745	BLUFFTON, SC 29910
02498951	R600 039 000 0227 0000	2498951	6016	55	0	137400	78000	1.56	2	BUCKLES JOSEPH E JOY D JTROS	PO BOX 230	BLUFFTON, SC 29910
03240040	R600 039 000 0270 0000	3240040	6016	65	0	219000	37500	0.50	1	GREENE JOHNNY R	1 ULMER DR	BLUFFTON, SC 29910
01854862	R600 039 000 0272 0000	1854862	6016	77	0	207300	53500	1.07	1	CONGREGATION OF JEHOVAHS WITNESSES, BROWN GEORGE F	PO BOX 393	BLUFFTON, SC 29910
03442607	R600 039 000 0277 0000	3442607	6006	29	0	91000	91000	1.82	0	COBURN JOSEPH F III	PO BOX 708	BLUFFTON, SC 29910
03442563	R600 039 000 0279 0000	3442563	6006	29	0	54500	54500	1.09	0	STRANGE HERMAN E JR	RT 3 BOX 381-D	METTER, GA 30439
03442554	R600 039 000 0280 0000	3442554	6016	59	0	648660	58500	1.17	3	GODFREY WILLIAM J JANET K JTROS	ONE GODFREY PLACE	BLUFFTON, SC 29910
03442545	R600 039 000 0281 0000	3442545	6016	52	0	198330	28000	0.70	1	GODFREY WILLIAM J	ONE GODFREY PLACE	BLUFFTON, SC 29910
03442536	R600 039 000 0282 0000	3442536	6016	62	0	147600	27600	0.69	1	GODFREY WILLIAM J JANET K JTROS	ONE GODFREY PLACE	BLUFFTON, SC 29910

03442518	R600	039	000	0283	0000	3442518	6016	54	0	265200	30000	0.75	1	GODFREY WILLIAM J JANET K JTROS	ONE GODFREY PLACE	BLUFFTON, SC 29910
6592025	R600	039	000	0317	0000	6592025	6106	11	0	8400	8400	0.75	0	BRUIN LAWRENCE	ST RT BOX 129	BLUFFTON, SC 29910
6592034	R600	039	000	0318	0000	6592034	6106	11	0	8400	8400	0.75	0	STONEY PAUL JR	ST RT 129	BLUFFTON, SC 29910
780943	R600	039	000	048A	0000	780943	4116	11	0	43500	30000	5.00	1	BOLDEN RICHARD	58 GOETHE RD	BLUFFTON, SC 29910
512528	R600	039	000	048B	0000	512528	4116	11	0	24000	10000	0.50	1	STONEY MATTHEW	ST RT BOX 129	BLUFFTON, SC 29910
01888782	R600	039	000	048D	0000	1888782	6006	91	0	500	500	0.00	0	RAMSEY S PAUL GRETCHEN G	32 AUDUBON POND RD	HILTON HEAD, SC 29928
02939495	R600	039	000	051D	0000	2939495	6016	60	0	449300	90000	2.00	1	GREENE JOHNNY R	1 ULMER DR	BLUFFTON, SC 29910
3444838	R600	039	000	051E	0000	3444838	6016	14	0	2844700	174700	34.94	0	KEITH JOHN H THELMA C JTROS	PO BOX 836	BEAUFORT, SC 29901
00976135	R600	039	000	130A	0000	976135	6016	40	0	841700	191700	7.10	2	BLUFFTON TELEPHONE CO INC	PO BOX 346	BLUFFTON, SC 29910
00829376	R600	039	000	172B	0000	829375	6015	53	0	414800	110700	2.48	1	R C F INC	PO BOX 389	BLUFFTON, SC 29910
04307217	R600	039	000	172C	0000	4307217	6016	29	0	358300	79000	1.58	3	TAYLOR PAUL H JR	PO BOX 530	BEAUFORT, SC 29901
497448	R600	031	000	034A	0000	497448	6106	11	0	15000	15000	2.00	0	HAMILTON CHANCE HRS OF ELIZABETH LEE	52 GOETHE RD	BLUFFTON, SC 29910
01424015	R600	039	000	209A	0000	1424015	6016	65	0	90400	19000	0.38	1	MATTHEWS GUY S	PO BOX 334	BLUFFTON, SC 29910
01733921	R600	039	000	209B	0000	1733921	6016	65	0	82800	19000	0.38	1	FRANK PETER	PO BOX 999	BLUFFTON, SC 29910
03076450	R600	039	000	221A	0000	3076450	6016	65	0	221000	37500	0.50	1	GREENE JOHNNY R	1 ULMER DR	BLUFFTON, SC 29910
02837452	R600	039	000	227A	0000	2837452	6006	29	0	39000	39000	0.60	0	BUECKLE JOSEPH E JOY D JTROS	PO BOX 230, 23 CARROLL DR	BLUFFTON, SC 29910
00516187	R600	040	000	0004	0000	516187	4118	11	0	86980	30000	1.00	1	HUSTON EDWARD HARVEY	97 BURNT CHURCH ROAD	BLUFFTON, SC 29910
00516383	R600	040	000	003C	0000	516383	6016	86	0	521120	241100	2.82	1	SAVINGS BANK OF BEAUFORT COUNTY FSB (ASSIGNEE)	PO DRAWER 2147	BEAUFORT, SC 29901
00516445	R600	040	000	0136	0000	516445	6006	29	0	8400	8400	0.00	0	CROSBY DAVID H	PO BOX 296	BLUFFTON, SC 29910
00516463	R600	040	000	0138	0000	516463	4118	11	0	92600	30000	0.00	1	PINCKNEY JOSEPH E	94 BURNT CHURCH ROAD	BLUFFTON, SC 29910
00516515	R600	040	000	0143	0000	516515	6006	83	26000	418800	418800	9.61	0	SHVAR ROSE U	PO BOX 523	ST STEPHEN, SC 29479
01531603	R600	040	000	0146	0000	1531603	6106	11	0	30000	30000	0.00	0	PINCKNEY LINTON P	172-B MARSHLAND ROAD	HILTON HEAD, SC 29928
00512895	R600	040	000	0162	0000	512895	6118	11	0	76000	30000	0.00	1	SMITH LAMAR H & CAROLYN C	PO BOX 1	BLUFFTON, SC 29910
00512886	R600	040	000	0163	0000	512886	4118	11	0	201200	30000	0.00	1	BELKA ADELA STANISLAW GRZEGORZ JTROS	127 BURNT CHURCH ROAD	BLUFFTON, SC 29910
00512877	R600	040	000	0164	0000	512877	6106	11	0	30000	30000	0.00	0	DAVI MARC A	3911A AVENUE-OFF KIRK ROAD	LAKE WORTH, FL 33461
00512868	R600	040	000	0165	0000	512868	4116	11	0	113500	30000	0.00	1	BROWN THOMAS O MERCI A/K/A	117 BURNT CHURCH ROAD	BLUFFTON, SC 29910
00512779	R600	040	000	0176	0000	512779	4116	11	0	87700	30000	0.00	1	SHEPHERD GENE MAXIE LEE	PO BOX 119	BLUFFTON, SC 29910
00512788	R600	040	000	0177	0000	512788	6118	11	0	81700	30000	0.00	1	BANKERS TRUST CO OF CALIFORNIA NA TRUSTEES	10777 WESTHEIMER SUITE 1100	HOUSTON, TX 77242
00512797	R600	040	000	0178	0000	512797	4116	11	0	97300	30000	0.00	1	FREEMAN FRED R SR & SHIRLEY A	ROUTE 1 BOX 177B	BLUFFTON, SC 29910
00512804	R600	040	000	0179	0000	512804	4116	11	0	68900	30000	0.00	1	NELSON CHARLES R	101 BURNT CHURCH ROAD	BLUFFTON, SC 29910
00513055	R600	040	000	0190	0000	513055	4118	12	0	74600	21000	0.00	1	LEVAN LLEWELYN R ELIZABETH - ROGERS MELODY S A/K/A	108 BURNT CHURCH ROAD	BLUFFTON, SC 29910
00513162	R600	040	000	0191	0000	513162	4116	11	0	78600	30000	0.00	1	RALCOCCO JOSEPH A	82 BURNT CHURCH ROAD	BLUFFTON, SC 29910
00513171	R600	040	000	0192	0000	513171	4116	11	0	90100	30000	0.00	1	CHAPMAN WM D ANN	PO BOX 231	BLUFFTON, SC 29910
00513180	R600	040	000	0193	0000	513180	6116	11	0	92500	30000	0.00	1	BREWER MARY	PO BOX 1004	COLUMBIA, SC 29202
00513199	R600	040	000	0194	0000	513199	6106	11	0	30000	30000	0.00	0	MARTIN DWIGHT A & CHRISTINE M - JTROS -	3861 N SMEDLEY STREET	PHILADELPHIA, PA 19140
00513206	R600	040	000	0195	0000	513206	6106	11	0	30000	30000	0.00	0	JAY JAMES D	PO BOX 643	AIKEN, SC 29802
00513215	R600	040	000	0196	0000	513215	4116	11	0	104700	30000	0.00	1	HATCHER JAMES D & DENISE A - JTROS -	98 BURNT CHURCH ROAD	BLUFFTON, SC 29910
00513224	R600	040	000	0197	0000	513224	4116	11	0	87100	30000	0.00	1	PALMER MARTHA L	PO BOX 1030	BLUFFTON, SC 29910
00513233	R600	040	000	0198	0000	513233	6106	11	0	30000	30000	0.00	0	PALMER MARTHA L	PO BOX 1030	BLUFFTON, SC 29910
00513242	R600	040	000	0199	0000	513242	6116	11	0	89100	30000	0.00	1	CRAPSE MARTHA T	PO BOX 161	BLUFFTON, SC 29910
00513251	R600	040	000	0200	0000	513251	6006	76	0	30000	30000	0.00	0	TOWN OF BLUFFTON	NONE SHOWN	BLUFFTON, SC 29910
00513153	R600	040	000	0201	0000	513153	4116	11	0	88020	30000	0.00	1	SERRAO JONATHAN D	84 BURNT CHURCH ROAD	BLUFFTON, SC 29910
5613464	R600	040	000	0253	0000	5613464	4206	83	1620	150500	150500	10.03	0	ULMER ALAN A JR C A HUGH M	PO BOX 23	BLUFFTON, SC 29910
6560214	R600	040	000	0348	0000	6560214	6006	29	0	522300	522300	5.88	0	PETERS GAYLON T LAURA L	4341 BOCA POINT DRIVE	SARASOTA, FL 34238
6576564	R600	040	000	0349	0000	6576564	6016	96	0	257200	36900	1.23	1	PETERS GAYLON T LAURA L	4341 BOCA POINT DRIVE	SARASOTA, FL 34238
8467795	R600	049	000	0451	0000	8467795	6006	83	0	0	0	5.00	0	MCFE LLP	PO BOX 2424	BEAUFORT, SC 29901
8467802	R600	040	000	0452	0000	8467802	6006	83	0	0	0	5.00	0	MCFE LLP	PO BOX 2424	BEAUFORT, SC 29901
8467811	R600	040	000	0453	0000	8467811	6006	83	0	0	0	5.00	0	MCFE LLP	PO BOX 2424	BEAUFORT, SC 29901
8467820	R600	040	000	0454	0000	8467820	6006	83	0	0	0	5.00	0	MCFE LLP	PO BOX 2424	BEAUFORT, SC 29901
8467768	R600	040	000	0455	0000	8467768	6006	83	0	0	0	1.57	0	PORTER JIMMY W & FENDER MARTHA B & MCNEAL AMY S	PO BOX 2424	BEAUFORT, SC 29901
8467839	R600	040	000	0456	0000	8467839	6006	83	0	0	0	31.27	0	MCFE LLP	PO BOX 2424	BEAUFORT, SC 29901
8467848	R600	040	000	0457	0000	8467848	6006	83	0	0	0	5.00	0	MCFE LLP	PO BOX 2424	BEAUFORT, SC 29901
8467857	R600	040	000	0458	0000	8467857	6006	83	0	0	0	5.00	0	MCFE LLP	PO BOX 2424	BEAUFORT, SC 29901
8467866	R600	040	000	0459	0000	8467866	6006	83	0	0	0	5.00	0	MCFE LLP	PO BOX 2424	BEAUFORT, SC 29901
8467875	R600	040	000	0460	0000	8467875	6006	82	0	0	0	5.00	0	MCFE LLP	PO BOX 2424	BEAUFORT, SC 29901
8467884	R600	040	000	0461	0000	8467884	6006	83	0	0	0	5.00	0	MCFE LLP	PO BOX 2424	BEAUFORT, SC 29901
8467893	R600	040	000	0462	0000	8467893	6006	83	0	0	0	5.00	0	MCFE LLP	PO BOX 2424	BEAUFORT, SC 29901
8550999	R600	040	000	0527	0000	8550999	6106	11	0	30000	30000	0.80	0	PINCKNEY JOSEPH E	94 BURNT CHURCH ROAD	BLUFFTON, SC 29910
00516560	R600	040	000	136A	0000	516560	4116	11	0	83780	21000	0.00	1	CROSBY DAVID H & MARY G	PO BOX 456	BLUFFTON, SC 29910
02062948	R600	040	000	136B	0000	2062948	6006	29	0	10100	10100	0.00	0	BARBER WILLIAM I JOYCELYN	412 AZALEA DRIVE	WALTERBORO, SC 29488
02576448	R600	040	000	143A	0000	2576448	6006	48	0	15900	15900	1.59	0	SOUTH CAROLINA PUBLIC SERVICE AUTHORITY	PO BOX 398	MONKS CORNER, SC 29461
01531612	R600	040	000	146A	0000	1531612	6106	11	0	30000	30000	0.00	0	PINCKNEY JOSEPH E	94 BURNT CHURCH ROAD	BLUFFTON, SC 29910

54990 39656940 17362734 899

77

EXHIBIT C

COPY OF NOTICE SENT TO TAXING ENTITIES

[Attached]

LAW OFFICES OF  
**PARKER, POE, ADAMS & BERNSTEIN L.L.P.**  
 1201 MAIN STREET, SUITE 1450  
 P.O. BOX 1509  
 COLUMBIA, SOUTH CAROLINA 29202-1509  
 TELEPHONE 803-255-8000 FACSIMILE 803-255-8017

BRENT JEFFCOAT  
 PARTNER

September 10, 1999

DIRECT DIAL  
 803-253-8916  
 INTERNET  
 BDJ@PPAB.com  
 brentjeffcoat@midspring.com

*VIA FACSIMILE AND CERTIFIED MAIL*

Mr. Herman Gaither  
 Executive Superintendent  
 Beaufort County School District  
 Post Office Drawer 309  
 Beaufort, SC 29901

Mr. Mike Cahill  
 Bluffton Fire District  
 Post Office Box 970  
 Bluffton, SC 29910

Re: Notification of Public Hearing Concerning a Redevelopment Plan

Dear Sirs:

We are serving as counsel to Beaufort County (the "County") in connection with the establishment of a Tax Increment Financing District ("TIF District"). The County is completing a redevelopment plan for the area described below which is located within the planned TIF District ("redevelopment project area"). The redevelopment project area is situated within the overlapping taxing districts of the County, Beaufort County School District (the "School District") and the Bluffton Fire District (the "Fire District"). The County will hold a public hearing on October 25, 1999 to allow public comment on the redevelopment plan being proposed for the redevelopment project area. Pursuant to the requirements of the Tax Increment Financing Act for Counties, Section 31-7-10 *et seq.* of the South Carolina Code (the "TIF Statute"), and in particular, Section 31-7-80(B), the County is hereby providing the School District and the Fire District with the required 45 days notice of the public hearing.

In addition, the County requests that the School District and the Fire District review the redevelopment plan and provide comments. The redevelopment plan shall be finalized and made available for review approximately 15-20 days prior to the public hearing. At such time, the County will provide a copy of the redevelopment plan to both the School District and the Fire District. Please submit all comments to [John Kachmar, County Administrator for Beaufort County no later than Wednesday, October 20, 1999.

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In accordance with the TIF Statute, the County also hereby notifies the School District and Fire District of the following:

**1. Time and Place of Public Hearing:**

The public hearing concerning the redevelopment plan for the property in question shall be held on Monday, October 25, 1999 at 6:00 p.m. in the Beaufort County Council Chambers. The Council Chambers are located at the County Administration Building, 100 Ribaut Road, Room 180, Beaufort, SC 29902.

**2. Boundaries of the Redevelopment Project Area:**

The East-West Highway Corridor Redevelopment Plan comprises a number of parcels of land along and adjacent to the planned highway in the Township of Bluffton ("Township"), as well as those parcels adjacent to the portions of Highway 46 and Burnt Church Road extending northwards to Highway 278 from the Northern Boundary of the Town of Bluffton ("Town"), and the parcels between Highway 46 and Burnt Church Road along Highway 278. The East-West Highway Corridor Redevelopment area generally borders the northern portion of the Town, extending up to include the properties between Highway 46 and Burnt Church Road to the Northern boundary of the Highway 278 right of way, including extension parcels on the western side of Highway 46 and the eastern side of Burnt Church Road, which provide an avenue to connect to continuations of the East-West Highway through a tract of land in the Township known as the Schultz Tract on the west, and on towards Hilton Head on the East. The County is providing under separate cover a map or plat of the redevelopment project area.

**3. Nature of the Public Hearing:**

All interested persons will be given an opportunity to be heard at the public hearing to comment on the redevelopment plan.

**4. The Redevelopment Plan and the Redevelopment Project:**

(a) The redevelopment plan has been developed by the County in accordance with the provisions of the TIF Statute. The plan sets for the particulars of the TIF financing for the redevelopment of the Township surface transportation system for the East-West Highway Corridor District. The ultimate purpose of the plan is to create an environment conducive to development of private property though provisions of public infrastructure such as, but not limited to, road construction and enhancements, water and sewer line extensions, improvement of fire suppression



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capabilities, public purpose facilities, and public park and recreational facilities. It is believed that these enhancements will encourage the development of property that is presently economically blighted, deteriorated, and contains improper or inadequate uses. The plan, when implemented, will increase the degree of public safety for the entire township, and promote the reuse of areas which are at present under utilized.

(b) The redevelopment project will focus on the provision of public services, elimination of deleterious land uses, and enhancement of the area. Through the use of a comprehensive plan and working with private developers who have submitted development agreements for the initial seed commercial and residential projects within the planning area, the County will create an environment attractive to further private investment. Particularly important to the redevelopment of the area are traffic handling capabilities gained along Highway 278 by adding multiple routes within the Township, the addition and extension of water and sewer lines and the facilities that provide water and sewer capacity to serve the community's needs. The issue of adequate fire protection is also being addressed by this plan, as well as some recreational and public purpose facilities identified as deficient in the planning process.

**Road Enhancements and Construction:** Beaufort County is adopting ordinances approving development agreements with developers in the planning area which include the use of Tax Increment Financing to provide funds for the designing and construction of a five lane road beginning at the eastern boundary of the Schultz Tract in Bluffton and extending eastward through the planning area, crossing Burnt Church Road and extending northeasterly through to an existing road on the Northern Boundary of the existing Heritage Lake subdivision. Highway 46 and Burnt Church Road will be widened and acceleration/deceleration lanes will be added, as well as intersection improvements at their junction with Highway 278. Traffic lighting and signage will be implemented in conjunction with recommendations from the SC Department of Transportation.

**Utilities Extensions and Improvements:** Beaufort County will coordinate with Beaufort Jasper Water and Sewer Authority, with consultation with the Town to ensure that water and sewer system will be extended and improved as necessary within the East-West Highway Corridor to serve businesses, commercial uses, and new residential developments. The addition of extensions to the water and sewer services and the provisions to provide the systems additional capacity, along with the provision of added fire protection services, will provide the proper public utilities necessary to serve new development and redevelopment within the area.

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In addition to water and sewer services and capacity improvements the redevelopment plan will include provision for placing storm water runoff devices and retention or detention for the redevelopment area. The provision of pedestrian scale lighting and planting along sections of the center median of the East-West Highway Corridor at key intersections and at community gateways will be supported with improvements of the utilities systems in these areas.

**Acquisition, Demolition and Relocation:** The purpose of this activity will be to eliminate blight and provide for roadways and other improvements that will encourage new development in the area. In addition it may be necessary to acquire properties to develop roadways and utility extensions. The extent of acquisitions and number of relocations required will not be known until specific plans for redevelopment of these areas are completed. However, it is not the desire of the County to relocate anyone and the County will make every reasonable effort to avoid same as specific plans are developed.

**Public Parks and Public Facilities:** New park facilities, as well as a public purpose building of a type yet to be determined will be funded as a part of this redevelopment plan in order to serve the additional growth that will occur as new development in the redevelopment area. Other redevelopment may include public walking paths and features like landscaping, picnic areas, water features, gateway features, public art, and other appropriate elements to serve the residents of the County, Township and visitors to the community.

**Landscaping:** Landscaping and beautification improvements will be undertaken within the East-West Highway Corridor and along Highway 278, Highway 46 and Burnt Church Road, and will be used both for aesthetic improvements, traffic calming, and storm water handling. These improvements are expected to also help provide a more positive quality of life image on this important gateway road for Bluffton and Hilton Head. Specifics for landscaping improvements may include:

- Landscaping and tree planting of a new median and street side trees along all or as many portions of East-West Highway Corridor and Highway 278 as possible
- Landscaping of key intersections
- Landscaped buffers to separate different land uses
- Walkways, bikeways, and landscaping along road rights-of-way
- Development of water features and related landscaping
- Pedestrian scale lighting along the East-West Highway Corridor, Highway 46 and Burnt Church Road, at gateways, and at special features and public areas as they develop

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**5. Maximum Term of Obligations to be Issued Under the Redevelopment Plan:**

The maximum term of any obligations issued under the redevelopment plan will be 15 years.

As stated above, we will provide you with a copy of the finalized redevelopment plan just as soon as possible. Thank you for your attention to this notice.

Very truly yours,



Brent Jeffcoat

Enclosure

cc: John Kachmar (w/o attachment)  
David Tedder, Esq. (w/o attachment)

KEY	PARCEL_NUM	KEYNO	PCA	PCS	AGUSE	AVTOT	AVLAND	ACRES	BLDGCT	OWNER NAME	MAILING ADDRESS	CITY, STATE, ZIP
8320916	R600 031 000 0301 0000	8320916	6106	11	0	22000	22000	0.00	0	PLANTATION PROPERTIES LLC	PO BOX 6929	HILTON HEAD, SC 29938
7099999	R600 031 000 0162 0000	7099999	6016	12	0	9846590	810000	20.77	16	COLONIAL REALTY LIMITED	%D&T PROPERTY TAX SERVICES PO BOX 723427	ATLANTA, GA 31139
7029645	R600 031 000 0150 0000	7029645	6006	29	0	82500	82500	0.62	0	D1D2 LLC	140-C BEACH CITY RD	HILTON HEAD, SC 29926
7029592	R600 031 000 0145 0000	7029592	6006	29	0	210900	210900	1.11	0	BENTWOOD REALTY CORP	PO BOX 392	NORTH WHITE PLAINS, NY 10603
7029609	R600 031 000 0146 0000	7029609	6006	29	0	212800	212800	1.12	0	BENTWOOD REALTY CORP	PO BOX 392	NORTH WHITE PLAINS, NY 10603
2639238	R600 031 000 0065 0000	2639238	6116	11	0	124100	20000	0.00	1	SIMONEAUX LEE MARTIN	ST RT 1 BOX 182D	BLUFFTON, SC 29910
496653	R600 031 000 0031 0001	496653	6016	61	0	405070	370600	3.40	1	CRESNET PLANTATION ENTERPRISES LP	41 CRESNET PLANTATION RD	BLUFFTON, SC 29910
00496635	R600 031 000 0030 0000	496635	6006	83	6930	722400	722400	34.40	0	CRESNET PLANTATION ENTERPRISES LP	41 CRESNET PLANTATION RD	BLUFFTON, SC 29910
00496671	R600 031 000 0033 0000	496671	4206	83	9030	1718000	1718000	63.63	0	ULMER ASSOCIATES	5624 FOSTER STORE RD	LIBERTY, NC 27298
00496715	R600 031 000 0037 0000	496715	6016	59	0	75000	75000	1.50	0	GODFREY WILLIAM J JANET K JTROS	ONE GODFREY PLACE	BLUFFTON, SC 29910
00496868	R600 031 000 0042 0000	496868	4116	11	0	66800	18200	1.00	1	JOHNSON ROSALIND G	10 GOETHE RD	BLUFFTON, SC 29910
00496911	R600 031 000 0048 0000	496911	6116	11	0	68100	18200	1.00	1	PATLAN JOSE LUZ	2 GOETHE RD	BLUFFTON, SC 29910
01593056	R600 031 000 0052 0000	1593056	4306	18	0	18200	18200	1.00	0	GOETHE RAY M	PO BOX 1335	BLUFFTON, SC 29910
02620033	R600 031 000 0081 0000	2620033	6006	29	0	79000	79000	1.58	0	GODFREY WILLIAM J JANET K JTROS	ONE GODFREY PLACE	BLUFFTON, SC 29910
02620024	R600 031 000 0082 0000	2620024	6306	18	0	30600	30600	1.02	0	GODFREY WILLIAM J	ONE GODFREY PLACE	BLUFFTON, SC 29910
02619991	R600 031 000 0085 0000	2619991	6016	62	0	325210	62500	1.25	1	GODFREY WILLIAM J JANET K JTROS	ONE GODFREY PLACE	BLUFFTON, SC 29910
02619982	R600 031 000 0086 0000	2619982	6006	91	0	67000	67000	1.34	0	GODFREY WILLIAM J	ONE GODFREY PLACE	BLUFFTON, SC 29910
02619973	R600 031 000 0087 0000	2619973	6006	29	0	71000	71000	1.42	0	GODFREY WILLIAM J JANET K JTROS	ONE GODFREY PLACE	BLUFFTON, SC 29910
7101520	R600 031 000 0166 0000	7101520	6016	38	0	3172200	558700	10.21	4	NORTH BLUFFTON PROPERTIES LLC	220 NORTH MAIN ST	GREENVILLE, SC 29601
7485777	R600 031 000 0176 0000	7485777	6006	29	0	144000	144000	0.60	0	ULMER ASSOCIATES	5624 FOSTER STORE RD	LIBERTY, NC 27298
7485786	R600 031 000 0177 0000	7485786	6006	29	0	120000	120000	0.00	0	GADSON FRANK	14 ROSEBUD	BLUFFTON, SC 29910
7485795	R600 031 000 0178 0000	7485795	6006	29	0	120000	120000	0.00	0	ULMER ASSOCIATES	5624 FOSTER STORE RD	LIBERTY, NC 27298
7485802	R600 031 000 0179 0000	7485802	6006	29	0	120000	120000	0.00	0	SS & K LLC	8 LAFAYETTE PLACE	HILTON HEAD, SC 29926
7485811	R600 031 000 0180 0000	7485811	6006	29	0	120000	120000	0.00	0	ULMER ASSOCIATES	5624 FOSTER STORE RD	LIBERTY, NC 27298
7485820	R600 031 000 0181 0000	7485820	6006	29	0	120000	120000	0.00	0	ULMER ASSOCIATES	5624 FOSTER STORE RD	LIBERTY, NC 27298
7601641	R600 031 000 0199 0000	7601641	6006	29	0	144000	144000	0.00	0	RESORT SERVICES INC	PO BOX 295	BLUFFTON, SC 29910
7601650	R600 031 000 0200 0000	7601650	6006	29	0	160000	160000	0.00	0	ULMER ASSOCIATES	5624 FOSTER STORE RD	LIBERTY, NC 27298
00497304	R600 031 000 030A 0000	497304	6106	27	0	50000	50000	1.00	0	MISTER LABEL INC. (ILLINOIS CORP)	PO BOX 326	BLUFFTON, SC 29910
00497313	R600 031 000 031A 0000	497313	6016	29	0	210280	153700	1.00	1	MCGRAW ROY HAROLD	230 CHERRY POINT RD N	OKATIE, SC 29910
00497322	R600 031 000 032A 0000	497322	4116	11	0	68900	22100	1.10	1	GOETHE HOWELL DENNIS	14 GOETHE RD	BLUFFTON, SC 29910
00497331	R600 031 000 032B 0000	497331	4116	11	0	53700	9900	2.32	1	SMITH ROSALIND G, GOETHE REX E, MARK E RAY M, TRUSTEES	171 SAWMILL CREEK RD	BLUFFTON, SC 29910
00497340	R600 031 000 032C 0000	497340	6106	11	0	18200	18200	1.00	0	WILSON WILMALEE, GOETHE JAMES E JR JTROS	PO BOX 349	BLUFFTON, SC 29910
00497359	R600 031 000 032D 0000	497359	4316	18	0	23780	18200	1.00	0	WILSON WILMALEE, GOETHE JAMES E JR JTROS	PO BOX 349	BLUFFTON, SC 29910
00497368	R600 031 000 032E 0000	497368	6106	11	0	18200	18200	1.00	0	OQUINN LILLIAN GOETHE	971 BARRACADA RD	WALTERBORO, SC 29488
7481557	R600 031 00A 0481 0000	7481557	6006	45	0	60800	60800	121.64	0	ROSE HILL PLANTATION PROPERTY OWNERS ASSOC INC	ONE ROSE HILL DR.	BLUFFTON, SC 29910
02334307	R600 031 00D 0025 0000	2334307	6006	76	0	7500	7500	14.03	0	ROSE HILL PLANTATION DEVELOPMENT CO., LTD P/S	ONE ROSE HILL DR.	BLUFFTON, SC 29910
497493	R600 032 000 0001 0000	497493	6006	83	0	1770600	1770600	245.92	0	CENTEX HOMES	1533 FORDING ISLAND RD, SUITE 308	BLUFFTON, SC 29910
496671	R600 032 000 0087 0000	5201694	4206	83	2090	443900	443900	12.98	0	ULMER LIMITED P/S	5624 FOSTER STORE RD	LIBERTY, NC 27298
7513229	R600 032 000 0116 0000	7513229	6016	91	0	2408900	691500	10.11	1	YOUNG REALTY COMPANY LP	3210 E 96TH ST	INDIANAPOLIS, IN 45240
7601669	R600 032 000 0145 0000	7601669	6006	29	0	282800	282800	0.50	0	BELLS FUELS INC	4116 PETERSON AVE	CHICAGO, IL 60646
8465984	R600 032 000 0152 0000	8465984	6006	83	0	514800	514832	8.98	0	PLANTATION STORAGE ASSOC LLC	1110 FORDING ISLAND RD	BLUFFTON, SC 29910
8553852	R600 032 000 0301 0000	8553852	6208	83	0	1055000	1055002	19.28	0	ULMER LIMITED P/S	5624 FOSTER STORE RD	LIBERTY, NC 27298
7601678	R600 032 000 0146 0000	7601678	6006	29	0	256700	256700	0.50	0	NORTH BLUFFTON PROPERTIES LLC	% 151 REALTY LLC, 220 NORTH MAIN ST	GREENVILLE, SC 29601
00510879	R600 039 000 0048 0000	510879	6006	91	0	15000	15000	2.00	0	FRAZIER BENJAMIN	710 WEST 57TH ST	SAVANNAH, GA 31410
00510888	R600 039 000 0049 0000	510888	4316	18	0	66610	53000	1.06	0	DARDEN THOMAS W	PO BOX 735	BLUFFTON, SC 29910
00510913	R600 039 000 0050 0000	510913	6006	29	0	270000	270000	10.00	0	CITY OF BLUFFTON		BLUFFTON, SC 29910
00511342	R600 039 000 0129 0000	511342	4206	83	9320	816000	816000	54.40	0	ULMER FAMILY PARTNERSHIP MARLOU S ULMER	189 ULMER DR, PO BOX 515	BLUFFTON, SC 29910
00511351	R600 039 000 0130 0000	511351	6006	91	0	705200	705200	47.01	0	TIWARI KAMAL K	2700 ROBINS BOW	BLOOMINGTON, IN 47401
00511789	R600 039 000 0172 0000	511789	6006	29	0	162500	162500	6.02	0	CMDCO INC	PO BOX 6232	HILTON HEAD, SC 29938
01089863	R600 039 000 0209 0000	1069863	6006	29	0	44500	44500	0.89	0	SIMMONS WAYNE G	PO BOX 7986	HILTON HEAD, SC 29938
01345299	R600 039 000 0215 0000	1345299	4316	18	0	84310	53000	1.06	0	WALLACE CLEVELAND H JR ROSE MARY JTROS	PO BOX 593	BLUFFTON, SC 29910
01601868	R600 039 000 0219 0000	1601868	6016	69	0	349300	55000	1.10	4	TAYLOR PAUL H JR	PO BOX 530	BEAUFORT, SC 29901
01604035	R600 039 000 0220 0000	1604035	6006	29	0	15000	15000	0.20	0	TAYLOR PAUL H JR	PO BOX 530	BEAUFORT, SC 29901
01610064	R600 039 000 0221 0000	1610064	6016	60	0	178700	37500	0.50	1	NEW DEAL INC	1 ULMER DR	BLUFFTON, SC 29910
01662953	R600 039 000 0222 0000	1662953	6006	29	0	50000	50000	1.00	0	RYAN WILLIAM B	51 BUCK POINT RD	BLUFFTON, SC 29910
02281195	R600 039 000 0224 0000	2281195	6116	11	0	40800	39000	0.78	1	SAUTER JAMES W TAMARA B JTROS	PO BOX 745	BLUFFTON, SC 29910
02498951	R600 039 000 0227 0000	2498951	6016	55	0	137400	78000	1.56	2	BUCKLES JOSEPH E JOY D JTROS	PO BOX 230	BLUFFTON, SC 29910
03240040	R600 039 000 0270 0000	3240040	6016	65	0	219000	37500	0.50	1	GREENE JOHNNY R	1 ULMER DR	BLUFFTON, SC 29910
01854862	R600 039 000 0272 0000	1854862	6016	77	0	207300	53500	1.07	1	CONGREGATION OF JEHOVAHS WITNESSES, BROWN GEORGE F	PO BOX 393	BLUFFTON, SC 29910
03442607	R600 039 000 0277 0000	3442607	6006	29	0	91000	91000	1.82	0	COBURN JOSEPH F III	PO BOX 708	BLUFFTON, SC 29910
03442563	R600 039 000 0279 0000	3442563	6006	29	0	54500	54500	1.09	0	STRANGE HERMAN E JR	RT 3 BOX 381-D	METTER, GA 30439
03442554	R600 039 000 0280 0000	3442554	6016	59	0	648660	58500	1.17	3	GODFREY WILLIAM J JANET K JTROS	ONE GODFREY PLACE	BLUFFTON, SC 29910
03442545	R600 039 000 0281 0000	3442545	6016	52	0	198330	28000	0.70	1	GODFREY WILLIAM J	ONE GODFREY PLACE	BLUFFTON, SC 29910
03442536	R600 039 000 0282 0000	3442536	6016	62	0	147600	27600	0.69	1	GODFREY WILLIAM J JANET K JTROS	ONE GODFREY PLACE	BLUFFTON, SC 29910

03442518	R600 039 000 0283 0000	3442518 6016	54	0	285200	30000	0.75	1 GODFREY WILLIAM J JANET K JTROS	ONE GODFREY PLACE	BLUFFTON, SC 29910
6992025	R600 039 000 0317 0000	6992025 6106	11	0	8400	8400	0.75	0 BRUIN LAWRENCE	ST RT BOX 129	BLUFFTON, SC 29910
6992034	R600 039 000 0318 0000	6992034 6106	11	0	8400	8400	0.75	0 STONEY PAUL JR	ST RT 129	BLUFFTON, SC 29910
780943	R600 039 000 048A 0000	780943 4116	11	0	43500	30000	5.00	0 BLDEN RICHARD	58 GOETHE RD	BLUFFTON, SC 29910
512528	R600 039 000 048B 0000	512528 4116	11	0	24000	10000	0.50	1 STONEY MATTHEW	ST RT BOX 129	BLUFFTON, SC 29910
01888782	R600 039 000 048D 0000	1888782 6006	91	0	500	500	0.00	0 RAMSEY S PAUL GRETCHEN G	32 AUDUBON POND RD	HILTON HEAD, SC 29928
02939495	R600 039 000 051D 0000	2939495 6016	60	0	449300	90000	2.00	1 GREENE JOHNNY R	1 ULMER DR	BLUFFTON, SC 29910
3444838	R600 039 000 051E 0000	3444838 6016	14	0	2844700	174700	34.94	0 KEITH JOHN H THELMA C JTROS	PO BOX 836	BLUFFTON, SC 29910
00976135	R600 039 000 130A 0000	976135 6016	40	0	841700	191700	7.10	2 BLUFFTON TELEPHONE CO INC	PO BOX 346	BLUFFTON, SC 29910
00829376	R600 039 000 172B 0000	829376 6016	59	0	414800	110700	2.46	1 R C FINC	PO BOX 389	BLUFFTON, SC 29910
04307217	R600 039 000 172C 0000	4307217 6016	29	0	358300	79000	1.58	3 TAYLOR PAUL H JR	PO BOX 530	BLUFFTON, SC 29910
497448	R600 031 000 034A 0000	497448 6106	11	0	15000	15000	2.00	0 HAMILTON CHANCE HRS OF ELIZABETH LEE	52 GOETHE RD	BLUFFTON, SC 29910
01424015	R600 039 000 209A 0000	1424015 6016	65	0	90400	19000	0.38	1 MATTHEWS GUY S	PO BOX 334	BLUFFTON, SC 29910
01733921	R600 039 000 209B 0000	1733921 6016	65	0	82800	19000	0.38	1 FRANK PETER	PO BOX 999	BLUFFTON, SC 29910
03076450	R600 039 000 221A 0000	3076450 6016	65	0	221000	37500	0.50	1 GREENE JOHNNY R	1 ULMER DR	BLUFFTON, SC 29910
02837452	R600 039 000 227A 0000	2837452 6006	29	0	39000	39000	0.60	0 BUCKLES JOSEPH E JOY D JTROS	PO BOX 230, 23 CARROLL DR	BLUFFTON, SC 29910
00516187	R600 040 000 0004 0000	516187 4116	11	0	86980	30000	1.00	1 HUSTON EDWARD HARVEY	97 BURNT CHURCH ROAD	BLUFFTON, SC 29910
00516383	R600 040 000 003C 0000	516383 6016	86	0	521120	241100	2.82	1 SAVINGS BANK OF BEAUFORT COUNTY FSB (ASSIGNEE)	PO DRAWER 2147	BLUFFTON, SC 29910
00516445	R600 040 000 0136 0000	516445 6006	29	0	8400	8400	0.00	0 CROSBY DAVID H	PO BOX 296	BLUFFTON, SC 29910
00516463	R600 040 000 0138 0000	516463 4116	11	0	92600	30000	0.00	1 PINCKNEY JOSEPH E	94 BURNT CHURCH ROAD	BLUFFTON, SC 29910
00516515	R600 040 000 0143 0000	516515 6006	83	26000	418800	418800	9.61	0 SHIVAR ROSE U	PO BOX 523	ST STEPHEN, SC 29479
01531603	R600 040 000 0146 0000	1531603 6106	11	0	30000	30000	0.00	0 PINCKNEY LINTON P	172-B MARSHLAND ROAD	HILTON HEAD, SC 29926
00512895	R600 040 000 0162 0000	512895 6116	11	0	76000	30000	0.00	1 SMITH LAMAR H & CAROLYN C	PO BOX 1	BLUFFTON, SC 29910
00512886	R600 040 000 0163 0000	512886 4116	11	0	201200	30000	0.00	1 BELKA ADELA STANISLAW GRZEGORZ JTROS	127 BURNT CHURCH ROAD	BLUFFTON, SC 29910
00512877	R600 040 000 0164 0000	512877 6106	11	0	30000	30000	0.00	0 DAVI MARC A	3911A AVENUE-OFF KIRK ROAD	LAKE WORTH, FL 33461
00512868	R600 040 000 0165 0000	512868 4116	11	0	113500	30000	0.00	1 BROWN THOMAS O MERCI A/K/A	117 BURNT CHURCH ROAD	BLUFFTON, SC 29910
00512779	R600 040 000 0176 0000	512779 4116	11	0	87700	30000	0.00	1 SHEPHERD GENE MAXIE LEE	PO BOX 119	BLUFFTON, SC 29910
00512788	R600 040 000 0177 0000	512788 6116	11	0	81700	30000	0.00	1 BANKERS TRUST CO OF CALIFORNIA NA TRUSTEES	1077 WESTHEIMER SUITE 1100	HOUSTON, TX 77242
00512797	R600 040 000 0178 0000	512797 4116	11	0	97300	30000	0.00	1 FREEMAN FRED R SR & SHIRLEY A	ROUTE 1 BOX 177B	BLUFFTON, SC 29910
00512804	R600 040 000 0179 0000	512804 4116	11	0	68900	30000	0.00	1 NELSON CHARLES R	101 BURNT CHURCH ROAD	BLUFFTON, SC 29910
00513055	R600 040 000 0190 0000	513055 4116	12	0	74800	21000	0.00	1 LEVAN LLEWELLYN R ELIZABETH - ROGERS MELODY S A/K/A	108 BURNT CHURCH ROAD	BLUFFTON, SC 29910
00513162	R600 040 000 0191 0000	513162 4116	11	0	78600	30000	0.00	1 RALCOCCIO JOSEPH A	82 BURNT CHURCH ROAD	BLUFFTON, SC 29910
00513171	R600 040 000 0192 0000	513171 4116	11	0	90100	30000	0.00	1 CHAPMAN WM D ANN	PO BOX 231	BLUFFTON, SC 29910
00513180	R600 040 000 0193 0000	513180 6116	11	0	92500	30000	0.00	1 BREWER MARY	PO BOX 1004	COLUMBIA, SC 29202
00513199	R600 040 000 0194 0000	513199 6106	11	0	30000	30000	0.00	0 MARTIN DWIGHT A & CHRISTINE M - JTROS -	3861 N SMEDLEY STREET	PHILADELPHIA, PA 19140
00513206	R600 040 000 0195 0000	513206 6106	11	0	30000	30000	0.00	0 JAY JAMES D	PO BOX 643	AIKEN, SC 29802
00513215	R600 040 000 0196 0000	513215 4116	11	0	104700	30000	0.00	1 HATCHER JAMES D & DENISE A - JTROS -	98 BURNT CHURCH ROAD	BLUFFTON, SC 29910
00513224	R600 040 000 0197 0000	513224 4116	11	0	87100	30000	0.00	1 PALMER MARTHA L	PO BOX 1030	BLUFFTON, SC 29910
00513233	R600 040 000 0198 0000	513233 6106	11	0	30000	30000	0.00	0 PALMER MARTHA L	PO BOX 1030	BLUFFTON, SC 29910
00513242	R600 040 000 0199 0000	513242 6116	11	0	89100	30000	0.00	1 CRAPSE MARTHA T	PO BOX 181	BLUFFTON, SC 29910
00513251	R600 040 000 0200 0000	513251 6006	76	0	30000	30000	0.00	0 TOWN OF BLUFFTON	NONE SHOWN	BLUFFTON, SC 29910
00513153	R600 040 000 0201 0000	513153 4116	11	0	88020	30000	0.00	1 SERRAO JONATHAN D	84 BURNT CHURCH ROAD	BLUFFTON, SC 29910
5613464	R600 040 000 0253 0000	5613464 4206	83	1620	150500	150500	10.03	0 ULMER ALAN A JR C A HUGH M	PO BOX 23	BLUFFTON, SC 29910
6560214	R600 040 000 0348 0000	6560214 6006	29	0	522300	522300	5.88	0 PETERS GAYLON T LAURA L	4341 BOCA POINT DRIVE	SARASOTA, FL 34238
6576584	R600 040 000 0349 0000	6576584 6016	96	0	257200	36900	1.23	1 PETERS GAYLON T LAURA L	4341 BOCA POINT DRIVE	SARASOTA, FL 34238
8467795	R600 040 000 0451 0000	8467795 6006	83	0	0	0	5.00	0 MCFE LLP	PO BOX 2424	BEAUFORT, SC 29901
8467802	R600 040 000 0452 0000	8467802 6006	83	0	0	0	5.00	0 MCFE LLP	PO BOX 2424	BEAUFORT, SC 29901
8467811	R600 040 000 0453 0000	8467811 6006	83	0	0	0	5.00	0 MCFE LLP	PO BOX 2424	BEAUFORT, SC 29901
8467820	R600 040 000 0454 0000	8467820 6006	83	0	0	0	5.00	0 MCFE LLP	PO BOX 2424	BEAUFORT, SC 29901
8467768	R600 040 000 0455 0000	8467768 6006	83	0	0	1.57	0 PORTER JIMMY W & FENDER MARTHA B & MCNEAL AMY S	PO BOX 2424	BEAUFORT, SC 29901	
8467839	R600 040 000 0456 0000	8467839 6006	83	0	0	31.27	0 MCFE LLP	PO BOX 2424	BEAUFORT, SC 29901	
8467848	R600 040 000 0457 0000	8467848 6006	83	0	0	5.00	0 MCFE LLP	PO BOX 2424	BEAUFORT, SC 29901	
8467857	R600 040 000 0458 0000	8467857 6006	83	0	0	5.00	0 MCFE LLP	PO BOX 2424	BEAUFORT, SC 29901	
8467866	R600 040 000 0459 0000	8467866 6006	83	0	0	5.00	0 MCFE LLP	PO BOX 2424	BEAUFORT, SC 29901	
8467875	R600 040 000 0460 0000	8467875 6006	83	0	0	5.00	0 MCFE LLP	PO BOX 2424	BEAUFORT, SC 29901	
8467884	R600 040 000 0461 0000	8467884 6006	83	0	0	5.00	0 MCFE LLP	PO BOX 2424	BEAUFORT, SC 29901	
8467893	R600 040 000 0462 0000	8467893 6006	83	0	0	5.00	0 MCFE LLP	PO BOX 2424	BEAUFORT, SC 29901	
8550999	R600 040 000 0527 0000	8550999 6106	11	0	30000	30000	0.80	0 PINCKNEY JOSEPH E	94 BURNT CHURCH ROAD	BLUFFTON, SC 29910
00516560	R600 040 000 136A 0000	516560 4116	11	0	83780	21000	0.00	1 CROSBY DAVID H & MARY G	PO BOX 456	BLUFFTON, SC 29910
02062948	R600 040 000 136B 0000	2062948 6006	29	0	10100	10100	0.00	0 BARBER WILLIAM I JOYCELYN	412 AZALEA DRIVE	WALTERBORO, SC 29488
02576448	R600 040 000 143A 0000	2576448 6006	48	0	15900	15900	1.59	0 SOUTH CAROLINA PUBLIC SERVICE AUTHORITY	PO BOX 398	MONKS CORNER, SC 29461
01531612	R600 040 000 146A 0000	1531612 6106	11	0	30000	30000	0.00	0 PINCKNEY JOSEPH E	94 BURNT CHURCH ROAD	BLUFFTON, SC 29910

54990 39656940 17362734 899

77

EXHIBIT D

COPY OF NOTICE OF PUBLIC HEARING

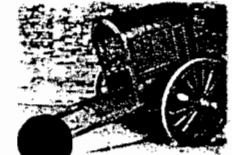
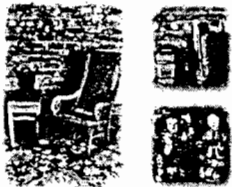
[Attached]

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...an opportunity to join over  
...clubs in 69 countries. We  
...rn more about how your  
...l community and build your

...l be at 4:00 p.m. on Monday,  
...ito restaurant in Ridgeland.  
...t David Cope (717-2020) or

**IMPORT**  
*accents and antiques*



**IMPORTMENT:**  
...UES FROM CHINA  
...BINETS FROM TIBET  
...ERAMICS FROM KOREA  
...TS FROM LATE 1800'S CHINA

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...GA 31401  
...443-9111  
...00-0498

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...rrific toys!

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**EARS**

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- Zero Money Down
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To waive first payment call by October 8  
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**RENAISSANCE COMMUNITIES**

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**Come to the Annual Beaufort County Fair!**

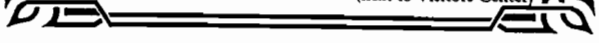
Oct. 12 to Oct. 16  
-at the  
**VFW Fairgrounds**  
(Castlerock Road off of Hwy 170)

See **CHAD BROCK LIVE** at the Fairgrounds 10/10/99 at 1pm.

**FAIR ADMISSION**  
ADULTS \$15.00  
CHILDREN \$10.00  
Seniors \$12.00  
Seniors & Children \$10.00

Pre Sell Tickets at VFW - Sheet for \$10. (reg. \$1850 at gate)

**VFW Post 8760 & Amusements of America**



**NOTICE OF PUBLIC HEARING ON THE EAST-WEST HIGHWAY CORRIDOR REDEVELOPMENT PLAN AND OTHER MATTERS RELATING THERETO UNDER SECTION 31-7-80(B) OF THE SOUTH CAROLINA CODE, AS AMENDED.**

The Beaufort County Council, the governing body of Beaufort County, South Carolina (the "County") hereby provides notice, pursuant to Section 31-7-80(B) of the South Carolina Code, as amended, of a public hearing concerning a redevelopment plan entitled, "East-West Highway Corridor Redevelopment Plan" (the "Redevelopment Plan").

- 1. Time and Place of Public Hearing:**  
The public hearing concerning the Redevelopment Plan shall be held on Monday, October 25, 1999 at 6:00 p.m. in the Beaufort County Council Chambers, County Administration Building, Room 180, 100 Ribaut Road, Beaufort, SC 29902.
- 2. Boundaries of the Redevelopment Project Area:**  
The Redevelopment Plan comprises a number of parcels of land along and adjacent to the planned highway in the Township of Bluffton ("Township"), as well as those parcels adjacent to the portions of Highway 46 and Burnt Church Road extending northwards to Highway 278 from the Northern Boundary of the Town of Bluffton ("Town"), and the parcels between Highway 46 and Burnt Church Road along Highway 278. The East-West Highway Corridor Redevelopment Project Area ("Redevelopment Project Area") generally borders the northern portion of the Town, extending up to include the properties between Highway 46 and Burnt Church Road to the Northern boundary of the Highway 278 right of way, including extension parcels on the western side of Highway 46 and the eastern side of Burnt Church Road, which provide an avenue to connect to continuations of the East-West Highway through a tract of land in the Township known as the Schultz Tract on the west, and on towards Hilton Head Island on the East.
- 3. Nature of the Public Hearing:**  
All interested persons will be given an opportunity to be heard at the public hearing to comment on the Redevelopment Plan.
- 4. The Redevelopment Plan and the Redevelopment Project:**  
A copy of the Redevelopment Plan and a map or plat of the Redevelopment Project Area will be available for inspection at the County Administration Building prior to the public hearing.  
  
The Redevelopment Plan has been developed by the County in accordance with the provisions of the Tax Increment Financing Act for Counties, South Carolina Code Section 31-7-10, et seq. (the "TIF Statute"). The ultimate purpose of the Redevelopment Plan is to create an environment conducive to development of private property through provisions of public infrastructure such as, but not limited to, road construction and enhancements, water and sewer line extensions, improvement of fire suppression capabilities, public purpose facilities, and public park and recreational facilities, thereby encouraging the development of property that is presently economically blighted, deteriorated, and contains improper or inadequate uses, increasing the degree of public safety for the entire Redevelopment Project Area and promoting the reuse of areas which are at present underutilized (collectively, the "Redevelopment Project").  
  
The proposed components of the Redevelopment Project, include, but are not limited to, the following:  
  
**Road Enhancements and Construction:** The design and construction of a five lane road beginning at the eastern boundary of the Schultz Tract in Bluffton and extending eastward through the planning area, crossing Burnt Church Road and extending northeasterly through to an existing road on the northern boundary of the existing Heritage Lake subdivision. Highway 46 and Burnt Church Road will be widened and acceleration/deceleration lanes will be added, as well as intersection improvements at their junction with Highway 278. Traffic lighting and signage will be implemented in conjunction with recommendations from the SC Department of Transportation.  
  
**Utilities Extensions and Improvements:** The water and sewer system will be extended and improved, as well as storm water runoff services, as necessary within the Redevelopment Project Area to serve businesses, commercial uses, and new residential developments.  
  
**Acquisition, Demolition and Relocation:** It may be necessary to acquire properties to develop roadways and utility extensions. The extent of acquisitions and number of relocations required will not be known until specific plans for redevelopment of these areas are completed.  
  
**Public Parks and Public Facilities:** New park facilities, as well as a public purpose building of a type yet to be determined will be funded as a part of this Redevelopment Plan in order to serve the additional growth that will occur as new development in the Redevelopment Project Area. Other redevelopment may include public walking paths and features like landscaping, picnic areas, water features, gateway features, public art, and other appropriate elements to serve the residents of the County and visitors to the community.  
  
**Landscaping:** Landscaping and beautification improvements will be undertaken within the Redevelopment Project Area. Specifics may include:  
  - Landscaping and tree planting of a new median and street side trees along all or as many portions of East-West Highway Corridor and Highway 278 as possible
  - Landscaping of key intersections
  - Landscaped buffers to separate different land uses
  - Walkways, bikeways, and landscaping along road rights-of-way
  - Development of water features and related landscaping
  - Pedestrian scale lighting along the East-West Highway Corridor, Highway 46 and Burnt Church Road, at gateways, and at special features and public areas as they develop.
- 5. Maximum Amount and Term of Obligations to be Issued Under the Redevelopment Plan:**  
The maximum amount of tax increment revenue bonds to be issued, either in one or several series, will not exceed \$15,000,000, and will be based on actual Redevelopment Project costs. Each series of such bonds will have a maximum term not to exceed 15

EXHIBIT E

## FORM OF NOTICE OF ADOPTION OF ORDINANCE

NOTICE OF ADOPTION OF AN ORDINANCE ESTABLISHING AND APPROVING A PLAN FOR THE REDEVELOPMENT OF A PORTION OF BEAUFORT COUNTY PURSUANT TO THE EAST-WEST HIGHWAY CORRIDOR REDEVELOPMENT PLAN; DESIGNATING SUCH AREA AS A REDEVELOPMENT PROJECT AREA; MAKING FINDINGS OF THE REDEVELOPMENT PROJECT AREA AS A BLIGHTED AREA; DESIGNATING REDEVELOPMENT PROJECTS; AUTHORIZING A TAX INCREMENT FINANCING PLAN FOR SUCH REDEVELOPMENT PROJECTS; AND OTHER MATTERS RELATING THERETO.

The Beaufort County Council, the governing body of Beaufort County, South Carolina, hereby provides notice, pursuant to Section 31-7-80 (E) of the Code of Laws of South Carolina, 1976, as amended, of the adoption of Ordinance No. 99/38, entitled, "AN ORDINANCE ESTABLISHING AND APPROVING A PLAN FOR THE REDEVELOPMENT OF A PORTION OF BEAUFORT COUNTY PURSUANT TO THE EAST-WEST HIGHWAY CORRIDOR REDEVELOPMENT PLAN; DESIGNATING SUCH AREA AS A REDEVELOPMENT PROJECT AREA; MAKING FINDINGS OF THE REDEVELOPMENT PROJECT AREA AS A BLIGHTED AREA; DESIGNATING REDEVELOPMENT PROJECTS; AUTHORIZING A TAX INCREMENT FINANCING PLAN FOR SUCH REDEVELOPMENT PROJECTS; AND OTHER MATTERS RELATING THERETO".

Any interested party may, within twenty days after today's date, challenge the validity of such adoption by action de novo in the court of common pleas in Beaufort County.

*/s/* \_\_\_\_\_

Chairman, Beaufort County Council



**A2**

99/37

AN ORDINANCE TO APPROVE A DEVELOPMENT AGREEMENT BETWEEN BEAUFORT COUNTY AND OAKS CONSTRUCTION CORPORATION, A NORTH CAROLINA CORPORATION ("OAKS CONSTRUCTION"); ULMER ASSOCIATES, A SOUTH CAROLINA PARTNERSHIP; ULMER LIMITED, A SOUTH CAROLINA PARTNERSHIP, STROUP LIMITED PARTNERSHIP, (A SOUTH CAROLINA LIMITED PARTNERSHIP); WILLIAM GODFREY; MCFE, LLP, A SOUTH CAROLINA LIMITED LIABILITY PARTNERSHIP ("MCFE"); CMDCO, INC., A SOUTH CAROLINA CORPORATION; STAFFORD BLUFFTON, LLC, ("STAFFORD"), A GEORGIA LIMITED LIABILITY COMPANY, AN EQUITABLE OWNER OF PROPERTIES UNDER CONTRACT FROM ULMER ASSOCIATES, JRT PROPERTIES, L.P.; JULIA U. RHOAD AND FRANKLIN N. RHOAD, SR., AND BILLY L. WATSON, PURSUANT TO SECTION 6-31-30 OF THE *CODE OF LAWS FOR SOUTH CAROLINA*, 1976, AS AMENDED.

WHEREAS, the General Assembly of the State of South Carolina has enacted the "South Carolina Local Government Development Agreement Act" as set forth in Section 6-31-10 through 6-31-160 of the South Carolina Code of Laws, (1976), as amended;

WHEREAS, the Act authorizes local governments, including Beaufort County through its County Council, to enter development agreements with developers for the purpose of providing a continuous agreement for development of projects and for the protection and advance payments for the impact upon the Citizens of Beaufort County;

NOW THEREFORE, in consideration and pursuant to Section 6-31-10 of the Code of Laws of South Carolina (1976), as amended, Beaufort County Council herein adopts this Ordinance, which is necessary to provide the authority to execute a development agreement with Oaks Construction Corporation, a North Carolina Corporation; Ulmer Associates, a South Carolina Partnership; Ulmer Limited, a South Carolina Partnership; Stroup Limited Partnership, a South Carolina Limited Partnership; William Godfrey; MCFE, LLP, a South Carolina Limited Liability Partnership; CMDCO, Inc., a South Carolina Corporation; Stafford Bluffton, LLC, a Georgia Limited Liability Company; JRT Properties, L.P.; Julia U. Rhoad and Franklin N. Rhoad, Sr.; and Billy L. Watson;

The adoption and effective date of the authorization provided by this ordinance is contingent upon and shall be subject to the signatory execution of the Development Agreement by the above named parties not later than December 31, 1999.

Adopted this 22<sup>nd</sup> day of November, 1999.

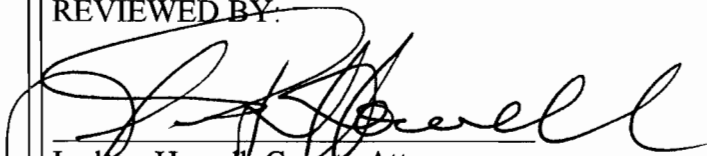
COUNTY COUNCIL OF BEAUFORT COUNTY

BY:   
Frank Brafman, Chairman

ATTEST:

  
Clerk to Council

REVIEWED BY:

  
Ladson Howell, County Attorney

First Reading, By Title Only: September 13, 1999

Second Reading: September 27, 1999

Public Hearings: November 15, 1999 and November 22, 1999

Third and Final Reading: November 22, 1999

*Handwritten initials*

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STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF BEAUFORT ) DEVELOPMENT AGREEMENT

This Development Agreement ("Agreement") is made and entered this 22<sup>nd</sup> day of November 1999, by and between (all of the following collectively may at times be referred to as "Owners" and includes their individual successors and/or assigns) Oaks Construction Company, Inc., a North Carolina Corporation ("Oaks Construction"); Ulmer Associates, a North Carolina General Partnership (Ulmer Associates); Ulmer Limited Partnership, a North Carolina Limited Partnership (Ulmer Limited); Stroup Limited Partnership, a South Carolina Limited Partnership; William Godfrey; MCFE, LLP, a South Carolina Limited Liability Partnership ("MCFE"); CMDCO, Inc., a South Carolina Corporation; Stafford Bluffton, LLC ("Stafford"), a Georgia Limited Liability Company, an equitable owner of properties under contract from Ulmer Associates, Ulmer Limited Partnership, JRT Properties, L.P., Julia U. Rhoad and Franklin N. Rhoad, Sr., and Billy L. Watson; and the governmental authority of the County of Beaufort, South Carolina ("County").

**WHEREAS**, the legislature of the State of South Carolina has enacted the "South Carolina Local Government Development Agreement Act," (the "Act") as set forth in Sections 6-31-10 through 6-31-160 of the South Carolina Code of Laws (1976), as amended; and

**WHEREAS**, the Act recognizes that "The lack of certainty in the approval of development can result in a waste of economic and land resources, can discourage sound capital improvement planning and financing, can cause the cost of housing and development to escalate, and can discourage commitment to comprehensive planning." [Section 6-31-10 (B)(1)]; and

**WHEREAS**, the Act also states: "Development agreements will encourage the vesting of property rights by protecting such rights from the effect of subsequently enacted local legislation or from the effects of changing policies and procedures of local government agencies which may conflict with any term or provision of the Development Agreement or in any way hinder, restrict, or prevent the development of the project. Development Agreements will provide a reasonable certainty as to the lawful requirements that must be met in protecting vested property rights, while maintaining the authority and duty of government to enforce laws and regulations which promote the public safety, health, and general welfare of the citizens of our State." [Section 6-31-10 (B)(6)]; and,

**WHEREAS**, the Act further authorizes local governments, including municipal governments, to enter Development Agreements with developers to accomplish these and other goals as set forth in Section 6-31-10 of the Act; and,

**WHEREAS**, Oaks Construction owns approximately 47 acres, generally known as the Oaks Construction Tract, and proposes to sell, develop, or cause to be developed, thereon a mixture of residential, commercial and/or conservation uses; and

**WHEREAS**, Ulmer Associates owns a tract of approximately 56 acres, and proposes to sell, develop, or cause to be developed, thereon a mixture of residential, commercial and/or conservation uses; and

**WHEREAS**, JRT Properties, L.P., Julia U. Rhoad and Franklin N. Rhoad, Sr., own a tract of approximately 31 acres, and propose to sell, develop, or cause to be developed, thereon a mixture of residential, commercial and/or conservation uses, the 31 acre tract being under option contract to Stafford Bluffton, LLC., pending execution of this Development Agreement; and

**WHEREAS**, Billy L. Watson, owns a tract of approximately 10 acres, and proposes to sell, develop, or cause to be developed, thereon a mixture of residential, commercial and/or conservation uses, the 10 acre tract being under option contract to Stafford Bluffton, LLC., pending execution of this

Development Agreement; and

**WHEREAS**, Ulmer Limited, a Partnership, owns approximately 30 acres, and proposes to sell, develop, or cause to be developed, thereon a mixture of residential, commercial and/or conservation uses; and

**WHEREAS**, Stroup Limited Partnership owns approximately 54 acres, generally known as the Mary Lou Ulmer Tract, and proposes to sell, develop, or cause to be developed, thereon a mixture of residential, commercial and/or conservation uses, said tract being under option contract to Oaks Construction pending execution of this Development Agreement; and

**WHEREAS**, MCFE, LLP owns approximately 95 acres, and proposes to sell, develop, or cause to be developed, thereon a mixture of residential, commercial and/or conservation uses; and

**WHEREAS**, William Godfrey owns approximately 17 acres, and proposes to sell, develop, or cause to be developed, thereon a mixture of commercial uses; and

**WHEREAS**, CMDCO, Inc. owns approximately 6 acres, and proposes to sell, develop, or cause to be developed, thereon a mixture of commercial and/or other uses; and

**WHEREAS**, the above-named owners have conferred together and wish to develop their individual parcels as part of a single unified development which includes a collective responsibility for the payment of certain fees, and development of a master plan for the entire tract (collectively hereinafter sometimes referred to as the "Property"), including unified architectural and design standards; and

**WHEREAS**, the County seeks to protect and preserve the natural environment and to secure for its citizens quality, well planned and designed development and a stable and viable tax base; and

**WHEREAS**, the County finds that the program of development proposed by both the owners collectively as well as each of the Owners individually for their portions of the Property is consistent with the County's comprehensive land use plan, and will further the health, safety welfare and economic well being of the County and its residents; and

**WHEREAS**, the unified development of the Property and the program for its development presents an unprecedented opportunity for the County to secure quality planning and growth, protection of the environment and a strengthened and revitalized tax base; and

**WHEREAS**, this Development Agreement is being made and entered between the Owners and Beaufort County, under the terms of the Act, for the purpose of providing assurances to the Owners so that they may proceed with both the unified development of the entire collective tract and their respective development plans under the terms hereof, as hereinafter defined, without encountering future changes in law which would materially affect the ability to develop under the plan, and for the purpose of providing important protection to the natural environment and long term financial stability and a viable tax base to the County of Beaufort.

**NOW THEREFORE**, in consideration of the terms and conditions set forth herein, and other good and valuable consideration, including the potential economic benefits to both Bluffton Township, the County of Beaufort and Owners by entering this Agreement, and to encourage well planned development by Owners, the receipt and sufficiency of such consideration being hereby acknowledged, Beaufort and Owners hereby agree as follows:

**I. INCORPORATION.**

The above recitals are hereby incorporated into this Agreement, together with the South Carolina General Assembly findings as set forth under Section 6-31-10(6) of the Act.

**II. DEFINITIONS.**

As used herein, the following terms mean:

"Act" means the South Carolina Local Government Development Agreement Act, as codified in Sections 6-31 -10 through 6-31-160 of the Code of Laws of South Carolina (1976), as amended; attached hereto as Exhibit A.

"Developer" means Owners and all successors in title or lessees of the Owner who undertake Development of the Property or who are transferred Development Rights.

"Development" means the definition of development as set forth in the Zoning Regulations.

"Development Agreement Resolution" means the resolution ratified by the County Council of Beaufort, establishing procedures for the execution of Development Agreements in the County.

"Development Applications" or "Initial Development Applications" means applications for development of individual portions of the Property, being the Preliminary Land Development Plan submission referenced in Section 21.116.1 of the ZDSO.

"Development Rights", when capitalized, means development of the Property, or portions thereof, undertaken by the Owner(s) or Developer(s) in accordance with the Zoning Regulations and this Development Agreement.

"Master Plan" means those density and use allocations as set forth in Exhibits E-2 through E-14.

"Owners" means collectively Oaks Construction Corporation, Ulmer Associates, Ulmer Limited, Stroup Limited Partnership, William Godfrey, Paul Ramsey, Stafford Bluffton, LLC., and MCFE, LLP, or their successors and/or assigns. Owner(s) includes any successor in title to any of the above individual Owners, unless otherwise so stated within this agreement. If context dictates, Owner means the Owner of the individual property affected by the clause at issue.

"Owners Association" means an entity formed pursuant to the Zoning Regulations which is responsible for the construction and/or maintenance and/or upgrading of the infrastructure in Development Applications approved under the Zoning Regulations and this Development Agreement, to include but not be limited to roads, common areas, water, sewer and storm water management systems.

"Oaks Construction Tract" means that certain tract of land described in or on Exhibits E2, D1 and D2.

"Kitties Landing Construction Tract" means that certain tract of land described in or on Exhibits E3 and D3.

"Target Construction Tract" means that certain tract of land described in or on Exhibits E4 and D4.

"Godfrey Construction Tract" means that certain tract of land described in or on Exhibits E5 and D5.

"MCFE Construction Tract" means that certain tract of land described in or on Exhibits E6 and D6.

"CMDCO or Ramsey Construction Tract" means that certain tract of land described in or on Exhibits E7 AND D7.

"Stafford Construction Tract" means that certain tract of land described in or on Exhibits E8 and D8.

"Property" means that certain tract of land depicted on Exhibits B1 and C, collectively being all of the Owner's individual properties. If context dictates, Property means that Owner's individual Tract affected by the clause at issue.

"Term" means the duration of this agreement as set forth in Section III hereof.

"Zoning Regulations" means the Zoning and Development Standards Ordinance (ZDSO) ratified by the County Council of Beaufort, in effect at the time of the execution of this agreement, as amended by this Agreement.

**III. TERM.**

The term of this Agreement shall commence on the date this Agreement is executed by the County and Owners, whichever occurs later, and terminates ten (10) years thereafter, in accordance with §6-31-60 of the Code of Laws of South Carolina; provided however, that the term of this agreement may be renewed for two (2) successive two (2) year periods, as to each individual Owner who may need such an extension, if requested during the Compliance Reviews mandated herein, absent a material breach of any term of this Agreement by the Owner or Developer during the initial or any renewal term, as applicable.

**IV. DEVELOPMENT OF THE PROPERTY.**

The Property shall be developed in accordance with the Zoning Regulations and this Development Agreement. Certain provisions of the ZDSO have been interpreted or modified by this Agreement, as contained in the specific Exhibits E1 through E14 attached hereto. No such modification is, or shall be, inconsistent with the Beaufort County Comprehensive Plan unless approved by the Planning Commission and/or County Council. The County shall, throughout the Term, maintain or cause to be maintained, a procedure for the processing of reviews as contemplated by the Zoning Regulations.

**V. CHANGES TO ZONING REGULATIONS.**

The Zoning Regulations relating to the Property subject to this Development Agreement, except as provided for in Section 10 herein, shall not be amended or modified during the Term, without the express written consent of the Owners, which will not be unreasonably withheld. Owners do, for themselves and their successors and assigns, including Developer(s), and notwithstanding the Zoning Regulations, agree to be bound by the following:

- 1. Initial Development Applications for the individual Properties, or portions thereof, shall be submitted to the County's DRT for processing under the conditions of this agreement. Development Rights to the land encompassed by an Initial Development Application or Master Plan may thereafter be transferred to any other portion of the Property, or to another Developer of the Property, providing that such transfer is to property having a like use, i.e. commercial to commercial or residential to residential, and does not increase the proposed ranges of densities and intensities beyond that which would otherwise be allowed under the provisions of this agreement with its exhibits, or the Zoning Ordinances then in effect, or materially affect deleteriously the traffic management plan to be developed under the provisions of this agreement.

Such transfer requires written notice to the County and written approval by the DRT, as set forth below, which will not be unreasonably withheld.

2. The Owner shall be required to apply to the County DRT in writing for approval of a Development Rights transfer when Development Rights are to be transferred to a Developer or within the Property. Such information shall include the identity and address of the Developer, a Developer contact person, and the location and number of acres of the Property, the number of residential units and/or commercial acreage, and/or the conservation acreage, as applicable, subject to the transfer. A Developer transferring Development Rights to another Developer shall be subject to this requirement of notification, and any Developer acquiring Development Rights shall be required to file with the County an acknowledgment of this Development Agreement and shall be bound by it.

3. The Owner and Developers, and their respective heirs, successors and assigns, agree that all Development, with the exception of irrigation, incidental maintenance facilities and facilities existing at the date of this Development Agreement will be served by potable water and sewer prior to occupancy

4. The Owner and Developers, and their respective heirs, successors and assigns shall comply with the provisions of the Beaufort County Highway Corridor Overlay District as it may be applicable, except to the extent that this Development Agreement incorporates and addresses such matters.

5. The following modifications to the ZDSO are made:

See Exhibit E-1 through E-14 attached

It is acknowledged that nothing in this agreement shall be deemed or construed to affect the right of any person to seek a variance from the provisions of the Zoning Regulations in accordance with applicable state and local laws in effect at the time of the variance application.

6. The parties acknowledge that this Agreement is subject to the provisions of Section 6-31-130 of the Code of Laws of South Carolina.

#### **VI. DEVELOPMENT SCHEDULE.**

The Property shall be developed generally in accordance with the development schedule, attached as Exhibit F. These schedules are estimates of construction schedules, which may be altered to accommodate market conditions, permitting requirements, economic, financial or other considerations. Pursuant to the Act, the failure of the Owner(s) and Developer(s) to follow the development schedule shall not, in and of itself, constitute a material breach of this agreement. In such event, the failure to comply with the development schedule shall be judged by the totality of circumstances, including, but not limited to, the Owner's and Developer(s)'s good faith efforts made to attain compliance with the development schedule. Neither shall the acceleration of the developments as set forth constitute a breach.

#### **VII. EFFECT OF FUTURE LAWS.**

Beaufort County understands and acknowledges that Owners and Developers are relying upon this Agreement and will proceed to undertake development activities in accordance with the terms and conditions contained herein, which activities require the expenditure of substantial monies. The intent of the parties of this Agreement is that Owners' and Developers' reliance and substantial change in position based upon the terms and conditions contained herein shall create a vested right to construct and operate the development referenced herein pursuant to such terms and conditions. Owner and Developers shall have vested rights to undertake Development of any or all of the Property in accordance with the Zoning Regulations (as defined herein and modified hereby, and as may be modified in the future pursuant to the terms hereof) and this Development Agreement for the entirety of the Term. Future enactments of, or



changes or amendments to County ordinances, including zoning or development standards ordinances, which conflict with the Zoning Regulations and the terms of this Agreement, shall apply to the Property only with the approval of the Owners if permitted pursuant to the Act and this Agreement.

The parties specifically acknowledge that this Agreement shall not prohibit the application of any present or future building, housing, electrical, plumbing, gas or other standard codes, of any tax or fee of general application throughout the County (unless specifically addressed within this Agreement), or of any law or ordinance of general application throughout the County found by the County Council to be necessary to protect the health, safety and welfare of the citizens of Beaufort. Notwithstanding the above, the County may apply subsequently enacted laws to the Property only in accordance with the Act. The parties acknowledge that this Agreement is subject to the provisions of Section 6-31-80 of the Code of Laws of South Carolina.

### VIII. INFRASTRUCTURE AND SERVICES

County and Owner recognize that the majority of the direct costs associated with the Development of the Property will be borne by the Owner and Developers, and many necessary services will be provided by other governmental or quasi-governmental entities, and not by the County of Beaufort. For clarification, the parties make specific note of and acknowledge the following:

**A. Private Roads.** All roads within the Property, except for the East-West Connector and Burnt Church Road and Highway 46 improvements, shall be constructed by the Owners and/or Developers, and maintained by them and/or an Owner's Association, or dedicated to appropriate entities. The County of Beaufort will not be responsible for the construction or maintenance of any roads within the Property, except as noted above, and the Owner and/or Developer and/or Owner's Association shall continue the maintenance thereof, unless the County specifically accepts the road in a separate agreement.

**B. Public Roads.** All public roads within and/or outside the Property that serve the Property are under the jurisdiction of the State of South Carolina or the County of Beaufort regarding access, construction, improvements and maintenance. Owners acknowledge that they must comply with all applicable state statutes, and rules and regulations of the South Carolina Department of Transportation, or its successor, and those of Beaufort County. Future public roads may serve the Property. The County shall not be responsible for construction, improvements or maintenance of the public roads which now or hereafter serve the Property, except as set forth herein, unless it otherwise agrees.

To assist in mitigating the traffic impacts of Development, Owners agree to cooperate with the appropriate governmental entities in locating and dedicating to the County, or its assigns, sufficient rights of way across the Property of the Owners, in order to construct the East-West Connector with its associated infrastructure improvements, and intersection improvements at the intersections of Highway 278 and Highway 46, Burnt Church Road, and Foreman Hill Road. The road shall be located substantially in accordance as shown on the attached Exhibit B1. In return for the dedication of the right of way, County agrees to install, at its own expense, the East-West Connector through the Property, the associated Burnt Church Road and Highway 46 turn lanes, and other associated improvements for these roads, in accordance with the recommendations of the traffic impact and improvement study being performed as set forth in Section IX (C) herein, including, engineering, permitting, drainage, wetland mitigation, and road construction components.

In order to provide for a pedestrian precinct as contemplated by the ZDSO, Owners shall, at the time of submitting initial development plans for the individualized projects, provide for such easements across their properties, or dedicate such lands in fee to the County, as may be necessary for the installation by the County of the interconnecting system of pedestrian paths/sidewalks and bike paths, as generally described in the Redevelopment Plan being enacted by the County of Beaufort in contemplation of the creation of a Tax Increment Financing District which includes the Property, and as generally shown on the attached Exhibit B2. Installation and maintenance of the internal paths/sidewalks and bike paths which are intended for the benefit of the internal service needs of the individual projects rather than those arterial

paths/sidewalks and bike paths for the general use of the public as part of the pedestrian precinct shall be the responsibility of the Owners/Developers. The Owners shall receive credit against their open space requirements for the areas of their properties so encumbered with these easements or dedicated to the County.

The parties hereto acknowledge and agree that the utilization of County funds, whether TIF, impact fees, bonded indebtedness, or such other funding source as the County deems advisable, to build this Connector and other associated road improvements, is an integral and essential element of this Development Agreement, and the failure to provide such funding may result in the rescission of this Agreement. The parties agree that the completion of the road and associated infrastructure improvements within the time frame necessary to provide access and utility service to the apartment buildings and commercial space to be constructed by Oaks Construction and the other Owners is an integral and essential element of this agreement, as is the provision of continuous functional access to the properties to be developed along the East-West Connector during the time construction of the road is undertaken. Such construction access shall be made available by March 1, 2000, subject to issuance of any outside agency permitting.

Beaufort County shall make its design requirements for the East-West Connector and associated improvements available for proposal formulation no later than January 3, 2000. Oaks Construction shall submit a design/permitting proposal in accordance with the design requirements, and if its projected costs of design and permitting are substantially in accordance with prevailing costs for similar projects, the County shall enter into a contract for such services upon commercially reasonable payment terms. The project shall then be let for bid in accord with Beaufort County's Procurement procedures. Alternatively, the parties further agree that Oaks Construction may submit a build proposal for the East-West Connector, Highway 46 and Burnt Church Road construction, and associated improvements which shall meet or exceed applicable state and county design requirements. If Oaks Construction's proposal(s) and its unit costs are comparable to similar road projects presently under construction in Beaufort County, and the County receives a legal opinion from its attorneys that such proposal does not violate any procurement statute or ordinance, Beaufort County may include the road construction and associated improvement contract as an integral addendum to this Development Agreement. If placed for normal bidding, Beaufort County agrees to include provisions in the road improvement and/or utility installation contract specifications and plans which provide for a completion date of the road and associated infrastructure improvements no later than ten months after contract execution, and that failure to stay within the designed critical path for completion by more than one month (with due allowance for inclement weather delay) shall constitute a material breach of the Contract. County shall include contract provisions in the construction documents making Owners intended third party beneficiaries of said contract(s), which shall provide that the contractor's failure to complete the road and associated improvements in accordance with the required terms set forth herein, including completion dates, and to provide continuous functional construction access to the building sites of Owners, may subject the road building contractor to a claim from the Owners for damages that may be proven to have been incurred by Owners by virtue of the contractor's failure to perform, including, but not limited to, loss of revenue from the buildings that are unable to obtain a Certificate of Occupancy from the County as a result of the delay and any increased construction and or financing costs. In an effort to mitigate damages, Oaks Construction shall have the right, but not the obligation, to demand the County terminate the contract with the road contractor and allow Oaks to complete that portion of the road construction not timely completed by County's contractor. In such event the road contractor may be liable for the amount paid or incurred by Oaks to complete the road improvements and for such other damages as may be proven and provided for by law. In the event of default by the contractor, the County shall pay any amounts due under the Contract to Oaks, and the County agrees to participate as a party Plaintiff in any litigation against the defaulting contractor to recover all costs and damages due to Oaks as a result of the default.

**C. Potable Water.** Potable water will be supplied to the Property by Beaufort/Jasper Water and Sewer Authority or some other legally constituted provider allowed to operate in the County, at the election of the Owner. Each Owner will construct, or cause to be constructed, all necessary water service infrastructure within its Property, which will be maintained by it or the provider, with the exception of the main

water line improvements within the East-West Connector right of way. The parties acknowledge that Owners have been directed by County to negotiate an agreement with the Beaufort Jasper Water and Sewer Authority for the installation of the main line installation in the right of way at the Authority's expense within the same time constraints as set forth immediately above, such improvements generally being described in the attached Exhibit G. The successful negotiation of this agreement with the Authority is acknowledged to be an essential and integral element of this Development Agreement, and the failure to successfully negotiate the agreement with the Authority may result in the rescission of this Agreement, at the Owner's option. The County of Beaufort shall not be responsible for any construction, treatment, maintenance or costs associated with water service to the Property, other than as set forth herein, unless it otherwise agrees. Nothing herein shall be construed as precluding the County from providing potable water to its residents in accordance with applicable provisions of laws.

Unless otherwise approved by the County for temporary or permanent service, Owner agrees that no wells shall be constructed within the Property which draw water from the Upper Floridian aquifer as a primary Source of potable water after Beaufort-Jasper Water and Sewer Authority or other provider completes water service to the Property.

**D. Sewage Treatment and Disposal.** Sewage treatment and disposal will be provided by Beaufort/Jasper Water and Sewage Authority or some other legally constituted provider allowed to operate in the County, at the election of the Owner. Each Owner will construct, or cause to be constructed, all related infrastructure improvements within its Property, which will be maintained by it or the provider, with the exception of the main sewer line/force main/lift station improvements within the East-West Connector right of way and the lift station relocation between Kittie's Landings and the Target Construction Tract. The parties acknowledge that Owners have been directed by County to negotiate an agreement with the Beaufort Jasper Water and Sewer Authority for the installation of these sewer improvements in the right of way at the Authority's expense within the same time constraints as set forth immediately above, such improvements generally being described in the attached Exhibit H. The successful negotiation of this agreement with the Authority is acknowledged to be an essential and integral element of this Development Agreement, and the failure to successfully negotiate the agreement with the Authority may result in the rescission of this Agreement at the Owners' option. The County of Beaufort will not be responsible for any treatment, maintenance or costs associated with sewage treatment within the Property, except as set forth herein, unless it otherwise agrees. Nothing herein shall be construed as precluding the County from providing sewer services to its residents in accordance with applicable provisions of laws.

**E. Use of Effluent.** Deliberately left blank.

**F. Water Conservation.** Owners agree to encourage the use of indigenous plants for landscaping purposes, to help minimize irrigation requirements, and to encourage the use of other water conservation methods. Owners shall install, or cause to be installed, rain sensors on automatic sprinkler systems within the common areas of the Property. Owners will include in their restrictive covenants a provision that requires the inclusion of rain sensors whenever irrigation is installed.

**G. Landscape Waste.** Owners shall be responsible for the disposal of landscape/yard waste produced within the Property in any normal and legal manner. Owners shall have the flexibility to participate in regional projects, where practical, and the flexibility to modify the landscape/yard waste disposal method to comply with all applicable laws.

**H. Drainage System.** All storm water runoff and drainage improvements within the Property will be designed in accordance with the Zoning Regulations and the Beaufort County Best Management Practices Manual(latest revision then available), and best efforts shall be made to coordinate such systems with the County Master Drainage Program. All storm water runoff and drainage system improvements will be constructed by Owner or Developers and maintained by Owner, Developers and/or an Owner's Association. The County of Beaufort will not be responsible for any construction or maintenance

costs associated with the drainage system solely within the Property, unless proper dedications and easements are granted in accordance with the provisions of Sections 14.310(E), 14.320 and 14.321. Road construction drainage improvements, mitigation costs, improvements to the SCDOT storm water system and modifications to existing detention ponds, shall be the responsibility of the County as set forth above in Section VIII (B).

**I. Solid Waste Collection.** The County shall provide solid waste collection to the Property on the same basis as is provided to other residents and businesses within the County. It is understood and acknowledged that the County does not presently provide waste disposal for single, multi-family or commercial developments.

**J. Police Protection.** The County shall provide police protection services to the Property on the same basis as is provided to other residents and businesses within the County.

In the event an Owner wishes to provide private security services for its Property, Owner acknowledges the concurrent jurisdiction of the Sheriff's Department of Beaufort County on the Property, and shall not interfere or in any way hinder law enforcement activities on the Property.

**K. Recycling Services.** The County shall provide recycling services to the Property on the same basis as is provided to the residents and businesses of the County.

The County reserves the right to require recycling materials generated from the Property to comply with standards promulgated by it or Beaufort County, as applicable, if the solid waste is to be deposited in a facility designated by Beaufort County.

**L. Emergency Medical Services.** Such services are now provided by Beaufort County, and the County shall provide emergency medical services to the Property on the same basis as is provided to other residents and businesses within the County.

**M. Library Services.** Such services are now provided by Beaufort County.

**N. School services.** Such services are now provided by Beaufort County School District.

**O. Fire Services.** Such services are now provided by The Bluffton Township Fire District.

**IX. DEDICATIONS AND FEES AND RELATED AGREEMENTS**

The County of Beaufort and Owner understand and agree that Development of the Property shall impose certain costs to the County, including those for road and associated infrastructure improvements. Eventually, ad valorem taxes collected from the Property may meet or exceed the burdens placed upon the County, but certain initial costs and capital expenditures are now required in order to ensure that the present residents of the County are not called upon to pay higher taxes to accommodate the Development of the Property. The following items are hereby agreed upon to be provided by Owners, their successors and assigns, to offset such future costs and expenditures:

**A. Dedication of Sites for Governmental Facilities and Participation in Cost.**

**Governmental Multi-Purpose Parcel.** Within twelve (12) months of the execution of this Development Agreement, MCFE shall deed, by general warranty, to the County of Beaufort, five (5) acres of buildable land, plus or minus 0.2 acres, within its Tract, accessible from the East-West Connector, for the construction of a governmental multi-purpose facility. The location of the land shall be at Owner's discretion, provided however, the land should be located at or near the parcel as shown on the attached Exhibit B1.

Title to the land shall be insurable, and the Owner shall be responsible for all costs associated with the transfer of title to the County. Owner shall be given credit against the open space requirements of the County for the land so dedicated, except for the area calculated to be the building floor pad and parking lot footprint. In the event the facility is not built by the time this agreement expires, Owner, at its option, may require the County to reconvey the property back to the Owner, or its successor or assigns, upon the further condition that such area as was identified as open space within this parcel shall remain as open space. Owner may then, at its own expense, construct such facility, recreational or otherwise, which is compatible with the site capacity of the parcel previously dedicated.

**B. Dedication of Site(s) For Recreational Facilities and Participation in Cost**

YMCA or other recreational Parcel. Within twelve (12) months of the execution of this Development Agreement, Oaks Construction shall deed, by general warranty, approximately five (5) acres of high ground within its Tract to the Young Men's Christian Association, or its designee, or some for the construction of a YMCA facility, conditioned expressly upon the negotiation and execution of a contract with Owner to design and build the facility. In the event the YMCA declines to negotiate and accept such a contract within the twelve months allowed, the property shall be offered to other public or non-profit organizations for the negotiation of similar contract for the construction of a similar facility. In the event no such contract shall be executed, Oaks shall be allowed to either leave the property in its natural state, construct such recreational use facility as it may choose. It is the intent of this paragraph to ensure that under any of these options, the land shall eventually be functionally usable recreational open space. The location of the land shall be at Owner's discretion, provided however, the land must be located at or near the parcel as shown on the attached Exhibit B1. Title to the land shall be insurable, and the Owner shall be responsible for all costs associated with the transfer of title to the YMCA, or such other similar entity or its designee. Owner shall be given credit against the open space requirements of the County for the land so dedicated, except the area calculated to be the building floor pad and parking lot footprint.

Landfill Site. Owners collectively shall pay up to \$10,000.00 to the County for site preparation of the adjacent tract of land generally known as the former Bluffton landfill site, as more particularly shown on Exhibit B1, with the understanding that this fee is only due should the County elect to improve this site as a general recreational area for the general citizenry of the County. Owner(s) may elect to provide in-kind services for site preparation in lieu of cash. Owners and County acknowledge ownership of the landfill site to lie with the Town of Bluffton, and that no work shall be undertaken without the express permission of the Town of Bluffton.

**C. Administrative Charge for Present Improvements and Necessary Planning.**

Traffic Impact Study.

Owners collectively shall pay the actual costs to the County of performing a traffic study by its traffic consultants, acknowledging that a portion of the pre-existing contract (per contract with Transystems Corporation, dated October 12, 1999) with the County's consultants already provided for a study of this area. The purpose of this study shall be to evaluate the road improvements necessary on Highway 46, Burnt Church Road and construction of the East-West Connector through the Property that are to be included in the TIF improvements and to make recommendations regarding any additional improvements to be made to the road accesses as shown on Exhibit B1. This initial traffic study shall be completed as quickly as possible. No further traffic impact analysis will be required for individual Development Applications that are submitted in conformity with the density and intensity ranges contained in Exhibits E-2 through E-14. With the exception of the pending application for development of the Target tract, no projects will be approved by the County until the traffic study is completed. The parties acknowledge this paragraph in no way eliminates the requirement to pay any fees that may otherwise be due in the normal course of preparing a Traffic Impact Analysis under the requirements of ZDSO Section 21.112 (G)(4) for any individual Development Applications which are not in conformity with the density and intensity ranges contained in Exhibits E-2 through E-14, or if there has been a transfer of Development Rights within the Property that



alters upward by more than 50 trips per peak hour, provided that such fees are in accord with those charged Countywide for processing like applications. Any access permitted at the time of the execution of this agreement, or already approved by CRB or DRTas part of any pending project, shall not be withdrawn without the consent of the affected Owner as a result of this study.

**D. Development Charges.**

Intentionally left blank

**E. Fees in Lieu of Impact Fees.**

Pursuant to Section 6-1-1050 of the Code of Laws of South Carolina, and in accordance with Beaufort County's Development Impact Fee Ordinances, any impact fee which is payable to Beaufort County shall not be collected pursuant to those ordinances, but instead there shall be allocated, to a special account maintained by County, funds in accordance with impact fee calculations in accordance with the then current impact fee schedule, except as to the agreed traffic generation factors as set forth on the attached Exhibits E-2 through E-8, which establish uniform traffic generation factors to be used for all development applications and/or building permits within each of the discrete tracts described in said exhibits. A copy of the appropriate exhibit shall be appended to the development or building permit application to facilitate calculations. In calculating the fees in lieu, appropriate credits shall be given for those reductions allowed under the Development Impact Fee Ordinances, such as affordable housing, automatic sprinkler systems, and the like. It is further agreed that the traffic generation factors are caps, in that should the factors for impact fees be re-calculated downward, either in the normal course of updating, as a result of the general traffic analysis being performed in accordance with Section IX(C) affecting either cost per vehicle trip, total number of trips generated, or other appropriate factor, or as a result of a specific site analysis as allowed under the Development Impact Fee Ordinances, those lower calculation factors shall be utilized. Credit shall also be given as a result of changes made to the Capital Improvement Program costs as a result of County providing funding for any facilities program subject to impact fees through either TIF funds or special taxing district. Those funds collected pursuant to this section shall be utilized for the following uses, at the sole discretion of the County, which include those which would otherwise be funded by impact fees, including, but not limited to, payment of the bond costs or debt service incurred for the Bluffton Area Tax Incremental Financing district being created contemporaneously herewith, acquisition of real or personal property for open space, libraries, parks and recreational facilities, fire protection or road improvements, or such other uses which directly benefit the lands subject to this Agreement, the Bluffton Township and/or the impact fee area that would otherwise have received the impact fees. It is further agreed that there shall be no impact fees collected for the YMCA or equivalent facility to be constructed under the provisions of Section IX(B) herein.

**F. Other Charges or Fees.**

Nothing herein shall be construed as relieving the Owners, their successors and assigns, from payment of any such fees or charges in effect at the time of collection as may be assessed by entities other than the County. Moreover, the Owners, their successors and assigns, shall be subject to the payment of any and all present or future fees enacted by the County that are of Countywide application and that relate to processing applications, development permits, building permits, review of plans, or inspections or other matters. However, it is agreed that Owners, their successors and/or assigns shall not be subjected to the proposed Acquisition of Development Rights program for Beaufort County, having provided to County other sufficient monies, services, reductions in densities and intensities, and lands to adequately accommodate its goals, including the provision of approximately 16 acres of open space beyond that required under the ZDSO within the unified development .

**G. Special Districts.**

Nothing in this Agreement shall be construed to prevent the establishment by the County



of a tax increment or other district on the Property in accordance with applicable provisions of the Code of Laws of South Carolina, 1976, as amended.

**X. PROTECTION OF ENVIRONMENT AND QUALITY OF LIFE.**

The County of Beaufort and Owners recognize that Development can have negative as well as positive impacts. Specifically, Beaufort considers the protection of the natural environment and nearby waters, and the preservation of the character and unique identity of the County of Beaufort, to be mandatory goals, to be achieved without compromise. Owners share this commitment and therefore agrees to the following:

**1. Storm Water Quality.** Protection of the quality in nearby waters is a primary goal of the County. The Owners and Developers shall be required to abide by all provisions of federal and state laws and regulations, including those established by the Department of Health and Environmental Control, the Office of Ocean and Coastal Resource Management, and their successors for the handling of storm water. In order to protect water quality of the rivers, the Owners agree to prepare a Master Plan of the storm water drainage systems for each Initial Development Applications, construct storm water drainage systems in accordance with the approved Plans, and maintain the systems allowing proper operation and function. In order to meet the water quality and anti-degradation goals which are impacted by the amount of impervious surfaces, Owners, their successors and assigns, commit to design storm water management systems in accordance with Beaufort County Best Management Practices, latest revision then available. Further, Owners agree to provide pretreatment BMP's, including supplemental Open Space (in accordance with Beaufort County's Manual for Storm Water Best Management Practices, latest revision then available), where required by engineering design and calculations. In addition to the water quality safeguards as committed to by Owners above, notwithstanding Section V hereof, Owners and Developers shall adhere to any and all future ordinances or regulations of the County (or portions thereof) governing detention, filtration, and treatment of storm water provided those ordinances and regulations apply County wide and are consistent with sound engineering practices. It is specifically agreed however, that any such ordinances of the County that directly or indirectly affect the setback, buffer or open space requirements permitted pursuant to the Zoning Regulations and/or this Agreement will not be applicable to the Owners and Developers and the Property without the Owners and Developers' express written consent thereto; provided, however, open space requirements may be modified as a result of specific implementation requirements for future storm water management BMP's related to detention and treatment of storm water that apply County wide and are consistent with sound engineering practices, unless such change in requirements is less than 20% and the appropriate increase in density/intensity is granted by the County to provide for no net loss of density or space.

**2. River Corridor Protection.** Not Applicable.

**3.** Deliberately left blank.

**4. Covenants.** Deliberately left blank

**5. Tree Protection.** Except for lands used for silviculture and subject to the provisions of the agreement regarding continuing silviculture operations which shall be controlled by State regulations and best management practices, Owners, their successors and assigns, to include Developers, must comply with the provisions of the Zoning Regulations appertaining to trees.

**6. Silviculture.** Deliberately left blank.

**7. Docks/Water Access.** Deliberately left blank.

**8. Community Access.** Deliberately left blank.

9. **Hunting.** Deliberately left blank.

10. **Bluffton Character Protections.** Owners and the County agree and recognize that it is imperative to preserve and enhance the basic character of Bluffton Township and the quality of life that has made it both unique and appealing. Owners agree to use their best efforts to coordinate their planning and building designs to reflect and complement the theme and style of the Bluffton area, and to work with the County to preserve that character, recognizing that a portion of the Property is designated for commercial uses, and that certain Properties have already had concept design plans approved by the Corridor Review Board, Beaufort County Development Review Team, or are already permitted. New developments normally subject to CRB review may be submitted pursuant to normal CRB procedures and guidelines, or pursuant to the alternative as set forth in Exhibit E-1 providing for pre-approved design guidelines and procedures.

11. **Commitment to Company Investment and Presence in County.** Owners agree to use their best efforts to participate in community activities and daily life through civic involvement of their employees, and generally to encourage and support the traditional activities within the County and Town which help to define its character.

12. **Commitment to Employment Opportunity for Residents.** Owners are equal opportunity employers and demand the same from all its contractors. Owners also recognize that it is important that citizens of Bluffton have the opportunity for gainful employment and future advancement in the immediate Bluffton area. In order to facilitate opportunity for Bluffton residents, Owners agree to use their best efforts to post notices of all job opportunities within the Property in a conspicuous location at Town Hall, and to review all applications of County applicants, including Bluffton-based contractors and businesses.

13. **Property Transfers.** Deliberately left blank.

XI. **Compliance Reviews.** Pursuant to the requirements of § 6-31-90, the Owners, or their designee(s), shall meet with the County, or its designee, at least once per year during the Term, to review Development completed in the prior year and the Development anticipated to be commenced or completed in the ensuing year. The Owners, or their designee(s), shall be required to provide such information as may reasonably be requested, to include but not be limited to, acreage of the Property sold in the prior year, acreage of the Property under contract, the number of certificates of occupancy issued in the prior year, and the number anticipated to be issued in the ensuing year, Development Rights transferred in the prior year, and anticipated to be transferred in the ensuing year. The Owners, or its designee(s), shall be required to compile this information for their respective Development and that of their Developers.

XII. **Defaults.** The failure of an Owner, Developer or County to comply with the terms of this Agreement shall constitute a default, entitling the non-defaulting party to pursue such remedies as deemed appropriate, including specific performance and the termination of this Development Agreement in accordance with the Act; provided however no termination of this Development Agreement may be declared by the County absent its according the Owner(s) and Developer(s) the notice, hearing and opportunity to cure in accordance with the Act; and provided further that nothing herein shall be deemed or construed to preclude the County or its designee from issuing individual stop work orders or voiding specific permits issued for Development when such Development contravenes the provisions of the Zoning Regulations or this Development Agreement.

A default of the Owner shall not constitute a default by a Developer, and a default by a Developer shall not constitute a default by the Owner. Neither shall a default by one Owner or Developer constitute a default as to the Owners collectively, with the exception of payment of the administrative fees under Section IX (B) and (C), which are acknowledged to be the collective responsibility of the Owners as one entity. Notwithstanding the foregoing, it is acknowledged by all persons, firms or entities claiming or accorded interests in this Development Agreement that the following events shall constitute a default as to the Owner(s) and all Developers, entitling the County to pursue the termination of this Development Agreement,

as to that Owner's or Developer's individual Property, in accordance with the Act:

(1) the failure of the Owner to timely remit or deed to the County or other entity or agency any or all costs, fees expenses or land per the terms of this Development Agreement;

(2) the failure of the Owners to donate funds or in kind services in lieu of cash for the site preparation of the former landfill if requested by the County per the terms of this Development Agreement;

(3) if at any time during the Term there shall be filed by or against the Owner in any court, pursuant to any state or federal statute, a petition in bankruptcy or insolvency or for reorganization or appointment of a receiver or trustee of all or part of the assets of Owner, or if Owner makes an assignment for the benefit of creditors.

**XIII. Modification of Agreement.** This Development Agreement may be modified or amended only by the written agreement of the County and the Owners. No statement action or agreement hereafter made shall be effective to change, amend, waive, modify, discharge, terminate or effect an abandonment of this Agreement in whole or in part unless such statement, action or agreement is in writing and signed by the party against whom such change, amendment, waiver, modification, discharge, termination or abandonment is sought to be enforced.

**XIV. Notices.** Any notice, demand, request, consent, approval or communication which a signatory party is required to or may give to another signatory party hereunder shall be in writing and shall be delivered or addressed to the other at the address below set forth or to such other address as such party may from time to time direct by written notice given in the manner herein prescribed, and such notice or communication shall be deemed to have been given or made when communicated by personal delivery or by independent courier service or by facsimile or if by mail on the fifth (5th) business day after the deposit thereof in the United States Mail, postage prepaid, registered or certified, addressed as hereinafter provided. All notices, demands, requests, consents, approvals or communications to the County shall be addressed to:

the County at:

County of Beaufort  
Post Office Drawer 1228  
Beaufort, SC 29901-1228  
Attention: County Administrator

And to the Owners at:

Oaks Construction  
Attention: Brian Harter  
Three Godfrey Place  
Bluffton, SC 29910

MCFE, LLP  
Attn: Sherwood N. Fender, Esq.  
1509 King Street  
Beaufort, SC 29902

Ulrner Associates  
Attn: Ann Smith  
5624 Foster Store Road  
Liberty, NC 27298

Ulmer Limited  
 Attn: Ann Smith  
 5624 Foster Store Road  
 Liberty, NC 27298

Mary Lou Ulmer  
 c/o Oaks Construction  
 Three Godfrey Place  
 Bluffton, SC 29910

William Godfrey  
 One Godfrey Place  
 Bluffton, SC 29910

CMDCO, Inc.  
 c/o Paul Ramsey  
 1930 Highway 11  
 Landrum, SC 29356

Stafford Bluffton, LLC.  
 c/o David Oliver, Member  
 80 West Wieuca Road, Suite 302  
 Atlanta, GA 30342

With Copy To:

David L. Tedder, Esquire  
 Attorney at Law  
 Post Office Box 1282  
 Beaufort, SC 29901-1282

**XV. General:**

**Subsequent Laws.** In the event state or federal laws or regulations are enacted after the execution of this Development Agreement or decisions are issued by a court of competent jurisdiction which prevent or preclude compliance with the Act or one or more provisions of this Agreement ("New Laws"), the provisions of this Agreement shall be modified or suspended as may be necessary to comply with such New Laws. Immediately after enactment of any such New Law, or court decision, a party designated by the Owners and Developers and the County shall meet and confer in good faith in order to agree upon Such modification or suspension based on the effect such New Law would have on the purposes and intent of this Agreement. During the time that these parties are conferring on such modification or suspension or challenging the New Laws, the County may take reasonable action to comply with such New Laws. Should these parties be unable to agree to a modification or suspension, either may petition a court of competent jurisdiction for an appropriate modification or suspension of this Agreement. In addition, the Owners, Developers and the County each shall have the right to challenge the New Law preventing compliance with the terms of this Agreement. In the event that such challenge is successful, this Agreement shall remain unmodified and in full force and effect.

**Estoppel Certificate.** The County, the Owners or any Developer may, at any time, and from time to time, deliver written notice to the other applicable party requesting such party to certify in writing:

- (1) that this Agreement is in full force and effect,
- (2) that this Agreement has not been amended or modified, or if so amended, identifying the amendments,

(3) whether, to the knowledge of such party, the requesting party is in default or claimed default in the performance of its obligations under this Agreement, and, if so, describing the nature and amount, if any, of any such default or claimed default, and

(4) whether, to the knowledge of such party, any event has occurred or failed to occur which, with the passage of time or the giving of notice, or both, would constitute a default and, if so, specifying each such event.

**Entire Agreement.** This Agreement sets forth, and incorporates by reference all of the agreements, conditions and understandings among the County and the Owners relative to the Property and its Development and there are no promises, agreements, conditions or understandings, oral or written, expressed or implied, among these parties relative to the matters addressed herein other than as set forth or as referred to herein. This paragraph shall not apply to any oral or written agreements among the Owners or any of them concerning the allocation of certain costs associated with the Agreement or the Development contemplated by the Agreement.

**No Partnership or Joint Venture.** Nothing in this Agreement shall be deemed to create a partnership or joint venture between the County, the Owner or any Developer, or between Owners, or Owners and any Developers, or to render such party liable in any manner for the debts or obligations of another party, except for the administrative fees under Section XI(B) and (C).

**Exhibits.** All exhibits attached hereto and/or referred to in this Agreement are incorporated herein as though set forth in full.

**Construction.** The parties agree that each party and its counsel have reviewed and revised this Agreement and that any rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not apply in the interpretation of this Agreement or any amendments or exhibits hereto.

**Assignment.** Other than as defined herein, no other rights, obligations, duties or responsibilities devolved by this Agreement on or to the Owners, Developer(s) or the County are assignable to any other person, firm, corporation or entity.

**Governing Law.** This Agreement shall be governed by the laws of the State of South Carolina.

**Counterparts.** This Agreement may be executed in several counterparts, each of which shall be deemed an original, and such counterparts shall constitute but one and the same instrument.

**Agreement to Cooperate.** In the event of any legal action instituted by a third party or other governmental entity or official challenging the validity of any provision of this Agreement, the parties hereby agree to cooperate in defending such action; provided, however, each party shall retain the right to pursue its own independent legal defense.

**Eminent Domain.** Nothing contained in this Agreement shall limit, impair or restrict the County's right and power of eminent domain under the laws of the State of South Carolina.

**No Third Party Beneficiaries.** The provisions of this Agreement may be enforced only by the County, the Owners and Developers (including their successors and/or assigns). No other persons shall have any rights hereunder.

**XVI. STATEMENT OF REQUIRED PROVISIONS**

**A. Specific Statements.** The Act requires that a development agreement include certain

mandatory provisions, pursuant to Section 6-31-60 (A). Although certain of these items are addressed elsewhere in this Agreement, the following listing of the required provisions is set forth for convenient reference. The numbering below corresponds to the numbering utilized under Section 6-31-60 (A) for the required items:

1. Legal Description of Property and Legal and Equitable Owner. The legal description of the Property is set forth in Exhibits D1 through D8 attached hereto. The present legal owner of each of the individual Properties is as follows:

Exhibit D1, TMP 600-39-0130  
Oaks Construction Corporation

Exhibit D-2, TMP 600-39-129  
Stroup Limited Partnership (Oaks Construction has option contract)

Exhibit D3, TMP 600-31-33  
Ulmer Associates

Exhibit D4, TMP 600-32-301(formerly part of 600-32-87), 600-32-87(portion of), 600-31-200  
Ulmer Limited, P/S

Exhibit D-5, TMP 600-31-37, 600-31-81through 87, 600-31-92, 600-31-93, 600-31-95, 600-31-96, 600-39-280, 600-39-281, 600-39-282, 600-39-283, 60-39-49A  
William Godfrey

Exhibit D-6, TMP 600-40-451through 462, 600-40-143A, 600-40-143B  
MCFE, LLP

Exhibit D-7, TMP 600-31-172  
CMDCO, Inc.

Exhibit D-8, TMP 600-40-7 and 600-40-144  
Billy L. Watson (Stafford Bluffton, LLC has option) (Parcel 7)  
JRT Properties, L.P., Julia U. Rhoad and Franklin N. Rhoad, Sr. ( Stafford Bluffton LLC has option) (Parcel 144)

2. Duration of Agreement. The duration of this Agreement is 10 years, with two-two year renewal terms, if approved .

3. Permitted Uses, Densities Building Heights and Intensities. A complete listing and description of permitted uses, population densities, building intensities and heights, as well as other development related standards, are contained as set forth in Exhibits E1 through E14, and as shown on Exhibits B1.

4. Required Public Facilities. The utility services available to the Property are described generally above regarding electrical service, telephone and solid waste disposal. The mandatory procedures of the Zoning Regulations and this Agreement, incorporating the creation of a Tax Increment Financing District and/or the use of Beaufort County Development Impact Fees, fees in lieu, or other funding sources at the County's option will ensure availability of roads and utilities to serve the residents on a timely basis.

5. Dedication of Land and Provisions to Protect Environmentally Sensitive Areas. The only dedications of land for public purposes are the donations of a land which are described in items VIII and IX above. Zoning Regulations described above, and incorporated herein, contains numerous provisions for the protection of environmentally sensitive areas. All relevant State and Federal laws will be fully complied with, in addition to the provisions set forth in this Agreement.

6. Local Development Permits. The Development is set forth in the Zoning Regulations. Specific permits must be obtained prior to commencing Development, consistent with the standards set forth







WITNESSES

STROUP LIMITED PARTNERSHIP

Mary Lou S Ulmer GP

STATE OF SOUTH CAROLINA. )

ACKNOWLEDGMENT

COUNTY OF BEAUFORT. )

I HEREBY CERTIFY, that on this 15<sup>th</sup> day of December 1999, before me, the undersigned Notary Public of the State and County aforesaid, personally appeared Mary Lou Ulmer, General Partner of Stroup Limited Partnership, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within document, who acknowledged the due execution of the foregoing document.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year last above mentioned.

David Cole Jones  
Notary Public for South Carolina  
My Commission Expires: June 21, 2009

WITNESSES

WILLIAM GODFREY

STATE OF SOUTH CAROLINA. )

ACKNOWLEDGMENT

COUNTY OF BEAUFORT. )

I HEREBY CERTIFY, that on this \_\_\_\_\_ day of \_\_\_\_\_, 1999, before me, the undersigned Notary Public of the State and County aforesaid, personally appeared William Godfrey, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within document, who acknowledged the due execution of the foregoing document.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year last above mentioned.

\_\_\_\_\_  
Notary Public for South Carolina  
My Commission Expires: \_\_\_\_\_

[SIGNATURES CONTINUE ON FOLLOWING PAGE]

WITNESSES

JRT PROPERTIES, LP and  
JULIA U RHOAD and FRANKLIN N. RHOAD, SR.

By: Franklin N. Broad GP  
~~His Attorney in fact per attached Power of Attorney~~

Attest: Franklin N. Broad  
Their: Attorney in fact per attached Power of Attorney

STATE OF SOUTH CAROLINA.

)

ACKNOWLEDGMENT

COUNTY OF BEAUFORT.

)

I HEREBY CERTIFY, that on this 29<sup>th</sup> day of December, 1999, before me, the undersigned Notary Public of the State and County aforesaid, personally appeared JRT PROPERTIES, LP and JULIA U RHOAD and FRANKLIN N. RHOAD, SR., by \_\_\_\_\_, their duly authorized Attorney in fact, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within document, who acknowledged the due execution of the foregoing document.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year last above mentioned.

Dubane D. Thomas Curley  
Notary Public for South Carolina  
My Commission Expires: 10/10/2007

WITNESSES

BILLY WATSON

By: \_\_\_\_\_  
David Oliver, his Attorney in Fact per attached Power of Attorney

STATE OF SOUTH CAROLINA.

)

ACKNOWLEDGMENT

COUNTY OF BEAUFORT.

)

I HEREBY CERTIFY, that on this \_\_\_\_\_ day of \_\_\_\_\_, 1999, before me, the undersigned Notary Public of the State and County aforesaid, personally appeared David Oliver, duly authorized attorney in fact for Billy Watson, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within document, who acknowledged the due execution of the foregoing document.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year last above mentioned.

\_\_\_\_\_  
Notary Public for South Carolina  
My Commission Expires: \_\_\_\_\_

[SIGNATURES CONTINUE ON FOLLOWING PAGE]



3. I hereby ratify and confirm whatsoever the herein attorney-in-fact may due in the premises by virtue of hereof.

4. All rights, powers and authority of my said attorney-in-fact to exercise any and all the rights and powers herein granted, shall commence and be in full force and effect on the date of the execution of this instrument, and shall remain in full force and effect until the 31st day of December, 2010.

IN WITNESS WHEREOF, I have executed this Power of Attorney this 6<sup>th</sup> day of February, 1998.

② Kristy Childers

① Franklin N. Rhoad, Jr.

③ Diane H. Norris

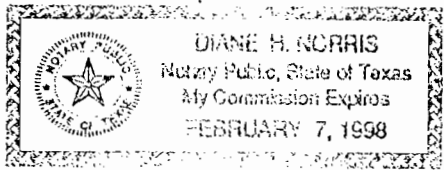
STATE OF TEXAS )  
 )  
COUNTY OF MONTGOMERY ) PROBATE

PERSONALLY appeared before me the undersigned and made oath that he/she saw the within-named Franklin N. Rhoad, Jr., sign, seal and as his Act and Deed, deliver the within-written Power of Attorney, and that he/she with ④ Kristy Childers witnessed the execution thereof.

SWORN to before me this 6<sup>th</sup> day of FEBRUARY, 1998

⑤ Diane H. Norris  
NOTARY PUBLIC FOR STATE OF TEXAS  
My Commission Expires: 2/7/98

Kristy Childers



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JOHN A. SULLIVAN - RMC  
BEAUFORT COUNTY, S.C.

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STATE OF SOUTH CAROLINA )  
                                  ) GENERAL POWER OF ATTORNEY 577  
COUNTY OF BEAUFORT )

KNOW ALL MEN BY THESE PRESENTS:

That I, Timothy P. Rhoad, do hereby make, constitute, and appoint Franklin N. Rhoad, Sr. of 202 Ulmer Road, Bluffton, South Carolina 29910, my true and lawful attorney-in-fact, for me, and in my name, place, and stead, to grant, bargain, sell, convey, or contract for the sale and conveyance of any real property in which I have an interest located in Beaufort County, South Carolina. Said attorney-in-fact is authorized to grant, bargain, convey, sell, or to contract for the sale and conveyance of any property in which I have an interest in Beaufort County, South Carolina to any person or entity, for such price or prices, and on such terms and conditions, as my said attorney-in-fact may deem proper, and in my name to make, execute, acknowledge, and deliver a good and sufficient deed of conveyance, or other instrument or instruments, necessary to effect such sale, conveyance, or agreement.

1. I grant to my said attorney-in-fact full power and authority to perform all acts to be done in and about the premises as herein described, as I could do if personally present.

2. I authorize my said attorney-in-fact to request, demand, sue for, collect, recover, and receive all monies which may become due and owing to me by reason of such sale and conveyance, whether by deed, contract, or other instrument.

3. I hereby ratify and confirm whatsoever the herein attorney-in-fact may due in the premises by virtue of hereof.

4. All rights, powers and authority of my said attorney-in-fact to exercise any and all the rights and powers herein granted, shall commence and be in full force and effect on the date of the execution of this instrument, and shall remain in full force and effect until the 31st day of December, 2010.

IN WITNESS WHEREOF, I have executed this Power of Attorney this 22 day of January, 1998.

[Signature]

[Signature]  
Timothy P. Rhoad

[Signature]

STATE OF Georgia )  
COUNTY OF Chatham ) PROBATE

PERSONALLY appeared before me the undersigned and made oath that he/she saw the within-named Timothy P. Rhoad, sign, seal and as his Act and Deed, deliver the within-written Power of Attorney, and that he/she with \_\_\_\_\_ witnessed the execution thereof.

SWORN to before me this 22<sup>nd</sup> day of January, 1998

[Signature]

[Signature]

NOTARY PUBLIC FOR Chatham County, GA

My Commission Expires: 8/12/2000

LUCRETIA J. MERRITT  
Notary Public, Chatham County, Ga.  
My Commission Expires Aug. 12, 2000

01555

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LAVAN-RMC  
COUNTY, S.C. *5932*

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for the purpose of carrying out the foregoing powers shall contain my name, followed by that of my said attorney and the designation "Attorney-in-Fact".

FURTHER, this Special Power of Attorney shall remain in full force and effect until a revocation has been filed in the Office of the Register of Deeds for Beaufort County, South Carolina.

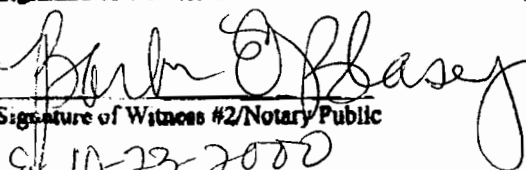
IN WITNESS WHEREOF, I have hereunto set my Hand and Seal, this 19 day of

November, 1999.

WITNESSES:

(2)   
Signature of Witness #1

(1)   
BILLY L. WATSON

(3)   
Signature of Witness #2/Notary Public

Comm Exp. 10-23-2000

WATSON

048-757-8320

011-33-111007

NOV-19-99 FRI 9:42 AM  
Nov 19 10:45a

Stafford Properties

404-256-6358

01559 0074

583

**EXHIBIT "A"**

Property of Billy L. Watson

ALL that certain piece, parcel or tract of land, situate, lying and being in Bluffton Township, Beaufort County, South Carolina, containing ten (10) acres, more or less, being shown and designated as Parcel 7 on Map 40, District 600 of the Beaufort County Tax Maps.

WATSON

843-757-3320

11/19/99 11:39A P.006

0075

NOV-19-99 FRI 9:42 AM

Nov 18 89 10:44a

Stafford Properties

404-268-6368

P 4 01560

P. 8

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STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF BEAUFORT )

ACKNOWLEDGMENT

I, the below signed Notary, do hereby certify that **Billy L. Watson** personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

SWORN TO BEFORE ME, this 19 day of November, 1999.

(4) Barber E. Blasey  
Notary Public for SC  
My Commission Expires: 10-23-2000

INSTRUCTIONS FOR EXECUTION OF DOCUMENT

(Please follow carefully and use blue ink)

- A. Billy L. Watson signs on line number (1).
- B. Two (2) disinterested witnesses sign on line number (2) and (3). Notary may be one of the witnesses.
- C. Notary Public signs on line numbered (4) and affixes seal and expiration date.

WITNESSES

MCFE, LLP

*Justina E. Wister*  
*Kimberlee Baughman*

By: *[Signature]*  
Its: Managing Member

Attest: *[Signature]*  
Its: Member

STATE OF SOUTH CAROLINA. )  
 )  
COUNTY OF BEAUFORT. )

ACKNOWLEDGMENT

I HEREBY CERTIFY, that on this 22nd day of Dec, 1999, before me, the undersigned Notary Public of the State and County aforesaid, personally appeared MCFE, LLP, by Sherwood N. Fender, its Managing Member, and Anthony R. Portis, its Member, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within document, who acknowledged the due execution of the foregoing document.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year last above mentioned.

*[Signature]*  
Notary Public for South Carolina  
My Commission Expires: 3-02-2002

WITNESSES

STAFFORD BLUFFTON, LLC

By: \_\_\_\_\_  
David Oliver, Its Member

Attest: \_\_\_\_\_  
Its

STATE OF SOUTH CAROLINA. )  
 )  
COUNTY OF BEAUFORT. )

ACKNOWLEDGMENT

I HEREBY CERTIFY, that on this \_\_\_\_\_ day of \_\_\_\_\_, 1999, before me, the undersigned Notary Public of the State and County aforesaid, personally appeared Stafford Bluffton, LLC., by David Oliver, its Authorized Member, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within document, who acknowledged the due execution of the foregoing document.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year last above mentioned.

\_\_\_\_\_  
Notary Public for South Carolina  
My Commission Expires: \_\_\_\_\_

[SIGNATURES CONTINUE ON FOLLOWING PAGE]

WITNESSES

MCFE, LLP

By: \_\_\_\_\_  
Its: Managing Member

Attest: \_\_\_\_\_  
Its: Member

STATE OF SOUTH CAROLINA. )  
 )  
COUNTY OF BEAUFORT. )

ACKNOWLEDGMENT


I HEREBY CERTIFY, that on this \_\_\_\_\_ day of \_\_\_\_\_, 1999, before me, the undersigned Notary Public of the State and County aforesaid, personally appeared MCFE, LLP, by \_\_\_\_\_, its Managing Member, and \_\_\_\_\_, its Member, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within document, who acknowledged the due execution of the foregoing document.

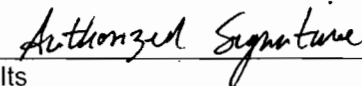
IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year last above mentioned.

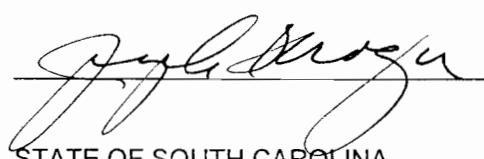
\_\_\_\_\_  
Notary Public for South Carolina  
My Commission Expires: \_\_\_\_\_

WITNESSES

STAFFORD BLUFFTON, LLC

By:   
David Oliver, Its Member

Attest:   
Its

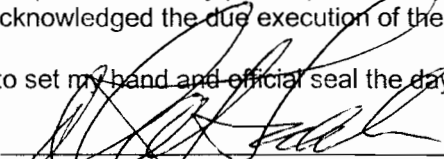


STATE OF SOUTH CAROLINA. )  
 )  
COUNTY OF BEAUFORT. )

ACKNOWLEDGMENT

I HEREBY CERTIFY, that on this 29 day of December, 1999, before me, the undersigned Notary Public of the State and County aforesaid, personally appeared Stafford Bluffton, LLC., by David Oliver, its Authorized Member, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within document, who acknowledged the due execution of the foregoing document.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year last above mentioned.

  
\_\_\_\_\_  
Notary Public for South Carolina  
My Commission Expires: 9-19-2002

[SIGNATURES CONTINUE ON FOLLOWING PAGE]

WITNESSES

CMDCO, Inc.

By: [Signature]  
Paul Ramsey, Its President

Attest: [Signature]  
Its: Secretary

STATE OF SOUTH CAROLINA. )  
COUNTY OF BEAUFORT. )

ACKNOWLEDGMENT

I HEREBY CERTIFY, that on this 15<sup>th</sup> day of December, 1999, before me, the undersigned Notary Public of the State and County aforesaid, personally appeared CMDCO, Inc., by Paul Ramsey, its President, and Gretchen Ramsey, its Secretary, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within document, who acknowledged the due execution of the foregoing document.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year last above mentioned.

[Signature]  
Notary Public for South Carolina  
My Commission Expires: Feb 6, 2001

COUNTY OF BEAUFORT, SOUTH CAROLINA

[Signature]  
Frank Brafman  
Chairman, Beaufort County Council

Attest: [Signature]  
Suzanne M. Rainey  
Clerk to Council

STATE OF SOUTH CAROLINA. )  
COUNTY OF BEAUFORT. )

ACKNOWLEDGMENT

I HEREBY CERTIFY, that on this 31 day of December, 1999, before me, the undersigned Notary Public of the State and County aforesaid, personally appeared Frank Brafman and Suzanne M. Rainey, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within document, who acknowledged the due execution of the foregoing document.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year last above mentioned.

[Signature]  
Notary Public for South Carolina  
My Commission Expires: 9-14-2002

SC ST § 6-31-10, Short title; legislative findings and intent; authorization for development agreements; provisions are supplemental to those extant.

Page 1

Code 1976 § 6-31-10

**CODE OF LAWS OF SOUTH  
CAROLINA 1976 ANNOTATED  
TITLE 6. LOCAL GOVERNMENT -  
PROVISIONS APPLICABLE TO  
SPECIAL PURPOSE DISTRICTS  
AND OTHER POLITICAL  
SUBDIVISIONS  
CHAPTER 31. SOUTH CAROLINA  
LOCAL GOVERNMENT  
DEVELOPMENT AGREEMENT  
ACT**

*Current through End of 1998 Reg. Sess.*

**§ 6-31-10. Short title; legislative findings and intent; authorization for development agreements; provisions are supplemental to those extant.**

(A) This chapter may be cited as the "South Carolina Local Government Development Agreement Act".

(B)(1) The General Assembly finds: The lack of certainty in the approval of development can result in a waste of economic and land resources, can discourage sound capital improvement planning and financing, can cause the cost of housing and development to escalate, and can discourage commitment to comprehensive planning.

(2) Assurance to a developer that upon receipt of its development permits it may proceed in accordance with existing laws and policies, subject to the conditions of a development agreement, strengthens the public planning process, encourages sound capital improvement planning and financing, assists in assuring there are adequate capital facilities for the development, encourages private participation in comprehensive planning, reduces the economic costs of development, allows for the orderly planning of public

facilities and services, and allows for the equitable allocation of the cost of public services.

(3) Because the development approval process involves the expenditure of considerable sums of money, predictability encourages the maximum efficient utilization of resources at the least economic cost to the public.

(4) Public benefits derived from development agreements may include, but are not limited to, affordable housing, design standards, and on and off-site infrastructure and other improvements. These public benefits may be negotiated in return for the vesting of development rights for a specific period.

(5) Land planning and development involve review and action by multiple governmental agencies. The use of development agreements may facilitate the cooperation and coordination of the requirements and needs of the various governmental agencies having jurisdiction over land development.

(6) Development agreements will encourage the vesting of property rights by protecting such rights from the effect of subsequently enacted local legislation or from the effects of changing policies and procedures of local government agencies which may conflict with any term or provision of the development agreement or in any way hinder, restrict, or prevent the development of the project. Development agreements will provide a reasonable certainty as to the lawful requirements that must be met in protecting vested property rights, while maintaining the authority and duty of government to enforce laws and regulations which promote the public safety, health, and general welfare of the citizens of our State.

\*3612 (C) It is the intent of the General Assembly to encourage a stronger commitment to comprehensive and capital facilities planning, ensure the provision of adequate public facilities for development, encourage the efficient use of resources, and reduce the economic cost of development.



SC ST § 6-31-10, Short title; legislative findings and intent; authorization for development agreements; provisions are supplemental to those extant.

Page 2

(D) This intent is effected by authorizing the appropriate local governments and agencies to enter into development agreements with developers, subject to the procedures and requirements of this chapter.

(E) This chapter must be regarded as supplemental and additional to the powers conferred upon local governments and other government agencies by other laws and must not be regarded as in derogation of any powers

existing on the effective date of this chapter.

*HISTORY: 1993 Act No. 150, § 1, eff June 14, 1993.*

#### REFERENCES

#### RESEARCH AND PRACTICE REFERENCES--

56 Am Jur 2d, Municipal Corporations, Counties, and Other Political Subdivisions § 218.

Code 1976 § 6-31-20

**CODE OF LAWS OF SOUTH  
CAROLINA 1976 ANNOTATED  
TITLE 6. LOCAL GOVERNMENT -  
PROVISIONS APPLICABLE TO  
SPECIAL PURPOSE DISTRICTS  
AND OTHER POLITICAL  
SUBDIVISIONS  
CHAPTER 31. SOUTH CAROLINA  
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ACT**

*Current through End of 1998 Reg. Sess.*

**§ 6-31-20. Definitions.**

As used in this chapter:

(1) "Comprehensive plan" means the master plan adopted pursuant to Sections 6-7-510, et seq., 5-23-490, et seq., or 4-27-600 and the official map adopted pursuant to Section 6-7-1210, et seq.

(2) "Developer" means a person, including a governmental agency or redevelopment authority created pursuant to the provisions of the Military Facilities Redevelopment Law, who intends to undertake any development and who has a legal or equitable interest in the property to be developed.

(3) "Development" means the planning for or carrying out of a building activity or mining operation, the making of a material change in the use or appearance of any structure or property, or the dividing of land into three or more parcels. "Development", as designated in a law or development permit, includes the planning for and all other activity customarily associated with it unless otherwise specified. When appropriate to the context, "development" refers to the planning for or the act of developing or to the result of development. Reference to a specific operation is not intended to mean that the operation or activity, when part of other operations or activities, is not development. Reference to

particular operations is not intended to limit the generality of this item.

(4) "Development permit" includes a building permit, zoning permit, subdivision approval, rezoning certification, special exception, variance, or any other official action of local government having the effect of permitting the development of property.

(5) "Governing body" means the county council of a county, the city council of a municipality, the governing body of a consolidated political subdivision, or any other chief governing body of a unit of local government, however designated.

(6) "Land development regulations" means ordinances and regulations enacted by the appropriate governing body for the regulation of any aspect of development and includes a local government zoning, rezoning, subdivision, building construction, or sign regulations or any other regulations controlling the development of property.

\*3614 (7) "Laws" means all ordinances, resolutions, regulations, comprehensive plans, land development regulations, policies and rules adopted by a local government affecting the development of property and includes laws governing permitted uses of the property, governing density, and governing design, improvement, and construction standards and specifications, except as provided in Section 6-31-140 (A).

(8) "Property" means all real property subject to land use regulation by a local government and includes the earth, water, and air, above, below, or on the surface, and includes any improvements or structures customarily regarded as a part of real property.

(9) "Local government" means any county, municipality, special district, or governmental entity of the State, county, municipality, or region established pursuant to law which exercises regulatory authority over, and grants development permits for land development or which provides public facilities.

(10) "Local planning commission" means any planning commission established pursuant to Sections 4-27-510, 5-23-410, or 6-7-320.

(11) "Person" means an individual, corporation, business or land trust, estate, trust,

SC ST § 6-31-20, Definitions.

Page 2

partnership, association, two or more persons having a joint or common interest, state agency, or any legal entity.

(12) "Public facilities" means major capital improvements, including, but not limited to, transportation, sanitary sewer, solid waste, drainage, potable water, educational, parks and recreational, and health systems and facilities.

*HISTORY: 1993 Act No. 150, § 1, eff June 14, 1993; 1994 Act No. 462, § 3, eff June 30, 1994.*

**EFFECT OF AMENDMENT--**

The 1994 amendment substituted paragraph (2) for one which read: " 'Developer' means a person, including a governmental agency, who intends to undertake any development and who has a legal or equitable interest in the property to be developed."

**REFERENCES**

**RESEARCH AND PRACTICE  
REFERENCES--**

56 Am Jur 2d, Municipal Corporations, Counties, and Other Political Subdivisions § 218.

ment

SC ST § 6-31-30, Local governments authorized to enter into development agreements; approval of county or municipal governing body required.

Code 1976 § 6-31-30

**approval of county or municipal governing body required.**

**CODE OF LAWS OF SOUTH  
CAROLINA 1976 ANNOTATED  
TITLE 6. LOCAL GOVERNMENT -  
PROVISIONS APPLICABLE TO  
SPECIAL PURPOSE DISTRICTS  
AND OTHER POLITICAL  
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ACT**

A local government may establish procedures and requirements, as provided in this chapter, to consider and enter into development agreements with developers. A development agreement must be approved by the governing body of a county or municipality by the adoption of an ordinance.

*HISTORY: 1993 Act No. 150, § 1, eff. June 14, 1993.*

**REFERENCES**

*Current through End of 1998 Reg. Sess.*

**RESEARCH AND PRACTICE  
REFERENCES--**

**§ 6-31-30. Local governments authorized to enter into development agreements;**

56 Am Jur 2d, Municipal Corporations, Counties, and Other Political Subdivisions § 218.

agre

SC ST § 6-31-40, Developed property must contain certain number of acres of highland; permissible durations of agreements for differing amounts of highland content.

Page 1

Code 1976 § 6-31-40

**CODE OF LAWS OF SOUTH  
CAROLINA 1976 ANNOTATED  
TITLE 6. LOCAL GOVERNMENT -  
PROVISIONS APPLICABLE TO  
SPECIAL PURPOSE DISTRICTS  
AND OTHER POLITICAL  
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*Current through End of 1998 Reg. Sess.*

§ 6-31-40. Developed property must contain certain number of acres of highland; permissible durations of agreements for differing amounts of highland content.

A local government may enter into a development agreement with a developer for the development of property as provided in this chapter provided the property contains twenty-five acres or more of highland. Development agreements involving property containing no more than two hundred fifty acres of highland shall be for a term not to exceed five years. Development agreements involving property containing one thousand acres or less of highland

but more than two hundred fifty acres of highland shall be for a term not to exceed ten years. Development agreements involving property containing two thousand acres or less of highland but more than one thousand acres of highland shall be for a term not to exceed twenty years. Development agreements involving property containing more than two thousand acres and development agreements with a developer which is a redevelopment authority created pursuant to the provisions of the Military Facilities Redevelopment Law, regardless of the number of acres of property involved, may be for such term as the local government and the developer shall elect.

*HISTORY: 1993 Act No. 150, § 1, eff June 14, 1993;  
1994 Act No. 462, § 4, eff June 30, 1994.*

**EFFECT OF AMENDMENT--**

The 1994 amendment revised the requirements for development agreements.

**REFERENCES**

**CROSS REFERENCES--**

Provisions established pursuant to this section must include required periodic review by zoning administrator or equivalent local government officer, see § 6-31-90.

**RESEARCH AND PRACTICE  
REFERENCES--**

56 Am Jur 2d, Municipal Corporations, Counties, and Other Political Subdivisions § 218.

SC ST § 6-31-50, Public hearings; notice and publication.

Page 1

Code 1976 § 6-31-50

**CODE OF LAWS OF SOUTH  
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*Current through End of 1998 Reg. Sess.*

**§ 6-31-50. Public hearings; notice and publication.**

(A) Before entering into a development agreement, a local government shall conduct at least two public hearings. At the option of the governing body, the public hearing may be held by the local planning commission.

(B)(1) Notice of intent to consider a development agreement must be advertised in a newspaper of general circulation in the county

where the local government is located. If more than one hearing is to be held, the day, time, and place at which the second public hearing will be held must be announced at the first public hearing.

(2) The notice must specify the location of the property subject to the development agreement, the development uses proposed on the property, and must specify a place where a copy of the proposed development agreement can be obtained.

(C) In the event that the development agreement provides that the local government shall provide certain public facilities, the development agreement shall provide that the delivery date of such public facilities will be tied to defined completion percentages or other defined performance standards to be met by the developer.

*HISTORY: 1993 Act No. 150, § 1, eff. June 14, 1993.*

**REFERENCES**

**RESEARCH AND PRACTICE  
REFERENCES--**

56 Am Jur 2d, Municipal Corporations, Counties, and Other Political Subdivisions § 218.

SC ST § 6-31-60, What development agreement must provide; what it may provide; major modification requires public notice and hearing.

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Code 1976 § 6-31-60

**CODE OF LAWS OF SOUTH CAROLINA 1976 ANNOTATED  
TITLE 6. LOCAL GOVERNMENT - PROVISIONS APPLICABLE TO SPECIAL PURPOSE DISTRICTS AND OTHER POLITICAL SUBDIVISIONS  
CHAPTER 31. SOUTH CAROLINA LOCAL GOVERNMENT DEVELOPMENT AGREEMENT ACT**

*Current through End of 1998 Reg. Sess.*

**§ 6-31-60. What development agreement must provide; what it may provide; major modification requires public notice and hearing.**

(A) A development agreement must include:

(1) a legal description of the property subject to the agreement and the names of its legal and equitable property owners;

(2) the duration of the agreement. However, the parties are not precluded from extending the termination date by mutual agreement or from entering into subsequent development agreements;

(3) the development uses permitted on the property, including population densities and building intensities and height;

(4) a description of public facilities that will service the development, including who provides the facilities, the date any new public facilities, if needed, will be constructed, and a schedule to assure public facilities are available concurrent with the impacts of the development;

(5) a description, where appropriate, of any reservation or dedication of land for public purposes and any provisions to protect environmentally sensitive property as may be required or permitted pursuant to laws in effect at the time of entering into the development

agreement;

(6) a description of all local development permits approved or needed to be approved for the development of the property together with a statement indicating that the failure of the agreement to address a particular permit, condition, term, or restriction does not relieve the developer of the necessity of complying with the law governing the permitting requirements, conditions, terms, or restrictions;

(7) a finding that the development permitted or proposed is consistent with the local government's comprehensive plan and land development regulations;

(8) a description of any conditions, terms, restrictions, or other requirements determined to be necessary by the local government for the public health, safety, or welfare of its citizens; and

(9) a description, where appropriate, of any provisions for the preservation and restoration of historic structures.

\*3619 (B) A development agreement may provide that the entire development or any phase of it be commenced or completed within a specified period of time. The development agreement must provide a development schedule including commencement dates and interim completion dates at no greater than five year intervals; provided, however, the failure to meet a commencement or completion date shall not, in and of itself, constitute a material breach of the development agreement pursuant to Section 6-31-90, but must be judged based upon the totality of the circumstances. The development agreement may include other defined performance standards to be met by the developer. If the developer requests a modification in the dates as set forth in the agreement and is able to demonstrate and establish that there is good cause to modify those dates, those dates must be modified by the local government. A major modification of the agreement may occur only after public notice and a public hearing by the local government.

(C) If more than one local government is made party to an agreement, the agreement must



SC ST § 6-31-60, What development agreement must provide; what it may provide; major modification requires public notice and hearing. Page 2

specify which local government is responsible for the overall administration of the development agreement.

*HISTORY: 1993 Act No. 150, § 1, eff June 14, 1993.*

#### REFERENCES

#### RESEARCH AND PRACTICE REFERENCES--

(D) The development agreement also may cover any other matter not inconsistent with this chapter not prohibited by law.

56 Am Jur 2d, Municipal Corporations, Counties, and Other Political Subdivisions § 218.

SC ST § 6-31-70, Agreement and development must be consistent with local government comprehensive plan and land development regulations.

Code 1976 § 6-31-70

must be consistent with local government comprehensive plan and land development regulations.

CODE OF LAWS OF SOUTH CAROLINA 1976 ANNOTATED  
TITLE 6. LOCAL GOVERNMENT - PROVISIONS APPLICABLE TO SPECIAL PURPOSE DISTRICTS AND OTHER POLITICAL SUBDIVISIONS  
CHAPTER 31. SOUTH CAROLINA LOCAL GOVERNMENT DEVELOPMENT AGREEMENT ACT

A development agreement and authorized development must be consistent with the local government's comprehensive plan and land development regulations.

HISTORY: 1993 Act No. 150, § 1, eff June 14, 1993.

REFERENCES

RESEARCH AND PRACTICE REFERENCES--

Current through End of 1998 Reg. Sess.

§ 6-31-70. Agreement and development

- 56 Am Jur 2d, Municipal Corporations, Counties, and Other Political Subdivisions § 218.
- 83 Am Jur 2d, Zoning and Planning §§ 1 et seq.

AND OTHER POLITICAL  
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*Current through End of 1998 Reg. Sess.*

§ 6-31-130. Agreement to be modified or  
suspended to comply with later-enacted

agreement must  
be modified or suspended as may be necessary to  
comply with the state or federal laws or  
regulations. 0089

HISTORY: 1993 Act No. 150, § 1, eff June 14, 1993. • 598

REFERENCES

CROSS REFERENCES-- 01574

This section creates exception to provisions concerning  
duration of validity of development agreement entered  
into before effective date of incorporation or  
annexation of area involved, see § 6-31-110..

SC ST § 6-31-80, Law in effect at time of agreement governs development; exceptions.

Code 1976 § 6-31-80

**CODE OF LAWS OF SOUTH  
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*Current through End of 1998 Reg. Sess.*

**§ 6-31-80. Law in effect at time of agreement governs development; exceptions.**

(A) Subject to the provisions of Section 6-31-140 and unless otherwise provided by the development agreement, the laws applicable to development of the property subject to a development agreement, are those in force at the time of execution of the agreement.

(B) Subject to the provisions of Section 6-31-140, a local government may apply subsequently adopted laws to a development that

is subject to a development agreement only if the local government has held a public hearing and determined:

(1) the laws are not in conflict with the laws governing the development agreement and do not prevent the development set forth in the development agreement;

(2) they are essential to the public health, safety, or welfare and the laws expressly state that they apply to a development that is subject to a development agreement;

(3) the laws are specifically anticipated and provided for in the development agreement;

(4) the local government demonstrates that substantial changes have occurred in pertinent conditions existing at the time of approval of the development agreement which changes, if not addressed by the local government, would pose a serious threat to the public health, safety, or welfare; or

(5) the development agreement is based on substantially and materially inaccurate information supplied by the developer.

(C) This section does not abrogate any rights preserved by Section 6-31-140 herein or that may vest pursuant to common law or otherwise in the absence of a development agreement.

*HISTORY: 1993 Act No. 150, § 1, eff June 14, 1993.*

SC ST § 6-31-90, Periodic review to assess compliance with agreement; Page 1  
material breach by developer; notice of breach; cure of breach or  
modification or termination of agreement.

Code 1976 § 6-31-90

**CODE OF LAWS OF SOUTH  
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*Current through End of 1998 Reg. Sess.*

§ 6-31-90. Periodic review to assess  
compliance with agreement; material  
breach by developer; notice of breach;  
cure of breach or modification or  
termination of agreement.

(A) Procedures established pursuant to Section  
6-31-40 must include a provision for requiring  
periodic review by the zoning administrator, or,  
if the local government has no zoning  
administrator, by an appropriate officer of the  
local government, at least every twelve months,  
at which time the developer must be required to  
demonstrate good faith compliance with the  
terms of the development agreement.

(B) If, as a result of a periodic review, the local

government finds and determines that the  
developer has committed a material breach of the  
terms or conditions of the agreement, the local  
government shall serve notice in writing, within  
a reasonable time after the periodic review, upon  
the developer setting forth with reasonable  
particularity the nature of the breach and the  
evidence supporting the finding and  
determination, and providing the developer a  
reasonable time in which to cure the material  
breach.

(C) If the developer fails to cure the material  
breach within the time given, then the local  
government unilaterally may terminate or modify  
the development agreement; provided, that the  
local government has first given the developer  
the opportunity:

- (1) to rebut the finding and determination;
- or
- (2) to consent to amend the development  
agreement to meet the concerns of the local  
government with respect to the findings and  
determinations.

*HISTORY: 1993 Act No. 150, § 1, eff. June 14, 1993.*

**REFERENCES**

**CROSS REFERENCES--**

Failure to meet commencement or completion date in  
development agreement not in and of itself material  
breach of agreement, see § 6-31-60..

SC ST § 6-31-100, Amendment or cancellation of development agreement by mutual consent of parties or successors in interest. Page 1

Code 1976 § 6-31-100

**CODE OF LAWS OF SOUTH  
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*Current through End of 1998 Reg. Sess.*

**§ 6-31-100. Amendment or cancellation of development agreement by mutual consent of parties or successors in interest.**

A development agreement may be amended or canceled by mutual consent of the parties to the agreement or by their successors in interest.

*HISTORY: 1993 Act No. 150, § 1, eff June 14, 1993.*

SC ST § 6-31-110, Validity and duration of agreement entered into prior to incorporation or annexation of affected area; subsequent modification or suspension by municipality.

Code 1976 § 6-31-110

CODE OF LAWS OF SOUTH CAROLINA 1976 ANNOTATED  
TITLE 6. LOCAL GOVERNMENT - PROVISIONS APPLICABLE TO SPECIAL PURPOSE DISTRICTS AND OTHER POLITICAL SUBDIVISIONS  
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*Current through End of 1998 Reg. Sess.*

§ 6-31-110. Validity and duration of agreement entered into prior to incorporation or annexation of affected area; subsequent modification or suspension by municipality.

(A) Except as otherwise provided in Section 6-31-130 and subject to the provisions of Section 6-31-140, if a newly-incorporated municipality or newly-annexed area comprises territory that was formerly unincorporated, any development agreement entered into by a local government before the effective date of the incorporation or annexation remains valid for the duration of the agreement, or eight years from the effective date of the incorporation or annexation, whichever is earlier. The parties to the development agreement and the municipality may agree that the development agreement remains valid for more than eight years; provided, that the longer period may not exceed fifteen years from the effective date of the incorporation or annexation. The parties to the development agreement and the municipality have the same rights and obligations with respect to each other regarding

matters addressed in the development agreement as if the property had remained in the unincorporated territory of the county.

(B) After incorporation or annexation the municipality may modify or suspend the provisions of the development agreement if the municipality determines that the failure of the municipality to do so would place the residents of the territory subject to the development agreement, or the residents of the municipality, or both, in a condition dangerous to their health or safety, or both.

(C) This section applies to any development agreement which meets all of the following:

(1) the application for the development agreement is submitted to the local government operating within the unincorporated territory before the date that the first signature was affixed to the petition for incorporation or annexation or the adoption of an annexation resolution pursuant to Chapter 1 or 3 of Title 5; and

(2) the local government operating within the unincorporated territory enters into the development agreement with the developer before the date of the election on the question of incorporation or annexation, or, in the case of an annexation without an election before the date that the municipality orders the annexation. \*3625

*HISTORY: 1993 Act No. 150, § 1, eff June 14, 1993.*

REFERENCES

RESEARCH AND PRACTICE REFERENCES--

56 Am Jur 2d, Municipal Corporations, Counties, and Other Political Subdivisions § 218.



SC ST § 6-31-120, Developer to record agreement within fourteen days; Page 1  
burdens and benefits inure to successors in interest.

Code 1976 § 6-31-120

successors in interest.

**CODE OF LAWS OF SOUTH  
CAROLINA 1976 ANNOTATED  
TITLE 6. LOCAL GOVERNMENT -  
PROVISIONS APPLICABLE TO  
SPECIAL PURPOSE DISTRICTS  
AND OTHER POLITICAL  
SUBDIVISIONS  
CHAPTER 31. SOUTH CAROLINA  
LOCAL GOVERNMENT  
DEVELOPMENT AGREEMENT  
ACT**

Within fourteen days after a local government enters into a development agreement, the developer shall record the agreement with the register of mesne conveyance or clerk of court in the county where the property is located. The burdens of the development agreement are binding upon, and the benefits of the agreement shall inure to, all successors in interest to the parties to the agreement.

*HISTORY: 1993 Act No. 150, § 1, eff June 14, 1993.*

*Current through End of 1998 Reg. Sess.*

**REFERENCES**

§ 6-31-120. Developer to record agreement within fourteen days; burdens and benefits inure to

**RESEARCH AND PRACTICE  
REFERENCES--**

66 Am Jur 2d, Records and Recording Laws §§ 47 et seq.

SC ST § 6-31-130, Agreement to be modified or suspended to comply with later-enacted state or federal laws or regulations.

Page 1

Code 1976 § 6-31-130

state or federal laws or regulations.

**CODE OF LAWS OF SOUTH  
CAROLINA 1976 ANNOTATED  
TITLE 6. LOCAL GOVERNMENT -  
PROVISIONS APPLICABLE TO  
SPECIAL PURPOSE DISTRICTS  
AND OTHER POLITICAL  
SUBDIVISIONS  
CHAPTER 31. SOUTH CAROLINA  
LOCAL GOVERNMENT  
DEVELOPMENT AGREEMENT  
ACT**

In the event state or federal laws or regulations, enacted after a development agreement has been entered into, prevent or preclude compliance with one or more provisions of the development agreement, the provisions of the agreement must be modified or suspended as may be necessary to comply with the state or federal laws or regulations.

*HISTORY: 1993 Act No. 150, § 1, eff June 14, 1993.*

*Current through End of 1998 Reg. Sess.*

**REFERENCES**

§ 6-31-130. Agreement to be modified or suspended to comply with later-enacted

**CROSS REFERENCES--**

This section creates exception to provisions concerning duration of validity of development agreement entered into before effective date of incorporation or annexation of area involved, see § 6-31-110..

SC ST § 6-31-140, Rights, duties, and privileges of gas and electricity suppliers, and of municipalities with respect to providing same, not affected; no extraterritorial powers.

Page 1

Code 1976 § 6-31-140

**CODE OF LAWS OF SOUTH  
CAROLINA 1976 ANNOTATED  
TITLE 6. LOCAL GOVERNMENT -  
PROVISIONS APPLICABLE TO  
SPECIAL PURPOSE DISTRICTS  
AND OTHER POLITICAL  
SUBDIVISIONS  
CHAPTER 31. SOUTH CAROLINA  
LOCAL GOVERNMENT  
DEVELOPMENT AGREEMENT  
ACT**

*Current through End of 1998 Reg. Sess.*

**§ 6-31-140. Rights, duties, and privileges of gas and electricity suppliers, and of municipalities with respect to providing same, not affected; no extraterritorial powers.**

(A) The provisions of this act are not intended nor may they be construed in any way to alter or amend in any way the rights, duties, and privileges of suppliers of electricity or natural gas

or of municipalities with reference to the provision of electricity or gas service, including, but not limited to, the generation, transmission, distribution, or provision of electricity at wholesale, retail or in any other capacity.

(B) This chapter is not intended to grant to local governments or agencies any authority over property lying beyond their corporate limits.

*HISTORY: 1993 Act No. 150, § 1, eff June 14, 1993.*

**REFERENCES**

**CROSS REFERENCES--**

This section creates exception to definition of "laws" for purposes of this chapter, see § 6-31-20.

Provisions specifying what law governs development agreement are subject to provisions of this section, see § 6-31-80.

Development agreements adopted pursuant to Local Government Development Agreement Act must also comply with subsequently adopted building, housing, electrical, plumbing, and gas codes as authorized by this Chapter, see § 6-31-80.

This section creates exception to provisions concerning duration of validity of development agreement entered into before effective date of incorporation or annexation of area involved, see § 6-31-110.

Invalidity of all or part of this section invalidates this entire chapter, see § 6-31-150.

SC ST § 6-31-145, Applicability to local government of constitutional and statutory procedures for approval of debt. Page 1

Code 1976 § 6-31-145

statutory procedures for approval of debt.

CODE OF LAWS OF SOUTH  
CAROLINA 1976 ANNOTATED  
TITLE 6. LOCAL GOVERNMENT -  
PROVISIONS APPLICABLE TO  
SPECIAL PURPOSE DISTRICTS  
AND OTHER POLITICAL  
SUBDIVISIONS  
CHAPTER 31. SOUTH CAROLINA  
LOCAL GOVERNMENT  
DEVELOPMENT AGREEMENT  
ACT

In the event that any of the obligations of the local government in the development agreement constitute debt, the local government shall comply at the time of the obligation to incur such debt becomes enforceable against the local government with any applicable constitutional and statutory procedures for the approval of this debt.

*HISTORY: 1993 Act No. 150, § 1, eff June 14, 1993.*

REFERENCES

RESEARCH AND PRACTICE  
REFERENCES--

*Current through End of 1998 Reg. Sess.*

§ 6-31-145. Applicability to local government of constitutional and

56 Am Jur 2d, Municipal Corporations, Counties, and Other Political Subdivisions §§ 592 et seq.

SC ST § 6-31-150, Invalidity of all or part of § 6-31-140 invalidates chapter. Page 1

Code 1976 § 6-31-150

*Current through End of 1998 Reg. Sess.*

**CODE OF LAWS OF SOUTH  
CAROLINA 1976 ANNOTATED  
TITLE 6. LOCAL GOVERNMENT -  
PROVISIONS APPLICABLE TO  
SPECIAL PURPOSE DISTRICTS  
AND OTHER POLITICAL  
SUBDIVISIONS  
CHAPTER 31. SOUTH CAROLINA  
LOCAL GOVERNMENT  
DEVELOPMENT AGREEMENT  
ACT**

**§ 6-31-150. Invalidity of all or part of §  
6-31-140 invalidates chapter.**

If Section 6-31-140 or any provision therein or the application of any provision therein is held invalid, the invalidity applies to this chapter in its entirety, to any and all provisions of the chapter, and the application of this chapter or any provision of this chapter, and to this end the provisions of Section 6-31-140 of this chapter are not severable.

*HISTORY: 1993 Act No. 150, § 1, eff June 14, 1993.*

SC ST § 6-31-160, Agreement may not contravene or supersede building, housing, electrical, plumbing, or gas code; compliance with such code if subsequently enacted. Page 1

Code 1976 § 6-31-160

subsequently enacted.

**CODE OF LAWS OF SOUTH  
 CAROLINA 1976 ANNOTATED  
 TITLE 6. LOCAL GOVERNMENT -  
 PROVISIONS APPLICABLE TO  
 SPECIAL PURPOSE DISTRICTS  
 AND OTHER POLITICAL  
 SUBDIVISIONS  
 CHAPTER 31. SOUTH CAROLINA  
 LOCAL GOVERNMENT  
 DEVELOPMENT AGREEMENT  
 ACT**

*Current through End of 1998 Reg. Sess.*

§ 6-31-160. Agreement may not contravene or supersede building, housing, electrical, plumbing, or gas code; compliance with such code if

Notwithstanding any other provision of law, a development agreement adopted pursuant to this chapter must comply with any building, housing, electrical, plumbing, and gas codes subsequently adopted by the governing body of a municipality or county as authorized by Chapter 9 of Title 6. Such development agreement may not include provisions which supersede or contravene the requirements of any building, housing, electrical, plumbing, and gas codes adopted by the governing body of a municipality or county.

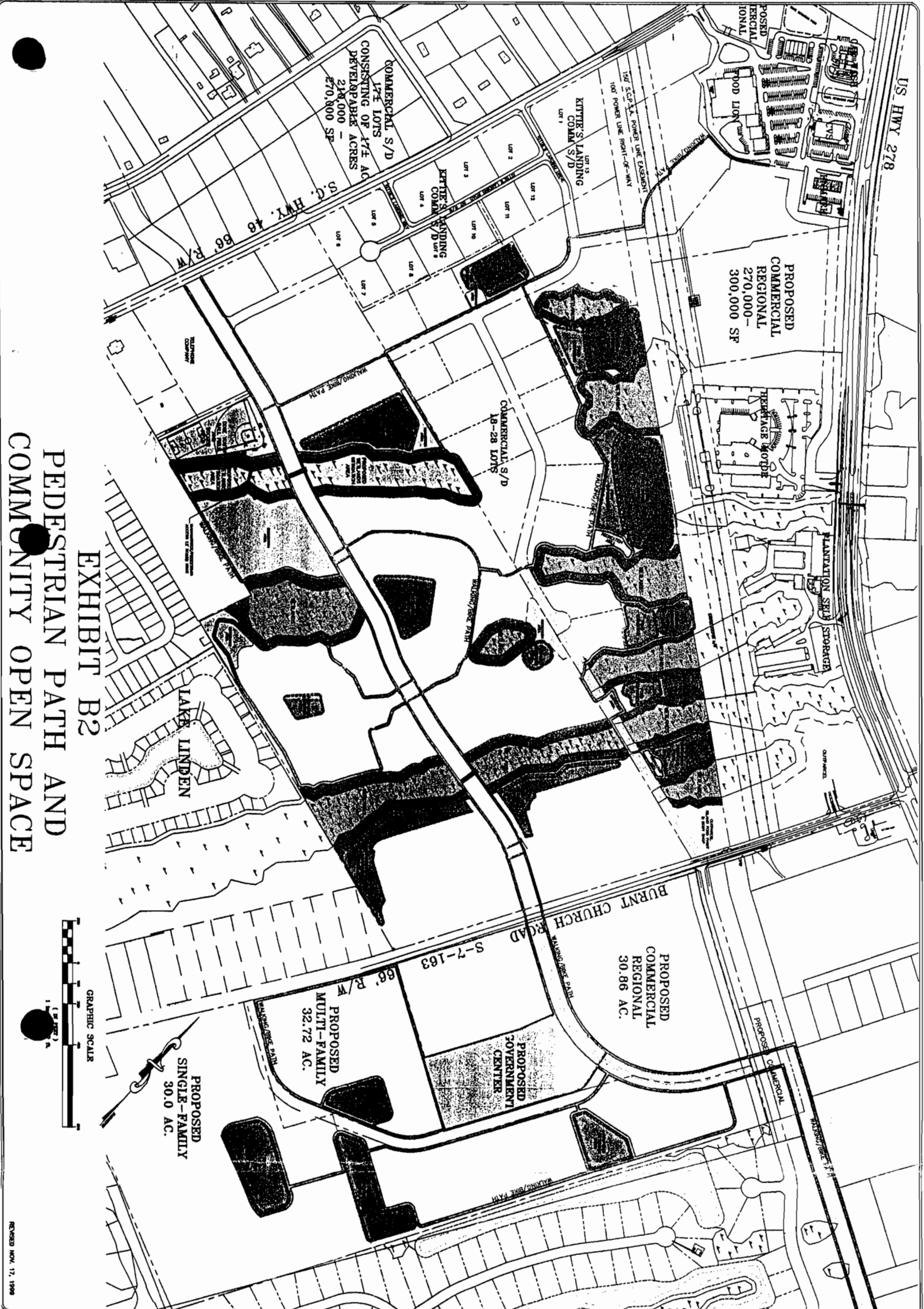
*HISTORY: 1993 Act No. 150, § 1, eff June 14, 1993.*

**REFERENCES**

**RESEARCH AND PRACTICE  
 REFERENCES--**

83 Am Jur 2d, Zoning and Planning §§ 1 et seq.





**PEDESTRIAN PATH AND  
COMMUNITY OPEN SPACE  
EXHIBIT B2**



REVISED NOV. 17, 1998

JOB#92006

DESIGNER: S.W.A.  
 CAD TECH: SLP  
 CHECK: M.L.M.  
 APPROVED: S.W.A.  
 DATE: 08/17/99  
 SCALE: 1"=200'

**DRAWING RELEASED FOR:**

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<input type="checkbox"/>	PERMIT DRAWINGS	_____
<input type="checkbox"/>	CONSTRUCTION PLANS	_____
<input type="checkbox"/>	AS-BUILT DRAWINGS	_____
<input type="checkbox"/>	OTHER:	_____

**Andrews Engineering Co., Inc.**  
 802 15th Street  
 Port Royal, S.C. 29935  
 PH. (803) 522-9945  
 FAX. (803) 522-3172

MYRTLE PLANTATION  
 SC HWY 46 / BURNT CHURCH ROAD  
 BLUFFTON TOWNSHIP  
 BEAUFORT COUNTY, SOUTH CAROLINA

**PEDESTRIAN PATH AND  
COMMUNITY OPEN SPACE**

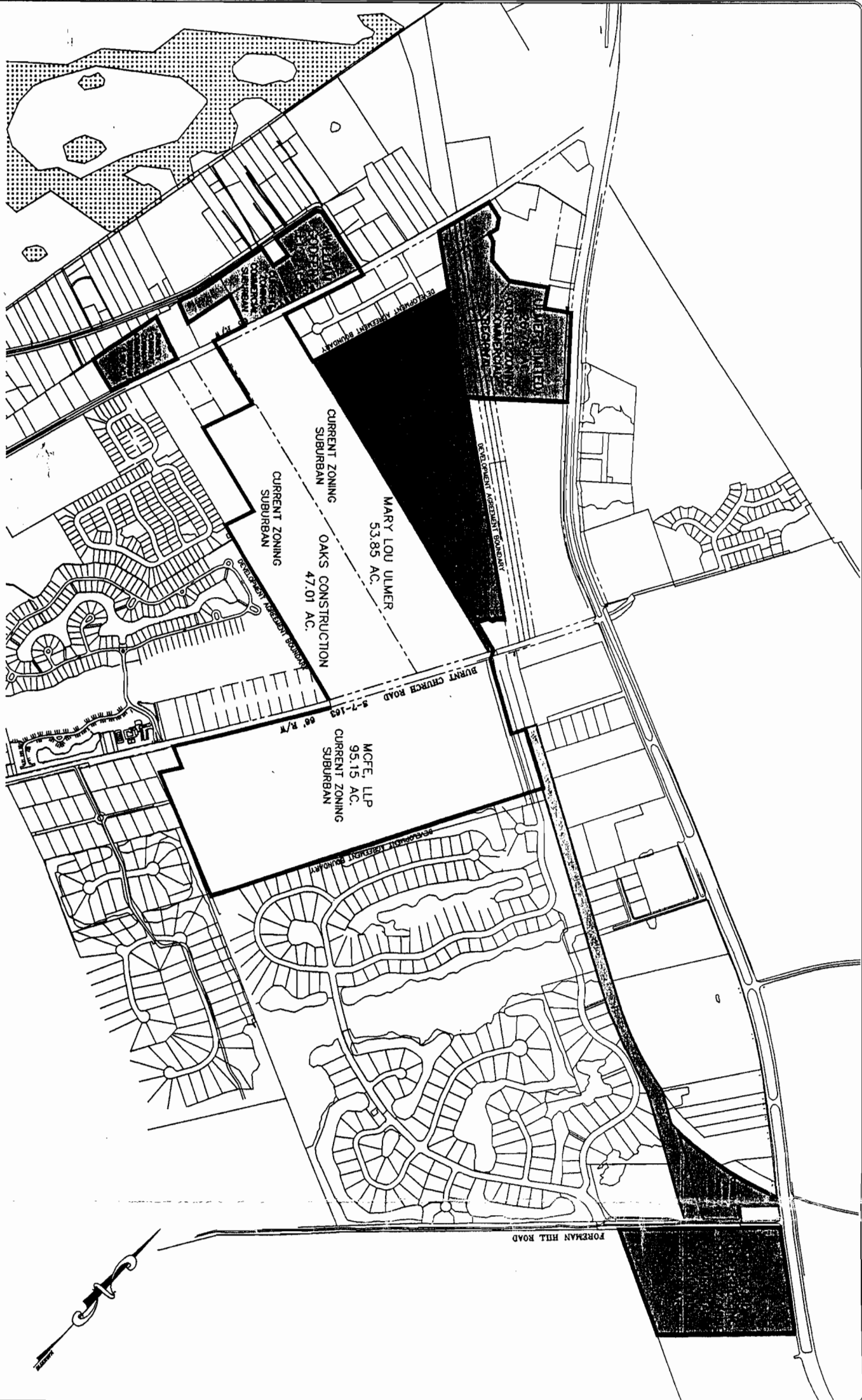
SHEET  
 1  
 OF  
 1



01587

LIMITS OF DEVELOPMENT AGREEMENT

EXHIBIT C



REVISIONS DEC. 27, 1999

JOB#92006

DESIGNER: SWA  
 CAD TECH: SLP  
 CHECK: M.L.M.  
 APPROVED: S.W.A.  
 DATE: 08/8/99  
 SCALE: 1"=400'

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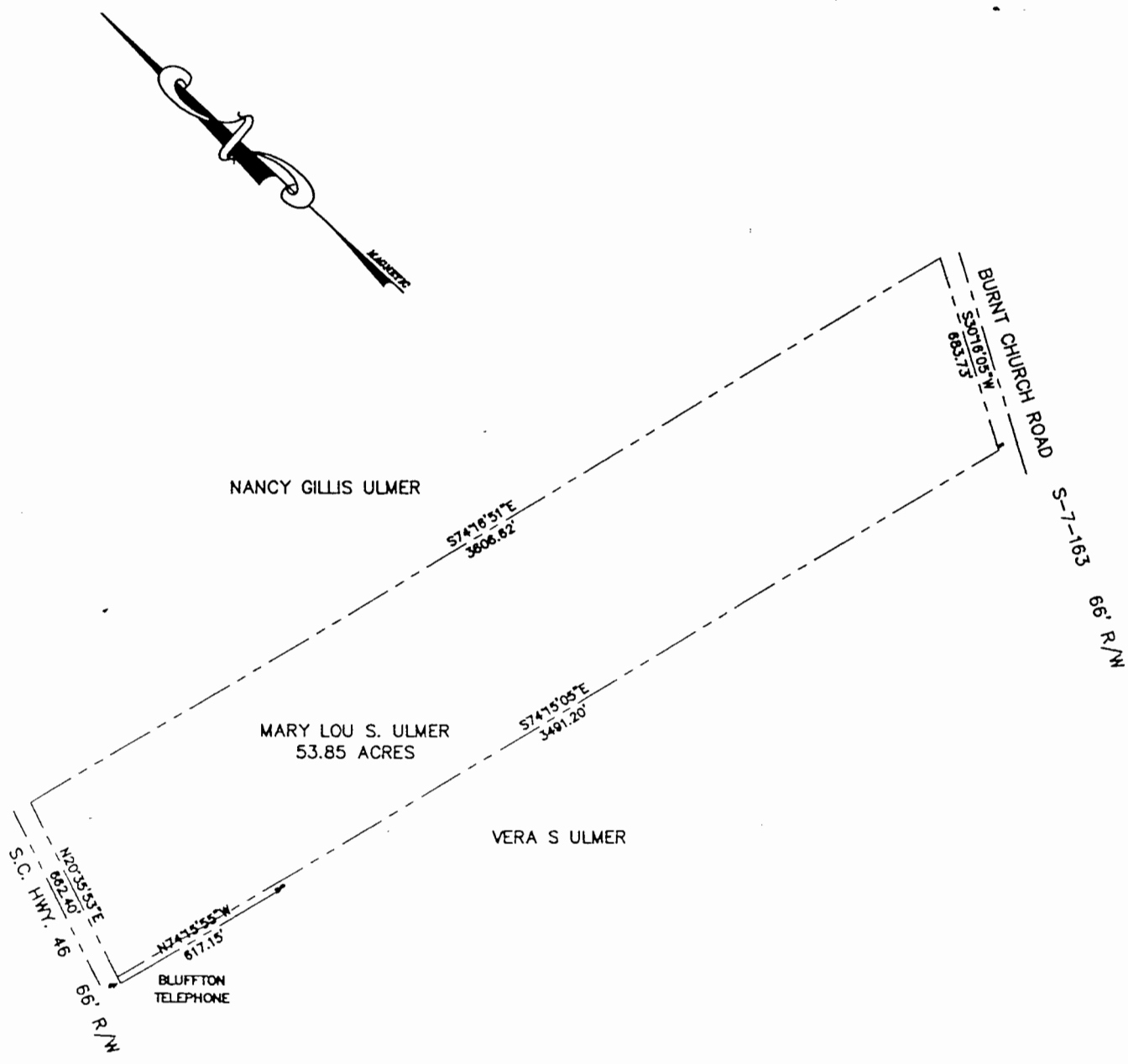
**AEC Andrews Engineering Co., Inc.**  
 802 15th Street  
 Fort Royal, S.C. 29635  
 PH. (803) 522-9945  
 FAX. (803) 522-3172

MYRTLE PLANTATION  
 SC HWY 48/BURNT CHURCH ROAD  
 BLUFFTON TOWNSHIP  
 BEAUFORT COUNTY, SOUTH CAROLINA

EXHIBIT C  
 LIMITS OF DEVELOPMENT AGREEMENT

SHEET  
 1  
 OF  
 1

0102



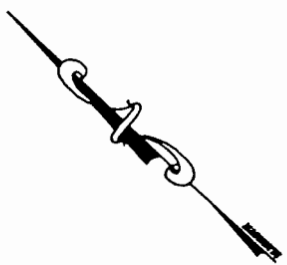
GRAPHIC SCALE



( IN FEET )  
1 inch = 500 ft.

EXHIBIT D2  
 TMP 600-39-0129  
 STROUP LIMITED PARTNERSHIP  
 MARY LOU ULMER, GENERAL PARTNER  
 OAKS CONSTRUCTION CORPORATION, OPTION CONTRACT

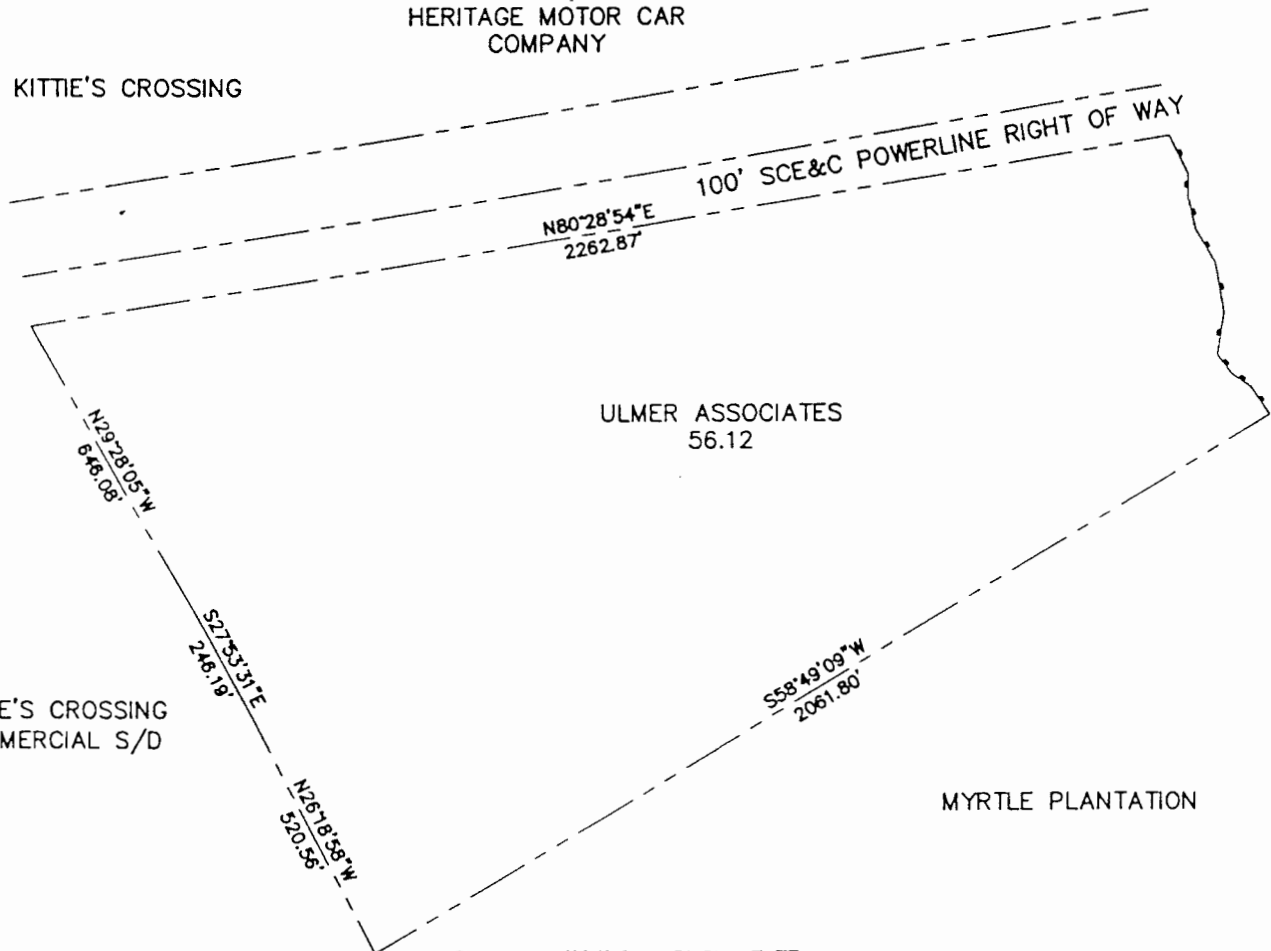
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L11	64.68	N33°38'13"W
L12	47.07	N38°13'25"W
L13	45.21	N55°15'34"W
L14	84.25	N26°15'44"W
L15	66.49	N13°16'32"W
L16	77.25	N30°15'16"W
L17	99.84	N09°20'57"W
L18	46.03	N00°46'08"E



PLANTATION  
SELF STORAGE

HERITAGE MOTOR CAR  
COMPANY

KITTIE'S CROSSING



ULMER ASSOCIATES  
56.12

KITTIE'S CROSSING  
COMMERCIAL S/D

MYRTLE PLANTATION

GRAPHIC SCALE



( IN FEET )  
1 inch = 400 ft.

EXHIBIT D3

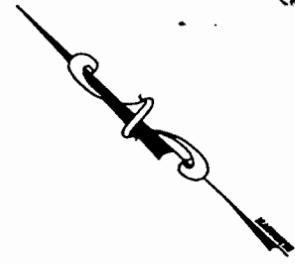
TMP 600-31-0186, 600-31-178, 600-31-33, 600-31-181  
600-31-188, 600-31-180, 600-31-176



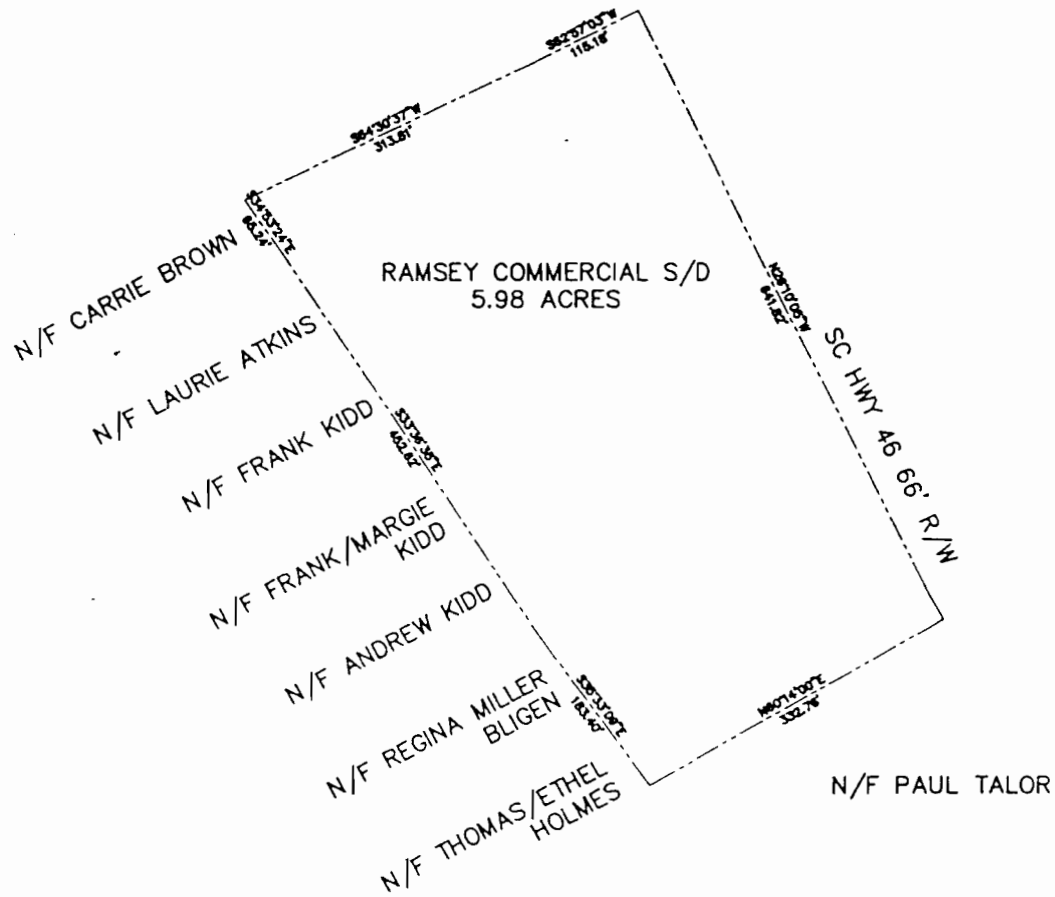




617



N/F R.C.F. INC.



GRAPHIC SCALE



( IN FEET )  
1 inch = 200 ft.

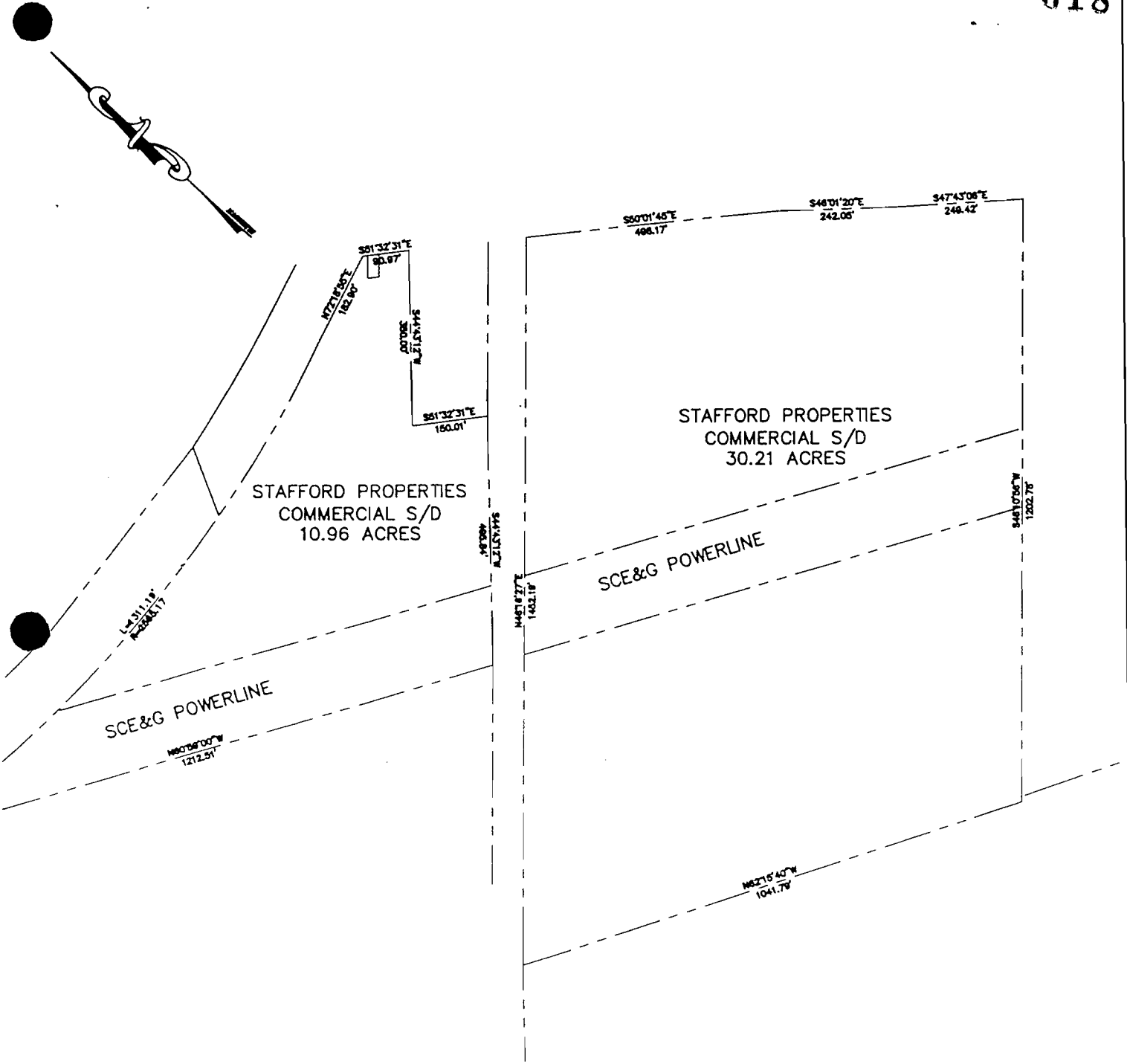


EXHIBIT D8  
 TMP 600-40-7 & 600-40-144  
 WATSON, OWNER  
 RHOAD, OWNER

STAFFORD PROPERTIES OPTION CONTRACTS



**EXHIBIT E1  
INTERPRETATION/MODIFICATION OF ZDSO**

**SECTION 02.120 DEVELOPMENT IN MORE THAN ONE (1) ZONING DISTRICT**

C.1 ...The non-residential district, or multi-family district, may intrude into the residential district only where at least a minimum 25 foot buffer of existing natural trees and vegetation is maintained, providing either naturally or through additional plantings a five year growth opacity factor of 70% between the intrusion and residential zoning on abutting properties. In addition a solid wall or fence shall be provided on the development side of the buffer, at the discretion of the DRT.

**ARTICLE 04**

Replace setbacks and buffers in Table 04.210 and Table 04.310 with those shown in Tables E12, E13 and E14.

**SECTION 05.220 NON-TIDAL WETLANDS**

DELETE THIS ENTIRE SECTION

Wetlands impact and mitigation shall be approved by and in accordance with USACE and OCRM standards and permits.

**SECTION 14.110 ACCESS**

**SUBSECTION 14.111 ACCESS TO STATE AND FEDERAL THOROUGHFARES**

DELETE ENTIRE SUBSECTION 14.111

The developer and county will jointly conduct a traffic study, which will define access, frontage roads, road improvements, intersection improvements and other traffic concerns in accordance with the provisions of Section IX(C) herein. This site specific analysis will supersede the more general traffic related requirements of the ZDSO. Any access permitted at the time of the execution of this agreement, or already approved by CRB or DRT as part of any pending project, shall not be withdrawn without the consent of the affected Owner as a result of this study.

**SUBSECTION 14.113 DRIVEWAY LINKAGE FOR NON-RESIDENTIAL DEVELOPMENT**

DELETE ENTIRE SUBSECTION 14.113

The developer and county will jointly conduct a traffic study, which will define access, frontage roads, road improvements, intersection improvements and other traffic concerns in accordance with the provisions of Section IX(C) herein. This site specific analysis will supersede the more general traffic related requirements of the ZDSO. Any access permitted at the time of the execution of this agreement, or already approved by CRB or DRT as part of any pending project, shall not be withdrawn without the consent of the affected Owner as a result of this study.

**DIVISION 14.400 PARKING AND LOADING STANDARD**

Delete all references to "maximum amount" of parking. Replace with "base amount". All parking that is provided above the base amount shall be pervious paving.

## **SECTION 21.240 CORRIDOR REVIEW**

ADD: As an alternative to the normal CRB process, Owners will submit a set of architectural and landscaping standards to the CRB for pre-approval. Such standards may be amended by a re-submission at a later date. Once approved, all development within the Property shall be in compliance with the Corridor Review Board pre-approved guidelines for architectural and landscaping design. To the extent a property is located within an area subject to Corridor Review, such pre-approved design guidelines shall be used by the CRB when processing final approvals for individual projects within the Property affected by this Agreement. The CRB shall ensure final development applications conform to the pre-approved guidelines, but may also make non-binding recommendations for changes from the pre-approved guidelines for either individual projects or to address changed conditions. The Owner or Developer will submit to the CRB for verification that the design conforms to the pre-approved standards. In the event the property is not within an area subject to Corridor Review, there will be no formal presentation by the developer to the CRB; the plan will nonetheless be submitted to the CRB Administrator for verification that it meets the pre-approved standards. Requests for material deviations from these guidelines shall require full CRB review as defined in ZDSO Section 21.240 and 21.241.

## **DIVISION 21.100 and 14.200 CONCURRENT PERMITTING**

ALTERNATIVE: The developer is generally required to have all DHEC construct permits and other "outside agencies" (Army Corps of Engineers, OCRM, etc.) approved prior to issuance of final plan approval. For the first year after execution of this Agreement, Development Applications approved by this agreement shall not require submission of such approved plans to DRT prior to acceptance and consideration of a final development plan and issuance of a final plan approval if copies of the submissions to the outside agencies are included with the development application, which final plan approval shall be expressly conditioned upon receipt of final DHEC or other agency approval in substantial conformity with the plans submitted to DRT. Such final approval by DHEC or other agency shall be received by DRT prior to land disturbance and construction by the applicant unless otherwise authorized by DRT. The applicant shall not be allowed to receive the plat stamped as "approved" until such permits from DHEC and other agencies are received and reviewed by DRT for compliance.

**EXHIBIT E2  
OAKS CONSTRUCTION AND MARY LOU ULMER  
DEVELOPMENT PLAN AND DENSITIES**

The Oaks Construction and Mary Lou Ulmer tracts make up the southern boundary of the development agreement area. The adjacent properties along the southern border of this property from west to east are Bluffton Telephone, the old Bluffton Town landfill, Lake Linden Estates Subdivision, and a wetlands/undeveloped property.

The East-West connector road will bisect this 100± acre parcel into two 50 acre tracts. The proposed development on this portion of the mixed-use community will consist of a 21.9 acre commercial pod on the west end of the property sandwiched between Bluffton Telephone and Kittie's Landing Commercial Subdivision along SC Hwy 46. This development will include 160,000 ft<sup>2</sup> of commercial buildings and a 5 acre recreational area.

In the middle of this tract will be 500-600 multi-family units distributed between two apartment complexes. One of the apartment complexes will be adjacent to the Lake Linden Estates Subdivision. The other complex will be directly across from it on the eastern right-of-way of the connector. Freshwater wetlands and a wetlands creation area will buffer the multi-family from adjacent commercial uses. A 25' buffer will be provided to protect the existing Lake Linden Subdivision. The multi-family area is 56.55 acres.

At the eastern end of the tract, along Burnt Church Road, will be a second commercial area with 160,000 ft<sup>2</sup> of commercial buildings on 22.42 acres. These commercial buildings will house retailers, offices and service businesses.

TOTAL SITE AREA:	UPLANDS	93.34 AC
	WETLANDS	<u>7.53 AC</u>
	TOTAL	100.87 AC
	COMMERCIAL	320,000 S.F.
	MULTI-FAMILY	500-600 DU'S
	RECREATION	5 AC

UNDERLYING INITIAL ZONING: SUBURBAN

TRAFFIC GENERATION FACTOR:

MULTI-FAMILY	7 PER UNIT <sup>1</sup>
BURNT CHURCH COMMERCIAL	42 PER VT/D (Unadjusted) (Based upon Com/Inst over 200,000 sq.ft.) <sup>2</sup>
HIGHWAY46 COMMERCIAL	11 PER VT/D (Unadjusted) (Based upon Office/Inst over 100,000 sq.ft.) <sup>3</sup>

FIRE FEES IN LIEU ARE BASED UPON THE FEES SET FORTH IN THE DIF TABLES ACCORDING TO HAZARD RATING<sup>4</sup>

PARK FEES IN LIEU ARE BASED UPON THE FEES SET FORTH IN THE DIF TABLES

LIBRARY FEES ARE BASED UPON THE FEES SET FORTH IN THE DIF TABLES

RECREATION AREA IS EXEMPT FROM ALL FEES IN LIEU

<sup>1</sup> Adjustments allowed for the affordable housing bonus under the DIF Ordinances are also available.

<sup>2</sup> Unless a use is submitted requiring a lesser trip generation factor per the Development Impact Fee Tables (hereinafter "DIF Tables").

<sup>3</sup> If a theatre is submitted for use within this area, the appropriate calculation from the DIF Tables shall be used for such site.

<sup>4</sup> Adjustments allowed under the Fire Development Impact Fee Ordinance are also available.

**EXHIBIT E3  
ULMER ASSOCIATES  
DEVELOPMENT PLAN AND DENSITIES**

This parcel is located in the interior of the development agreement area immediately to the north of the Oaks Construction and Mary Lou Ulmer tracts (Exhibit E2). To the west of the Ulmer Associates tract is the existing Kittie's Commercial Subdivision. When this subdivision was constructed it was planned to extend onto the Ulmer Associates land with roads, water and sewer stubbed out for extension.

The Ulmer Associates tract will be an 18-24 lot extension of the Kittie's Landing Subdivision. The uses will be consistent with those within the existing development. These uses include building trades, building material supplies, contractors, office warehouse, hardware stores, service businesses, landscapers, rental car business and general commercial. These uses may include outdoor storage. The building density is approximately 11,000 ft<sup>2</sup> per acre. The 18-24 lots will be distributed on approximately 28 acres of the 56 acre parcel yielding an estimated 270,000 to 330,000 ft<sup>2</sup> of commercial buildings.

The commercial development will have access to SC Hwy 46 through the existing Kittie's Landing Commercial Subdivision. Access will be provided to the east-west connector road by a roadway through the western commercial pod on the Oaks-Ulmer tract. Access will be provided into the regional commercial development along US Hwy 278 to the north. Pedestrian and road access across the Ulmer Associates tract will link the multi-family developments to the shopping district on US Hwy 278.

TOTAL SITE AREA:	UPLANDS	47.78 AC
	WETLANDS	<u>7.91 AC</u>
	TOTAL	55.69 AC
	COMMERCIAL LOTS	18-24
	BUILDING AREA	270,000 - 330,000 FT <sup>2</sup>

UNDERLYING INITIAL ZONING: URBAN

TRAFFIC GENERATION FACTOR:

7 PER VT/D (Unadjusted) (Based upon Light Industrial)

FIRE FEES IN LIEU ARE BASED UPON THE FEES SET FORTH IN THE DIF TABLES ACCORDING TO HAZARD RATING<sup>1</sup>

<sup>1</sup> Adjustments allowed under the Fire Development Impact Fee Ordinance are also available.

**EXHIBIT E4  
ULMER LIMITED  
DEVELOPMENT PLAN AND DENSITIES**

The Ulmer Limited 29.8 acre parcel is located at the northern limits of the development agreement area along US Hwy 278. This tract sits between the Kittie's Crossing Commercial Subdivision and Heritage Motors. The proposed uses for this area are big box retail, hotel, restaurants, and specialty retail shops. The total building area proposed to be built is 270,000 - 330,000 ft<sup>2</sup>.

Access roads and pedestrian paths, through the Ulmer Associates tract, will connect the shopping district with the multi-family developments and the East-West connector. Natural wetlands, manmade water bodies and landscape buffers will separate this regional commercial use from the adjacent office warehouse use.

TOTAL SITE AREA:	UPLAND	29.8 AC
	WETLANDS	<u>-0- AC</u>
	TOTAL	29.8 AC

BUILDING AREA: 270,000 - 330,000 FT<sup>2</sup>

UNDERLYING INITIAL ZONING: COMMERCIAL REGIONAL

TRAFFIC GENERATION FACTOR: 42 PER VT/D (Unadjusted) (Based upon Com/Inst over 200,000 sq. ft.)<sup>1</sup>

FIRE FEES IN LIEU ARE BASED UPON THE FEES SET FORTH IN THE DIF TABLES ACCORDING TO HAZARD RATING<sup>2</sup>

<sup>1</sup> Unless a use is submitted requiring a lesser trip generation factor per the DIF Tables

<sup>2</sup> Adjustments allowed under the Fire Development Impact Fee Ordinance are also available.

**EXHIBIT E5  
WILLIAM GODFREY  
DEVELOPMENT PLAN AND DENSITIES**

The William Godfrey tract is an existing 24+ lot commercial subdivision along SC Hwy 46. This parcel defines the western boundary of the development agreement area. The subdivision is partially developed with a mixed use of commercial and light industrial businesses. The proposed development will be an infill of the vacant lots with similar uses. The proposed development density will be approximately 11,000 ft<sup>2</sup> per acre.

TOTAL SITE AREA:	UPLAND	17 AC
	WETLANDS	<u>-0-</u>
	TOTAL	17 AC

BUILDING AREA: 210,000 to 270,000 FT<sup>2</sup>

UNDERLYING INITIAL ZONING: COMMERCIAL SUBURBAN

ALL FEES IN LIEU WILL BE BASED UPON ACTUAL SUBMISSIONS AS CALCULATED UNDER THE DIF TABLES

**EXHIBIT E6  
MCFE, LLP  
DEVELOPMENT PLAN AND DENSITIES**

The MCFE property establishes the eastern limit of the contiguous portion of the development agreement area. This 94± acre tract is bounded on the north by commercial regional property, on the east by Heritage Lakes Subdivision, on the south by Fern Lakes Subdivision and on the west by Burnt Church Road. The east-west connector road will cross the northern third of this tract and terminate at its northern boundary. The potential exists to extend the east-west road to Foreman Hill Road through the Santee Cooper Power Easement.

Development on this tract will consist of 31± acres of mixed use commercial at the north end adjacent to the existing CR property, 33± acres of multi-family in the middle, and 30± acres of single family at the south end. The commercial development will be at a building density of approximately 11,000 ft<sup>2</sup> per acre. This area will include a possible multi-government center site of approximately 5 acres. The multi-family area will border Heritage Lakes Subdivision and have frontage on Burnt Church Road. The single family area will also have frontage on Burnt Church Road.

SITE AREA:	UPLANDS	60± AC
	WETLANDS	34± AC
	TOTAL	94± AC
	COMMERCIAL:	26± ACRES @ 320,000 to 380,000 FT <sup>2</sup>
	GOVERNMENT CENTER:	5± ACRES
	MULTI-FAMILY:	33± ACRES @ 230 to 280 DU's
	SINGLE FAMILY:	30± ACRES @ 125 to 175 DU's
	TOTAL AREA:	94± ACRES

UNDERLYING INITIAL ZONING: SUBURBAN

TRAFFIC GENERATION FACTOR<sup>1</sup>:

SINGLE FAMILY	10 PER UNIT
MULTI-FAMILY	7 PER UNIT
COMMERCIAL	42 PER VT/D (Unadjusted) (Based upon Com/Inst over 200,000 sq.ft.) <sup>2</sup>

FIRE FEES IN LIEU ARE BASED UPON THE FEES SET FORTH IN THE DIF TABLES ACCORDING TO HAZARD RATING<sup>3</sup>

PARK FEES IN LIEU ARE BASED UPON THE FEES SET FORTH IN THE DIF TABLES

LIBRARY FEES ARE BASED UPON THE FEES SET FORTH IN THE DIF TABLES

GOVERNMENT CENTER AREA IS EXEMPT FROM ALL FEES IN LIEU

<sup>1</sup> Adjustments allowed for the affordable housing bonus under the DIF Ordinances are also available.

<sup>2</sup> Unless a use is submitted requiring a lesser trip generation factor per the DIF Tables

<sup>3</sup> Adjustments allowed under the Fire Development Impact Fee Ordinance are also available.

**EXHIBIT E7  
PAUL RAMSEY TRACT  
DEVELOPMENT PLAN AND DENSITIES**

The 6± acre Paul Ramsey tract is located to the south of the William Godfrey commercial subdivision (Exhibit E5). The land fronts on SC Hwy 46 to the east, bounded on the south by a mini-warehouse complex and bounded on the west by a county drainage ditch which runs through an undeveloped commercial suburban district. Directly across from this site is the Bluffton Telephone complex and the old Town of Bluffton landfill.

Development on this site will be an in fill of commercial development similar to the neighboring commercial/light industry uses that exist. The existing uses immediately adjacent to this site are related to the construction industry and include limited yard storage. The proposed office/warehouse uses with limited outdoor storage will not exceed a development density of approximately 11,000 ft<sup>2</sup> of building area/acre.

To minimize the developments visual impact on SC Hwy 46, a 50' buffer will be maintained off of the right-of-way. The commercial subdivision will utilize a shared driveway including the necessary turn lane improvements to rVT/D (Unadjusted)ce its impact to the traffic flow on SC Hwy 46.

TOTAL SITE AREA:	UPLANDS	6 AC
	WETLANDS	-0-
	TOTAL	6 AC

COMMERCIAL LOTS:	2-5
BUILDING AREA:	60,000 to 72,000 FT <sup>2</sup>

UNDERLYING INITIAL ZONING: COMMERCIAL SUBURBAN

TRAFFIC GENERATION FACTOR:  
5 PER VT/D (Unadjusted) (Based upon Warehouse)<sup>1</sup>

FIRE FEES IN LIEU ARE BASED UPON THE FEES SET FORTH IN THE DIF TABLES ACCORDING TO HAZARD RATING<sup>2</sup>

<sup>1</sup> Unless more than 25% of floor area is dedicated to Office use; if so, a pro rata adjustment shall be made based upon an average of Office area to Warehouse area per DIF Tables.

<sup>2</sup> Adjustments allowed under the Fire Development Impact Fee Ordinance are also available.



**EXHIBIT E8  
STAFFORD FOREMAN HILL ROAD TRACT  
DEVELOPMENT PLAN AND DENSITIES**

The 41± acre Stafford Foreman Hill Road Tract lies at the eastern end of the development agreement district and is to be the eastern starting point of the east-west connector road. This property is linked to the main development district by the east-west connector road. A key contribution of this tract to the development district is its control of the east-west connector right-of-way at the Foreman Hill Road and US Hwy 278 intersection. Also, by participating in the development agreement, it endorses the extension of the east-west connector to another access onto US Hwy 278 at Foreman Hill Road.

As part of the development district the Stafford parcel establishes a commercial district at the eastern boundary of the existing Heritage Lakes and Fern Lakes residential subdivisions and ties these existing single family developments into the core mixed use district located between Burnt Church Road and Hwy 46. By way of the east-west connector the large existing residential population in these subdivisions have easy access to multiple shopping districts without having to travel onto US Hwy 278. Further, the bike/pedestrian ways within the connector right-of-way offer an alternative to vehicular traffic, promoting a large scale pedestrian district.

The 41± acre commercial regional district is bounded on the north by US Hwy 278, on the east by a McDonalds and a convenience store, on the south by Hilton Head National Golf Course, and on the west by Carolina Morning News and a strip commercial center. Foreman Hill Road slices through the tract creating a 30 acre parcel and an 11 acre parcel.

As its counter part, the Ulmer Limited tract (Exhibit E4) on the western end of the development district, the visibility and access to US Hwy 278 makes this property suitable for big box retail and other multi-use high intensity commercial uses. Uses will include department stores, building material supply stores, specialty retail, restaurants, lodging, office and service businesses.

TOTAL SITE AREA:	UPLAND	28 AC
	WETLANDS	<u>13 AC</u>
	TOTAL	41 AC

BUILDING AREA: 325,000 to 375,000 FT<sup>2</sup>

UNDERLYING INITIAL ZONING: COMMERCIAL REGIONAL

TRAFFIC GENERATION FACTOR: 42 PER VT/D (Unadjusted) (Based upon Com/Inst over 200,000 sq. ft.)<sup>1</sup>

FIRE FEES IN LIEU ARE BASED UPON THE FEES SET FORTH IN THE DIF TABLES ACCORDING TO HAZARD RATING<sup>2</sup>

---

<sup>1</sup> Unless a use is submitted requiring a lesser trip generation factor per the DIF Tables

<sup>2</sup> Adjustments allowed under the Fire Development Impact Fee Ordinance are also available.

<b>TABLE E9</b>			
<b>MIXED USE DEVELOPMENT DISTRICT</b>			
<b>LAND AREA DISTRIBUTION BY ZONING DISTRICT</b>			
<b>ZONE</b>	<b>UPLANDS</b>	<b>WETLANDS</b>	<b>TOTAL AREA</b>
	<b>(AC)</b>	<b>(AC)</b>	<b>(AC)</b>
URBAN	47.78	7.91	55.69
COMMERCIAL REGIONAL	57.8	13	70.8
COMMERCIAL SUBURBAN	26	0	26
SUBURBAN	153.34	41.53	194.87
<b>TOTAL</b>	<b>284.92</b>	<b>62.44</b>	<b>347.36</b>

<b>TABLE E10</b>	
<b>MIXED USE DEVELOPMENT DISTRICT</b>	
<b>PROPOSED DENSITY</b>	
<b>USE</b>	<b>PROPOSED DENSITY</b>
SINGLE FAMILY	150 DU's
MULTI-FAMILY	805 DU's
ALL COMMERCIAL USES	1,926,000 S.F.

TABLE E-11

MIXED USE DEVELOPMENT DISTRICT  
 PROPOSED USE/DENSITY<sup>1</sup> AND ESTIMATED OPEN SPACE

DEVELOPMENT PROPERTY	UPLANDS (AC)	WETLANDS (AC)	USE	DENSITY	BLDG SIZE	ESTIMATED OPEN SPACE
DAKS CONSTRUCTION	93.34	7.53				27+ AC
MARY LOU ULMER			MULTI-FAMILY	500-600 DU's	2&3 STORY 20-40 DU's/BLDG	
			COMMERCIAL: RETAIL	290,000 S.F. TO 350,000 S.F.	1&2 STORY 10,000-55,000 S.F.	
			OFFICE SERVICES AMUSEMENT RESTAURANT RECREATION			
ULMER ASSOCIATES	47.78	7.91		0	5 AC SITE	18+ AC
			COMMERCIAL: OFFICE SERVICES RETAIL LIGHT INDUSTRY	270,000 S.F. TO 330,000 S.F.	1&2 STORY 10,000-30,000 S.F.	
ULMER LIMITED	29.8	0				3+ AC
			COMMERCIAL: RETAIL HOTEL RESTAURANT AMUSEMENT GENERAL	270,000 S.F. TO 330,000 S.F.	RETAIL HOTEL-3 STORY 40,000-60,000 S.F. OTHER- 1-2 STORY 10,000-60,000 S.F.	

<sup>1</sup> Density and building sizes are the maximum upper range that could be attained by transfer of development rights from other properties. Total density will not exceed proposed density in Table E-11.

DEVELOPMENT PROPERTY	UPLANDS (AC)	WETLANDS (AC)	USE	DENSITY	BLDG SIZE	ESTIMATED OPEN SPACE
WILLIAM GODFREY	20	0				3+ AC
			COMMERCIAL:	210,000 S.F. TO	1-2 STORY	
			RETAIL	270,000 S.F.	10,000-20,000 S.F.	
			OFFICE			
			SERVICE			
			RESTAURANT			
			AMUSEMENT			
MCFE	60	34				30+ AC
			SINGLE FAMILY	125 TO 175 DU's	1-2 STORY	
					1,200-2,800 S.F.	
			MULTI-FAMILY	230 TO 280 DU's	2-3 STORY	
					20-40 DU's/BLDG.	
			COMMERCIAL:	320,000 S.F. TO	1 & 2 STORY	
			RETAIL	370,000 S.F.	10,000-55,000 S.F.	
			OFFICE			
			SERVICES			
			AMUSEMENT			
			RESTAURANT			
			INSTITUTIONAL		3-6 AC SITE	
PAUL RAMSEY	6	0				1+ AC
			COMMERCIAL:	60,000 S.F. TO	10,000-35,000 S.F.	
			OFFICE	72,000 S.F.		
			SERVICES			
			RETAIL			
			LIGHT INDUSTRY			

DEVELOPMENT PROPERTY	UPLANDS (AC)	WETLANDS (AC)	USE	DENSITY	BLDG SIZE	ESTIMATED OPEN SPACE
STAFFORD FOREMAN HILL RD	28	13				14+ AC
			COMMERCIAL:	325,000 S.F. TO		
			RETAIL	375,000 S.F.	RETAIL	
			HOTEL		100,000-200,000 S.F.	
			RESTAURANT		HOTEL 3 STORY	
			AMUSEMENT		40,000-60,000 S.F.	
			GENERAL		OTHER 1-2 STORY	
					10,000-60,000 S.F.	

<b>TOTAL</b>	284.82	62.44				96+ AC
			<b>PROPOSED MAXIMUM</b>			
			SINGLE FAMILY	150 DU's		
			MULTI-FAMILY	805 DU's		
			COMMERCIAL	1,926,000 S.F.		
						<b>REQUIRED OPEN SPACE: 80.05 AC</b>

<b>TABLE E12</b>		
<b>MIXED USE DEVELOPMENT DISTRICT</b>		
<b>ROADWAY BUFFER/SETBACK REQUIREMENTS</b>		
<b>ROAD</b>	<b>BUFFER</b>	<b>SETBACK</b>
US HWY 278	50'	50'
SC HWY 46	50*	50*
BURNT CHURCH ROAD	50*	50*
FOREMAN HILL ROAD	25'	25'
EAST-WEST CONNECTOR	25'	25'
INTERNAL STREETS	15'	25'

\* 50' buffer/setback is from existing right-of-way. If additional right-of-way is required for improvements to SC Hwy 46 or Burnt Church Road, then the buffer/setback shall be 25' from the adjusted right-of-way.

TABLE E13				
MIXED USE DEVELOPMENT DISTRICT				
PERIMETER BUFFER/SETBACK				
DEVELOPMENT <sup>1</sup>	ADJACENT PROPERTY USE <sup>2</sup>			
DISTRICT USE	COMMERCIAL	MULTI-FAMILY	SINGLE FAMILY	RECREATIONAL
COMMERCIAL	10'	25'	25'	10'
MULTI-FAMILY	10'	15'	25' *	10'
SINGLE FAMILY	10'	10'	10'	10'
RECREATIONAL	10'	10'	10'	10'

\* Building set back shall be fifty feet or greater. No building greater than two stories shall be placed within seventy-five feet of the adjacent property line. No vehicular parking or driveways shall be placed within seventy-five feet of the adjacent property lines. This prohibition shall not apply to pedestrian pathways, bike paths, or other passive development.

<sup>1</sup> Development District Use is the proposed use of the property within the perimeter of the properties subject to this agreement.

<sup>2</sup> Adjacent Property Use is the use of the property outside the perimeter of the Property subject to this agreement.



TABLE E14			
MIXED USE DEVELOPMENT DISTRICT			
INTERNAL PROPERTY LINE BUFFER/SETBACK			
USE	COMMERCIAL	MULTI-FAMILY	SINGLE FAMILY
COMMERCIAL	0	10'	10'
MULTI-FAMILY	10'	5'	10'
SINGLE FAMILY	10'	10'	5'

## EXHIBIT F: PROJECTED BUILDOUT

Projected Buildout	Year	1	2	3	4	5	6	7	8	9	10	11
Myrtle Plantation Apartments (150 units)	Phase I: 175 Units											
MCFE APTS.(128 units)					Phase I: 130 Units							
Myrtle Plantation Apartments (175 units)			Phase 2: 200 Units									
MCFE APTS.(128 units)							Phase 2: 125 Units					
Myrtle Plantation Apartments (175 units)				Phase 3: 175 Units								
Commercial Space (40,000')	40,000 S.F.											
MCFE Comm Space (40,000')			40,000 S.F.	40,000 S.F.								
Commercial Space (40,000')						40,000 S.F.						
MCFE Comm Space (40,000')								40,000 S.F.				
Commercial Space (40,000')					40,000 S.F.							
MCFE Comm Space (40,000')									40,000 S.F.			
Commercial Space (40,000')						40,000 S.F.						
MCFE Comm Space (40,000')										40,000 S.F.		
Commercial Space (40,000')							40,000 S.F.					
MCFE Comm Space (40,000')											40,000 S.F.	
Commercial Space (60,000')								60,000 S.F.				
Stafford Properties	150,000 S.F.	150,000 S.F.										
Stafford Foreman Hill		175,000 S.F.	175,000 S.F.									
Ramsey Property		33,000 S.F.	33,000 S.F.									
Kitty's Landing	100,000 S.F.	100,000 S.F.	100,000 S.F.									
MCFE 120 Single Family Homes								24 Dwellings	24 Dwellings	24 Dwellings	24 Dwellings	24 Dwellings
Bluffton Estates		40,000 S.F.	40,000 S.F.	40,000 S.F.	40,000 S.F.	40,000 S.F.						

**EXHIBIT G****EAST-WEST CONNECTOR ROAD  
WATER IMPROVEMENTS<sup>1</sup>****PROJECT #1** - Water Improvements Within East-West Connector Road Right-of-Way

- 10" Waterline - 5,100±l.f.
- Fire Hydrants with valves - 5
- Connections to Existing BJWSA Waterlines - 3
- Inline Gate Valves - 5
- Air Relief Valves - 2

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<sup>1</sup> Actual footages and quantities are subject to change based on BJWSA design requirements.

## EXHIBIT H

EAST-WEST CONNECTOR ROAD  
SEWER IMPROVEMENTS<sup>1</sup>**PROJECT #1** - Sewer Improvements Within East-West Connector Road Right-of-Way

- Pump Station - 1
- Force Main - 1,500±l.f.
- Connection to Existing Force Main - 1
- Gravity Sewer - 1,700±l.f.

**PROJECT #2** - Deepen Existing Food Lion Pump Station

- Relocate and deepen existing pump station. This will allow shallower (more cost effective) gravity sewer and pump station in Project #1.

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<sup>1</sup> Actual footages and quantities are subject to change based on BJWSA design requirements

**A3**

FIRST SET OF AMENDMENTS  
TO DEVELOPMENT AGREEMENT

Dated October 13, 2000

STATE OF SOUTH CAROLINA            )  
                                                           )  
 COUNTY OF BEAUFORT                    )

**FIRST SET OF AMENDMENTS TO  
 DEVELOPMENT AGREEMENT**

This First Set of Amendments to Development Agreement ("First Amendments") is made and entered this 13 day of October, 2000, by and between (all of the following collectively may at times be referred to as "Owners" and includes their individual successors and/or assigns) Myrtle Plantation Partnership, LLC, a North Carolina Limited Liability Company, successor in interest to properties previously owned by Oaks Construction Company, Inc., ("Oaks Construction") and also Stroup Limited Partnership ; Ulmer Associates, a North Carolina General Partnership (Ulmer Associates); William Godfrey; MCFE, LLP, a South Carolina Limited Liability Partnership ("MCFE"); Kinpin Partnership, a South Carolina Limited Partnership, successor in interest to properties previously owned by CMDCO, Inc.; Stafford Bluffton, LLC ("Stafford"), a Georgia Limited Liability Company, successor in interest to properties previously owned by Ulmer Limited Partnership, and an equitable owner of properties under contract from Ulmer Associates, JRT Properties, L.P., Julia U. Rhoad and Franklin N. Rhoad, Sr., and Billy L. Watson; and the governmental authority of the County of Beaufort, South Carolina ("County").

**WHEREAS**, the Owners or their predecessors in interest have heretofore entered into a Development Agreement with the County of Beaufort, which Agreement has been adopted as an Ordinance of Beaufort County (Ordinance 99/38) pursuant to the provisions of the "South Carolina Local Government Development Agreement Act," (the "Act") as set forth in Sections 6-31-10 through 6-31-160 of the South Carolina Code of Laws (1976), as amended; and

**WHEREAS**, in implementing the Development Agreement and processing the Design Review Guidelines as called for in said Development Agreement, the parties hereto have determined that an amendment to the Development Agreement is required to fully implement the intent of the original Development Agreement and to clarify certain aspects of the Agreement that was inadvertently omitted or ambiguous; and

**WHEREAS**, Myrtle Plantation Partnership, LLC, has become the successor in interest to the approximately 47 acres, generally known as the Oaks Construction Tract, that was described as being owned by Oaks Construction in the original Development Agreement, as well as to the approximately 54 acres generally known as the Mary Lou Ulmer Tract, that was described as being owned by Stroup Limited Partnership in the original Development Agreement, which properties are subject to the terms and conditions of the Development Agreement; and

**WHEREAS**, Ulmer Associates remains the owner of a tract of approximately 56 acres, which is subject to the terms and conditions of the Development Agreement; and

**WHEREAS**, JRT Properties, L.P. remains an owner, along with June Rhoad Salvesan, Timothy Paul Rhoad and Franklin Nathaniel Rhoad (a/ka/ Franklin N. Rhoad, Jr.), successors in interest to Franklin N. Rhoad, Sr., of a tract of approximately 31 acres, which is subject to the terms and conditions of the Development Agreement and which is under option contract to Stafford Bluffton, LLC.; and

**WHEREAS**, Billy L. Watson remains the owner of a tract of approximately 10 acres, which is subject to the terms and conditions of the Development Agreement and which is under option contract to Stafford Bluffton, LLC.; and

**WHEREAS**, Stafford Bluffton, LLC has become the successor in interest to the approximately 30 acre parcel that was described as being owned by Ulmer Limited, a Partnership, in the original Development Agreement, which is subject to the terms and conditions of the Development Agreement; and

**WHEREAS**, MCFE, LLP remains the owner of approximately 95 acres, which is subject to the

terms and conditions of the Development Agreement; and

**WHEREAS**, William Godfrey remains the owner of approximately 17 acres, which is subject to the terms and conditions of the Development Agreement; and

**WHEREAS**, KinPin, a Partnership, has become the successor in interest to the approximately 6 acre parcel that was described as being the property of CMDCO, Inc. in the original Development Agreement, which is subject to the terms and conditions of the Development Agreement; and

**WHEREAS**, it is the intention of all the parties to adopt the following amendment to the Development Agreement;

**NOW THEREFORE**, in consideration of the terms and conditions set forth herein, and other good and valuable consideration, the receipt and sufficiency of such consideration being hereby acknowledged, Beaufort County and Owners hereby agree the original Table E-11 is amended by adding a footnote stating the allowable height for the proposed YMCA shall be fifty (50) feet.

**AMENDED EXHIBIT E-11 AND SIGNATURES CONTAINED ON FOLLOWING PAGES**



**AMENDED TABLE E11**

**MIXED USE DEVELOPMENT DISTRICT  
PROPOSED USE/DENSITY<sup>1</sup> AND ESTIMATED OPEN SPACE**

DEVELOPMENT PROPERTY	UPLANDS (AC)	WETLANDS (AC)	USE	DENSITY	BLDG SIZE	ESTIMATED OPEN SPACE
OAKS CONSTRUCTION	93.34	7.53				27+ AC
MARY LOU ULMER						
			MULTI-FAMILY:	500-600 DU's	2&3 STORY	
					20-40 DU's/BLDG	
			COMMERCIAL:	290,000 S.F. TO	1&2 STORY	
			RETAIL	350,000 S.F.	10,000-55,000 S.F.	
			OFFICE			
			SERVICES			
			AMUSEMENT			
			RESTAURANT			
			RECREATION	0	5 AC SITE <sup>2</sup>	
ULMER ASSOCIATES	47.78	7.91				18+ AC
			COMMERCIAL:	270,000 S.F. TO	1&2 STORY	
			OFFICE	330,000 S.F.	10,000-30,000 S.F.	
			SERVICES			
			RETAIL			
			LIGHT INDUSTRY			
ULMER LIMITED	29.8	0				3+ AC
			COMMERCIAL:	270,000 S.F. TO	RETAIL	
			RETAIL	330,000 S.F.	100,000-200,000 S.F.	
			HOTEL		HOTEL 3 STORY	
			RESTAURANT		40,000-60,000 S.F.	
			AMUSEMENT		OTHER- 1-2 STORY	
			GENERAL		10,000-60,000 S.F.	

<sup>1</sup> Density and building sizes are the maximum upper range that could be attained by transfer of development rights from other properties. Total density will not exceed proposed density in Table E-11.

DEVELOPMENT PROPERTY	UPLANDS (AC)	WETLANDS (AC)	USE	DENSITY	BLDG SIZE	ESTIMATED OPEN SPACE
WILLIAM GODFREY	20	0				3+ AC
			COMMERCIAL:	210,000 S.F. TO	1-2 STORY	
			RETAIL	270,000 S.F.	10,000-20,000 S.F.	
			OFFICE			
			SERVICE			
			RESTAURANT			
			AMUSEMENT			
MCFE	60	34				30+ AC
			SINGLE FAMILY	125 TO 175 DU's	1-2 STORY	
					1,200-2,800 S.F.	
			MULTI-FAMILY	230 TO 280 DU's	2-3 STORY	
					20-40 DU's/BLDG.	
			COMMERCIAL:	320,000 S.F. TO	1 & 2 STORY	
			RETAIL	370,000 S.F.	10,000-55,000 S.F.	
			OFFICE			
			SERVICES			
			AMUSEMENT			
			RESTAURANT			
			INSTITUTIONAL		3-6 AC SITE	
PAUL RAMSEY	6	0				1+ AC
			COMMERCIAL:	60,000 S.F. TO	10,000-35,000 S.F.	
			OFFICE	72,000 S.F.		
			SERVICES			
			RETAIL			
			LIGHT INDUSTRY			

0134

DEVELOPMENT PROPERTY	UPLANDS (AC)	WETLANDS (AC)	USE	DENSITY	BLDG SIZE	ESTIMATED OPEN SPACE
STAFFORD FOREMAN HILL RD	28	13				14+ AC
			COMMERCIAL:	325,000 S.F. TO		
			RETAIL	375,000 S.F.	RETAIL	
			HOTEL		100,000-200,000 S.F.	
			RESTAURANT		HOTEL 3 STORY	
			AMUSEMENT		40,000-60,000 S.F.	
			GENERAL		OTHER 1-2 STORY	
					10,000-60,000 S.F.	
<b>TOTAL</b>	284.82	62.44				96+ AC
			<b>PROPOSED MAXIMUM</b>			
			SINGLE FAMILY	150 DU's		<b>REQUIRED</b>
			MULTI-FAMILY	805 DU's		OPEN SPACE: 80.05 AC
			COMMERCIAL	1,926,000 S.F.		

2. THE MAXIMUM BUILDING HEIGHT FOR THE PROPOSED YMCA BUILDING IS FIFTY FEET.

0135

IN WITNESS WHEREOF, the parties hereby set their hands and seals, effective the date first above written.

WITNESSES

MYRTLE PLANTATION PARTNERS, LLC.

Willard M. Brock

By: Max Oaks  
Its: Managing Member

Attest: NOT REQUIRED  
Its: Member

STATE OF NORTH CAROLINA. )  
COUNTY OF WAKE )

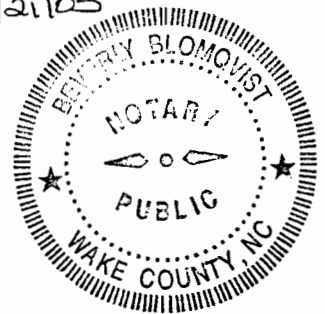
ACKNOWLEDGMENT

I HEREBY CERTIFY, that on this 10<sup>th</sup> day of Oct., 2000, before me, the undersigned Notary Public of the State and County aforesaid, personally appeared Myrtle Plation Partners, LLC, by MAX OAKS, its Managing Member, and \_\_\_\_\_, its Member, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within document, who acknowledged the due execution of the foregoing document.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year last above mentioned.

Beverly Blomqvist  
Notary Public for North Carolina  
My Commission Expires: 01/21/05

[SIGNATURES CONTINUE ON FOLLOWING PAGE]



WITNESSES

ULMER ASSOCIATES

[Signature]  
Kristi F. Clanton

By: Ann U. Smith  
Its: General Partner  
Attest: [Signature]  
Its: \_\_\_\_\_

STATE OF \_\_\_\_\_ )

ACKNOWLEDGMENT

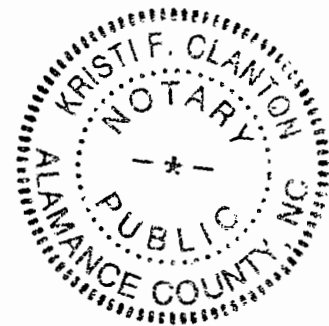
COUNTY OF \_\_\_\_\_ )

I HEREBY CERTIFY, that on this 13<sup>th</sup> day of October, 2000, before me, the undersigned Notary Public of the State and County aforesaid, personally appeared Ulmer Associates, by Ann U. Smith, its General Partner, and \_\_\_\_\_, its \_\_\_\_\_, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within document, who acknowledged the due execution of the foregoing document.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year last above mentioned.

Kristi F. Clanton  
Notary Public for  
My Commission Expires: 5/22/2004

[SIGNATURES CONTINUE ON FOLLOWING PAGE]



WITNESSES

WILLIAM GODFREY

0138

H. Racy Brown

William Godfrey

Alupina Sumas

STATE OF SOUTH CAROLINA. )

ACKNOWLEDGMENT

COUNTY OF BEAUFORT. )

I HEREBY CERTIFY, that on this 5<sup>th</sup> day of October, 2000, before me, the undersigned Notary Public of the State and County aforesaid, personally appeared William Godfrey, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within document, who acknowledged the due execution of the foregoing document.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year last above mentioned.

Alupina Sumas  
Notary Public for South Carolina  
My Commission Expires: 3-26-2008

[SIGNATURES CONTINUE ON FOLLOWING PAGE]

WITNESSES

JRT PROPERTIES, LP and  
JUNE RHOAD SALVESAN, TIMOTHY PAUL  
RHOAD and FRANKLIN NATHANIEL RHOAD,  
a/k/a FRANKLIN N. RHOAD, JR.

Beth A Lucas

By: Franklin N. Rhoad  
Its: Attorney in Fact

Richard D. Thomas Curnley

Franklin N. Rhoad,  
Franklin N. Rhoad, Sr., as Attorney in Fact for  
June Rhoad Salvesan, Timothy Paul Rhoad,  
and Franklin Nathaniel Rhoad

STATE OF SOUTH CAROLINA. )

ACKNOWLEDGMENT

COUNTY OF BEAUFORT. )

I HEREBY CERTIFY, that on this 13<sup>th</sup> day of October, 2000, before me, the undersigned Notary Public of the State and County aforesaid, personally appeared JRT PROPERTIES, LP by Franklin N. Rhoad, Sr., General Partner, and FRANKLIN N. RHOAD, SR., as attorney in fact for JUNE RHOAD SALVESAN, TIMOTHY PAUL RHOAD, and FRANKLIN NATHANIEL RHOAD, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within document, who acknowledged the due execution of the foregoing document.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year last above mentioned.

Richard D. Thomas Curnley  
Notary Public for South Carolina  
My Commission Expires: 10/10/2007

[SIGNATURES CONTINUE ON FOLLOWING PAGE]

CERTIFIED TO BE A TRUE COPY  
BY: Sh...  
Marlene R. Smith  
NOTARY PUBLIC FOR SOUTH CAROLINA  
MY COMMISSION EXPIRES: 28 2006







STATE OF SOUTH CAROLINA            )  
                                                  )  
COUNTY OF BEAUFORT                )       **GENERAL POWER OF ATTORNEY**

KNOW ALL MEN BY THESE PRESENTS, That I, **TIMOTHY PAUL RHIOAD**, do hereby make, constitute and appoint **FRANKLIN N. RHIOAD, SR.** of 202 **Ulmer Road, Bluffton, South Carolina 29910**, as my true and lawful attorney-in-fact for me and in my name, place, and stead, to grant, bargain, sell, convey, or contract for the sale and conveyance of any real property in which I have an interest located in Beaufort County, South Carolina. Said attorney-in-fact is authorized to grant, bargain, convey, sell or to contract for the sale and conveyance of any property in which I have an interest in Beaufort County, South Carolina to any person or entity, for such price or prices, and on such terms and conditions, as my said attorney-n-fact may deem proper, and in my name to make, execute, acknowledge, and deliver a good and sufficient deed of conveyance, or other instrument or instruments, necessary to effect sale, conveyance, or agreement.

1. I grant to my said attorney-in-fact full power and authority to perform all acts to be done in and about the premises as herein described, as I could do if personally present.
  
2. I authorize my said attorney-in-fact to request, demand, sue for, collect, recover, and receive all monies which may become due and owing to me by reason of such sale and conveyance, whether by deed, contract, or other instrument.
  
3. I hereby ratify and confirm whatsoever the herein attorney-in-fact may due in the premises by virtue hereof.
  
4. All rights, powers and authority of my said attorney-in-fact to exercise any and all the rights and powers herein granted, shall commence and be in full force and effect on the date of the execution of this instrument, and shall remain in full force and effect until the 31st day of December, 2010.

IN WITNESS WHEREOF, I have executed this Power as of this 17<sup>th</sup> day of  
SEPTEMBER, 2000.

SIGNED, SEALED & DELIVERED  
IN THE PRESENCE OF:

Rachel Moorin  
1st WITNESS

[Signature]  
TIMOTHY PAUL RHOAD

[Signature]  
2nd WITNESS / NOTARY PUBLIC

STATE OF GEORGIA            )  
                                          )  
COUNTY OF CHATHAM        )                    PROBATE

PERSONALLY appeared before me the undersigned witness and made oath that  
s/he saw the within-named **TIMOTHY PAUL RHOAD** sign, seal, and as his act and deed,  
deliver the within written General Power of Attorney for the uses and purposes therein  
mentioned and that s/he, with the other subscribed witness subscribed above witnessed the  
execution thereof.

SWORN TO BEFORE ME THIS  
12<sup>th</sup> DAY OF ~~September~~ September 2000.

[Signature]  
1st Witness

[Signature] (L.S.)  
NOTARY PUBLIC FOR GEORGIA  
MY COMMISSION EXPIRES: 2.7.2003

(SEAL)

Carol Taylor  
Notary Public, Bryan County, Georgia  
My Commission Expires February 7, 2003

16092

COPY 0144  
686

STATE OF SOUTH CAROLINA	)	
	)	GENERAL POWER OF ATTORNEY
COUNTY OF BEAUFORT	)	

KNOW ALL MEN BY THESE PRESENTS:

That I, Franklin N. Rhoad, Jr., do hereby make, constitute, and appoint Franklin N. Rhoad, Sr. of 202 Ulmer Road, Bluffton, South Carolina 29910, my true and lawful attorney-in-fact, for me, and in my name, place, and stead, to grant, bargain, sell, convey, or contract for the sale and conveyance of any real property in which I have an interest located in Beaufort County, South Carolina. Said attorney-in-fact is authorized to grant, bargain, convey, sell, or to contract for the sale and conveyance of any property in which I have an interest in Beaufort County, South Carolina to any person or entity, for such price or prices, and on such terms and conditions, as my said attorney-in-fact may deem proper, and in my name to make, execute, acknowledge, and deliver a good and sufficient deed of conveyance, or other instrument or instruments, necessary to effect such sale, conveyance, or agreement.

1. I grant to my said attorney-in-fact full power and authority to perform all acts to be done in and about the premises as herein described, as I could do if personally present.

2. I authorize my said attorney-in-fact to request, demand, sue for, collect, recover, and receive all monies which may become due and owing to me by reason of such sale and conveyance, whether by deed, contract, or other instrument.

3. I hereby ratify and confirm whatsoever the herein attorney-in-fact may due in the premises by virtue of hereof.

4. All rights, powers and authority of my said attorney-in-fact to exercise any and all the rights and powers herein granted, shall commence and be in full force and effect on the date of the execution of this instrument, and shall remain in full force and effect until the 31st day of December, 2010.

IN WITNESS WHEREOF, I have executed this Power of Attorney this 6<sup>th</sup> day of February, 1998.

(2) Krusty Childers

(1) [Signature]  
Franklin N. Rhoad, Jr.

(3) Diane H. Norris

STATE OF TEXAS )  
COUNTY OF MONTGOMERY )

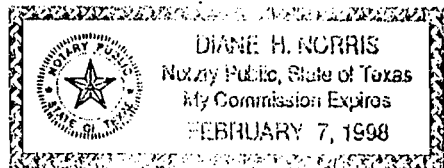
PROBATE

PERSONALLY appeared before me the undersigned and made oath that he/she saw the within-named Franklin N. Rhoad, Jr., sign, seal and as his Act and Deed, deliver the within-written Power of Attorney, and that he/she with (4) Krusty Childers witnessed the execution thereof.

SWORN to before me this 6<sup>th</sup> day of FEBRUARY, 1998

(5) Diane H. Norris  
NOTARY PUBLIC FOR STATE OF TEXAS  
My Commission Expires: 2/7/98

Krusty Childers











WITNESSES

KINPIN, a Partnership

[Signature]

By: [Signature]  
Its General Partner

[Signature]

STATE OF SOUTH CAROLINA. )

ACKNOWLEDGMENT

COUNTY OF BEAUFORT. )

I HEREBY CERTIFY, that on this 10<sup>th</sup> day of OCTOBER, 2000, before me, the undersigned Notary Public of the State and County aforesaid, personally appeared Kinpin, a Partnership, by HELS O. KING, its General Partner, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within document, who acknowledged the due execution of the foregoing document.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year last above mentioned.

[Signature]  
Notary Public for South Carolina  
My Commission Expires: ~~My Commission Expires~~ August 23, 2004

[SIGNATURES CONTINUE ON FOLLOWING PAGE]

WITNESSES

COUNTY OF BEAUFORT, SOUTH CAROLINA

Bernadette Zarmet

Frank Brafman

Frank Brafman  
Chairman, Beaufort County Council

Ashley W. Sanders

Attest: Suzanne M. Rainey

Suzanne M. Rainey  
Clerk to Council

STATE OF SOUTH CAROLINA. )  
COUNTY OF BEAUFORT. )

ACKNOWLEDGMENT

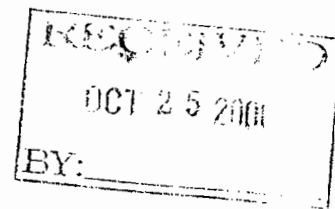
I HEREBY CERTIFY, that on this 6th day of November 2000, before me, the undersigned Notary Public of the State and County aforesaid, personally appeared Frank Brafman and Suzanne M. Rainey, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within document, who acknowledged the due execution of the foregoing document.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year last above mentioned.

Cheryl H. Harris  
Notary Public for South Carolina  
My Commission Expires: **My Commission Expires December 21, 2008**



COUNTY COUNCIL OF BEAUFORT COUNTY  
BEAUFORT COUNTY PLANNING DEPARTMENT  
Multi Government Center • 100 Ribaut Road, Room 260  
Post Office Drawer 1228, Beaufort, SC 29901-1228  
Phone: (843) 470-2724 • FAX: (843) 470-2686



October 17, 2000

Mr. David L. Tedder  
Daug, Tedder, Newman & McDougall  
One Professional Drive  
Port Royal, South Carolina 29935

Re: Oaks/Myrtle Park Development Agreement Amendments

Dear David:

Please be advised that my interpretation of Exhibit E-7 and Table E-12 corresponds with yours as outlined in your letter to me on October 9, 2000. Specifically, the fifty foot buffer listed in Exhibit E-7 will be adjusted in conformity with Table E-12 and the Design Development Guidelines if additional right-of-way is required for Highway 46 widening projects.

The second question you asked my interpretation for was concerning the application of footnote number 3 in Table E-11. I believe that the footnote applies to all commercial buildings in the Myrtle Park Development Agreement unless expressly excluded elsewhere in the Agreement. To my knowledge there are no such exclusions thus footnote 3 covers all of Myrtle Park.

If you have any questions, please do not hesitate to contact me.

Sincerely,

Anthony J. Criscitiello  
Planning Director

Cc: Delores Frazier  
Rob Marchant

**A4**

SECOND SET OF AMENDMENTS  
TO DEVELOPMENT AGREEMENT

Dated October 13, 2000



terms and conditions of the Development Agreement; and

**WHEREAS**, William Godfrey remains the owner of approximately 17 acres, which is subject to the terms and conditions of the Development Agreement; and

**WHEREAS**, KinPin, a Partnership, has become the successor in interest to the approximately 6 acre parcel that was described as being the property of CMDCO, Inc. in the original Development Agreement, which is subject to the terms and conditions of the Development Agreement; and

**WHEREAS**, it is the intention of all the parties hereto adopt the following amendments to the Development Agreement, and confirm and ratify the Design Guidelines for the properties subject to the Development Agreement which have been submitted to the Southern Beaufort County Corridor Review Board and are anticipated to receive final approval by official action on September 25, 2000;

**NOW THEREFORE**, in consideration of the terms and conditions set forth herein, and other good and valuable consideration, the receipt and sufficiency of such consideration being hereby acknowledged, Beaufort County and Owners hereby agree the original Exhibits E2 through E8, and Amended Table E11 are deleted in their entirety, the following amended Exhibits are substituted in their place, and Page 4 of the Development Agreement is replaced by the following attached Amended Page 4, which removes the transferability of development rights between the seven Development Property areas set out in Exhibit E-11.

**EXHIBITS AND SIGNATURES CONTAINED ON FOLLOWING PAGES**

IN WITNESS WHEREOF, the parties hereby set their hands and seals, effective the date first above written.

WITNESSES

MYRTLE PLANTATION PARTNERS, LLC.

Wilfred M. Brock

By: Max Oaks  
Its: Managing Member

Attest: Not Required  
Its: Member

STATE OF NORTH CAROLINA. )  
COUNTY OF WAKE )

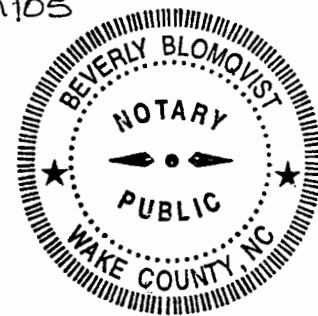
ACKNOWLEDGMENT

I HEREBY CERTIFY, that on this 10<sup>th</sup> day of Oct., 2000, before me, the undersigned Notary Public of the State and County aforesaid, personally appeared Myrtle Plantation Partners, LLC, by Max Oaks, its Managing Member, and \_\_\_\_\_, its Member, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within document, who acknowledged the due execution of the foregoing document.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year last above mentioned.

Beverly Blomquist  
Notary Public for North Carolina  
My Commission Expires: 01/21/05

[SIGNATURES CONTINUE ON FOLLOWING PAGE]





WITNESSES

Mark Lupo  
Kristi F. Clanton

ULMER ASSOCIATES

By: Ann U. Smith  
Its: General Partner  
Attest: Mark Lupo  
Its:

STATE OF )

COUNTY OF )

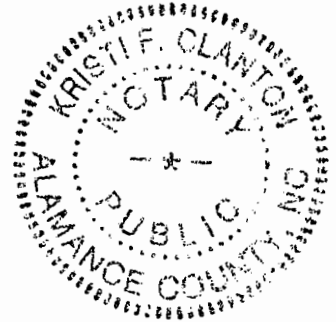
ACKNOWLEDGMENT

I HEREBY CERTIFY, that on this 13<sup>th</sup> day of October 2000, before me, the undersigned Notary Public of the State and County aforesaid, personally appeared Ulmer Associates, by Ann U. Smith, its General Partner, and \_\_\_\_\_, its \_\_\_\_\_, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within document, who acknowledged the due execution of the foregoing document.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year last above mentioned.

Kristi F. Clanton  
Notary Public for  
My Commission Expires: 5/22/2004

[SIGNATURES CONTINUE ON FOLLOWING PAGE]



WITNESSES

WILLIAM GODFREY

H. Racy Burck

W. Godfrey

Aleina Samar

STATE OF SOUTH CAROLINA. )  
COUNTY OF BEAUFORT. )

ACKNOWLEDGMENT

I HEREBY CERTIFY, that on this 5th day of October, 2000, before me, the undersigned Notary Public of the State and County aforesaid, personally appeared William Godfrey, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within document, who acknowledged the due execution of the foregoing document.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year last above mentioned.

Aleina Samar  
Notary Public for South Carolina  
My Commission Expires: 3-26-2008

[SIGNATURES CONTINUE ON FOLLOWING PAGE]

**CERTIFIED TO BE A TRUE COPY**  
BY: [Signature]  
Marlene R. Smith  
NOTARY PUBLIC FOR SOUTH CAROLINA  
MY COMMISSION EXPIRES: 2Q 2006

WITNESSES

JRT PROPERTIES, LP and  
JUNE RHOAD SALVESAN, TIMOTHY PAUL  
RHOAD and FRANKLIN NATHANIEL RHOAD,  
a/k/a FRANKLIN N. RHOAD, JR.

Beth A. Green

By: Franklin N. Rhoad, Sr.  
Its: Attorney in Fact

Barbara P. Thomas-Cumley

Franklin N. Rhoad, Sr.  
Franklin N. Rhoad, Sr., as Attorney in Fact for  
June Rhoad Salvesan, Timothy Paul Rhoad,  
and franklin Nathaniel Rhoad

STATE OF SOUTH CAROLINA. )  
COUNTY OF BEAUFORT. )

ACKNOWLEDGMENT

I HEREBY CERTIFY, that on this 13<sup>th</sup> day of October, 2000, before me, the undersigned Notary Public of the State and County aforesaid, personally appeared JRT PROPERTIES, LP by Franklin N. Rhoad, Sr., General Partner, and FRANKLIN N. RHOAD, SR. , as attorney in fact for JUNE RHOAD SALVESAN, TIMOTHY PAUL RHOAD, and FRANKLIN NATHANIEL RHOAD, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within document, who acknowledged the due execution of the foregoing document.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year last above mentioned.

Barbara P. Thomas-Cumley  
Notary Public for South Carolina  
My Commission Expires: 10/10/2007

[SIGNATURES CONTINUE ON FOLLOWING PAGE]

CERTIFIED TO BE A TRUE COPY  
BY: Martene R. Smith  
Martene R. Smith  
NOTARY PUBLIC FOR SOUTH CAROLINA  
MY COMMISSION EXPIRES: 2-8-2004







IN WITNESS WHEREOF, I have executed this Power as of this 17<sup>th</sup> day of  
SEPTEMBER, 2000.

SIGNED, SEALED & DELIVERED  
IN THE PRESENCE OF:

Rachel Moon  
1st WITNESS

[Signature]  
TIMOTHY PAUL RHOAD

[Signature]  
2nd WITNESS / NOTARY PUBLIC

STATE OF GEORGIA            )  
                                          )  
COUNTY OF CHATHAM        )            PROBATE

PERSONALLY appeared before me the undersigned witness and made oath that  
s/he saw the within-named TIMOTHY PAUL RHOAD sign, seal, and as his act and deed,  
deliver the within written General Power of Attorney for the uses and purposes therein  
mentioned and that s/he, with the other subscribed witness subscribed above witnessed the  
execution thereof.

SWORN TO BEFORE ME THIS  
12<sup>th</sup> DAY OF September 2000.

[Signature]  
1st Witness

[Signature] (L.S.)  
NOTARY PUBLIC FOR GEORGIA  
MY COMMISSION EXPIRES: 2-7-2003

(SEAL)

Carol Taylor  
Notary Public, Bryan County, Georgia  
My Commission Expires February 7, 2003





3. I hereby ratify and confirm whatsoever the herein attorney-in-fact may due in the premises by virtue of hereof.

4. All rights, powers and authority of my said attorney-in-fact to exercise any and all the rights and powers herein granted, shall commence and be in full force and effect on the date of the execution of this instrument, and shall remain in full force and effect until the 31st day of December, 2010.

IN WITNESS WHEREOF, I have executed this Power of Attorney this 6<sup>th</sup> day of February, 1998.

(2) Kristy Childers

(1) Franklin N. Rhoad, Jr.

(3) Diane H. Norris

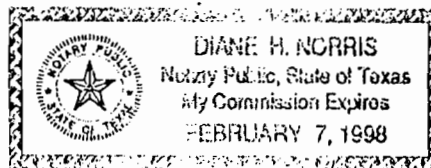
STATE OF TEXAS )  
 )  
COUNTY OF MONTGOMERY ) PROBATE

PERSONALLY appeared before me the undersigned and made oath that he/she saw the within-named Franklin N. Rhoad, Jr., sign, seal and as his Act and Deed, deliver the within-written Power of Attorney, and that he/she with (4) Kristy Childers witnessed the execution thereof.

SWORN to before me this 6<sup>th</sup> day of FEBRUARY, 1998

(5) Diane H. Norris  
NOTARY PUBLIC FOR STATE OF TEXAS  
My Commission Expires: 2/7/98

Kristy Childers





WITNESSES

*Cynthia S. Carr*  
*[Signature]*

MCFE, LLP

By: *[Signature]*  
Its: Managing Member  
Attest: *[Signature]*  
Its: Member

STATE OF SOUTH CAROLINA. )  
COUNTY OF BEAUFORT. )

ACKNOWLEDGMENT

I HEREBY CERTIFY, that on this 13 day of October, 2000, before me, the undersigned Notary Public of the State and County aforesaid, personally appeared MCFE, LLP, by Shenwood Pender, its Managing Member, and Anthony Pender, its Member, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within document, who acknowledged the due execution of the foregoing document.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year last above mentioned.

*[Signature]*  
Notary Public for South Carolina  
My Commission Expires: 9-14-2002

[SIGNATURES CONTINUE ON FOLLOWING PAGE]



WITNESSES

KINPIN, a Partnership

[Signature]

By: [Signature]  
Its General Partner

[Signature]

STATE OF SOUTH CAROLINA. )

ACKNOWLEDGMENT

COUNTY OF BEAUFORT. )

I HEREBY CERTIFY, that on this 10th day of October, 2000, before me, the undersigned Notary Public of the State and County aforesaid, personally appeared Kinpin, a Partnership, by HERB G. KING, its General Partner, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within document, who acknowledged the due execution of the foregoing document.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year last above mentioned.

[Signature]  
Notary Public for South Carolina  
My Commission Expires: My Commission Expires August 23, 2004

[SIGNATURES CONTINUE ON FOLLOWING PAGE]

WITNESSES

Bernadette Farmer

Ashley W. Sanders

COUNTY OF BEAUFORT, SOUTH CAROLINA

Frank Brafman

Frank Brafman  
Chairman, Beaufort County Council

Attest: Suzanne M. Rainey

Suzanne M. Rainey  
Clerk to Council

STATE OF SOUTH CAROLINA. )

COUNTY OF BEAUFORT. )

ACKNOWLEDGMENT

I HEREBY CERTIFY, that on this 6th day of November, 2000, before me, the undersigned Notary Public of the State and County aforesaid, personally appeared Frank Brafman and Suzanne M. Rainey, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within document, who acknowledged the due execution of the foregoing document.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year last above mentioned.

Cheryl H. Harris  
Notary Public for South Carolina  
My Commission Expires: **My Commission Expires December 21, 2008**

(EXHIBITS CONTINUE ON FOLLOWING PAGES)

**EXHIBIT E2  
OAKS CONSTRUCTION AND MARY LOU ULMER  
DEVELOPMENT PLAN AND DENSITIES**

The Oaks Construction and Mary Lou Ulmer tracts make up the southern boundary of the development agreement area. The adjacent properties along the southern border of this property from west to east are Bluffton Telephone, the old Bluffton Town landfill, Lake Linden Estates Subdivision, and a wetlands/undeveloped property.

The East-West connector road will bisect this 100± acre parcel into two-50 acre tracts. The proposed development on this portion of the mixed-use community will consist of a 21.9 acre commercial pod on the west end of the property sandwiched between Bluffton Telephone and Kittie's Landing Commercial Subdivision along SC Hwy 46. This development will include 160,000 ft<sup>2</sup> of commercial buildings and a 5 acre recreational area.

In the middle of this tract will be 500-600 multi-family units distributed between two apartment complexes. One of the apartment complexes will be adjacent to the Lake Linden Estates Subdivision. The other complex will be directly across from it on the eastern right-of-way of the connector. Freshwater wetlands and a wetlands creation area will buffer the multi-family from adjacent commercial uses. A 25' buffer will be provided to protect the existing Lake Linden Subdivision. The multi-family area is 56.55 acres.

At the eastern end of the tract, along Burnt Church Road, will be a second commercial area with 160,000 ft<sup>2</sup> of commercial buildings on 22.42 acres. These commercial buildings will house retailers, offices and service businesses.

TOTAL SITE AREA:	UPLANDS	93.34 AC
	WETLANDS	<u>7.53 AC</u>
	TOTAL	100.87 AC
	COMMERCIAL	320,000 S.F.
	MULTI-FAMILY	550 DU'S
	RECREATION	5 AC

UNDERLYING INITIAL ZONING: SUBURBAN

TRAFFIC GENERATION FACTOR:

MULTI-FAMILY	7 PER UNIT <sup>1</sup>
BURNT CHURCH COMMERCIAL	42 PER VT/D (Unadjusted) (Based upon Com/Inst over 200,000 sq.ft.) <sup>2</sup>
HIGHWAY46 COMMERCIAL	11 PER VT/D (Unadjusted) (Based upon Office/Inst over 100,000 sq.ft) <sup>3</sup>

FIRE FEES IN LIEU ARE BASED UPON THE FEES SET FORTH IN THE DIF TABLES ACCORDING TO HAZARD RATING<sup>4</sup>

PARK FEES IN LIEU ARE BASED UPON THE FEES SET FORTH IN THE DIF TABLES

LIBRARY FEES ARE BASED UPON THE FEES SET FORTH IN THE DIF TABLES

RECREATION AREA IS EXEMPT FROM ALL FEES IN LIEU

<sup>1</sup> Adjustments allowed for the affordable housing bonus under the DIF Ordinances are also available.

<sup>2</sup> Unless a use is submitted requiring a lesser trip generation factor per the Development Impact Fee Tables (hereinafter "DIF Tables").

<sup>3</sup> If a theatre is submitted for use within this area, the appropriate calculation from the DIF Tables shall be used for such site.

<sup>4</sup> Adjustments allowed under the Fire Development Impact Fee Ordinance are also available.

**EXHIBIT E3  
ULMER ASSOCIATES  
DEVELOPMENT PLAN AND DENSITIES**

This parcel is located in the interior of the development agreement area immediately to the north of the Oaks Construction and Mary Lou Ulmer tracts (Exhibit E2). To the west of the Ulmer Associates tract is the existing Kittie's Commercial Subdivision. When this subdivision was constructed it was planned to extend onto the Ulmer Associates land with roads, water and sewer stubbed out for extension.

The Ulmer Associates tract will be an 18-24 lot extension of the Kittie's Landing Subdivision. The uses will be consistent with those within the existing development. These uses include building trades, building material supplies, contractors, office warehouse, hardware stores, service businesses, landscapers, rental car business and general commercial. These uses may include outdoor storage. The building density is approximately 11,000 ft<sup>2</sup> per acre. The 18-24 lots will be distributed on approximately 28 acres of the 56 acre parcel yielding an estimated 270,000 to 330,000 ft<sup>2</sup> of commercial buildings.

The commercial development will have access to SC Hwy 46 through the existing Kittie's Landing Commercial Subdivision. Access will be provided to the east-west connector road by a roadway through the western commercial pod on the Oaks-Ulmer tract. Access will be provided into the regional commercial development along US Hwy 278 to the north. Pedestrian and road access across the Ulmer Associates tract will link the multi-family developments to the shopping district on US Hwy 278.

TOTAL SITE AREA:	UPLANDS	47.78 AC
	WETLANDS	<u>7.91 AC</u>
	TOTAL	55.69 AC
	COMMERCIAL LOTS	18-24
	BUILDING AREA	300,000 FT <sup>2</sup>

UNDERLYING INITIAL ZONING: URBAN

TRAFFIC GENERATION FACTOR:

7 PER VT/D (Unadjusted) (Based upon Light Industrial)

FIRE FEES IN LIEU ARE BASED UPON THE FEES SET FORTH IN THE DIF TABLES ACCORDING TO HAZARD RATING<sup>1</sup>

---

<sup>1</sup>Adjustments allowed under the Fire Development Impact Fee Ordinance are also available.



**EXHIBIT E4  
ULMER LIMITED  
DEVELOPMENT PLAN AND DENSITIES**

The Ulmer Limited 29.8 acre parcel is located at the northern limits of the development agreement area along US Hwy 278. This tract sits between the Kittie's Crossing Commercial Subdivision and Heritage Motors. The proposed uses for this area are big box retail, hotel, restaurants, and specialty retail shops. The total building area proposed to be built is 270,000 - 330,000 ft<sup>2</sup>.

Access roads and pedestrian paths, through the Ulmer Associates tract, will connect the shopping district with the multi-family developments and the East-West connector. Natural wetlands, manmade water bodies and landscape buffers will separate this regional commercial use from the adjacent office warehouse use.

TOTAL SITE AREA:	UPLAND	29.8 AC
	WETLANDS	<u>-0- AC</u>
	TOTAL	29.8 AC

BUILDING AREA:            300,000 FT<sup>2</sup>

UNDERLYING INITIAL ZONING:            COMMERCIAL REGIONAL

TRAFFIC GENERATION FACTOR:            42 PER VT/D (Unadjusted) (Based upon Com/Inst over 200,000 sq. ft.)<sup>1</sup>

FIRE FEES IN LIEU ARE BASED UPON THE FEES SET FORTH IN THE DIF TABLES ACCORDING TO HAZARD RATING<sup>2</sup>

---

<sup>1</sup> Unless a use is submitted requiring a lesser trip generation factor per the DIF Tables

<sup>2</sup> Adjustments allowed under the Fire Development Impact Fee Ordinance are also available.

**EXHIBIT E5  
WILLIAM GODFREY  
DEVELOPMENT PLAN AND DENSITIES**

The William Godfrey tract is an existing 24+ lot commercial subdivision along SC Hwy 46. This parcel defines the western boundary of the development agreement area. The subdivision is partially developed with a mixed use of commercial and light industrial businesses. The proposed development will be an infill of the vacant lots with similar uses. These uses include retail, service businesses, building trades, building material supplies, contractors offices, office warehouse, hardware stores, landscapers, rental car businesses, general commercial and light industrial. These uses may include outdoor storage. The proposed development density will be approximately 11,000 ft<sup>2</sup> per acre.

TOTAL SITE AREA:	UPLAND	17 AC
	WETLANDS	<u>-0-</u>
	TOTAL	17 AC

BUILDING AREA: 240,000 FT<sup>2</sup>

UNDERLYING INITIAL ZONING: COMMERCIAL SUBURBAN

ALL FEES IN LIEU WILL BE BASED UPON ACTUAL SUBMISSIONS AS CALCULATED UNDER THE DIF TABLES

EXHIBIT E6  
MCFE, LLP  
DEVELOPMENT PLAN AND DENSITIES

The MCFE property establishes the eastern limit of the contiguous portion of the development agreement area. This 94± acre tract is bounded on the north by commercial regional property, on the east by Heritage Lakes Subdivision, on the south by Fern Lakes Subdivision and on the west by Burnt Church Road. The east-west connector road will cross the northern third of this tract and terminate at its northern boundary. The potential exists to extend the east-west road to Foreman Hill Road through the Santee Cooper Power Easement.

Development on this tract will consist of 31± acres of mixed use commercial at the north end adjacent to the existing CR property, 33± acres of multi-family in the middle, and 30± acres of single family at the south end. The commercial development will be at a building density of approximately 11,000 ft<sup>2</sup> per acre. This area will include a possible multi-government center site of approximately 5 acres. The multi-family area will border Heritage Lakes Subdivision and have frontage on Burnt Church Road. The single family area will also have frontage on Burnt Church Road.

SITE AREA:	UPLANDS	60± AC
	WETLANDS	<u>34± AC</u>
	TOTAL	94± AC
	COMMERCIAL:	26± ACRES @ 350,000 FT <sup>2</sup>
	GOVERNMENT CENTER:	5± ACRES
	MULTI-FAMILY:	33± ACRES @ 255 DU's
	SINGLE FAMILY:	<u>30± ACRES @ 150 DU's</u>
	TOTAL AREA:	94± ACRES

UNDERLYING INITIAL ZONING: SUBURBAN

TRAFFIC GENERATION FACTOR<sup>1</sup>:

SINGLE FAMILY	10 PER UNIT
MULTI-FAMILY	7 PER UNIT
COMMERCIAL	42 PER VT/D (Unadjusted) (Based upon Com/Inst over 200,000 sq.ft.) <sup>2</sup>

FIRE FEES IN LIEU ARE BASED UPON THE FEES SET FORTH IN THE DIF TABLES ACCORDING TO HAZARD RATING<sup>3</sup>

PARK FEES IN LIEU ARE BASED UPON THE FEES SET FORTH IN THE DIF TABLES

LIBRARY FEES ARE BASED UPON THE FEES SET FORTH IN THE DIF TABLES

GOVERNMENT CENTER AREA IS EXEMPT FROM ALL FEES IN LIEU

<sup>1</sup> Adjustments allowed for the affordable housing bonus under the DIF Ordinances are also available.

<sup>2</sup> Unless a use is submitted requiring a lesser trip generation factor per the DIF Tables

<sup>3</sup> Adjustments allowed under the Fire Development Impact Fee Ordinance are also available.

**EXHIBIT E7  
PAUL RAMSEY TRACT  
DEVELOPMENT PLAN AND DENSITIES**

The 6± acre Paul Ramsey tract is located to the south of the William Godfrey commercial subdivision (Exhibit E5). The land fronts on SC Hwy 46 to the east, bounded on the south by a mini-warehouse complex and bounded on the west by a county drainage ditch which runs through an undeveloped commercial suburban district. Directly across from this site is the Bluffton Telephone complex and the old Town of Bluffton landfill.

Development on this site will be an in fill of commercial development similar to the neighboring commercial/light industry uses that exist. The existing uses immediately adjacent to this site are related to the construction industry and include outdoor storage. The proposed uses include retail, service businesses, building trades, building material supplies, contractors offices, office warehouse, hardware stores, landscapers, general commercial and light industrial. These uses may include outdoor storage.

To minimize the developments visual impact on SC Hwy 46, a 50' buffer will be maintained off of the right-of-way. The commercial subdivision will utilize a shared driveway including the necessary turn lane improvements to reduce its impact to the traffic flow on SC Hwy 46.

TOTAL SITE AREA:	UPLANDS	6 AC	
	WETLANDS	<u>-0-</u>	
	TOTAL	6 AC	
	COMMERCIAL LOTS:		2-5
	BUILDING AREA:		66,000 FT <sup>2</sup>

UNDERLYING INITIAL ZONING: COMMERCIAL SUBURBAN

TRAFFIC GENERATION FACTOR:  
5 PER VT/D (Unadjusted) (Based upon Warehouse)<sup>4</sup>

FIRE FEES IN LIEU ARE BASED UPON THE FEES SET FORTH IN THE DIF TABLES ACCORDING TO HAZARD RATING<sup>5</sup>

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<sup>4</sup> Unless more than 25% of floor area is dedicated to Office use; if so, a pro rata adjustment shall be made based upon an average of Office area to Warehouse area per DIF Tables.

<sup>5</sup> Adjustments allowed under the Fire Development Impact Fee Ordinance are also available.

**EXHIBIT E8  
STAFFORD FOREMAN HILL ROAD TRACT  
DEVELOPMENT PLAN AND DENSITIES**

The 41± acre Stafford Foreman Hill Road Tract lies at the eastern end of the development agreement district and is to be the eastern starting point of the east-west connector road. This property is linked to the main development district by the east-west connector road. A key contribution of this tract to the development district is its control of the east-west connector right-of-way at the Foreman Hill Road and US Hwy 278 intersection. Also, by participating in the development agreement, it endorses the extension of the east-west connector to another access onto US Hwy 278 at Foreman Hill Road.

As part of the development district the Stafford parcel establishes a commercial district at the eastern boundary of the existing Heritage Lakes and Fern Lakes residential subdivisions and ties these existing single family developments into the core mixed use district located between Burnt Church Road and Hwy 46. By way of the east-west connector the large existing residential population in these subdivisions have easy access to multiple shopping districts without having to travel onto US Hwy 278. Further, the bike/pedestrian ways within the connector right-of-way offer an alternative to vehicular traffic, promoting a large scale pedestrian district.

The 41± acre commercial regional district is bounded on the north by US Hwy 278, on the east by a McDonalds and a convenience store, on the south by Hilton Head National Golf Course, and on the west by Carolina Morning News and a strip commercial center. Foreman Hill Road slices through the tract creating a 30 acre parcel and an 11 acre parcel.

As its counter part, the Ulmer Limited tract (Exhibit E4) on the western end of the development district, the visibility and access to US Hwy 278 makes this property suitable for big box retail and other multi-use high intensity commercial uses. Uses will include department stores, building material supply stores, specialty retail, restaurants, lodging, office and service businesses.

TOTAL SITE AREA:	UPLAND	28 AC
	WETLANDS	<u>13 AC</u>
	TOTAL	41 AC

BUILDING AREA: 350,000 FT<sup>2</sup>

UNDERLYING INITIAL ZONING: COMMERCIAL REGIONAL

TRAFFIC GENERATION FACTOR:

42 PER VT/D (Unadjusted) (Based upon Com/Inst over 200,000 sq. ft.)<sup>1</sup>

FIRE FEES IN LIEU ARE BASED UPON THE FEES SET FORTH IN THE DIF TABLES ACCORDING TO HAZARD RATING<sup>2</sup>

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<sup>1</sup> Unless a use is submitted requiring a lesser trip generation factor per the DIF Tables

<sup>2</sup> Adjustments allowed under the Fire Development Impact Fee Ordinance are also available.

**AMENDED TABLE E11 (Second Set)**

**MIXED USE DEVELOPMENT DISTRICT  
PROPOSED USE/DENSITY AND ESTIMATED OPEN SPACE**

DEVELOPMENT PROPERTY	UPLANDS (AC)	WETLANDS (AC)	USE	DENSITY	BLDG SIZE	ESTIMATED OPEN SPACE
<b>OAKS CONSTRUCTION</b>	93.34	7.53				27+ AC
<b>MARY LOU ULMER</b>						
			MULTI-FAMILY:	550 DU's	MAXIMUM 3 STORY	
					20-40 DU's/BLDG	
			COMMERCIAL:	320,000 S.F.	MAXIMUM 3 STORY	
			RETAIL		10,000-55,000 S.F.	
			OFFICE			
			SERVICES			
			AMUSEMENT*			
			RESTAURANT			
			RECREATION	0	5 AC SITE	
<b>ULMER ASSOCIATES</b>	47.78	7.91	OUTDOOR STORAGE			18+ AC
			COMMERCIAL:	300,000 S.F.	MAXIMUM 3 STORY	
			OFFICE		10,000-30,000 S.F.	
			SERVICES			
			RETAIL			
			LIGHT INDUSTRY			
<b>ULMER LIMITED</b>	29.8	0				3+ AC
			COMMERCIAL:	300,000 S.F.	RETAIL	
			RETAIL		100,000-200,000 S.F.	
			HOTEL		HOTEL-4 STORY	
			RESTAURANT		40,000-80,000 S.F.	
			AMUSEMENT*		OTHER-MAXIMUM 3 STORY	

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GENERAL

10,000-60,000 S.F.

DEVELOPMENT PROPERTY	UPLANDS (AC)	WETLANDS (AC)	USE	DENSITY	BLDG SIZE	ESTIMATED OPEN SPACE
WILLIAM GODFREY	17	0	OUTDOOR STORAGE			3+ AC
			COMMERCIAL	240,000 S.F.	MAXIMUM 3 STORY	
			RETAIL		10,000-20,000 S.F.	
			OFFICE			
			SERVICE			
			RESTAURANT			
			AMUSEMENT*			
MCFE	60	34				30+ AC
			SINGLE FAMILY	150 DU's	MAXIMUM 3 STORY 1,200-2,800 S.F.	
			MULTI-FAMILY	255 DU's	MAXIMUM 3 STORY 20-40 DU's/BLDG.	
			COMMERCIAL:	350,000 S.F.	MAXIMUM 3 STORY	
			RETAIL		10,000-55,000 S.F.	
			OFFICE			
			SERVICES			
			AMUSEMENT*			
			RESTAURANT			
			INSTITUTIONAL			3-6 AC SITE
PAUL RAMSEY	6	0	OUTDOOR STORAGE			1+ AC
			COMMERCIAL:	66,000 S.F.	10,000-35,000 S.F.	
			OFFICE			
			SERVICES			
			RETAIL			
			LIGHT INDUSTRY			

DEVELOPMENT PROPERTY	UPLANDS (AC)	WETLANDS (AC)	USE	DENSITY	BLDG SIZE	ESTIMATED OPEN SPACE
STAFFORD FOREMAN HILL RD	28	13				14+ AC
			COMMERCIAL:	350,000 S.F.		
			RETAIL		RETAIL	
			HOTEL		100,000-200,000 S.F.	
			RESTAURANT		HOTEL MAXIMUM 4 STORY	
			AMUSEMENT*		40,000-80,000 S.F.	
			GENERAL		OTHER MAXIMUM 3 STORY	
					10,000-60,000 S.F.	
<b>TOTAL</b>	284.82	62.44				96+ AC
			<b>MAXIMUM</b>			
			SINGLE FAMILY	150 DU's		REQUIRED
			MULTI-FAMILY	805 DU's		OPEN SPACE: 80.05 AC
			COMMERCIAL	1,926,000 S.F.		

1. THE MAXIMUM BUILDING HEIGHT FOR THE PROPOSED YMCA BUILDING IS FIFTY FEET.
2. HOTELS ARE ALLOWED TO BUILD TO FIFTY FEET WITH FOUR STORIES, PROVIDED THEY ARE SET BACK 100 FEET OR MORE FROM THE DESIGNATED HIGHWAY CORRIDORS OF US 278, SC 46, FOREMAN HILL ROAD AND BURNT CHURCH ROAD, SUBJECT TO THE SITE DESIGN FACTORS CONTAINED WITHIN THE CORRIDOR REVIEW GUIDELINES OF THE ZDSO AS AMENDED BY THIS DEVELOPMENT AGREEMENT AND THE DESIGN DEVELOPMENT GUIDELINES APPROVED BY THE CRB UNDER THE PROVISIONS OF EXHIBIT E-1 HEREIN.
3. 3 STORY OFFICE/COMMERCIAL BUILDINGS MAY BE BUILT TO A MAXIMUM FIFTY FOOT HEIGHT , WITH TWO STORIES UNDER THE ROOF LINE AND ONE STORY WITHIN THE ROOF LINE, SUBJECT TO THE SITE DESIGN FACTORS CONTAINED WITHIN THE CORRIDOR REVIEW GUIDELINES OF THE ZDSO AS AMENDED BY THIS DEVELOPMENT AGREEMENT AND THE DESIGN DEVELOPMENT GUIDELINES APPROVED BY THE CRB UNDER THE PROVISIONS OF EXHIBIT E-1 HEREIN.
4. MAXIMUM BUILDING HEIGHT IS FIFTY (50) FEET FOR MULTI-FAMILY USES, SUBJECT TO THE RESTRICTIONS OF EXHIBIT E-13 REGARDING MULTI-FAMILY USES ADJACENT TO SINGLE FAMILY USES.
5. ALLOWABLE OUTDOOR STORAGE AREA SHALL BE LIMITED BY THE SITE DESIGN FACTORS CONTAINED WITHIN THE CORRIDOR REVIEW BOARD GUIDELINES OF THE ZDSO AS AMENDED BY THIS DEVELOPMENT AGREEMENT AND THE DESIGN DEVELOPMENT GUIDELINES APPROVED BY THE CRB UNDER THE PROVISIONS OF EXHIBIT E-1HEREIN
6. OPEN SPACE RATIOS AND/OR LANDSCAPE RATIO REQUIREMENTS OF THE ZDSO ARE REPLACED BY THIS DEVELOPMENT AGREEMENT. DEVELOPMENTS SHALL CONFORM TO THE BUFFER, SETBACK, AND LANDSCAPING REQUIREMENTS OF THE ZDSO AS MODIFIED BY THIS DEVELOPMENT AGREEMENT AND THE DESIGN DEVELOPMENT GUIDELINES APPROVED BY THE CRB UNDER THE PROVISIONS OF EXHIBIT E-1 HEREIN.

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D6. "MCFE Construction Tract" means that certain tract of land described in or on Exhibits E6 and

"CMDCO or Ramsey Construction Tract" means that certain tract of land described in or on Exhibits E7 AND D7.

"Stafford Construction Tract" means that certain tract of land described in or on Exhibits E8 and D8.

"Property" means that certain tract of land depicted on Exhibits B1 and C, collectively being all of the Owners' individual properties. If context dictates, Property means that Owner's individual Tract affected by the clause at issue. "Development Properties" means the seven individual tracts set forth in Exhibits E2 through E8.

"Term" means the duration of this agreement as set forth in Section III hereof.

"Zoning Regulations" means the Zoning and Development Standards Ordinance (ZDSO) ratified by the County Council of Beaufort, in effect at the time of the execution of this agreement, as amended by this Agreement.

### III. TERM.

The term of this Agreement shall commence on the date this Agreement is executed by the County and Owners, whichever occurs later, and terminates ten (10) years thereafter, in accordance with §6-31-60 of the Code of Laws of South Carolina; provided however, that the term of this agreement may be renewed for two (2) successive two (2) year periods, as to each individual Owner who may need such an extension, if requested during the Compliance Reviews mandated herein, absent a material breach of any term of this Agreement by the Owner or Developer during the initial or any renewal term, as applicable.

### IV. DEVELOPMENT OF THE PROPERTY.

The Property shall be developed in accordance with the Zoning Regulations and this Development Agreement. Certain provisions of the ZDSO have been interpreted or modified by this Agreement, as contained in the specific Exhibits E1 through E14 attached hereto. No such modification is, or shall be, inconsistent with the Beaufort County Comprehensive Plan unless approved by the Planning Commission and/or County Council. The County shall, throughout the Term, maintain or cause to be maintained, a procedure for the processing of reviews as contemplated by the Zoning Regulations.

### V. CHANGES TO ZONING REGULATIONS.

The Zoning Regulations relating to the Property subject to this Development Agreement, except as provided for in Section 10 herein, shall not be amended or modified during the Term, without the express written consent of the Owners, which will not be unreasonably withheld. Owners do, for themselves and their successors and assigns, including Developer(s), and notwithstanding the Zoning Regulations, agree to be bound by the following:

1. Initial Development Applications for the individual Properties, or portions thereof, shall be submitted to the County's DRT for processing under the conditions of this agreement. Development Rights to the land as set forth in the attached exhibits relating to densities may thereafter be transferred to any other portion of the individual Development Property, but not to another Developer of a different Development Property, providing that such transfer is to property having a like use, i.e. commercial to commercial or residential to residential, and does not increase the densities and intensities beyond that which would otherwise be allowed under the provisions of this agreement with its exhibits, or the Zoning Ordinances then in effect, or materially affect deleteriously the traffic management plan to be developed under the provisions of this agreement.

**A5**

AMENDMENT TO THE REDEVELOPMENT PLANS  
TO EXTEND THE TERM OF OBLIGATIONS  
FROM 15 YEARS TO 25 YEARS

Adopted October 27, 2003

## ORDINANCE NO. 2003/32

AN ORDINANCE AMENDING ORDINANCE NO. 99/38 DULY ENACTED ON DECEMBER 13, 1999 AS AMENDED BY ORDINANCE NO. 2000/21 DULY ENACTED BY THE COUNTY COUNCIL ON APRIL 24, 2000 (TOGETHER, ORDINANCE NO. 99/38 AND ORDINANCE NO. 2000/21 ARE REFERRED TO AS THE "REDEVELOPMENT ORDINANCE") IN ORDER AMEND THE REDEVELOPMENT PLANS TO EXTEND THE TERM OF OBLIGATIONS THAT MAY BE ISSUED FROM 15 YEARS TO 25 YEARS.

BE IT ORDAINED BY THE COUNTY COUNCIL OF BEAUFORT COUNTY, SOUTH CAROLINA, AS FOLLOWS:

1 Findings and Determinations. The County Council (the "Council") of Beaufort County, South Carolina (the "County"), hereby finds and determines:

(a) The County is a body politic and corporate and a political subdivision of the State of South Carolina (the "State"), and as such, possesses certain powers granted by the Constitution and general laws of the State.

(b) Pursuant to Section 31-7-10, et seq., Code of Laws of South Carolina, 1976, as amended (the "Act"), counties are vested with all powers consistent with the Constitution necessary, useful, and desirable to enable them to accomplish redevelopment in areas which are or threaten to become blighted.

(c) In accordance with the provisions of the Act, the Council adopted Ordinance No. 99/38 duly enacted on December 13, 1999 as amended by Ordinance No. 2000/21 duly enacted by the County Council on April 24, 2000 (together, Ordinance No. 99/38 and Ordinance No. 2000/21 are referred to as the "Redevelopment Ordinance") whereby it established Redevelopment Project Areas (as defined in the Redevelopment Ordinance) pursuant to the Redevelopment Plans adopted thereunder.

(d) Since the adoption of Redevelopment Ordinance, the County and the Town of Bluffton (the "Town") have determined that the financing contemplated thereunder will require a term of 25 years in light of the current market requirements and the elimination of any revenues from the School District and the County desires to amend the Redevelopment Plans to provide for such maturity of obligations to enable the County and Town to undertake Redevelopment Projects in connection with such areas, which shall be funded in accordance with a tax increment financing plan discussed herein.

(e) The Council has been advised that the cost of such Redevelopment Projects, including \$5,000,000 for new projects located within the Amended Redevelopment Project Area, including the portion of such projects to be funded with impact fees, will total not more than \$25,000,000 (collectively, the "Redevelopment Project Costs").

(f) In accordance with the Act, the Council has determined that it will finance all or a portion of the Redevelopment Project Costs through the issuance of tax increment financing obligations of the County in an amount not exceeding \$27,500,000, (to provide for costs of

issuance and necessary reserves) to be issued from time to time, and in one or more series, as permitted by the Act (the "TIF Bonds"). The term of any series of TIF Bonds issued to finance such improvements will not exceed 25 years from the date of issuance of a series of such Bonds. The Council intends to fund the debt service of the TIF Bonds from the added increment of tax revenues expected to result from the Redevelopment Projects, as authorized in Article X, Section 14 (10) of the South Carolina Constitution and the Act.

(g) The Council has determined that the implementation of the Amended Redevelopment Plan will have no effect on the current revenues of the affected "taxing districts" (as defined in the Act), being the County, the Town, Bluffton Fire District and the Beaufort County School District (collectively, the "Taxing Districts") because (i) the School District will not participate to any extent in such funding and the balance of such Taxing Districts will forego only a small portion of their future revenue growth for the period of duration of the Redevelopment Plan and will be of benefit to the Taxing Districts, inasmuch as such Taxing Districts would not likely otherwise derive the benefits of an increased assessment base without the implementation of the Redevelopment Plans.

The necessary prerequisites having been accomplished, it is now necessary and in the best interest of the health, safety, and general welfare of the citizens of the County that the amendments described herein be approved.

Section 2. Approval of Amendments to Redevelopment Plan. As required by Section 31-7-80(A)(1) of the Act, the Council does hereby expressly approve and adopt amendments to the Redevelopment Plans to provide for the term of obligations to be issued to be not more than 25 years from the date of issue

Section 3. Statement Indicating Need for and Proposed Use of Proceeds of TIF Bonds in Relation to the Amended Redevelopment Plan.

As required by Section 31-7-80(A)(2) of the Act, the Council hereby states that in order to accomplish the objectives of the Amended Redevelopment Plan, it will need to issue TIF Bonds in order to finance substantially all of the Redevelopment Project Costs (as more fully described in the Redevelopment Plans).

Section 4. Duration of Amended Redevelopment Plan. As required by Section 31-7-80(A)(5) of the Act, the Council hereby determines that the duration of the Redevelopment Plan shall be not more than twenty-five years from the date of issuance of the last series of TIF Bonds to be issued, or not more than thirty years from the date of adoption of this Ordinance.

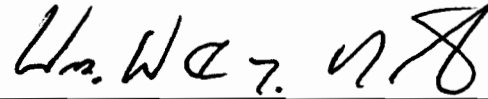
Section 5. Notice of Public Hearing; Public Hearing. The Council hereby ratifies and approves the selection of the date of October 27, 2003, as the date of the public hearing (the "Public Hearing") required by Section 31-7-80 (B) of the Act. In accordance with the requirements of Section 31-7-80 (b) of the Act:

Section 6. Notice of Adoption of Ordinance. As required by Section 31-7-80 (B) of the Act, a notice of the enactment of this Ordinance shall be published in the *Beaufort Gazette* and/or the *Island Packet* as shall be determined by the County Administrator, which notice shall be substantially in the form attached hereto as Exhibit E.

Section 7. Ordinance in Full Force and Effect. This entire Ordinance shall be and become finally binding immediately upon its third reading.

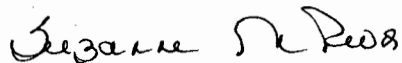
Done and enacted by the County Council of Beaufort County, South Carolina, this 27th day of October, 2003.

(SEAL)



Chairman, County Council of Beaufort County,  
South Carolina

ATTEST:



Clerk to County Council of Beaufort  
County, South Carolina

Date of First Reading, By Title Only: September 22, 2003

Date of Second Reading: October 13, 2003

Date of Public Hearing: October 27, 2003

Date of Third Reading: October 27, 2003

**B1**

**AMENDED BLUFFTON TIF**

(Also Known As Amended Oaks TIF)

Adopted April 24, 2000



## ORDINANCE NO. 2000/21

AN ORDINANCE ESTABLISHING AND APPROVING A PLAN FOR THE REDEVELOPMENT OF A PORTION OF BEAUFORT COUNTY PURSUANT TO AN AMENDMENT TO THE TAX INCREMENT FINANCING PLAN FOR THE REDEVELOPMENT OF THE BLUFFTON SURFACE TRANSPORTATION SYSTEM FOR THE EAST-WEST HIGHWAY CORRIDOR DISTRICT; DESIGNATING SUCH AREA AS A REDEVELOPMENT PROJECT AREA; MAKING FINDINGS OF THE REDEVELOPMENT PROJECT AREA AS A BLIGHTED AREA; DESIGNATING REDEVELOPMENT PROJECTS; AUTHORIZING A TAX INCREMENT FINANCING PLAN FOR SUCH REDEVELOPMENT PROJECTS; AND OTHER MATTERS RELATING THERETO.

BE IT ORDAINED BY THE COUNTY COUNCIL OF BEAUFORT COUNTY, SOUTH CAROLINA, AS FOLLOWS:

Section 1. Findings and Determinations. The County Council (the "*Council*") of Beaufort County, South Carolina (the "*County*"), hereby finds and determines:

(a) The County is a body politic and corporate and a political subdivision of the State of South Carolina (the "*State*"), and as such, possesses certain powers granted by the Constitution and general laws of the State.

(b) Pursuant to Section 31-7-10, et seq., Code of Laws of South Carolina, 1976, as amended (the "*Act*"), counties are vested with all powers consistent with the Constitution necessary, useful, and desirable to enable them to accomplish redevelopment in areas which are or threaten to become blighted.

(c) Based on investigations by the staff of the County, the Town of Bluffton, South Carolina (the "*Town*") and the Low Country Council of Governments, the Council determined that a certain area near the Town met the criteria for being determined a "blighted area" under the Act, and the County and the Town have caused to be prepared a redevelopment plan in accordance with the requirements of the Act, entitled: "AMENDMENT TO THE TAX INCREMENT FINANCING PLAN FOR THE REDEVELOPMENT OF THE BLUFFTON SURFACE TRANSPORTATION SYSTEM FOR THE EAST-WEST HIGHWAY CORRIDOR DISTRICT" (the "*Redevelopment Plan*"), which contains a statement of objectives of the County with regard to such plan. A copy of the Redevelopment Plan is attached hereto and incorporated herein as *Exhibit A* to this Ordinance.

(d) The Redevelopment Plan provides a comprehensive program of the County for the redevelopment of the area described therein, which area includes 193 parcels of real property located along and adjacent to Highway 46 in the County (the "*Redevelopment Project Area*"). A listing of all property in the Redevelopment Project Area is attached hereto and incorporated herein as Exhibit B (and is set forth in the Redevelopment Plan).

(e) Upon review and consideration of the Redevelopment Plan, and upon the recommendation of staff, the Council believes that, without substantial public assistance, it is unlikely that private initiatives will alleviate the conditions currently existing in the Redevelopment Project Area and that the Redevelopment Plan will afford maximum opportunity for the redevelopment of the Redevelopment Project Area by private enterprise in a manner consistent with the needs of the County.

(f) The Council has been advised by staff of the opportunity to induce private development of a number of parcels within the Redevelopment Project Area by its undertaking those certain public improvements more fully described in the Redevelopment Plan, consisting of: (i) Road Improvements to Burnt Church Road and Highways 46 and 278; (ii) Entrance Roads serving Public Facilities; (iii) Establishment of an East-West Connector between Highway 46 and Burnt Church Road with extensions heading toward Foreman Hill Road on the East and the Shults Tract on the West; (iv) Extension of Water and Sewer Service and Enhancement of Drainage, Storm Water and Sewer Treatment; (v) Construction of New Public Park Facilities, including trails and pathways, and a General Public Use Facility; (vi) Landscaping Improvements; (vii) Redevelopment Planning and Design Activities; (viii) Construction of a five-lane road beginning at the eastern boundary of the Shults Tract in the Town of Bluffton and extending eastward through the planning area, crossing Burnt Church Road and extending northeasterly through to an existing road on the Northern Boundary of the existing Heritage Lake subdivision; (ix) Highway 46 and Burnt Church Road will be widened and acceleration/deceleration lanes will be added, as well as intersection improvements at the junction with Highway 278; and (x) Construction of a new County Library Facility; (collectively, the "*Redevelopment Projects*").

(g) The Council has been advised that the cost of such Redevelopment Projects (collectively, the "*Redevelopment Project Costs*") will total approximately \$13,000,000.

(h) In accordance with the Act, the Council has determined that it will finance all or a portion of the Redevelopment Project Costs through the issuance of tax increment financing obligations of the County in an amount not exceeding \$10,000,000, and to be issued from time to time, and in one or more series, as permitted by the Act (the "*TIF Bonds*"). The term of any series of TIF Bonds issued to finance such improvements will not exceed fifteen years from the date of issuance of a series of such Bonds. The Council intends to fund the debt service of the TIF Bonds from the added increment of tax revenues expected to result from the Redevelopment Projects, as authorized in Article X, Section 14 (10) of the South Carolina Constitution and the Act.

(i) The Council has determined that the implementation of the Redevelopment Plan will have no effect on the current revenues of the affected "taxing districts" (as defined in the Act), being the County, the Town, Bluffton Fire District and the Beaufort County School District (collectively, the "*Taxing Districts*") because such Taxing Districts will forego only a small portion of their future revenue growth for the period of duration of the Redevelopment Plan. The Redevelopment Plan and the projects contemplated therein will be of benefit to the Taxing Districts, inasmuch as such Taxing Districts would not likely otherwise derive the benefits of an increased assessment base without the implementation of the Redevelopment Plan.

(j) The Council recognizes that as of the date of this Ordinance the Beaufort County School District and the Town of Bluffton have declined to participate in the Redevelopment Plan. Pending the outcome of further negotiations with the County, the Town of Bluffton and the School District may reconsider and agree to participate upon such terms and conditions as may be agreed upon.

(k) The Council expects that residential development will comprise a portion of the new development within the Redevelopment Project Area. Based on surveys of comparable residential developments completed in recent years, and as set forth in the Redevelopment Plan, a student generational factor of .11 students per dwelling unit is expected and the residential impacts on the Beaufort County School District (the "*School District*") are not expected to occur until the third tax year after construction starts. The Council reaffirms that, as provided for by the Act, taxes collected within the Redevelopment Project Area will be provided to the School District to provide funding for such per student impacts.

The necessary prerequisites having been accomplished, it is now necessary and in the best interest of the health, safety, and general welfare of the citizens of the County that (i) the Redevelopment Project Area be designated, (ii) the Redevelopment Plan be approved and (iii) the issuance of TIF Bonds be authorized.

Section 2. Existence of Blighted Areas. The Council does hereby expressly find that a "blighted area" (as defined in Section 31-7-30 of the Act) exists within the Redevelopment Project Area in that the following seven factors exist: (i) deterioration; (ii) presence of structures below minimum code standards; (iii) lack of adequate highway system to safely accommodate proper use and reuse; (iv) deleterious land use and layout; (v) areas detrimental to public safety and health, (vi) inadequate utilities and fire suppression; and (vii) lack of community planning.

Section 3. Approval of Redevelopment Plan. As required by Section 31-7-80(A)(1) of the Act, the Council does hereby expressly approve and adopt the Redevelopment Plan as its comprehensive program for redevelopment intended by the payment of redevelopment costs to reduce or eliminate those conditions which qualify the Redevelopment Project Area as a blighted area and to enhance the tax bases of the taxing districts which extend into the Redevelopment Project Area. The Council finds that the Redevelopment Plan meets the requirements of Section 31-7-30 (6) of the Act for a redevelopment plan in that it sets forth in writing the program to be undertaken to accomplish the objectives and includes estimated Redevelopment Project Costs, the anticipated sources of funds to pay costs, the nature and terms of any obligations to be issued, the most recent equalized assessed value of the Redevelopment Project Area, an estimate as to the equalized assessed valuation after redevelopment, and the general land uses to apply in the Redevelopment Project Area.

Section 4. Statement Indicating Need for and Proposed Use of Proceeds of TIF Bonds in Relation to the Redevelopment Plan.

As required by Section 31-7-80(A)(2) of the Act, the Council hereby states that in order to accomplish the objectives of the Redevelopment Plan, it will need to issue TIF Bonds in order to finance a portion of the Redevelopment Project Costs (as more fully described in the Redevelopment Plan).

Section 5. Statement Containing Cost Estimates of the Redevelopment Plan and Redevelopment Projects and Projected Sources of Revenues to be Used.

In adopting the Redevelopment Plan, Council has been mindful that certain of the Redevelopment Projects may not be completed and that certain Redevelopment Project Costs cannot be known at this time. As required by Section 31-7-80(A)(3) of the Act, the Council hereby states that at this time, the costs of implementing the redevelopment plan and Redevelopment Project Costs will be not less than \$3,500,000, but will not exceed \$13,500,000; that it expects to finance the Redevelopment Project Costs primarily through the issuance of one or more series of TIF Bonds in an aggregate amount not exceeding \$10,000,000; that the total year 2000 assessed value for the Redevelopment Project Area is \$757,300; that the "tax increments" resulting from the expected investments within the Redevelopment Project Area will be approximately \$83,400,000 (resulting in an aggregate increase in assessed value over a fifteen year period of approximately \$64,000,000), which at the current tax rates (and dependent upon the participation of the other Taxing Districts) would generate between approximately \$663,455 and \$916,565 per annum during the duration of the Redevelopment Plan, which, along with certain development agreement fees paid in lieu of impact fees imposed by the County, will be used to secure and pay debt service on the TIF Bonds.

Section 6. List of All Real Property in the Redevelopment Project Area. As required by Section 31-7-80(A)(4) of the Act, the Council hereby finds that the Redevelopment Project Area shall be comprised of all of those parcels of land described in *Exhibit B* attached hereto and incorporated herein by reference (it being understood that some of the acreage within one or more of these parcels ultimately will not be included in the Redevelopment Project Area).

Section 7. Duration of Redevelopment Plan. As required by Section 31-7-80(A)(5) of the Act, the Council hereby determines that the duration of the Redevelopment Plan shall be fifteen years from the date of issuance of the last series of TIF Bonds to be issued, or not more than twenty years from the date of adoption of this Ordinance.

Section 8. Impact of Redevelopment Plan Upon the Revenues of the Taxing Districts and the Public School Enrollment of the School District.

As required by Section 31-7-80(A)(6) of the Act, the Council states that the short-term impact caused by the Redevelopment Plan upon the revenues of the Taxing Districts will be minimal during the duration of the Redevelopment Plan, and the long-term impact will be beneficial as a result of the substantial private investment in the Redevelopment Project Area as a result of the initiatives undertaken pursuant to the Redevelopment Plan.

Section 9. "Blighted Area" Findings. As required by Section 31-7-80(A)(7) of the Act, the Council specifically finds that: (i) As found in Section 2 above, the Redevelopment Project Area is a "blighted area" and that private initiatives are unlikely to alleviate those conditions without substantial public assistance; (ii) property values in the Redevelopment Project Area would remain static or decline without public intervention; and (iii) redevelopment is in the interest of the health, safety, and general welfare of the citizens of the County.

Section 10. Notice of Public Hearing; Public Hearing. The Council hereby ratifies and approves the selection of the date of April 24, 2000, as the date of the public hearing (the "Public Hearing") required by Section 31-7-80 (B) of the Act. In accordance with the requirements of Section 31-7-80 (b) of the Act:

(a) The Council hereby ratifies and approves the transmittal of notices of the Public Hearing to the other Taxing Districts, which notices requested each Taxing District to submit comments to the County concerning the subject matter of the Public Hearing prior to the Public Hearing, and were sent via facsimile and certified mail on March 8, 2000, which date was not less than forty-five (45) days prior to the date of the public hearing on the Redevelopment Plan. A copy of such notice appears as *Exhibit C*.

(b) The Council hereby ratifies and approves the publication of notices of the Public Hearing regarding the Redevelopment Plan and this Ordinance, such notices having been published in the *Beaufort Gazette* and *Island Packet*, both newspapers of general circulation in the County, on April 9, 2000 and April 8, 2000, respectively, dates which were not less than 15 days prior to the date of the Public Hearing. A copy of the notice which appeared in the *Island Packet* appears as *Exhibit D*.

(c) In accordance with such notices, the Council held a public hearing on the Redevelopment Plan on April 24, 2000.

Section 11. Notice of Adoption of Ordinance. As required by Section 31-7-80 (B) of the Act, a notice of the enactment of this Ordinance shall be published in the *Beaufort Gazette* and/or the *Island*

*Packet* as shall be determined by the County Administrator, which notice shall be substantially in the form attached hereto as *Exhibit E*.

Section 12. Repeal of Conflicting Ordinances. All ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

Section 13. Ordinance in Full Force and Effect. This entire Ordinance shall be and become finally binding immediately upon its third reading.

Done and enacted by the County Council of Beaufort County, South Carolina, this 24th day of April, 2000.

(SEAL)

Chairman, County Council of Beaufort County,  
South Carolina

ATTEST:

Clerk to County Council of Beaufort  
County, South Carolina

First Reading, By Title Only: January 10, 2000

Second Reading: February 28, 2000

Public Hearing: April 24, 2000

Third Reading: April 24, 2000

Rec. 3-21-2000  
cc**CONNOR & ASSOCIATES, INC.****ENGINEERS • PLANNERS • SURVEYORS**

March 20, 2000

Frank Brafman, Chairman  
Beaufort County Council  
P.O. Drawer 1228  
Beaufort, SC 29901

Re: Bluffton Intergovernmental TIF  
Conflict of Interest

Dear Chairman Brafman:

In accordance with the requirements of the South Carolina Ethics, Government Accountability and Campaign Reform Act, I am writing to disclose to you the exact nature of the potential conflict of interest for me regarding matters related to the Bluffton Intergovernmental TIF. As you know, I have abstained from voting on the first two readings creating the Intergovernmental TIF and have stated publicly my potential conflict. My engineering firm, Connor and Associates, Inc. provides professional services to the owners of several properties being incorporated into the TIF district.

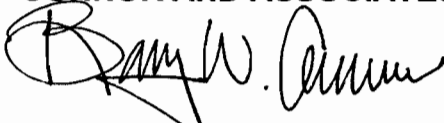
To be more precise, Connor and Associates, Inc. is providing the following services:

**Preparation of surveys, land plans, site design drawings and landscape plans depicting improvements that may ultimately be funded for construction by issuing bonds to be repaid by TIF tax revenues. This funding may include reimbursements to the TIF landowners for services provided by Connor and Associates, Inc.**

In accordance with the Act referenced above, I would ask that you cause this statement to be printed in the minutes of the next Council meeting at which action is required on the Intergovernmental TIF. I will continue to excuse myself from all votes and deliberations on the matter.

Thank you for your assistance in this matter. Should you have any questions please do not hesitate to give me a call at 837-5250.

Sincerely,  
**CONNOR AND ASSOCIATES, INC.**



Barry W. Connor, PE, PLS  
President

COUNTY COUNCIL OF BEAUFORT COUNTY  
ADMINISTRATION BUILDING  
100 RIBAUT ROAD  
POST OFFICE DRAWER 1228  
BEAUFORT, SOUTH CAROLINA 29901-1228  
TELEPHONE: (843) 470-2800  
FAX: (843) 470-2751

Received 4/5/2000  
Office of the Chairman  
Beaufort County Council

FRANK BRAFMAN  
CHAIRMAN

MARVIN H. DUKES, III  
VICE CHAIRMAN

COUNCIL MEMBERS

BARRY W. CONNOR  
J.E. "PETE" COVINGTON  
MARK D. GENERALES  
HERBERT N. GLAZE  
DOROTHY P. GNANN  
WILLIAM L. MCBRIDE  
EVA M. SMALLS  
THOMAS C. TAYLOR  
WM. WESTON J. NEWTON

JOHN J. KACHMAR, JR.  
COUNTY ADMINISTRATOR

DEPUTY ADMINISTRATORS

MORRIS C. CAMPBELL  
THOMAS A. HENRIKSON, CPA  
RANDOLPH L. WOOD, JR.

LADSON F. HOWELL  
COUNTY ATTORNEY

SUZANNE M. RAINEY  
CLERK TO COUNCIL

March 29, 2000

Frank Brafman, Chairman  
County Council of Beaufort County  
P. O. Drawer 1228  
Beaufort, SC 29901

**Re: Amended Bluffton Intergovernmental TIF District - Newton Disqualification**

Dear Frank:

As you are aware, I have abstained from voting on the Bluffton Intergovernmental TIF, third and final reading on December 13, 1999 and the first 2 readings of the amendment to the TIF on January 10 and February 28, 2000. The basis for my abstention, that an attorney in my law firm is working with Stetson Rowles of Rowkis Development, LLC, in regards to the Bluffton Village project, a part of the property proposed to be added to the TIF district by the amendment to the Bluffton TIF, was publicly stated by me at such meetings and is included in the corresponding minutes. Specifically, William W. Jones, Jr., of my law firm is representing Mr. Rowles and/or Rowkis Development, LLC, in the negotiation of a development agreement (for Bluffton Village) with the Town of Bluffton and matters associated therewith. The addition of this parcel to the Bluffton TIF district would be financially beneficial to the developer.

In accordance with South Carolina Code of Laws Section 8-13-700(B)4, please cause this statement to be printed in the minutes of the next Council meeting at which the amendment to the Bluffton Intergovernmental TIF district is considered. I will continue to excuse myself from all votes and deliberations on this matter.

Thank you for your assistance. Please do not hesitate to contact me with any questions regarding the same.

With best wishes and kindest regards, I am

Sincerely,



Wm. Weston J. Newton



Received 3 13/2000
Office of the Chairman
Beaufort County Council

**DAVIS, TUPPER & GRIMSLEY, L.L.P.**

ATTORNEYS AT LAW  
POST OFFICE BOX 2055  
611 BAY STREET

**BEAUFORT, SOUTH CAROLINA 29901-2055**

cc  
Boehm

HUTSON S. DAVIS, JR.  
RALPH E. TUPPER \*  
JAMES A. GRIMSLEY, III  
ERIN D. DEAN  
R. GERALD CHAMBERS, JR.  
VIRGINIA D. MEEKS \*\*

\* ALSO MEMBER N.Y. BAR  
\*\* LL.M. IN ESTATE PLANNING

TELEPHONE  
(843) 524-1116

FACSIMILE  
(843) 524-1463

INTERNET  
dtgs@Hargray.com

March 29, 2000

Mr. John Kachmar  
Office of the County Administrator  
PO Box 1228  
100 Ribaut Road  
Beaufort, SC 2901-1228

Re: TIF District vic. Bluffton, Beaufort County (Notice dated March 7, 2000)

Dear Mr. Kachmar:

The Beaufort County Board of Education, at its regularly scheduled meeting on March 28, 2000, voted in open session to object and, pursuant to applicable South Carolina law, formally declines to participate in the above-referenced Tax Increment Financing (TIF) District. Notice from attorney Brent Jeffcoat's office of the referenced TIF was received by the District Superintendent on March 9, 2000.

The Board of Education feels that it does not have sufficient information at this time to adequately determine the impact of this TIF District on future District operations.

Should there be questions, please feel free to contact me.

Best regards.

Sincerely,

DAVIS, TUPPER & GRIMSLEY

James A. Grimsley III

cc Mr. Herman Gaither, District Superintendent  
Dr. Charles Kresch, Board Chairman  
Brent Jeffcoat, Esq.  
✓ Ms. Sue Rainey, Clerk to County Council



**KENNEDY & DELANEY, L.L.C.**  
**LAW OFFICES**  
**POST OFFICE BOX 1480**  
**BLUFFTON, SOUTH CAROLINA 29910**  
**TELEPHONE: (843) 837-6556**  
**FACSIMILE: (843) 837-6580**

**DONALD A. KENNEDY, JR., P.A.**  
**PATRICK J. T. KELLEY\***  
**DOUGLAS S. DELANEY, P.A.**  
**\*MEMBER NORTH CAROLINA BAR**

**1555 FORDING ISLAND ROAD, SUITE C-1**  
**MOSS CREEK VILLAGE**  
**HILTONHEAD ISLAND, SC 29926**

**April 7, 2000**

**Brenton D. Jeffcoat, Esquire**  
**Ray E. Jones, Esquire**  
**Parker, Poe, Adams & Bernstein, LLP**  
**Post Office Box 1509**  
**Greenville, SC 29202-1509**

**Via Mail And Fax To: 1-803-255-8017**

**Mr. John J. Kachmar, Jr.**  
**County Administrator**  
**Beaufort County Multi-Government Center**  
**Post Office Drawer 1228**  
**Beaufort, SC 29901**

**Via Mail And Fax To: 470-2751**

**Mr. John H. Webber**  
**Tax Increment Financing Program Manager**  
**Beaufort County Multi-Government Center**  
**Post Office Drawer 1228**  
**Beaufort, SC 29901**

**Via Mail And Fax To: 470-2751**

**Re: Town of Bluffton/TIF/Redevelopment Plan**

**Dear Gentlemen:**

**I hope that this finds each of you well.**

**I recently had the opportunity to review a copy of an April 4, 2000, package from Mr. Kachmar to Mr. Herman Gaither, Superintendent of the Beaufort County School District relative to the Tax Increment Financing Plan for the Bluffton Surface Transportation System for the East-West Highway Corridor District. Though the package was informative, it is not sufficient for the purpose of obtaining the favorable vote of the Bluffton Town Council.**

TOWN OF BLUFFTON

TOWN HALL  
20 Bridge Street  
P.O. Box 386  
Bluffton, South Carolina 29910  
Telephone (843) 757-2642 • Fax (843) 757-6720

Rec 4-24-2000  
cc

H. EMMETT McCracken  
Mayor

HENRY "HANK" JOINSTON  
Mayor Pro Tempore

BRUCE C. BEHRENS  
Town Manager

April 24, 2000

COUNCIL MEMBERS

GORDON BURKE  
CECE CALDWELL  
OSCAR J. FRAZIER

SANDRA LUNCEFORD  
Town Clerk

Mr. Frank Brafman  
Chairperson, Beaufort County Council  
Post Office Drawer 1228  
Beaufort, South Carolina 29901

RE: Proposed Amendment to the Tax Increment Financing Plan for the Bluffton Surface Transportation System for the East-West Highway Corridor District.

*Frank*  
Dear Mr. Brafman:

The Town Council of the Town of Bluffton has taken official action directing that an objection to the Town's participation in the above-referenced tax increment financing be filed as contemplated by South Carolina Code of Laws Section 31-7-80, 1976 as amended. We understand that the required public hearing for the above-referenced plan is scheduled for 6:00 p.m., Monday, April 24, 2000. It is the intention of the Town that this letter serve as notice of its non-participation at this time.

The Town Council has also reserved the right at a future date to enter into an intergovernmental agreement which would provide the terms and conditions upon which the Town would participate in the proposed tax increment financing. Upon the successful negotiation of such an agreement, the Town will withdraw its objection to the plan so that we may participate upon the terms and conditions set forth in the intergovernmental agreement.

We are filing an objection because we have been advised that such action is required by law. We remain optimistic that an agreement will be reached pursuant to which the Town may participate with the County in the above-referenced tax increment financing plan.

Please call me if you have any questions.

Sincerely,

*H. Emmett McCracken*  
H. Emmett McCracken

Cc: John J. Kachmar, Jr.  
Beaufort County Administrator.

TOWN OF BLUFFTON

TOWN HALL  
20 Bridge Street  
P.O. Box 386

Bluffton, South Carolina 29910  
Telephone (843) 757-2642 • Fax (843) 757-6720

H. EMMETT MCCrackEN  
Mayor

HENRY "HANK" JOHNSTON  
Mayor Pro Tempore

BRUCE C. BEHRENS  
Town Manager

COUNCIL MEMBERS

GORDON BURKE  
CECE CALDWELL  
OSCAR J. FRAZIER

SANDRA LUNCEFORD  
Town Clerk

RESOLUTION

WHEREAS, the Town of Bluffton, South Carolina (the "Town") has been invited asked by Beaufort County, South Carolina (the "County") to participate in the tax increment financing plan for the Bluffton Surface Transportation System for the East-West Highway Corridor District (the "TIF"); and

WHEREAS, the Town is in the process of negotiating an intergovernmental agreement with the County and the School District of Beaufort County, South Carolina, which would provide the terms and conditions upon which the Town would participate in the TIF; and

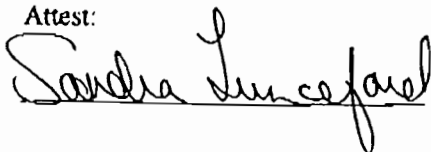
WHEREAS, the Town has been advised in order to protect its legal rights, it must file an objection to the plan pursuant to South Carolina Code of Laws Section 31-7-80, 1976 as amended, at or prior to the date of the public hearing which is scheduled for 6:00 p.m., Monday, April 24, 2000.

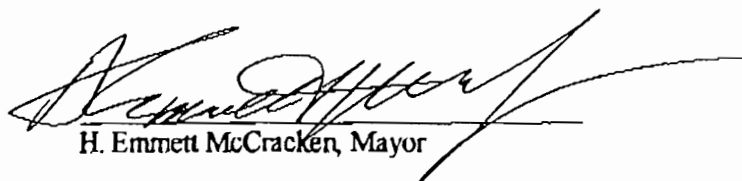
BE IT RESOLVED by the Town Council (the "Town Council") of the Town of Bluffton, South Carolina as follows:

1. The Town Council objects to the participation by the Town in the TIF;.
2. The Town Council hereby authorizes the Mayor to file an objection and ratifies any action taken by the Mayor in that regard;
3. The Town Council hereby reserves the right to withdraw its objection upon the successful negotiation of the above-referenced intergovernmental agreement.

Done in Council assembled this 24th day of April, 2000.

Attest:

  
Sandra Lunceford

  
H. Emmett McCracken, Mayor

April 4, 2000

Mr. Herman Gaither, Superintendent  
Beaufort County School District  
P.O. Drawer 309  
Beaufort SC 29901

Dear Herman:

I am pleased to submit for School District review and comment the Tax Increment Financing Plan for the Bluffton Surface Transportation System, for the East-West Highway Corridor District.

The final reading on the proposal is scheduled for April 24, 2000 by the Beaufort County Council. A Public Hearing is also scheduled at this meeting.

In partnership with the Beaufort County School District, I am confident these efforts will address infrastructure needs, and serve as a base to help create more higher paying jobs for County residents and a stronger tax base for meeting County education needs now and in the future.

As you know, the current assessments will continue to be distributed and only the growth in revenues from TIF-generated projects will be used to finance the TIF projects.

Sincerely,

John J. Kachmar, Jr.  
County Administrator

JW/tif.2

REDEVELOPMENT PLAN

[Attached]

**AMENDMENT TO THE  
TAX INCREMENT FINANCING PLAN FOR THE REDEVELOPMENT OF  
THE BLUFFTON SURFACE TRANSPORTATION SYSTEM  
FOR THE EAST-WEST HIGHWAY CORRIDOR DISTRICT**

**INTRODUCTION**

The County of Beaufort, with the cooperation of the Town of Bluffton, South Carolina, adopted a redevelopment Ordinance (99/38) on December 9, 1999 establishing a redevelopment district near to the Town of Bluffton (hereafter referred to as the "Oaks TIF District." The County and Town are amending that redevelopment district to incorporate additional parcels of land in the Town. The amendment to the redevelopment plan will address needs of the County and Town in providing adequate library services, needed improvements in the water and sewer services to the targeted district and additional improvements to the highway system of this corridor in an effort to improve traffic flows, circulation, public safety, and accessibility to an increased number of locations within the targeted district and main thoroughfare, Highway 278. The following amendment to the existing Redevelopment Plan has been prepared in accordance with South Carolina Code Section 31, Chapter 6. The duration of the amended plan will coincide with the duration of the original plan adopted on December 9, 1999, which is 15 years.

The redevelopment of the Goethe Road residential area, the Bluffton Village, (a portion of) the Shults tract; and the adjacent commercial and residential areas will focus on the improvements to sewer service to the area and enhanced accessibility to County library services, as well as to the commercial, agricultural and silvacultural, and residential areas which are, at present not at their highest and best use. The ultimate purpose of the plan is to create an environment conducive to development of private property through provisions of public infrastructure such as, but not limited to, library/educational facilities, road construction and enhancements, water and sewer line extensions, improvement of fire suppression capabilities, and public park and recreational facilities. It is believed that these enhancements will encourage the development of property that is presently economically blighted, deteriorated, and contains improper or inadequate uses. The plan, when implemented, will increase the degree of public safety for the entire township, and promote the reuse of areas, which are at present under utilized.

## **BOUNDARIES**

The Amended Oaks Redevelopment Plan comprises 193 parcels of land along and adjacent to Highway #46 in the Township of Bluffton, in Beaufort County, South Carolina.

Appendix 1 contains boundaries and a map of the proposed redevelopment project area.

Appendix 2 contains a list of properties in the redevelopment area by tax map number, owner and present assessed value.

## A COMMUNITY PLANNING PROCESS

The Bluffton area, including the East-West Highway planning area and the proposed areas included in this amendment were developed without the benefit of long range land use planning controls, since the County of Beaufort only recently in December of 1997 completed its mandated Comprehensive Plan, and did not institute revised zoning ordinances reflecting the goals of the plan until April of 1999, which replaced zoning initially developed when development pressures were low or absent in this area. During the time after the Initial zoning, the pace, scale, and type of development that was established in the area, and nearby Hilton Head Island, increased traffic in exponential proportion, far exceeding the built or planned traffic handling infrastructure. In 1998, Beaufort County Council and Bluffton Town Council recognized that underutilized land, inadequate water and sewer facilities, lack of general planning and infrastructure capital improvements specifically as well as an inappropriate road systems were counterproductive to the safety and general welfare of the citizens of Beaufort County and the Town of Bluffton. Further, the Town determined it should provide for future economic development in a more determined manner. The Bluffton Town Council pro actively decided to remedy that situation with a planning process at the same general time that the County of Beaufort implemented its Comprehensive Plan pursuant to the provisions of Title 6, Chapter 29, the South Carolina Local Government Planning Enabling Act of 1994.



## PLANNING PROCESS RECOMMENDATIONS

Beaufort County's capital improvements plan for the County Library system includes plans for a new branch to be built in the Town of Bluffton. The County's Library construction plans recommend the new facility to be developed in the year 2006. This amendment to the Redevelopment Plan is designed to facilitate the construction of the new Bluffton Branch Library approximately five years earlier than originally planned. In addition, in 1997, the Comprehensive Plan adopted by the County of Beaufort identified the desirability of providing a new highway corridor as an alternative to the Highway 46 corridor presently servicing the Bluffton area, serving both through traffic between Savannah and Hilton Head, as well as an emergency evacuation route and a bypass to Bluffton. In 1998, The Town of Bluffton engaged the Low Country Council of Governments to develop a comprehensive plan for Bluffton. The firm, working in conjunction with the Town Council, local boards and ad-hoc committees, and state organizations and agencies, developed and carried out a strategic planning process resulting in the Bluffton Comprehensive Plan. These documents provide the basis for the proposed East-West Highway Corridor Redevelopment Plan. The plan recognizes that development of this area of Bluffton Township should be seen as a part of a region wide growth management strategy and the County of Beaufort, with cooperation and consultation with the Town of Bluffton, should play a role in providing the tools necessary to plan, design, and fund some key and essential infrastructure needs of the greater area. The East-West Highway Corridor Redevelopment Plan and its expanded public purpose includes utilities, easements, improved drainage devices, library/educational facilities and park and leisure facilities as a product of this process.

## **A DESCRIPTION OF THE REDEVELOPMENT AREA**

### **Original Oaks Redevelopment Area:**

The East-West Highway Corridor Redevelopment area generally borders the northern portion of the Town of Bluffton, extending up to include the properties between Highway 46 and Burnt Church Road to the Northern boundary of the Highway 278 right of way, including extension parcels on the western side of Highway 46 and the eastern side of Burnt Church Road, which provide an avenue to connect to continuations of the East-West Highway through a tract of land in the Town of Bluffton known as the Schults Tract on the west, and on towards Hilton Head on the East. It is planned to be a main thoroughfare for this area and the Town, providing connection to area shopping and services and a major connector for traffic to the nearby plantations, major housing developments, school campuses, Del Webb, and Hilton Head Island as well as its medical facilities and governmental offices. Highway 278, north of the proposed East-West Highway, is a major thoroughfare to and from Hilton Head Island, I-95, Beaufort, and Savannah, only 20 miles away, and the nearby factory outlet stores. It also serves as a shopping and entertainment area for the greater Bluffton area. Many shopping centers, service and entertainment businesses support the employment base of nearby Hilton Head Island resorts and the Del Webb community. The redevelopment area is scattered with underutilized properties, run-down buildings, timbered properties and overhead power lines. Substandard infrastructure development in this portion of the Bluffton area provides a blighting and growth-stifling influence. One large tract in this area contains a large mobile home park. This exceptional site comprised of the planning area provides enormous redevelopment opportunities for single and multi-family housing and commercial development to create jobs and business opportunities, but adequate public infrastructure, water, sewer and roadways must be provided to promote its proper reuse.

### **Areas included in the Oaks Amendment:**

The areas proposed to be added to the Oaks Redevelopment District generally border Highway #46 and by the Schults Tract, east of Fording Island Road and include the Drayson Circle residential development. South of the Shady Glenn Circle residential development and the residential community the borders Goethe Road on the east bordering on Fording Island

Road and on the west side bordered by the Shults Tract from Mellichamp Drive and Hilderbrand Drive, on the southern border to Tarnack Lane on the northern border. These areas are under served by public utilities and the entire area is under served by the County's library services.

In summary, the unimproved portions of the East-West Highway Corridor and the areas included in this amendment are considered blighted and a redevelopment area for the following reasons:

- Lack of adequate highway system to safely accommodate proper use and reuse
- Presence of structures below minimum code standards
- Inadequate utilities and fire suppression
- Deleterious land use and layout
- Lack of community planning
- Areas detrimental to public safety and health
- Deterioration due to these inadequacies

It is important to note that all of the greater Bluffton area and the proposed East-West Highway Corridor possess a certain Low Country charm and grace unique to this part of South Carolina. The presence of the May River, the stately oak trees, Spanish moss, and the inimitable South Carolina Low Country character are dominant features of the landscape in this area, and any blighted conditions tend to be de-emphasized by these unique natural features. The successful redevelopment of this area is nearly guaranteed because of the ability of the County and Township of Bluffton to take advantage of the charm the area affords.

## REDEVELOPMENT OBJECTIVES

The current conditions in the areas to be added to the Oaks Redevelopment Area meet the test for blight as outlined in the South Carolina Code. The County of Beaufort and the Town of Bluffton believe that publicly assisted improvements are necessary to stimulate private investment in the area and thus diminish the blighting influence.

The Redevelopment of the East-West Highway Corridor Amended areas will focus on the provision of public services, elimination of deleterious land uses, and enhancement of the area. Through the use of the Comprehensive Plan and working with private developers who have submitted development agreements for the initial seed commercial and residential projects within the planning area, the County will create an environment attractive to further private investment. Particularly important to the redevelopment of the area is the enhanced County public library facilities, the addition and extension of water and sewer lines and the facilities that provide water and sewer capacity to serve the community's needs. The issue of adequate fire protection is also being addressed by this plan, as well as some recreational, library and educational facilities identified as deficient in the planning process.

## PUBLIC DEVELOPMENT ACTIVITIES

**Planning:** Beaufort County will work in conjunction with the Town of Bluffton, large tract private developers, and the Comprehensive Plan to guide the development of properties along the East-West Highway Corridor and the areas affected by this amendment.

**Code Enforcement:** Beaufort County will work in conjunction with the Town of Bluffton to seek to remedy health and safety problems in and near the East-West Highway Corridor and the areas affected by this amendment through enforcement of local ordinances.

**Development Standards:** Beaufort County will utilize its newly enacted Zoning and Development Standards Ordinance, as well as Development Agreements as authorized by State Statutes, and will work to further refine and adopt the codes in order to establish provisions for orderly growth and redevelopment of the East-West Highway Corridor, the areas affected by this amendment and the surrounding area.

**Road Enhancements and Construction:** Beaufort County is adopting ordinances approving development agreements with developers in the planning area which include the use of Tax Increment Financing to provide funds for the designing and construction of a five lane road beginning at the eastern boundary of the Schultz Tract in the Town of Bluffton and extending eastward through the planning area, crossing Burnt Church Road and extending northeasterly through to an existing road on the Northern Boundary of the existing Heritage Lake subdivision. Highway 46 and Burnt Church Road will be widened and acceleration/deceleration lanes will be added, as well as intersection improvements at the junction with Highway 278. Traffic lighting and signage will be implemented in conjunction with recommendations from the SC Department of Transportation.

**Utilities Extensions and Improvements:** Beaufort County will coordinate with Beaufort Jasper Water and Sewer Authority, with consultation with the Town of Bluffton to ensure that water and sewer system will be extended and improved as necessary within the East-West Highway Corridor and the areas affected by this amendment to serve businesses, commercial uses, and new residential developments. The addition of extensions to the water and sewer services and the provisions to provide the systems additional capacity, along with

the provision of added fire protection services, will provide the proper public utilities necessary to serve new development and redevelopment within the area.

In addition to water and sewer services and capacity improvements the redevelopment plan will include provision for placing storm water runoff devices and retention or detention for the redevelopment area. The provision of pedestrian scale lighting and planting along sections of the center median of the East-West Highway Corridor at key intersections and at community gateways will be supported with improvements of the utilities systems in these areas.

**Acquisition, Demolition and Relocation:** The purpose of this activity will be to eliminate blight and provide for roadways and other improvements that will encourage new development in the area. In addition it may be necessary to acquire properties to develop roadways and utility extensions. The extent of acquisitions and number of relocations required will not be known until specific plans for redevelopment of these areas are completed. However, it is not the desire of the County to relocate anyone and the County will make every reasonable effort to avoid same as specific plans are developed.

**Public Parks and Public Facilities:** The construction of a new County Library facility will be funded as a part of this amended redevelopment plan in order to serve the additional growth that will occur as new development in the Redevelopment area and the existing residents of Bluffton and the surrounding areas. Other redevelopment may include public walking paths and features like landscaping, picnic areas, water features, gateway features, public art, and other appropriate elements to serve the residents of the County of Beaufort, the Town of Bluffton, and visitors to the community.

**Professional Services:** Professional services will include, but not be limited to planning and analysis, feasibility studies, master development plans, architectural, engineering, economic recruitment, environmental studies, and legal and financial services.

**Landscaping:** Landscaping and beautification improvements may be undertaken within amended areas in the East-West Highway Corridor. These improvements are expected to also help provide a more positive quality of life image on this important gateway road for Bluffton and Hilton Head. Landscaping improvements may include:

- Landscaping of key intersections
- Landscaped buffers to separate different land uses
- Walkways, bikeways, and landscaping along road rights-of-way

**School Impacts:** Residential development will comprise a portion of the new development within the Redevelopment area. Surveys of adjacent comparable residential developments in recent years in the area have been completed, and indicate a student generational factor of .11 students per dwelling unit. Residential impacts on the school district are not expected to occur until the third tax year after construction starts. Taxes collected within the district will be provided to the Beaufort County School District to provide funding for the per student impacts as provided for by statute.

**PRIVATE INVESTMENT IN THE REDEVELOPMENT DISTRICT**

Several large private investments are planned in the areas to be added to the East-West Highway Corridor Area. Some of these investments will result in immediate tax increments that can be used to repay the tax increment bonded indebtedness. The following projects are expected within the first five years alone.

<u>Project Name</u>	<u>Use</u>	<u>Increment</u>
Bluffton Village (Commercial, Residential, Public Service, Retail)	Mixed	\$32,550,000
Shults Tract (Commercial, Multi-family, Business Park)	Mixed	\$55,931,000
	TOTAL	\$88,481,000



**REDEVELOPMENT PROJECT COSTS****AMENDED PROJECTS**

The East-West Highway Corridor Redevelopment Plan including the elements specified in this amendment will be completed as soon as funds are available but certainly prior to the 15-year life of the Tax Increment District. Project costs in the amended areas are as follows:

**The Oaks Amendment TIF Projects Budget**

	Total	TIF	Impact Fees	Grants/other
<b>Water/Sewer Improvements</b>	801,285	441,285		360,000
<b>Stormwater Treatment</b>	170,000	170,000		
<b>Roadway Improvements &amp; Acquisition</b>	3,295,520	171,650	2,223,870	
<b>Landscaping/Streetlighting</b>	TBD	TBD	TBD	
<b>Public Facilities</b>				
Library	TBD	TBD	TBD	
Parks	3,200,000	TBD	TBD	TBD/250,000 (1)
<b>Trails &amp; Pathways</b>	360,000		TBD	
<b>Government Center</b>	TBD	TBD	TBD	
<b>Professional Services</b>	365,000	325,450	40,000	
<b>Totals</b>	<b>8,191,805</b>	<b>1,108,385 (+TBD)*</b>	<b>2,263,870</b>	<b>610,000</b>

file: final oaks amendment project budget

\* The amount funded with Tax Increment Financing is dependent upon the ultimate resolution of participation discussions with the Town of Bluffton and the Beaufort County School District.

Preliminary Project Budget Notes:

- (1) Municipal pass-through of developer funds

## REDEVELOPMENT FINANCING

The costs of the projects included in the Amended East-West Highway Corridor Redevelopment Plan will be paid from tax increment bonds issued by Beaufort County, tax increment revenues, development impact fees, available federal and state grants, contributions from private developers, and revenues from any county-owned facility or system located within or serving the redevelopment area.

Beaufort County plans to issue up to \$10,000,000 in Tax Increment Bonds to finance public improvements in the Amended Redevelopment Area. The \$10,000,000 figure includes actual project costs, reserves and an allowance for increased costs in the future. The term of the bonds will not exceed 15 years from the date of issue. Debt service on the bonds will be paid from tax increment revenues, and, if available, from other increment income, impact fees from development agreements, and grants Beaufort County.

The attached spreadsheets titled Amended Oaks TIF Tax Revenue Projections estimates the incremental tax revenues that the developments in the amended areas will generate over the next fifteen-(15) years. The projections assume a 30% distribution of School District millage to the Beaufort County School District, and allowance for a per pupil fiscal impact.

Amended Oaks TIF  
 Tax Revenues  
 From All Sources  
 70% of School and 75% of Town Revenues Used for TIF

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6	Column 7	Column 8	Column 9	Column 10	Column 11
		Town of	Bluffton	All Other	School	School	Bluffton Village	Bluffton Village	Bluffton Village	Bluffton Village
Calendar	Project	Bluffton	Fire Dist.	County	Operating	Debt Ser.	Total Commercial	Residential	Residential	Total
Year	Year	Millage	Millage	Millage	Millage	Millage	Investment	Townhomes	Apts	Investment
2000	Year 0	49.0	22.3	58.3	86.7	21.7				
2001	Year 1	49.0	22.3	58.3	86.7	21.7	\$ 5,350,000	\$ 3,600,000	\$ 1,375,000	\$ 10,325,000
2002	Year 2	49.0	22.3	58.3	86.7	21.7	\$ 11,600,000	\$ 8,100,000	\$ 6,250,000	\$ 25,950,000
2003	Year 3	49.0	22.3	58.3	86.7	21.7	\$ 16,756,250	\$ 8,100,000	\$ 6,250,000	\$ 31,106,250
2004	Year 4	49.0	22.3	58.3	86.7	21.7	\$ 16,756,250	\$ 8,100,000	\$ 6,250,000	\$ 31,106,250
2005	Year 5	49.0	22.3	58.3	86.7	21.7	\$ 16,756,250	\$ 8,100,000	\$ 6,250,000	\$ 31,106,250
2006	Year 6	49.0	22.3	58.3	86.7	21.7	\$ 16,756,250	\$ 8,100,000	\$ 6,250,000	\$ 31,106,250
2007	Year 7	49.0	22.3	58.3	86.7	21.7	\$ 16,756,250	\$ 8,100,000	\$ 6,250,000	\$ 31,106,250
2008	Year 8	49.0	22.3	58.3	86.7	21.7	\$ 16,756,250	\$ 8,100,000	\$ 6,250,000	\$ 31,106,250
2009	Year 9	49.0	22.3	58.3	86.7	21.7	\$ 16,756,250	\$ 8,100,000	\$ 6,250,000	\$ 31,106,250
2010	Year 10	49.0	22.3	58.3	86.7	21.7	\$ 16,756,250	\$ 8,100,000	\$ 6,250,000	\$ 31,106,250
2011	Year 11	49.0	22.3	58.3	86.7	21.7	\$ 16,756,250	\$ 8,100,000	\$ 6,250,000	\$ 31,106,250
2012	Year 12	49.0	22.3	58.3	86.7	21.7	\$ 16,756,250	\$ 8,100,000	\$ 6,250,000	\$ 31,106,250
2013	Year 13	49.0	22.3	58.3	86.7	21.7	\$ 16,756,250	\$ 8,100,000	\$ 6,250,000	\$ 31,106,250
2014	Year 14	49.0	22.3	58.3	86.7	21.7	\$ 16,756,250	\$ 8,100,000	\$ 6,250,000	\$ 31,106,250
2015	Year 15	49.0	22.3	58.3	86.7	21.7	\$ 16,756,250	\$ 8,100,000	\$ 6,250,000	\$ 31,106,250
<b>TOTALS</b>										
Notes:										

Amended Oaks TIF  
 Tax Revenues  
 From All Sources  
 70% of School and 75% of Town Revenues Used for TIF

Column 12	Column 13	Column 14	Column 15	Column 16	Column 17	Column 18	Column 19	Column 20
Project	Shufts Commercial	Shufts Business Park	Shufts Multi-Family	Shufts Total	Assessed Value Commercial	Assessed Value Residential TH	Assessed Value Apts	Assessed Value Commercial
Year	Investment	Investment	Investment	Investment	Bluffton Village	Bluffton Village	Bluffton Village	Shufts
Year 0								
Year 1	\$ 9,735,000	\$ 5,586,750	\$ 12,537,500	\$ 27,859,250				
Year 2	\$ 19,470,000	\$ 11,173,500	\$ 22,440,000	\$ 53,083,500				
Year 3	\$ 19,470,000	\$ 11,173,500	\$ 22,440,000	\$ 53,083,500	\$ 1,005,375	\$ 268,920	\$ 486,000	\$ 1,168,200
Year 4	\$ 19,470,000	\$ 11,173,500	\$ 22,440,000	\$ 53,083,500	\$ 1,005,375	\$ 268,920	\$ 486,000	\$ 1,168,200
Year 5	\$ 19,470,000	\$ 11,173,500	\$ 22,440,000	\$ 53,083,500	\$ 1,005,375	\$ 268,920	\$ 486,000	\$ 1,168,200
Year 6	\$ 19,470,000	\$ 11,173,500	\$ 22,440,000	\$ 53,083,500	\$ 1,005,375	\$ 268,920	\$ 486,000	\$ 1,168,200
Year 7	\$ 19,470,000	\$ 11,173,500	\$ 22,440,000	\$ 53,083,500	\$ 1,005,375	\$ 268,920	\$ 486,000	\$ 1,168,200
Year 8	\$ 19,470,000	\$ 11,173,500	\$ 22,440,000	\$ 53,083,500	\$ 1,005,375	\$ 268,920	\$ 486,000	\$ 1,168,200
Year 9	\$ 19,470,000	\$ 11,173,500	\$ 22,440,000	\$ 53,083,500	\$ 1,005,375	\$ 268,920	\$ 486,000	\$ 1,168,200
Year 10	\$ 19,470,000	\$ 11,173,500	\$ 22,440,000	\$ 53,083,500	\$ 1,005,375	\$ 268,920	\$ 486,000	\$ 1,168,200
Year 11	\$ 19,470,000	\$ 11,173,500	\$ 22,440,000	\$ 53,083,500	\$ 1,005,375	\$ 268,920	\$ 486,000	\$ 1,168,200
Year 12	\$ 19,470,000	\$ 11,173,500	\$ 22,440,000	\$ 53,083,500	\$ 1,005,375	\$ 268,920	\$ 486,000	\$ 1,168,200
Year 13	\$ 19,470,000	\$ 11,173,500	\$ 22,440,000	\$ 53,083,500	\$ 1,005,375	\$ 268,920	\$ 486,000	\$ 1,168,200
Year 14	\$ 19,470,000	\$ 11,173,500	\$ 22,440,000	\$ 53,083,500	\$ 1,005,375	\$ 268,920	\$ 486,000	\$ 1,168,200
Year 15	\$ 19,470,000	\$ 11,173,500	\$ 22,440,000	\$ 53,083,500	\$ 1,005,375	\$ 268,920	\$ 486,000	\$ 1,168,200
TOTALS					\$ 13,069,875	\$ 3,495,960	\$ 6,318,000	\$ 15,186,600

Amended Oaks TIF  
 Tax Revenues  
 From All Sources  
 70% of School and 75% of Town Revenues Used for TIF

Column 21	Column 22	Column 23	Column 24	Column 25	Column 26	Column 27	Column 28	Column 29	Column 30
Project	Assessed Value	Assessed Value	Bluffton Village	Bluffton Village	Bluffton Village	Bluffton Village	Bluffton Village	Bluffton Village	Bluffton Village
Year	Business Park	Multi-Fam	Town of	Bluffton	All Other	School	School	30% of	70% of
	Shults	Shults	Bluffton	Fire District	County	Operating	Debt Ser	School Tax	School Tax
			Tax Revenue	Tax Revenue	Tax Revenue	Tax Revenue	Tax Revenue	Revenues	Revenues
			75%						
Year 0			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Year 1			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Year 2			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Year 3	670,410.00	\$ 1,346,400	\$ 64,691	\$ 39,255	\$ 102,625	\$ 152,618	\$ 38,198	\$ 57,245	\$ 133,571
Year 4	670,410.00	\$ 1,346,400	\$ 64,691	\$ 39,255	\$ 102,625	\$ 152,618	\$ 38,198	\$ 57,245	\$ 133,571
Year 5	670,410.00	\$ 1,346,400	\$ 64,691	\$ 39,255	\$ 102,625	\$ 152,618	\$ 38,198	\$ 57,245	\$ 133,571
Year 6	670,410.00	\$ 1,346,400	\$ 64,691	\$ 39,255	\$ 102,625	\$ 152,618	\$ 38,198	\$ 57,245	\$ 133,571
Year 7	670,410.00	\$ 1,346,400	\$ 64,691	\$ 39,255	\$ 102,625	\$ 152,618	\$ 38,198	\$ 57,245	\$ 133,571
Year 8	670,410.00	\$ 1,346,400	\$ 64,691	\$ 39,255	\$ 102,625	\$ 152,618	\$ 38,198	\$ 57,245	\$ 133,571
Year 9	670,410.00	\$ 1,346,400	\$ 64,691	\$ 39,255	\$ 102,625	\$ 152,618	\$ 38,198	\$ 57,245	\$ 133,571
Year 10	670,410.00	\$ 1,346,400	\$ 64,691	\$ 39,255	\$ 102,625	\$ 152,618	\$ 38,198	\$ 57,245	\$ 133,571
Year 11	670,410.00	\$ 1,346,400	\$ 64,691	\$ 39,255	\$ 102,625	\$ 152,618	\$ 38,198	\$ 57,245	\$ 133,571
Year 12	670,410.00	\$ 1,346,400	\$ 64,691	\$ 39,255	\$ 102,625	\$ 152,618	\$ 38,198	\$ 57,245	\$ 133,571
Year 13	670,410.00	\$ 1,346,400	\$ 64,691	\$ 39,255	\$ 102,625	\$ 152,618	\$ 38,198	\$ 57,245	\$ 133,571
Year 14	670,410.00	\$ 1,346,400	\$ 64,691	\$ 39,255	\$ 102,625	\$ 152,618	\$ 38,198	\$ 57,245	\$ 133,571
Year 15	670,410.00	\$ 1,346,400	\$ 64,691	\$ 39,255	\$ 102,625	\$ 152,618	\$ 38,198	\$ 57,245	\$ 133,571
<b>TOTALS</b>	<b>\$ 8,715,330</b>	<b>\$ 17,503,200</b>	<b>\$ 840,981</b>	<b>\$ 510,310</b>	<b>\$ 1,334,128</b>	<b>\$ 1,984,028</b>	<b>\$ 496,579</b>	<b>\$ 744,182</b>	<b>\$ 1,736,425</b>

Amended Ordinance TIF  
 Tax Revenues  
 From All Sources  
 70% of School and 75% of Town Revenues Used for TIF

Column 31	Column 32	Column 33	Column 34	Column 35	Column 36	Column 37	Column 38	Column 39	Column 40
Project	Bluffton Village	Shults Tract	Shults Tract	Shults Tract	Shults Tract	Shults Tract	Shults Tract	Shults Tract	Shults Tract
Year	Total TIF	Town of	Bluffton	All Other	School	School	30% of	70% of	Total TIF
	Tax Revenue*	Bluffton	Fire District	County	Operating	Debt Ser	School Tax	School Tax	Tax Revenue*
		Tax Revenue	Tax Revenue	Tax Revenue	Tax Revenue	Tax Revenue	Revenues	Revenues	
Year 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Year 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Year 2	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Year 3	\$ 340,142	\$ 78,033	\$ 71,026	\$ 185,686	\$ 276,140	\$ 69,115	\$ 103,577	\$ 241,679	\$ 576,423
Year 4	\$ 340,142	\$ 78,033	\$ 71,026	\$ 185,686	\$ 276,140	\$ 69,115	\$ 103,577	\$ 241,679	\$ 576,423
Year 5	\$ 340,142	\$ 78,033	\$ 71,026	\$ 185,686	\$ 276,140	\$ 69,115	\$ 103,577	\$ 241,679	\$ 576,423
Year 6	\$ 340,142	\$ 78,033	\$ 71,026	\$ 185,686	\$ 276,140	\$ 69,115	\$ 103,577	\$ 241,679	\$ 576,423
Year 7	\$ 340,142	\$ 78,033	\$ 71,026	\$ 185,686	\$ 276,140	\$ 69,115	\$ 103,577	\$ 241,679	\$ 576,423
Year 8	\$ 340,142	\$ 78,033	\$ 71,026	\$ 185,686	\$ 276,140	\$ 69,115	\$ 103,577	\$ 241,679	\$ 576,423
Year 9	\$ 340,142	\$ 78,033	\$ 71,026	\$ 185,686	\$ 276,140	\$ 69,115	\$ 103,577	\$ 241,679	\$ 576,423
Year 10	\$ 340,142	\$ 78,033	\$ 71,026	\$ 185,686	\$ 276,140	\$ 69,115	\$ 103,577	\$ 241,679	\$ 576,423
Year 11	\$ 340,142	\$ 78,033	\$ 71,026	\$ 185,686	\$ 276,140	\$ 69,115	\$ 103,577	\$ 241,679	\$ 576,423
Year 12	\$ 340,142	\$ 78,033	\$ 71,026	\$ 185,686	\$ 276,140	\$ 69,115	\$ 103,577	\$ 241,679	\$ 576,423
Year 13	\$ 340,142	\$ 78,033	\$ 71,026	\$ 185,686	\$ 276,140	\$ 69,115	\$ 103,577	\$ 241,679	\$ 576,423
Year 14	\$ 340,142	\$ 78,033	\$ 71,026	\$ 185,686	\$ 276,140	\$ 69,115	\$ 103,577	\$ 241,679	\$ 576,423
Year 15	\$ 340,142	\$ 78,033	\$ 71,026	\$ 185,686	\$ 276,140	\$ 69,115	\$ 103,577	\$ 241,679	\$ 576,423
<b>TOTALS</b>	<b>\$ 4,421,843</b>	<b>\$ 1,014,426</b>	<b>\$ 923,334</b>	<b>\$ 2,413,919</b>	<b>\$ 3,589,825</b>	<b>\$ 898,491</b>	<b>\$ 1,346,495</b>	<b>\$ 3,141,821</b>	<b>\$ 7,493,500</b>
	* Assumes 70% of School Revenues used for TIF								
	* Assumes 75% of Town Revenues used for TIF								



Amended Oak TIF  
 Tax Revenues  
 From All Sources  
 70% of School and 75% of Town Revenues Used for TIF

Column 41	Column 42	Column 43	Column 44	Column 45	Column 46	Column 47
Project	Total	School District	School District	School District	Grand Total	Bluffton
Year	TIF	Allowance*	Allowance*	Allowance*	TIF Tax	Tax Revenue
	Tax Revenue	No. Students	Per Pupil		Revenues	Total
			\$3,900/pp		w/o Inflation	
Year 0	\$ -				\$ -	\$ -
Year 1	\$ -		\$ 3,900	\$ -	\$ -	\$ -
Year 2	\$ -		\$ 3,900	\$ -	\$ -	\$ -
Year 3	\$ 916,565	37	\$ 3,900	\$ -	\$ 916,565	\$ 142,724
Year 4	\$ 916,565	65	\$ 3,900	\$ 144,873	\$ 771,692	\$ 142,724
Year 5	\$ 916,565	65	\$ 3,900	\$ 253,110	\$ 663,455	\$ 142,724
Year 6	\$ 916,565	65	\$ 3,900	\$ 253,110	\$ 663,455	\$ 142,724
Year 7	\$ 916,565	65	\$ 3,900	\$ 253,110	\$ 663,455	\$ 142,724
Year 8	\$ 916,565	65	\$ 3,900	\$ 253,110	\$ 663,455	\$ 142,724
Year 9	\$ 916,565	65	\$ 3,900	\$ 253,110	\$ 663,455	\$ 142,724
Year 10	\$ 916,565	65	\$ 3,900	\$ 253,110	\$ 663,455	\$ 142,724
Year 11	\$ 916,565	65	\$ 3,900	\$ 253,110	\$ 663,455	\$ 142,724
Year 12	\$ 916,565	65	\$ 3,900	\$ 253,110	\$ 663,455	\$ 142,724
Year 13	\$ 916,565	65	\$ 3,900	\$ 253,110	\$ 663,455	\$ 142,724
Year 14	\$ 916,565	65	\$ 3,900	\$ 253,110	\$ 663,455	\$ 142,724
Year 15	\$ 916,565	65	\$ 3,900	\$ 253,110	\$ 663,455	\$ 142,724
<b>TOTALS</b>	<b>\$ 11,915,344</b>				<b>\$ 8,986,261</b>	<b>\$ 1,855,407</b>
* Assumes 590 Dwelling Units (95 in Bluf VII + 495 in Shults)						
0.11 Students/DU and \$3,900/pupil						
<b>Preliminary Est'd Borrowing Capacity =</b>				<b>15 Years</b>	<b>\$ 5,212,751</b>	<b>\$ 1,060,848</b>
<b>Interest Rate =</b>						

6%

## IMPACT ON AFFECTED TAXING DISTRICTS

Properties within the East-West Highway Corridor Redevelopment District have a total assessed value of \$ 757,300.00 for the tax year 2000. Real property taxes on this assessment have been estimated as follows:

<u>Jurisdiction</u>	<u>Millage Rates</u>	<u>Tax Revenues</u>
Town of Bluffton	49.0	\$37,129
Beaufort County	80.6	\$61,100
Beaufort County Schools	<u>108.4</u>	\$82,008
	238.0	
<b>TOTAL REAL PROPERTY TAXES</b>		<b>\$180,237</b>

These jurisdictions will continue to receive real property tax revenue at the approximate level of 2000 even after the sale of tax increment bonds, in accordance with state law. The new tax increments that would be used to repay the bonds are new taxes resulting from the redevelopment. It is the intention of the plan for no jurisdiction to lose existing tax revenues as a result of this financing. At the maturity of all bonds issued as part of this redevelopment, all tax increments will be divided among the appropriate jurisdictions at levels determined by the then applicable millage rates of the taxing districts.

Tax increment financing has no impact on personal property taxes collected within the area. The taxing authorities will continue to receive tax income from personal property at the existing level and will benefit from all future redevelopment. Significant revenue increases should be realized by all taxing authorities as a result of investments in the area. The proposed redevelopment project and tax increment financing is expected to have a positive overall effect on the revenues of all taxing jurisdictions.

Residential development will comprise a portion of the new development within the Redevelopment area. Surveys of adjacent and comparable recent residential developments in the area have been completed, and indicate a student generational factor of 0.11 students per

dwelling unit. Residential impacts on the school district are not expected to occur until the third tax year after construction starts. Taxes collected within the district will be provided to the Beaufort County School District to provide funding for the per student impacts as provided for by statute.

## DISPLACEMENT IMPACT OF REDEVELOPMENT PLAN

This amended plan does not anticipate any commercial or residential displacement as a result of the East-West Highway Redevelopment Corridor Plan at this time. It is possible that utility and roadway improvements may necessitate the acquisition and relocation of some commercial businesses or residences, but only as a last resort, and the elimination of blight may require the purchase and demolition of some properties. However, no specific properties are targeted for acquisitions at this time. Only when plans for specific projects are finalized will the necessity of any acquisitions be known.

If displacement of any business or residence becomes necessary, Beaufort County will follow the then applicable requirements of State and Federal law in acquiring the properties and relocating the affected parties.

At present, displacement under State and Federal law is guided by Public law 91-664 "Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 As Amended." The general steps that are followed are outlined below.

- After final plans for specific projects have been completed and the need for relocation has been determined, town staff will, contact those affected by the project, distribute literature on the relocation process, give general explanation of the individuals' rights under public law, and schedule follow-up meetings for specific purposes as defined by law.
- Conduct appraisals on properties to be acquired and begin the acquisition process.
- Complete profile on each property owner, tenant and structure.
- Conduct survey of properties in the vicinity of the project, contact Realtors, and create a bank of comparable buildings that might be suitable.
- Work directly with each property owner and tenant in locating and selecting comparable location. Have the Inspection Department verify that the location is safe, decent, sanitary, and in compliance with all applicable codes.

- Prepare paperwork required to validate relocation assistance payment (provide assistance to minimize impact of the move, including help in preparing claims for relocation payment).
- Acquire property from owners.
- Provide assistance to property owner/tenant in moving to new location upon completion of move, make moving assistance payment.

## FUTURE AMENDMENTS TO THIS PLAN

The redevelopment area includes large tracts of vacant and underdeveloped land. As currently platted, tract boundaries bear no relation to current land uses or to planned development. In defining the redevelopment area, it was necessary, for administrative purposes, to include entire tracts of land without reference to future locations of roadways, development projects or public improvements. The effect of these arbitrary boundaries could mean that future developments might be outside but adjacent to the redevelopment area. Thus, as tracts are subdivided or replatted during development, Beaufort County may, out of necessity, need to amend the boundaries of the redevelopment area to correspond with the new development project.

**Attachments:**

Appendix 1 - Boundaries and Map of the Amended East-West Highway Corridor  
Redevelopment Area

Appendix 2 - Property listing of the properties in the Amended East-West Highway Corridor  
Redevelopment Area

Appendix 3 – Public Hearing Notices

3/21/00 4:30PM

**Bluffton Tax Increment Financing District**

-  Bluffton Town Limits
-  The Oaks TIF District
-  Proposed Amendments

Proposed  
Business  
Park

278



46

April 17, 2000

1:23387

0226



EXHIBIT B

LIST OF PROPERTIES INCLUDED IN  
THE REDEVELOPMENT PROJECT AREA

[Attached]

ASSESSMENT ROLL FOR YEAR 2000

ACCT:R600 031 000 0034 0000 KEY:00496680 MAP: TDS: OWNER:SIMMONS SARAH %:100 P.O. BOX 1567	DIST:0600 PCA:6106-11 AREA:P022 CITY:NR ADJ:00 LOC: LEGAL:#BKM565	ACTIV:19991102 MRTG:0000 EXCD: HSTD#: ACRE:000001.00 LOT:000.0 BLDS:000 TSGFT:000000 SALE-DTE:19841001 QUAL BK/PG:0405/1773 INS:GW SALEPRICE:00000000	LAND: 13000 BLDG: 0 IMPR: 0 USE: 0 MARKET: 13000 EXEMPT: 0 ASSESSED 780 2000 TAX DUE:
BLUFFTON SC 29910-			
ACCT:R600 031 000 0037 0000 KEY:00496715 MAP:1989 TDS: OWNER:GODFREY WILLIAM J %: 0 1 GODFREY PLACE	DIST:0600 PCA:6016-59 AREA:P003 CITY:NR ADJ:00 LOC: LEGAL:PAR NO 1 E A ANTHONY PROP SPLIT 11/87 3.3 AS FOR PH A BLUFFTON ESTATES LOTS 1-7 LOT 3 BLUFFTON BUSINESS PARK FBJS P328 S/D REVISED BY PLAT	ACTIV:19991102 MRTG:0000 EXCD: HSTD#: ACRE:000001.50 LOT:000.0 BLDS:000 TSGFT:000000 SALE-DTE:19981230 QUAL BK/PG:1122/0982 INS:GW SALEPRICE:00000010	LAND: 75000 BLDG: 0 IMPR: 0 USE: 0 MARKET: 75000 EXEMPT: 0 ASSESSED 4500 2000 TAX DUE:
BLUFFTON SC 29910-			
ACCT:R600 031 000 0039 0000 KEY:00496733 MAP:1996B TDS: OWNER:SC PUBLIC SERVICE AUTHORITY %:100 176 CONCORD ST	DIST:0600 PCA:6006-29 AREA:P022 CITY:NR ADJ:00 LOC: LEGAL:EXEMPT	ACTIV:19991102 MRTG:0000 EXCD:026 HSTD#: ACRE:000045.15 LOT:000.0 BLDS:000 TSGFT:000000 SALE-DTE:19860601 QUAL BK/PG:0454/1929 INS:GW SALEPRICE:00171424	LAND: 225800 BLDG: 0 IMPR: 0 USE: 0 MARKET: 225800 EXEMPT: 225800 ASSESSED 2000 TAX DUE:
CHARLESTON SC 29401-2642			
ACCT:R600 031 000 0049 0000 KEY:00865932 MAP: TDS: OWNER:KIDD CELIA %:100 46 GOETHE RD	DIST:0600 PCA:4116-11 AREA:P022 CITY:NR ADJ:00 LOC: LEGAL:PLAT ATT TO DEED #BK L661	ACTIV:19991102 MRTG:0000 EXCD:301 HSTD#: ACRE:000000.27 LOT:000.0 BLDS:001 TSGFT:001991 SALE-DTE:19970121 QUAL BK/PG:0932/2569 INS:GW SALEPRICE:00000001	LAND: 7000 BLDG: 50700 IMPR: 0 USE: 0 MARKET: 57700 EXEMPT: 0 ASSESSED 2308 2000 TAX DUE:
BLUFFTON SC 29910-			
ACCT:R600 031 000 0053 0000 KEY:01661516 MAP:1983 TDS: OWNER:ELLIS SHIRLEY M %:100 5 C.M. ELLIS LANE	DIST:0600 PCA:6106-11 AREA:P022 CITY:NR ADJ:00 LOC: LEGAL:WESTERN 1/2 OF LOT 12 #BKN433	ACTIV:19991102 MRTG:0000 EXCD: HSTD#: ACRE:000000.97 LOT:000.0 BLDS:000 TSGFT:000000 SALE-DTE:19880801 QUAL BK/PG:0514/1381 INS:GW SALEPRICE:00000000	LAND: 8100 BLDG: 0 IMPR: 0 USE: 0 MARKET: 8100 EXEMPT: 0 ASSESSED 486 2000 TAX DUE:
BLUFFTON SC 29910-			
ACCT:R600 031 000 0065 0000 KEY:02639238 MAP:1985 TDS: OWNER:SIMONEAUX LEE MARTIN %:100 ST RTE 1 BOX 1720	DIST:0600 PCA:6116-11 AREA:P004 CITY:NR ADJ:00 LOC: LEGAL:LOT 31 SUGAREE S/D PB 32 P 92	ACTIV:19991102 MRTG:1134 EXCD: HSTD#: ACRE:000000.00 LOT:001.0 BLDS:001 TSGFT:001338 SALE-DTE:19870401 QUAL BK/PG:0527/1716 INS:GW SALEPRICE:00012500	LAND: 20000 BLDG: 104100 IMPR: 0 USE: 0 MARKET: 124100 EXEMPT: 0 ASSESSED 7446 2000 TAX DUE:
BLUFFTON SC 29910-			

ASSESSMENT ROLL FOR YEAR 2000

ACCT:R600 031 000 0079 0000 DIST:0600 PCA:4116-11 AREA:P022 CITY:NR ADJ:00 ACTIV:19991102 MRTG:0000 LAND: 5900  
KEY:01706416 MAP:1988 TDS: LOC: EXCD:301 HSTD#: BLDG: 54600  
OWNER:HAMILTON ISIAHETTA LEGAL:FLAT BOOK 34 PAGE 165 ACRE:000000.42 LOT:000.0 IMPR:  
%:100 PO BOX 64 PLAT ATTACHED TO DEED BLDG:001 TSGFT:001308 USE:  
SALE-DTE:19870501 QUAL MARKET: 60500  
BK/PG:0477/0816 INS:GW EXEMPT:  
SALEPRICE:00000000 ASSESSED 2420  
2000 TAX DUE:

BLUFFTON SC 29910-

ACCT:R600 031 000 0081 0000 DIST:0600 PCA:6006-29 AREA:P003 CITY:NR ADJ:00 ACTIV:19991102 MRTG:0000 LAND: 79000  
KEY:02620033 MAP:1989 TDS: LOC: EXCD: HSTD#: BLDG:  
OWNER:GODFREY WILLIAM J LEGAL:BLUFFTON ESTATES PHASE A ACRE:000001.58 LOT:000.0 IMPR:  
%:100 1 GODFREY PLACE LOT 1 PB 32 PG 203 BLDG:000 TSGFT:000000 USE:  
LOT 9-BLUFFTON-BUSINESS-PK SALE-DTE:19981230-QUAL MARKET: 79000  
PB35 P238 BK/PG:1122/0982 INS:GW EXEMPT:  
S/D REVISED BY PB35 P238 SALEPRICE:00000010 ASSESSED 4740  
2000 TAX DUE:

BLUFFTON SC 29910-

ACCT:R600 031 000 0082 0000 DIST:0600 PCA:6306-18 AREA:P022 CITY:NR ADJ:00 ACTIV:19991102 MRTG:0000 LAND: 30600  
KEY:02620024 MAP:1989 TDS: LOC: EXCD: HSTD#: BLDG:  
OWNER:GODFREY WILLIAM J LEGAL:BLUFFTON ESTATES PHASE A ACRE:000001.02 LOT:000.0 IMPR:  
%:100 ONE GODFREY PLACE LOT 2 PB 32 PG 203 BLDG:000 TSGFT:000000 USE:  
LOT 10-BLUFFTON-BUSINESS-PK SALE-DTE:19941208-QUAL MARKET: 30600  
PB35 P238 BK/PG:0749/1757 INS:QC EXEMPT:  
S/D REVISED BY PB35P238 SALEPRICE:00000010 ASSESSED 1836  
2000 TAX DUE:

BLUFFTON SC 29910-

ACCT:R600 031 000 0083 0000 DIST:0600 PCA:6016-62 AREA:P022 CITY:NR ADJ:00 ACTIV:19991102 MRTG:0000 LAND: 20900  
KEY:02620015 MAP:1989 TDS: LOC: EXCD: HSTD#: BLDG: 187700  
OWNER:GODFREY WILLIAM J LEGAL:BLUFFTON ESTATES PHASE A ACRE:000000.87 LOT:000.0 IMPR:  
%: 0 1 GODFREY PLACE LOT 3 PB 32 PG 203 BLDG:001 TSGFT:004970 USE:  
LOT 11-BLUFFTON-BUSINESS-PK SALE-DTE:19981230-QUAL MARKET: 208600  
PB35 P238 BK/PG:1122/0982 INS:GW EXEMPT:  
S/D REVISED PB35 P238 SALEPRICE:00000010 ASSESSED 12516  
2000 TAX DUE:

BLUFFTON SC 29910-

ACCT:R600 031 000 0084 0000 DIST:0600 PCA:6016-60 AREA:P003 CITY:NR ADJ:00 ACTIV:19991102 MRTG:0000 LAND: 27200  
KEY:02620006 MAP:1989 TDS: LOC: EXCD: HSTD#: BLDG: 437000  
OWNER:GODFREY WILLIAM J LEGAL:BLUFFTON ESTATES PHASE A ACRE:000000.68 LOT:000.0 IMPR: 5500  
%:100 ONE GODFREY PLACE LOT 4 PB 32 PG 203 BLDG:001 TSGFT:008750 USE:  
LOT 12-BLUFFTON-BUSINESS-PK SALE-DTE:19940422-QUAL MARKET: 469700  
PB35 P238 BK/PG:0700/0083 INS:GW EXEMPT:  
S/D REVISED PB35 P238 SALEPRICE:00000010 ASSESSED 28182  
2000 TAX DUE:

BLUFFTON SC 29910-

ACCT:R600 031 000 0085 0000 DIST:0600 PCA:6016-62 AREA:P003 CITY:NR ADJ:00 ACTIV:19991102 MRTG:0000 LAND: 62500  
KEY:02619991 MAP:1989 TDS: LOC: EXCD: HSTD#: BLDG: 147100  
OWNER:GODFREY WILLIAM J LEGAL:BLUFFTON ESTATES PHASE A ACRE:000001.25 LOT:000.0 IMPR: 115610  
%: 0 1 GODFREY PLACE LOT 5 PB 32 PG 203 BLDG:001 TSGFT:004242 USE:  
LOT 8-BLUFFTON BUSINESS PK SALE-DTE:19981230-QUAL MARKET: 325210  
PB35 P238 BK/PG:1122/0982 INS:GW EXEMPT:  
S/D REVISED PB35 P238 SALEPRICE:00000010 ASSESSED 19513  
2000 TAX DUE:

BLUFFTON SC 29910-

0229

ASSESSMENT ROLL FOR YEAR 2000

ACCT:R600 031 000 0086 0000 KEY:02619982 MAP:1989 TDS: OWNER:GODFREY WILLIAM J %:100 ONE GODFREY PLACE	DIST:0600 PCA:6006-91 AREA:P003 CITY:NR ADJ:00 LOC: LEGAL:BLUFFTON ESTATES PHASE A LOT 6 PB 32 PG 203 LOT 6-BLUFFTON-BUSINESS-PK PB35 P238 S/D REVISED PB35 P238	ACTIV:19991102 MRTG:0000 EXCD: HSTD#: ACRE:000001.34 LOT:000.0 BLDS:000 TSQFT:000000 SALE-DTE:19940422-QUAL BK/PG:0700/0083 INS:QC SALEPRICE:00000010	LAND: 67000 BLDG: IMPR: USE: MARKET: 67000 EXEMPT: ASSESSED 4020 2000 TAX DUE:
ACCT:R600 031 000 0087 0000 KEY:02619973 MAP:1989 TDS: OWNER:GODFREY WILLIAM J %: 0 1 GODFREY PLACE	DIST:0600 PCA:6006-29 AREA:P003 CITY:NR ADJ:00 LOC: LEGAL:BLUFFTON ESTATES PHASE A LOT 7 PB 32 PG 203 LOT 7-BLUFFTON-BUSINESS-PK PB35 P238 S/D REVISED PB35 P238	ACTIV:19991102 MRTG:0000 EXCD: HSTD#: ACRE:000001.42 LOT:000.0 BLDS:000 TSQFT:000000 SALE-DTE:19981230-QUAL BK/PG:1122/0982 INS:GW SALEPRICE:00000010	LAND: 71000 BLDG: IMPR: USE: MARKET: 71000 EXEMPT: ASSESSED 4260 2000 TAX DUE:
ACCT:R600 031 000 0089 0000 KEY:103560006 MAP:1989 TDS: OWNER:HUDSON HERMAN E JOYCE T %:100 TRUSTEES (HUDSON FAMILY TRUST) 3830-MARSHFIELD RDST	DIST:0600 PCA:6106-11 AREA:P022 CITY:NR ADJ:00 LOC: LEGAL:POR LOT 12 W R PRITCHARD TRACT PLAT ATT TO DEED	ACTIV:19991102 MRTG:0000 EXCD: HSTD#: ACRE:000000.97 LOT:000.0 BLDS:000 TSQFT:000000 SALE-DTE:19940928-QUAL BK/PG:0745/0675 INS:GW SALEPRICE:00000001	LAND: 11600 BLDG: IMPR: USE: MARKET: 11600 EXEMPT: ASSESSED 696 2000 TAX DUE:
ACCT:R600 031 000 0092 0000 KEY:103442689 MAP:1989 TDS: OWNER:GODFREY WILLIAM J %:100 ONE GODFREY PLACE	DIST:0600 PCA:6006-29 AREA:P003 CITY:NR ADJ:00 LOC: LEGAL:LOT 13 BLUFFTON BUSINESS PK PB35 P328 S/D REVISED-PB35-P238	ACTIV:19991102 MRTG:0000 EXCD: HSTD#: ACRE:000000.69 LOT:000.0 BLDS:000 TSQFT:000000 SALE-DTE:19940422-QUAL BK/PG:0700/0083 INS:GW SALEPRICE:00000010	LAND: 27600 BLDG: IMPR: USE: MARKET: 27600 EXEMPT: ASSESSED 1656 2000 TAX DUE:
ACCT:R600 031 000 0093 0000 KEY:103442670 MAP:1989 TDS: OWNER:GODFREY WILLIAM J %:100 ONE GODFREY PLACE	DIST:0600 PCA:6006-29 AREA:P003 CITY:NR ADJ:00 LOC: LEGAL:LOT 14 BLUFFTON BUSINESS PK PB35 P328 S/D REVISED-PB35-P238	ACTIV:19991102 MRTG:0000 EXCD: HSTD#: ACRE:000000.70 LOT:000.0 BLDS:000 TSQFT:000000 SALE-DTE:19940422-QUAL BK/PG:0700/0083 INS:QC SALEPRICE:00000010	LAND: 28000 BLDG: IMPR: USE: MARKET: 28000 EXEMPT: ASSESSED 1680 2000 TAX DUE:
ACCT:R600 031 000 0094 0000 KEY:03442652 MAP:1989 TDS: OWNER:IMCO LTD %:100 33 BRAMS POINT ROAD	DIST:0600 PCA:6016-23 AREA:P003 CITY:NR ADJ:00 LOC: LEGAL:LOT 15 BLUFFTON BUSINESS PK PB35 P328 S/D REVISED-PB35-P238	ACTIV:19991102 MRTG:0000 EXCD: HSTD#: ACRE:000000.70 LOT:000.0 BLDS:001 TSQFT:002500 SALE-DTE:19941005-QUAL BK/PG:0739/1689 INS:MT SALEPRICE:00075000	LAND: 28000 BLDG: 65000 IMPR: USE: MARKET: 93000 EXEMPT: ASSESSED 5580 2000 TAX DUE:

ASSESSMENT ROLL FOR YEAR 2000

ACCT:R600 031 000 0095 0000 KEY:03442625 MAP:1997B TDS: OWNER:GODFREY WILLIAM J %:100 ONE GODFREY PLACE	DIST:0600 PCA:6016-29 AREA:P003 CITY:NR ADJ:00 LOC: LEGAL:LOT 16 BLUFFTON BUSINESS PK PB35 P238 S/D-REVISED-PB35-P238 SPLIT 3/97 0.02 AC 31/95	ACTIV:19991112 MRTG:0000 EXCD: HSTD#: ACRE:000000.67 LOT:000.0 BLDS:001 TSQFT:008750 SALE-DTE:19940422-QUAL BK/PG:0700/0083 INS:QC SALEPRICE:00000010	LAND: 34500 BLDG: 228400 IMPR: USE: MARKET: 262900 EXEMPT: ASSESSED 15774 2000 TAX-DUE:
BLUFFTON SC 29910-			
ACCT:R600 031 000 0096 0000 KEY:03442616 MAP:1997B TDS: OWNER:GODFREY WILLIAM J %:100 ONE GODFREY PLACE	DIST:0600 PCA:6006-29 AREA:P003 CITY:NR ADJ:00 LOC: LEGAL:LOT 17 BLUFFTON BUSINESS PK PB35 P238 S/D-REVISED-PB35-P238 5/97 0.01 AC DEDUCTED 31/165	ACTIV:19991102 MRTG:0000 EXCD: HSTD#: ACRE:000000.67 LOT:000.0 BLDS:000 TSQFT:000000 SALE-DTE:19940422-QUAL BK/PG:0700/0083 INS:QC SALEPRICE:00000010	LAND: 33500 BLDG: IMPR: USE: MARKET: 33500 EXEMPT: ASSESSED 2010 2000 TAX-DUE:
BLUFFTON SC 29910-			
ACCT:R600 031 000 0110 0000 KEY:05662865 MAP:1994 TDS: OWNER:HAMILTON PAUL SR %:100 BRADSHAW ISIAHETTA H SAMUEL E JTROS PO BOX 64 BLUFFTON	DIST:0600 PCA:6106-11 AREA:P022 CITY:NR ADJ:00 LOC: LEGAL:POR OF REBECCA HAMILTON'S PROP PB48 P43	ACTIV:19991102 MRTG:0000 EXCD: HSTD#: ACRE:000000.20 LOT:000.0 BLDS:000 TSQFT:000000 SALE-DTE:19960111-QUAL BK/PG:0830/0060 INS:QC SALEPRICE:00000010	LAND: 2800 BLDG: IMPR: USE: MARKET: 2800 EXEMPT: ASSESSED 168 2000 TAX-DUE:
BLUFFTON SC 29910-			
ACCT:R600 031 000 0132 0000 KEY:06561044 MAP:1996 TDS: OWNER:HAMILTON PAUL JR %:100 PO BOX 984	DIST:0600 PCA:6106-11 AREA:P022 CITY:NR ADJ:00 LOC: LEGAL:POR OF REBECCA HAMILTON PROP	ACTIV:19991102 MRTG:0000 EXCD: HSTD#: ACRE:000000.44 LOT:000.0 BLDS:000 TSQFT:000000 SALE-DTE:19950523-QUAL BK/PG:0783/2018 INS:GW SALEPRICE:00000005	LAND: 6200 BLDG: IMPR: USE: MARKET: 6200 EXEMPT: ASSESSED 372 2000 TAX-DUE:
BLUFFTON SC 29910-			
ACCT:R600 031 000 0133 0000 KEY:06561053 MAP:1996 TDS: OWNER:HAMILTON HENRY EARL SR %:100 44 GORTHE ROAD	DIST:0600 PCA:6106-11 AREA:P022 CITY:NR ADJ:00 LOC: LEGAL:POR OF REBECCA HAMILTON PROP	ACTIV:19991102 MRTG:0000 EXCD: HSTD#: ACRE:000000.44 LOT:000.0 BLDS:000 TSQFT:000000 SALE-DTE:19950523-QUAL BK/PG:0783/2021 INS:GW SALEPRICE:00000005	LAND: 6200 BLDG: IMPR: USE: MARKET: 6200 EXEMPT: ASSESSED 372 2000 TAX-DUE:
BLUFFTON SC 29910-			
ACCT:R600 031 000 032E 0000 KEY:00497368 MAP: TDS: OWNER:QUINN LILLIAN GOETHE %:100 1199 BARRACADA RD	DIST:0600 PCA:6106-11 AREA:P022 CITY:NR ADJ:00 LOC: LEGAL:	ACTIV:19991102 MRTG:0000 EXCD: HSTD#: ACRE:000001.00 LOT:000.0 BLDS:000 TSQFT:000000 SALE-DTE:19800101-QUAL BK/PG:0105/0269 INS:GW SALEPRICE:00000000	LAND: 18200 BLDG: IMPR: USE: MARKET: 18200 EXEMPT: ASSESSED 1092 2000 TAX-DUE:
WALTERBORD SC 29488-9201			

ASSESSMENT ROLL FOR YEAR 2000

ACCT:R600 031 000 032G 0000	DIST:0600 PCA:6106-11 AREA:P022 CITY:NR ADJ:00	ACTIV:19991102 MRTG:0000	LAND:
KEY:00497386 MAP:1989 TDS:	LOC:	EXCD: HSTD#:	BLDG:
OWNER:ELLIS SHIRLEY M	LEGAL:WB-87/011 4/87	ACRE:000000.97 LOT:000.0	IMPR:
%:100 S C.M. ELLIS LN		BLDS:000 TSQFT:000000	USE:
		SALE-DTE:19881201 QUAL	MARKET: 8100
		BK/PG:0519/0394 INS:GW	EXEMPT:
		SALEPRICE:00009000	ASSESSED 486
			2000-TAX DUE:
BLUFFTON SC 29910-			
ACCT:R600 031 000 032I 0000	DIST:0600 PCA:6116-11 AREA:P022 CITY:NR ADJ:00	ACTIV:19991102 MRTG:0000	LAND: 25100
KEY:00497402 MAP:1993 TDS:	LOC:	EXCD: HSTD#:	BLDG:
OWNER:NIX JOSEPH E GLENDA E	LEGAL:POR LOT 12 W R PRITCHARDS	ACRE:000001.93 LOT:000.0	IMPR: 11030
%:100 JTROS	TRACT PB31 P225	BLDS:000 TSQFT:000000	USE:
PO-DRAWER-21589		SALE-DTE:19970304 QUAL	MARKET: 36130
		BK/PG:0926/1170 INS:GW	EXEMPT:
		SALEPRICE:00000010	ASSESSED 2168
			2000-TAX DUE:
HILTON HEAD ISL SC 29925-			
ACCT:R600 031 000 034A 0000	DIST:0600 PCA:6106-11 AREA:P022 CITY:NR ADJ:00	ACTIV:20000217 MRTG:0000	LAND: 15000
KEY:00497448 MAP: TDS:	LOC:	EXCD: HSTD#:	BLDG:
OWNER:HAMILTON FRED JR	LEGAL:	ACRE:000002.00 LOT:000.0	IMPR:
%:100 52 GOETHIE RD		BLDS:000 TSQFT:000000	USE:
		SALE-DTE:19990420 QUAL	MARKET: 15000
		BK/PG:1209/2515 INS:QC	EXEMPT:
		SALEPRICE:00000001	ASSESSED 900
			2000-TAX DUE:
BLUFFTON SC 29910-			
ACCT:R600 031 000 034B 0000	DIST:0600 PCA:4116-11 AREA:P022 CITY:NR ADJ:00	ACTIV:19991102 MRTG:0000	LAND: 12000
KEY:00497457 MAP:1996A TDS:	LOC: BL 44 GOETHE RD	EXCD:301-HSTD#:	BLDG: 24200
OWNER:HAMILTON WILLIE ANN	LEGAL:PLAT ATT TO DEED PB58 P146	ACRE:000000.50 LOT:000.0	IMPR:
%: 0 44 GOETHE RD	PB62 P131	BLDS:001 TSQFT:001453	USE:
	SPLIT 5/87 0.42 AC 31/79	SALE-DTE:19931210 QUAL	MARKET: 36200
	SPLIT 3/94 0.20 AC 31/110	BK/PG:0675/0592 INS:GW	EXEMPT:
		SALEPRICE:00000010	ASSESSED 1448
			2000-TAX DUE:
BLUFFTON SC 29910-			
ACCT:R600 031 000 034C 0000	DIST:0600 PCA:4116-11 AREA:P022 CITY:NR ADJ:00	ACTIV:19991102 MRTG:0000	LAND: 15000
KEY:00497466 MAP: TDS:	LOC: BL 40 GOETHEE RD	EXCD:301-HSTD#:	BLDG: 40200
OWNER:SIMMONS SARAH	LEGAL:	ACRE:000002.00 LOT:000.0	IMPR:
%:100 P.O. BOX 1567		BLDS:001 TSQFT:002372	USE:
		SALE-DTE:19961004 QUAL	MARKET: 55200
		BK/PG:0893/0999 INS:GW	EXEMPT:
		SALEPRICE:00000010	ASSESSED 2208
			2000-TAX DUE:
BLUFFTON SC 29910-			
ACCT:R600 031 000 034D 0000	DIST:0600 PCA:4306-18 AREA:P022 CITY:NR ADJ:00	ACTIV:19991102 MRTG:0000	LAND: 22500
KEY:00497475 MAP:AE97 TDS:	LOC:	EXCD: HSTD#:	BLDG:
OWNER:KIDD ISIAH	LEGAL:	ACRE:000001.73 LOT:000.0	IMPR:
%:100 2 LITTLE LANE		BLDS:000 TSQFT:000000	USE:
		SALE-DTE:19970326 QUAL	MARKET: 22500
		BK/PG:0932/2575 INS:GW	EXEMPT:
		SALEPRICE:00000001	ASSESSED 900
			2000-TAX DUE:
BLUFFTON SC 29910-			

ASSESSMENT ROLL FOR YEAR 2000

ACCT:R600 031 000 034E 0000 KEY:00497484 MAP:AP98 TDS: OWNER:MITCHELL ANNIE A/K/A %: 0 ANNIE M WILLIAMS SHARON JUTROS 50 GOETHE RD BLUFFTON SC 29910-	DIST:0600 PCA:4116-11 AREA:P022 CITY:NR ADJ:00 LOC: BL 109 GOETHE RD LEGAL:	ACTIV:19991102 MRTG:0000 EXCD:301 HSTD#: ACRE:000001.00 LOT:000.0 BLDS:001 TSQFT:000912 SALE-DTE:19980915 QUAL BK/PG:1096/1362 INS:GW SALEPRICE:00023173	LAND: 13000 BLDG: 23400 IMPR: USE: MARKET: 36400 EXEMPT: ASSESSED 1456 2000 TAX DUE:
ACCT:R600 039 000 0013 0000 KEY:00510496 MAP: TDS: OWNER:BAKER JAMES %:100 PO BOX 744 BLUFFTON SC 29910- 744	DIST:0600 PCA:4116-11 AREA:P022 CITY:NR ADJ:00 LOC: BL 327 BUCK ISL RD LEGAL:ON HWY 29	ACTIV:19991102 MRTG:0000 EXCD:301 HSTD#: ACRE:000001.00 LOT:000.0 BLDS:001 TSQFT:000912 SALE-DTE:19880201 QUAL BK/PG:0496/0290 INS:GW SALEPRICE:00000000	LAND: 15600 BLDG: 22900 IMPR: USE: MARKET: 38500 EXEMPT: ASSESSED 1540 2000 TAX DUE:
ACCT:R600 039 000 0020 0000 KEY:00510593 MAP:1999K TDS: OWNER:BRIGHT ELDON M %:100 PO BOX 7626 HILTON HEAD ISL SC 29938-	DIST:0600 PCA:6006-54 AREA:P003 CITY:NR ADJ:00 LOC: LEGAL:PB&6 P77 AC CHANGE	ACTIV:19991102 MRTG:0000 EXCD: HSTD#: ACRE:000001.71 LOT:000.0 BLDS:000 TSQFT:000000 SALE-DTE:19980806 QUAL BK/PG:1075/2600 INS:GW SALEPRICE:00235000	LAND: 85500 BLDG: IMPR: USE: MARKET: 85500 EXEMPT: ASSESSED 5130 2000 TAX DUE:
ACCT:R600 039 000 0033 0000 KEY:00510726 MAP: TDS: OWNER:BOLDEN ALVENIA %:100 58 GOETHE RD BLUFFTON SC 29910-	DIST:0600 PCA:6106-11 AREA:Q005 CITY:NR ADJ:00 LOC: LEGAL:PLAT IN DB569 P2394	ACTIV:19991102 MRTG:0000 EXCD: HSTD#: ACRE:000000.00 LOT:001.0 BLDS:000 TSQFT:000000 SALE-DTE:19910610 QUAL BK/PG:0577/0789 INS:GW SALEPRICE:00000005	LAND: 26000 BLDG: IMPR: USE: MARKET: 26000 EXEMPT: ASSESSED 1560 2000 TAX DUE:
ACCT:R600 039 000 0034 0000 KEY:00510735 MAP: TDS: OWNER:JOHNSON MAGGIE MAE %:100 PO BOX 511 BLUFFTON SC 29910- 511	DIST:0600 PCA:6106-18 AREA:Q005 CITY:NR ADJ:00 LOC: LEGAL:GOETHE RD DB01951528	ACTIV:19991102 MRTG:0000 EXCD: HSTD#: ACRE:000000.00 LOT:001.0 BLDS:000 TSQFT:000000 SALE-DTE:19800101 QUAL BK/PG:0195/1528 INS:GW SALEPRICE:00000000	LAND: 26000 BLDG: IMPR: USE: MARKET: 26000 EXEMPT: ASSESSED 1560 2000 TAX DUE:
ACCT:R600 039 000 0035 0000 KEY:00510744 MAP: TDS: OWNER:BUSH GEORGE III %:100 % THELMA MORRALL 28 MORRALL DR BURTON SC 29902-	DIST:0600 PCA:4116-11 AREA:P022 CITY:NR ADJ:00 LOC: BL 168 GOETHE RD LEGAL:	ACTIV:19991102 MRTG:0000 EXCD:301 HSTD#: ACRE:000002.60 LOT:000.0 BLDS:002 TSQFT:001260 SALE-DTE:19800101 QUAL BK/PG:0097/0030 INS:GW SALEPRICE:00000000	LAND: 19500 BLDG: 28500 IMPR: USE: MARKET: 48000 EXEMPT: ASSESSED 1920 2000 TAX DUE:

ASSESSMENT ROLL FOR YEAR 2000

ACCT:R600 039 000 0037 0000 DIST:0600 PCA:6116-11 AREA:P022 CITY:NR ADJ:00 ACTIV:19991102 MRTG:0000 LAND: 12500  
KEY:00510762 MAP:1997B TDS: LOC: EXCD: HSTD#: BLDG: 23900  
OWNER:RUSH SANDRA FAYE LEGAL:PB57 P154 ACRE:000000.78 LOT:000.0 IMPR:  
%:100 PO BOX 537 BLD:001 TSQFT:000918 USE:  
SALE-DTE:19960906 QUAL MARKET: 36400  
BK/PG:0888/0651 INS:QC EXEMPT:  
SALEPRICE:00000010 ASSESSED 2184  
2000 TAX DUE:

BLUFFTON SC 29910-

ACCT:R600 039 000 0038 0000 DIST:0600 PCA:6106-11 AREA:P022 CITY:NR ADJ:00 ACTIV:19991102 MRTG:0000 LAND: 11200  
KEY:00510771 MAP:1995 TDS: LOC: EXCD: HSTD#: BLDG:  
OWNER:CLARK WENDY A LEGAL:PB50 P93 ACRE:000000.70 LOT:000.0 IMPR:  
%:100 134 GOETHE RD PLAT FILE WITH JR#103582 BLD:000 TSQFT:000000 USE:  
SPLIT:2/95-1.00 AC-39/299 SALE-DTE:19971118 QUAL MARKET: 11200  
SEE NOTE SCREEN BK/PG:1081/1811 INS:GW EXEMPT:  
SALEPRICE:00030000 ASSESSED 672  
2000 TAX DUE:

BLUFFTON SC 29910-

ACCT:R600 039 000 0039 0000 DIST:0600 PCA:6116-11 AREA:P022 CITY:NR ADJ:00 ACTIV:19991102 MRTG:0000 LAND: 10000  
KEY:00510780 MAP: TDS: LOC: EXCD: HSTD#: BLDG: 14600  
OWNER:WRIGHT NATHANIEL LEGAL: ACRE:000000.50 LOT:000.0 IMPR:  
%:100 357 WORKMAN AVE APT 4-F BLD:001 TSQFT:000780 USE:  
SALE-DTE:19970414 QUAL MARKET: 24600  
BK/PG:0935/1923 INS:DD EXEMPT:  
SALEPRICE:00000000 ASSESSED 1476  
2000 TAX DUE:

BROOKLYN NY 11207-

ACCT:R600 039 000 0040 0000 DIST:0600 PCA:6006-91 AREA:P022 CITY:NR ADJ:00 ACTIV:19991102 MRTG:0000 LAND: 14200  
KEY:00510799 MAP:1989 TDS: LOC: EXCD: HSTD#: BLDG:  
OWNER:VANN ELIZABETH B LEGAL: ACRE:000001.09 LOT:000.0 IMPR:  
%:100 HCOL BOX 24AA BLD:000 TSQFT:000000 USE:  
SALE-DTE:19950121 QUAL MARKET: 14200  
BK/PG:0755/0344 INS:DL EXEMPT:  
SALEPRICE:00001400 ASSESSED 852  
2000 TAX DUE:

BLUFFTON SC 29910-

ACCT:R600 039 000 0041 0000 DIST:0600 PCA:6006-91 AREA:P022 CITY:NR ADJ:00 ACTIV:19991102 MRTG:0000 LAND: 14400  
KEY:00510806 MAP:1999K TDS: LOC: EXCD: HSTD#: BLDG:  
OWNER:MILLER MAGGIE LEGAL:PB67 P189 AC CORRECTION ACRE:000001.23 LOT:000.0 IMPR:  
%:100 PO BOX 671 BLD:000 TSQFT:000000 USE:  
SALE-DTE:19981116 QUAL MARKET: 14400  
BK/PG:1109/1186 INS:QC EXEMPT:  
SALEPRICE:00000005 ASSESSED 864  
2000 TAX DUE:

BLUFFTON SC 29910-

ACCT:R600 039 000 0042 0000 DIST:0600 PCA:4116-11 AREA:P022 CITY:NR ADJ:00 ACTIV:19991102 MRTG:0000 LAND: 15000  
KEY:00510815 MAP: TDS: LOC: BL 114 GOETHE RD EXCD:301 HSTD#: BLDG: 24900  
OWNER:KIDD FRANK MARGIE LEGAL: ACRE:000002.00 LOT:000.0 IMPR:  
%:100 PO BOX 39 BLD:001 TSQFT:001092 USE:  
SALE-DTE:19791201 QUAL MARKET: 39900  
BK/PG:0293/0825 INS:GW EXEMPT:  
SALEPRICE:00000000 ASSESSED 1596  
2000 TAX DUE:

BLUFFTON SC 29910- 39



ASSESSMENT ROLL FOR YEAR 2000

ACCT:R600 039 000 0043 0000 DIST:0600 PCA:6006-91 AREA:P022 CITY:NR ADJ:00 ACTIV:19991102 MRTG:0000 LAND: 13700  
KEY:00510824 MAP: TDS: LOC: EXCD: HSTD#: BLDG:  
OWNER:KIDD LEONARD LEGAL: ACRE:000001.50 LOT:000.0 IMPR:  
%:100 RT 1 BOX 131 BLDS:000 TSQFT:000000 USE:  
SALE-DTE:19800101 QUAL MARKET: 13700  
BK/PG:0192/0678 INS:GW EXEMPT:  
SALEPRICE:00000000 ASSESSED 822  
BLUFFTON SC 29910- 2000 TAX DUE:

ACCT:R600 039 000 0044 0000 DIST:0600 PCA:6306-18 AREA:P022 CITY:NR ADJ:00 ACTIV:19991102 MRTG:0000 LAND: 20700  
KEY:00510833 MAP: TDS: LOC: EXCD: HSTD#: BLDG:  
OWNER:FRAZIER BEN DOROTHY LEGAL: ACRE:000003.00 LOT:000.0 IMPR:  
%:100 RICHARD ANTHONY BLDS:000 TSQFT:000000 USE:  
RTE 1 BOX 131 SALE-DTE:19920225 QUAL MARKET: 20700  
BK/PG:0393/1304 INS:GW EXEMPT:  
SALEPRICE:00000001 ASSESSED 1242  
BLUFFTON SC 29910- 2000 TAX DUE:

ACCT:R600 039 000 0045 0000 DIST:0600 PCA:6006-91 AREA:P022 CITY:NR ADJ:00 ACTIV:19991102 MRTG:0000 LAND: 20700  
KEY:00510842 MAP: TDS: LOC: EXCD: HSTD#: BLDG:  
OWNER:ATKINS BETTY ANN LEGAL: ACRE:000003.00 LOT:000.0 IMPR:  
%:100 PO BOX 5086 BLDS:000 TSQFT:000000 USE:  
SALE-DTE:19981113 QUAL MARKET: 20700  
BK/PG:1122/1059 INS:GW EXEMPT:  
SALEPRICE:00163500 ASSESSED 1242  
HILTON HEAD ISLAND SC 29928- 2000 TAX DUE:

ACCT:R600 039 000 0046 0000 DIST:0600 PCA:6106-11 AREA:P022 CITY:NR ADJ:00 ACTIV:19991102 MRTG:0000 LAND: 13600  
KEY:00510851 MAP:1991A TDS: LOC: EXCD: HSTD#: BLDG:  
OWNER:WASHINGTON MARGARITE LEGAL:ACRES CHANGED BY PLAT ACRE:000003.93 LOT:000.0 IMPR:  
%:100 PO BOX 21506 PB39 P22 BLDS:000 TSQFT:000000 USE:  
SALE-DTE:19911113 QUAL MARKET: 13600  
BK/PG:0586/1920 INS:DL EXEMPT:  
SALEPRICE:00001600 ASSESSED 816  
HILTON HEAD ISLAND SC 29925- 2000 TAX DUE:

ACCT:R600 039 000 0047 0000 DIST:0600 PCA:6006-91 AREA:P022 CITY:NR ADJ:00 ACTIV:19991102 MRTG:0000 LAND: 13000  
KEY:00510860 MAP: TDS: LOC: EXCD: HSTD#: BLDG:  
OWNER:BROWN BOBBIE JEAN TRUSTEE LEGAL:#BKN1075 ACRE:000001.00 LOT:000.0 IMPR:  
%:100 PO BOX 12 BLDS:000 TSQFT:000000 USE:  
SALE-DTE:19821101 QUAL MARKET: 13000  
BK/PG:0357/0191 INS:GW EXEMPT:  
SALEPRICE:00000000 ASSESSED 780  
BLUFFTON SC 29910- 2000 TAX DUE:

ACCT:R600 039 000 0048 0000 DIST:0600 PCA:6006-91 AREA:P022 CITY:NR ADJ:00 ACTIV:19991102 MRTG:0000 LAND: 15000  
KEY:00510872 MAP: TDS: LOC: EXCD: HSTD#: BLDG:  
OWNER:FRAZIER BENJAMIN LEGAL:PART OF LOT 9 W R PRITCHARD ACRE:000002.00 LOT:000.0 IMPR:  
%:100 710 WEST 57TH STREET TRACT PB53 P56 BLDS:000 TSQFT:000000 USE:  
SALE-DTE:19960822 QUAL MARKET: 15000  
BK/PG:0884/1055 INS:GW EXEMPT:  
SALEPRICE:00000001 ASSESSED 900  
SAVANNAH GA 31410- 2000 TAX DUE:

0235

ACCT:R600 039 000 0049 0000	DIST:0600 PCA:4316-18 AREA:P003 CITY:NR ADJ:00	ACTIV:19991102 MRTG:0000	LAND:	53000
KEY:00510888 MAP:1985 TDS:	LOC:	EXCD:301 HSTD#:	BLDG:	
OWNER:DARDEN THOMAS W	LEGAL:82 ECHO #H21628GL&GR 48X24	ACRE:000001.06 LOT:000.0	IMPR:	13610
#:100 P.O. BOX 735		BLDS:000 TSGFT:000000	USE:	
BLUFFTON SC 29910-		SALE-DTE:19970207 QUAL	MARKET:	66610
		BK/PG:0924/0605 INS:QC	EXEMPT:	
		SALEPRICE:00000001	ASSESSED	2664
			2000 TAX DUE:	
ACCT:R600 039 000 0051 0000	DIST:0600 PCA:6316-18 AREA:P003 CITY:NR ADJ:00	ACTIV:19991123 MRTG:0000	LAND:	27200
KEY:00510922 MAP:1991 TDS:	LOC:	EXCD: HSTD#:	BLDG:	
OWNER:GREENE JOHNNY R	LEGAL:PB38 P136	ACRE:000001.26 LOT:000.0	IMPR:	
#:100 1 ULMER DRIVE	T ACCT 1985	BLDS:000 TSGFT:000000	USE:	
BLUFFTON SC 29910-		SALE-DTE:19900511 QUAL	MARKET:	27200
		BK/PG:0553/0452 INS:GW	EXEMPT:	
		SALEPRICE:00020000	ASSESSED	1632
			2000 TAX DUE:	
ACCT:R600 039 000 0057 0000	DIST:0600 PCA:6006-67 AREA:P014 CITY:NR ADJ:00	ACTIV:19991102 MRTG:0000	LAND:	58200
KEY:00510959 MAP: TDS:	LOC:	EXCD:026 HSTD#:	BLDG:	
OWNER:BLUFFTON SCHOOL	LEGAL:	ACRE:000003.88 LOT:000.0	IMPR:	
#:100 XXXXXX X		BLDS:000 TSGFT:000000	USE:	
BLUFFTON SC 29910-		SALE-DTE:00000000 QUAL	MARKET:	58200
		BK/PG:0000/0000 INS:	EXEMPT:	58200-
		SALEPRICE:00000000	ASSESSED	
			2000 TAX DUE:	
ACCT:R600 039 000 0074 0000	DIST:0600 PCA:4306-18 AREA:Q005 CITY:NR ADJ:00	ACTIV:19991102 MRTG:0000	LAND:	18200
KEY:00510995 MAP: TDS:	LOC:	EXCD:301 HSTD#:	BLDG:	
OWNER:RAJKOVICH BRIAN	LEGAL:LOT 29	ACRE:000000.00 LOT:001.0	IMPR:	
#:100 SATURDAY SHARRON	LAWRENCE	BLDS:000 TSGFT:000000	USE:	
59 SCHULTZ ROAD	#BKM310	SALE-DTE:19961029 QUAL	MARKET:	18200
BLUFFTON SC 29910-		BK/PG:0952/0944 INS:GW	EXEMPT:	
		SALEPRICE:00025000	ASSESSED	728
			2000 TAX DUE:	
ACCT:R600 039 000 0075 0000	DIST:0600 PCA:4306-18 AREA:Q005 CITY:NR ADJ:00	ACTIV:19991102 MRTG:0000	LAND:	18200
KEY:00511002 MAP: TDS:	LOC:	EXCD:301 HSTD#:	BLDG:	
OWNER:SATURDAY MICHAEL R JR	LEGAL:LOT 31	ACRE:000000.00 LOT:001.0	IMPR:	
#:100 61 SHULTZ ST	LAWRENCE	BLDS:000 TSGFT:000000	USE:	
	2-15-71	SALE-DTE:19800101 QUAL	MARKET:	18200
	DB01820050	BK/PG:0182/0050 INS:GW	EXEMPT:	
BLUFFTON SC 29910-		SALEPRICE:00000000	ASSESSED	728
			2000 TAX DUE:	
ACCT:R600 039 000 0076 0000	DIST:0600 PCA:6106-11 AREA:Q005 CITY:NR ADJ:00	ACTIV:19991102 MRTG:0000	LAND:	18200
KEY:00511011 MAP: TDS:	LOC:	EXCD: HSTD#:	BLDG:	
OWNER:ABRAHAM BETTY V	LEGAL:LOT 33	ACRE:000000.00 LOT:001.0	IMPR:	
#:100 PO BOX 2	LAWRENCE	BLDS:000 TSGFT:000000	USE:	
PORT ROYAL SC 29935- 2		SALE-DTE:19861201 QUAL	MARKET:	18200
		BK/PG:0467/0606 INS:GW	EXEMPT:	
		SALEPRICE:00014000	ASSESSED	1092
			2000 TAX DUE:	

0236

ASSESSMENT ROLL FOR YEAR 2000

ACCT:R600 039 000 0077 0000 DIST:0600 PCA:6106-18 AREA:Q005 CITY:NR ADJ:00 ACTIV:19991102 MRTG:0000 LAND: 18200  
KEY:00511020 MAP: TDS: LOC: EXCD: HSTD#: BLDG:  
OWNER:ABRAHAM BETTY V LEGAL:LOT 35 ACRE:000000.00 LOT:001.0 IMPR:  
%:100 PO BOX 2 LAWRENCE BLDS:000 TSQFT:000000 USE:  
SALE-DTE:19861201 QUAL MARKET: 18200  
BK/PG:0467/0606 INS:GW EXEMPT:  
PORT ROYAL SC 29935- 2 SALEPRICE:00014000 ASSESSED 1092  
2000 TAX DUE:

ACCT:R600 039 000 0078 0000 DIST:0600 PCA:6106-11 AREA:Q005 CITY:NR ADJ:00 ACTIV:19991102 MRTG:0000 LAND: 13000  
KEY:00511039 MAP: TDS: LOC: EXCD: HSTD#: BLDG:  
OWNER:ABRAHAM BETTY V LEGAL:LOT 37 ACRE:000000.00 LOT:001.0 IMPR:  
%:100 PO BOX 2 LAWRENCE BLDS:000 TSQFT:000000 USE:  
SALE-DTE:19861201 QUAL MARKET: 13000  
BK/PG:0467/1893 INS:GW EXEMPT:  
PORT ROYAL SC 29935- 2 SALEPRICE:00008500 ASSESSED 780  
2000 TAX DUE:

ACCT:R600 039 000 0088 0000 DIST:0600 PCA:4116-11 AREA:Q005 CITY:NR ADJ:00 ACTIV:19991102 MRTG:0000 LAND: 26000  
KEY:00511048 MAP: TDS: LOC: EXCD:301 HSTD#: BLDG: 27400  
OWNER:NEAMAN LONNIE R TINA HIOTT LEGAL:LOT 28 LAWRENCE ACRE:000000.00 LOT:001.0 IMPR: 310  
%:100 JTROS BLDS:001 TSQFT:001025 USE:  
#52 SCHULTZ ROAD SALE-DTE:19910302 QUAL MARKET: 53710  
BLUFFTON SC 29910- BK/PG:0571/1081 INS:QC EXEMPT:  
SALEPRICE:00000010 ASSESSED 2148  
2000 TAX DUE:

ACCT:R600 039 000 0089 0000 DIST:0600 PCA:6116-11 AREA:Q005 CITY:NR ADJ:00 ACTIV:20000217 MRTG:0000 LAND: 26000  
KEY:00511057 MAP: TDS: LOC: EXCD: HSTD#: BLDG: 26600  
OWNER:NOVAK LOUIS MARGARET LEGAL:LOT 30 LAWRENCE ACRE:000000.00 LOT:001.0 IMPR: 2140  
%:100 JTROS BLDS:001 TSQFT:000792 USE:  
1 PINE RD SALE-DTE:19990809 QUAL MARKET: 54740  
GIBBSBORO NJ 8026- BK/PG:1208/2585 INS:GW EXEMPT:  
SALEPRICE:00076500 ASSESSED 3284  
2000 TAX DUE:

ACCT:R600 039 000 0090 0000 DIST:0600 PCA:4306-18 AREA:Q005 CITY:NR ADJ:00 ACTIV:20000217 MRTG:0000 LAND: 26000  
KEY:00511100 MAP: TDS: LOC: EXCD: HSTD#: BLDG:  
OWNER:WARD PETREVA J LEGAL:LOT 32 LAWRENCE ACRE:000000.00 LOT:001.0 IMPR:  
%:100 PO BOX 2272 05-27-1980 BLDS:000 TSQFT:000000 USE:  
DB03011453 L420 SALE-DTE:19990415 QUAL MARKET: 26000  
BLUFFTON SC 29910- BK/PG:1163/0434 INS:GW EXEMPT:  
SALEPRICE:00082000 ASSESSED 1040  
2000 TAX DUE:

ACCT:R600 039 000 0091 0000 DIST:0600 PCA:4116-11 AREA:Q005 CITY:NR ADJ:00 ACTIV:19991102 MRTG:1107 LAND: 26000  
KEY:00511119 MAP: TDS: LOC: EXCD:301 HSTD#: BLDG: 53100  
OWNER:MENDEZ CARMEN LEGAL:LOT 34 LAWRENCE TRACT ACRE:000000.00 LOT:001.0 IMPR:  
%:100 66 SHULTZ ROAD T ACCT 1982 BLDS:001 TSQFT:001350 USE:  
SALE-DTE:19970730 QUAL MARKET: 79100  
BLUFFTON SC 29910- BK/PG:0963/0556 INS:GW EXEMPT:  
SALEPRICE:00093900 ASSESSED 3164  
2000 TAX DUE:

0237

ASSESSMENT ROLL FOR YEAR 2000

ACCT:R600 039 000 0092 0000 DIST:0600 PCA:4116-11 AREA:Q005 CITY:NR ADJ:00 ACTIV:20000217 MRTG:0000 LAND: 26000  
KEY:0051128 MAP:1984 TDS: LOC:BL 74 SCHULTZ-RD EXCD:024 HSTD#:DP249B97 BLDG: 28000  
OWNER:ARRIOLA CHARLES A DANA F LEGAL:W 1/2 LOT 36 LAWRENCE TRACT ACRE:000000.00 LOT:001.0 IMPR: 280  
%:100 JTROS BLDS:001 TSQFT:000800 USE:  
74-SCHULTZ AVENUE SALE-DTE:19990303 QUAL MARKET: 54280  
BLUFFTON SC 29910- BK/PG:1162/0333 INS:GW EXEMPT: 20000-  
SALEPRICE:00063700 ASSESSED 1371  
2000 TAX DUE:

ACCT:R600 039 000 0153 0000 DIST:0600 PCA:6116-11 AREA:Q005 CITY:NR ADJ:00 ACTIV:19991102 MRTG:1062 LAND: 26000  
KEY:00511609 MAP: TDS: LOC:BL 84A SCHULTZ-RD EXCD: HSTD# BLDG: 33400  
OWNER:MOORE ANNA BUSH LEGAL:LOT 1 ACRE:000000.00 LOT:001.0 IMPR: 670  
%:100 RT 1 BOX 81 BLDS:001 TSQFT:001056 USE:  
SALE-DTE:19850801 QUAL MARKET: 60070  
BLUFFTON SC 29910- BK/PG:0428/1108 INS:GW EXEMPT:  
SALEPRICE:00000000 ASSESSED 3604  
2000 TAX DUE:

ACCT:R600 039 000 0154 0000 DIST:0600 PCA:4116-11 AREA:Q005 CITY:NR ADJ:00 ACTIV:19991102 MRTG:0000 LAND: 26000  
KEY:00511618 MAP: TDS: LOC: LEGAL:LOT 2 EXCD:301 HSTD# BLDG: 33400  
OWNER:SPENCER LEON LAURA DB02571278 ACRE:000000.00 LOT:001.0 IMPR:  
%: 0 JTROS BLDS:001 TSQFT:001056 USE:  
PO BOX 622 SALE-DTE:19970326 QUAL MARKET: 59400  
BLUFFTON SC 29910- BK/PG:0933/2069 INS:GW EXEMPT:  
SALEPRICE:000035000 ASSESSED 2376  
2000 TAX DUE:

ACCT:R600 039 000 0155 0000 DIST:0600 PCA:6116-11 AREA:Q005 CITY:NR ADJ:00 ACTIV:19991102 MRTG:1086 LAND: 26000  
KEY:00511627 MAP: TDS: LOC: LEGAL:LOT 3 EXCD: HSTD# BLDG: 33400  
OWNER:WISE ROBERT DB01971201 ACRE:000000.00 LOT:001.0 IMPR:  
%:100 PO BOX 1002 BLDS:001 TSQFT:001056 USE:  
SALE-DTE:19800101 QUAL MARKET: 59400  
BLUFFTON SC 29910- BK/PG:0197/1201 INS:GW EXEMPT:  
SALEPRICE:00000000 ASSESSED 3564  
2000 TAX DUE:

ACCT:R600 039 000 0156 0000 DIST:0600 PCA:4116-11 AREA:Q005 CITY:NR ADJ:00 ACTIV:19991102 MRTG:0000 LAND: 26000  
KEY:00511636 MAP: TDS: LOC: LEGAL:LOT 4 EXCD:301 HSTD# BLDG: 33400  
OWNER:WILSON RICHARD MARTHA DB01910550 ACRE:000000.00 LOT:001.0 IMPR:  
%:100 PO BOX 425 BLDS:001 TSQFT:001056 USE:  
SALE-DTE:19800101 QUAL MARKET: 59400  
BLUFFTON SC 29910- 425 BK/PG:0191/0550 INS:GW EXEMPT: 20000-  
SALEPRICE:00000000 ASSESSED 1576  
2000 TAX DUE:

ACCT:R600 039 000 0172 0000 DIST:0600 PCA:6006-29 AREA:P003 CITY:NR ADJ:00 ACTIV:20000217 MRTG:0000 LAND: 162500  
KEY:00511789 MAP:1991A TDS: LOC: LEGAL:PB26P50 BK\*L395 EXCD: HSTD# BLDG:  
OWNER:KIN PIN PARTNERSHIP PB 33 P 191 ACRE:000006.02 LOT:000.0 IMPR:  
%:100 BOX 23169 BLDS:000 TSQFT:000000 USE:  
SALE-DTE:19991213 QUAL MARKET: 162500  
HILTON HEAD ISL SC 29938- BK/PG:1243/2125 INS:GW EXEMPT:  
SALEPRICE:00450937 ASSESSED 9750  
2000 TAX DUE:

0238

ASSESSMENT ROLL FOR YEAR 2000

ACCT:R600 039 000 0173 0000	DIST:0600 PCA:6106-11 AREA:P022 CITY:NR ADJ:00	ACTIV:19991102 MRTG:0000	LAND: 14000
KEY:00511798 MAP: TDS: LOC:	EXCD: HSTD#:	BLDG:	
OWNER:POLITE RUTH	LEGAL:POR ELIZ AUSTIN	ACRE:000000.00 LOT:001.0	IMPR:
%:100 PD BOX 1026	PROP	BLDS:000 TSQFT:000000	USE:
	07-25-1977	SALE-DTE:19770701 QUAL	MARKET: 14000
	DB02521676	BK/PG:0252/1676 INS:GW	EXEMPT:
BLUFFTON	SC 29910-1026	SALEPRICE:00000000	ASSESSED 840
			2000 TAX DUE:
ACCT:R600 039 000 0208 0000	DIST:0600 PCA:6106-11 AREA:P022 CITY:NR ADJ:00	ACTIV:19991102 MRTG:0000	LAND: 3800
KEY:01017125 MAP:1982 TDS: LOC:	EXCD: HSTD#:	BLDG:	
OWNER:CAROLINA TRANSIT INC	LEGAL:PROP OF MELVIN ALSTON	ACRE:000000.19 LOT:000.0	IMPR:
%:100 PD BOX 21423	PLAT IN DB331P877	BLDS:000 TSQFT:000000	USE:
		SALE-DTE:19950926 QUAL	MARKET: 3800
		BK/PG:0805/1578 INS:GW	EXEMPT:
HILTON HEAD ISL	SC 29925-	SALEPRICE:00012000	ASSESSED 228
			2000 TAX DUE:
ACCT:R600 039 000 0209 0000	DIST:0600 PCA:6006-29 AREA:P003 CITY:NR ADJ:00	ACTIV:19991102 MRTG:0000	LAND: 44500
KEY:01069863 MAP:1988 TDS: LOC:	EXCD: HSTD#:	BLDG:	
OWNER:SIMMONS WAYNE G	LEGAL:POR OF E A ANTHONY TRACT C	ACRE:000000.89 LOT:000.0	IMPR:
%:100 PD BOX 7986	PB29 P195 PB54 P57	BLDS:000 TSQFT:000000	USE:
		SALE-DTE:19970127 QUAL	MARKET: 44500
		BK/PG:0918/0824 INS:GW	EXEMPT:
HILTON HEAD ISL	SC 29938-	SALEPRICE:00068500	ASSESSED 2670
			2000 TAX DUE:
ACCT:R600 039 000 0215 0000	DIST:0600 PCA:4316-18 AREA:P003 CITY:NR ADJ:00	ACTIV:20000217 MRTG:0000	LAND: 53000
KEY:01345299 MAP:1983 TDS: LOC:	EXCD:024 HSTD#:CW205893	BLDG:	
OWNER:WALLACE CLEVELAND H JR	LEGAL:PARS. A & B PB30P89 PB30P184	ACRE:000001.06 LOT:000.0	IMPR: 31310
%:100 PD BOX 593	1985 REDMAN/BILTMORE/BEIGE/SER	BLDS:000 TSQFT:000000	USE:
	*11514592/60X28/AC	SALE-DTE:19990611 QUAL	MARKET: 84310
		BK/PG:1190/1677 INS:DD	EXEMPT: 20000-
BLUFFTON	SC 29910-	SALEPRICE:00000000	ASSESSED 2572
			2000 TAX DUE:
ACCT:R600 039 000 0219 0000	DIST:0600 PCA:6016-69 AREA:P003 CITY:NR ADJ:00	ACTIV:19991102 MRTG:0000	LAND: 55000
KEY:01601868 MAP:1983 TDS: LOC:	EXCD: HSTD#:	BLDG:	294300
OWNER:TAYLOR PAUL H JR	LEGAL:PARCEL A E A ANTHONY TRACT	ACRE:000001.10 LOT:000.0	IMPR:
%:100 PD BOX 530	PLAT ATT. TO DEED	BLDS:004 TSQFT:019600	USE:
		SALE-DTE:19950330 QUAL	MARKET: 349300
		BK/PG:0838/0702 INS:DD	EXEMPT:
BEAUFORT	SC 29901-	SALEPRICE:00000001	ASSESSED 20958
			2000 TAX DUE:
ACCT:R600 039 000 0220 0000	DIST:0600 PCA:6006-29 AREA:P003 CITY:NR ADJ:00	ACTIV:19991102 MRTG:0000	LAND: 15000
KEY:01604035 MAP:1983 TDS: LOC:	EXCD: HSTD#:	BLDG:	
OWNER:TAYLOR PAUL H JR	LEGAL:POR A E ANTHONY TRACT	ACRE:000000.20 LOT:000.0	IMPR:
%:100 PD BOX 530	PLAT ATT TO DEED	BLDS:000 TSQFT:000000	USE:
		SALE-DTE:19950330 QUAL	MARKET: 15000
		BK/PG:0838/0702 INS:DD	EXEMPT:
BEAUFORT	SC 29901-	SALEPRICE:00000001	ASSESSED 900
			2000 TAX DUE:

0239

ASSESSMENT ROLL FOR YEAR 2000

ACCT:R600 039 000 0221 0000 KEY:01610064 MAP:1990 TDS: OWNER:NEW DEAL INC %:100 1 ULMER DRIVE  BLUFFTON SC 29910-	DIST:0600 PCA:6016-60 AREA:P003 CITY:NR ADJ:00 LDC: LEGAL:PAR A PB35 P75	ACTIV:19991102 MRTG:0000 EXCD: HSTD#: ACRE:000000.50 LOT:000.0 BLDS:001 TSQFT:006745 SALE-DTE:19900914 QUAL BK/PG:0561/0479 INS:GW SALEPRICE:00027000	LAND: 37500 BLDG: 141200 IMPR: USE: MARKET: 178700 EXEMPT: ASSESSED 10722 2000 TAX DUE:
ACCT:R600 039 000 0222 0000 KEY:01662953 MAP:1983 TDS: OWNER:VILLAGE DEVELOPMENT LLC %:100 51 BUCK POINT RD  BLUFFTON SC 29910-	DIST:0600 PCA:6006-29 AREA:P003 CITY:NR ADJ:00 LDC: LEGAL:PARCEL C PLAT BK 31 PG 11 E A ANTHONY TRACT	ACTIV:19991102 MRTG:0000 EXCD: HSTD#: ACRE:000001.00 LOT:000.0 BLDS:000 TSQFT:000000 SALE-DTE:19980522 QUAL BK/PG:1101/2465 INS:GW SALEPRICE:00085000	LAND: 50000 BLDG: IMPR: USE: MARKET: 50000 EXEMPT: ASSESSED 3000 2000 TAX DUE:
ACCT:R600 039 000 0224 0000 KEY:02281195 MAP:1984 TDS: OWNER:SAUTER JAMES W TAMARA B %:100 JTROS PO BOX 745  BLUFFTON SC 29910- 745	DIST:0600 PCA:6116-11 AREA:P003 CITY:NR ADJ:00 LDC: LEGAL:POR GLADYS FOLK PROPERTY PB31P1	ACTIV:19991102 MRTG:0000 EXCD: HSTD#: ACRE:000000.78 LOT:000.0 BLDS:001 TSQFT:000720 SALE-DTE:19890501 QUAL BK/PG:0529/0689 INS:GW SALEPRICE:00052500	LAND: 39000 BLDG: 1800 IMPR: USE: MARKET: 40800 EXEMPT: ASSESSED 2448 2000 TAX DUE:
ACCT:R600 039 000 0227 0000 KEY:02498951 MAP:1985A TDS: OWNER:BUCKLES JOSEPH E JOY D %:100 JTROS PO BOX 230  BLUFFTON SC 29910-	DIST:0600 PCA:6016-55 AREA:P003 CITY:NR ADJ:00 LDC: LEGAL:PARCEL E PB 31 P 11	ACTIV:19991102 MRTG:0000 EXCD: HSTD#: ACRE:000001.56 LOT:000.0 BLDS:002 TSQFT:006350 SALE-DTE:19880301 QUAL BK/PG:0498/1682 INS:GW SALEPRICE:00037500	LAND: 78000 BLDG: 59400 IMPR: USE: MARKET: 137400 EXEMPT: ASSESSED 8244 2000 TAX DUE:
ACCT:R600 039 000 0270 0000 KEY:03240040 MAP:1984 TDS: OWNER:GREENE JOHNNY R %:100 7 ULMER DRIVE  BLUFFTON SC 29910-	DIST:0600 PCA:6016-65 AREA:P003 CITY:NR ADJ:00 LDC: BL 167B BLUFFTON RD LEGAL:PLAT BK 33 P 68	ACTIV:19991102 MRTG:0000 EXCD: HSTD#: ACRE:000000.50 LOT:000.0 BLDS:001 TSQFT:005250 SALE-DTE:19850701 QUAL BK/PG:0426/0342 INS:GW SALEPRICE:00020000	LAND: 37500 BLDG: 181500 IMPR: USE: MARKET: 219000 EXEMPT: ASSESSED 13140 2000 TAX DUE:
ACCT:R600 039 000 0277 0000 KEY:03442607 MAP:1990 TDS: OWNER:COBURN JOSEPH F III %:100 PO BOX 708  BLUFFTON SC 29910- 708	DIST:0600 PCA:6006-29 AREA:P003 CITY:NR ADJ:00 LDC: LEGAL:LTS 1 2 BLUFFTON BUSINESS PK PB35 P238 S/D REVISED PB35 P238 MERGE FROM KEY #3442572	ACTIV:19991102 MRTG:0000 EXCD: HSTD#: ACRE:000001.82 LOT:000.0 BLDS:000 TSQFT:000000 SALE-DTE:19880901 QUAL BK/PG:0510/1843 INS:GW SALEPRICE:00060000	LAND: 91000 BLDG: IMPR: USE: MARKET: 91000 EXEMPT: ASSESSED 5460 2000 TAX DUE:

ASSESSMENT ROLL FOR YEAR 2000

ACCT:R600 039 000 0279 0000 DIST:0600 PCA:6006-29 AREA:P003 CITY:NR ADJ:00 ACTIV:19991102 MRTG:0000 LAND: 54500  
KEY:03442563 MAP:1989 TDS: LOC: EXCD: HSTD#: BLDG:  
OWNER:STRANGE HERMAN E JR LEGAL:LOT 3 BLUFFTON BUSINESS PK ACRE:000001.09 LOT:000.0 IMPR:  
%:100 RTE 3 BOX 381-D PB35 P238 BLDS:000 TSQFT:000000 USE:  
S/D-REVISED-PB35-P238 SALE-DTE:19951228 QUAL MARKET: 54500  
BK/PG:0827/1582 INS:DD EXEMPT:  
SALEPRICE:00000000 ASSESSED 3270  
2000 TAX DUE:

METTER GA 30439-

ACCT:R600 039 000 0280 0000 DIST:0600 PCA:6016-59 AREA:P003 CITY:NR ADJ:00 ACTIV:19991102 MRTG:0000 LAND: 58500  
KEY:03442554 MAP:1989 TDS: LOC: EXCD: HSTD#: BLDG: 582900  
OWNER:GODFREY WILLIAM J LEGAL:LOT 4 BLUFFTON BUSINESS PK ACRE:000001.17 LOT:000.0 IMPR: 7260  
%:100 1 GODFREY PLACE PB35 P238 BLDS:003 TSQFT:011920 USE:  
S/D-REVISED-PB35-P238 SALE-DTE:19981230 QUAL MARKET: 648660  
BK/PG:1122/0982 INS:GW EXEMPT:  
SALEPRICE:00000010 ASSESSED 38920  
2000 TAX DUE:

BLUFFTON SC 29910-

ACCT:R600 039 000 0281 0000 DIST:0600 PCA:6016-52 AREA:P003 CITY:NR ADJ:00 ACTIV:19991102 MRTG:0000 LAND: 28000  
KEY:03442545 MAP:1989 TDS: LOC: EXCD: HSTD#: BLDG: 168300  
OWNER:GODFREY WILLIAM J LEGAL:LOT 18 BLUFFTON BUSINESS PK ACRE:000000.70 LOT:000.0 IMPR: 2030  
%:100 ONE GODFREY PLACE PB35 P238 BLDS:001 TSQFT:008750 USE:  
S/D-REVISED-PB35-P238 SALE-DTE:19940422 QUAL MARKET: 198330  
BK/PG:0700/0083 INS:GC EXEMPT:  
SALEPRICE:00000010 ASSESSED 11900  
2000 TAX DUE:

BLUFFTON SC 29910-

ACCT:R600 039 000 0282 0000 DIST:0600 PCA:6016-62 AREA:P003 CITY:NR ADJ:00 ACTIV:19991102 MRTG:0000 LAND: 27600  
KEY:03442536 MAP:1989 TDS: LOC: BL 47 GOETHE RD EXCD: HSTD#: BLDG: 120000  
OWNER:GODFREY WILLIAM J LEGAL:LOT 19 BLUFFTON BUSINESS PK ACRE:000000.69 LOT:000.0 IMPR:  
%: 0 1 GODFREY PLACE PB35 P238 BLDS:001 TSQFT:004500 USE:  
S/D-REVISED-PB35-P238 SALE-DTE:19981230 QUAL MARKET: 147600  
BK/PG:1122/0982 INS:GW EXEMPT:  
SALEPRICE:00000010 ASSESSED 8856  
2000 TAX DUE:

BLUFFTON SC 29910-

ACCT:R600 039 000 0283 0000 DIST:0600 PCA:6016-54 AREA:P003 CITY:NR ADJ:00 ACTIV:19991102 MRTG:0000 LAND: 30000  
KEY:03442518 MAP:1989 TDS: LOC: EXCD: HSTD#: BLDG: 235200  
OWNER:GODFREY WILLIAM J LEGAL:LOT 20 BLUFFTON BUSINESS PK ACRE:000000.75 LOT:000.0 IMPR:  
%: 0 1 GODFREY PLACE PB35 P238 BLDS:001 TSQFT:008820 USE:  
S/D-REVISED-PB35-P238 SALE-DTE:19981230 QUAL MARKET: 265200  
BK/PG:1122/0982 INS:GW EXEMPT:  
SALEPRICE:00000010 ASSESSED 15912  
2000 TAX DUE:

BLUFFTON SC 29910-

ACCT:R600 039 000 0299 0000 DIST:0600 PCA:4116-11 AREA:P022 CITY:NR ADJ:00 ACTIV:19991102 MRTG:0000 LAND: 11200  
KEY:06089154 MAP:1995A TDS: LOC: EXCD:301 HSTD#: BLDG: 46600  
OWNER:CHISOLM SELENA LEGAL:TAX SALE DEED ACRE:000000.70 LOT:000.0 IMPR:  
%:100 PO BOX 2125 BLDS:001 TSQFT:001039 USE:  
SALE-DTE:19950131 QUAL MARKET: 57800  
BK/PG:0758/1322 INS:DL EXEMPT:  
SALEPRICE:00000700 ASSESSED 2312  
2000 TAX DUE:

BLUFFTON SC 29910-

ASSESSMENT ROLL FOR YEAR 2000

ACCT:R600 039 000 0316 0000 DIST:0600 PCA:4116-11 AREA:P022 CITY:NR ADJ:00 ACTIV:19991102 MRTG:0000 LAND: 13000  
KEY:06990143 MAP:1997 TDS: LOC: BL 64 GOETHE RD EXCD:301 HSTD#: BLDG: 53200  
OWNER:GRANT JONATHAN PEARL LEGAL:POR OF RICHARD BOLDEN'S ACRE:000001.00 LOT:000.0 IMPR:  
%:100 JTROS PROPERTY BLDS:001 TSQFT:001308 USE:  
64 GOETHE RD SALE-DTE:19950615 QUAL MARKET: 66200  
BLUFFTON SC 29910- BK/PG:0833/0902 INS:GW EXEMPT:  
SALEPRICE:00000010 ASSESSED 2648  
2000 TAX DUE:

ACCT:R600 039 000 0317 0000 DIST:0600 PCA:6106-11 AREA:P022 CITY:NR ADJ:00 ACTIV:19991102 MRTG:0000 LAND: 8400  
KEY:06992025 MAP:1997 TDS: LOC: ACRE:000000.75 LOT:000.0 IMPR:  
OWNER:BRUIN LAWRENCE LEGAL:PLAT IN DB835 P694 BLDS:000 TSQFT:000000 USE:  
%:100 1304 E BOLTON ST SALE-DTE:19960205 QUAL MARKET: 8400  
SAVANNAH GA 31404- BK/PG:0835/0692 INS:GW EXEMPT:  
SALEPRICE:00000010 ASSESSED 504  
2000 TAX DUE:

ACCT:R600 039 000 0318 0000 DIST:0600 PCA:6106-11 AREA:P022 CITY:NR ADJ:00 ACTIV:19991102 MRTG:0000 LAND: 8400  
KEY:06992034 MAP:1997 TDS: LOC: ACRE:000000.75 LOT:000.0 IMPR:  
OWNER:STONEY PAUL JR LEGAL:PLAT IN DB835 P698 BLDS:000 TSQFT:000000 USE:  
%:100 ST RT 129 SALE-DTE:19950205 QUAL MARKET: 8400  
BLUFFTON SC 29928- BK/PG:0835/0696 INS:GW EXEMPT:  
SALEPRICE:00000010 ASSESSED 504  
2000 TAX DUE:

ACCT:R600 039 000 0325 0000 DIST:0600 PCA:6106-11 AREA:P022 CITY:NR ADJ:00 ACTIV:19991102 MRTG:0000 LAND: 6600  
KEY:07123310 MAP:1997B TDS: LOC: ACRE:000000.33 LOT:000.0 IMPR:  
OWNER:BUSH LORRAINE G LEGAL:PB57 P154 BLDS:000 TSQFT:000000 USE:  
%: 0 PO BOX 864 SALE-DTE:19960906 QUAL MARKET: 6600  
BLUFFTON SC 29910- 846 BK/PG:0888/0654 INS:QC EXEMPT:  
SALEPRICE:00000010 ASSESSED 396  
2000 TAX DUE:

ACCT:R600 039 000 0326 0000 DIST:0600 PCA:6116-11 AREA:P022 CITY:NR ADJ:00 ACTIV:19991102 MRTG:0000 LAND: 15100  
KEY:07123329 MAP:1997B TDS: LOC: ACRE:000001.16 LOT:000.0 IMPR:  
OWNER:BUSH LORRAINE G LEGAL:PB57 P154 BLDS:001 TSQFT:000858 USE:  
%:100 PO BOX 864 SALE-DTE:19960906 QUAL MARKET: 30800  
BLUFFTON SC 29910- 846 BK/PG:0940/0657 INS:QC EXEMPT:  
SALEPRICE:00000010 ASSESSED 1848  
2000 TAX DUE:

ACCT:R600 039 000 035A 0000 DIST:0600 PCA:6116-11 AREA:P022 CITY:NR ADJ:00 ACTIV:19991102 MRTG:0000 LAND: 21800  
KEY:00512252 MAP: TDS: LOC: ACRE:000002.90 LOT:000.0 IMPR:  
OWNER:HOOD SARAH B LEGAL: BLDS:001 TSQFT:001080 USE:  
%:100 WILSON BELINDA A SALE-DTE:19930820 QUAL MARKET: 50700  
73 A SCHULTZ ROAD BK/PG:0646/1437 INS:GW EXEMPT:  
BLUFFTON SC 29910- SALEPRICE:00030000 ASSESSED 3042  
2000 TAX DUE:



ASSESSMENT ROLL FOR YEAR 2000

ACCT	KEY	MAP	TDS	LOC	DIST	PCA	AREA	P022	CITY	NR	ADJ	00	ACTIV	1999	1102	MRTG	0000	LAND	BLDG	IMPR	USE	MARKET	EXEMPT	ASSESSED	2000 TAX DUE	
R600 039 000 035B 0000	00512261				0600	6116-11			NR		00		19991102			0000	14000	19200						1992		
OWNER: HAMILTON PEARL B %: 100 ALBERTHA H .1081 SUNSET DRIVE SAN CARLOS CA 94070- ACRE: 000000.00 LOT: 001.0 BLDS: 001 TSQFT: 001162 SALE-DTE: 19860101 GUAL MARKET: 33200 BK/PG: 0440/0921 INS: GW EXEMPT: SALEPRICE: 00000000 ASSESSED 1992 2000 TAX DUE:																										
R600 039 000 035C 0000	00512270				0600	4116-11			NR		00		19991102			0000	14000	47900							2476	
OWNER: BUSH LEON %: 100 PO BOX 172 BLUFFTON SC 29910- 172 LEGAL: PD BY PAUL NEVILL ATT ACRE: 000000.00 LOT: 001.0 BLDS: 001 TSQFT: 001686 SALE-DTE: 19800101 GUAL MARKET: 61900 BK/PG: 0175/0047 INS: GW EXEMPT: SALEPRICE: 00000000 ASSESSED 2476 2000 TAX DUE:																										
R600 039 000 035D 0000	00512289				0600	4116-11			NR		00		19991102			0000	14000	23100							1484	
OWNER: MITCHELL MELVIN REGENA %: 100 PO BOX 10 BLUFFTON SC 29910- 10 LEGAL: ACRE: 000000.00 LOT: 001.0 BLDS: 001 TSQFT: 000912 SALE-DTE: 19800101 GUAL MARKET: 37100 BK/PG: 0145/0092 INS: GW EXEMPT: SALEPRICE: 00000000 ASSESSED 1484 2000 TAX DUE:																										
R600 039 000 035E 0000	00512298				0600	4116-11			NR		00		19991102			0000	10800	26600							1496	
OWNER: BRUIN GERALDINE %: 100 BUSH ROAD BLUFFTON SC 29910- 49 LEGAL: #BK0193 ACRE: 000000.60 LOT: 000.0 BLDS: 001 TSQFT: 000912 SALE-DTE: 19830201 GUAL MARKET: 37400 BK/PG: 0365/1808 INS: GW EXEMPT: SALEPRICE: 00000000 ASSESSED 1496 2000 TAX DUE:																										
R600 039 000 035F 0000	00512305			BL 14	0600	4116-11			NR		00		19991102			0000	14000	37900							2076	
OWNER: HAMILTON MELVIN %: 100 PO BOX 406 BLUFFTON SC 29910- 406 LEGAL: ACRE: 000000.00 LOT: 001.0 BLDS: 001 TSQFT: 001152 SALE-DTE: 19800101 GUAL MARKET: 51900 BK/PG: 0157/0053 INS: GW EXEMPT: SALEPRICE: 00000000 ASSESSED 2076 2000 TAX DUE:																										
R600 039 000 035G 0000	00512314			BL 15	0600	4116-11			NR		00		19991102			1062	14000	23900							1516	
OWNER: MITCHELL TYRONE F RUTH %: 100 15 BUSH LANE BLUFFTON SC 29910- LEGAL: GEO BUSH III TRACT 11-25-68 DB01590049 ACRE: 000000.00 LOT: 001.0 BLDS: 001 TSQFT: 000912 SALE-DTE: 19960611 GUAL MARKET: 37900 BK/PG: 0868/1274 INS: GW EXEMPT: SALEPRICE: 00000010 ASSESSED 1516 2000 TAX DUE:																										

0243

ASSESSMENT ROLL FOR YEAR 2000

ACCT:R600 039 000 035H 0000 DIST:0600 PCA:6116-11 AREA:P022 CITY:NR ADJ:00 ACTIV:20000217 MRTG:0000 LAND: 14000  
KEY:00512323 MAP: TDS: LOC: EXCD: HSTD#1 BLDG: 32700  
OWNER:PARKER CHRISTOPHER G LEGAL: ACRE:000000.00 LOT:001.0 IMPR:  
%:100 79 SCHULTZ RD BLDS:001 TSQFT:001000 USE:  
SALE-DTE:19990712 QUAL MARKET: 46700  
BK/PG:1197/2583 INS:GW EXEMPT:  
SALEPRICE:00065000 ASSESSED 2802  
2000-TAX-DUE:

BLUFFTON SC 29910-

ACCT:R600 039 000 035I 0000 DIST:0600 PCA:6106-11 AREA:P022 CITY:NR ADJ:00 ACTIV:19991102 MRTG:0000 LAND: 14000  
KEY:00512332 MAP: TDS: LOC: EXCD: HSTD#1 BLDG:  
OWNER:AIKEN GLADYS LEGAL: ACRE:000000.00 LOT:001.0 IMPR:  
%:100 % B F AIKEN JR BLDS:000 TSQFT:000000 USE:  
7501 EDGEWATER DR SALE-DTE:19800101 QUAL MARKET: 14000  
BK/PG:0177/0185 INS: EXEMPT:  
SALEPRICE:00000000 ASSESSED 840  
2000-TAX-DUE:

COLUMBIA SC 29223-6111

ACCT:R600 039 000 035J 0000 DIST:0600 PCA:6106-11 AREA:P022 CITY:NR ADJ:00 ACTIV:19991102 MRTG:0000 LAND: 14000  
KEY:00512341 MAP: TDS: LOC: EXCD: HSTD#1 BLDG:  
OWNER:BUSH LAVON DEMETRA LEGAL:POR GEO BUSH ACRE:000000.00 LOT:001.0 IMPR:  
%:100 PO BOX 1426 GOETHE RD PROPERTY 12-23-1977 BLDS:000 TSQFT:000000 USE:  
DB02571915 J281 SALE-DTE:19910711 QUAL MARKET: 14000  
BK/PG:0579/0572 INS:GW EXEMPT:  
SALEPRICE:00000005 ASSESSED 840  
2000-TAX-DUE:

BLUFFTON SC 29910-

ACCT:R600 039 000 037A 0000 DIST:0600 PCA:6016-72 AREA:P022 CITY:NR ADJ:00 ACTIV:19991102 MRTG:0000 LAND: 15000  
KEY:00512350 MAP: TDS: LOC: EXCD:015-HSTD#1 BLDG: 113700  
OWNER:BLUFFTON COMMUNITY CENTER LEGAL: ACRE:000002.00 LOT:000.0 IMPR:  
%:100 % H E MCCracken PO BOX 287 BLDS:001 TSQFT:003358 USE:  
SALE-DTE:19800101 QUAL MARKET: 128700  
BK/PG:0211/1072 INS: EXEMPT: 128700-  
SALEPRICE:00000000 ASSESSED  
2000-TAX-DUE:

BLUFFTON SC 29910- 287

ACCT:R600 039 000 037B 0000 DIST:0600 PCA:4116-11 AREA:P022 CITY:NR ADJ:00 ACTIV:19991102 MRTG:0000 LAND: 10900  
KEY:00512369 MAP: TDS: LOC: BL 111 GOETHE RD EXCD:301-HSTD#1 BLDG: 37400  
OWNER:EDWARDS JANIE B LEGAL: ACRE:000000.68 LOT:000.0 IMPR:  
%:100 PO BOX 89 BLDS:001 TSQFT:001588 USE:  
SALE-DTE:19800101 QUAL MARKET: 48300  
BK/PG:0194/0205 INS:GW EXEMPT:  
SALEPRICE:00000000 ASSESSED 1932  
2000-TAX-DUE:

BLUFFTON SC 29910- 89

ACCT:R600 039 000 037C 0000 DIST:0600 PCA:4306-18 AREA:P022 CITY:NR ADJ:00 ACTIV:19991102 MRTG:0000 LAND: 12000  
KEY:00512378 MAP: TDS: LOC: EXCD: HSTD#1 BLDG:  
OWNER:EDWARDS BERTHA LEGAL: ACRE:000000.75 LOT:000.0 IMPR:  
%:100 POST OFFICE BOX 89 BLDS:000 TSQFT:000000 USE:  
SALE-DTE:19800101 QUAL MARKET: 12000  
BK/PG:0213/1354 INS:GW EXEMPT:  
SALEPRICE:00000000 ASSESSED 480  
2000-TAX-DUE:

BLUFFTON SC 29910-

ASSESSMENT ROLL FOR YEAR 2000

ACCT:R600 039 000 037E 0000 DIST:0600 PCA:6106-11 AREA:P022 CITY:NR ADJ:00 ACTIV:19991102 MRTG:0000 LAND: 7700  
KEY:02839824 MAP:1983A TDS: LOC: EXCD: HSTD#: BLDG:  
OWNER:JENKINS DARRIN LEGAL:POR BUSH TRACT ACRE:000000.48 LOT:000.0 IMPR:  
%:100 PO BOX 171 BLDS:000 TSQFT:000000 USE:  
SALE-DTE:19961122 QUAL MARKET: 7700  
BK/PG:0924/2391 INS:GW EXEMPT:  
SALEPRICE:00008800 ASSESSED 462  
2000 TAX DUE:

BLUFFTON SC 29910-

ACCT:R600 039 000 037F 0000 DIST:0600 PCA:6106-11 AREA:P022 CITY:NR ADJ:00 ACTIV:19991102 MRTG:0000 LAND: 5900  
KEY:03139525 MAP:1986 TDS: LOC: EXCD: HSTD#: BLDG:  
OWNER:RIVERS GERTIE LEGAL:POR BUSH TRACT ACRE:000000.42 LOT:000.0 IMPR:  
%:100 PO BOX 845 BLDS:000 TSQFT:000000 USE:  
SALE-DTE:19880501 QUAL MARKET: 5900  
BK/PG:0501/0331 INS:GW EXEMPT:  
SALEPRICE:00000000 ASSESSED 354  
2000 TAX DUE:

BLUFFTON SC 29910- 845

ACCT:R600 039 000 037H 0000 DIST:0600 PCA:6106-11 AREA:P022 CITY:NR ADJ:00 ACTIV:19991102 MRTG:0000 LAND: 11300  
KEY:00121246 MAP:1987 TDS: LOC: EXCD: HSTD#: BLDG:  
OWNER:SMALLS MARY B LEE W LEGAL:POR BUSH ESTATE ACRE:000000.63 LOT:000.0 IMPR:  
%:100 PO BOX 872 BLDS:000 TSQFT:000000 USE:  
SALE-DTE:19870901 QUAL MARKET: 11300  
BK/PG:0485/2316 INS:GW EXEMPT:  
SALEPRICE:00000000 ASSESSED 678  
2000 TAX DUE:

BLUFFTON SC 29910- 872

ACCT:R600 039 000 039A 0000 \*ML\* DIST:9999 PCA:9999-00 AREA:P022 CITY:NR ADJ:00 ACTIV:19991102 MRTG:0000 LAND: 18800  
KEY:00512387 MAP: TDS: LOC: EXCD: HSTD#: BLDG: 77000  
OWNER:SMALL DOROTHY LEGAL:T ACCOUNT 1988 ACRE:000002.50 LOT:000.0 IMPR:  
%:100 RT 1 BOX 134 BLDS:000 TSQFT:000000 USE:  
SALE-DTE:19800101 QUAL MARKET: 95800  
BK/PG:0230/0097 INS:GW EXEMPT:  
SALEPRICE:00000000 ASSESSED 4064  
2000 TAX DUE:

BLUFFTON SC 29910-

ACCT:R600 039 000 039C 0000 DIST:0600 PCA:6116-11 AREA:P022 CITY:NR ADJ:00 ACTIV:20000217 MRTG:0000 LAND: 13000  
KEY:00512403 MAP: TDS: LOC: EXCD: HSTD#: BLDG: 35100  
OWNER:GUERRERO FELIX LEGAL: ACRE:000001.00 LOT:000.0 IMPR:  
%:100 THE OAKS APT 70 BLDS:001 TSQFT:001125 USE:  
SALE-DTE:19991118 QUAL MARKET: 48100  
BK/PG:1237/0227 INS:GW EXEMPT:  
SALEPRICE:00065000 ASSESSED 2884  
2000 TAX DUE:

HILTON HEAD ISL SC 29926-

ACCT:R600 039 000 039D 0000 DIST:0600 PCA:6006-91 AREA:P022 CITY:NR ADJ:00 ACTIV:19991102 MRTG:0000 LAND: 13000  
KEY:00512412 MAP: TDS: LOC: EXCD: HSTD#: BLDG:  
OWNER:VAN ROBERTS TRUSTEE LEGAL: ACRE:000001.00 LOT:000.0 IMPR:  
%:100 PO BOX 5817 BLDS:000 TSQFT:000000 USE:  
SALE-DTE:19800501 QUAL MARKET: 13000  
BK/PG:0304/0595 INS:GW EXEMPT:  
SALEPRICE:00000000 ASSESSED 780  
2000 TAX DUE:

HILTON HEAD ISLAND SC 29938-5817

ASSESSMENT ROLL FOR YEAR 2000

ACCT:R600 039 000 039F 0000 DIST:0600 PCA:6006-91 AREA:P022 CITY:NR ADJ:00 ACTIV:19991102 MRTG:0000 LAND: 13000  
KEY:00062602 MAP:1987 TDS: LOC: EXCD: HSTD# BLDG:  
OWNER:WRIGHT EUGENE LEGAL:POR CORNELIA FIELDS TRACT ACRE:000001.00 LOT:000.0 IMPR:  
%:100 842 ASHFORD ST BLDS:000 TSQFT:000000 USE:  
SALE-DTE:19860701 QUAL MARKET: 13000  
BK/PG:0454/1979 INS:GW EXEMPT:  
SALEPRICE:00000000 ASSESSED 780  
2000-TAX-DUE:

BROOKLYN NY 11207-8146

ACCT:R600 039 000 040A 0000 DIST:0600 PCA:4116-11 AREA:P022 CITY:NR ADJ:00 ACTIV:19991102 MRTG:0000 LAND: 11300  
KEY:01434781 MAP:1983 TDS: LOC: EXCD:301-HSTD# BLDG: 37000  
OWNER:YOUNG LASCENY EVE LEGAL:PLAT ATT TO DEED ACRE:000000.63 LOT:000.0 IMPR:  
%:100 PO BOX 828 #BKN664 BLDS:001 TSQFT:000960 USE:  
SALE-DTE:19820601 QUAL MARKET: 48300  
BK/PG:0349/1006 INS:GW EXEMPT:  
SALEPRICE:00004500 ASSESSED 1932  
2000-TAX-DUE:

BLUFFTON SC 29910- 828

ACCT:R600 039 000 041A 0000 DIST:0600 PCA:6106-11 AREA:P022 CITY:NR ADJ:00 ACTIV:19991102 MRTG:0000 LAND: 19500  
KEY:00512421 MAP: TDS: LOC: EXCD: HSTD# BLDG:  
OWNER:BLIGEN LENNITT A LEGAL: ACRE:000001.50 LOT:000.0 IMPR:  
%:100 MCGLOSTER CORNELIA BLDS:000 TSQFT:000000 USE:  
129-133 WEST 147TH ST SALE-DTE:19890701 QUAL MARKET: 19500  
APT 1-C BK/PG:0532/1463 INS:GW EXEMPT:  
NEW YORK NY 10039- SALEPRICE:00000000 ASSESSED 1170  
2000-TAX-DUE:

NEW YORK NY 10039-

ACCT:R600 039 000 041B 0000 DIST:0600 PCA:6116-11 AREA:P022 CITY:NR ADJ:00 ACTIV:20000217 MRTG:0000 LAND: 13400  
KEY:00512430 MAP:1999K TDS: LOC: EXCD: HSTD# BLDG: 10700  
OWNER:HOLMES JOYCE LEGAL:PARCEL A PB25 P22 ACRE:000000.50 LOT:000.0 IMPR:  
%:100 A/K/A JOYCE HOLMES BAKER BLDS:001 TSQFT:000560 USE:  
PO BOX 512 SALE-DTE:19990901 QUAL MARKET: 24100  
BK/PG:1228/2020 INS:QC EXEMPT:  
SALEPRICE:00000010 ASSESSED 1446  
2000-TAX-DUE:

BLUFFTON SC 29910-

ACCT:R600 039 000 041C 0000 DIST:0600 PCA:4116-11 AREA:P022 CITY:NR ADJ:00 ACTIV:19991102 MRTG:0000 LAND: 13000  
KEY:00512449 MAP: TDS: LOC: BL 122 GOETHE RD EXCD:301-HSTD# BLDG: 35600  
OWNER:MILLER BENJAMIN JOSEPHINE LEGAL: ACRE:000001.00 LOT:000.0 IMPR:  
%:100 JTROS BLDS:001 TSQFT:000930 USE:  
PO BOX 1932 SALE-DTE:19800101 QUAL MARKET: 48600  
BK/PG:0233/1909 INS:GW EXEMPT:  
SALEPRICE:00000000 ASSESSED 1944  
2000-TAX-DUE:

BLUFFTON SC 29910-

ACCT:R600 039 000 043A 0000 DIST:0600 PCA:4116-11 AREA:P022 CITY:NR ADJ:00 ACTIV:19991102 MRTG:0000 LAND: 14000  
KEY:00512450 MAP: TDS: LOC: EXCD:301-HSTD# BLDG: 27900  
OWNER:FRANIER MARTHA LEE LEGAL: ACRE:000000.00 LOT:001.0 IMPR:  
%:100 PO BOX 104 BLDS:001 TSQFT:001662 USE:  
SALE-DTE:19941128 QUAL MARKET: 41900  
BK/PG:0755/0313 INS:QC EXEMPT:  
SALEPRICE:00000010 ASSESSED 1676  
2000-TAX-DUE:

BLUFFTON SC 29910-

ASSESSMENT ROLL FOR YEAR 2000

ACCT:R600 039 000 043B 0000 KEY:00512467 MAP: TDS: OWNER:BUSH JACK CLAIRE %:100 JTROS PD BOX 504 BLUFFTON SC 29910-	DIST:0600 PCA:4116-11 AREA:P022 CITY:NR ADJ:00 PCA:4116-11 AREA:P022 CITY:NR ADJ:00 LOC: LEGAL:	ACTIV:19991102 MRTG:0000 EXCD:301 HSTD#: ACRE:000000.00 LOT:001.0 BLDS:001 TSQFT:001400 SALE-DTE:19981214 QUAL BK/PG:1120/2547 INS:QC SALEPRICE:00033500	LAND: 14000 BLDG: 46000 IMPR: USE: MARKET: 60000 EXEMPT: 20000- ASSESSED 1600 2000 TAX DUE:
ACCT:R600 039 000 043C 0000 KEY:00512476 MAP: TDS: OWNER:WRIGHT ALICE K %:100 PD BOX 21423 HILTON HEAD ISLAND SC 29925-1423	DIST:0600 PCA:4116-11 AREA:P022 CITY:NR ADJ:00 PCA:4116-11 AREA:P022 CITY:NR ADJ:00 LOC: LEGAL:	ACTIV:19991102 MRTG:0000 EXCD:301 HSTD#: ACRE:000000.00 LOT:001.0 BLDS:001 TSQFT:001080 SALE-DTE:19800101 QUAL BK/PG:0181/0166 INS:GW SALEPRICE:00000000	LAND: 14000 BLDG: 18300 IMPR: USE: MARKET: 32300 EXEMPT: ASSESSED 1292 2000 TAX DUE:
ACCT:R600 039 000 043D 0000 KEY:00512485 MAP: TDS: OWNER:MORRIS DOROTHY %: 0 P O BOX 1931 BLUFFTON SC 29910-	DIST:0600 PCA:6106-11 AREA:P022 CITY:NR ADJ:00 PCA:6106-11 AREA:P022 CITY:NR ADJ:00 LOC: LEGAL:	ACTIV:19991102 MRTG:0000 EXCD: HSTD#: ACRE:000000.00 LOT:001.0 BLDS:000 TSQFT:000000 SALE-DTE:19970515 QUAL BK/PG:0946/1334 INS:GW SALEPRICE:00002100	LAND: 7000 BLDG: IMPR: USE: MARKET: 7000 EXEMPT: ASSESSED 420 2000 TAX DUE:
ACCT:R600 039 000 048A 0000 *ML* KEY:00512519 MAP:1997 TDS: OWNER:BOLDEN RICHARD %:100 58 GOETHE RD BLUFFTON SC 29910-	DIST:9999 PCA:9999-00 AREA:P022 CITY:NR ADJ:00 PCA:9999-00 AREA:P022 CITY:NR ADJ:00 LOC: LEGAL:	ACTIV:19991102 MRTG:0000 EXCD: HSTD#: ACRE:000006.59 LOT:000.0 BLDS:000 TSQFT:000000 SALE-DTE:00000000 QUAL BK/PG:0000/0000 INS: SALEPRICE:00000000	LAND: 39500 BLDG: 13500 IMPR: USE: MARKET: 53000 EXEMPT: ASSESSED 1510 2000 TAX DUE:
ACCT:R600 039 000 048B 0000 KEY:00512528 MAP:1997 TDS: OWNER:STONEJ MATTHEW %:100 ST RT BOX 129 BLUFFTON SC 29910-	DIST:0600 PCA:4116-11 AREA:P022 CITY:NR ADJ:00 PCA:4116-11 AREA:P022 CITY:NR ADJ:00 LOC: LEGAL:	ACTIV:19991102 MRTG:0000 EXCD:301 HSTD#: ACRE:000000.50 LOT:000.0 BLDS:001 TSQFT:000840 SALE-DTE:00000000 QUAL BK/PG:0000/0000 INS: SALEPRICE:00000000	LAND: 10000 BLDG: 14000 IMPR: USE: MARKET: 24000 EXEMPT: ASSESSED 960 2000 TAX DUE:
ACCT:R600 039 000 048C 0000 KEY:00512537 MAP:1997K TDS: OWNER:KIDD ANDREW III %:100 PD BOX 528 BLUFFTON SC 29910- 528	DIST:0600 PCA:4306-18 AREA:P022 CITY:NR ADJ:00 PCA:4306-18 AREA:P022 CITY:NR ADJ:00 LOC: LEGAL:	ACTIV:19991102 MRTG:0000 EXCD:301 HSTD#: ACRE:000001.00 LOT:000.0 BLDS:000 TSQFT:000000 SALE-DTE:19910506 QUAL BK/PG:0575/1732 INS:GW SALEPRICE:00000005	LAND: 13000 BLDG: IMPR: USE: MARKET: 13000 EXEMPT: ASSESSED 520 2000 TAX DUE:

0247

BEAUFORT COUNTY SOUTH CAROLINA  
ASSESSMENT ROLL FOR YEAR 2000

ACCT:R600 039 000 048D 0000 DIST:0600 PCA:6006-91 AREA:P022 CITY:NR ADJ:00 ACTIV:19991102 MRTG:0000 LAND: 500  
KEY:01888782 MAP:1984 TDS: LOC: EXCD: HSTD# BLDG: 500  
OWNER:RAMSEY S PAUL GRETCHEN G LEGAL:PLAT IN ASSESSORS FILES ACRE:000000.04 LOT:000.0 IMPR:  
%:100 1930 HIGHWAY 11 BLDS:000 TSQFT:000000 USE:  
SALE-DTE:19851101 QUAL MARKET: 500  
BK/PG:0435/0648 INS:GW EXEMPT:  
SALEPRICE:00001200 ASSESSED 30  
2000 TAX DUE:

LANDRUM SC 29356-4112

ACCT:R600 039 000 049A 0000 DIST:0600 PCA:6006-76 AREA:P003 CITY:NR ADJ:00 ACTIV:19991102 MRTG:0000 LAND: 500  
KEY:00512546 MAP:1989 TDS: LOC: EXCD: HSTD# BLDG:  
OWNER:GODFREY WILLIAM J LEGAL:OPEN SPACE ACRE:000000.66 LOT:000.0 IMPR:  
%:100 1 GODFREY PLACE SPLIT 3/89 9.34 AC 31/95 96 BLDS:000 TSQFT:000000 USE:  
SALE-DTE:19981230 QUAL MARKET: 500  
BK/PG:1122/0982 INS:GW EXEMPT:  
SALEPRICE:00000010 ASSESSED 30  
2000 TAX DUE:

BLUFFTON SC 29910-

ACCT:R600 039 000 051D 0000 DIST:0600 PCA:6016-60 AREA:P003 CITY:NR ADJ:00 ACTIV:19991102 MRTG:0000 LAND: 90000  
KEY:02939495 MAP:1986 TDS: LOC: EXCD: HSTD# BLDG: 359300  
OWNER:GREENE JOHNNY R LEGAL:PLAT BK J2 P 239 ACRE:000002.00 LOT:000.0 IMPR:  
%:100 1 ULMER DRIVE T ACCT 1985 BLDS:001 TSQFT:018000 USE:  
SALE-DTE:19850301 QUAL MARKET: 449300  
BK/PG:0414/1843 INS:GW EXEMPT:  
SALEPRICE:00090000 ASSESSED 26958  
2000 TAX DUE:

BLUFFTON SC 29910-

ACCT:R600 039 000 051F 0000 DIST:0600 PCA:6006-29 AREA:P003 CITY:NR ADJ:00 ACTIV:19991102 MRTG:0000 LAND: 84500  
KEY:04236909 MAP:1991 TDS: LOC: EXCD: HSTD# BLDG:  
OWNER:GREENE JOHNNY R LEGAL:PB33 P68 ACRE:000003.91 LOT:000.0 IMPR:  
%:100 1 ULMER DRIVE BLDS:000 TSQFT:000000 USE:  
SALE-DTE:19900511 QUAL MARKET: 84500  
BK/PG:0553/0445 INS:GW EXEMPT:  
SALEPRICE:00065000 ASSESSED 5070  
2000 TAX DUE:

BLUFFTON SC 29910-

ACCT:R600 039 000 092A 0000 DIST:0600 PCA:4116-11 AREA:0005 CITY:NR ADJ:00 ACTIV:20000217 MRTG:0000 LAND: 26000  
KEY:01929676 MAP:1984 TDS: LOC: BL 80 SCHULTZ RD EXCD:024 HSTD#:AP014888 BLDG: 109300  
OWNER:PALMER ALFONSO T LEGAL:E 1/2 LOT J6 LAWRENCE TRACT ACRE:000000.00 LOT:001.0 IMPR: 9450  
%:100 PO BOX 568 PB31P110 #BK0379 BLDS:001 TSQFT:003031 USE:  
SALE-DTE:19990608 QUAL MARKET: 144750  
BK/PG:1201/1054 INS:DD EXEMPT: 20000-  
SALEPRICE:00000000 ASSESSED 4990  
2000 TAX DUE:

BLUFFTON SC 29910-

ACCT:R600 039 000 172B 0000 DIST:0600 PCA:6016-59 AREA:P003 CITY:NR ADJ:00 ACTIV:19991102 MRTG:0000 LAND: 110700  
KEY:00829376 MAP:1987 TDS: LOC: EXCD: HSTD# BLDG: 304100  
OWNER:R C F INC LEGAL:PB 33 P 191 ACRE:000002.46 LOT:000.0 IMPR:  
%: 0 PO BOX 389 BLDS:001 TSQFT:015000 USE:  
SALE-DTE:19970728 QUAL MARKET: 414800  
BK/PG:0975/0333 INS:GW EXEMPT:  
SALEPRICE:00568000 ASSESSED 24888  
2000 TAX DUE:

BLUFFTON SC 29910-

ASSESSMENT ROLL FOR YEAR 2000

ACCT:R600 039 000 172C 0000 KEY:04307217 MAP:1991A TDS: OWNER:TAYLOR PAUL H JR %:100 PO BOX 530	DIST:0600 PCA:6016-29 AREA:P003 CITY:NR ADJ:00 LOC: LEGAL:	ACTIV:19991102 MRTG:0000 EXCD: HSTD#: ACRE:000001.58 LOT:000.0 BLDS:003 TSQFT:013500 SALE-DTE:19950330-QUAL BK/PG:0838/0702 INS:DD SALEPRICE:00000001	LAND: 79000 BLDG: 279300 IMPR: USE: MARKET: 358300 EXEMPT: ASSESSED 21498 2000 TAX DUE:
BEAUFORT SC 29901-			
ACCT:R600 039 000 209A 0000 KEY:01424015 MAP:1983 TDS: OWNER:MATTHEWS GUY S %:100 PO BOX 334	DIST:0600 PCA:6016-65 AREA:P003 CITY:NR ADJ:00 LOC: BL 162 BLUFFTON RD LEGAL:PAR A PB30 P116 PB54 P57	ACTIV:19991102 MRTG:0000 EXCD: HSTD#: ACRE:000000.38 LOT:000.0 BLDS:001 TSQFT:001572 SALE-DTE:19820501-QUAL BK/PG:0348/1645 INS:GW SALEPRICE:00000000	LAND: 19000 BLDG: 71400 IMPR: USE: MARKET: 90400 EXEMPT: ASSESSED 5424 2000 TAX DUE:
BLUFFTON SC 29910- 334			
ACCT:R600 039 000 209B 0000 KEY:01733921 MAP:1988 TDS: OWNER:FRANK PETER %:100 PO BOX 999	DIST:0600 PCA:6016-65 AREA:P003 CITY:NR ADJ:00 LOC: BL 164 BLUFFTON RD LEGAL:POR OF E A ANTHONY TRACT PAR B PB30 P116 PB54 P57	ACTIV:19991102 MRTG:0000 EXCD: HSTD#: ACRE:000000.38 LOT:000.0 BLDS:001 TSQFT:001404 SALE-DTE:19820501-QUAL BK/PG:0348/1218 INS:GW SALEPRICE:00000000	LAND: 19000 BLDG: 63800 IMPR: USE: MARKET: 82800 EXEMPT: ASSESSED 4968 2000 TAX DUE:
BLUFFTON SC 29910- 999			
ACCT:R600 039 000 221A 0000 KEY:03076450 MAP:1990 TDS: OWNER:GREENE JOHNNY R %:100 1 ULMER DRIVE	DIST:0600 PCA:6016-65 AREA:P003 CITY:NR ADJ:00 LOC: LEGAL:PAR B PB35 P75	ACTIV:19991102 MRTG:0000 EXCD: HSTD#: ACRE:000000.50 LOT:000.0 BLDS:001 TSQFT:005250 SALE-DTE:19890601-QUAL BK/PG:0532/2605 INS:GW SALEPRICE:00023500	LAND: 37500 BLDG: 183500 IMPR: USE: MARKET: 221000 EXEMPT: ASSESSED 13260 2000 TAX DUE:
BLUFFTON SC 29910-			
ACCT:R600 039 000 227A 0000 KEY:02837452 MAP:1985A TDS: OWNER:BUCKLES JOSEPH E JOY D %:100 JTRDS 23 CARROLL DRIVE PO BOX 230 BLUFFTON	DIST:0600 PCA:6006-29 AREA:P003 CITY:NR ADJ:00 LOC: LEGAL:PARCEL D PB 31 P 11	ACTIV:19991102 MRTG:0000 EXCD: HSTD#: ACRE:000000.60 LOT:000.0 BLDS:000 TSQFT:000000 SALE-DTE:19890701-QUAL BK/PG:0533/2410 INS:GW SALEPRICE:00015000	LAND: 39000 BLDG: IMPR: USE: MARKET: 39000 EXEMPT: ASSESSED 2340 2000 TAX DUE:
BLUFFTON SC 29910- 230			
ACCT:R600 039 000 056B 0000 KEY:00508241 MAP: TDS: OWNER:DIMASO LYNN A %:100 80 SHAD AVE	DIST:0600 PCA:6116-11 AREA:P011 CITY:NR ADJ:00 LOC: LEGAL:LOTS 16 17 18 19 POR LOT 15 LOT 20 BLK P PLAT BK DB502 P754	ACTIV:20000217 MRTG:0000 EXCD: HSTD#: ACRE:000000.00 LOT:004.0 BLDS:001 TSQFT:001927 SALE-DTE:19890318-QUAL BK/PG:1156/2114 INS:GW SALEPRICE:00220000	LAND: 28000 BLDG: 24300 IMPR: USE: MARKET: 52300 EXEMPT: ASSESSED 3138 2000 TAX DUE:
BLUFFTON SC 29910-			

ASSESSMENT ROLL FOR YEAR 2000

ACCT:R610 039 000 0066 0000 KEY:00521885 MAP: TDS: OWNER:RIVERS LONNICE DAYLE %: 0 31 SCHULTZ RD	DIST:0610 PCA:6116-11 AREA:Q005 CITY:NR ADJ:00 LOC: LEGAL:LOT 13 LAWRENCE TRACT #BKN1120	ACTIV:20000217 MRTG:0000 EXCD: HSTD#: ACRE:000000.00 LOT:001.0 BLDS:001 TSQFT:001325 SALE-DTE:19990128 QUAL BK/PG:1134/0435 INS:GW SALEPRICE:00060000	LAND: 26000 BLDG: 49300 IMPR: USE: MARKET: 75300 EXEMPT: ASSESSED 4518 2000 TAX DUE:
BLUFFTON SC 29910-			
ACCT:R610 039 000 0067 0000 KEY:00521894 MAP: TDS: OWNER:RIVERS PATRICIA C %:100 35 SCHULTZ ROAD	DIST:0610 PCA:4306-18 AREA:Q005 CITY:NR ADJ:00 LOC: LEGAL:LOTS 15 17 LAWRENCE	ACTIV:19991102 MRTG:0000 EXCD:301-HSTD#: ACRE:000000.00 LOT:002.0 BLDS:000 TSQFT:000000 SALE-DTE:19800101 QUAL BK/PG:0220/0918 INS:GW SALEPRICE:00000000	LAND: 31200 BLDG: IMPR: USE: MARKET: 31200 EXEMPT: ASSESSED 1248 2000 TAX DUE:
BLUFFTON SC 29910-			
ACCT:R610 039 000 0069 0000 KEY:00521910 MAP: TDS: OWNER:RIVERS SAMUEL P JR %: 0 PO BOX 542	DIST:0610 PCA:4116-11 AREA:Q005 CITY:NR ADJ:00 LOC: LEGAL:LOT 19 LAWRENCE 02-14-1980 DB02962062 L163	ACTIV:19991102 MRTG:0000 EXCD:301-HSTD#: ACRE:000000.00 LOT:001.0 BLDS:001 TSQFT:001793 SALE-DTE:19950223 QUAL BK/PG:0765/0493 INS:GW SALEPRICE:00000001	LAND: 18200 BLDG: 60700 IMPR: USE: MARKET: 78900 EXEMPT: ASSESSED 3156 2000 TAX DUE:
BLUFFTON SC 29910-			
ACCT:R610 039 000 0070 0000 KEY:00521929 MAP: TDS: OWNER:RIVERS SAMUEL P JR %:100 RONNETTE PO BOX 542	DIST:0610 PCA:6106-11 AREA:Q005 CITY:NR ADJ:00 LOC: LEGAL:LOT 21 LAWRENCE	ACTIV:19991102 MRTG:0000 EXCD: HSTD#: ACRE:000000.00 LOT:001.0 BLDS:000 TSQFT:000000 SALE-DTE:19840701 QUAL BK/PG:0400/1744 INS:GW SALEPRICE:00005000	LAND: 9100 BLDG: IMPR: USE: MARKET: 9100 EXEMPT: ASSESSED 546 2000 TAX DUE:
BLUFFTON SC 29910- 542			
ACCT:R610 039 000 0071 0000 KEY:00521938 MAP: TDS: OWNER:LATHAM WILLIS SHIRLEY %:100 PO BOX 459	DIST:0610 PCA:6106-11 AREA:Q005 CITY:NR ADJ:00 LOC: LEGAL:LOT 23 LAWRENCE TRACT #BKN252	ACTIV:19991102 MRTG:0000 EXCD: HSTD#: ACRE:000000.00 LOT:001.0 BLDS:000 TSQFT:000000 SALE-DTE:19840801 QUAL BK/PG:0400/1347 INS:GW SALEPRICE:00006900	LAND: 18200 BLDG: IMPR: USE: MARKET: 18200 EXEMPT: ASSESSED 1092 2000 TAX DUE:
BLUFFTON SC 29910- 459			
ACCT:R610 039 000 0072 0000 KEY:00521947 MAP: TDS: OWNER:SPRINGER J LYNN %:100 1 OUTPOST LN	DIST:0610 PCA:6316-18 AREA:Q005 CITY:NR ADJ:00 LOC: LEGAL:LOT 25 LAWRENCE S/D PB39 P29	ACTIV:19991102 MRTG:0000 EXCD: HSTD#: ACRE:000000.00 LOT:001.0 BLDS:000 TSQFT:000000 SALE-DTE:19940614 QUAL BK/PG:0712/1191 INS:GW SALEPRICE:00000010	LAND: 18200 BLDG: IMPR: 12220 USE: MARKET: 30420 EXEMPT: ASSESSED 1825 2000 TAX DUE:
HILTON HEAD ISL SC 29928-3820			



ASSESSMENT ROLL FOR YEAR 2000

ACCT:R610 039 000 0073 0000	DIST:0610 PCA:4116-11 AREA:Q005 CITY:NR ADJ:00	ACTIV:19991102 MRTG:0000	LAND:	18200
KEY:00521956 MAP: TDS: LOC:	EXCD:301 HSTD#:	BLDG:	35700	
OWNER:FELL MARY B	LEGAL:LOT 27 LAWRENCE	ACRE:000000.00 LOT:001.0	IMPR:	
%:100 * 55 SCHULTZ ROAD	#BKM891	BLDS:001 TSQFT:000945	USE:	
BLUFFTON SC 29910-		SALE-DTE:19890801 QUAL	MARKET:	53900
		BK/PG:0535/2693 INS:GW	EXEMPT:	20000-
		SALEPRICE:00036000	ASSESSED	1356
			2000-TAX DUE:	
ACCT:R610 039 000 0086 0000	DIST:0610 PCA:6116-11 AREA:Q005 CITY:NR ADJ:00	ACTIV:19991102 MRTG:0000	LAND:	36400
KEY:00522018 MAP: TDS: LOC:	EXCD: HSTD#:	BLDG:	50200	
OWNER:BELL MARVIN J	LEGAL:LOTS 24 22	ACRE:000000.00 LOT:002.0	IMPR:	3830
%:100 PO BOX 2019	LAWRENCE	BLDS:001 TSQFT:001325	USE:	
BLUFFTON SC 29910-	5-8-72	SALE-DTE:19950111 QUAL	MARKET:	90430
	DB01980542	BK/PG:0756/1472 INS:GW	EXEMPT:	
		SALEPRICE:00075000	ASSESSED	5426
			2000-TAX DUE:	
ACCT:R610 039 000 0087 0000	DIST:0610 PCA:4116-11 AREA:Q005 CITY:NR ADJ:00	ACTIV:19991102 MRTG:0000	LAND:	26000
KEY:00522027 MAP: TDS: LOC: RL 50 SHULTZ RD	EXCD:301 HSTD#:	BLDG:	30000	
OWNER:ATKINSON REBA	LEGAL:LOT 26	ACRE:000000.00 LOT:001.0	IMPR:	5500
%:100 A/K/A REBA A CROSBY	LAWRENCE	BLDS:001 TSQFT:001032	USE:	
PO BOX 761	11-21-1978	SALE-DTE:19781101 QUAL	MARKET:	61500
BLUFFTON SC 29910- 32	DB02730599 J292	BK/PG:0273/0599 INS:GW	EXEMPT:	
		SALEPRICE:00000000	ASSESSED	2460
			2000-TAX DUE:	
ACCT:R610 039 000 0158 0000	DIST:0610 PCA:6106-11 AREA:Q005 CITY:NR ADJ:00	ACTIV:19991102 MRTG:0000	LAND:	26000
KEY:00522214 MAP: TDS: LOC:	EXCD: HSTD#:	BLDG:		
OWNER:FRANCIS JONATHAN JR	LEGAL:	ACRE:000000.00 LOT:001.0	IMPR:	
%:100 OMEGA JTRDS		BLDS:000 TSQFT:000000	USE:	
PO BOX 1263		SALE-DTE:19850201 QUAL	MARKET:	26000
HILTON HEAD ISL SC 29925-		BK/PG:0413/1264 INS:GW	EXEMPT:	
		SALEPRICE:00007000	ASSESSED	1560
			2000-TAX DUE:	
ACCT:R610 039 000 0159 0000	DIST:0610 PCA:4116-11 AREA:Q005 CITY:NR ADJ:00	ACTIV:19991102 MRTG:0000	LAND:	33800
KEY:00522223 MAP: TDS: LOC:	EXCD:301 HSTD#:	BLDG:	41100	
OWNER:FRASER JAMES C SR	LEGAL:	ACRE:000000.00 LOT:001.0	IMPR:	3480
%:100 BROWN CAROLYN F		BLDS:002 TSQFT:003352	USE:	
MILLER SHELIA F ETAL		SALE-DTE:19921215 QUAL	MARKET:	78380
190 GOETHIE RD		BK/PG:0615/0044 INS:DD	EXEMPT:	10000-
BLUFFTON SC 29910-		SALEPRICE:00000000	ASSESSED	2735
			2000-TAX DUE:	
ACCT:R610 039 000 0160 0000	DIST:0610 PCA:6006-91 AREA:Q005 CITY:NR ADJ:00	ACTIV:19991102 MRTG:0000	LAND:	26000
KEY:00522232 MAP: TDS: LOC:	EXCD: HSTD#:	BLDG:		
OWNER:BRUN NANCY	LEGAL:	ACRE:000000.00 LOT:001.0	IMPR:	
%:100 BUSH ROAD		BLDS:000 TSQFT:000000	USE:	
BLUFFTON SC 29910-9999		SALE-DTE:00000000 QUAL	MARKET:	26000
		BK/PG:0000/0000 INS:	EXEMPT:	
		SALEPRICE:00000000	ASSESSED	1560
			2000-TAX DUE:	

0251

ASSESSMENT ROLL FOR YEAR 2000

ACCT:R610 039 000 0166 0000 DIST:0610 PCA:6116-11 AREA:Q005 CITY:NR ADJ:00 ACTIV:19991102 MRTG:0000 LAND: 33800  
KEY:00522287 MAP: TDS: LOC: EXCD: HSTD# BLDG: 9800  
OWNER:FRANCIS JONATHAN JR LEGAL: ACRE:000000.00 LOT:001.0 IMPR:  
%:100 PO BOX 21263 SALE-DTE:19890401 QUAL MARKET: 43600  
BK/PG:0527/2490 INS:DD EXEMPT:  
SALEPRICE:00000000 ASSESSED 2616  
2000 TAX DUE:

HILTON HEAD ISLAND SC 29925-1263

ACCT:R610 039 000 056A 0000 DIST:0610 PCA:6006-29 AREA:P003 CITY:NR ADJ:00 ACTIV:19991102 MRTG:0000 LAND: 235200  
KEY:00512582 MAP:1996B TDS: LOC: EXCD: HSTD# BLDG:  
OWNER:REEVES INC LEGAL:PARCEL A PB52 P164 PB54 P163 ACRE:000008.71 LOT:000.0 IMPR:  
%:100 PO BOX 295 BLDS:000 TSQFT:000000 USE: 235200  
SALE-DTE:19891012 QUAL MARKET:  
BK/PG:0560/1096 INS:GW EXEMPT:  
SALEPRICE:00135166 ASSESSED 14112  
2000 TAX DUE:

BLUFFTON SC 29910- 295

ACCT:R610 039 00A 0043 0000 DIST:0610 PCA:6106-11 AREA:Q003 CITY:NR ADJ:00 ACTIV:19991102 MRTG:0000 LAND: 15000  
KEY:00519086 MAP: TDS: LOC: EXCD: HSTD# BLDG:  
OWNER:KEYES RODGER A LEGAL:CITY ACRE:000000.00 LOT:001.0 IMPR:  
%:100 PO BOX 24066 #BKO112 BLDS:000 TSQFT:000000 USE: 15000  
SALE-DTE:19981230 QUAL MARKET:  
BK/PG:1138/2335 INS:GW EXEMPT:  
SALEPRICE:00015000 ASSESSED 900  
2000 TAX DUE:

HILTON HEAD ISLAND SC 29925-

ACCT:R610 039 00A 0044 0000 DIST:0610 PCA:6106-11 AREA:Q003 CITY:NR ADJ:00 ACTIV:19991102 MRTG:0000 LAND: 9000  
KEY:00519095 MAP: TDS: LOC: EXCD: HSTD# BLDG:  
OWNER:PRINGLE CAROL LEGAL:CITY ACRE:000000.00 LOT:001.0 IMPR:  
%:100 PO BOX 981 BLDS:000 TSQFT:000000 USE: 9000  
SALE-DTE:19970116 QUAL MARKET:  
BK/PG:0915/1001 INS:DL EXEMPT:  
SALEPRICE:00000127 ASSESSED 540  
2000 TAX DUE:

BLUFFTON SC 29910-

ACCT:R610 039 00A 0045 0000 DIST:0610 PCA:6106-11 AREA:Q003 CITY:NR ADJ:00 ACTIV:19991102 MRTG:0000 LAND: 21000  
KEY:00519102 MAP: TDS: LOC: EXCD: HSTD# BLDG:  
OWNER:WRIGHT EUGENE LEGAL: ACRE:000000.00 LOT:001.0 IMPR:  
%:100 842 ASHFORD ST BLDS:000 TSQFT:000000 USE: 21000  
SALE-DTE:19780801 QUAL MARKET:  
BK/PG:0269/0015 INS:GW EXEMPT:  
SALEPRICE:00000000 ASSESSED 1260  
2000 TAX DUE:

BROOKLYN NY 11207-8146

ACCT:R610 039 00A 0046 0000 DIST:0610 PCA:6106-11 AREA:Q003 CITY:NR ADJ:00 ACTIV:19991102 MRTG:0000 LAND: 18000  
KEY:00519111 MAP: TDS: LOC: EXCD: HSTD# BLDG:  
OWNER:WRIGHT EUGENE LEGAL: ACRE:000000.00 LOT:001.0 IMPR:  
%:100 842 ASHFORD ST BLDS:000 TSQFT:000000 USE: 18000  
SALE-DTE:19790101 QUAL MARKET:  
BK/PG:0276/1511 INS:GW EXEMPT:  
SALEPRICE:00001000 ASSESSED 1080  
2000 TAX DUE:

BROOKLYN NY 11207-8146

ASSESSMENT ROLL FOR YEAR 2000

ACCT:R610 039 00A 0047 0000	DIST:0610 PCA:6116-11 AREA:Q003 CITY:NR ADJ:00	ACTIV:20000217 MRTG:0000	LAND: 21000
KEY:00519120 MAP: TDS: LOC:BL 40 PRITCHARD ST	EXCD: HSTD#:	BLDG: 63400	
OWNER:KISTLER DANIEL D INGEGERD R	LEGAL:	ACRE:000000.00 LOT:001.0	IMPR:
%:100 JTROS		BLDS:001 TSQFT:001200	USE:
29 MYANOS RD		SALE-DTE:19991207 QUAL	MARKET: 84400
NEW CANAAN CT 6840-		BK/PG:1239/2226 INS:GW	EXEMPT:
		SALEPRICE:00000010	ASSESSED 5064
			2000 TAX DUE:
ACCT:R610 039 00A 0048 0000	DIST:0610 PCA:6106-11 AREA:Q003 CITY:NR ADJ:00	ACTIV:19991102 MRTG:0000	LAND: 45000
KEY:00519139 MAP: TDS: LOC:	EXCD: HSTD#:	BLDG:	
OWNER:FRAZIER NAOMI W	LEGAL:#BK0397	ACRE:000000.00 LOT:001.0	IMPR:
%: 0 73 SPANISH WELLS RD		BLDS:000 TSQFT:000000	USE:
		SALE-DTE:19800101 QUAL	MARKET: 45000
		BK/PG:0192/0041 INS:	EXEMPT:
HILTON HEAD ISLAND SC 29926-1407		SALEPRICE:00000000	ASSESSED 2700
			2000 TAX DUE:
ACCT:R610 039 00A 0049 0000	DIST:0610 PCA:6116-11 AREA:Q003 CITY:NR ADJ:00	ACTIV:20000222 MRTG:0000	LAND: 51000
KEY:00519148 MAP: TDS: LOC:	EXCD: HSTD#:	BLDG: 45100	
OWNER:STEPHENS HOWARD B	LEGAL:	ACRE:000000.00 LOT:001.0	IMPR:
%:100 12435 PHILADELPHIA CHURCH RD		BLDS:001 TSQFT:001460	USE:
		SALE-DTE:19940610 QUAL	MARKET: 96100
STANFIELD NC 28163-3505		BK/PG:0712/0024 INS:DD	EXEMPT:
		SALEPRICE:00000000	ASSESSED 5766
			2000 TAX DUE:
ACCT:R610 039 00A 0050 0000	DIST:0610 PCA:6306-18 AREA:Q003 CITY:NR ADJ:00	ACTIV:19991102 MRTG:0000	LAND: 40000
KEY:00519157 MAP: TDS: LOC:	EXCD: HSTD#:	BLDG:	
OWNER:COLONNA NONIE PORCHEA	LEGAL:	ACRE:000000.00 LOT:001.0	IMPR:
%:100 PICKNEY		BLDS:000 TSQFT:000000	USE:
PO BOX 266		SALE-DTE:19800101 QUAL	MARKET: 40000
BLUFFTON SC 29910- 266		BK/PG:0108/0081 INS:GW	EXEMPT:
		SALEPRICE:00000000	ASSESSED 2400
			2000 TAX DUE:
ACCT:R610 039 00A 0051 0000	DIST:0610 PCA:6306-18 AREA:Q003 CITY:NR ADJ:00	ACTIV:19991102 MRTG:0000	LAND: 40000
KEY:00519166 MAP:1996B TDS: LOC:	EXCD: HSTD#:	BLDG:	
OWNER:MURDAUGH JUANITA	LEGAL:PARCEL A PB54 P104	ACRE:000000.00 LOT:001.0	IMPR:
%:100 PO BOX 1486		BLDS:000 TSQFT:000000	USE:
		SALE-DTE:19960112 QUAL	MARKET: 40000
BLUFFTON SC 29910-		BK/PG:0829/0213 INS:GW	EXEMPT:
		SALEPRICE:00000001	ASSESSED 2400
			2000 TAX DUE:
ACCT:R610 039 00A 0241 0000	DIST:0610 PCA:6306-18 AREA:Q003 CITY:NR ADJ:00	ACTIV:19991102 MRTG:0000	LAND: 40000
KEY:06618092 MAP:1996B TDS: LOC:	EXCD: HSTD#:	BLDG:	
OWNER:WINN VINCENT ELWOOD	LEGAL:PARCEL B PB54 P104	ACRE:000000.00 LOT:001.0	IMPR:
%:100 14181 SULLIVAN ST		BLDS:000 TSQFT:000000	USE:
		SALE-DTE:19961025 QUAL	MARKET: 40000
SPRING HILL FL 34609- 121		BK/PG:0898/1743 INS:GW	EXEMPT:
		SALEPRICE:00000001	ASSESSED 2400
			2000 TAX DUE:

ASSESSMENT ROLL FOR YEAR 2000

ACCT:R610 039 00A 0244 0000 KEY:07507058 MAP:1998 TDS: OWNER:WATSON DARRELL KATHY S %:100 38 BRIDGE STREET	DIST:0610 PCA:6106-11 AREA:0003 CITY:NR ADJ:00 LOC: LEGAL:PARCEL B PB59 P110	ACTIV:19991102 MRTG:0000 EXCD: HSTD#: ACRE:000000.52 LOT:000.0 BLDS:000 TSQFT:000000 SALE-DTE:19981211-QUAL BK/PG:1123/0677 INS:GW SALEPRICE:00000010	LAND: 35000 BLDG: IMPR: USE: MARKET: 35000 EXEMPT: ASSESSED 2100 2000 TAX DUE:
BLUFFTON SC 29910-			
ACCT:R610 039 00A 048A 0000 KEY:00521028 MAP:1997B TDS: OWNER:DILLARD WILLIAM BRIAN %: 0 KELLEY JAYE JTROS PO BOX 1234	DIST:0610 PCA:4116-11 AREA:0003 CITY:NR ADJ:00 LOC: LEGAL:PB56 P177	ACTIV:19991102 MRTG:1062 EXCD:301 HSTD#: ACRE:000000.00 LOT:001.0 BLDS:001 TSQFT:001140 SALE-DTE:19970522-QUAL BK/PG:0950/0544 INS:GW SALEPRICE:00154400	LAND: 15000 BLDG: 53700 IMPR: USE: MARKET: 68700 EXEMPT: ASSESSED 2748 2000 TAX DUE:
BLUFFTON SC 29910-			
ACCT:R610 039 00B 0113 0000 KEY:00521493 MAP: TDS: OWNER:BRITT SAMUEL O LISA E %:100 JTROS 1 DRAYTON CIRCLE	DIST:0610 PCA:4116-11 AREA:0001 CITY:NR ADJ:00 LOC: BL 1 DRAYSON CIR LEGAL:LOT #1 BLUFFTON TERRACE	ACTIV:19991102 MRTG:1000 EXCD:301 HSTD#: ACRE:000000.00 LOT:001.0 BLDS:001 TSQFT:001284 SALE-DTE:19870701-QUAL BK/PG:0482/1614 INS:GW SALEPRICE:00064000	LAND: 30000 BLDG: 86200 IMPR: USE: MARKET: 116200 EXEMPT: ASSESSED 4648 2000 TAX DUE:
BLUFFTON SC 29910-			
ACCT:R610 039 00B 0114 0000 KEY:00521509 MAP: TDS: OWNER:SILCOX TIMOTHY C JULIA A %:100 JTROS 3 DRAYSON CIRCLE	DIST:0610 PCA:4116-11 AREA:0001 CITY:NR ADJ:00 LOC: BL 3 DRAYSON CIR LEGAL:LOT NO 2 BLUFFTON TERRACE	ACTIV:19991102 MRTG:1172 EXCD:301 HSTD#: ACRE:000000.00 LOT:001.0 BLDS:001 TSQFT:001207 SALE-DTE:19980515-QUAL BK/PG:1055/2152 INS:GW SALEPRICE:00116000	LAND: 30000 BLDG: 78400 IMPR: 8980 USE: MARKET: 117380 EXEMPT: ASSESSED 4695 2000 TAX DUE:
BLUFFTON SC 29910-			
ACCT:R610 039 00B 0115 0000 KEY:00521518 MAP: TDS: OWNER:THOMAS PAMELA A %:100 5 DRAYSON CIRCLE	DIST:0610 PCA:6116-11 AREA:0001 CITY:NR ADJ:00 LOC: BL 5 DRAYSON CIR LEGAL:LOT NO 3 BLUFFTON TERRACE	ACTIV:20000217 MRTG:0000 EXCD: HSTD#: ACRE:000000.00 LOT:001.0 BLDS:001 TSQFT:001340 SALE-DTE:19990907-QUAL BK/PG:1251/0807 INS:GW SALEPRICE:00145000	LAND: 30000 BLDG: 89600 IMPR: USE: MARKET: 119600 EXEMPT: ASSESSED 7176 2000 TAX DUE:
BLUFFTON SC 29910-			
ACCT:R610 039 00B 0116 0000 KEY:00521527 MAP: TDS: OWNER:DYGA MARK R BETH A %:100 JTROS 4 DRAYSON CIR	DIST:0610 PCA:4116-11 AREA:0001 CITY:NR ADJ:00 LOC: BL 7 DRAYSON CIR LEGAL:LOT NO 4 BLUFFTON TERRACE	ACTIV:19991102 MRTG:1198 EXCD:301 HSTD#: ACRE:000000.00 LOT:001.0 BLDS:001 TSQFT:001896 SALE-DTE:19870901-QUAL BK/PG:0486/1577 INS:GW SALEPRICE:00060000	LAND: 30000 BLDG: 83300 IMPR: USE: MARKET: 113500 EXEMPT: ASSESSED 4540 2000 TAX DUE:
BLUFFTON SC 29910-9659			

ASSESSMENT ROLL FOR YEAR 2000

ACCT:R610 039 00B 0117 0000	DIST:0610 PCA:4116-11 AREA:Q001 CITY:NR ADJ:00	ACTIV:19991102 MRTG:1194	LAND:	30000
KEY:00521536 MAP: TDS: LDC: BL 44 DRAYSON CIR	EXCD:301 HSTD#:	BLDG:	106800	
OWNER:ELLIOTT SCOTT T MEGAN B	LEGAL:LOT NO 5 BLUFFTON TERRACE	ACRE:000000.00 LOT:001.0	IMPR:	
%:100 JTRDS	PB43 P86	BLDS:001 TSQFT:001664	USE:	
5. DRAYSON CIR		SALE-DTE:19920429 QUAL	MARKET:	136800
BLUFFTON SC 29910-		BK/PG:0597/1868 INS:GW	EXEMPT:	
		SALEPRICE:00089000	ASSESSED	5472
			2000 TAX DUE:	
ACCT:R610 039 00B 0118 0000	DIST:0610 PCA:4116-11 AREA:Q001 CITY:NR ADJ:00	ACTIV:19991102 MRTG:0000	LAND:	30000
KEY:00521545 MAP: TDS: LDC: BL 42 DRAYSON CIR	EXCD:301 HSTD#:	BLDG:	99600	
OWNER:BOWLER REVAN BRYNNE JOSEPH JR	LEGAL:LOT NO 6 BLUFFTON TERRACE	ACRE:000000.00 LOT:001.0	IMPR:	16070
%:100 JTRDS	P.O. BOX 1339	BLDS:001 TSQFT:001359	USE:	
		SALE-DTE:19970722 QUAL	MARKET:	145670
BLUFFTON SC 29910-		BK/PG:0968/0268 INS:GW	EXEMPT:	
		SALEPRICE:00170000	ASSESSED	5827
			2000 TAX DUE:	
ACCT:R610 039 00B 0119 0000	DIST:0610 PCA:4116-11 AREA:Q001 CITY:NR ADJ:00	ACTIV:19991102 MRTG:1107	LAND:	30000
KEY:00521554 MAP: TDS: LDC: BL 40 DRAYSON CIR	EXCD:301 HSTD#:	BLDG:	72300	
OWNER:ADAMS KEVIN M ROSE L	LEGAL:LOT NO 7 BLUFFTON TERRACE	ACRE:000000.00 LOT:001.0	IMPR:	
%:100 JTRDS		BLDS:001 TSQFT:001525	USE:	
7. DRAYSON CIR		SALE-DTE:19841001 QUAL	MARKET:	102300
BLUFFTON SC 29910-9639		BK/PG:0407/0042 INS:GW	EXEMPT:	
		SALEPRICE:00078000	ASSESSED	4092
			2000 TAX DUE:	
ACCT:R610 039 00B 0120 0000	DIST:0610 PCA:4116-11 AREA:Q001 CITY:NR ADJ:00	ACTIV:19991102 MRTG:1228	LAND:	30000
KEY:00521563 MAP: TDS: LDC: BL 38 DRAYSON CIR	EXCD:301 HSTD#:	BLDG:	80500	
OWNER:DELDACH SUSAN O	LEGAL:LOT #8 BLUFFTON TERRACE	ACRE:000000.00 LOT:001.0	IMPR:	11080
%:100 38 DRAYSON CIRCLE		BLDS:001 TSQFT:001604	USE:	
		SALE-DTE:19920423 QUAL	MARKET:	121580
BLUFFTON SC 29910-		BK/PG:0597/1833 INS:GW	EXEMPT:	
		SALEPRICE:00000001	ASSESSED	4863
			2000 TAX DUE:	
ACCT:R610 039 00B 0121 0000	DIST:0610 PCA:4116-11 AREA:Q001 CITY:NR ADJ:00	ACTIV:19991102 MRTG:1033	LAND:	30000
KEY:00521572 MAP: TDS: LDC: BL 36 DRAYSON CIR	EXCD: HSTD#:	BLDG:	88200	
OWNER:CODY FLORENCE B	LEGAL:LOT #9 BLUFFTON TERRACE	ACRE:000000.00 LOT:001.0	IMPR:	6710
%:100 36 DRAYAN CIRCLE		BLDS:001 TSQFT:001850	USE:	
		SALE-DTE:19940412 QUAL	MARKET:	124910
BLUFFTON SC 29910-		BK/PG:0700/1790 INS:GW	EXEMPT:	
		SALEPRICE:00125000	ASSESSED	7495
			2000 TAX DUE:	
ACCT:R610 039 00B 0122 0000	DIST:0610 PCA:4116-11 AREA:Q001 CITY:NR ADJ:00	ACTIV:19991102 MRTG:1033	LAND:	30000
KEY:00521581 MAP: TDS: LDC: BL 34 DRAYSON CIR	EXCD:301 HSTD#:	BLDG:	95800	
OWNER:FOLAN PHILIP J III LINDA L	LEGAL:LOT NO 10 BLUFFTON TERRACE	ACRE:000000.00 LOT:001.0	IMPR:	
%:100 JTRDS		BLDS:001 TSQFT:001448	USE:	
34. DRAYSON CIR		SALE-DTE:19940321 QUAL	MARKET:	125800
BLUFFTON SC 29910-		BK/PG:0693/1937 INS:GW	EXEMPT:	
		SALEPRICE:00095000	ASSESSED	5032
			2000 TAX DUE:	

ASSESSMENT ROLL FOR YEAR 2000

ACCT:R610 039 00B 0123 0000 KEY:00521590 MAP: TDS: OWNER:BATTLE PATRICIA T %:100 32 DRAYSON CIRCLE	DIST:0610 PCA:4116-11 AREA:Q001 CITY:NR ADJ:00 LOC: BL 32 DRAYSON CIR LEGAL:LOT NO 11 BLUFFTON TERRACE	ACTIV:19991102 MRTG:1213 EXCD:301 HSTD#: ACRE:000000.00 LOT:001.0 BLDS:001 TSQFT:001434 SALE-DTE:19840701 QUAL BK/PG:0398/1552 INS:GW SALEPRICE:00070650	LAND: 30000 BLDG: 74000 IMPR: USE: MARKET: 104000 EXEMPT: ASSESSED 4160 2000 TAX DUE:
BLUFFTON SC 29910-9659			
ACCT:R610 039 00B 0124 0000 KEY:00521607 MAP: TDS: OWNER:BOONE GEOFFREY L %:100 9 DRAYTON PLACE	DIST:0610 PCA:6116-11 AREA:Q001 CITY:NR ADJ:00 LOC: BL 30 DRAYSON CIR LEGAL:LOT NO 12 BLUFFTON TERRACE	ACTIV:20000217 MRTG:0000 EXCD: HSTD#: ACRE:000000.00 LOT:001.0 BLDS:001 TSQFT:001656 SALE-DTE:19990707 QUAL BK/PG:1193/1636 INS:GW SALEPRICE:00169900	LAND: 30000 BLDG: 86900 IMPR: USE: MARKET: 116900 EXEMPT: ASSESSED 7014 2000 TAX DUE:
HILTON HEAD ISL SC 29928-			
ACCT:R610 039 00B 0125 0000 KEY:00521616 MAP: TDS: OWNER:ROUSSIN RITA J %:100 13 DRAYSON CIRCLE	DIST:0610 PCA:4116-11 AREA:Q001 CITY:NR ADJ:00 LOC: BL 28 DRAYSON CIR LEGAL:LOT NO 13 BLUFFTON TERRACE	ACTIV:19991102 MRTG:1055 EXCD:301 HSTD#: ACRE:000000.00 LOT:001.0 BLDS:001 TSQFT:001290 SALE-DTE:19910219 QUAL BK/PG:0570/2029 INS:GW SALEPRICE:00081500	LAND: 30000 BLDG: 99700 IMPR: USE: MARKET: 129700 EXEMPT: ASSESSED 5188 2000 TAX DUE:
BLUFFTON SC 29910-			
ACCT:R610 039 00B 0126 0000 KEY:00521625 MAP: TDS: OWNER:HANCOCK KAY FIELDS %:100 137 BRIDGE STREET	DIST:0610 PCA:6116-11 AREA:Q001 CITY:NR ADJ:00 LOC: BL 26 DRAYSON CIR LEGAL:LOT NO 14 BLUFFTON TERRACE T ACCT 1987 4% OMITTED DEED OF DIST DB874 PG1770	ACTIV:19991102 MRTG:0000 EXCD: HSTD#: ACRE:000000.00 LOT:001.0 BLDS:001 TSQFT:001603 SALE-DTE:19960607 QUAL BK/PG:0865/2088 INS:GW SALEPRICE:00000005	LAND: 30000 BLDG: 103000 IMPR: USE: MARKET: 133000 EXEMPT: ASSESSED 7980 2000 TAX DUE:
BLUFFTON SC 29910-			
ACCT:R610 039 00B 0127 0000 KEY:00521634 MAP:AP96 TDS: OWNER:TAFF CONNIE %:100 24 DRAYSON CIRCLE	DIST:0610 PCA:6116-11 AREA:Q001 CITY:NR ADJ:00 LOC: BL 24 DRAYSON CIR LEGAL:LOT # 15 BLUFFTON TERRACE #BK0543	ACTIV:20000217 MRTG:1062 EXCD: HSTD#: ACRE:000000.00 LOT:001.0 BLDS:001 TSQFT:001465 SALE-DTE:19990601 QUAL BK/PG:1181/0580 INS:GW SALEPRICE:00154500	LAND: 30000 BLDG: 109000 IMPR: USE: MARKET: 139000 EXEMPT: ASSESSED 8340 2000 TAX DUE:
BLUFFTON SC 29910-			
ACCT:R610 039 00B 0128 0000 KEY:00521643 MAP: TDS: OWNER:WARD BARRY S BRIDGET H %:100 JTROS 22 DRAYSON CIR	DIST:0610 PCA:4116-11 AREA:Q001 CITY:NR ADJ:00 LOC: BL 22 DRAYSON CIR LEGAL:LOT NO 16 BLUFFTON TERRACE #BKN978	ACTIV:19991102 MRTG:1055 EXCD:301 HSTD#: ACRE:000000.00 LOT:001.0 BLDS:001 TSQFT:001052 SALE-DTE:19940608 QUAL BK/PG:0711/2490 INS:GW SALEPRICE:00080000	LAND: 30000 BLDG: 52900 IMPR: USE: MARKET: 82900 EXEMPT: ASSESSED 3316 2000 TAX DUE:
BLUFFTON SC 29910-			

ASSESSMENT ROLL FOR YEAR 2000

ACCT:R610 039 00B 0129 0000 KEY:00521652 MAP: TDS: OWNER:STILES BRIAN K YVETTE C %:100 JTROS 20 DRAYSON CIRCLE BLUFFTON SC 29910-	DIST:0610 PCA:4116-11 AREA:Q001 CITY:NR ADJ:00 LOC:BL 20 DRAYSON CIR LEGAL:LOT NO 17 BLUFFTON TERRACE #BKO493	ACTIV:19991102 MRTG:0000 EXCD:301 HSTD#: ACRE:000000.00 LOT:001.0 BLDS:001 TSQFT:001300 SALE-DTE:19970422 GUAL BK/PG:0938/1103 INS:GW SALEPRICE:00150000	LAND: 30000 BLDG: 90100 IMPR: USE: MARKET: 120100 EXEMPT: ASSESSED 4804 2000 TAX DUE:
ACCT:R610 039 00B 0130 0000 KEY:00521661 MAP: TDS: OWNER:PREER RICHARD P JR %:100 PATRICIA P 18 DRAYSON CIR BLUFFTON SC 29910-	DIST:0610 PCA:4116-11 AREA:Q001 CITY:NR ADJ:00 LOC:BL 18 DRAYSON CIR LEGAL:LOT #18 BLUFFTON TERRACE #BKN516	ACTIV:19991102 MRTG:0000 EXCD:301 HSTD#: ACRE:000000.00 LOT:001.0 BLDS:001 TSQFT:001796 SALE-DTE:19820401 GUAL BK/PG:0347/0133 INS:GW SALEPRICE:00004500	LAND: 30000 BLDG: 80300 IMPR: USE: MARKET: 110300 EXEMPT: ASSESSED 4412 2000 TAX DUE:
ACCT:R610 039 00B 0131 0000 KEY:00521670 MAP: TDS: OWNER:CONROY KENNETH R MONICA H %:100 JTROS 16 DRAYSON CIRCLE BLUFFTON SC 29910-	DIST:0610 PCA:4116-11 AREA:Q001 CITY:NR ADJ:00 LOC:BL 16 DRAYSON CIR LEGAL:LOT #19 BLUFFTON TERRACE	ACTIV:19991102 MRTG:1052 EXCD:301 HSTD#: ACRE:000000.00 LOT:001.0 BLDS:001 TSQFT:001550 SALE-DTE:19940127 GUAL BK/PG:0681/1054 INS:GW SALEPRICE:00106000	LAND: 30000 BLDG: 73500 IMPR: USE: MARKET: 103500 EXEMPT: ASSESSED 4140 2000 TAX DUE:
ACCT:R610 039 00B 0132 0000 KEY:00521689 MAP: TDS: OWNER:SINGLETON KEITH C KRISTEN E %:100 JTROS 14 DRAYSON CIRCLE BLUFFTON SC 29910-	DIST:0610 PCA:4116-11 AREA:Q001 CITY:NR ADJ:00 LOC:BL 14 DRAYSON CIR LEGAL:LOT # 20 BLUFFTON TERRACE #BKO132	ACTIV:20000217 MRTG:0000 EXCD: HSTD#: ACRE:000000.00 LOT:001.0 BLDS:001 TSQFT:001300 SALE-DTE:19990825 GUAL BK/PG:1210/1527 INS:GW SALEPRICE:00159750	LAND: 30000 BLDG: 71600 IMPR: USE: MARKET: 101600 EXEMPT: ASSESSED 6096 2000 TAX DUE:
ACCT:R610 039 00B 0133 0000 KEY:00521698 MAP: TDS: OWNER:OTTEN TED W ERIN D %:100 12 DRAYSON CIR BLUFFTON SC 29910-	DIST:0610 PCA:4116-11 AREA:Q001 CITY:NR ADJ:00 LOC:BL 12 DRAYSON CIR LEGAL:LOT #21 BLUFFTON TERRACE #BKN463	ACTIV:19991102 MRTG:1128 EXCD:301 HSTD#: ACRE:000000.00 LOT:001.0 BLDS:002 TSQFT:001040 SALE-DTE:19820401 GUAL BK/PG:0346/0509 INS:GW SALEPRICE:00006000	LAND: 30000 BLDG: 53800 IMPR: USE: MARKET: 83800 EXEMPT: ASSESSED 3352 2000 TAX DUE:
ACCT:R610 039 00B 0134 0000 KEY:00521705 MAP:AP98 TDS: OWNER:RITTER CHARLES STEVEN %:100 PHYLLIS BREWER JTROS 8 DRAYSON CIRCLE BLUFFTON SC 29910-	DIST:0610 PCA:4116-11 AREA:Q001 CITY:NR ADJ:00 LOC:BL 8 DRAYSON CIR LEGAL:LOT NO 22 BLUFFTON TERRACE	ACTIV:19991102 MRTG:1130 EXCD:301 HSTD#: ACRE:000000.00 LOT:001.0 BLDS:001 TSQFT:001436 SALE-DTE:19980930 GUAL BK/PG:1094/1585 INS:GW SALEPRICE:00130000	LAND: 30000 BLDG: 84500 IMPR: USE: MARKET: 114500 EXEMPT: 20000- ASSESSED 3780 2000 TAX DUE:

0257

BEAUFORT COUNTY SOUTH CAROLINA  
ASSESSMENT ROLL FOR YEAR 2000

ACCT:R610 039 00B 0135 0000 KEY:00521714 MAP: TDS: OWNER:CAMPBELL NICHELLE JAMES %:100 JTROS PO BOX 2345	DIST:0610 PCA:4116-11 AREA:Q001 CITY:NR ADJ:00 LOC: BL 6 DRAYSON CIR LEGAL:LOT NO 23 BLUFFTON TERRACE PB49 P2	ACTIV:19991102 MRTG:1012 EXCD:301 HSTD#: ACRE:000000.00 LOT:001.0 BLDS:001 TSQFT:001176 SALE-DTE:19940222 QUAL BK/PG:0690/2549 INS:GW SALEPRICE:00079500	LAND: 30000 BLDG: 63800 IMPR: USE: MARKET: 93800 EXEMPT: ASSESSED 3752 2000 TAX-DUE:
BLUFFTON SC 29910-			
ACCT:R610 039 00B 0136 0000 KEY:00521723 MAP:AP97 TDS: OWNER:BRANDT TIMOTHY CHARLES %:100 COLLEEN ELIZABETH JTROS 4 DRAYSON CIRCLE	DIST:0610 PCA:4116-11 AREA:Q001 CITY:NR ADJ:00 LOC: BL 4 DRAYSON CIR LEGAL:LOT NO 24 BLUFFTON TERRACE	ACTIV:19991102 MRTG:1107 EXCD:301 HSTD#: ACRE:000000.00 LOT:001.0 BLDS:001 TSQFT:001448 SALE-DTE:19960328 QUAL BK/PG:0846/2481 INS:GW SALEPRICE:00110000	LAND: 30000 BLDG: 79600 IMPR: USE: MARKET: 109600 EXEMPT: ASSESSED 4384 2000 TAX-DUE:
BLUFFTON SC 29910-			
ACCT:R610 039 00B 0137 0000 KEY:00521732 MAP: TDS: OWNER:RAYNOR DENNIS %:100 PO BOX 808	DIST:0610 PCA:4116-11 AREA:Q001 CITY:NR ADJ:00 LOC: BL 2 DRAYSON CIR LEGAL:LOT 25 BLUFFTON TERRACE	ACTIV:19991102 MRTG:1062 EXCD:301 HSTD#: ACRE:000000.00 LOT:001.0 BLDS:001 TSQFT:001760 SALE-DTE:19890601 QUAL BK/PG:0531/1572 INS:GW SALEPRICE:00014000	LAND: 30000 BLDG: 103500 IMPR: USE: MARKET: 133500 EXEMPT: ASSESSED 5340 2000 TAX-DUE:
BLUFFTON SC 29910- 808			
ACCT:R610 039 00B 0138 0000 KEY:00521741 MAP: TDS: OWNER:GARDNER MICHAEL R CHARLENE M %:100 41 DRAYSON CIRCLE	DIST:0610 PCA:4116-11 AREA:Q001 CITY:NR ADJ:00 LOC: BL 41 DRAYSON CIR LEGAL:LOT NO 26 BLUFFTON TERRACE #BK0301	ACTIV:19991130 MRTG:1081 EXCD:301 HSTD#: ACRE:000000.00 LOT:001.0 BLDS:001 TSQFT:001854 SALE-DTE:19930722 QUAL BK/PG:0643/1305 INS:GW SALEPRICE:00078000	LAND: 30000 BLDG: 98500 IMPR: USE: MARKET: 128500 EXEMPT: ASSESSED 5140 2000 TAX-DUE:
BLUFFTON SC 29910-			
ACCT:R610 039 00B 0139 0000 KEY:00521750 MAP: TDS: OWNER:CLYMER MARTHA M %:100 11 DRAYSON CR	DIST:0610 PCA:4116-11 AREA:Q001 CITY:NR ADJ:00 LOC: BL 11 DRAYSON CIR LEGAL:LOT #27 BLUFFTON TERRACE	ACTIV:19991102 MRTG:1132 EXCD: HSTD#: ACRE:000000.00 LOT:001.0 BLDS:001 TSQFT:001235 SALE-DTE:19970719 QUAL BK/PG:0961/2571 INS:GW SALEPRICE:00112000	LAND: 30000 BLDG: 84000 IMPR: USE: MARKET: 114000 EXEMPT: ASSESSED 6840 2000 TAX-DUE:
BLUFFTON SC 29910-			
ACCT:R610 039 00B 0140 0000 KEY:00521769 MAP: TDS: OWNER:HUBBARD DOUGLAS S DEANNA V %:100 JTROS 28 DRAYSON CIR	DIST:0610 PCA:4116-11 AREA:Q001 CITY:NR ADJ:00 LOC: BL 17 DRAYSON CIR LEGAL:LOT # 28 BLUFFTON TERRACE	ACTIV:19991102 MRTG:1035 EXCD:301 HSTD#: ACRE:000000.00 LOT:001.0 BLDS:001 TSQFT:002239 SALE-DTE:19870101 QUAL BK/PG:0469/1496 INS:GW SALEPRICE:00013500	LAND: 30000 BLDG: 119300 IMPR: USE: MARKET: 149300 EXEMPT: ASSESSED 5972 2000 TAX-DUE:
BLUFFTON SC 29910-9659			

0258





BEAUFORT COUNTY SOUTH CAROLINA

REPORT SEQ: SEL FILE  
REPORT YEAR: 2000

PROPERTY CROSS-REFERENCE

SELECTION BY: TIFFILE

PARCEL NUMBER	KEY	NAME	ADDRESS	DIST	AREA	PCA	PCS	MKT-VAL	TAX-VAL
R600 031 000 0034 0000 00496680		SIMMONS SARAH	P.O. BOX 1567	600	P022	6106	11	13000	780
R600 031 000 0037 0000 00496715		GODFREY WILLIAM J	1 GODFREY PLACE	600	P003	6016	59	75000	4500
R600 031 000 0039 0000 00496733		SC PUBLIC SERVICE AUTHORITY	176 CONCORD ST	600	P022	6006	29	225800	0
R600 031 000 0049 0000 00865932		KIDD CELIA	46 GOETHE RD	600	P022	4116	11	57700	2308
R600 031 000 0053 0000 01661516		ELLIS SHIRLEY M	5 C.M. ELLIS LANE	600	P022	6106	11	8100	486
R600 031 000 0065 0000 02639238		SIMONEAUX LEE MARTIN	ST RTE 1 BOX 172D	600	P004	6116	11	124100	7446
R600 031 000 0079 0000 01706416		HAMILTON ISIAHETTA	PO BOX 64	600	P022	4116	11	60500	2420
R600 031 000 0081 0000 02620033		GODFREY WILLIAM J	1 GODFREY PLACE	600	P003	6006	29	79000	4740
R600 031 000 0082 0000 02620024		GODFREY WILLIAM J	ONE GODFREY PLACE	600	P022	6306	18	30600	1836
R600 031 000 0083 0000 02620015		GODFREY WILLIAM J	1 GODFREY PLACE	600	P022	6016	62	208600	12516
R600 031 000 0084 0000 02620006		GODFREY WILLIAM J	ONE GODFREY PLACE	600	P003	6016	60	469700	28182
R600 031 000 0085 0000 02619991		GODFREY WILLIAM J	1 GODFREY PLACE	600	P003	6016	62	325210	19513
R600 031 000 0086 0000 02619982		GODFREY WILLIAM J	ONE GODFREY PLACE	600	P003	6006	91	67000	4020
R600 031 000 0087 0000 02619973		GODFREY WILLIAM J	1 GODFREY PLACE	600	P003	6006	29	71000	4260
R600 031 000 0089 0000 03560006		HUDSON HERMAN E JOYCE T	TRUSTEES (HUDSON FAMILY TRUST)	600	P022	6106	11	11600	696
R600 031 000 0092 0000 03442689		GODFREY WILLIAM J	ONE GODFREY PLACE	600	P003	6006	29	27600	1656
R600 031 000 0093 0000 03442670		GODFREY WILLIAM J	ONE GODFREY PLACE	600	P003	6006	29	28000	1680
R600 031 000 0094 0000 03442652		IMCO LTD	33 BRAMS POINT ROAD	600	P003	6016	23	93000	5580
R600 031 000 0095 0000 03442625		GODFREY WILLIAM J	ONE GODFREY PLACE	600	P003	6016	29	262900	15774
R600 031 000 0096 0000 03442616		GODFREY WILLIAM J	ONE GODFREY PLACE	600	P003	6006	29	33500	2010
R600 031 000 0110 0000 05662865		HAMILTON PAUL SR	BRADSHAW ISIAHETTA H SAMUEL E	600	P022	6106	11	2800	168
R600 031 000 0132 0000 06561044		HAMILTON PAUL JR	PO BOX 984	600	P022	6106	11	6200	372
R600 031 000 0133 0000 06561053		HAMILTON HENRY EARL SR	44 GOETHE ROAD	600	P022	6106	11	6200	372
R600 031 000 032E 0000 00497368		OQUINN LILLIAN GOETHE	1197 BARRACADA RD	600	P022	6106	11	18200	1092
R600 031 000 032G 0000 00497386		ELLIS SHIRLEY M	5 C.M. ELLIS LN	600	P022	6106	11	8100	486
R600 031 000 032I 0000 00497402		NIX JOSEPH E GLENDA E	JTRS	600	P022	6116	11	36130	2168
R600 031 000 034A 0000 00497448		HAMILTON FRED JR	52 GOETHIE RD	600	P022	6106	11	15000	900
R600 031 000 034B 0000 00497457		HAMILTON WILLIE ANN	44 GOETHE RD	600	P022	4116	11	36200	1448
R600 031 000 034C 0000 00497466		SIMMONS SARAH	P.O. BOX 1567	600	P022	4116	11	55200	2208
R600 031 000 034D 0000 00497475		KIDD ISIAH	2 LITTLE LANE	600	P022	4306	18	22500	900
R600 031 000 034E 0000 00497484		MITCHELL ANNIE A/K/A	ANNIE M WILLIAMS	600	P022	4116	11	36400	1456
R600 039 000 0013 0000 00510496		BAKER JAMES	PO BOX 744	600	P022	4116	11	38500	1540
R600 039 000 0020 0000 00510593		BRIGHT ELDON M	PO BOX 7626	600	P003	6006	54	85500	5130
R600 039 000 0033 0000 00510726		BOLDEN ALVENIA	58 GOETHE RD	600	Q005	6106	11	26000	1560
R600 039 000 0034 0000 00510735		JOHNSON MAGGIE MAE	PO BOX 511	600	Q005	6106	18	26000	1560
R600 039 000 0035 0000 00510744		BUSH GEORGE III	7 THELMA MORRALL	600	P022	4116	11	48000	1920
R600 039 000 0037 0000 00510762		BUSH SANDRA FAYE	PO BOX 537	600	P022	6116	11	36400	2184
R600 039 000 0038 0000 00510771		CLARK WENDY A	134 GOETHE RD	600	P022	6106	11	11200	672
R600 039 000 0039 0000 00510780		WRIGHT NATHANIEL	357 WORKMAN AVE APT 4-F	600	P022	6116	11	24600	1476
R600 039 000 0040 0000 00510799		VANN ELIZABETH B	HCOL BOX 24AA	600	P022	6006	91	14200	852
R600 039 000 0041 0000 00510806		MILLER MAGGIE	PO BOX 671	600	P022	6006	91	14400	864
R600 039 000 0042 0000 00510815		KIDD FRANK MARGIE	PO BOX 39	600	P022	4116	11	39900	1596
R600 039 000 0043 0000 00510824		KIDD LEONARD	RT 1 BOX 131	600	P022	6006	91	13700	822
R600 039 000 0044 0000 00510833		FRAZIER BEN DOROTHY	RICHARD ANTHONY	600	P022	6306	18	20700	1242
R600 039 000 0045 0000 00510842		ATKINS BETTY ANN	PO BOX 5086	600	P022	6006	91	20700	1242
R600 039 000 0046 0000 00510851		WASHINGTON MARGARITE	PO BOX 21506	600	P022	6106	11	13600	816
R600 039 000 0047 0000 00510860		BROWN BOBBIE JEAN TRUSTEE	PO BOX 12	600	P022	6006	91	13000	780
R600 039 000 0048 0000 00510879		FRAZIER BENJAMIN	710 WEST 57TH STREET	600	P022	6006	91	15000	900
R600 039 000 0049 0000 00510888		DARDEN THOMAS W	P.O. BOX 735	600	P003	4316	18	66610	2664
R600 039 000 0051 0000 00510922		GREENE JOHNNY R	1 ULMER DRIVE	600	P003	6316	18	27200	1632
R600 039 000 0057 0000 00510959		BLUFFTON SCHDOL	XXXXXX X	600	P014	6006	67	58200	0
R600 039 000 0074 0000 00510995		RAJKOVICH BRIAN	SATURDAY SHARRON	600	Q005	4306	18	18200	728
R600 039 000 0075 0000 00511002		SATURDAY MICHAEL R JR	61 SHULTZ ST	600	Q005	4306	18	18200	728

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BEAUFORT COUNTY SOUTH CAROLINA

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SELECTION BY:

PARCEL-NUMBER	KEY	NAME	ADDRESS	DIST	AREA	PCA-PCS	MKT-VAL	TAX-VAL
R600 039 000 0076 0000 00511011		ABRAHAM BETTY V	PD BDX 2	600	Q005	6106 11	18200	1092
R600 039 000 0077 0000 00511020		ABRAHAM BETTY V	PD BDX 2	600	Q005	6106 18	18200	1092
R600 039 000 0078 0000 00511039		ABRAHAM BETTY V	PD BDX 2	600	Q005	6106 11	13000	780
R600 039 000 0088 0000 00511048		NEAMAN LONNIE R TINA HIOTT	JTROS	600	Q005	4116 11	53710	2148
R600 039 000 0089 0000 00511057		NOVAK LOUIS MARGARET	JTROS	600	Q005	6116 11	54740	3284
R600 039 000 0090 0000 00511100		WARD PETREVA J	PO BOX 2272	600	Q005	4306 18	26000	1040
R600 039 000 0091 0000 00511119		MENDEZ CARMEN	66 SHULTZ ROAD	600	Q005	4116 11	79100	3164
R600 039 000 0092 0000 00511128		ARRIOLA CHARLES A DANA F	JTROS	600	Q005	4116 11	54280	1371
R600 039 000 0153 0000 00511609		MOORE ANNA BUSH	RT 1 BOX 81	600	Q005	6116 11	60070	3604
R600 039 000 0154 0000 00511618		SPENCER LEON LAURA	JTROS	600	Q005	4116 11	59400	2376
R600 039 000 0155 0000 00511627		WISE ROBERT	PO BOX 1002	600	Q005	6116 11	59400	3564
R600 039 000 0156 0000 00511636		WILSON RICHARD MARTHA	PO BOX 425	600	Q005	4116 11	59400	1576
R600 039 000 0172 0000 00511789		KIN PIN PARTNERSHIP	BOX 23169	600	P003	6006 29	162500	9750
R600 039 000 0173 0000 00511798		POLITE RUTH	PO BOX 1026	600	P022	6106 11	14000	840
R600 039 000 0208 0000 01017125		CARDLINA TRANSIT INC	PO BOX 21423	600	P022	6106 11	3800	228
R600 039 000 0209 0000 01069863		SIMMONS WAYNE G	PO BOX 7986	600	P003	6006 29	44500	2670
R600 039 000 0215 0000 01345299		WALLACE CLEVELAND H JR	PO BOX 593	600	P003	4316 18	84310	2572
R600 039 000 0219 0000 01601868		TAYLOR PAUL H JR	PO BOX 530	600	P003	6016 69	349300	20958
R600 039 000 0220 0000 01604035		TAYLOR PAUL H JR	PO BOX 530	600	P003	6006 29	15000	900
R600 039 000 0221 0000 01610064		NEW DEAL INC	1 ULMER DRIVE	600	P003	6016 60	178700	10722
R600 039 000 0222 0000 01662953		VILLAGE DEVELOPMENT LLC	51 BUCK POINT RD	600	P003	6006 29	50000	3000
R600 039 000 0224 0000 02281195		SAUTER JAMES W TAMARA B	JTROS	600	P003	6116 11	40800	2448
R600 039 000 0227 0000 02498951		BUCKLES JOSEPH E JOY D	JTROS	600	P003	6016 55	137400	8244
R600 039 000 0270 0000 03240040		GREENE JOHNNY R	7 ULMER DRIVE	600	P003	6016 65	219000	13140
R600 039 000 0277 0000 03442607		COBURN JOSEPH F III	PO BOX 708	600	P003	6006 29	91000	5460
R600 039 000 0279 0000 03442563		STRANGE HERMAN E JR	RTE 3 BOX 381-D	600	P003	6006 29	54500	3270
R600 039 000 0280 0000 03442554		GODFREY WILLIAM J	1 GODFREY PLACE	600	P003	6016 59	648660	38920
R600 039 000 0281 0000 03442545		GODFREY WILLIAM J	ONE GODFREY PLACE	600	P003	6016 52	198330	11900
R600 039 000 0282 0000 03442536		GODFREY WILLIAM J	1 GODFREY PLACE	600	P003	6016 62	147600	8856
R600 039 000 0283 0000 03442518		GODFREY WILLIAM J	1 GODFREY PLACE	600	P003	6016 54	265200	15912
R600 039 000 0299 0000 06089154		CHISOLM SELENA	PO BOX 2125	600	P022	4116 11	57800	2312
R600 039 000 0316 0000 06990143		GRANT JONATHAN PEARL	JTROS	600	P022	4116 11	66200	2648
R600 039 000 0317 0000 06992025		BRUIN LAWRENCE	1304 E BOLTON ST	600	P022	6106 11	8400	504
R600 039 000 0318 0000 06992034		STONEY PAUL JR	ST RT 129	600	P022	6106 11	8400	504
R600 039 000 0325 0000 07123310		BUSH LORRAINE G	PO BOX 864	600	P022	6106 11	6600	396
R600 039 000 0326 0000 07123329		BUSH LORRAINE G	PO BOX 864	600	P022	6116 11	30800	1848
R600 039 000 035A 0000 00512252		HOOD SARAH B	WILSON BELINDA A	600	P022	6116 11	50700	3042
R600 039 000 035B 0000 00512261		HAMILTON PEARL B	ALBERTHA H	600	P022	6116 11	33200	1992
R600 039 000 035C 0000 00512270		BUSH LEON	PO BOX 172	600	P022	4116 11	61900	2476
R600 039 000 035D 0000 00512289		MITCHELL MELVIN REGENA	PO BOX 10	600	P022	4116 11	37100	1484
R600 039 000 035E 0000 00512298		BRUIN GERALDINE	BUSH ROAD	600	P022	4116 11	37400	1496
R600 039 000 035F 0000 00512305		HAMILTON MELVIN	PO BOX 406	600	P022	4116 11	51900	2076
R600 039 000 035G 0000 00512314		MITCHELL TYRONE F RUTH	15 BUSH LANE	600	P022	4116 11	37900	1516
R600 039 000 035H 0000 00512323		PARKER CHRISTOPHER G	79 SCHULTZ RD	600	P022	6116 11	46700	2802
R600 039 000 035I 0000 00512332		AIKEN GLADYS	% B F AIKEN JR	600	P022	6106 11	14000	840
R600 039 000 035J 0000 00512341		BUSH LAVON DEMETRA	PO BOX 1426 GOETHE RD	600	P022	6106 11	14000	840
R600 039 000 037A 0000 00512350		BLUFFTON COMMUNITY CENTER	% H E MCCracken	600	P022	6016 72	128700	0
R600 039 000 037B 0000 00512369		EDWARDS JANIE B	PO BOX 89	600	P022	4116 11	48300	1932
R600 039 000 037C 0000 00512378		EDWARDS BERTHA	POST OFFICE BOX 89	600	P022	4306 18	12000	480
R600 039 000 037E 0000 02839824		JENKINS DARRIN	PO BOX 171	600	P022	6106 11	7700	462
R600 039 000 037F 0000 03139525		RIVERS GERTIE	PO BOX 845	600	P022	6106 11	5900	354
R600 039 000 037H 0000 03121246		SMALLS MARY B LEE W	PO BOX 872	600	P022	6106 11	11300	678
R600 039 000 039A 0000 00512387		SMALL DOROTHY	RT 1 BOX 134	9999	P022	9999 00	95800	4064

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PROPERTY CROSS-REFERENCE

PARCEL NUMBER	KEY	NAME	ADDRESS	DIST	AREA	PCA-PCS	MKT-VAL	TAX-VAL
R600 039 000 039C 0000 00512403		GUERRERO FELIX	THE OAKS APT 70	600	P022	6116 11	48100	2886
R600 039 000 039D 0000 00512412		VAUX-ROBERTS-TRUSTEE	PO BOX 3817	600	P022	6006 91	13000	780
R600 039 000 039F 0000 00062602		WRIGHT EUGENE	842 ASHFORD ST	600	P022	6006 91	13000	780
R600 039 000 040A 0000 01434781		YOUNG LASCENY EVE	PO BOX 328	600	P022	4116 11	48300	1932
R600 039 000 041A 0000 00512421		BLIGEN-LENNITT-A	MCGLOSTER-CORNELIA	600	P022	6106 11	19500	1170
R600 039 000 041B 0000 00512430		HOLMES JOYCE	A/K/A JOYCE HOLMES BAKER	600	P022	6116 11	24100	1446
R600 039 000 041C 0000 00512449		MILLER BENJAMIN JOSEPHINE	JTROS	600	P022	4116 11	48600	1944
R600 039 000 043A 0000 00512458		FRAZIER-MARTHA-LEE	PO BOX 114	600	P022	4116 11	41900	1676
R600 039 000 043B 0000 00512467		BUSH JACK CLAIRE	JTROS	600	P022	4116 11	60000	1600
R600 039 000 043C 0000 00512476		WRIGHT ALICE K	PO BOX 21423	600	P022	4116 11	32300	1292
R600 039 000 043D 0000 00512485		MORRIS DOROTHY	PO BOX 1931	600	P022	6106 11	7000	420
R600 039 000 048A 0000 00512519		BOLDEN RICHARD	58 GOETHE RD	9999	P022	9999 00	53000	1510
R600 039 000 048B 0000 00512528		STONEY MATTHEW	ST RT BOX 129	600	P022	4116 11	24000	960
R600 039 000 048C 0000 00512537		KIDD ANDREW III	PO BOX 528	600	P022	4306 18	13000	520
R600 039 000 048D 0000 01888782		RAMSEY S PAUL GRETCHEN G	1730 HIGHWAY 11	600	P022	6006 91	500	30
R600 039 000 049A 0000 00512546		GODFREY WILLIAM J	1 GODFREY PLACE	600	P003	6006 76	500	30
R600 039 000 051D 0000 02937995		GREENE JOHNNY R	1 ULMER DRIVE	600	P003	6016 60	449300	26958
R600 039 000 051F 0000 04236909		GREENE JOHNNY R	1 ULMER DRIVE	600	P003	6006 29	84500	5070
R600 039 000 092A 0000 01929676		PALMER ALFONSD T	PO BOX 568	600	P005	4116 11	144750	4990
R600 039 000 172B 0000 00829376		R C F INC	PO BOX 389	600	P003	6016 59	414800	24888
R600 039 000 172C 0000 04307217		TAYLOR PAUL H JR	PO BOX 530	600	P003	6016 29	358300	21498
R600 039 000 209A 0000 01424015		MATTHEWS GUY S	PO BOX 334	600	P003	6016 65	90400	5424
R600 039 000 209B 0000 01733921		FRANK PETER	PO BOX 999	600	P003	6016 65	82800	4968
R600 039 000 221A 0000 03076450		GREENE JOHNNY R	1 ULMER DRIVE	600	P003	6016 65	221000	13260
R600 039 000 227A 0000 02837452		BUCKLES JOSEPH E JOY D	JTROS	600	P003	6006 29	39000	2340
R600 039 00B 056B 0000 00506241		DIMAIO LYNN A	80 SHAD AVE	600	P011	6116 11	52300	3138
R610 039 000 0066 0000 00521885		RIVERS LONNICE DAYLE	31 SCHULTZ RD	610	P005	6116 11	75300	4518
R610 039 000 0067 0000 00521894		RIVERS PATRICIA C	35 SCHULTZ ROAD	610	P005	4306 18	31200	1248
R610 039 000 0069 0000 00521910		RIVERS SAMUEL P JR	PO BOX 542	610	P005	4116 11	78900	3156
R610 039 000 0070 0000 00521929		RIVERS SAMUEL P JR	RONNETTE	610	P005	6106 11	9100	546
R610 039 000 0071 0000 00521938		LATHAM WILLIS SHIRLEY	PO BOX 459	610	P005	6106 11	18200	1092
R610 039 000 0072 0000 00521947		SPRINGER J LYNN	1 OUTPOST LN	610	P005	6316 18	30420	1825
R610 039 000 0073 0000 00521956		FELL MARY B	# 55 SCHULTZ ROAD	610	P005	4116 11	53900	1356
R610 039 000 0086 0000 00522018		BELL MARVIN J	PO BOX 2019	610	P005	6116 11	90430	5426
R610 039 000 0087 0000 00522027		ATKINSON REBA	A/K/A REBA A CROSBY	610	P005	4116 11	61500	2460
R610 039 000 0158 0000 00522214		FRANCIS JONATHAN JR	OMEGA JTROS	610	P005	6106 11	26000	1560
R610 039 000 0159 0000 00522223		FRASER JAMES C SR	BROWN CAROLYN F	610	P005	4116 11	78380	2735
R610 039 000 0160 0000 00522232		BRUIN NANCY	BUSH ROAD	610	P005	6006 91	26000	1560
R610 039 000 0166 0000 00522287		FRANCIS JONATHAN JR	PO BOX 21263	610	P005	6116 11	43600	2616
R610 039 000 056A 0000 00512582		REEVES INC	PO BOX 295	610	P003	6006 29	235200	14112
R610 039 00A 0043 0000 00519086		KEYES RODGER A	PO BOX 24066	610	P003	6106 11	15000	900
R610 039 00A 0044 0000 00519095		PRINGLE CAROL	PO BOX 981	610	P003	6106 11	9000	540
R610 039 00A 0045 0000 00519102		WRIGHT EUGENE	842 ASHFORD ST	610	P003	6106 11	21000	1260
R610 039 00A 0046 0000 00519111		WRIGHT EUGENE	842 ASHFORD ST	610	P003	6106 11	18000	1080
R610 039 00A 0047 0000 00519120		KISTLER DANIEL D INGEGERD R	JTROS	610	P003	6116 11	84400	5064
R610 039 00A 0048 0000 00519139		FRAZIER NAOMI W	73 SPANISH WELLS RD	610	P003	6106 11	45000	2700
R610 039 00A 0049 0000 00519148		STEPHENS HOWARD B	12435 PHILADELPHIA CHURCH RD	610	P003	6116 11	96100	5766
R610 039 00A 0050 0000 00519157		COLONNA NONIE PORCHEA	PICKNEY	610	P003	6306 18	40000	2400
R610 039 00A 0051 0000 00519166		MURDAUGH JUANITA	PO BOX 1486	610	P003	6306 18	40000	2400
R610 039 00A 0241 0000 06618092		WINN VINCENT ELWOOD	14181 SULLIVAN ST	610	P003	6306 18	40000	2400
R610 039 00A 0244 0000 07507058		WATSON DARRELL KATHY S	38 BRIDGE STREET	610	P003	6106 11	35000	2100
R610 039 00A 048A 0000 00521028		DILLARD WILLIAM BRIAN	KELLEY JAYE JTROS	610	P003	4116 11	68700	2748
R610 039 00B 0113 0000 00521493		BRITT SAMUEL D LISA E	JTROS	610	P001	4116 11	116200	4648

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SELECTION BY:

PARCEL NUMBER	KEY	NAME	ADDRESS	DIST	AREA	PCA-PCS	MKT-VAL	TAX-VAL
R610 039 00B 0114 0000 00521509		SILCOX TIMOTHY C JULIA A	JTROS	610	Q001	4116 11	117380	4695
R610 039 00B 0115 0000 00521518		THOMAS PAMELA A	5 DRAYSON CIRCLE	610	Q001	4116 11	119600	7176
R610 039 00B 0116 0000 00521527		DYGA MARK R BETH A	JTROS	610	Q001	4116 11	113500	4540
R610 039 00B 0117 0000 00521536		ELLIOTT SCOTT T MEGAN B	JTROS	610	Q001	4116 11	136800	5472
R610 039 00B 0118 0000 00521545		BOWLER REVAN BRYNNE JOSEPH JR	JTROS	610	Q001	4116 11	145670	5827
R610 039 00B 0119 0000 00521554		ADAMS KEVIN M ROSE L	JTROS	610	Q001	4116 11	102300	4092
R610 039 00B 0120 0000 00521563		DELOACH SUSAN O	38 DRAYSON CIRCLE	610	Q001	4116 11	121580	4863
R610 039 00B 0121 0000 00521572		CODY FLORENCE B	36 DRAYSON CIRCLE	610	Q001	4116 11	124910	7495
R610 039 00B 0122 0000 00521581		FOLAN PHILIP J III LINDA L	JTROS	610	Q001	4116 11	125800	5032
R610 039 00B 0123 0000 00521590		BATTLE PATRICIA T	32 DRAYSON CIRCLE	610	Q001	4116 11	104000	4160
R610 039 00B 0124 0000 00521607		BOONE GEOFFREY L	9 DRAYTON PLACE	610	Q001	4116 11	116900	7014
R610 039 00B 0125 0000 00521616		ROUSSIN RITA J	13 DRAYSON CIRCLE	610	Q001	4116 11	129700	5188
R610 039 00B 0126 0000 00521625		HANCOCK KAY FIELDS	137 BRIDGE STREET	610	Q001	4116 11	133000	7980
R610 039 00B 0127 0000 00521634		TAFF CONNIE	24 DRAYSON CIRCLE	610	Q001	4116 11	139000	8340
R610 039 00B 0128 0000 00521643		WARD BARRY S BRIDGET H	JTROS	610	Q001	4116 11	82900	3316
R610 039 00B 0129 0000 00521652		STILES BRIAN K YVETTE C	JTROS	610	Q001	4116 11	120100	4804
R610 039 00B 0130 0000 00521661		PREER RICHARD P JR	PATRICIA P	610	Q001	4116 11	110300	4412
R610 039 00B 0131 0000 00521670		CONROY KENNETH R MONICA H	JTROS	610	Q001	4116 11	103500	4140
R610 039 00B 0132 0000 00521689		SINGLETON KEITH C KRISTEN E	JTROS	610	Q001	4116 11	101600	6096
R610 039 00B 0133 0000 00521698		OTTEN TED W ERIN D	12 DRAYSON CIR	610	Q001	4116 11	83800	3352
R610 039 00B 0134 0000 00521705		RITTER CHARLES STEVEN	PHYLLIS BREWER JTROS	610	Q001	4116 11	114500	3780
R610 039 00B 0135 0000 00521714		CAMPBELL NICHELLE JAMES	JTROS	610	Q001	4116 11	93800	3752
R610 039 00B 0136 0000 00521723		BRANDT TIMOTHY CHARLES	COLLEEN ELIZABETH JTROS	610	Q001	4116 11	109600	4384
R610 039 00B 0137 0000 00521732		RAYNOR DENNIS	PO BOX 808	610	Q001	4116 11	133500	5340
R610 039 00B 0138 0000 00521741		GARDNER MICHAEL R CHARLENE M	41 DRAYSON CIRCLE	610	Q001	4116 11	128500	5140
R610 039 00B 0139 0000 00521750		CLYMER MARTHA M	11 DRAYSON CR	610	Q001	4116 11	114000	6840
R610 039 00B 0140 0000 00521769		HUBBARD DOUGLAS S DEANNA V	JTROS	610	Q001	4116 11	149300	5972
R610 039 00B 0141 0000 00521778		COOLEY KAY A	29 DRAYSON CIR	610	Q001	4116 11	147700	5908
R610 039 00B 0142 0000 00521787		JAROSZ NORBERT G VIRGINIA A	JTROS	610	Q001	4116 11	105400	4216
R610 039 00B 0143 0000 00521796		JACKSON JONATHAN JOSEPH	MORGAN-JACKSON MOLLY JTROS	610	Q001	4116 11	101100	4044
R610 039 00B 0144 0000 00521803		O'LEARY KIRK D	PETERSON MARSHA KAY	610	Q001	4116 11	107500	4300
R610 039 00B 0145 0000 00521812		MONZEL CHARLES TERRI	JTROS	610	Q001	4116 11	84900	3396
TOTAL COUNT:				191	TOTAL VALUE:		14890070	
LAND:	5631100	AGRIC:	0	BLDG:	8991900	IMPR:	9258970	
TOTAL TAXES OUTSTANDING:		0.00	ORIGINAL TAX:	0.00				
TAX PAID:	0.00							

COPY OF NOTICE SENT TO TAXING ENTITIES

[Attached]

BRENT JEFFCOAT  
PARTNER

March 8, 2000

DIRECT DIAL  
803-253-8916

INTERNET  
BDJ@PPAB.com  
brentjeffcoat@mindspring.com

*VIA FACSIMILE AND CERTIFIED MAIL*

Mr. Herman Gaither  
Executive Superintendent  
Beaufort County School District  
Post Office Drawer 309  
Beaufort, SC 29901

Mr. Mike Cahill  
Bluffton Fire District  
Post Office Box 970  
Bluffton, SC 29910

The Honorable Emmett McCracken  
Town of Bluffton  
Post Office Box 386  
Bluffton, SC 29910-0386

Re: Notification of Public Hearing Concerning a Redevelopment Plan  
Our File No.: 45293

Dear Sirs:

We are serving as counsel to Beaufort County (the "County") in connection with the establishment of a Tax Increment Financing District ("TIF District"). The County is completing an amended redevelopment plan for the area described below which is located within the planned TIF District ("amended redevelopment project area"). The amended redevelopment project area is situated within the overlapping taxing districts of the County, the Town of Bluffton (the "Town"), Beaufort County School District (the "School District") and the Bluffton Fire District (the "Fire District"). The County will hold a public hearing on April 24, 2000 to allow public comment on the amended redevelopment plan being proposed for the amended redevelopment project area. Pursuant to the requirements of the Tax Increment Financing Act for Counties, Section 31-7-10 et seq. of the South Carolina Code (the "TIF Statute"), and in particular, Section 31-7-80(B), the County is hereby providing the Town, the School District and the Fire District with the required 45 days notice of the public hearing.

In addition, the County requests that the Town, the School District, and the Fire District review the amended redevelopment plan and provide comments. The amended redevelopment plan shall be finalized

CHARLOTTE  
704-372-9000

RALEIGH  
919-828-0564

SOUTH PARK  
704-556-9600

SPARTANBURG  
864-591-2030

FRANKFURT  
011-49-6196-750081

Mr. Herman Gaither  
Mr. Mike Cahill  
The Honorable Emmett McCracken  
March 8, 2000  
Page 2

and made available for review approximately 15-20 days prior to the public hearing. At such time, the County will provide a copy of the amended redevelopment plan to the Town, the School District, and the Fire District. Please submit all comments to John Kachmar, County Administrator for Beaufort County no later than Wednesday, April 19, 2000.

In accordance with the TIF Statute, the County also hereby notifies the Town, the School District, and Fire District of the following:

**1. Time and Place of Public Hearing:**

The public hearing concerning the amended redevelopment plan for the property in question shall be held on Monday, April 24, 2000, at 6:00 p.m. in the Beaufort County Council Chambers. The Council Chambers are located at the County Administration Building, 100 Ribaut Road, Room 180, Beaufort, SC 29902.

**2. Boundaries of the Redevelopment Project Area:** (as depicted in the amended redevelopment plan)

The East-West Highway Corridor Redevelopment Plan comprises a number of parcels of land along and adjacent to the planned highway in the Township of Bluffton ("Township"), including a significant portion of the Schults tract as well as those parcels adjacent to the portions of Highway 46 and Burnt Church Road extending northwards to Highway 278 from the Northern Boundary of the Town, and the parcels between Highway 46 and Burnt Church Road along Highway 278. The East-West Highway Corridor Redevelopment area generally borders the northern portion of the Town, extending up to include the properties between Highway 46 and Burnt Church Road to the Northern boundary of the Highway 278 right of way, including extension parcels on the western side of Highway 46 and the eastern side of Burnt Church Road, which provide an avenue to connect to continuations of the East-West Highway through a tract of land in the Township known as the Schults Tract on the west, and on toward Hilton Head on the East. The County is providing under separate cover a map or plat of the redevelopment project area.

**3. Nature of the Public Hearing:**

All interested persons will be given an opportunity to be heard at the public hearing to comment on the amended redevelopment plan.



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The Honorable Emmett McCracken  
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#### 4. The Amended Redevelopment Plan and the Amended Redevelopment Project:

(a) The amended redevelopment plan has been developed by the County in accordance with the provisions of the TIF Statute. The plan sets for the particulars of the TIF financing for the redevelopment of the Township surface transportation system for the East-West Highway Corridor District. The ultimate purpose of the plan is to create an environment conducive to development of private property through provisions of public infrastructure such as, but not limited to, road construction and enhancements, water and sewer line extensions, improvement of fire suppression capabilities, public purpose facilities, and public park and recreational facilities. It is believed that these enhancements will encourage the development of property that is presently economically blighted, deteriorated, and contains improper or inadequate uses. The plan, when implemented, will increase the degree of public safety for the entire township, and promote the reuse of areas which are at present under utilized.

(b) The redevelopment projects will focus on the provision of public services, elimination of deleterious land uses, and enhancement of the area. Through the use of a comprehensive plan and working with private developers who have submitted development agreements for the initial seed commercial and residential projects within the planning area, the County will create an environment attractive to further private investment. Particularly important to the redevelopment of the area are traffic handling capabilities gained along Highway 278 by adding multiple routes within the Township, the addition and extension of water and sewer lines and the facilities that provide water and sewer capacity to serve the community's needs. The issue of adequate fire protection is also being addressed by this plan, as well as some recreational and public purpose facilities identified as deficient in the planning process.

**Road Enhancements and Construction:** The County is adopting ordinances approving development agreements with developers in the amended redevelopment project area which include the use of TIF funds to provide funds for the designing and construction of a five-lane road beginning at the eastern boundary of the Schults Tract in Bluffton and extending eastward through the planning area, crossing Burnt Church Road and extending northeasterly through to an existing road on the Northern Boundary of the existing Heritage Lake subdivision. Highway 46 and Burnt Church Road will be widened and acceleration/deceleration lanes will be added, as well as intersection improvements at their junction with Highway 278. Traffic lighting and signage will be implemented in conjunction with recommendations from the SC Department of Transportation.

**Utilities Extensions and Improvements:** The County will coordinate with Beaufort Jasper Water and Sewer Authority, in consultation with the Town, to ensure that water and sewer system will be extended and improved as necessary within the East-West Highway Corridor to serve

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businesses, commercial uses, and new residential developments. Extensions to the water and sewer services and the creation of additional capacity, along with the provision of added fire protection services, will provide the proper public utilities necessary to serve new development and redevelopment within the area.

In addition to water and sewer services and capacity improvements the amended redevelopment plan will include provision for placing storm water runoff devices and retention or detention for the redevelopment area. The provision of pedestrian scale lighting and planting along sections of the center median of the East-West Highway Corridor at key intersections and at community gateways will be supported with improvements of the utilities systems in these areas.

**Acquisition, Demolition and Relocation:** The purpose of this activity will be to eliminate blight and provide for roadways and other improvements that will encourage new development in the area. It may be necessary to acquire properties to develop roadways and utility extensions. The extent of such acquisitions and the number of relocations required will not be known until specific plans for redevelopment of these areas are completed. However, the County does desire to relocate anyone and will make every reasonable effort to avoid same as specific plans are developed.

**Public Parks and Public Facilities:** New park facilities, as well as a new County Public Library will be funded as a part of the amended redevelopment plan in order to serve the additional growth that will likely result as new development occurs in the redevelopment area. Other redevelopment may include public walking paths and features like landscaping, picnic areas, water features, gateway features, public art, and other appropriate elements to serve the residents of the County, Township and visitors to the community.

**Landscaping:** Landscaping and beautification improvements will be undertaken within the East-West Highway Corridor and along Highway 278, Highway 46 and Burnt Church Road, and will be used both for aesthetic improvements, traffic calming, and storm water handling. These improvements are expected to also help create a more positive image on this important gateway road for Bluffton and Hilton Head. Specifics for landscaping improvements may include:

- Landscaping and tree planting of a new median and street side trees along all or as many portions of East-West Highway Corridor and Highway 278 as possible
- Landscaping of key intersections
- Landscaped buffers to separate different land uses
- Walkways, bikeways, and landscaping along road rights-of-way
- Development of water features and related landscaping

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The Honorable Emmett McCracken  
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Page 5

- Pedestrian scale lighting along the East-West Highway Corridor, Highway 46 and Burnt Church Road, at gateways, and at special features and public areas as they develop

5. **Maximum Term of Obligations to be Issued Under the Redevelopment Plan:**

The maximum term of any obligations issued under the redevelopment plan will be 15 years.

As stated above, we will provide you with a copy of the finalized redevelopment plan just as soon as possible. Thank you for your attention to this notice.

Very truly yours,

Brent Jeffcoat

BDJ/jsf

cc: Tom Henrikson *via fax 843-470-2751*  
John Kachmar *via fax 843-470-2751*  
David Tedder, Esq. *via fax 843-525-0082*  
John Webber *via fax 843-470-2751*

COPY OF NOTICE OF PUBLIC HEARING

[Attached]

# STATE OF SOUTH CAROLINA COUNTY OF BEAUFORT

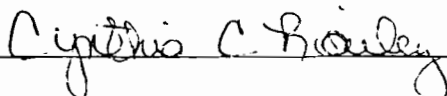
Personally appeared before me a Notary Public, in and for State and County, aforesaid, Sara Johnson Borton who being duly sworn according to law, deposes and says that she is the Publisher of *The Island Packet*, a newspaper published Sunday through Saturday every week in said county, and who further deposes that Parker, Poe, Adams & Bernstein, LLP; Notice of Public Hearing on the Amendment to the tax increment financing plan for the Redevelopment of the Bluffton Surface Transportation System for the East-West Highway Corridor District & other matters relating thereto in issue(s) April 8, 2000.



Sara Johnson Borton,  
Publisher

Subscribed and sworn to me before this 12th day of  
April, 2000

NOTARY PUBLIC



Cynthia C. Railey  
Notary Public, South Carolina  
My Commission Expires July 23, 2003

10 Buck Island Road  
Bluffton, SC 29910

P.O. Box 5727  
Bluffton Head Island, SC 29938

Phone 843.706.8100  
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Advertising Fax 843.706.5050  
[www.islandpacket.com](http://www.islandpacket.com)

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**Main Street Office Space**  
Excellent location. Perfect for Medical, Attorney, CPA, etc. Current tenants are Medical and Financial. 2,798 sf in excellent condition. #88A Main Street. For additional information, please call Mr. Craig Ostergard at 686-4037 (o) or 671-3027 (h). Special incentive available.

**North End-20 Palmetto Pkwy**  
1000 sq ft. available.  
Call 686-6900

**OFFICE SPACE FOR LEASE**  
North End Near Cross Island  
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Call Mike 681-8907

**Office suites - full services**  
conference room & kitchen  
off Sea Pines Circle #300 &  
up 686-0450

**Office/Desk Space.** Answering & full range of services avail. \$100 & up. 689-3275

**PRIME OFFICE SPACE Now Avail.** in the JOHNSON-DULANEY BLDG at 12 New Orleans Rd across from Village of Wexford. Private entrance 1700sf, on ground floor. Generous parking. For more info call 785-2512

**PRIVATE OFFICE for lease**  
Shelter Cove Water's Edge  
785-8700

**Restaurant for Lease.** Beaufort, SC on the water. 30k cars per day. Over 6000sf, lg porch & patio. Full kitchen, tables, chairs, bar & more. Prime proven location w/ views of Historic Beaufort, The ICW, Marshes & Marina. Avail immed. Call Steven 843-812-6006 or 843-524-169

**Restaurant Space**  
Priced to sell/lease  
Excellent location  
Recently renovated  
Call 785-7624

**RETAIL SPACE FOR LEASE**  
Join Stein Mart & Starbucks at HHI most exciting shopping & dining destination  
Call Mike 681-8907


**Small Shop with Electric**  
\$80 per month & up  
call 705-5035 or 987-0258

**South end Office Suite,** newly painted & papered \$450/mo TLC Prop Mgmt • 842-3700

**Village at Wexford Office space,** Great Location, 530 sf, shared conf. room, kitchen. Call Milissa 785-3525

**Warehouse/offc, dbl loading dock,** 1000sf office, 4000sf warehouse. New commercial development. 689-3838

**Whse Office Spanish Wells**  
Business Park #2 3200 sf, Fully htd/A-C/dehumidified. Office 500sf-Whse 2700sf ample parking. Call to discuss 681-2119


**Finance/Business**  
  
**300**

**Business Opportunities 305**

**Pizza Restaurant-Profitable**  
tourist location. \$95,000  
**Will O'Grady Searchlight Bus**  
Broker 842-3899/800-867-9746

**RETAIL STORES**  
Two successful casual apparel stores now for sale. Excellent cash flow. Can be sold either separately or as a package. Call Bob Hinchey at 843-842-8777  
**HILTON HEAD REALTY GROUP**

**BUSINESS BUSINESS**  
Well Established Businesses Available  
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341-9000 • 800-800-4155  
Sea Pines Real Estate Co.  
Paul T. Franks BIC

**Notices**  
  
**400**

**Lost and Found 405**  
Call the Hilton Head Humane Association if you have lost or found a dog or cat.  
681-8686

**Special Notice 410**

**Barber Shop-New Haircuts**  
\$12 Couples \$22.00 (Walk ins welcome) Perms (Appts only) Special incl: cut & style \$35. Free Nexus Products. Specials for entire family  
**LOOK FOR BARBER POLE!**  
1st right on Mathews Dr. in Mathews Ctr. Corner of Cardinal (on left) & Hunter Rd  
683-3845

**CONSIDER ADOPTION**  
Happy but childless couple, secure and with much love to spare want to adopt newborn to 4yr old. All allowable expenses paid. Please call attorney toll-free at 1-888-222-9123 (Ref#520)

**Chris Pregnancy Center**  
1 Cardinal Rd, Ste 1&2  
689-2222

**Legal Notices 420**

**NOTICE OF PUBLIC HEARING ON THE TAX INCREMENT FINANCING PLAN FOR THE REDEVELOPMENT OF THE LADY'S ISLAND VILLAGE CENTER DISTRICT AND OTHER MATTERS RELATING THERETO UNDER SECTION 31-7-80(B) OF THE SOUTH CAROLINA CODE, AS AMENDED.**

The Beaufort County Council, the governing body of Beaufort County, South Carolina (the "County") hereby provides notice, pursuant to Section 31-7-80(B) of the South Carolina Code, as amended, of a public hearing concerning a redevelopment

traffic. Decorative crosswalks are planned at strategic locations to enable pedestrians to cross Highway 21. Traffic lighting and signage will be implemented in conjunction with recommendations from the South Carolina Department of Transportation.

**Utilities Extensions and Improvements:** Water and sewer system extensions will be provided, as will storm water runoff services, to serve businesses and new residential developments within the Redevelopment Project Area.

**Acquisition, Demolition and Relocation:** It may be necessary to acquire properties to develop roadways and utility extensions. The extent of acquisitions and number of relocations required will not be known until specific plans for redevelopment of these areas are completed. The County does not desire to relocate anyone and will make every reasonable effort to avoid such a course of action.

**Public Parks and Public Facilities:** The construction of a new park facility will be funded as a part of the Redevelopment Plan in order to serve the additional growth expected to occur within the Redevelopment Project Area. Other redevelopment may include public walking paths and features like landscaping, picnic areas, water features, gateway features, public art, and other appropriate elements to serve the residents of the County, Lady's Island and visitors to the community.

**Landscaping:** Landscaping and beautification improvements may be undertaken within the Redevelopment Project Area. Specifics may include:

- Landscaping of key intersections
- Landscaped buffers to separate different land uses
- Walkways, bikeways, and landscaping along road rights-of-way

**5. Maximum Amount and Term of Obligations to be Issued under the Redevelopment Plan:**

The maximum amount of tax increment revenue bonds to be issued, either in one or several series, will not exceed \$5,000,000, and will be based on actual Redevelopment Project costs within the area proposed to be added to the Redevelopment Project Area. Each series of such bonds will have a maximum term not to exceed 15 years, although a lesser term is possible.

**NOTICE OF PUBLIC HEARING ON THE AMENDMENT TO THE TAX INCREMENT FINANCING PLAN FOR THE REDEVELOPMENT OF THE BLUFFTON SURFACE TRANSPORTATION SYSTEM FOR THE EAST-WEST HIGHWAY CORRIDOR DISTRICT AND OTHER MATTERS RELATING THERETO UNDER SECTION 31-7-80(B) OF THE SOUTH CAROLINA CODE, AS AMENDED.**

The proposed components of the Redevelopment project include, but are not limited to, the following:

**Road Enhancements and Construction:** The design and construction of a five lane road beginning at the eastern boundary of the Schultz Tract in Bluffton and extending eastward through the planning area, crossing Burnt Church Road and extending northeasterly through to an existing road on the northern boundary of the existing Heritage Lake subdivision. Highway 46 and Burnt Church Road will be widened and acceleration/deceleration lanes will be added, as well as intersection improvements at their junction with Highway 278. Traffic lighting and signage will be implemented in conjunction with recommendations from the SC Department of Transportation.

**Utilities Extensions and Improvements:** The water and sewer system will be extended and improved, as well as storm water runoff services, as necessary within the Amended Redevelopment Project Area to serve businesses, commercial uses, and new residential developments.

**Acquisition, Demolition and Relocation:** It may be necessary to acquire properties to develop roadways and utility extensions. The extent of acquisitions and number of relocations required will not be known until specific plans for redevelopment of these areas are completed. The County does not desire to relocate anyone and will make every reasonable effort to avoid such a course of action.

**Public Parks and Public Facilities:** The construction of a new County Library facility will be funded as a part of the Amended Redevelopment Plan in order to serve the additional growth expected to occur within the Amended Redevelopment Project Area. Other redevelopment may include public walking paths and features like landscaping, picnic areas, water features, gateway features, public art, and other appropriate elements to serve the residents of the County and visitors to the community.

**Landscaping:** Landscaping and beautification improvements will be undertaken within the Amended Redevelopment Project Area. Specifics may include:

- Landscaping of key intersections
- Landscaped buffers to separate different land uses
- Walkways, bikeways, and landscaping along road rights-of-way

**5. Maximum Amount and Term of Obligations to be Issued under the Redevelopment Plan:**

The maximum amount of tax increment revenue bonds to be issued, either in one or several series, will not exceed \$10,000,000, and will

**DRIVER WANTED**  
Work for the best! \$75-125+ per shift. Must be 22yrs old. Exc. DMV record & own transp. Call John after 3:30 pm Thurs-Mon at 686-6666

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**Rental Service Corporation**  
A leader in the construction equipment rental industry is now taking applications for:  
• Diesel Mechanic  
Exp in maintenance & repair of construction equip a plus. Applicant must have valid DL and clean MVR. Benefits include medical, dental, 401K, and profit sharing. Competitive pay based on experience. Call 681-9222 or come by our office at 132 Mathews Drive. EOE

**A Children's Corner, retail sales, P/T eve/wkends, great pay, Coligny Plaza 785-2661**

**A highly organized individual** for multi-task operation. Able to handle reservations, and property inspections. Part-time hours Mon, Wed & Sat. Fax resume to 341-5019 or mail to PO Box 7258 HHI SC 29938.

**Adventure Cruises @ Shelter Cove** needs captains and deckhands for crabbing and dolphin cruises. Captain must hold 100 ton license. Hands on crabbing trips require knowledge of marine life and ability to answer lots of questions. Drug test required. Call Capt. Mark, 785-4558 or apply in person, Suite G, Harbourside III.

**Animal Health Technician** needed by Veterinary hospital. Must have some retail or veterinary exp. Pls call 815-5898

**Animal Lovers Only-Part time** help needed at the Humane Association's no-kill shelter. A rewarding way to make extra money, flexible hours, appreciative animals, fun co-workers. Call 681-8686 or stop by the shelter located off of Spanish Wells Road.

**Appliance & Kitchen Ctr** needs F/T, Mon-F delivery person. Apply 25 New Orleans

**Apprentice Mechanic, will train.** Apply in person at Station One, 1 Palmetto Pkwy.

**Beaufort County First Steps Partnership Board**  
Clerical support P/T, up to 20 hrs per week. Excellent communication, word processing & organizational skills required. Fax resume to 843-987-3930 by April 15th.

**Benefits-Fun full time year round job** as a jack-of-all trades. Summer work at our beach club grilling and serving drinks. Also assist at our "mansion", clerking at the general store, making sandwiches, bartending, and sorting mail. Earn full benefits, \$68.00 per hour, plus tips! Call 686-9211.

**Benefits-Landscaping F/T** year-round work. Join our team providing property maintenance, horticultural work, pool cleaning, spraying, equip. operation. Will train. Entry level of \$8.00 or more, based on skills, plus full benefit package. Call 686-9211 or fax 842-8537.

**Best furniture store** on the Island looking for F/T help in our Warehouse. Must possess a valid DL. Apply in person Tues-Sat Discount

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Packet Saturday, April 8, 2000

**House Long Term Rent 230**

Spacious 3Br, 2Ba, 2-car gar. .66 ac lagoon lot. No smokers; pets considered; avail. 5/1; \$1700F;\$1600 Uf. 836-3459

**Stroll to the Sound**  
3Br, 2Ba unfurnished HHP home w/garage, eat-in kitchen, fireplace. \$1700 Call Dan 686-5725 Searchlight Realty

**Mobile Homes Sites For Rent 240**

Ridgeland area, furnished trailer, 3br/2ba sits on 10 acres \$500/mo 1st & last call 384-7491 - 842-5366

Shady Glenn 2br/2ba, decks, rent with option, dep \$500, \$750/mth call 757-9255

**Commercial For Rent 245**

1050sqft Prime Offices, 5 rooms, reception & bath \$1200/mo incs. 842-3737

750-1000sqft Warehouse w/Office.. 785-9657

8000sqft light industrial warehouse for rent in Bluffton, g... Pls call 815-2590

**OPPORTUNITY IN JASPER COUNTY!**

Former Huddle House Restaurant now available immediately! This 3 year old building is located in one of the fastest growing areas in Beaufort/Jasper County! About 2 miles from new Super Wal-Mart, Sun City, new Builder's First Source, River's End and River Bend Communities, and many businesses that will be opening in the near future. Call us today for more information. 843-525-6668.

**BLUFFTON**

**THE VILLAGE AT SHERIDAN PARK (THE BIG YELLOW BLDG.)**

New 40,000sf shopping center with 20 stores. Prime location for retail & office. Below market rates. Immediate occupancy. Brutschy & Co 686-4800

**BLUFFTON**

Offices, Office warehouses, warehouse space. Below market prices. 815-7165

**Commercial Property for lease.** Located off Bruin Rd in Bluffton. 2000 sqft. Building, approximately 1.5 acres of fenced property. Excellent location for business with a secure location for vehicles & equipment. lease at \$2200/mth. call 81-4787 for appointment.

**Hwy 278 Plantation Bus Park** Bluffton, 1400-6000 sq ft. No CAM fees. Bldg complete, will finish to suit. 681-5994

**Ideal Location - 92 Main Street 1st floor Office** Space 1400 sq ft. Must see Call today 681-5500

**Business Opportunities 305**

**BOUTIQUE**  
Excellent location for this growing business. Owners are relocating.  
Call Bob Hinchey 843-842-8777

**HILTON HEAD REALTY GROUP**

**Businesses for Sale**  
We can help find the right one for you.  
Bob Hinchey 843-842-8777  
**HILTON HEAD REALTY GROUP**

**Coligny Plaza Ocean Front Retail - Children's Corner.** Established, best locale. Call John 341-2400

**Create Image Advertising! Feature Your Logo In The Classified Columns Of**



**Call Our Ad-Visers 706-8200 For Details**

**Established Marine Business Prime Location** 671-3577 Todd

**Est'd local Charter Boat & Business For Sale.** Call 843-521-3384

**For Sale By Owner: The Best Corner on The Island!** 6500sqft commercial building corner of Arrow Rd & 278. No owner financing, serious qualified buyers. Contact Rock at 842-6384 for an appointment.

**Home & Villa Cleaning** Reduced! 35-40% return. Call 842-9300. Shipyard RE

**"How to make money on the Internet"** 815-4185

**PIZZA RESTAURANT:** Inside/outside Seating, outstanding location, big volume and profits. Equitably priced.

**ART CAFE, POTTERY PAINTING:** Beautifully appointed, exciting paint your own pottery studio. Exc location \$45,000

**VILLA CLEANING:** Est. client base, dependable employees, seller anxious \$139,000

**PHARMACY:** Great location, tremendous opportunity.

These Are Just a Sample of Our Exclusive Listings

**Legal Notices 420**

District" (the "Redevelopment Plan").

**1. Time and Place of Public Hearing:**

The public hearing concerning the Amended Redevelopment Plan shall be held on Monday, April 24, 2000 at 6:00 p.m. in the Beaufort County Council Chambers, County Administration Building, Room 180, 100 Ribaut Road, Beaufort, SC 29902.

**2. Boundaries of the Amended Redevelopment Project Area:**

The Redevelopment Project Area (as defined in the Redevelopment Plan is comprised of 396 parcels of land along and adjacent to Highways #21, #802 and meridian Road on Lady's Island in the County.

**3. Nature of the Public Hearing:**

All interested persons will be given an opportunity to be heard at the public hearing to comment on the Redevelopment Plan.

**4. The Redevelopment Plan and the Redevelopment Project:**

A copy of the Redevelopment Plan, which will include a map or plat of the Redevelopment Project Area, as amended, will be available for inspection at the County Administration Building prior to the public hearing.

The Redevelopment Plan has been developed by the County in accordance with the provisions of the Tax Increment Financing Act for Counties, South Carolina Code Section 31-7-10, et seq. The ultimate purpose of the Redevelopment Plan is to create an environment conducive to development of private property through provisions of public infrastructure such as, but not limited to, enhancements street-scapes boardwalks, public park areas, public parking areas, water and sewer line extensions, and improvement of fire suppression capabilities; thereby encouraging the development of property that is presently economically blighted, deteriorated, and contains improper or inadequate uses, increasing the degree of public safety for the entire Amended Redevelopment Project Area and promoting the reuse of areas which are at present underutilized (collectively, the "Redevelopment project").

The proposed components of the Redevelopment project, include, but are not limited to, the following:

- Road Enhancements and Construction: Streetscape improvements will serve to unify the entire Lady's Island

**Legal Notices 420**

fort County, South Carolina (the "County") hereby provides notice, pursuant to Section 31-7-80(B) of the South Carolina Code, as amended, of a public hearing concerning an amendment to the redevelopment plan entitled, "Tax Increment Financing Plan for the Redevelopment of the Bluffton Surface Transportation System for the East-West Highway Corridor District " (the "Amended Redevelopment Plan").

**1. Time and Place of Public Hearing:**

The public hearing concerning the Amended Redevelopment Plan shall be held on Monday, April 24, 2000 at 6:00 p.m. in the Beaufort County Council Chambers, County Administration Building, Room 180, 100 Ribaut Road, Beaufort, SC 29902.

**2. Boundaries of the Amended Redevelopment Project Area:**

The Amended Redevelopment Plan comprises 193 parcels of land along and adjacent to Highway #46 in the Township of Bluffton, in Beaufort County, South Carolina.

**3. Nature of the Public Hearing:**

All interested persons will be given an opportunity to be heard at the public hearing to comment on the Redevelopment Plan.

**4. The Redevelopment Plan and the Redevelopment Project:**

A copy of the Amended Redevelopment Plan and a map or plat of the Amended Redevelopment Project Area will be available for inspection at the County Administration Building prior to the public hearing.

The Amended Redevelopment Plan has been developed by the County in accordance with the provision of the Tax Increment Financing Act for Counties, South Carolina Code Section 31-7-10, et seq. (the "TIF Statute"). The ultimate purpose of the Amended Redevelopment Plan is to create an environment conducive to development of private property through provisions of public infrastructure such as, but not limited to, road construction and enhancements, water and sewer line extensions, additional public library facilities and improvement of fire suppression capabilities; thereby encouraging the development of property that is presently economically blighted, deteriorated, and contains improper or inadequate uses, increasing the degree of public safety for the entire Amended Redevelopment Project Area and promoting the reuse of areas which are at

**Legal Notices 420**

be based on actual Redevelopment Project costs. Each series of such bonds will have a maximum term not to exceed 15 years; although a lesser term is possible.

**NOTICE OF APPLICATION**

Notice is hereby given that LIB LTD, Inc. (dba Del Vecchio's) intends to apply within fifteen days from April 22, 2000 to the SC Department of Revenue for a license and/or permit that will allow the sale for on and off premises consumption of liquor at 1 Shoppes on the Parkway. Any citizen wishing to protest this application must notify the SC Department of Revenue, ABL Section, 301 Gervais St., Columbia, SC 2924 on or before May 7, 2000 and appear at a hearing.

**Employment 500**  
Illustration of two people standing next to a sign with the number 500.

**Employment Wanted 510**

Experienced A+ certified computer technician relocating to Hilton Head. Resume and references available on request. email rcline@worldnet.att.net or (518)383-0297.

I would like to care for the elderly. I have several yrs. exp. & am very dependable with local references. Call 836-2579 & leave message.

**Help Wanted General 520**

**Drycleaning**

**Salary \$8.00-10.00 per hour**

Dryclean USA, the largest dry-cleaner in the US, currently seeks the following:

**PRESSERS**

Individual will be responsible for finishing a prescribed number of garments per hour.

**Customer Service/ Counter Rep**

Strong customer service skills. Excellent opportunity for career advancement and management training.

Individuals must be able to work independently. Interested individuals should call or fax:

**Help Wanted General**

**\*Athleti**  
minded person r by nationwide on coaches, p \$38,000+yr. E

**Bicycle Co nee & Delivery Driv** weekends. Per Ave. 842-5522

**Bicycle Co. H** join the team, P/T drivers ne lent pay & opp Head Bicycle (

**Bicycle comp** customer ser must work w All American I

**BIG FUN • B** Salty Dog T at South Bea friendly & res ple. P/T positi Inventory pc shifts. Pls cal 2232

**BIKE STAND** needed P/T. Sc Call 3

**Boater's Marine** is now hiring for PT/FT sale cashiers. Gre environment. E for advance welcome. Pl Boater's W Manager 14 land Rd, Bluf

**BOOK & STIT** to run sm days/week.

**Busy Flag s** P/T Asst Karen 785-5

**Cabinet Ins** enced only exp. Paid l tions, bene tractors. Pl:

**CAROLIN PEST C**

Now hiring Technician: able & dep & clean ap fits incl uni vacation & year, medic competitive +bonuses. One Cardin Hilton t

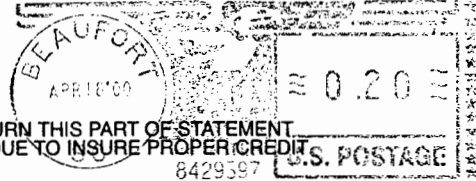
**CAROL** Immediate of tent Techn DL, good a c. We c & an air c Call Rust 6400. You test before

**CART A BEAR CRE** Great P/T jo who like g for 1-2 day handing m cars & driv tion, exc h privileges private go!

**Church Jar** 4-6 hrs/wk E

**THE BEAUFORT GAZETTE**

1556 Salem Rd., P.O. Box 399  
Beaufort, S.C. 29901  
843-524-2527  
843-524-8728 FAX



PLEASE RETURN THIS PART OF STATEMENT  
WITH AMOUNT DUE TO INSURE PROPER CREDIT

N: PARKER, POE, ADAMS & BERNSTEI

PHONE: 803 2558000

START: 040900

STOP: 040900

LINES: 270.0 TIMES: 1

ACCT: 2558000PARK00

CLASS: 130

ADDRESS

041700

PARKER, POE, ADAMS & BERNSTEI

PO BOX 1509

COLUMBIA

SC 29202

AMT. DUE: 249.90

130 FIRST NOTICE

2558000PARK00

REF: T0252152901

249.90

Due Upon Receipt

Fast Pay Makes Fast Friends  
NOTICE OF PUBLI

29202+1509



**THE BEAUFORT GAZETTE**

1556 Salem Rd., P.O. Box 399  
Beaufort, S.C. 29901  
843-524-2527  
843-524-8728 FAX

PLEASE RETURN THIS PART OF STATEMENT  
WITH AMOUNT DUE TO INSURE PROPER CREDIT

N: PARKER, POE, ADAMS & BERNSTEI

PHONE: 803 2558000

START: 040900

STOP: 040900

LINES: 249.0 TIMES: 1

ACCT: 2558000PARK00

CLASS: 130

ADDRESS

041700

PARKER, POE, ADAMS & BERNSTEI

PO BOX 1509

COLUMBIA

SC 29202

AMT. DUE: 226.32

130 FIRST NOTICE

2558000PARK00

REF: T0252153001

226.32

Due Upon Receipt

Fast Pay Makes Fast Friends  
NOTICE OF PUBLI

29202+1509

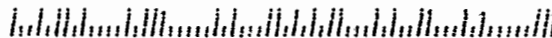




EXHIBIT E

FORM OF NOTICE OF ADOPTION OF ORDINANCE

NOTICE OF ADOPTION OF AN ORDINANCE ESTABLISHING AND APPROVING PLAN FOR THE REDEVELOPMENT OF A PORTION OF BEAUFORT COUNTY PURSUANT TO AN AMENDMENT TO THE TAX INCREMENT FINANCING PLAN FOR THE REDEVELOPMENT OF THE BLUFFTON SURFACE TRANSPORTATION SYSTEM FOR THE EAST-WEST HIGHWAY CORRIDOR DISTRICT; DESIGNATING SUCH AREA AS A REDEVELOPMENT PROJECT AREA; MAKING FINDINGS OF THE REDEVELOPMENT PROJECT AREA AS A BLIGHTED AREA; DESIGNATING REDEVELOPMENT PROJECTS; AUTHORIZING A TAX INCREMENT FINANCING PLAN FOR SUCH REDEVELOPMENT PROJECTS; AND OTHER MATTERS RELATING THERETO.

The Beaufort County Council, the governing body of Beaufort County, South Carolina, hereby provides notice, pursuant to Section 31-7-80 (E) of the Code of Laws of South Carolina, 1976, as amended, of the adoption of Ordinance No. \_\_\_\_\_, entitled, "AN ORDINANCE ESTABLISHING AND APPROVING A PLAN FOR THE REDEVELOPMENT OF A PORTION OF BEAUFORT COUNTY PURSUANT TO AN AMENDMENT TO THE TAX INCREMENT FINANCING PLAN FOR THE REDEVELOPMENT OF THE BLUFFTON SURFACE TRANSPORTATION SYSTEM FOR THE EAST-WEST HIGHWAY CORRIDOR DISTRICT; DESIGNATING SUCH AREA AS A REDEVELOPMENT PROJECT AREA; MAKING FINDINGS OF THE REDEVELOPMENT PROJECT AREA AS A BLIGHTED AREA; DESIGNATING REDEVELOPMENT PROJECTS; AUTHORIZING A TAX INCREMENT FINANCING PLAN FOR SUCH REDEVELOPMENT PROJECTS; AND OTHER MATTERS RELATING THERETO."

Any interested party may, within twenty days after today's date, challenge the validity of such adoption by action de novo in the court of common pleas in Beaufort County.

/s/ \_\_\_\_\_  
Chairman, Beaufort County Council

**B2**

**INTERGOVERNMENTAL AGREEMENT  
WITH TOWN OF BLUFFTON**

Adopted May 22, 2000

STATE OF SOUTH CAROLINA    )  
                                           )  
 COUNTY OF BEAUFORT         )     INTERGOVERNMENTAL AGREEMENT

THIS AGREEMENT BY AND BETWEEN the County of Beaufort, South Carolina, hereinafter "County" and the Town of Bluffton, South Carolina, hereinafter "Town", is entered into this 22<sup>nd</sup> day of May, 2000.

WHEREAS, pursuant to Section 31-7-10 et seq. of the *South Carolina Code of Laws*, as amended, the County, on December 9, 1999, adopted an Ordinance for the purpose of establishing and approving a redevelopment plan which created a redevelopment project area near the Town which area has been designated as the "Oaks TIF District"; and,

WHEREAS, on April 24, 2000, the County adopted an Ordinance amending the Oaks TIF District Ordinance to incorporate additional parcels of land in the Town and to address the needs of the County, and, ultimately, the needs of the Town by providing adequate library services, making improvements to the water and sewer service, making improvements to the highway system, and developing public parks within the Oaks TIF District; and,

WHEREAS, the County and Town have been negotiating the Town's specific involvement in the Amended Oaks TIF District; and,

WHEREAS, at a Town Council meeting held on April 24, 2000, the Town's originally opted not to participate in the Amended Oaks TIF District but reserved the right to continue to negotiate with the County and upon the Town and County reaching mutually favorable terms, the Town could opt to participate in the Amended Oaks TIF District; and,

WHEREAS, the County and the Town have now reached an agreement relative to the Town's involvement and participation in the Amended Oaks TIF District which the County and Town believe to be mutually beneficial; and,

WHEREAS, the Town believes that its involvement and participation in the Amended Oaks TIF District will be in the best financial interest of the Town and its citizens.

NOW, THEREFORE, for valuable consideration, the County and Town CONTRACT AND AGREE as follows, to wit:

1. The Whereas clauses set forth above are adopted herein as if the same were rewritten.
2. The Town shall participate in the Amended Oaks TIF District with the County and the County will use all reasonable efforts to ensure that the projects identified herein shall be constructed in accordance with the priorities established by the Town.

3. The projects within and near the Town to be constructed at least in part with monies ultimately generated from the Amended Oaks TIF District are hereby listed in order of priority (these projects being collectively referred to as the "Town TIF Projects"), with the first project being of highest priority:

- i) East-West Connector
- ii) Bluffton Village Library and Post Office Infrastructure
- iii) Shults Park Full Build Out
- iv) Drayson Circle Water/Sewer
- v) North-South Park Road
- vi) Shults Road Access to Park
- vii) Trails & Pathways
- viii) Town Hall Improvements
- ix) Other Roads
  - (1) Park-Library
  - (2) Other Shults Road Improvements
  - (3) Sheridan Park Connector

4. Subject to the availability of revenues generated by the Amended Oaks TIF District, the Town TIF Projects shall be funded as follows:

<u>PROJECTS</u>	<u>TIF MONEY USAGE</u>	<u>COMMENTS</u>
<b><u>Roadway Improvements</u></b>		
East-West Connector	Primary	Shortfall from Impact Fees, If Any
ROW (Right-of-Way)	Primary	
Rotary	Primary	50% TIF; 50% Private Funds
Landscaping	Tertiary	
N-S Connector	Primary	50% TIF; 50% Private Funds
Sheridan Park	Tertiary	
Park-Library	Secondary	
Shults-Park	Primary	
Shults Road Improvements	Tertiary	
Entrance Roads (Bluffton Village)	Primary	
Library Road/Parking Lots	Primary	Shortfall From Impact Fees
<b><u>Water/Sewer Improvements</u></b>		
Lift Station (Bluffton Village)	Primary	
Drainage (Bluffton Village)	Primary	
Sewer Improvements (Drayson)	Primary	
Water & Sewer Service (Bluffton Village)	Primary	

**Storm Water Treatment**

Storm Water (Bluffton Village) Re-engineer and Reconstruct	Primary
County Drainage Ditch (Bluffton Village)	Primary

**Public Facilities**

Library	Primary	Difference Between 18,000 and 25,000 Square Feet
Shults Park	Primary	Difference Between Full Build Out and Impact Fees
Bluffton Town Hall	Secondary	

**Trails & Pathways**

Library & Park	Secondary
----------------	-----------

<b><u>Professional Services</u></b>	Primary
-------------------------------------	---------

The parties understand that for the purposes of this agreement: Primary designates the first allocation of monies; secondary designates the second allocation of monies, if any; and, tertiary designates the third allocation of monies, if any.

5. If in any tax year the revenue generated by the Amended Oaks TIF District exceeds the amount of debt service in that year, the excess shall be used to pre-pay outstanding debt.

6. The County and Town shall form a committee, which shall oversee the implementation and timing of the redevelopment plan, as well as, the financing of projects contemplated in the Amended Oaks TIF District and as contemplated herein.

7. Attached hereto and incorporated herein as Exhibit A is a map, which delineates the areas included in the Amended Oaks TIF District, and which are identified as the "Proposed Amendments" areas.

8. This Agreement shall be amended or modified only by written instrument duly executed by the parties hereto.

IT IS SO AGREED:

WITNESSES:

Don Evans  
Alberttha B. Mitchell

TOWN OF BLUFFTON

BY: [Signature]  
H. Emmett McCracken, Jr.  
Mayor

ATTEST:

Sandra Linceford  
Town Clerk

WITNESSES:

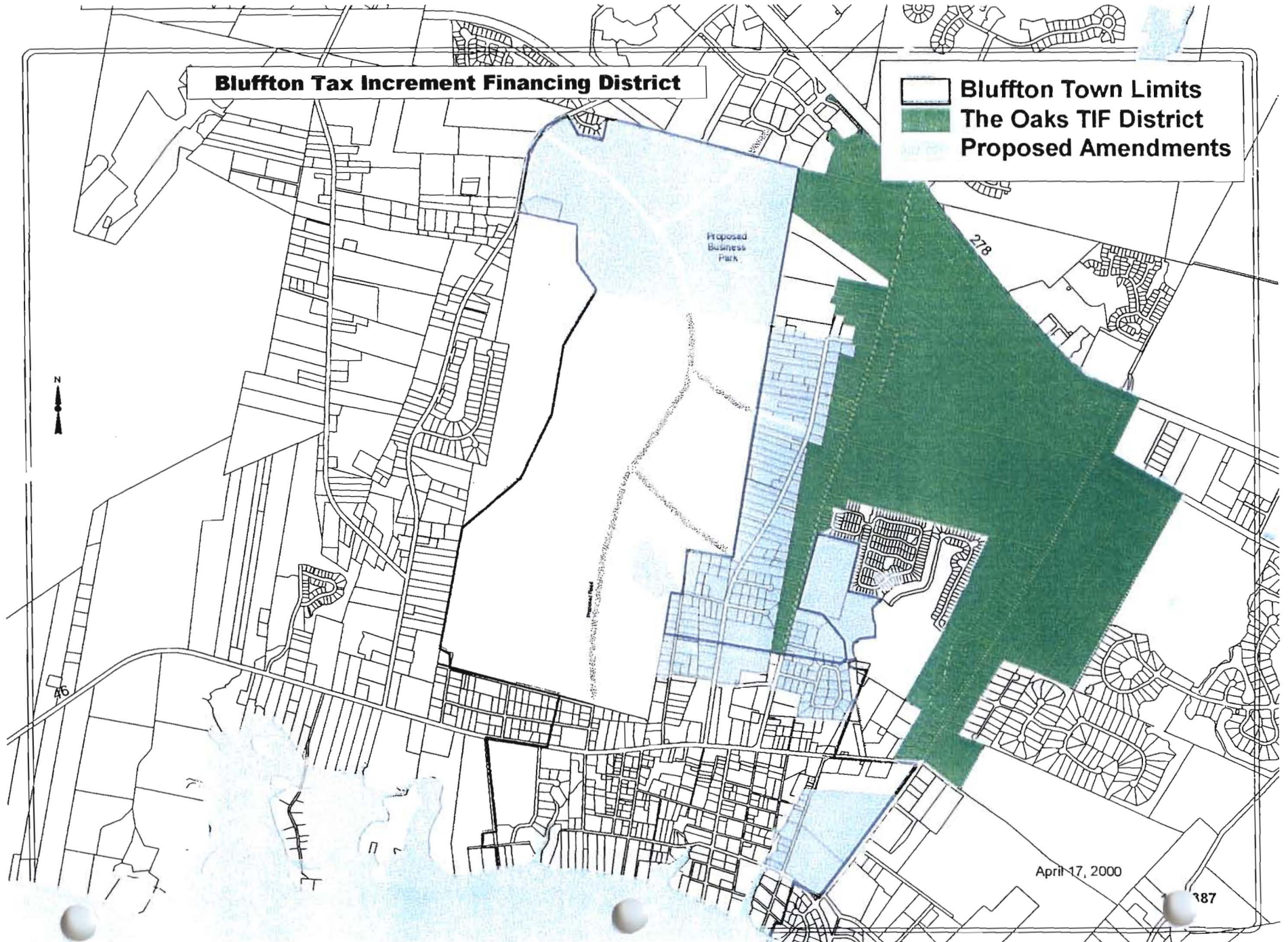
Clayton H. Harris  
Eileen Williams

BEAUFORT COUNTY COUNCIL

BY: [Signature]  
Frank Brafman  
Chairman

ATTEST:

Lizanne A. Rivers  
Clerk to Council





**B3**

**MEMORANDUM OF AGREEMENT WITH  
ROWKIS DEVELOPMENT FOR BLUFFTON  
VILLAGE**

Adopted June 12, 2000



the USPS free as an inducement to locate the USPOF at that location.

2. In consideration of the commitment of Rowkris set forth in Paragraph 1 above, the County and the Town hereby commit to support the Rowkris Development, known as Bluffton Village, with funds from the Oaks Amended Tax Increment Finance District, subject to these conditions from the Intergovernmental Agreement between the Town and Beaufort County dated 22 day of May 2000:
- That the TIF District produces revenue growth to provide ample financing to cover said projects.
  - That all final project funding and priority decisions will be based upon "all reasonable efforts" to fund and develop projects established jointly by the Town and County.
  - That projects funded will be subject to "availability of revenues."
  - Exhibits A and B are included as best estimates of location and costs for needed projects.

It is also agreed and understood by the parties that the costs for certain infrastructure improvements will be paid for by Rowkris and reimbursed by the TIF Program. These reimbursements will be specifically agreed to in writing by the County and Town Management Committee before incurring said costs-

3. This Memorandum of Agreement is not intended to obligate the Town or the County except as otherwise provided herein to any costs or improvements. All parties hereto recognize and agree that the understandings and agreements set forth herein are contingent upon the successful funding of the TIF, completing all necessary revenue distribution agreements with all affected taxing districts, and upon the Town and the County entering into an Intergovernmental Service Agreement regarding the Amended TIF that is satisfactory to both parties, or reaching a mutual agreement to proceed with the Amended TIF without an Intergovernmental Service Agreement in place. The purpose of this Agreement is to more full clarify the priority of the proposed infrastructure improvements, the Property to which certain infrastructure improvements pertain, and the estimated cost of said improvements.
4. This Memorandum of Agreement does not in any manner affect that certain Development Plan entitled "Amendment to the Tax Increment Financing Plan for the Redevelopment of the Bluffton Surface Transportation System for the East-West Highway Corridor District, dated the 24 day of April, 2000".

IN WITNESS WHEREOF, the parties have set their hands and seals the day and year first above written.

WITNESSES:

Cheryl H. Harris  
Eileen Williams

COUNTY COUNCIL OF BEAUFORT COUNTY

Frank Brafman  
Frank Brafman  
Chairman

ATTEST:

Ernest D. Brown  
Clerk to Council

WITNESSES:

Albert M. B. Mitchell

TOWN OF BLUFFTON

H. Emmett McCracken, Jr.  
H. Emmett McCracken, Jr.  
Mayor

ATTEST:

Savolka Luncford  
Town Clerk

WITNESSES:

Karen B. Murphy  
Kathy J. [Signature]

ROWKRIS DEVELOPMENT I, LLC.

BY: [Signature]  
ITS: Managing Partner

ATTEST:

Polly L. [Signature]

**EXHIBIT "A"**

**COUNTY IMPROVEMENTS**  
WITH SCHOOL BOARD  
PARTICIPATION

**BLUFFTON VILLAGE TIF**

AREA VII	\$ 78,750.00
AREA VIII	\$ 92,900.00
DRAINAGE	\$ 539,535.00
UTILITIES	\$ 430,215.00
	\$1,141,400.00

**OAKS TIF**

SC 46 IMPROVEMENTS-BV	\$ 231,500.00
SC 46 IMPROVEMENTS-SEVEN PINES	\$ 56,000.00
	\$ 287,500.00

**IMPACT FEES-LIBRARY**

AREA I-ROAD & PARKING	\$ 270,870.00
ENGINEERING	\$ 40,100.00
	\$ 310,970.00

**COUNTY-IMPACT/TIF**

STORM DRAINAGE-COVER DITCH	\$ 175,000.00
	\$ 175,000.00

EXHIBIT "B"COUNTY IMPROVEMENTS  
WITHOUT SCHOOL BOARD  
PARTICIPATIONBLUFFTON VILLAGE TIF

AREA VII	\$ 92,900.00
DRAINAGE	\$ 539,535.00
UTILITIES	\$ 430,215.00
	\$1,062,650.00

OAKS TIF

SC 46 IMPROVEMENTS-BV	\$ 231,500.00
SC 46 IMPROVEMENTS-SEVEN PINES	\$ 56,000.00
	\$ 287,500.00

IMPACT FEES-LIBRARY

AREA I-ROAD & PARKING	\$ 270,870.00
ENGINEERING	\$ 40,100.00
	\$ 310,970.00

HP Fax Series 900  
Plain Paper Fax/Copier

Fax History Report for  
Beaufort Co. TIF Dept.  
843-470-2833  
Jul 26 2000 7:54am

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Last Fax

<u>Date</u>	<u>Time</u>	<u>Type</u>	<u>Identification</u>	<u>Duration</u>	<u>Pages</u>	<u>Result</u>
Jul 26	7:50am	Received	843 363 6513	1:43	7	OK

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Result:

OK - black and white fax



**B4**

MEMORANDUM OF AGREEMENT WITH  
ROWKIS DEVELOPMENT FOR BLUFFTON  
VILLAGE

Adopted June 12, 2000

STATE OF SOUTH CAROLINA            )  
                                                           )  
 COUNTY OF BEAUFORT                    )           MEMORANDUM OF AGREEMENT

THIS MEMORANDUM OF AGREEMENT ("Agreement") made and entered into this 12th day of June, 2000 by and between Beaufort County, South Carolina (the "County"), the Town of Bluffton, South Carolina (the "Town") and Rowkris Development I, LLC. ("Developer").

WITNESSETH:

WHEREAS, the County of Beaufort with the cooperation of the Town of Bluffton, South Carolina did amend a previously enacted redevelopment district (Ordinance 99/38) to include properties within the municipal boundaries of the Town (hereinafter referred to as the "Amended TIF"); and

WHEREAS, a portion of the property within the Town that was included within the Amended TIF is to be the location of a new United States Post Office Facility ("USPOF"); and

WHEREAS, the USPOF is to be located on property ("Property") owned by Developer, and in reliance on the location of the USPOF on the Property, the Town did among other things re-zone the Property to PUD; and

WHEREAS, the US Postal Service ("USPS") has advised the Town that it is reconsidering locating the USPOF on the Property; and

WHEREAS, the Town and Beaufort County strongly supports locating the USPOF on the Property for the convenience, use and benefit to its citizens; and

WHEREAS, in order to induce the USPS to locate the USPOF on the Property, Rowkris has agreed to donate the Property to the USPS at no charge (if necessary), provided the Town and County commit to the funding and timing of certain infrastructure improvements currently included in the re-development plan entitled "Amendment to the Tax Increment Financing Plan for the Redevelopment of the Bluffton Surface Transportation System for the East-West Highway Corridor District, dated the 24 day of April 2000".

NOW, THEREFORE, FOR TEN AND NO/100 DOLLARS (\$10.00) it is agreed as follows:

1. Rowkris agrees that in the event the USPS maintains its position not to locate a full commercial, retail USPOF on the Property, it will (if necessary) offer the Property to

the USPS free as an inducement to locate the USPOF at that location.

2. In consideration of the commitment of Rowkris set forth in Paragraph 1 above, the County and the Town hereby commit to support the Rowkris Development, known as Bluffton Village, with funds from the Oaks Amended Tax Increment Finance District, subject to these conditions from the Intergovernmental Agreement between the Town and Beaufort County dated 22 day of May 2000:
- That the TIF District produces revenue growth to provide ample financing to cover said projects.
  - That all final project funding and priority decisions will be based upon "all reasonable efforts" to fund and develop projects established jointly by the Town and County.
  - That projects funded will be subject to "availability of revenues."
  - Exhibits A and B are included as best estimates of location and costs for needed projects.

It is also agreed and understood by the parties that the costs for certain infrastructure improvements will be paid for by Rowkris and reimbursed by the TIF Program. These reimbursements will be specifically agreed to in writing by the County and Town Management Committee before incurring said costs-

3. This Memorandum of Agreement is not intended to obligate the Town or the County except as otherwise provided herein to any costs or improvements. All parties hereto recognize and agree that the understandings and agreements set forth herein are contingent upon the successful funding of the TIF, completing all necessary revenue distribution agreements with all affected taxing districts, and upon the Town and the County entering into an Intergovernmental Service Agreement regarding the Amended TIF that is satisfactory to both parties, or reaching a mutual agreement to proceed with the Amended TIF without an Intergovernmental Service Agreement in place. The purpose of this Agreement is to more full clarify the priority of the proposed infrastructure improvements, the Property to which certain infrastructure improvements pertain, and the estimated cost of said improvements.
4. This Memorandum of Agreement does not in any manner affect that certain Development Plan entitled "Amendment to the Tax Increment Financing Plan for the Redevelopment of the Bluffton Surface Transportation System for the East-West Highway Corridor District, dated the 24 day of April, 2000".

IN WITNESS WHEREOF, the parties have set their hands and seals the day and year first above written.

WITNESSES:

Cheryl H. Harris  
Eileen Williams

COUNTY COUNCIL OF BEAUFORT COUNTY

Frank Brafman  
Frank Brafman  
Chairman

ATTEST:

Elizabeth DeRosa  
Clerk to Council

WITNESSES:

Alberta B. Mitchell

TOWN OF BLUFFTON

H. Emmett McCracken, Jr.  
H. Emmett McCracken, Jr.  
Mayor

ATTEST:

Savola Lunsford  
Town Clerk

WITNESSES:

Karen B. Murphy  
Kathy J. Pank

ROWKRIS DEVELOPMENT I, LLC.

BY: S. Sam R...  
ITS: Managing partner

ATTEST:

Patty C. Rankin

EXHIBIT "A"

COUNTY IMPROVEMENTS  
WITH SCHOOL BOARD  
PARTICIPATION

BLUFFTON VILLAGE TIF

AREA VII	\$ 78,750.00
AREA VIII	\$ 92,900.00
DRAINAGE	\$ 539,535.00
UTILITIES	<u>\$ 430,215.00</u>
	\$1,141,400.00

OAKS TIF

SC 46 IMPROVEMENTS-BV	\$ 231,500.00
SC 46 IMPROVEMENTS-SEVEN PINES	<u>\$ 56,000.00</u>
	\$ 287,500.00

IMPACT FEES-LIBRARY

AREA I-ROAD & PARKING	\$ 270,870.00
ENGINEERING	<u>\$ 40,100.00</u>
	\$ 310,970.00

COUNTY-IMPACT/TIF

STORM DRAINAGE-COVER DITCH	<u>\$ 175,000.00</u>
	\$ 175,000.00

**EXHIBIT "B"**

**COUNTY IMPROVEMENTS**  
**WITHOUT SCHOOL BOARD**  
**PARTICIPATION**

**BLUFFTON VILLAGE TIF**

AREA VII	\$ 92,900.00
DRAINAGE	\$ 539,535.00
UTILITIES	<u>\$ 430,215.00</u>
	\$1,062,650.00

**OAKS TIF**

SC 46 IMPROVEMENTS-BV	\$ 231,500.00
SC 46 IMPROVEMENTS-SEVEN PINES	<u>\$ 56,000.00</u>
	\$ 287,500.00

**IMPACT FEES-LIBRARY**

AREA I-ROAD & PARKING	\$ 270,870.00
ENGINEERING	<u>\$ 40,100.00</u>
	\$ 310,970.00

HP Fax Series 900  
Plain Paper Fax/Copier

Fax History Report for  
Beaufort Co. TIF Dept.  
843-470-2833  
Jul 26 2000 7:54am

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Last Fax

<u>Date</u>	<u>Time</u>	<u>Type</u>	<u>Identification</u>	<u>Duration</u>	<u>Pages</u>	<u>Result</u>
Jul 26	7:50am	Received	843 363 6513	1:43	7	OK

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Result:

OK - black and white fax



**B5**

ADDENDUM TO INTERGOVERNMENTAL  
AGREEMENT BEAUFORT COUNTY AND  
TOWN OF BLUFFTON

Adopted October 24, 2000



IT IS SO AGREED:

WITNESSES:

[Signature]  
[Signature]

ATTEST:

[Signature]  
Town Clerk

TOWN OF BLUFFTON

BY: [Signature]  
H. Emmett McCracken, Jr., Mayor

WITNESSES:

[Signature]  
[Signature]

ATTEST:

[Signature]  
Clerk to Council

BEAUFORT COUNTY COUNCIL

BY: [Signature]  
Frank Brafman, Chairman

**B6**

STRECKANSKY AND COMPANY, INC. FOR  
CONSTRUCTION MANAGEMENT  
SERVICES

Adopted December 11, 2000



AGREEMENT

BETWEEN

BEAUFORT COUNTY, SOUTH CAROLINA

AND

STRECKANSKY AND CO., INC.

FOR

PROFESSIONAL CONSTRUCTION MANAGEMENT  
SERVICES

DECEMBER 11, 2000

TABLE OF CONTENTS

Professional Services Contract Documents .....Pages 1-6

Fees and Reimbursables.....Exhibit I

Scope of Work.....Exhibit II



**STATE OF SOUTH CAROLINA PROFESSIONAL SERVICES CONTRACT  
FOR CONSTRUCTION MANAGEMENT SERVICES  
COUNTY OF BEAUFORT**

**This Agreement** made this day of December 11, 2000, between Beaufort County Government, hereinafter referred to as "County" and Strecansky & Co., Inc., hereinafter referred to as "Construction Manager". This agreement shall consist of all the terms, conditions, specifications, and provisions contained herein and all the terms, conditions, specifications, and provisions contained in Exhibit I and Exhibit II.

Witnesseth: *John J. Petrucci*

**Whereas**, the Construction Manager and the County desire to enter into an agreement relating to the management and oversight of projects and the certification of payments for projects that are funded by Tax Increment Financing District dollars subject to the terms, specifications, conditions, and provisions set forth herein;

**Now Therefore**, the Construction Manager and the County agree to all of these terms, conditions, specifications, provisions, and the special provisions as listed below:

- A. This Agreement is deemed to be under and shall be governed by and construed according to the Laws of the State of South Carolina.
- B. Any litigation arising out of this Agreement shall be held only in a circuit court of Beaufort County, Beaufort, South Carolina, and the Fourteenth Judicial Circuit.
- C. The Construction Manager shall not sublet, assign, nor by means of a stock transfer sale of its business assign or transfer this contract without the written consent of the County.
- D. This Agreement, including the terms, conditions, specifications, and provisions listed herein, makes up the entire agreement between the Construction Manager and County. No other agreement, oral or otherwise, regarding the subject matter of this Agreement shall be deemed to exist or bind either party hereto.
- E. It is understood that this Agreement shall be considered exclusive between the parties.
- F. Any provisions of this Agreement found to be prohibited by law shall be ineffective, to the extent of such prohibition, without invalidating the remainder of this Agreement.
- G. The Parties may not supplement, delete, change or otherwise modify any of the terms or conditions contained herein unless such supplement, deletion, change or modification is in writing signed by both parties hereto.

**Now, Therefore**, in consideration of the mutual covenants contained herein, the parties agree as follows:

**Article 1**  
*Description*

The Construction Manager does hereby offer to the County services for the purpose managing and overseeing of projects and the certification of payments for projects that are funded by Tax Increment Financing District dollars subject to the terms, specifications, conditions, and provisions. Upon execution of this Agreement by both parties, the Construction Manager shall provide Construction Management services.

**Article 2**  
*Liability*

The County and the Construction Manager shall not be responsible to each other for any incidental, indirect, or consequential damages incurred by either Construction Manager or County or for which either party may be liable to any third party which damages have been or are occasioned by services performed or reports prepared or other work performed hereunder.

**Article 3**  
*Indemnification and Hold Harmless*

The Construction Manager agrees to indemnify and hold harmless the County, its officers, agents, and employees from and against any and all liability, claims, demands, damages, fines, fees, expenses, penalties, suits, proceedings, actions and cost of actions, including payment of a reasonable attorney's fee, incurred in the defense of any and all claims, without regard to whether or not such claims result in litigation, trial, arbitration, mediation, and/or appeal, and where such claims, demands, damages, fines, fees, expenses, penalties, suits, proceedings, and actions which arise from or are causally related to the breach and/or negligent performance of this Agreement by the Construction Manager, its agents, servants, or employees. The County specifically reserves the right to resolve any such claims, demands, fines, fees, expenses, penalties, suits, proceedings, and actions for damages without consulting Construction Manager where County determines that a resolution is in the County's best interests, and such resolution shall not constitute a waiver of any claim for indemnification hereunder, including attorney's fees associated with such resolution.

**Article 4**  
*Assignment*

Construction Manager shall not assign any rights or duties of the professional services agreement without the expressed consent of the County. Any assignment or subletting without the consent of Beaufort County shall be void and this agreement shall terminate at the option of the County.

**Article 5**  
*Term*

The term of this contract shall be for a period of twelve (12) months, such term commencing on December 11, 2000, and terminating on December 11, 2001, provided however, that all the terms of the Agreement have been fully met by the Construction Manager.

**Article 6**  
*Compensation*

The Construction Manager will be compensated for its services on a \$209,100 fixed price basis. The fixed price is set forth in Exhibit I: Fees and Reimbursables. Invoices will be submitted on the 25<sup>th</sup> of each month and are to be paid by the County within thirty (30) days of receipt of invoice by County.

**Article 7**  
*Insurance*

The Construction Manager does hereby covenant, agree, and hereby represent to the County that it has obtained workmen's compensation insurance, general liability, and automobile liability insurance with policy limits of or exceeding five hundred thousand dollars (\$500,000), providing coverage against potential liability arising from and in any manner relating to the Construction Manager's use or occupation of the premises during the course of work.

Except for professional liability insurance, all insurance above is to be issued by a firm licensed to do business in the State of South Carolina, will be obtained and maintained throughout the duration of the contract, and for a period of one year after the completion of the contract. County will be listed as additional insured on Construction Manager's certificate of insurance for general liability and automobile liability insurance.

**Article 8**  
*Default*

In case of default or breach of any condition of this contract, the prevailing party would be entitled to reasonable attorneys' fees incurred in the enforcement of this agreement, and/or the collection of damages as a result thereof.

The remedies herein given to the County shall be cumulative, and the exercise of any one remedy by the County shall not be to the exclusion of any other remedy.

**Article 9**  
*Termination*

Either party may terminate this Agreement upon thirty (30) days written notice to the other party. Upon such termination, the County shall pay the Construction Manager for all services performed hereunder up through the date of such termination.

**Article 10**  
*Non-Appropriation Clause*

Contract duration is governed by the annual appropriation of funds issued by Beaufort County Council for contracted services. This contract may be terminated for lack of budget funding in any phase.

**Article 11**  
*Responsibility*

The County will be responsible to provide the Construction Manager all available material, data and information in its possession pertaining to the specific project, consult with the Construction Manager, upon request, to convey and discuss materials, data, and information, permit Construction Manager reasonable access to County locations when necessary, ensure cooperation of County employees in activities reasonable and appropriate under the project, and obtain authorization for access to third party sites, if required.

**Article 12**  
*Force Majeure*

Should performance of the Construction Manager's services be materially affected by causes beyond its reasonable control, a Force Majeure results. Force Majeure includes, but is not restricted to, acts of God, acts of a legislative, administrative or judicial entity, acts of contractors other than subcontractors of Construction Manager, fires, floods, labor disturbances, and unusually severe weather. Construction Manager will be granted a time extension and the parties will negotiate an adjustment to the fee, where appropriate, based upon the effect of the Force Majeure upon Construction Manager performance.

**Article 13**  
*Documents*

All reports, drawings, plans, or other documents furnished to the Construction Manager by the County shall be returned upon completion of the services hereunder. All reports, drawings, plans, or documents in any form prepared by the Construction Manager under this Agreement are professional service instruments and are prepared for the sole and exclusive benefit of the County. All documents, including drawings and specifications prepared or furnished by Construction Manager pursuant to this Agreement, are instruments of the service and County shall retain an ownership and property interest. County may provide copies to the public, however, such documents are not intended or represented to be suitable for reuse by County beyond the scope of this Contract. Any reuse without written verification or adaptation by Construction Manager for the specific purpose intended will be at County's sole risk and without liability or legal exposure to Construction Manager, and County shall defend, indemnify and hold harmless Construction Manager from all claims, damages, losses and expenses including attorneys' fees arising out of or resulting therefrom. Nothing contained in this Agreement shall be construed to give any rights or benefits under this Agreement to any third parties.

The Construction Manager shall be responsible for professional quality, technical accuracy, and coordination of all documents with County and County partners when deemed appropriate.

Construction Manager agrees to provide progress reports at intervals established by County and maintain data at Construction Manager's office. All plans, documents, reports, or data prepared for the County by the Construction Manager or by a subconsultant to the Construction Manager shall be endorsed by the Construction Manager prior to submission to County as a final document.

**Article 14**  
*Severability*

Every term or provision of this Agreement is severable from others. Notwithstanding any possible future finding by a duly constituted authority that a particular term or provision is invalid, void, or unenforceable, this Agreement has been made with the clear intention that the validity and enforceability of the remaining parts, terms, and provisions shall not be affected thereby.

**Article 15**  
*Independent Contractor*

The Construction Manager shall be fully independent in performing the services and shall not act as an agent or employee of the County. As such, the Construction Manager shall be solely responsible for its employees, subcontractors, and agents and for their compensation, benefits, contributions, and taxes, if any.

**Article 16**  
*Notice*

The Construction Manager and the County shall notify each other of service of any notice of violation of any law, regulation, permits, or license relating to the services; initiation of any proceedings to revoke any permits or licenses which relate to such services; revocation of any permits, licenses, or other governmental authorizations relating to such services; or commencement of any litigation that could affect such services.

**Article 17**  
*Total Agreement*

This Agreement constitutes the entire agreement between the parties. No representations, warranties, or promises pertaining to this Agreement have been made or shall be binding upon any of the parties except as expressly stated herein.

This Agreement shall be construed in accordance and governed by the laws of the State of South Carolina.

**Article 18**  
*Order of Precedence*

In the event of any inconsistency or conflict between or among the provisions of this Agreement and

Exhibit I, Fees and Reimbursables, and Exhibit II, Scope of Work, the inconsistency or conflict shall be resolved by a determination by the County Engineer.

**Article 19**  
*Notices*

Any notice required under this agreement shall be directed to the parties as follows:

As to Beaufort County:

John J. Kachmar, Jr.  
Beaufort County Administrator  
Post Office Box 1228  
Beaufort, South Carolina 29901-1228

As to Strecansky and Co., Inc.:

James P. Strecansky  
President, Strecansky and Co., Inc.

In Witness Whereof, the parties undersigned have caused these presents to be issued the day and date first written above.

Strecansky and Co., Inc.

BY: James P. Strecansky  
James P. Strecansky  
President

[Signature]  
Witness

[Signature]  
Witness

BY: [Signature]  
John J. Kachmar, Jr.  
County Administrator

Charles H. Harris  
Witness

Alice Blocker  
Witness

**EXHIBIT I:  
FEES AND REIMBURSABLES**



**Fees and Reimbursables for TIF District Project Construction**  
**Management**

**(Totals and Broken Down Per Month)**

Professional Fees\*: \$192,900 (for 12 months of service)

52 hours: Project Management, Mr. Strecansky:	\$5,200
12 hours: Scheduling Coordination, Mr. Strecansky @ \$100.00 per hour:	<u>\$1,200</u>
	\$6,400 subtotal
129 hours: Construction Mgt/Project Mgt, Mr. Dixon, Mr. Jacob Smith @\$75.00 per hour:	<u>\$9,675</u>
	\$16,075 subtotal
\$16,075 per months for 12 months:	\$192,900
\$192,900	

**Reimbursable: \$1,350 per month @ 12 months	\$16,200
	<u>\$16,200</u>

**Total Fees and Reimbursables:** **\$209,100**

Billing Procedures: County will be billed **\$17,425 per month** for 12 months due on the 25<sup>th</sup> of each month.

\*Fees are based on the Construction Manager providing services to Beaufort County on a project basis, not an hourly basis. The above illustration is a work schedule for this contract based on the Scope of Work provided in Exhibit II.

\*\*Reimbursable Broken Down per Month:

Apartment Rental:	\$800	
Utilities:	\$150	
Furnishings:	\$150	
Two Plane Tickets:	\$900	
Rental Car:	\$350	
Parking:	\$100	
Meals/Gas/Misc:	<u>\$250</u>	
<b><u>Total:</u></b>	<b><u>\$2,700</u></b>	<b>(\$2,700 / 2 = \$1,350)</b>

**EXHIBIT II:  
SCOPE OF WORK**

## Scope of Work

- I. Overall (TIF/Non-TIF) Coordination, Scheduling, and Forecasting Model
  - A. Completed by January 31, 2001
    - 1. Develop a schedule that integrates all construction activity (TIF and Non-TIF) within the Bluffton TIF District Boundary
    - 2. Catalog public utility improvements (water, sewer, electric, telephone, cable, etc.)
    - 3. Develop verified developers' project lists for each development within the TIF Districts
    - 4. Evaluate in integrate all transportation projects in the TIF Districts, and also those transportation projects that will have impact upon the TIF Districts
    - 5. Evaluate and integrate all other TIF projects (bikeways and other public projects)
  - B. On-going refinement
  
- II. Myrtle Park
  - A. Cost verification and project schedule completed by January 31, 2001
  - B. On-going construction management
  - C. Assist county engineer, review/verify application for payment
  
- III. Shults Tract
  - A. Cost verification and project schedule completed by January 31, 2001
  - B. On-going construction management
  - C. Assist county engineer, review/verify application for payment
  - D. Participate in Memorandum of Agreement evaluation
  - E. Shults Park cost analysis and construction management
  
- IV. East/West Connector
  - A. Bid verification process (bids will be handed in on or before January 31, 2001)
  - B. Value engineering
  
- V. Bluffton Village Construction Management
  - A. Begin December 11, 2001
  - B. Review construction, assist county engineer, review/verify application for payment
  
- VI. 170 TIF District Evaluations
  - A. Preliminary cost estimates 30 days from the receipt of preliminary development schedules provided by developers
  - B. Cost refinement
  - C. On-going construction planning and management
  
- VII. TIF District Program Support

- A. Assist TIF District Staff and County Controller in developing TIF District project budgets
- B. Participation in overall TIF District planning to facilitate cost cutting and more effective utilization of limited Impact Fee Funds
- C. On an as needed basis

VIII. Bluffton Library

- A. Oversee Bluffton Library architectural and engineering design (Fees for services will be determined at a later date based upon architectural and engineering design.)
- B. Provide construction management services for the construction of the Bluffton Library. (Fees and reimbursables for construction services will be determined at a later date based upon construction costs.)

Note: Project completion dates for stated items within the Scope of Work will be completed at the agreed upon dates, provided the Construction Manager is given the appropriate information with sufficient time to assemble the necessary documentation.

**B7**

Rec'd 5/17/01  
0319

LAW OFFICES  
JONES, SCHEIDER & PATTERSON

PROFESSIONAL ASSOCIATION

HILTON HEAD OFFICES

18 POPE AVE.

P.O. DRAWER 7049

HILTON HEAD ISLAND, SOUTH CAROLINA 29938

TELEPHONE (843) 842-6111

FAX # 843-686-1219

E-MAIL jsplaw@jsplaw.net

BLUFFTON OFFICES

P.O. BOX 1938

11 ARLEY WAY

WESTBURY COMMERCIAL CENTER

BLUFFTON, SC 29910

TELEPHONE (843) 706-6111

FAX (843) 706-2030

E-MAIL jsplaw@jsplaw.net

WILLIAM W. JONES, JR.  
JAMES P. SCHEIDER, JR.  
RUSSELL P. PATTERSON  
MARK S. SIMPSON  
JAMES M. HERRING  
WM. WESTON JONES NEWTON  
C. CLAY OLSON

May 16, 2001

John J. Kachmar, Jr., Administrator  
County of Beaufort  
Post Office Drawer 1228  
Beaufort, South Carolina 29901

IN RE: Memorandum of Agreement between Beaufort County, South Carolina,  
the Town of Bluffton, South Carolina and Quinnco-D'Amico Shults LLC

Dear John:

Enclosed for your records please find a fully executed original of the above-captioned document.

Your cooperation in this matter is greatly appreciated.

With best wishes and kindest regards, I am

Sincerely,

JONES, SCHEIDER & PATTERSON, P.A.



William W. Jones, Jr.

WWJjr/klp

Enclosure

cc: Michael F. P. Maloney

g:\quinnco\letters\kachmar.j5



1. In consideration of the commitment of Quinnco-D'Amico Shults LLC set forth above, the County and the Town hereby commit to support the Quinnco-D'Amico Shults LLC development, known as Bluffton Park, with funds from the Oaks Amended Tax Increment Finance District, in accordance with Exhibits "A" and "A-1" attached hereto, subject to these conditions from the Intergovernmental Agreement between the Town and Beaufort County dated 22<sup>nd</sup> day of May, 2000:
  - That the TIF District produces or projects to produce revenue growth to provide ample financing to cover said projects.
  - That all final project funding and priority decisions will be based upon "all reasonable efforts" to fund and develop projects established jointly by the Town and County.
  - That projects funded will be subject to "future availability of revenues."

It is also agreed and understood by the parties that the costs for certain infrastructure improvements will be paid for by Quinnco-D'Amico Shults LLC and reimbursed by the TIF District Program. These reimbursements will be specifically agreed to in writing by the County and Town Management Committee before incurring said costs.

It is also understood that additional TIF funds may be available if investment revenues warrant additional funds.

This *Memorandum of Agreement* is not intended to obligate the Town or the County to any costs or improvements, except as otherwise provided herein. All parties hereto recognize and agree that the understandings and agreements set forth herein are contingent upon the successful funding of the TIF, and the completion of all necessary revenue distribution agreements with all affected taxing districts. The purpose of this Agreement is to more fully clarify the priority of the proposed infrastructure improvements, the Property to which certain infrastructure improvements pertain, and the estimated cost of said improvements.

2. This Memorandum of Agreement does not in any manner effect that certain Development Plan entitled "Amendment to the Tax Increment Financing Plan for the Redevelopment of the Bluffton Surface Transportation System for the East-West Highway Corridor District," dated the 24<sup>th</sup> day of April, 2000.



IN WITNESS WHEREOF, the parties have set their hands and seals the date and year first above written.

WITNESSES:

Cheryl H. Harris  
Jessica R. Post

DATED: 4/19/01

WITNESSES:

Sandra L. Crawford  
Jane Swann

DATED: 5/15/01

WITNESSES:

Julie S. Suter  
Kathy J. Powell

DATED: May 16, 2001

BEAUFORT COUNTY, SOUTH CAROLINA

[Signature]

TOWN OF BLUFFTON, SOUTH CAROLINA

[Signature]

QUINNCO-D'AMICO SHULTS LLC

BY: [Signature]

ITS: Managing Member

ATTEST: \_\_\_\_\_

ITS: \_\_\_\_\_

St.2-g:\shultsmoa.2

EXHIBIT A

EXHIBIT A TO THE MEMORANDUM OF AGREEMENT WITH COUNTY AND TOWN

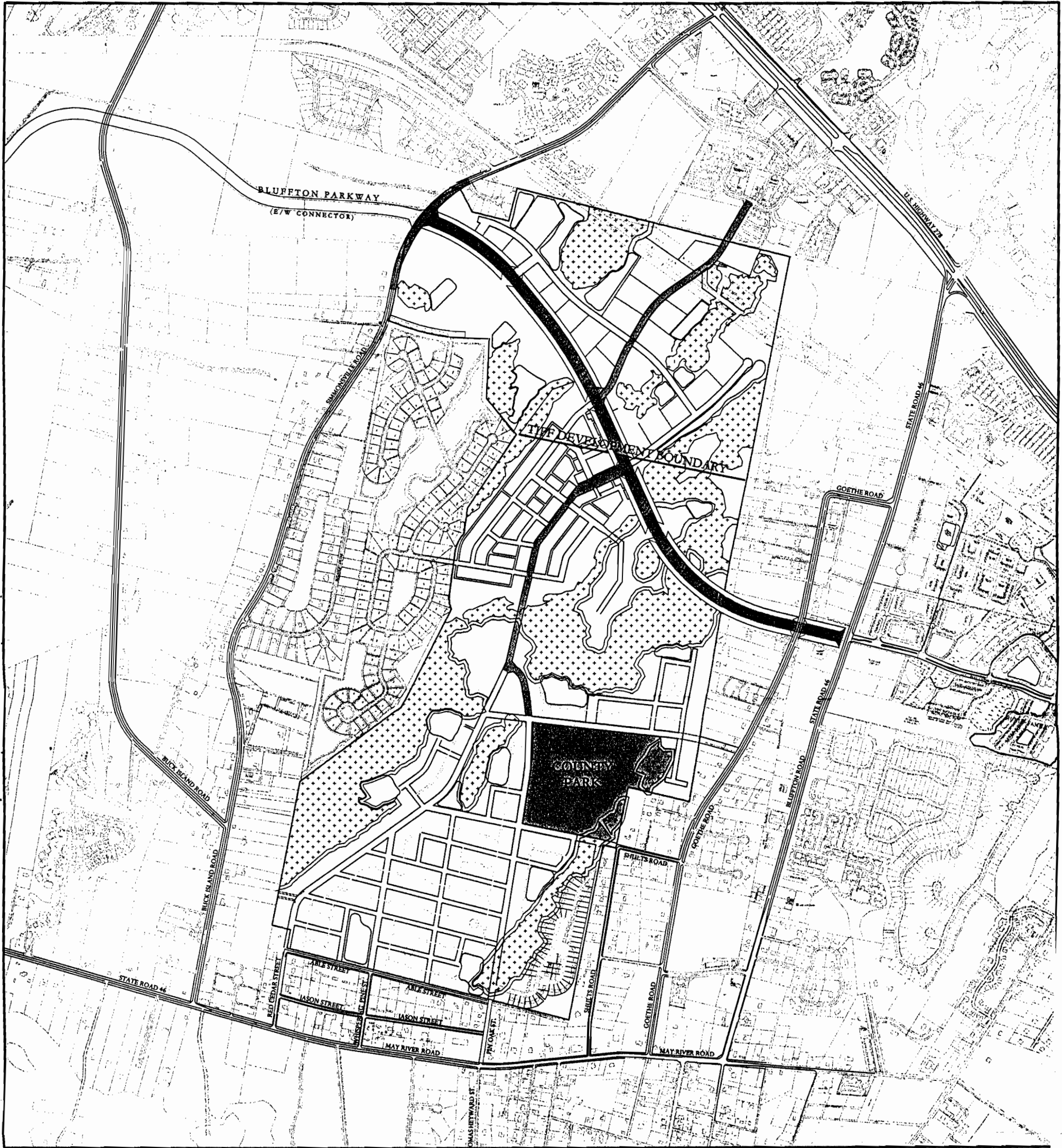
APRIL 17, 2001

COLOR KEY RELATES TO EXHIBIT A-1

KEY	EST. CONST. (A) COST	TIF FUNDED (B)	IMPACT FEE FUNDED	DEVELOPER FUNDED
	TO BE DETERMINED	.	TO BE DETERMINED	.
	TO BE DETERMINED	TO BE DETERMINED	.	.
	TO BE DETERMINED	TO BE DETERMINED	.	.
	1,377,370	.	.	1,377,370
	470,000 (A)	470,000	.	.
	270,000 (A)	270,000	.	.
	1,234,100	.	1,234,100 (C)	.
	1,100,930	1,100,930	.	.
	400,000	.	.	400,000
	915,240	314,093	423,410	177,737
	915,240	314,093	423,410	177,737

NOTES:

- (A) All Estimated Construction Costs based on preliminary information; to be fine tuned upon receipt of civil engineering plans from T&H
- (B) Based on \$75MM capital improvements by Developer with 0% school participation, generates \$4.4MM borrowing capacity (20 yrs)
- (C) Southern Beaufort County Park Impact Fees



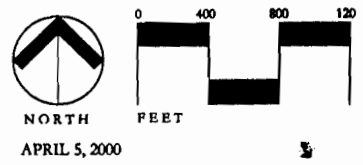
TIF FUNDED

IMPACT FEE FUNDED

DEVELOPER FUNDED

COUNTY PARK PHASES I & II  
TIF AND SOUTHERN BEAUFORT COUNTY PARK  
IMPACT FEE FUNDED

EXHIBIT A-1



**B8**

Senator. In doing so, he has made many poor decisions on behalf of the taxpayers. One such decision was to bring Sun City into Beaufort County and the taxpayers had to pay to bring water, sewer and electricity to Sun City. Usually the State finances colleges and universities, not counties. The State is cutting back because they do not have the money and neither does the County for this kind of situation.

Mr. Leroy Gilliard, representing the Burton-Beaufort-Dale NAACP Branch, stated the support of education has been and will continue to be a large part of the efforts from the Burton-Dale-Beaufort NAACP branch. However, the proposed New River Tax Increment Financing (TIF) area is not blighted nor will it become blighted. While we do not support the funding of the TIF method, we do believe the project is worthy of consideration and that it should primarily be funded by the State. On a personal note, Mr. Gilliard addressed the matter of the \$40.03 stormwater utility fee. The County has used the term “fee”. The definition of “fee” is a charge for a service. Since he is not receiving a service from the County, he will probably join the other folks and not pay this “fee”.

Mr. Vernon Pottenger, a St. Helena Island resident, stated his family has enjoyed using the Waterfront Park as long as he can remember. They attend most of the activities held in the Park. The County has never, in its 23 to 24 year history, supported any funding for the Waterfront Park.

Ms. Mary Dawson, representing the Gullah Festival, encouraged Council to give financial support for the needed renovations for the Waterfront Park.

Mr. Chris Hutton, Chairman of the Daufuskie Island Community Improvement Club, faxed a written statement detailing four points regarding the establishment of a Countywide ferry system. The December 10, 2001 Request for Proposals and Request for Qualifications do not seem appropriate for Council to take any action beyond note of receipt of those documents. Without very specific performance and capacity objectives required by the County, no vendor should be awarded any contract including an exclusivity clause for franchises on County facilities. Daufuskie Island is the area most in need of a ferry service and must be included in any system to assure continued vitality of the island. The present operators of systems should be consulted as a sounding board prior to contract creation. This would lend some expertise to the County’s negotiating position.

### CONSIDERATION OF CONTRACT AWARDS

#### → **Bluffton Tax Increment Financing District**

##### **Proposed Amendment to the Memorandum of Agreement with Rowkris Development for Bluffton Village**

Mr. Newton left the room prior to Council discussing this issue.

The County Administrator explained that Rowkris Development (hereinafter “Rowkris”) has asked the County to review growth projections for the Bluffton Tax Increment Financing District

because they changed the type development they were engaging in. County staff reviewed the figures and then provided the figures to consultant Mr. Harry Miley, Miley & Associates, for his review. There is a projected increase in revenues in the amount of \$275,000. Rowkris has requested additional funds from the County to cover the cost of the infrastructure they built to accommodate the Bluffton Village. The recommendation for Council's consideration is to amend the Memorandum of Agreement (hereinafter "MOA") with Rowkris, subject to the Town of Bluffton's modification, and amend the MOA to read, "not to exceed \$250,000 in infrastructure improvement costs."

It was moved by Mr. Generales, seconded by Mr. Dukes, that Council amend the Memorandum of Agreement dated June 12, 2000, between Beaufort County, Rowkris Development I, L.L.C. and the Town of Bluffton (subject to the latter's approval) for the purpose of paying Rowkris not to exceed \$250,000 for incurred additional infrastructure costs. The vote was: FOR – Mr. Brafman, Mr. Covington, Mr. Cuttino, Mr. Dukes, Mr. Generales, Mr. Glaze, Mr. Ladson, Mr. McBride and Mr. Taylor. ABSTAINED – Mr. Newton (an attorney in his law firm previously worked with the landowner over the Bluffton Village project and currently is working with the owners of the Shults tract both of which are in the Town of Bluffton and Bluffton TIF District). ABSENT – Mr. Lamb. The motion passed.

#### **Beaufort County Detention Center – Phase 2A and 2B Architectural and Engineering Services**

It was moved by Mr. Glaze, as Vice Chairman of the Public Works Committee (no second required), that Council award the Detention Center Phase 2A and 2B architectural and engineering services, including design phase construction management, to Carter Gobel & Associates in the amount of \$691,553. The funding source is capital improvement program funds and general funds. The vote was: FOR – Mr. Brafman, Mr. Covington, Mr. Cuttino, Mr. Dukes, Mr. Generales, Mr. Glaze, Mr. Ladson, Mr. McBride, Mr. Newton and Mr. Taylor. ABSENT – Mr. Lamb. The motion passed.

#### **Facilities Maintenance Services Contract**

The County Administrator explained that the solicitation originally opened November 2, 2001. The intent of the solicitation is to obtain the services of qualified contractors to be readily available to provide facility services at miscellaneous Beaufort County facilities over a one-year period. The contracts shall cover small jobs usually not expected to exceed \$25,000 per job. Five companies responded by the deadline. The services offered on an hourly basis will be for electrical, plumbing, HVAC, painting and general carpentry. Patterson Construction Company offered the lowest hourly rate and total cost. Joco Construction offered the second lowest bid. Both companies are local and have performed well in the past.

It was moved by Mr. Glaze, as Vice Chairman of the Public Works Committee (no second required), that Council award a one-year contract with four annual renewals to Patterson Construction Company, as primary contractor, in the amount of \$127,028.30 and Joco Construction Co., as secondary, in the amount of \$116,650.42 for indefinite delivery labor and

**C1**

**ORDINANCE NO. 2000/22**

**AN ORDINANCE ESTABLISHING AND APPROVING A PLAN FOR THE REDEVELOPMENT OF A PORTION OF BEAUFORT COUNTY PURSUANT TO THE TAX INCREMENT FINANCING PLAN FOR THE REDEVELOPMENT OF THE LADY'S ISLAND VILLAGE CENTER DISTRICT; DESIGNATING SUCH AREA AS A REDEVELOPMENT PROJECT AREA; MAKING FINDINGS OF THE REDEVELOPMENT PROJECT AREA AS A BLIGHTED AREA OR A SPRAWL AREA; DESIGNATING REDEVELOPMENT PROJECTS; AUTHORIZING A TAX INCREMENT FINANCING PLAN FOR SUCH REDEVELOPMENT PROJECTS; AND OTHER MATTERS RELATING THERETO.**

BE IT ORDAINED BY THE COUNTY COUNCIL OF BEAUFORT COUNTY, SOUTH CAROLINA, AS FOLLOWS:

Section 1.     Findings and Determinations. The County Council (the "Council") of Beaufort County, South Carolina (the "County"), hereby finds and determines:

(a)     The County is a body politic and corporate and a political subdivision of the State of South Carolina (the "State"), and as such, possesses certain powers granted by the Constitution and general laws of the State.

(b)     Pursuant to Section 31-7-10, et seq., Code of Laws of South Carolina, 1976, as amended (the "Act"), counties are vested with all powers consistent with the Constitution necessary, useful, and desirable to enable them to accomplish redevelopment in areas which are or threaten to become blighted.

(c)     Based on investigations by the staff of the County, the Council determined that a certain area located within the County met the criteria for being determined a "blighted area" under the Act, and may alternatively qualify as a "sprawl area" under the Act, and the County has caused to be prepared a redevelopment plan in accordance with the requirements of the Act, entitled: "Tax Increment Financing Plan for the Redevelopment of the Lady's Island Village Center District" (the "Redevelopment Plan"), which contains a statement of objectives of the County with regard to such plan. A copy of the Redevelopment Plan is attached hereto and incorporated herein as Exhibit A to this Ordinance.

(d)     The Redevelopment Plan provides a comprehensive program of the County for the redevelopment of the area described therein, which area includes 393 parcels of land along and adjacent to Highways #21 and #802 on Lady's Island in Beaufort, South Carolina (such area being hereinafter referred to as the "Redevelopment Project Area"). The Redevelopment Project Area is not less in the aggregate than one and one-half acres and the total area of the Redevelopment Project Area, when aggregated with other redevelopment project areas within the County, does not exceed five percent of the total acreage of the County. A listing of all real property included in the Redevelopment Project Area is attached hereto and incorporated herein as Exhibit B (and is set forth in the Redevelopment Plan).

(e)     Upon review and consideration of the Redevelopment Plan, and upon the recommendation of staff, the Council believes that, without substantial public assistance, it is unlikely that private initiatives will alleviate the conditions currently existing in the Redevelopment Project Area



and that the Redevelopment Plan will afford maximum opportunity for the redevelopment of the Redevelopment Project Area by private enterprise in a manner consistent with the needs of the County.

(f) The Council has been advised by staff of the opportunity to induce private development of a number of parcels within the Redevelopment Project Area by its undertaking those certain public improvements more fully described in the Redevelopment Plan, consisting of: (i) Streetscape improvements, traffic lighting and signage and decorative crosswalks at strategic locations on Highway 21 to allow pedestrians to cross; (ii) Extension of Water and Sewer Service; (iii) Construction of new Public Park Facilities (iv) Landscaping Improvements; and (v) Redevelopment Planning and Design Activities (collectively, the "Redevelopment Projects").

(g) The Council has been advised that the cost of such Redevelopment Projects (collectively, the "Redevelopment Project Costs") will total approximately \$2,000,000.

(h) In accordance with the Act, the Council has determined that it will finance all or a portion of the Redevelopment Project Costs through the issuance of tax increment financing obligations of the County in an amount not exceeding \$2,000,000, and to be issued from time to time, and in one or more series, as permitted by the Act (the "TIF Bonds"). The term of any series of TIF Bonds issued to finance such improvements will not exceed fifteen years from the date of issuance of a series of such Bonds. The Council intends to fund the debt service of the TIF Bonds from the added increment of tax revenues expected to result from the Redevelopment Projects, as authorized in Article X, Section 14 (10) of the South Carolina Constitution and the Act.

(i) The Council has determined that the implementation of the Redevelopment Plan will have no effect on the current revenues of the affected "taxing districts" (as defined in the Act), being the Lady's Island/St. Helena Fire District and the Beaufort County School District (collectively, the "Taxing Districts") because such Taxing Districts will forego only a small portion of their future revenue growth for the period of duration of the Redevelopment Plan. The Redevelopment Plan and the projects contemplated therein will be of benefit to the Taxing Districts, inasmuch as such Taxing Districts would not likely otherwise derive the benefits of an increased assessment base without the implementation of the Redevelopment Plan.

(j) The Council recognizes that as of the date of this Ordinance, the Beaufort County School District (the "School District") has elected not to participate in the Redevelopment Plan. Therefore, the portions of the increased assessed value generated by tax increments located with the School District will not be used to retire debt on the TIF Bonds. However, should the School District elect to participate in the Redevelopment Plan at a later date, the Council hereby reserves the right to utilize all or a negotiated portion of the School District's ratable share of the increased assessed value as debt service for the TIF Bonds.

(k) The Council expects that residential development will not comprise a portion of the new development within the Redevelopment Project Area.

The necessary prerequisites having been accomplished, it is now necessary and in the best interest of the health, safety, and general welfare of the citizens of the County that (i) the Redevelopment Project Area be designated, (ii) the Redevelopment Plan be approved and (iii) the issuance of TIF Bonds be authorized.

Section 2. Existence of Blighted Areas. The Council does hereby expressly find that a "blighted area" (as defined in Section 31-7-30 of the Act) exists within the Redevelopment Project Area

in that the following seven factors exist: (i) deterioration; (ii) presence of structures below minimum code standards; (iii) lack of adequate highway system to safely accommodate proper use and reuse; (iv) deleterious land use and layout; (v) areas detrimental to public safety and health, (vi) inadequate utilities and fire suppression; and (vii) lack of community planning.

Section 3. Existence of Sprawl Areas. The Council does hereby expressly find in the alternative that a "sprawl area" (as defined in Section 31-7-30 of the Act) exists within the Redevelopment Project Area and that such area is an unincorporated urban zone and has a population density equal to or greater than the average population density of the incorporated municipalities within the territorial limits of the County.

Section 4. Approval of Redevelopment Plan. As required by Section 31-7-80(A)(1) of the Act, the Council does hereby expressly approve and adopt the Redevelopment Plan as its comprehensive program for redevelopment intended by the payment of redevelopment costs to reduce or eliminate those conditions which qualify the Redevelopment Project Area as a blighted area or a sprawl area and to enhance the tax bases of the Taxing Districts which extend into the Redevelopment Project Area. The Council finds that the Redevelopment Plan meets the requirements of Section 31-7-30 (6) of the Act for a redevelopment plan in that it sets forth in writing the program to be undertaken to accomplish the objectives and includes estimated Redevelopment Project Costs, the anticipated sources of funds to pay costs, the nature and terms of any obligations to be issued, the most recent equalized assessed value of the Redevelopment Project Area, an estimate as to the equalized assessed valuation after redevelopment, and the general land uses to apply in the Redevelopment Project Area.

Section 5. Statement Indicating Need for and Proposed Use of Proceeds of TIF Bonds in Relation to the Redevelopment Plan.

As required by Section 31-7-80(A)(2) of the Act, the Council hereby states that in order to accomplish the objectives of the Redevelopment Plan, it will need to issue TIF Bonds in order to finance a portion of the Redevelopment Project Costs (as more fully described in the Redevelopment Plan).

Section 6. Statement Containing Cost Estimates of the Redevelopment Plan and Redevelopment Projects and Projected Sources of Revenues to be Used.

In adopting the Redevelopment Plan, Council has been mindful that certain of the Redevelopment Projects may not be completed and that certain Redevelopment Project Costs cannot be known at this time. As required by Section 31-7-80(A)(3) of the Act, the Council hereby states that at this time, the costs of implementing the redevelopment plan and Redevelopment Project Costs will be not less than \$500,000, but will not exceed \$2,000,000; that it expects to finance the Redevelopment Project Costs in part through the issuance of one or more series of TIF Bonds in an aggregate amount not exceeding \$2,000,000; that the total year 2000 assessed value for the Redevelopment Project Area is \$2,214,015; that the "tax increments" resulting from the expected investments within the Redevelopment Project Area will be approximately \$28,725,000 (resulting in an aggregate increase in assessed value of approximately over a fifteen year period of \$18,334,500), which at the current tax rates (and dependent upon the participation of the other Taxing Districts) would generate between approximately \$21,310 and \$335,220 per annum during the duration of the Redevelopment Plan, which, along with certain development agreement fees paid in lieu of impact fees imposed by the County, may be used to secure and pay debt service on the TIF Bonds.

Section 7. List of All Real Property in the Redevelopment Project Area. As required by Section 31-7-80(A)(4) of the Act, the Council hereby finds that the Redevelopment Project Area shall be comprised of all of those parcels of land described in Exhibit B hereto, and incorporated herein by reference (it being understood that some of the acreage within one or more of these parcels ultimately may not be included in the Redevelopment Project Area).

Section 8. Duration of Redevelopment Plan. As required by Section 31-7-80(A)(5) of the Act, the Council hereby determines that the duration of the Redevelopment Plan shall be fifteen years from the date of issuance of the last series of TIF Bonds to be issued, or not more than twenty years from the date of adoption of this Ordinance.

Section 9. Impact of Redevelopment Plan Upon the Revenues of the Taxing Districts and the Public School Enrollment of the School District.

As required by Section 31-7-80(A)(6) of the Act, the Council states that the short-term impact caused by the Redevelopment Plan upon the revenues of the Taxing Districts will be minimal during the duration of the Redevelopment Plan, and the long-term impact will be beneficial as a result of the substantial private investment in the Redevelopment Project Area as a result of the initiatives undertaken pursuant to the Redevelopment Plan.

Section 10. "Blighted Area" Findings. As required by Section 31-7-80(A)(7) of the Act, the Council specifically finds that: (i) As found in Section 2 above, the Redevelopment Project Area is a "blighted area" and that private initiatives are unlikely to alleviate those conditions without substantial public assistance; (ii) property values in the Redevelopment Project Area would remain static or decline without public intervention; and (iii) redevelopment is in the interest of the health, safety, and general welfare of the citizens of the County.

Section 11. "Sprawl Area" Findings. As required by Section 31-7-80(A)(7) of the Act, the Council specifically finds in the alternative that: (i) As found in Section 3 above, the Redevelopment Project Area is a "sprawl area" and that private initiatives are unlikely to alleviate those conditions without substantial public assistance; (ii) property values in the Redevelopment Project Area would remain static or decline without public intervention; and (iii) redevelopment is in the interest of the health, safety, and general welfare of the citizens of the County.

Section 12. Notice of Public Hearing; Public Hearing. The Council hereby ratifies and approves the selection of the date of April 24, 2000, as the date of the public hearing (the "Public Hearing") required by Section 31-7-80 (B) of the Act. In accordance with the requirements of Section 31-7-80 (b) of the Act:

(a) The Council hereby ratifies and approves the transmittal of notices of the Public Hearing to the other Taxing Districts, which notices requested each Taxing District to submit comments to the County concerning the subject matter of the Public Hearing prior to the Public Hearing, and were sent via facsimile and certified mail on March 8, 2000, which date was not less than forty-five (45) days prior to the date of the public hearing on the Redevelopment Plan. A copy of such notice appears as Exhibit C.

(b) The Council hereby ratifies and approves the publication of notices of the Public Hearing regarding the Redevelopment Plan and this Ordinance, such notices having been published in the *Beaufort Gazette* and *Island Packet*, both newspapers of general circulation in the County, on April 9, 2000 and April 8, 2000, respectively, dates which were not less than 15 days prior to the date of the Public Hearing. A copy of the notice which appeared in the *Island Packet* appears as Exhibit D.

(c) In accordance with such notices, the Council held a public hearing on the Redevelopment Plan on April 24, 2000.

Section 13. Notice of Adoption of Ordinance. As required by Section 31-7-80 (B) of the Act, a notice of the enactment of this Ordinance shall be published in the *Beaufort Gazette* and/or the *Island Packet* as shall be determined by the County Administrator, which notice shall be substantially in the form attached hereto as Exhibit E.

Section 14. Repeal of Conflicting Ordinances. All ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

Section 15. Ordinance in Full Force and Effect. This entire Ordinance shall be and become finally binding immediately upon its third reading.

Done and enacted by the County Council of Beaufort County, South Carolina, this 8th day of May, 2000.

(SEAL)

Chairman, County Council of Beaufort County,  
South Carolina

ATTEST:

Clerk to County Council of Beaufort  
County, South Carolina

First Reading, By Title Only: September 27, 1999

Second Reading: October 25, 1999

Public Hearing: April 24, 2000

Third Reading and Final Reading: May 8, 2000

EXHIBIT A

REDEVELOPMENT PLAN  
[Attached]

## TAX INCREMENT FINANCING FOR THE REDEVELOPMENT OF THE LADY'S ISLAND VILLAGE CENTER DISTRICT

### INTRODUCTION

The County of Beaufort is undertaking the redevelopment of portions of Lady's Island. The redevelopment plan will address needed improvements in the highway system of this corridor in an effort to improve traffic flows, circulation, public safety, and accessibility to an increased number of locations within the targeted district and main thoroughfares, Highways 21 and 802. The following Redevelopment Plan has been prepared in accordance with South Carolina Code Section 31, Chapter 6. The duration of the plan is 15 years.

The redevelopment of the Lady's Island Village Center and the adjacent commercial areas will focus on the reduction of traffic congestion at existing intersections. Specific intersections will include Highways 21 and 802, to provide improved pedestrian access and safety and to compliment the flow of local traffic in the district, as well as, the adjacent commercial, agricultural, silvacultural, and residential areas. Traffic congestion adds to the underutilization at present of many of these areas. The ultimate purpose of the plan is to create an environment conducive to development of private property through provisions of public infrastructure such as, but not limited to, road construction and enhancements, water and sewer line extensions, improvement of fire suppression capabilities, public parking, and public park and recreational facilities. It is believed that these enhancements will encourage the development of property that is presently economically blighted, deteriorated, and contains improper or inadequate uses. The plan, when implemented, will increase the degree of public safety for the entire Lady's Island area, and promote the reuse of areas, which are at present under utilized.

## BOUNDARIES

The Lady's Island Village Center Redevelopment Plan comprises 393 parcels of land along and adjacent to Highways #21, #802 and Meridian Road on Lady's Island in Beaufort County, South Carolina.

In general, the boundaries of the Village Center are the entire length of Highway 21 on Lady's Island and extends south to include the High School football stadium, and beyond, but to also include the Crystal Lake site. Boundaries and map of the proposed redevelopment project area are described in more detail in attached Appendix 1. Properties in the redevelopment area are described by tax map number, owner and present assessed value in Appendix 2.

## A COMMUNITY PLANNING PROCESS

The Lady's Island area, including the Village Center planning area included in this plan was developed with the benefit of long range land use planning controls. The County of Beaufort only recently, in December 1997, completed its mandated Comprehensive Plan, and did not institute revised zoning ordinances reflecting the goals of the plan until April of 1999.

During the time after the initial zoning, the pace, scale, and type of development that was established in the area, and nearby City of Beaufort, increased traffic in exponential proportions, far exceeding the built or planned traffic handling infrastructure.

In April 1997, Beaufort County Council and the Planning Board recognized that underutilized land, inadequate water and sewer facilities and lack of an adequate road system were counterproductive to the safety and general welfare of the citizens of Beaufort County and the residents of Lady's Island. In keeping with the goals in the Comprehensive Plan for 14 community preservation areas, the County created the Lady's Island Preservation Committee that was charged with developing a Community Preservation Plan for Lady's Island. The Lady's Island Preservation Committee determined it should provide for future economic development in a more determined manner and has completed a community-based Village Center plan for the area.



## PLANNING PROCESS RECOMMENDATIONS

Beaufort County Council has pro actively decided to remedy the above situation with a planning process at the same general time that the County of Beaufort implemented its Comprehensive Plan pursuant to the provisions of Title 6, Chapter 29, the South Carolina Local Government Planning Enabling Act of 1994. The Lady's Island Preservation Committee created by Beaufort County Council focused on a Village Center as the primary planning need of the community preservation district. The residential areas were determined to be well protected by the current zoning and not in need of additional planning or zoning standards.

After general discussions by the residents and landowners on Lady's Island, two main themes evolved. The first theme was to retain the integrity of the existing residential developments. The second theme was to develop a Village Center that would function as a central place for Lady's Island which would stimulate business and commercial investment in the district. The Preservation Committee published the Lady's Island Village Center Plan in 1999.

This Plan provides the basis for the proposed Lady's Island Redevelopment Plan. The plan recognizes that development of this area of Lady's Island should be seen as a part of a region-wide growth management strategy; and the County of Beaufort should play a role in providing the tools necessary to plan, design, and fund some key and essential infrastructure needs of the greater area. The Lady's Island Redevelopment Plan and its expanded public purpose includes utilities, easements, improved drainage devices, library/educational facilities and park and leisure facilities as a product of this process.

## A DESCRIPTION OF THE REDEVELOPMENT AREA

The Village Center is planned to be a focal point for the designated area, providing connection to area medical facilities, governmental offices, area shopping, entertainment and services to the nearby housing developments, school campuses, other outer islands and the Lady's Island Airport. Highways 21 and 802 that run through the proposed Village Center, are major thoroughfares to and from the Towns of Beaufort and Port Royal, MCRD Parris Island and outer islands. Shopping centers, service and entertainment businesses support the employment base of nearby resorts and the entire Lady's Island community. The redevelopment area is scattered with underutilized properties, run-down buildings, timbered properties and overhead power lines. Substandard infrastructure development in this portion of Beaufort County provides a blighting and growth-stifling influence. Adequate public infrastructure, water, sewer and roadways must be provided to promote the area's proper reuse.

In summary, the unimproved portions of the Lady's Island Village Center included in this amendment are considered blighted and a redevelopment area for the following reasons:

- Lack of adequate highway system to safely promote proper use and reuse
- Presence of structures below minimum code standards
- Inadequate utilities and fire suppression
- Deleterious land use and layout
- Lack of community planning
- Areas detrimental to public safety and health
- Deterioration due to these inadequacies

It is important to note that all of the Lady's Island area and the proposed

Village Center possess a certain Low County charm and grace unique to this part of South Carolina. The presence of the nearby ocean, numerous rivers and creeks, the stately oak trees, Spanish moss, and the inimitable South Carolina Low Country character are dominant features of the landscape in this area, and any blighted conditions tend to mar these unique natural features. Successful redevelopment of this area will enable the County to take advantage of the charm the area affords.

## REDEVELOPMENT OBJECTIVES

The current conditions in the Village Center Redevelopment Area meet the test for blight as outlined in the South Carolina Code. The County of Beaufort believes that publicly assisted improvements are necessary to stimulate private investment in the area and thus diminish the blighting influence.

The Redevelopment of the Lady's Island Village Center will focus on the provision of public services, elimination of deleterious land uses, and enhancement of the area. The County will create an environment attractive to further private investment through the use of the Comprehensive Plan, the Lady's Island Preservation Committee, and private developers who have indicated substantial investment plans for commercial projects within the planning area. Particularly important to the redevelopment of the area are the enhanced streetscapes, boardwalks, public park areas, public parking areas, and the extension of water and sewer lines to serve the community's needs. Adequate fire protection is also being addressed by this plan, as well as some recreational, library and educational facilities identified as deficient in the planning process.

## PUBLIC DEVELOPMENT ACTIVITIES

**Planning:** Beaufort County staff will work in conjunction with the Lady's Island Preservation Committee, private developers, City of Beaufort Planning Staff and the Comprehensive Plan to guide the development of properties within the Village Center.

**Codes Enforcement:** Beaufort County will seek to remedy health and safety problems in and near the Village Center through enforcement of local ordinances.

**Development Standards:** Beaufort County will utilize its Lady's Island Village Overlay Standards Ordinance and Zoning and Development Standards Ordinance in order to achieve the goals and objectives specified in the Beaufort County Comprehensive Plan.

**Road Enhancements and Construction:** Streetscape improvements will serve to unify the entire Village Center area with similar design elements that will enhance the pedestrian orientation in the area. Decorative crosswalks are planned at strategic locations to enable pedestrians to cross Highway 21. Traffic lighting and signage will be implemented in conjunction with recommendations from the SC Department of Transportation.

**Utilities Extensions and Improvements:** Beaufort County will coordinate with Beaufort Jasper Water and Sewer Authority to ensure that water and sewer system will be extended and improved within the Lady's Island Village Center to serve businesses, commercial uses, and new residential developments. The addition of extensions to the water and sewer services, and the provisions for additional capacity, along with added fire protection services, will provide proper public utilities necessary to serve new development and redevelopment within the area.

In addition to water and sewer services and capacity improvements, the

redevelopment plan will include provisions for placing storm water runoff devices and retention or detention for the redevelopment area. Pedestrian scale lighting and median planting of the Lady's Island Village Center at key intersections and at community gateways will be supported with improvements of the utilities systems in these areas.

**Acquisition, Demolition and Relocation:** The purpose of this activity will be to eliminate blight and provide for bike paths, trails, roadways and other improvements that will encourage new development in the area. In addition, it may be necessary to acquire properties to develop roadways and utility extensions. The extent of acquisitions and number of relocations required will not be known until specific plans for redevelopment of these areas are completed. However, it is not the desire of the County to relocate anyone; the County will make every reasonable effort to avoid same as specific plans are developed.

**Public Parks and Public Facilities:** The construction of a new park facility will be funded as a part of this redevelopment plan in order to serve the additional growth that will occur due to the new development. Other redevelopment may include public walking paths and features such as landscaping, picnic areas, water features, gateway features, public art, and other appropriate elements to serve residents and visitors to the community.

**Professional Services:** Professional services will include, but not be limited to planning and analysis, feasibility studies, master development plans, architectural, engineering, economic recruitment, environmental studies, and legal and financial services.

**Landscaping:** Landscaping and beautification improvements may be undertaken within the Lady's Island Village Center district. These improvements are expected to provide a more positive quality of life in this important area of Beaufort County. Improvements may include:

- Landscaping of key intersections

- Landscaped buffers to separate different land uses
- Walkways, bikeways, and landscaping along road rights-of-way

**School Impacts:** Residential development will not comprise a portion of the new development within the Redevelopment area. Surveys of comparable residential developments in recent years in the area have been completed. When such impacts were added to this plan, a student generational factor would be developed that fit specific characteristics of the area. Residential impacts on the School District are not expected to occur. However, if new residential construction occurs within the District, taxes collected in the District will be provided to the Beaufort County School District to provide funding for the per student impacts as provided for by statute.

PRIVATE INVESTMENT IN THE  
REDEVELOPMENT DISTRICT

Several private investments are planned in the Lady's Island Village Center district. Some of these investments will result in immediate tax increments that can be used to repay the tax increment bonded indebtedness. The following projects are expected within the first five years alone:

<u>Project Name</u>	<u>Use</u>	<u>Increment</u>
Shopping Center Renovation and other Retail	Commercial	\$6,000,000
Child Care Center	Service	\$625,000
Bank	Commercial	\$1,800,000
Medical Facility	Commercial	\$725,000
Bank Renovation	Commercial	\$1,000,000
Marina Complex	Commercial	\$1,000,000
Credit Union	Commercial	\$1,800,000
Law Office	Commercial	\$500,000
Inn	Commercial	\$5,000,000
Retail Expansion	Commercial	\$750,000
First Citizens Bank	Commercial	\$2,000,000
Industrial Park	Industrial	\$6,500,000
Movie Theater	Commercial	\$1,000,000
<b>Total Private Investment</b>		<b>\$28,725,000</b>



**REDEVELOPMENT PROJECT COSTS**

The Lady's Island Village Center Redevelopment Plan will be completed as soon as funds are available but certainly prior to the 15-year life of the Tax Increment District. Project costs in the district are as follows:

<u>Project Segments</u>	<u>Item Budget</u>	<u>Segment Budget</u>
1. Public Utilities (Including but not limited to)		
* Sewer Line Improvements		
* Water Line Improvements	TBD (To Be Determined)	
Public Utilities Total		TBD
2. Roadway Improvements (Including but not limited to)		
* Roadway Improvements	TBD	
Roadway Total		TBD
3. Other Public Facilities (Including but not limited to)		
* Crystal Lake Park	TBD	
* Parking	TBD	
* Landscaping, etc.	TBD	
* Boardwalk	TBD	
* Bike Paths and Trails	TBD	
Other Public Facilities Total		TBD
4. Professional Services (Including but not limited to)		
* Planning Studies	TBD	
* Surveys	TBD	
* Engineering	TBD	
* Economic Recruitment	TBD	
* Environmental Surveys	TBD	
* Architectural	TBD	
* Legal	TBD	
* Financial	TBD	
Professional Services Total		TBD
5. Property Acquisition (Including but not limited to)		
* Roadways	TBD	
* Utilities	TBD	
* Other Public Costs	TBD	
Property Acquisition Total		TBD
6. Financing Costs (Including but not limited to)		
* Debt Service Reserve	TBD	
* Construction Interest	TBD	
* Bond Issuance and	TBD	
* Insurance Costs		
Financing Costs Total		TBD
<b>TOTAL PROJECT COST</b>		<b>\$ 800,000 (Plus TDE</b>

## REDEVELOPMENT FINANCING

The costs of the projects included in the Lady's Island Village Center Redevelopment Plan will be paid from tax increment bonds issued by Beaufort County, tax increment revenues, development impact fees, available federal and state grants, contributions from private developers, and revenues from any county-owned facility or system located within or serving the redevelopment area.

Beaufort County plans to issue up to \$3,000,000 in Tax Increment Bonds to finance public improvements in the Amended Redevelopment Area. The \$3,000,000 figure includes actual project costs, reserves and an allowance for increased costs in the future. The term of the bonds will not exceed 15 years from the date of issue. Debt service on the bonds will be paid from tax increment revenues, and, if available, from other increment income, impact fees from development agreements, and grants Beaufort County.

The attached spreadsheet following this page titled Lady's Island TIF Tax Revenues estimates the incremental tax revenues that the developments in the district will generate over the next fifteen-(15) years. The projections assume a 100% use of Beaufort County millage.

**(INSERT TIF PROGRAM USING 70% OF REVENUE  
GROWTH/SCHOOL DISTRICT USING 30%) OR BUT 100% TIF  
FINANCING CHART HERE (THAT I ALREADY HAVE)**

### IMPACT ON AFFECTED TAXING DISTRICTS

Properties within the Lady's Island Village Center Redevelopment District have a total assessed value of \$ 2,214,015 for the tax year 2000. Real property taxes on this assessment have been estimated as follows:

<u>Jurisdiction</u>	<u>Millage Rates</u>	<u>Tax Revenues</u>
Beaufort County	58.3	\$ 132,627
Lady's Island Fire District	27.8	\$ 63,219
Total Real Property Taxes		\$195,846

These jurisdictions will continue to receive real property tax revenue at the approximate level of 2000 even after the sale of tax increment bonds, in accordance with state law. The new tax increments that would be used to repay the bonds are new taxes resulting from the redevelopment. It is the intention of the plan for no jurisdiction to lose existing tax revenues as a result of this financing. At the maturity of all bonds issued as part of this redevelopment, all tax increments will be divided among the appropriate jurisdictions at levels determined by the then applicable millage rates of the taxing districts.

Tax increment financing has no impact on personal property taxes collected within the area. The taxing authorities will continue to receive tax income from personal property at the existing level and will benefit from all future redevelopment. Significant revenue increases should be realized by all taxing authorities as a result of investments in the area. The proposed redevelopment project and tax increment financing is expected to have a positive overall effect on the revenues of all taxing jurisdictions.

## DISPLACEMENT IMPACT OF REDEVELOPMENT PLAN

This plan does not anticipate any commercial or residential displacement as a result of the Lady's Island Village Center Redevelopment Plan at this time. It is possible that utility and roadway improvements may necessitate the acquisition and relocation of some commercial businesses or residences, but only as a last resort, and the elimination of blight may require the purchase and demolition of some properties. However, no specific properties are targeted for acquisitions at this time. Only when plans for specific projects are finalized will the necessity of any acquisitions be known.

If displacement of any business or residence becomes necessary, Beaufort County will follow the then applicable requirements of State and Federal law in acquiring the properties and relocating the affected parties.

At present, displacement under State and Federal law is guided by Public law 91-664 "Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 As Amended." The general steps that are followed are outlined below:

- After final plans for specific projects have been completed and the need for relocation has been determined, County staff will, contact those affected by the project, distribute literature on the relocation process, give general explanation of the individuals' rights under public law, and schedule follow-up meetings for specific purposes as defined by law.
- Conduct appraisals on properties to be acquired and begin the acquisition process.
- Complete profile on each property owner, tenant and structure.

- Conduct survey of properties in the vicinity of the project, contact Realtors, and create a bank of comparable buildings that might be suitable.
- Work directly with each property owner and tenant in locating and selecting comparable location. Have the Inspection Department verify that the location is safe, decent, sanitary, and in compliance with all applicable codes.
- Prepare paperwork required to validate relocation assistance payment (provide assistance to minimize impact of the move, including help in preparing claims for relocation payment).
- Acquire property from owners.
- Provide assistance to property owner/tenant in moving to new location upon completion of move, make moving assistance payment.

## FUTURE AMENDMENTS TO THIS PLAN

The redevelopment area includes several tracts of vacant and underdeveloped land. In defining the redevelopment area, it was necessary, for administrative purposes, to include entire tracts of land without reference to future locations of roadways, development projects or public improvements. The effect of these arbitrary boundaries could mean that future developments may be outside but adjacent to the redevelopment area. Thus, as tracts are subdivided or replatted during development, Beaufort County may, out of necessity, need to amend the boundaries of the redevelopment area to correspond with the new development project.

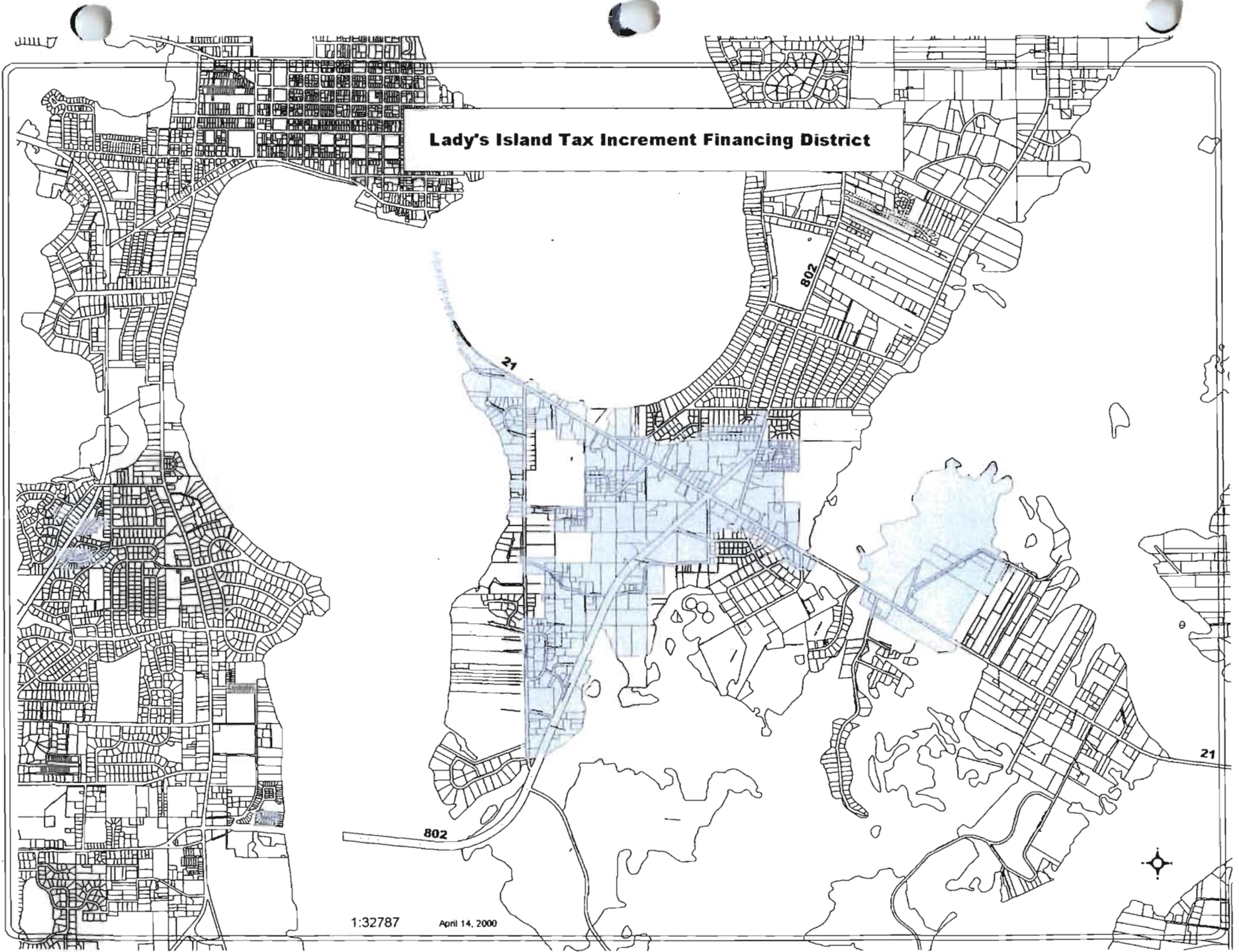


**Attachments:**

**Appendix 1 - Map and Boundaries of the Lady's Island Village Center  
Redevelopment Area**

**Appendix 2 - Property listing of the properties in the Lady's Island Village Center  
Redevelopment Area**

**Appendix 3 - Public Hearing Notices**



**Lady's Island Tax Increment Financing District**

1:32787 April 14, 2000

EXHIBIT B

LIST OF PROPERTIES INCLUDED IN  
THE REDEVELOPMENT PROJECT AREA

[Attached]

PARCEL NUMBER	KEY	NAME	ADDRESS	DIST	AREA	PCA-PCS	MKT=VAL	TAX=VAL
R200 014 000 0002 0000 00259785		TRASK JOHN M JR	GG DOWLING FAMILY P/S LP	200	D036	4202 83	870	35
R200 014 000 0004 0000 00259794		KLECKLEY JAMES K JR	CHARLES EDWARD	200	D017	4112 11	157900	9474
R200 014 000 0006 0000 00259829		WALDORF BESSIE VIVIAN	50 MERIDIAN RD	200	D017	4112 11	169100	5964
R200 014 000 0007 0000 00259838		DESOLA FRANK MICHI Y JTROS	56 MERIDIAN ROAD	200	D017	4112 11	151070	5243
R200 014 000 0008 0000 00259847		HORTON LILLY C	PO BOX 129	200	D017	4112 11	75960	2238
R200 014 000 0013 0000 00259892		BONSON CAROL S	PO BOX 5321	200	D017	4112 11	97730	5864
R200 014 000 0016 0000 00259918		JEWELL SAMUEL R ISABEL EWING	18 HARBORVIEW CIRCLE	200	D017	4112 11	465800	18632
R200 014 000 0020 0000 00259963		CARMODY DOUGLAS SCOTT	14 HARBOR VIEW DR	200	D017	4112 11	218400	8736
R200 014 000 0022 0000 00259981		CARMODY BONNY B	3 HARBOR VIEW CIRCLE	200	D017	4112 11	219000	7960
R200 014 000 0026 0000 00260023		JENKINSON MAUREEN	GENDRON JEAN M (LIFE EST)	200	D017	4112 11	98200	3128
R200 014 000 0028 0000 00259945		LAURICH MARJORIE A	EDWARD P	9999	D036	9999 58	561090	33665
R200 014 000 002C 0000 00259954		BEAUFORT COUNTY OPEN LAND	TRUST INC	200	D036	6002 76	500	0
R200 014 000 0031 0000 00260078		FETTERS DOROTHY J TRUSTEE	FETTERS RICHARD B TRUSTEE	200	D017	4112 11	134470	4579
R200 014 000 0032 0000 00260087		DEMPSEY JACK DOUGLAS ANN	18 MERIDIAN RD	200	D017	4112 11	116770	4671
R200 014 000 0034 0000 00260096		WELLS KEITH SHERRIE ANN	JTROS	200	D017	6102 11	20000	1200
R200 014 000 0035 0000 00260103		COURMOUZIS GEORGE N ANN D	JTROS	200	D017	4112 11	129300	5172
R200 014 000 0036 0000 00260112		RAWDEN ALEX E	S HARBOR VIEW CIRCLE	200	D017	4112 11	122200	4088
R200 014 000 0037 0000 00260121		CASEY ERIC R MARYANN	JTROS	200	D017	4112 11	106200	4248
R200 014 000 0038 0000 00260130		MILLER JOHN T IDA M	14 MERIDIAN RD	200	D017	4112 11	89130	2765
R200 014 000 0039 0000 00260149		DEMPSEY JACK	18 MERIDIAN RD	200	D017	6102 11	20000	1200
R200 014 000 0040 0000 00260158		LAURICH MARJORIE A	EDWARD P	200	D017	4112 11	365200	14608
R200 014 000 004A 0000 01434772		COASTAL COMMUNITIES INC	PO BOX 70129	200	D017	6012 59	128900	7734
R200 014 000 005A 0000 00260256		HARLEY HEBER B	903 CRAVEN ST	200	D017	6102 11	94900	5694
R200 014 000 006A 0000 00260363		ERY CARL P	AVILA LINDA M JTROS	200	D017	4112 11	195400	7816
R200 014 000 009A 0000 00260675		CAVANAGH LOIS PETERSON	9447 KINGS FALL DRIVE	200	D017	6112 11	240300	14418
R200 014 000 0123 0000 02315970		TABBY DAKS HOMEOWNERS	ASSOCIATION	200	D057	6002 16	500	0
R200 014 000 0137 0000 05233259		HIRD ISLAND INVESTMENTS INC	1509 KING ST	200	D040	6002 91	13500	930
R200 014 000 0138 0000 08399958		LEVERTON STEPHEN C	PO BOX 1263	200	D017	6112 11	82460	4948
R200 014 000 123A 0000 02606932		HIRD ISLAND INVESTMENTS INC	1509 KING ST	200	D040	6002 91	103000	6180
R200 014 000 123B 0000 04476542		S C DEPT OF TRANSPORTATION	PO BOX 191	200	D040	6002 91	16000	960
R200 015 000 0109 0000 00261781		SANTAGATI ANTHONY S	34 SAM'S POINT RD	200	D036	6512 61	46900	2814
R200 015 000 0111 0000 00261807		GRAY HOLDINGS LTD P/S	1907 BOUNDARY ST	200	D036	6012 38	2147730	128864
R200 015 000 0114 0000 00261834		HORTON JAMES E JR	PO BOX 70177	200	D036	6012 79	243070	14584
R200 015 000 0115 0000 00261843		GRAY HOLDINGS LTD P/S	C/O RON LEWIS	200	D036	6012 87	401010	24061
R200 015 000 0116 0000 00261852		TERRA DEVELOPMENT GROUP INC	981 EDITH LANE	200	D050	6002 29	119400	7164
R200 015 000 0117 0000 00261861		PAVEY PATRICIA G	913 MAGNOLIA BLUFF	200	D050	6112 18	20000	1200
R200 015 000 0118 0000 00261870		OAKWOOD PARTNERSHIP	PO BOX 352	200	D036	6012 60	376550	22593
R200 015 000 0121 0000 00261932		JAMES W HOLDEN & CO LLP	PO BOX 167	200	D036	6002 29	595000	35700
R200 015 000 0122 0000 00261941		DORE LOUIS O	PO BOX 2478	200	D036	6112 65	98500	5910
R200 015 000 0123 0000 00261950		MARCHETTI N EDWARD	175 JAMES STREET	200	D036	6112 59	255990	15359
R200 015 000 0124 0000 00261969		AYDLETTE LINDA M	670 BEAUREGARD ST	200	D036	6112 61	134370	8062
R200 015 000 0125 0000 00261978		GARRETT THOMAS R	33 BURCKMYER DR	200	D036	6012 67	584400	35064
R200 015 000 0129 0000 00261987		C & B ENTERPRISES	15 SPRING KNOB CIRCLE	200	D036	6012 87	293840	17630
R200 015 000 0130 0000 00262110		NATSCO INC	(D/B/A GUYS & DOLLS)	200	D036	6512 62	171100	10266
R200 015 000 0132 0000 00262129		CUMMINGS GERALD R SHERIL D	JTROS	200	D036	6112 65	206500	12390
R200 015 000 0133 0000 00262138		CHANDLER EVA MAE	101 SEA ISLAND PARKWAY	200	D036	4112 11	45300	1012
R200 015 000 0136 0000 00262156		LEVIN JULIAN S	SAMS T REEVES	200	D050	6002 29	450000	27000
R200 015 000 0137 0000 00262165		ALSTON FREDDIE JR	93 SEA ISLAND PKWY	9999	D036	9999 00	300800	13932
R200 015 000 0140 0000 00262227		FACTORY CREEK LANDING GROUP	LLC	200	D036	6012 58	597520	35851
R200 015 000 0142 0000 00262254		JENKINS L P TALBERT V F	MAGNESS YVONNE PIGLER	200	D036	6012 60	166500	9990
R200 015 000 0143 0000 00262263		BEAUFORT JASPER WATER &	SEWER AUTHDRITY	200	D036	6002 48	297500	0
R200 015 000 0144 0000 00262272		MITCHELL JERRY MAGGIE	1912 BAGGETT ST	200	D050	6112 11	19000	1140
R200 015 000 0150 0000 00262343		MOUZON JENNIE M	PO BOX 92	200	D036	4112 11	56300	2252

PARCEL NUMBER	KEY	NAME	ADDRESS	DIST	AREA	PCA-PCS	MKT-VAL	TAX-VAL
R200 014 000 0002 0000	00259785	TRASK JOHN M JR	GG DOWLING FAMILY P/S LP	200	D036	4202 83	870	35
R200 014 000 0004 0000	00259794	KLECKLEY JAMES K JR	CHARLES EDWARD	200	D017	6112 11	157900	9474
R200 014 000 0006 0000	00259829	WALDORF BESSIE VIVIAN	50 MERIDIAN RD	200	D017	4112 11	169100	5964
R200 014 000 0007 0000	00259838	DESOLA FRANK MICHY Y JTROS	56 MERIDIAN ROAD	200	D017	4112 11	151070	5243
R200 014 000 0008 0000	00259847	HORTON LILLY C	PO BOX 129	200	D017	4112 11	75960	2238
R200 014 000 0013 0000	00259892	BONSON CAROL S	PO BOX 5321	200	D017	6112 11	97730	5864
R200 014 000 0016 0000	00259918	JEWELL SAMUEL R ISABEL EWING	18 HARBORVIEW CIRCLE	200	D017	4112 11	465800	18632
R200 014 000 0020 0000	00259963	CARMODY DOUGLAS SCOTT	14 HARBOR VIEW DR	200	D017	4112 11	218400	8736
R200 014 000 0022 0000	00259981	CARMODY BONNY B	3 HARBOR VIEW CIRCLE	200	D017	4112 11	219000	7960
R200 014 000 0026 0000	00260023	JENKINSON MAUREEN	GENDRON JEAN M (LIFE EST)	200	D017	4112 11	98200	3128
R200 014 000 0028 0000	00259945	LAURICH MARJORIE A	EDWARD P	9999	D036	9999 58	561090	33665
R200 014 000 002C 0000	00259954	BEAUFORT COUNTY OPEN LAND	TRUST INC	200	D036	6002 76	500	0
R200 014 000 0031 0000	00260078	FETTERS DOROTHY J TRUSTEE	FETTERS RICHARD B TRUSTEE	200	D017	4112 11	134470	4579
R200 014 000 0032 0000	00260087	DEMPSEY JACK DOUGLAS ANN	18 MERIDIAN RD	200	D017	4112 11	116770	4671
R200 014 000 0034 0000	00260096	WELLS KEITH SHERIE ANN	JTROS	200	D017	6102 11	20000	1200
R200 014 000 0035 0000	00260103	COURMOUZIS GEORGE N ANN D	JTROS	200	D017	4112 11	129300	5172
R200 014 000 0036 0000	00260112	RAWDEN ALEX E	5 HARBOR VIEW CIRCLE	200	D017	4112 11	122200	4088
R200 014 000 0037 0000	00260121	CASEY ERIC R MARYANN	JTROS	200	D017	4112 11	106200	4248
R200 014 000 0038 0000	00260130	MILLER JOHN T IDA M	14 MERIDIAN RD	200	D017	4112 11	89130	2765
R200 014 000 0039 0000	00260149	DEMPSEY JACK	18 MERIDIAN RD	200	D017	6102 11	20000	1200
R200 014 000 0040 0000	00260158	LAURICH MARJORIE A	EDWARD P	200	D017	4112 11	365200	14608
R200 014 000 004A 0000	01434772	COASTAL COMMUNITIES INC	PO BOX 70129	200	D017	6012 59	128900	7734
R200 014 000 005A 0000	00260256	HARLEY HEBER B	803 CRAVEN ST	200	D017	6102 11	94900	5694
R200 014 000 006A 0000	00260363	EBY CARL P	AVILA LINDA M JTROS	200	D017	4112 11	195400	7816
R200 014 000 009A 0000	00260675	CAVANAGH LOIS PETERSON	9447 KINGS FALL DRIVE	200	D017	6112 11	240300	14418
R200 014 000 0123 0000	02315970	TABBY OAKS HOMEOWNERS	ASSOCIATION	200	D057	6002 16	500	0
R200 014 000 0137 0000	05233259	HIRD ISLAND INVESTMENTS INC	1509 KING ST	200	D040	6002 91	15500	930
R200 014 000 0138 0000	08399958	LEVERTON STEPHEN C	PO BOX 1263	200	D017	6112 11	82460	4948
R200 014 000 123A 0000	02606932	HIRD ISLAND INVESTMENTS INC	1509 KING ST	200	D040	6002 91	103000	6180
R200 014 000 123B 0000	04476542	S C DEPT OF TRANSPORTATION	PO BOX 191	200	D040	6002 91	16000	960
R200 015 000 0109 0000	00261781	SANTAGATI ANTHONY S	34 SAM'S POINT RD	200	D036	6512 61	46900	2814
R200 015 000 0111 0000	00261807	GRAY HOLDINGS LTD P/S	1907 BOUNDARY ST	200	D036	6012 38	2147730	128864
R200 015 000 0114 0000	00261834	HORTON JAMES E JR	PO BOX 70177	200	D036	6012 79	243070	14584
R200 015 000 0115 0000	00261843	GRAY HOLDINGS LTD F/S	C/O RON LEWIS	200	D036	6012 87	401010	24061
R200 015 000 0116 0000	00261852	TERRA DEVELOPMENT GROUP INC	981 EDITH LANE	200	D050	6002 29	119400	7164
R200 015 000 0117 0000	00261861	PAVEY PATRICIA G	913 MAGNOLIA BLUFF	200	D050	6112 18	20000	1200
R200 015 000 0118 0000	00261870	DAKWOOD PARTNERSHIP	PO BOX 352	200	D036	6012 60	376550	22593
R200 015 000 0121 0000	00261932	JAMES W HOLDEN & CO LLP	PO BOX 167	200	D036	6002 29	595000	35700
R200 015 000 0122 0000	00261941	DORE LOUIS O	PO BOX 2478	200	D036	6112 65	98500	5910
R200 015 000 0123 0000	00261950	MARCHETTI N EDWARD	175 JAMES STREET	200	D036	6112 59	255990	15359
R200 015 000 0124 0000	00261969	AYDLETTE LINDA M	670 BEAUREGARD ST	200	D036	6112 61	134370	8062
R200 015 000 0125 0000	00261978	GARRETT THOMAS R	33 BURCKMYER DR	200	D036	6012 69	584400	35064
R200 015 000 0129 0000	00261987	C & B ENTERPRISES	15 SPRING KNOB CIRCLE	200	D036	6012 87	293840	17630
R200 015 000 0130 0000	00262110	NATSCO INC	(D/E/A GUYS & DOLLS)	200	D036	6512 62	171100	10266
R200 015 000 0132 0000	00262129	CUMMINGS GERALD R SHERIL D	JTROS	200	D036	6112 65	206500	12390
R200 015 000 0133 0000	00262138	CHANDLER EVA MAE	101 SEA ISLAND PARKWAY	200	D036	4112 11	45300	1012
R200 015 000 0136 0000	00262156	LEVIN JULIAN S	SAMS T REEVES	200	D050	6002 29	450000	27000
R200 015 000 0137 0000	00262165	ALSTON FREDDIE JR	93 SEA ISLAND PKWY	9999	D036	9999 00	300800	13932
R200 015 000 0140 0000	00262227	FACTORY CREEK LANDING GROUP	LLC	200	D036	6012 58	597520	35851
R200 015 000 0142 0000	00262254	JENKINS L P TALBERT V F	MAGNESS YVONNE PIGLER	200	D036	6012 60	166500	9990
R200 015 000 0143 0000	00262263	BEAUFORT JASPER WATER &	SEWER AUTHORITY	200	D036	6002 48	297500	0
R200 015 000 0144 0000	00262272	MITCHELL JERRY MAGGIE	1912 BAGGETT ST	200	D050	6112 11	19000	1140
R200 015 000 0150 0000	00262343	MOUZON JENNIE M	PO BOX 92	200	D036	4112 11	56300	2252

PARCEL NUMBER	KEY	NAME	ADDRESS	DIST	AREA	PCA-PCS	MKT-VAL	TAX-VAL
R200 015 000 0151 0000	00262352	KENT THERON JAIMIE (LIFE EST)	ALEXANDER STEPHANIE (LIFE EST)	9999	D036	9999 00	106200	5750
R200 015 000 0152 0000	00262370	RAYFIELD MILDRED V	PD BOX 311	200	D050	6112 11	47600	2856
R200 015 000 0156 0000	00262414	GALLOP BARRY CARSON	BARBARA C	200	D050	6102 14	162500	9750
R200 015 000 0163 0000	00262469	THREE P'S PARTNERSHIP	604-A BLADEN ST	200	D036	6002 29	166100	9966
R200 015 000 0165 0000	00262478	THREE P'S PARTNERSHIP	604-A BLADEN ST	200	D036	6012 60	259500	15570
R200 015 000 0166 0000	00262487	TAYLOR DOLORES M	108 SEA ISLAND PKWY	200	D036	6012 57	272440	16346
R200 015 000 0167 0000	00262496	CIRCLE K STORES INC	1500 NORTH PRIEST DR	200	D036	6012 29	539220	32353
R200 015 000 0168 0000	00262502	JENKINS MARION HRS OF	C/O ROSE MARIE WILLIAMS	200	D050	4302 18	17200	688
R200 015 000 0169 0000	00262511	THREE P'S PARTNERSHIP	604-A BLADEN ST	200	D050	6102 11	10000	600
R200 015 000 0171 0000	00262520	SINGLETON CHARLES D	1107 WASHINGTON ST	200	D050	6012 78	13200	792
R200 015 000 0172 0000	00262539	REDD VERNELLE B	2702 FAIRDAK CT	200	D050	6112 11	36200	2172
R200 015 000 0173 0000	00262548	HINKLE HARRY F MARY B	JTROS	200	D050	6302 18	11200	672
R200 015 000 0174 0000	00262557	LAWRENCE ANTHONY	PD BOX 2352	200	D050	4302 18	7000	280
R200 015 000 0175 0000	00262566	HUDSON SARAH NORTH	2504 WAVERLY WAY	200	D050	6302 18	8400	504
R200 015 000 0176 0000	00262575	MITCHELL ANNETTE	PD BOX 70184	200	D050	6002 91	3000	180
R200 015 000 0177 0000	00262584	MITCHELL ANNETTE	PD BOX 70184	200	D050	4112 11	56100	2244
R200 015 000 0178 0000	00262593	JENKINS FRED MAGGIE	52 YOUMANS DRIVE	200	D050	4302 18	7000	280
R200 015 000 0180 0000	00262600	MIDDLETON SIMEON J WILLIE D	50 YOUMANS DRIVE	200	D050	4112 11	99000	3960
R200 015 000 0182 0000	00262628	MIDDLETON WILLIE D	50 YOUMANS DRIVE	200	D050	6112 11	61400	3684
R200 015 000 0183 0000	00262637	CORBIN LUTHER E VIRGINIA M	JTROS	200	D050	6102 18	7000	420
R200 015 000 0184 0000	00262646	JOHNSON MAGGIE S	40 YOUMANS DRIVE	200	D050	4112 11	20500	20
R200 015 000 0185 0000	00262655	HUNT JANNIE MAE	49 YOUMANS DR	200	D026	4112 11	50300	1212
R200 015 000 0186 0000	00262664	MITCHELL BROTHERS INC	PD BOX 352	200	D036	6112 11	298300	17898
R200 015 000 0187 0000	00262673	SOUTH CAROLINA NATIONAL BANK	CORP TAX (NC-37102)	200	D036	6012 86	521000	31260
R200 015 000 0189 0000	00262682	BUSH EVELYN F	WALKER JOSIE YOUNG	200	D036	4112 11	38820	1553
R200 015 000 0190 0000	00262753	UNTERKOEFLER THE MOST REV	ERNEST L (BISHOP OF CHARLS)	200	D036	6012 77	2894400	0
R200 015 000 0191 0000	00262762	LUBKIN WALTER F JR	HENDRICKS WILLIAM P ETAL	200	D036	6002 29	500	30
R200 015 000 0192 0000	00262771	OQUINN ANZA LEE H	2 INLET ROAD	9999	D036	9999 00	78570	2475
R200 015 000 0193 0000	00262780	DURANT PERRY W	154 SEA ISLAND PKWY	200	D036	6012 65	144500	8670
R200 015 000 0214 0000	00262940	PICONE ROSEMARY B	705 SUNSET CIRCLE	200	D020	6302 18	8000	480
R200 015 000 0215 0000	00262959	MILLER LAVERNE	NKA LAVERNE M FRASIER	200	D020	4112 11	19700	788
R200 015 000 0216 0000	00262968	ALSTON ARTHUR MAE	1501 ROBINSON ST	200	D020	6112 11	16700	1002
R200 015 000 0218 0000	00262977	MIDDLETON WILLIE D	RONALD SR SANDRA	200	D020	6112 11	46600	2796
R200 015 000 0219 0000	00262986	O'QUINN SHERI MARIE	29 CAROLYN DRIVE	200	D020	6102 11	6400	384
R200 015 000 0220 0000	00262995	O QUINN SHERI MARIE	BAILEY BILL E	200	D020	4112 11	21960	878
R200 015 000 0221 0000	00263002	HENDRICKS INDIA B	PD BOX 728	200	D020	6102 11	8000	480
R200 015 000 0222 0000	00263011	MESSER PEARL	29 CAROLYN DR	200	D020	6102 11	8000	480
R200 015 000 0223 0000	00263020	MIDDLETON SIMEON J WILLIE D	50 YOUMANS DRIVE	200	D020	6102 18	16000	960
R200 015 000 0225 0000	00263048	DEMPSEY BURTON E	% DIANNA P HUSTON	200	D020	4112 11	34510	580
R200 015 000 0227 0000	00263066	PAUL NELL DUNCAN	8 CAROLYN DR	200	D020	4112 11	43400	1736
R200 015 000 0232 0000	00263093	HENDRICKS INDIA B	PD BOX 728	200	D020	6102 11	10000	600
R200 015 000 0233 0000	00263100	HENDRICKS INDIA B	PD BOX 728	200	D020	6102 11	8000	480
R200 015 000 0234 0000	00263119	HENDRICKS INDIA B	PD BOX 728	200	D020	6102 11	8000	480
R200 015 000 0235 0000	00263128	HENDRICKS INDIA B	PD BOX 728	200	D020	6102 11	8000	480
R200 015 000 0236 0000	00263137	WILLIAMS ROBERT JOSEPH	14 CAROLYN DR	200	D020	4112 11	35400	1416
R200 015 000 0237 0000	00263146	DICKINSON RUTH B	PD BOX 7	200	D020	6002 91	8000	480
R200 015 000 0275 0000	00263495	GRAY HOLDING LTD P/S	1907 BOUNDARY ST	200	D018	6302 18	5900	354
R200 015 000 0277 0000	00263510	MCCULLOUGH SHEREE	1516 N STATE 15A	200	D018	6112 11	18800	1128
R200 015 000 0278 0000	00263529	GRAY RICHARD L	1907 BOUNDARY ST	200	D018	6102 11	5900	354
R200 015 000 0279 0000	00263538	GRAY RICHARD L	1907 BOUNDARY ST	200	D018	6102 11	5900	354
R200 015 000 0280 0000	00263583	GRAY RICHARD L	1907 BOUNDARY ST	200	D018	6102 11	5900	354
R200 015 000 0281 0000	00263592	GRAY RICHARD L	1907 BOUNDARY ST	200	D018	6102 11	5900	354
R200 015 000 0282 0000	00263609	SPRINGER IRENE V	304 FRASER DRIVE	200	D018	6102 11	5900	354

PARCEL NUMBER	KEY	NAME	ADDRESS	DIST	AREA	PCA-PCS	MKT-VAL	TAX-VAL
R200 015 000 0283 0000	00263618	WELLS ROBERT ALLEN	SARAH ALICE JTROS	200	D018	4302 18	5900	236
R200 015 000 0284 0000	00263627	BEAUFORT COUNTY SCHOOL DIST	PO BOX 309	200	D018	6102 11	5900	0
R200 015 000 0285 0000	00263636	BEAUFORT COUNTY SCHOOL DIST	PO BOX 309	200	D018	6102 11	5900	0
R200 015 000 0286 0000	00263645	BEAUFORT COUNTY SCHOOL DIST	PO BOX 309	200	D018	6102 11	5900	0
R200 015 000 0287 0000	00263654	MARTINEZ JESUS	35 KATY CIR	200	D018	6112 11	18400	1104
R200 015 000 0292 0000	00263663	CARTER SAMUEL R	36 FAIRFIELD ROAD	200	D018	6102 11	4100	246
R200 015 000 0294 0000	00263672	JAMES SHERMAN R ADA R	JTROS	200	D018	4112 11	52170	2087
R200 015 000 0295 0000	00263681	BENNETT RONALD G JOYCE L	JTROS	200	D018	6312 18	8300	498
R200 015 000 0297 0000	00263707	ROBLYER JONI RAE	21 KATY CIR	200	D018	4302 18	8300	332
R200 015 000 0298 0000	00263716	MALLARD SHERYL S	19 KATY CIRCLE	200	D018	4302 18	5900	236
R200 015 000 0300 0000	00263743	SINGLETON ROMAN NORMAN J	JTROS	200	D018	6112 11	22500	1350
R200 015 000 0302 0000	00263752	KOLEN THOMAS	W6904 HERAM RD	200	D018	6112 11	41610	2497
R200 015 000 0308 0000	00263761	KOLEN THOMAS M	W6904 HERAM RD	200	D018	6112 11	18890	1133
R200 015 000 0310 0000	00263770	SMOAK LEON T	P O BOX 2323	200	D018	6112 11	19400	1164
R200 015 000 0312 0000	00263789	LISOTA T J JR	W6904 HERAM RD	200	D018	6112 11	25900	1554
R200 015 000 0313 0000	00263798	WOLFF ERIC SCOTT CAMI ELISA	2 KATY CIRCLE	200	D018	6112 11	29800	1788
R200 015 000 0315 0000	00263814	PIZZO JDE MARY E	JTROS	200	D018	6112 11	26600	1596
R200 015 000 0316 0000	00263823	SMALLS ROSA MAE A/K/A	MCDONALD ROSA MAE DONALD B	200	D018	4112 11	49400	1976
R200 015 000 0318 0000	00263841	WISE JOYCE A	PO BOX 1504	200	D018	4112 11	44000	1760
R200 015 000 0320 0000	00263903	IBANEZ GAUDENCIO D	28 KATY CIRCLE	200	D018	6102 11	5900	354
R200 015 000 0321 0000	00263912	IBANEZ GAUDENCIO D	28 KATY CIRCLE	200	D018	6102 11	5900	354
R200 015 000 0323 0000	00263921	ADAMS ROSE M EDDIE L	JTROS	200	D018	6102 11	5900	354
R200 015 000 0324 0000	00263930	ADAMS DAN E	6 KATY CIR	200	D018	6112 11	37330	2240
R200 015 000 0326 0000	00263958	ADAMS ROSE M EDDIE L	JTROS	200	D018	6102 11	5900	354
R200 015 000 0327 0000	00263967	ADAMS ROSE M EDDIE L	JTROS	200	D018	6102 11	5900	354
R200 015 000 0328 0000	00263976	ADAMS ROSE M EDDIE L	JTROS	200	D018	6102 11	5900	354
R200 015 000 0329 0000	00263985	LAWING EARL K MARGARET L	PO BOX 4312	200	D018	6102 18	8300	498
R200 015 000 0499 0000	00265741	GRAY HOLDINGS LIMITED P/S	1907 BOUNDARY ST	200	D018	6102 11	23600	1416
R200 015 000 0503 0000	00265787	GRAY HOLDINGS LIMITED P/S	1907 BOUNDARY ST	200	D018	6312 18	13240	794
R200 015 000 0505 0000	00265803	GRAY HOLDINGS LIMITED P/S	1907 BOUNDARY ST	200	D018	6102 11	5900	354
R200 015 000 0506 0000	00265812	BADGETT JOSEPH	1 ROBIN DRIVE	200	D018	6302 18	5900	354
R200 015 000 0508 0000	00265821	OAKWOOD PARTNERSHIP	PO BOX 352	200	D050	6112 18	32770	1966
R200 015 000 0509 0000	00265830	OAKWOOD PARTNERSHIP	PO BOX 352	200	D050	6102 11	10000	600
R200 015 000 0510 0000	00265849	MORRIS GEORGE M KING E	JTROS	200	D050	6102 11	10000	600
R200 015 000 0511 0000	00265858	MORRIS KEITH C	LOT 8 MAYFAIR CT	200	D050	6102 18	10000	600
R200 015 000 0512 0000	00265867	JONES SCOTT A	LOT 10 MAYFAIR COURT	200	D050	6102 18	10000	600
R200 015 000 0513 0000	00265876	WARREN ARTHUR J	PO BOX 4703	200	D050	4312 18	19590	784
R200 015 000 0514 0000	00265885	SHELLEY EVELYN W	PO BOX 70120	200	D050	6102 18	10000	600
R200 015 000 0515 0000	00265894	FAVEY PATRICIA G	913 MAGNOLIA BLUFF	200	D050	6102 18	10000	600
R200 015 000 0516 0000	00265901	LAWING EARL K MARGARET D	JTROS	200	D050	6102 18	10000	600
R200 015 000 0517 0000	00265910	SHELLEY EVELYN ANN WARREN	A/K/A EVELYN W SHELLEY	200	D050	6102 18	20000	1200
R200 015 000 0518 0000	00265929	FLUDD GERALDINE A	PO BOX 887	200	D050	6102 18	10000	600
R200 015 000 0519 0000	00265938	HUDSON RONALD H	PO BOX 70168	200	D050	6102 18	10000	600
R200 015 000 0520 0000	00265974	WRIGHT JAMES W	618 SEASIDE RD	200	D050	6102 18	10000	600
R200 015 000 0521 0000	00265983	BRANTON JAMES SR	PO BOX 415	200	D050	6102 18	10000	600
R200 015 000 0522 0000	00265992	BRANTON JAMES SR	PO BOX 415	200	D050	4302 18	10000	400
R200 015 000 0523 0000	00266009	ADAMS LEON E	MAYFAIR CT	200	D050	6102 18	10000	600
R200 015 000 0524 0000	00266018	ADAMS LEON E	MAYFAIR CT LOT 17	200	D050	4412 18	23420	937
R200 015 000 0525 0000	00266027	ADAMS LEON BETTY	LOT 17 MAYFAIR CT	200	D050	4312 18	12450	498
R200 015 000 0526 0000	00266036	LANIER FRANKLIN C JR	19 MAYFAIR COURT	200	D050	4112 18	56570	2263
R200 015 000 0551 0000	00266287	HIRD ISLAND INVESTMENTS INC	1509 KING ST	200	D036	6012 59	151600	9096
R200 015 000 0552 0000	00266296	ZIPPY LUBE INC	149 SEA ISLAND PKWY	200	D036	6002 29	32100	1926
R200 015 000 0587 0000	00266633	PINES-HIGHLAND SQ ASSOC LTD	PINES GROUP INC	200	D036	6012 29	2129900	127794



PARCEL NUMBER	KEY	NAME	ADDRESS	DIST	AREA	PCA-PCS	MKT-VAL	TAX-VAL
R200 015 000 0591 0000	00266679	HOWELL LADSON F	GIBSON JAMES S JR	200	D036	6012 65	472980	28379
R200 015 000 0592 0000	00266688	GRAY HOLDINGS LIMITED P/S	1907 BOUNDARY ST	200	D036	6002 29	198900	11934
R200 015 000 0595 0000	00266713	THOMPSON DAVID B MOST REV	(DIOCESE OF CHARLESTON)	200	D050	6302 18	20200	1212
R200 015 000 0596 0000	00266722	THOMPSON DAVID B (REVEREND)	THE DIOCESE OF CHARLESTON	200	D050	6002 91	26900	1614
R200 015 000 0602 0000	00266777	THOMPSON AMBER K	5 RIVERFRONT PLACE	200	D036	6012 50	188600	11316
R200 015 000 0605 0000	00266802	HIRD ISLAND INVESTMENTS INC	1509 KING ST	200	D036	6002 29	76500	4590
R200 015 000 0606 0000	00266811	MELETIS PETER T	1007 BRIAR CLIFF RD	200	D036	6012 61	156000	9360
R200 015 000 0620 0000	02996397	THE MOST REVEREND ERNEST L.	UNTERKOEFLER AS THE BISHOP OF	200	D050	6102 91	7900	0
R200 015 000 0631 0000	00001063	THOMPSON DAVID B MOST REV	(THE DIOCESE OF CHARLESTON)	200	D050	6102 11	23900	1434
R200 015 000 0635 0000	03595817	MAGNESS YVONNE PATRICIA	PIGLER SANDRA PATRICIA	200	D050	6002 91	15200	912
R200 015 000 0636 0000	03595808	JENKINS LOIS P	48 SEA ISLAND PKWY	200	D050	4112 11	78100	2324
R200 015 000 0638 0000	03446444	BARKER ASSOCIATES	906 BROOME LN	200	D036	6002 29	191300	11478
R200 015 000 0648 0000	05186979	THREE P'S PARTNERSHIP	604-A BLADEN ST	200	D036	6012 87	250750	15045
R200 015 000 0658 0000	05183026	GARRETT THOMAS R	33 BURCKMYER DR	200	D036	6012 29	65200	3912
R200 015 000 0660 0000	05257401	CALDWELL RONALD NEIL	MELVIN RAY JTROS	200	D036	6012 29	192400	11544
R200 015 000 0661 0000	05293826	BEAUFORT JASPER WATER SEWER	AUTHORITY	200	D036	6002 48	400	0
R200 015 000 0709 0000	06576234	LUBKIN WALTER F JR	HENDRICKS WILLIAM P	200	D050	6002 91	600	36
R200 015 000 0717 0000	06559119	EZELL SYLVESTER THERESA K	PO BOX 1521	200	D036	4302 18	26100	1044
R200 015 000 0721 0000	07096108	TRASK DEVELOPMENT CO LLC	PO BOX 4160	200	D036	6012 60	615360	36922
R200 015 000 0734 0000	07600786	KOLEN THOMAS M	W6904 HERMAN RD	200	D018	6102 11	8300	498
R200 015 000 0740 0000	08532279	FIRST-CITIZENS BANK & TRUST C	SOUTH CAROLINA	200	D036	6002 29	161500	9690
R200 015 000 0741 0000	08532288	S D I BEAUFORT LAND LLC	829 S SAM HOUSTON AVE	200	D036	6002 29	129200	7752
R200 015 000 109E 0000	01297563	SANTAGATI ANTHONY S	30 SAMS POINT RD	200	D036	6102 11	20100	1206
R200 015 000 109C 0000	00267080	SANTAGATI ANTHONY S JR	34 SAMS POINT RD	200	D036	6002 29	20100	1206
R200 015 000 109D 0000	00267099	QUINN ROBERT D JR	121 CHEROKEE FARMS RD	200	D018	6112 18	14200	852
R200 015 000 109E 0000	00267106	BADGETT JOSEPH	1 ROBIN DRIVE	200	D018	4302 18	14200	568
R200 015 000 111A 0000	00267115	GRAY HOLDINGS LIMITED P/S	1907 BOUNDARY ST	200	D036	6112 65	214000	12840
R200 015 000 111D 0000	03877923	GRAY HOLDINGS LIMITED P/S	1907 BOUNDARY ST	200	D036	6012 52	986550	59193
R200 015 000 111E 0000	05008804	GRAY HOLDINGS LTD P/S	1907 BOUNDARY ST	200	D036	6012 94	233200	13992
R200 015 000 111F 0000	05008813	GRAY HOLDINGS LTD P/S	1907 BOUNDARY ST	200	D036	6002 29	42100	2526
R200 015 000 111G 0000	05008822	GRAY HOLDINGS LTD P/S	1907 BOUNDARY ST	200	D036	6012 52	211300	12678
R200 015 000 114E 0000	00267142	GODDOWNS FRANCES T	ROY E GUY SR	200	D036	6112 11	143000	8580
R200 015 000 114C 0000	00267151	HORTON JAMES E JR ELAINE C	PO BOX 70177	200	D036	4112 11	88100	3524
R200 015 000 114D 0000	04848213	MOTHER EARTH LANDSCAPING INC	199 SEA ISLAND PKWY	200	D036	6012 59	141040	8462
R200 015 000 115A 0000	00851554	ISLAND OUTFITTERS INC	189 SEA ISLAND PARKWAY	200	D036	6012 53	270200	16212
R200 015 000 116A 0000	00267160	ENGINEERS P/S (THE)	PO BOX 2060	200	D082	6002 16	2500	0
R200 015 000 116C 0000	00267188	KOUTROULAKIS SAM G	12 FORT MARION RD	200	D036	6012 96	267900	16074
R200 015 000 116F 0000	00267204	ENGINEERS PARTNERSHIP OF SC	2528 SAM HOUSTON AVE	200	D036	6012 87	275050	16503
R200 015 000 116G 0000	00267213	HIRD ISLAND INVESTMENTS INC	1509 KINRG ST	200	D036	6002 29	88000	5280
R200 015 000 117E 0000	00267222	WALKER PAUL E JR	PO BOX 1131	200	D050	6112 14	153400	9204
R200 015 000 118A 0000	00267231	LI'L CRICKET FOOD STORES	PO BOX 4551	200	D036	6012 50	179100	10746
R200 015 000 128A 0000	00267295	MITCHELL BROTHERS INC	PO BOX 352	200	D036	6012 69	182250	10935
R200 015 000 142A 0000	00267311	COLLINS PROPERTIES LP	1341 RUTHERFORD RD	200	D036	6012 79	175100	10506
R200 015 000 142B 0000	00267320	WOLFF MEINDERT C	RR #1 COURTRIGHT	200	D036	6112 11	173400	10404
R200 015 000 143A 0000	00267339	BEAUFORT COUNTY	PO BOX 1228	200	D036	6002 80	60000	0
R200 015 000 143C 0000	00267357	TRUMPS JAMES A	41 SEA ISLAND PKWY	200	D036	6012 62	268150	16089
R200 015 000 143D 0000	00267366	MARATHON OIL COMPANY	% PROPERTY TAX RECORDS	200	D036	6012 59	122940	7376
R200 015 000 143E 0000	00267375	KNIGHT TERRY L	#8 KNIGHT LN	200	D036	6012 87	101700	6102
R200 015 000 145A 0000	00267384	COASTAL BANKING COMPANY INC	36 SEA ISLAND PKWY	200	D036	6012 58	585200	35112
R200 015 000 149A 0000	00267455	ALLEN ANDREA S	PO BOX 734	200	D050	6002 29	8200	492
R200 015 000 149B 0000	00267464	PIGLER VIVIAN	PO BOX 234	200	D050	4112 11	64300	2572
R200 015 000 149C 0000	00267473	ALLEN ANDREA S	PO BOX 734	200	D036	4112 11	99320	3973
R200 015 000 156A 0000	00267482	GALLOP BARRY CARSON	69 MERIDIAN RD	200	D050	4112 11	109690	4388



PARCEL NUMBER	KEY	NAME	ADDRESS	DIST	AREA	PCA-PCS	MKT-VAL	TAX-VAL
R200 015 000 163B 0000	00267491	KING J DONALD WIMBERLEY	P O BOX 856	200	D036	6012 50	330030	19802
R200 015 000 163C 0000	00865371	SMITH JAMES A	7432 JOE ALLEN DR	200	D036	6002 29	231200	13872
R200 015 000 165A 0000	00267507	THREE P'S PARTNERSHIP	604-A BLADEN ST	200	D036	6012 38	951420	57085
R200 015 000 165B 0000	00267516	BEAUFORT JASPER	COUNTY WATER	200	D036	6002 48	14000	0
R200 015 000 172A 0000	00267534	JENKINS FREDDIE	ST 6 BOX 346	200	D050	6002 91	5000	300
R200 015 000 173A 0000	00267543	LINNEEN MONROE JEFFERSON	PO BOX 1954	200	D050	6102 11	7000	420
R200 015 000 173B 0000	00267552	HARRIS MARY	56-A YOUMANS DRIVE	200	D050	4112 11	42200	888
R200 015 000 173C 0000	02947360	HINKLE HARRY F MARY B	51 MARSH DRIVE	200	D050	6002 91	8800	528
R200 015 000 174A 0000	00267561	MITCHELL SYRAUS ANNIE MAE	12 SANGSTER RD	200	D050	4112 11	51200	1248
R200 015 000 178A 0000	00267570	THOMPSON DAVID B MOST REV	BISHOP OF CHARLESTON	200	D050	6102 11	38300	0
R200 015 000 185A 0000	00267589	HINKLE MARY B CANNON	51 MARSH DRIVE	200	D050	6112 11	49630	2978
R200 015 000 187A 0000	00267605	CBL & ASSOCIATES LTD P/S	ONE PARK PLACE	200	D036	6012 38	1764010	105841
R200 015 000 187B 0000	00267614	HIGH SPIRITS LP	210 DISTANT ISLAND	200	D036	6012 59	247400	14844
R200 015 000 187C 0000	02544508	PALMETTO FEDERAL SAVINGS &	LOAN ASSOC OF SC	200	D036	6012 86	436820	26209
R200 015 000 189A 0000	00267623	UNTERKOEFLER REV ERNEST L	BISHOP OF CHARLESTON	200	D050	6002 29	9600	0
R200 015 000 189A 0000	00267623	UNTERKOEFLER REV ERNEST L	BISHOP OF CHARLESTON	200	D050	6002 29	9600	0
R200 015 000 190A 0000	00865308	UNTERKOEFLER MOST REVEREND	ERNEST L (BISHOP)	200	D036	6112 11	168000	0
R200 015 000 192A 0000	01653017	UNTERKOEFLER ERNEST L	BISHOP OF CHARLESTON	200	D036	6002 29	64200	0
R200 015 000 194A 0000	00267632	GRAY HOLDINGS LMTD PARTNERSHI	1907 BOUNDARY STREET	200	D050	4112 11	83900	2556
R200 015 000 194B 0000	00267641	SULLIVAN ELEANOR M	HC 5 BOX 70-A	200	D036	6012 58	434200	26052
R200 015 000 194F 0000	00267669	GRAY RICHARD L	1907 BOUNDARY ST	200	D036	6012 52	601740	36104
R200 015 000 194H 0000	01890626	PIEDMONT PETROLEUM CORP	PO BOX 2969	200	D036	6012 53	380400	22824
R200 015 000 292A 0000	00846311	DOBBS SOLDN MACK	1 KLEBOLD RD	200	D018	6112 11	20000	1200
R200 015 000 292B 0000	00864559	COLLINS JAMES E CHERYL A	1325 MICHAEL SCOTT DR	200	D018	6102 11	8300	498
R200 015 000 302A 0000	03159058	KOLEN THOMAS M	W6904 HERAM RD	200	D018	6102 11	20700	1242
R200 015 000 306A 0000	00267712	KOLEN THOMAS M	W6904 HERAM RD	200	D018	6002 67	250	15
R200 015 000 552A 0000	04416046	ZIPPY LUBE INC	718 PARRIS ISLAND GATEWAY	200	D036	6012 94	183000	10980
R200 015 000 596A 0000	00640300	DILSAVER FRANKLIN E	30 CAROLYN DRIVE	200	D050	4112 11	53100	2124
R200 015 000 631A 0000	04474330	LANE PATRICIA	PO BOX 6991	200	D050	6112 11	28700	1722
R200 016 000 0047 0000	00268356	RHODAN GEORGE	TWD RED OAK	200	D026	6112 11	44400	1776
R200 016 000 0048 0000	00268365	SINGLETON SUSAN P	5839 BEVERLY DR	200	D026	6112 11	38700	2322
R200 016 000 0049 0000	00268374	MCSAM DEVELOPMENT CORPORATION	15 FRAME AVE	200	D026	4112 11	51000	2040
R200 016 000 0050 0000	00268383	MIDDLETON SIMEON J WILLIE D	50 YOUMANS DR	200	D026	6112 11	39900	2394
R200 016 000 0051 0000	00268392	BROWN CHARLES WILLIE MAE	10 RED OAK DR	200	D026	4112 11	41300	1652
R200 016 000 0052 0000	00268409	PATTERSON J ALLAN	THREE P'S PARTNERSHIP	200	D026	6102 11	8500	510
R200 016 000 0053 0000	00268418	WEAVER CAROLYN D	ST RTE 5 LOT 7 RED OAK CIR	200	D026	4112 11	51400	2056
R200 016 000 0054 0000	00268427	SIMMONS ANGELINE	ST RT 5 LOT 8	200	D026	4112 11	47400	1096
R200 016 000 0055 0000	00268436	GREENE ELIZABETH R	18 RED OAK DR	200	D026	4112 11	51500	2060
R200 016 000 0056 0000	00268445	MYERS A D GLORIA E	20 RED OAK DR	200	D026	4112 11	45660	1826
R200 016 000 0057 0000	00268454	HARRIS JOYCE E	PO BOX 1834	200	D026	4112 11	68300	2732
R200 016 000 0058 0000	00268463	WISE JIMMY LEE JR	NELSON ALBERT C VERNITA	200	D026	6102 11	8500	510
R200 016 000 0059 0000	00268472	HOLLOWAY SINGLETON RENEE C	PO BOX 2589	200	D026	4112 11	72500	2900
R200 016 000 0060 0000	00268481	GOODWATER SAMUEL JR	SHURLEEN D	200	D026	4112 11	63100	2524
R200 016 000 0061 0000	00268490	LINNEEN MARY D	PO BOX 1954	200	D026	4112 11	39700	788
R200 016 000 0062 0000	00268506	MITCHELL MATTIE C	1 RED OAK RD	200	D026	4112 11	47470	1099
R200 018 000 0004 0000	00270717	ALSTON FARANTE CONRAD	191 SAM DOYLE DR	200	D050	6302 18	28800	1728
R200 018 000 0005 0000	00270726	SINGLETON JAMES LEROY	SINGLETON VANETTA D	200	D050	6002 91	8400	504
R200 018 000 0007 0000	00270735	BLAKE NATHANIEL	35 F & B RD	200	D050	4112 11	14600	584
R200 018 000 0013 0000	00270771	HEYWARD BEATRICE J	PO BOX 827	200	D050	6002 91	8400	504
R200 018 000 0013 0000	00270771	HEYWARD BEATRICE J	PO BOX 827	200	D050	6002 91	8400	504
R200 018 000 0014 0000	00270780	BLAKE EDDIE VIRGINIA	EUGENE	200	D050	6002 91	14700	882
R200 018 000 0015 0000	00270799	SEABROOK BENJAMIN	ST RTE 5 BOX 305	200	D050	6102 11	4900	294
R200 018 000 0016 0000	00270806	BELL JAMES M	PO BOX 4162	200	D050	4112 11	44200	1768

PARCEL NUMBER	KEY	NAME	ADDRESS	DIST	AREA	PCA-PCS	MKT-VAL	TAX-VAL
R200 018 000 0017 0000	00270815	NELSON VERNETTA JANAI	TRUSTEES	200	D050	6102 11	4900	294
R200 018 000 0019 0000	00270833	WILSON DAVE	27 RUE DU BOIS RD	9999	D050	9999 00	41400	1838
R200 018 000 0020 0000	00270860	SEABROOK BENJAMIN FLOSSIE	JTROS	200	D050	6102 11	7100	426
R200 018 000 0021 0000	00270879	TUCKER GEORGE L JR	2817 LUCE DR S	200	D036	6002 29	36100	2166
R200 018 000 0024 0000	00270897	WIGG GLADYS SINGLETON HRS DF	MIDDLETON MARGO	200	D036	4112 11	65190	2608
R200 018 000 0028 0000	00270931	PRINGLE WYATT B SALLY G	JTROS	200	D036	6002 29	19800	1188
R200 018 000 0029 0000	00270940	GREEN WALTER	822 17 COLGATE AVE APT 17A	200	D036	6002 29	21600	1296
R200 018 000 002A 0000	00270842	HIGHTOWER JULIAN D RICHIE E	JTROS	200	D050	6002 91	28800	1728
R200 018 000 0030 0000	00270977	GREEN WALTER	COAXUM MALINDA	200	D036	6002 29	21300	1278
R200 018 000 0031 0000	00270986	SINGLETON INEZ	213 LADY'S ISLAND DR	200	D036	4112 11	85500	2620
R200 018 000 0035 0000	00271020	ROBINSON SAMUEL	505 PINCUS AVE	200	D050	6002 29	13800	828
R200 018 000 0036 0000	00271039	FIRST CAROLINA CORP OF SC	PO BOX 1087	200	D050	4202 83	980	39
R200 018 000 0039 0000	00271066	HENDRICKS CARL C JR	WILLIAM P	200	D050	6002 91	120900	7254
R200 018 000 004E 0000	00271084	FULLER ALICE ANDERSON &	LLOYD FRANK (LIFE ESTATE)	200	D050	6112 11	28900	1734
R200 018 000 004C 0000	00271093	LLOYD FRANK	3 F & B RD	200	D050	4112 11	64850	2594
R200 018 000 0054 0000	00271226	TRASK FREDERICK G	MARY LOUISE ETAL	200	D050	4202 81	5730	229
R200 018 000 0055 0000	00271235	KUZZENS'S INC	X SIX L'S PACKING COMPANY INC	200	D036	6012 15	665200	39912
R200 018 000 0056 0000	00271244	BEAUFORT COUNTY	XXXXXX	200	D036	6012 43	715650	0
R200 018 000 0059 0000	00271253	BEAUFORT COUNTY	XXXXXXXXXX	200	D036	6002 29	22500	0
R200 018 000 0061 0000	00271271	ATKINS CURTIS	36 ATKINS BLUFF	200	D050	4112 11	33300	1332
R200 018 000 007E 0000	00271351	BROWN VIOLA	33 F & B ROAD	200	D050	4112 11	27600	1104
R200 018 000 007C 0000	00271360	DORE LOUIS D	PO BOX 2478	200	D050	6002 91	7000	420
R200 018 000 007D 0000	01939362	LLOYD FRANK	SINGLETON ETHEL	200	D050	4112 11	28300	1132
R200 018 000 016A 0000	04306959	DOWNS MARETHA	PO BOX 1931	200	D050	4302 18	7500	300
R200 018 000 018A 0000	00271495	FIRST NINE (THE)	X JAMES A PALMER	200	D050	6002 91	15600	936
R200 018 000 019A 0000	00271574	PALMETTO STATE BANK	PO BOX 219	200	D036	6002 29	68900	4134
R200 018 000 019B 0000	00271583	PINCKNEY GERALDINE	HC 5 BOX 18	200	D050	4112 11	17500	0
R200 018 000 019C 0000	00271592	ROBINSON LESTER	125 LADY'S ISLAND DR	200	D036	4112 11	44000	1760
R200 018 000 019D 0000	01591254	DARIEN THEODORE & PEGGY	15 RUE DE BOIS	200	D050	4112 11	70100	2804
R200 018 000 020A 0000	00271690	DAVIS DOUGLAS F	11 RUE DUROIS	9999	D050	9999 18	71030	4002
R200 018 000 020B 0000	00271707	MCCELVEEN RICHARD K	33 LUCY CREEK DR	200	D036	6012 55	183000	10980
R200 018 000 020C 0000	00271716	SEABROOK BENJAMIN FLOSSIE	JTROS	200	D050	4112 11	43800	1752
R200 018 000 020D 0000	00271725	SEABROOK JACQUELINE	8 SEABROOK PLACE	200	D050	6102 11	8400	504
R200 018 000 020E 0000	00271734	SEABROOK BENJAMIN SR FLOSSIE	9 BEN & FLOSSIE DR	200	D050	6302 18	24000	1440
R200 018 000 020F 0000	02560918	SEABROOK ELVIS	15 SEABROOK PLACE	200	D050	4302 18	7200	288
R200 018 000 020G 0000	03118192	SEABROOK DAVID	9 BEN & FLOSSIE DR	200	D050	6102 11	6400	384
R200 018 000 020H 0000	01713293	SINGLETON LUCILLE	SMALLS NORMA	200	D050	6002 91	8400	504
R200 018 000 020I 0000	03728407	SEABROOK BENJAMIN	9 BEN & FLOSSIE DR	200	D050	6102 11	4500	270
R200 018 000 020J 0000	03736103	SINGLETON LUCILE	BAILEY BRENDA SMALLS NORMA	200	D050	6102 11	8400	504
R200 018 000 0214 0000	00271814	SLIGH MARY	AKA ELLIOTT MARY SLIGH	200	D036	6002 29	5500	330
R200 018 000 0215 0000	00271823	SEA ISLAND HOMEPLACE LTD P/S	PO BOX 1256	200	D050	4202 83	2780	111
R200 018 000 0223 0000	02748094	CHARLESTON PRESBYTERY INC	2421 ASHLEY RIVER RD	200	D036	6012 77	1823000	0
R200 018 000 022A 0000	00271832	SINGLETON HRS OF FRANK	C/O LAWRENCE WARING	200	D050	6002 91	65000	3900
R200 018 000 022A 0000	00271832	SINGLETON HRS DF FRANK	C/O LAWRENCE WARING	200	D050	6002 91	65000	3900
R200 018 000 023A 0000	00271841	WHITE JOE LEWIS	19A SHORTS LANDING RD	200	D050	6002 29	10000	600
R200 018 000 0257 0000	01944631	DENNIS JOHN F	DENNIS GRACE F	200	D036	6012 64	91900	5514
R200 018 000 0266 0000	05321886	MARSHALL BEVERLY	PO BOX 851	200	D050	6002 91	8400	504
R200 018 000 0268 0000	06038593	ST JOHN'S LUTHERAN CHURCH	PO BOX 9	200	D036	6002 83	330	20
R200 018 000 0273 0000	06577135	HINKLE HARRY MARY B	51 MARSH DRIVE	200	D050	6012 91	153400	9204
R200 018 000 028A 0000	00271850	GREEN WALTER	822 17 COLGATE AVE	200	D036	6002 29	50000	3000
R200 018 000 028B 0000	00894312	GREEN MARIE W	HC 5 BOX 308	200	D036	4112 11	70900	2036
R200 018 000 028C 0000	02843445	MIKELL OSWALD LIGHTSEY	MARIANNE A	200	D036	6012 98	106050	6363
R200 018 000 0296 0000	07128002	BLAKE EDDIE VIRGINIA	EUGENE	200	D050	6102 11	9000	540

PORT SEQ: SEL FILE  
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SELECTION BY:

PROPERTY CROSS-REFERENCE

PARCEL NUMBER	KEY	NAME	ADDRESS	DIST	AREA	PCA-PCS	MKT-VAL	TAX-VAL
R200 018 000 0297 0000	07129993	MCAS BEAUFORT FEDERAL	CREDIT UNION	200	D036	6002 29	82900	4974
R200 018 000 0299 0000	07612283	WYLES BRUCE K HOLLE L	JTROS	200	D068	6002 63	500	0
R200 018 000 0304 0000	08533189	BEAUFORT COUNTY SCHOOL DIST	PO BOX 309	200	D036	6002 45	580	0
R200 018 000 033A 0000	00271878	ST JOHN'S LUTHERAN CHURCH	PO BOX 9	200	D050	6002 83	750	45
R200 018 000 034A 0000	00271887	WYLES BRUCE K HOLLE L	JTROS	200	D036	6002 29	10400	624
R200 018 000 034B 0000	01768590	FORTUNA INVESTMENT GROUP	PO BOX 120	200	D036	6002 29	14000	840
R200 018 000 034C 0000	01510715	WYLES BRUCE K HOLLE L	JTROS	200	D068	6002 63	500	0
R200 018 000 035A 0000	00271896	WHITE JOE L	19-A SHORTS LANDING ROAD	200	D036	6112 11	6400	384
R200 018 000 035B 0000	00271903	FIRST CAROLINA CORP OF SC	PO BOX 1087	200	D036	4202 83	240	10
R200 018 000 035C 0000	00271912	SCOTT ABRAHAM FLORINE	JOSEPHINE	200	D036	6112 11	17800	1068
R200 018 000 035D 0000	00271921	ROBINSON FRANK LEONA	NATHANIEL	200	D036	6002 29	75600	4536
R200 018 000 035E 0000	02917669	MURPHY ELECIA MARIE	JONATHAN EDWARD	200	D036	6102 11	5600	336
R200 018 000 035F 0000	02917632	HENRY AYISHA ROSE	363 EAST 163RD ST	200	D036	6102 11	4600	276
R200 018 000 038A 0000	00271949	ANDERSON FLEMING M MARION S	TRUSTEES	200	D036	6002 29	39000	2340
R200 018 000 038B 0000	00271958	NORTH FLINT L	708 SANDTOWN RD	200	D036	6002 29	117000	7020
R200 018 000 038C 0000	00846375	GIBSON ENTERPRISES LP	OF SOUTH CAROLINA	200	D036	6012 60	275860	16552
R200 018 000 038D 0000	00001054	DUPRIEST EARL R III	151 SEA ISLAND PKWY	200	D036	6002 29	21300	1278
R200 018 000 054A 0000	00272010	MELETIS PETER T	1007 BRIARCLIFFE ROAD	200	D036	6012 59	81370	4882
R200 018 000 054D 0000	00272047	GLEASON PLACE LP	PO BOX 1256	200	D036	6202 83	390	23
R200 018 000 054E 0000	00272056	COUNTY COUNCIL OF BEAUFORT	XXXXXXX	200	D036	6002 29	42500	0
R200 018 000 054F 0000	00272065	BEAUFORT COUNTY OPEN LAND	TRUST INC	200	D036	6002 29	30000	0
R200 018 000 054G 0000	00272074	SUPAN VRANUCH	154 SPANISH POINTE DRIVE	200	D036	6012 54	80640	4838
R200 018 000 054H 0000	02178921	BEAUFORT COUNTY	XXXXXXX	200	D036	6002 29	55200	0
R200 018 000 059A 0000	00272083	BEAUFORT COUNTY	XXXX	200	D036	6002 29	22500	0
R200 018 000 060B 0000	03333440	KUZZENS INC	PO BOX 3088	200	D036	6012 69	538960	32338
R200 018 000 214A 0000	01234621	ANDERSON ROMEATER	PO BOX 2590	200	D036	6002 29	5500	330
R200 018 000 214B 0000	01606729	SINGLETON INEZ	213 LADY'S ISLAND DRIVE	200	D036	6002 29	13600	816
R200 018 000 217A 0000	02416834	FENDER SHERWOOD N	PO BOX 1101	200	D050	6002 29	17200	1032
R200 018 00A 0001 0000	00269391	ORANGE GROVE PLANTATION	PO BOX 1087	200	D034	4202 83	130	5
R200 018 00A 0001 0000	00269391	ORANGE GROVE PLANTATION	PO BOX 1087	200	D034	4202 83	130	5
R200 018 00A 0002 0000	00269408	MILLER ROBERT I JACQUELINE R	JTROS	200	D034	6102 11	10000	600
R200 018 00A 0003 0000	00269417	BARNETTE ANGELA D DEER JAMES	DEER JOEL W LEIGH JUDY D	200	D034	6102 11	14000	840
R200 018 00A 0005 0000	00269426	LEVIN JULIAN S	LEVIN ARTHUR FREDERICK	200	D034	6102 11	14000	840
R200 018 00A 0010 0000	00269435	MANN EARL T	157 MERIDIAN ROAD	200	D034	4112 11	129800	4392
R200 018 00A 0011 0000	00269444	MANN ETTA N	157 MERIDIAN ROAD	200	D034	6102 11	10000	600
R200 018 00A 0012 0000	00269453	MANN ETTA N	157 MERIDIAN ROAD	200	D034	6102 11	14000	840
R200 018 00A 0019 0000	00269462	GIBSON KENNETH L SUZANNE M	JTROS	200	D034	4112 11	82520	3301
R200 018 00A 0027 0000	00269471	DOWNEY BARBARA A	17 TUCKER AVE	200	D034	4112 11	63000	2520
R200 018 00A 0029 0000	00269480	GARDNER ROLAND J	CONSTANCE S	200	D034	4112 11	107300	4292
R200 018 00A 0057 0000	00269505	COLE GENEVA D	9 COLE DRIVE	200	D034	4112 11	171280	6851
R200 018 00A 0061 0000	00269514	FRANCIS JONATHAN N JR	PO BOX 1263	200	D034	6112 11	54600	3276
R200 018 00A 0062 0000	00269523	DORE BEVERLY S	PO BOX 1425	200	D034	4112 11	149800	5992
R200 018 00A 0148 0000	00270227	BLALOCK TIMOTHY P	7 CHICKADEE LANE	200	D036	6002 29	60000	3600
R200 018 00A 0150 0000	00270245	RUSHTON SUSAN ELISE	2700 FORT SCOTT DRIVE	200	D036	6002 29	60000	3600
R200 018 00A 0152 0000	00270263	RUSHTON SUSAN ELISE	2700 FORT SCOTT DRIVE	200	D036	6002 29	60000	3600
R200 018 00A 0162 0000	00270361	MEI LLC	PO BOX 1364	200	D036	6002 16	10500	0
R200 018 00A 0192 0000	00270655	FARRIOR DAVID P	DAUBERT BARBARA J	200	D036	6012 66	73300	4398
R200 018 00A 0193 0000	00270664	MARSHALL JAMES L	PO BOX 3035	200	D036	6002 29	500	30
R200 018 00A 0196 0000	01090358	GARDNER ROLAND J	1 COLE DRIVE	200	D034	6102 11	10000	600
R200 018 00A 0197 0000	01516675	GREEN WALTER	822 17 COLGATE AVE	200	D034	6102 11	16800	1008
R200 018 00A 0209 0000	01936800	GREEN NATHANIEL ANNE C S	2 JAMES GREEN LANE	200	D034	6002 91	14300	858
R200 018 00A 0211 0000	02467823	KIRKLAND ERNEST J JR	CATHERINE V	200	D034	4112 11	120950	4838
R200 018 00A 0212 0000	01731004	TOENNIESSEN SUSAN M	3 TUCKER AVE	200	D034	4112 11	65400	2616

REPORT SEQ: SEL FILE  
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SELECTION BY:

PROPER CROSS-REFERENCE

PARCEL NUMBER	KEY	NAME	ADDRESS	DIST	AREA	PCA-PCS	MKT-VAL	TAX-VAL
R200 018 00A 0213 0000 01730997		ROSENEAU RANDY L TONI M	JTROS	200	D034	4112 11	65400	2616
R200 018 00A 0214 0000 01730988		CARTER CHESLEY H ANNE L	JTROS	200	D034	4112 11	66200	2648
R200 018 00A 0215 0000 01730979		LANDRY ROSE M	9 TUCKER AVE	200	D034	4112 11	56600	1464
R200 018 00A 0217 0000 02573156		SCHAIBLE MILDRED I	PO BOX 1754	200	D034	4112 11	62500	1700
R200 018 00A 0218 0000 02573067		QUALLS DOMINGA	PO BOX 4642	200	D034	4112 11	62500	2500
R200 018 00A 0219 0000 02572996		SCHMILLEN MAMIE J	PO BOX 4814	200	D034	4112 11	57800	2312
R200 018 00A 0220 0000 03344116		COLE GENEVA D	9 COLE DRIVE	200	D034	6102 11	6100	366
R200 018 00A 0224 0000 06038389		COLE GENEVA D	9 COLE DRIVE	200	D034	6102 11	10000	600
R200 018 00A 0225 0000 06038637		TUCKER GEORGE L JR	2817 LUCE DR S	200	D036	6002 29	87600	5256
R200 018 00A 0226 0000 06038646		DRANGE GROVE PLANTATION INC	PO BOX 1087	200	D036	4202 83	490	20
R200 018 00A 0229 0000 08528961		DRE ANTHONY D	PO BOX 2478	200	D036	6002 29	26400	1584
R200 018 00A 0230 0000 08528970		DRE ANTHONY D	PO BOX 2478	200	D036	6002 29	25900	1554
R200 018 00A 107A 0000 04475954		GRAY HOLDINGS LTD P/S	1907 BOUNDARY ST	200	D036	6012 59	211800	12708
R200 018 00A 196A 0000 02073785		DRE ANTHONY D	PO BOX 2478	200	D036	6112 11	113000	6780
R200 018 00A 196B 0000 02071723		GARDNER ROLAND J	PO BOX 75	200	D036	4402 11	50600	2024
R200 018 00A 196D 0000 02071705		WASHINGTON ELIJAH	PO BOX 2088	200	D036	4112 11	180830	7233

LAND: 19626430 AGRIC: 12820 BLDG: 25391380 IMPR: 27062360  
 TOTAL TAXES OUTSTANDING: 0.00 ORIGINAL TAX: 0.00  
 TAX PAID: 0.00

TOTAL COUNT: 387 TOTAL VALUE: 45646410

ASSESSMENT ROLL FOR YEAR 2000

ACCT: R200 014 000 0002 0000 DIST: 0200 PCA: 4202-B2 AREA: D036 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 459000  
 KEY: 00259285 MAP: TDS LOC: EXCD: HSTD# BLDG  
 OWNER: TRASK JOHN M JR LEGAL: SUBJ TO ROLL BACK TAX LIEN ACRE: 000005.40 LOT: 000.0 IMPR:  
 %: 100 GG DOWLING FAMILY P/S LP TIMBERLAND BLDS: 000 TSQFT: 000000 USE:  
 DOWLING GROUP LLC SALE-DTE: 19981111 QUAL MARKET: 870  
 % PO BOX 1087 BK/PG: 1111/1396 INS: GW EXEMPT:  
 BEAUFORT SC 29901-1087 SALEPRICE: 00200000 ASSESSED 35  
 2000 TAX DUE:

ACCT: R200 014 000 0004 0000 DIST: 0200 PCA: 8112-11 AREA: D017 CITY: NR ADJ: 00 ACTIV: 20000217 MRTG: 0000 LAND: 122900  
 KEY: 00259294 MAP: 1997B TDS LOC: EXCD: HSTD# BLDG: 35000  
 OWNER: KLECKLEY JAMES K JR LEGAL: N 1/2 LDT 49 SECT B 1S1W ACRE: 000002.05 LOT: 000.0 IMPR:  
 %: 100 CHARLES EDWARD KLECKLEY HOUSE BLDS: 001 TSQFT: 002108 USE:  
 45 MARSHLAND RD PARCEL: B 2857 281 2857 2172 SALE-DTE: 19990604 QUAL MARKET: 157900  
 HILTON HEAD ISL SC 29928- BK/PG: 1178/1224 INS: GW EXEMPT:  
 SALEPRICE: 00050000 ASSESSED 9474  
 2000 TAX DUE:

ACCT: R200 014 000 0006 0000 DIST: 0200 PCA: 4112-11 AREA: D017 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 103400  
 KEY: 00259829 MAP: TDS LOC: LI 50 MERIDIAN RD EXCD: 301 HSTD# BLDG: 59300  
 OWNER: WALDORF BESSIE VIVIAN LEGAL: ACRE: 000001.15 LOT: 000.0 IMPR: 6400  
 %: 100 50 MERIDIAN RD BLDS: 001 TSQFT: 001544 USE:  
 BEAUFORT SC 29902- SALE-DTE: 19920916 QUAL MARKET: 169100  
 BK/PG: 0607/1631 INS: DD EXEMPT: 20000-  
 SALEPRICE: 00000000 ASSESSED 5964  
 2000 TAX DUE:

ACCT: R200 014 000 0007 0000 DIST: 0200 PCA: 4112-11 AREA: D017 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 61900  
 KEY: 00259838 MAP: 1999J TDS LOC: EXCD: 301 HSTD# BLDG: 88300  
 OWNER: DESOLA FRANK MICHI Y JTROS LEGAL: PARCEL A ACRE: 000000.62 LOT: 000.0 IMPR: 870  
 %: 100 56 MERIDIAN ROAD FLAT IN DB1030 P586 BLDS: 001 TSQFT: 000960 USE:  
 T ACCT 1982 SALE-DTE: 00000000 QUAL MARKET: 151070  
 BEAUFORT SC 29902- SPLIT 6/99 0.54 AC 14/138 BK/PG: 0000/0000 INS: EXEMPT: 20000-  
 SALEPRICE: 00000000 ASSESSED 5243  
 2000 TAX DUE:

ASSESSMENT ROLL FOR YEAR 2000

ACCT: R200 014 000 0008 0000 DIST: 0200 PCA: 4112-11 AREA: D017 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 60900  
 KEY: 00259847 MAP: TDS: LOC: LI 60 MERIDAN RD EXCD: 301 HSTD#: BLDG: 14300  
 OWNER: HORTON LILLY C LEGAL: ACRE: 000000.61 LOT: 000.0 IMPR: 760  
 100 PO BOX 129 BLDG: 001 TSGFT: 000548 USE:  
 SALE-DTE: 19821101 QUAL MARKET: 75960  
 BK/PG: 1982/0331 INS: WB EXEMPT: 20000-  
 SALES PRICE: 00000000 ASSESSED 2238 \$  
 2000 TAX DUE:

BEAUFORT SC 29901- 129

ACCT: R200 014 000 0013 0000 DIST: 0200 PCA: 6112-11 AREA: D017 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 1032 LAND: 28000  
 KEY: 00259892 MAP: TDS: LOC: LI 22 HARBORVIEW CIR EXCD: HSTD#: BLDG: 66700  
 OWNER: BONSON CAROL S LEGAL: LOT 1-A ACRE: 000000.00 LOT: 002.0 IMPR: 3030  
 100 PO BOX 5321 HARBOR VIEW BLDG: 001 TSGFT: 001211 USE:  
 08-29-1980 SALE-DTE: 19800801 QUAL MARKET: 97730  
 DB0306Q205 L561 BK/PG: 0306/0205 INS: GW EXEMPT:  
 ADDR CHG BY MORTG CD 8/5/92 SALES PRICE: 00045000 ASSESSED 5864  
 2000 TAX DUE:

WOODBIDGE VA 22194-

ACCT: R200 014 000 0016 0000 DIST: 0200 PCA: 4112-11 AREA: D017 CITY: NR ADJ: 00 ACTIV: 20000314 MRTG: 0000 LAND: 105000  
 KEY: 00259918 MAP: 1994 TDS: LOC: LEGAL: LOTS 4 5 3 BLK A HARBOR EXCD: 301 HSTD#: BLDG: 360800  
 OWNER: JEWELL SAMUEL R ISABEL EWING VIEW DEV ACRE: 000000.00 LOT: 003.0 IMPR:  
 100 JTROS MGFM: KEY#2622157 #2622166 BLDG: 001 TSGFT: 004386 USE:  
 18 HARBORVIEW CIRCLE 4-7-94 CONSOLIDATE BY SALE-DTE: 20000204 QUAL MARKET: 465800  
 OWNERS REQUEST 2-14-94 BK/PG: 1261/0287 INS: GW EXEMPT:  
 SALES PRICE: 00000001 ASSESSED 18632  
 2000 TAX DUE:

BEAUFORT SC 29902-

ACCT: R200 014 000 0020 0000 DIST: 0200 PCA: 4112-11 AREA: D017 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 1130 LAND: 80000  
 KEY: 00259963 MAP: 1990 TDS: LOC: LI 10 HARBORVIEW CIRCLE EXCD: 301 HSTD#: BLDG: 138400  
 OWNER: CARMODY DOUGLAS SCOTT LEGAL: LOTS 7A 8A HARBOR VIEW ACRE: 000000.00 LOT: 002.0 IMPR:  
 100 14 HARBOR VIEW DR T ACCOUNT 1984 BLDG: 001 TSGFT: 002694 USE:  
 SALE-DTE: 19981030 QUAL MARKET: 218400  
 BK/PG: 1102/0776 INS: GW EXEMPT:  
 SALES PRICE: 00271000 ASSESSED 8736  
 2000 TAX DUE:

BEAUFORT SC 29902-

ACCT: R200 014 000 0022 0000 DIST: 0200 PCA: 4112-11 AREA: D017 CITY: NR ADJ: 00 ACTIV: 20000217 MRTG: 0000 LAND: 50000  
 KEY: 00259981 MAP: TDS: LOC: LI 3 HARBORVIEW DR EXCD: 024 HSTD#: WS160889 BLDG: 169000  
 OWNER: CARMODY BONNY B LEGAL: LOT 10 BLK A HARBOR VIEW ACRE: 000000.00 LOT: 001.0 IMPR:  
 100 3 HARBOR VIEW CIRCLE BLDG: 001 TSGFT: 002503 USE:  
 SALE-DTE: 19990519 QUAL MARKET: 219000  
 BK/PG: 1179/0376 INS: GW EXEMPT: 20000-  
 SALES PRICE: 00260000 ASSESSED 7960  
 2000 TAX DUE:

BEAUFORT SC 29902-

ACCT: R200 014 000 0026 0000 DIST: 0200 PCA: 4112-11 AREA: D017 CITY: NR ADJ: 00 ACTIV: 20000217 MRTG: 0000 LAND: 20000  
 KEY: 00260023 MAP: TDS: LOC: LI 4 HARBORVIEW DR EXCD: 024 HSTD#: DG41894 BLDG: 78200  
 OWNER: JENKINSON MAUREEN LEGAL: LOT 14A HARBOR VIEW ACRE: 000000.00 LOT: 001.0 IMPR:  
 100 GENDRON JEAN M (LIFE EST) BLDG: 001 TSGFT: 001260 USE:  
 4 HARBORVIEW DR SALE-DTE: 19990211 QUAL MARKET: 98200  
 BK/PG: 1137/1044 INS: GW EXEMPT: 20000-  
 SALES PRICE: 00000010 ASSESSED 3128  
 2000 TAX DUE:

BEAUFORT SC 29902-

0367

ASSESSMENT ROLL FOR YEAR 2000

ACCT: R200 014 000 002B 0000 \*ML\* DIST: 9999 PCA: 9999-58 AREA: D036 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 305400  
 KEY: 00259945 MAP: TDS: LOC: EXCD: HSTD#: BLDG: 241400  
 OWNER: LAURICH MARJORIE A LEGAL: WHITEHALL INN ACRE: 000006.10 LOT: 000.0 IMPR: 14290  
 %: 100 EDWARD P BLDS: 000 TSGFT: 000000 USE:  
 PO BOX 516 SALE-DTE: 19860201 QUAL MARKET: 561090  
 BK/PG: 0442/1356 INS: GW EXEMPT:  
 BEAUFORT SC 29901- 516 SALEPRICE: 00000000 ASSESSED 33665  
 2000 TAX DUE:

ACCT: R200 014 000 002C 0000 DIST: 0200 PCA: 6002-75 AREA: D036 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 500  
 KEY: 00259954 MAP: TDS: LOC: EXCD: 004 HSTD#: BLDG:  
 OWNER: BEAUFORT COUNTY OPEN LAND LEGAL: EXEMPT ACRE: 000001.00 LOT: 000.0 IMPR:  
 %: 100 TRUST INC BLDS: 000 TSGFT: 000000 USE:  
 PO BOX 75 SALE-DTE: 19800101 QUAL MARKET: 500  
 BK/PG: 0206/1757 INS: GW EXEMPT: 500-  
 BEAUFORT SC 29901- 75 SALEPRICE: 00000000 ASSESSED  
 2000 TAX DUE:

ACCT: R200 014 000 0031 0000 DIST: 0200 PCA: 4112-11 AREA: D017 CITY: NR ADJ: 00 ACTIV: 20000217 MRTG: 0000 LAND: 20000  
 KEY: 00260078 MAP: TDS: LOC: LI 2 HARBORVIEW CIR EXCD: 024 HSTD#: RE45B90 BLDG: 95900  
 OWNER: FETTERS DOROTHY J TRUSTEE LEGAL: LOT 19 A HARBOR VIEW DEVE ACRE: 000000.00 LOT: 001.0 IMPR: 18570  
 %: 100 FETTERS RICHARD B TRUSTEE BLDS: 001 TSGFT: 001624 USE:  
 2 HARBOR VIEW CIRCLE SALE-DTE: 19990607 QUAL MARKET: 134470  
 BK/PG: 1179/2000 INS: TD EXEMPT: 20000-  
 LADY'S ISLAND SC 29902- SALEPRICE: 00000001 ASSESSED 4579  
 2000 TAX DUE:

ACCT: R200 014 000 0032 0000 DIST: 0200 PCA: 4112-11 AREA: D017 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 28000  
 KEY: 00260087 MAP: TDS: LOC: LI 18 MERIDIAN RD EXCD: 301 HSTD#: BLDG: 64900  
 OWNER: DEMPSEY JACK DOUGLAS ANN LEGAL: LOTS 1B 2B HARBOR VIEW ACRE: 000000.00 LOT: 002.0 IMPR: 23870  
 %: 100 18 MERIDIAN RD BLDS: 001 TSGFT: 001592 USE:  
 5/20/56 SALE-DTE: 19800101 QUAL MARKET: 116770  
 DRO1020033 BK/PG: 0102/0033 INS: GW EXEMPT:  
 BEAUFORT SC 29902-9804 SALEPRICE: 00000000 ASSESSED 4671  
 2000 TAX DUE:

ACCT: R200 014 000 0034 0000 DIST: 0200 PCA: 6102-11 AREA: D017 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 20000  
 KEY: 00260096 MAP: TDS: LOC: EXCD: HSTD#: BLDG:  
 OWNER: WELLS KEITH SHERRIE ANN LEGAL: LOT 3-B HARBOR VIEW ACRE: 000000.00 LOT: 001.0 IMPR:  
 %: 100 JTROS BLDS: 000 TSGFT: 000000 USE:  
 2605 SMI LAX AVE SALE-DTE: 19921008 QUAL MARKET: 20000  
 BK/PG: 0609/2014 INS: GW EXEMPT:  
 PORT ROYAL SC 29935- SALEPRICE: 00019000 ASSESSED 1200  
 2000 TAX DUE:

ACCT: R200 014 000 0035 0000 DIST: 0200 PCA: 4112-11 AREA: D017 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 1012 LAND: 20000  
 KEY: 00260103 MAP: TDS: LOC: 9 HARBORVIEW CIR EXCD: 301 HSTD#: BLDG: 109300  
 OWNER: COURMOUZIS GEORGE N ANN D LEGAL: LOT 4-B HARBOR VIEW ACRE: 000000.00 LOT: 001.0 IMPR:  
 %: 0 JTROS BLDS: 001 TSGFT: 001644 USE:  
 9 HARBOR VIEW CIRCLE SALE-DTE: 19940511 QUAL MARKET: 129300  
 BK/PG: 0704/2201 INS: GW EXEMPT:  
 BEAUFORT SC 29902- SALEPRICE: 00130000 ASSESSED 5172  
 2000 TAX DUE:

0368

ASSESSMENT ROLL FOR YEAR 2000

ACCT: R200 014 000 0036 0000 DIST: 0200 PCA: 4112-11 AREA: D017 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 20000  
 KEY: 00260112 MAP: TDS: LOC: LI 5 HARBORVIEW CIR EXCD: 301 HSTD#: BLDG: 102200  
 OWNER: RAWDEN ALEX E LEGAL: LOT 5B ACRE: 000000.00 LOT: 001.0 IMPR: USE:  
 %: 100 5 HARBOR VIEW CIRCLE HARBOR VIEW BLDG: 001 TSGFT: 001560 SALE-DTE: 19840101 GUAL MARKET: 122200  
 BK/PG: 0387/0534 INS: GW EXEMPT: 20000-  
 SALES PRICE: 00012000 ASSESSED 4088  
 BEAUFORT SC 29902- 2000 TAX DUE:

ACCT: R200 014 000 0037 0000 DIST: 0200 PCA: 4112-11 AREA: D017 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 1130 LAND: 20000  
 KEY: 00260121 MAP: TDS: LOC: LI 1 HARBORVIEW CIR EXCD: 301 HSTD#: BLDG: 86200  
 OWNER: CASEY ERIC R MARYANN LEGAL: LOT 5B ACRE: 000000.00 LOT: 001.0 IMPR: USE:  
 %: 100 JTROS HARBOR VIEW BLDG: 001 TSGFT: 001356 SALE-DTE: 19970515 GUAL MARKET: 106200  
 1 HARBOR VIEW CIRCLE PLAT IN: DB742PG2420 BK/PG: 0943/1994 INS: GW EXEMPT: 20000-  
 SALES PRICE: 00118500 ASSESSED 4248  
 BEAUFORT SC 29902- 2000 TAX DUE:

ACCT: R200 014 000 0038 0000 DIST: 0200 PCA: 4112-11 AREA: D017 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 20000  
 KEY: 00260130 MAP: TDS: LOC: LI 14 MERIDIAN RD EXCD: 301 HSTD#: BLDG: 63500  
 OWNER: MILLER JOHN T IDA M LEGAL: LOT 7-B HARBOR VIEW DEVE ACRE: 000000.00 LOT: 001.0 IMPR: 5630  
 %: 100 14 MERIDIAN RD BLDG: 001 TSGFT: 001635 SALE-DTE: 19870901 GUAL MARKET: 89130  
 BEAUFORT SC 29902- BK/PG: 0488/1749 INS: GW EXEMPT: 20000-  
 SALES PRICE: 00012700 ASSESSED 2765  
 2000 TAX DUE:

ACCT: R200 014 000 0039 0000 DIST: 0200 PCA: 6102-11 AREA: D017 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 20000  
 KEY: 00260149 MAP: TDS: LOC: LEGAL: 8 B EXCD: HSTD#: BLDG:  
 OWNER: DEMPSEY JACK DB02310658 ACRE: 000000.00 LOT: 001.0 IMPR: USE:  
 %: 100 18 MERIDIAN RD BLDG: 000 TSGFT: 000000 SALE-DTE: 19800101 GUAL MARKET: 20000  
 BEAUFORT SC 29902-9804 BK/PG: 0231/0658 INS: GW EXEMPT: 20000-  
 SALES PRICE: 00000000 ASSESSED 1200  
 2000 TAX DUE:

ACCT: R200 014 000 0040 0000 DIST: 0200 PCA: 4112-11 AREA: D017 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 75000  
 KEY: 00260158 MAP: TDS: LOC: EXCD: 301 HSTD#: BLDG: 290200  
 OWNER: LAURICH MARJORIE A LEGAL: ACRE: 000000.00 LOT: 001.0 IMPR: USE:  
 %: 100 EDWARD P BLDG: 001 TSGFT: 004182 SALE-DTE: 19860201 GUAL MARKET: 365200  
 PO BOX 516 BK/PG: 0442/1360 INS: GW EXEMPT: 20000-  
 BEAUFORT SC 29901- 516 SALES PRICE: 00000000 ASSESSED 14608  
 2000 TAX DUE:

ACCT: R200 014 000 004A 0000 DIST: 0200 PCA: 6012-59 AREA: D017 CITY: NR ADJ: 00 ACTIV: 20000217 MRTG: 0000 LAND: 105900  
 KEY: 01434772 MAP: 1997B TDS: LOC: EXCD: HSTD#: BLDG: 23000  
 OWNER: COASTAL COMMUNITIES INC LEGAL: POR LOT 49 SEC 8 1S1W ACRE: 000001.06 LOT: 000.0 IMPR: USE:  
 %: 100 PO BOX 70129 LADYS ISL GAS CO OFFICE BLDG: 001 TSGFT: 001950 SALE-DTE: 19990426 GUAL MARKET: 128900  
 PARCEL A PB57 PB1 PB57 P172 BK/PG: 1172/0079 INS: GW EXEMPT: 20000-  
 BEAUFORT SC 29901- SALES PRICE: 00145000 ASSESSED 7734  
 2000 TAX DUE:

0369



ASSESSMENT ROLL FOR YEAR 2000

ACCT: R200 014 000 005A 0000 DIST: 0200 PCA: 6102-11 AREA: D017 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 94900  
 KEY: 00260256 MAP: TDS: LOC: EXCD: HSTD#: BLDG:  
 OWNER: HARLEY HEBER B LEGAL: PDR LOT 4B ACRE: 000000.93 LOT: 000.0 IMPR:  
 %: 100 803 CRAVEN ST SEC 8 151W BLDS: 000 TSGFT: 000000 USE:  
 07-07-1978 SALE-DTE: 19780901 GUAL MARKET: 94900  
 DB02690909 J077 BK/PG: 0269/0909 INS: GW EXEMPT:  
 BEAUFORT SC 29902-5573 SALEPRICE: 00022500 ASSESSED 5694  
 2000 TAX DUE:

ACCT: R200 014 000 006A 0000 DIST: 0200 PCA: 4112-11 AREA: D017 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 58900  
 KEY: 00260363 MAP: TDS: LOC: EXCD: 301 HSTD#: BLDG: 136500  
 OWNER: ROWLAND LAWRENCE S LEGAL: MERIDIAN RD ACRE: 000000.59 LOT: 000.0 IMPR:  
 %: 100 46 MERIDIAN RD DBO1941640 BLDS: 001 TSGFT: 002112 USE:  
 SALE-DTE: 19800101 GUAL MARKET: 195400  
 BEAUFORT SC 29902- SALEPRICE: 0194/1640 INS: GW EXEMPT:  
 SALEPRICE: 00000000 ASSESSED 7816  
 2000 TAX DUE:

ACCT: R200 014 000 009A 0000 DIST: 0200 PCA: 6112-11 AREA: D017 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 59900  
 KEY: 00260675 MAP: TDS: LOC: LI 62 MERIDIAN RD EXCD: HSTD#: BLDG: 180400  
 OWNER: CAVANAGH LOIS PETERSON LEGAL: LOT E ACRE: 000000.60 LOT: 000.0 IMPR:  
 %: 100 9447 KINGS FALL DRIVE MERIDIAN RD BLDS: 001 TSGFT: 002148 USE:  
 01-16-1981 SALE-DTE: 19970811 GUAL MARKET: 240300  
 CHARLOTTE NC 28210- BK/PG: 0967/0816 INS: GW EXEMPT:  
 SALEPRICE: 00060000 ASSESSED 14418  
 2000 TAX DUE:

ACCT: R200 014 000 0123 0000 DIST: 0200 PCA: 6002-16 AREA: D037 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 500  
 KEY: 02315970 MAP: 1999J TDS: LOC: EXCD: 036 HSTD#: BLDG:  
 OWNER: TABBY OAKS HOMEOWNERS LEGAL: MASTER TABBY OAKS HPR 1 ACRE: 000000.94 LOT: 000.0 IMPR:  
 %: 100 ASSOCIATION PLAT BK 32 P 68 PHASE I BLDS: 000 TSGFT: 000000 USE:  
 % BUNNY APPRAISAL & MANAGEMENT O. 37 AC. MV. 6300 DEDUCTED SALE-DTE: 19980129 GUAL MARKET: 500  
 PO BOX 1225 BK/PG: 1010/1719 INS: GC EXEMPT: 500-  
 BEAUFORT SC 29901- SALEPRICE: 00000010 ASSESSED  
 2000 TAX DUE:

ACCT: R200 014 000 0137 0000 DIST: 0200 PCA: 6002-91 AREA: D040 CITY: NR ADJ: 00 ACTIV: 20000217 MRTG: 0000 LAND: 15500  
 KEY: 05233259 MAP: 1995A TDS: LOC: EXCD: HSTD#: BLDG:  
 OWNER: HIRD ISLAND INVESTMENTS INC LEGAL: PARS B PDR C ACRE: 000001.29 LOT: 000.0 IMPR:  
 %: 100 1509 KING ST PB44 P216 BLDS: 000 TSGFT: 000000 USE:  
 SALE-DTE: 19991101 GUAL MARKET: 15500  
 BEAUFORT SC 29902- BK/PG: 1230/0047 INS: GW EXEMPT:  
 SALEPRICE: 01000000 ASSESSED 930  
 2000 TAX DUE:

ACCT: R200 014 000 0138 0000 DIST: 0200 PCA: 6112-11 AREA: D017 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 53900  
 KEY: 08399958 MAP: 1999C TDS: LOC: EXCD: HSTD#: BLDG: 28100  
 OWNER: LEVERTON STEPHEN C LEGAL: PARCEL B ACRE: 000000.54 LOT: 000.0 IMPR:  
 %: 100 PO BOX 1263 PLAT IN DB1030 P586 BLDS: 001 TSGFT: 001403 USE:  
 SALE-DTE: 19980401 GUAL MARKET: 82460  
 BEAUFORT SC 29901- BK/PG: 1030/0585 INS: GW EXEMPT:  
 SALEPRICE: 00098500 ASSESSED 4948  
 2000 TAX DUE:

0370

ASSESSMENT ROLL FOR YEAR 2000

ACCT: R200 014 000 123A 0000 DIST: 0200 PCA: 6002-91 AREA: D040 CITY: NR ADJ: 00 ACTIV: 20000217 MRTG: 0000 LAND: 103000  
 KEY: 02606932 MAP: 1988 TDS: LOC: EXCD: HSTD#: BLDG:  
 OWNER: HIRD ISLAND INVESTMENTS INC LEGAL: PORTION OF TABBY OAKS ACRE: 000002.06 LOT: 000.0 IMPR:  
 %: 100 1509 KING ST PLAT BK 35 P 70 BLDS: 000 TSGFT: 000000 USE:  
 SALE-DTE: 19991101 QUAL MARKET: 103000  
 BK/PG: 1230/0047 INS: GW EXEMPT:  
 SALEPRICE: 01000000 ASSESSED 6180  
 2000 TAX DUE:

BEAUFORT SC 29902-

ACCT: R200 014 000 123B 0000 DIST: 0200 PCA: 6002-91 AREA: D040 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 16000  
 KEY: 04476542 MAP: 1993A TDS: LOC: EXCD: HSTD#: BLDG:  
 OWNER: S C DEPT OF TRANSPORTATION LEGAL: PH 17 POR OF TABBY OAKS ACRE: 000000.32 LOT: 000.0 IMPR:  
 %: 100 PO BOX 191 PB40 P109 BLDS: 000 TSGFT: 000000 USE:  
 SALE-DTE: 19971022 QUAL MARKET: 16000  
 BK/PG: 1005/1689 INS: GW EXEMPT:  
 SALEPRICE: 00010500 ASSESSED 960  
 2000 TAX DUE:

COLUMBIA SC 29202-

ACCT: R200 015 000 0109 0000 DIST: 0200 PCA: 6512-61 AREA: D036 CITY: NR ADJ: 00 ACTIV: 20000217 MRTG: 0000 LAND: 20100  
 KEY: 00261791 MAP: TDS: LOC: EXCD: HSTD#: BLDG:  
 OWNER: SANTAGATI ANTHONY S LEGAL: LOT 9 ADJ ACRE: 000000.00 LOT: 001.0 IMPR:  
 %: 100 34 SAM'S POINT RD 2808 ROYAL OAKS BLDS: 001 TSGFT: 000853 USE:  
 PB66 P167 SALE-DTE: 19991101 QUAL MARKET: 46900  
 BK/PG: 1238/0460 INS: GW EXEMPT:  
 SALEPRICE: 00047369 ASSESSED 2814  
 2000 TAX DUE:

BEAUFORT SC 29902-

ACCT: R200 015 000 0111 0000 DIST: 0200 PCA: 6012-38 AREA: D036 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 433800  
 KEY: 00261807 MAP: 1994 TDS: LOC: EXCD: HSTD#: BLDG: 1691800  
 OWNER: GRAY HOLDINGS LTD P/S LEGAL: POR LOT 9 SEC 49 POR LOT 56 ACRE: 000007.29 LOT: 000.0 IMPR: 22130  
 %: 100 1907 BOUNDARY ST SEC 10 PB42 P9B PB43 P60 BLDS: 004 TSGFT: 054975 USE:  
 MCEN: KEY#261816 SALE-DTE: 19920317 QUAL MARKET: 2147730  
 BK/PG: 0594/2421 INS: GW EXEMPT:  
 SALEPRICE: 00000010 ASSESSED 128864  
 2000 TAX DUE:

BEAUFORT SC 29902-

ACCT: R200 015 000 0114 0000 DIST: 0200 PCA: 6012-79 AREA: D036 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 179500  
 KEY: 00261834 MAP: 1992A TDS: LOC: EXCD: HSTD#: BLDG: 58700  
 OWNER: HORTON JAMES E JR LEGAL: POR LOT 57 SEC 10 1S1W & ACRE: 000002.64 LOT: 000.0 IMPR: 4870  
 %: 100 PO BOX 70177 POR LOT 8 SEC 15 1S1W BLDS: 002 TSGFT: 002232 USE:  
 SALE-DTE: 19830401 QUAL MARKET: 243070  
 BK/PG: 1982/0252 INS: WB EXEMPT:  
 SALEPRICE: 00000000 ASSESSED 14584  
 2000 TAX DUE:

BEAUFORT SC 29901-1474

ACCT: R200 015 000 0115 0000 DIST: 0200 PCA: 6012-87 AREA: D036 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 176800  
 KEY: 00261843 MAP: 1995A TDS: LOC: EXCD: HSTD#: BLDG: 216300  
 OWNER: GRAY HOLDINGS LTD P/S LEGAL: PAR 1 REVISED PB43 P60 ACRE: 000001.30 LOT: 000.0 IMPR: 7910  
 %: 100 C/O RON LEWIS POR LOT 64 SEC 9 1S1W BLDS: 001 TSGFT: 002760 USE:  
 4 SOUTH POINT TRAIL SALE-DTE: 19911125 QUAL MARKET: 401010  
 BK/PG: 0587/1582 INS: GW EXEMPT:  
 SALEPRICE: 00614000 ASSESSED 24061  
 2000 TAX DUE:

BEAUFORT SC 29902-

0371

BEAUFORT COUNTY SOUTH CAROLINA

ASSESSMENT ROLL FOR YEAR 2000

ACCT: R200 015 000 0116 0000 DIST: 0200 PCA: 6002-29 AREA: D050 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 119400  
 KEY: 00261852 MAP: 1999 TDS: LOC: EXCD: HSTD#: BLDG: 119400  
 OWNER: TERRA DEVELOPMENT GROUP INC LEGAL: N 1/2 LOT 47 SEC 9 1S1W ACRE: 000005.62 LOT: 000.0 IMPR: 119400  
 100 981 EDITH LANE POR LOT 35 SEC 9 1S1W BLDS: 000 TSQFT: 000000 USE: 119400  
 POR LOT 22 JJ REDDY S/D SALE-DTE: 19980413 GUAL MARKET: 119400  
 PLAT IN DB1033P542 BK/PG: 1033/0539 INS: GW EXEMPT: 7164  
 BEAUFORT SC 29902- SALEPRICE: 00130500 ASSESSED: 7164  
 2000 TAX DUE:

ACCT: R200 015 000 0117 0000 DIST: 0200 PCA: 6112-18 AREA: D050 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 20000  
 KEY: 00261861 MAP: TDS: LOC: EXCD: HSTD#: BLDG: 20000  
 OWNER: PAVEY PATRICIA G LEGAL: LOTS 17 19 J J REDDY S/D ACRE: 000000.00 LOT: 002.0 IMPR: 20000  
 100 913 MAGNOLIA BLUFF #BKN211 BLDS: 000 TSQFT: 000000 USE: 20000  
 SALE-DTE: 19950207 GUAL MARKET: 20000  
 BK/PG: 0759/0838 INS: DD EXEMPT: 1200  
 BEAUFORT SC 29902- SALEPRICE: 00000000 ASSESSED: 1200  
 2000 TAX DUE:

ACCT: R200 015 000 0118 0000 DIST: 0200 PCA: 6012-60 AREA: D036 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 159400  
 KEY: 00261870 MAP: 1984 TDS: LOC: LI SAMS PT RD EXCD: HSTD#: BLDG: 216600  
 OWNER: OAKWOOD PARTNERSHIP LEGAL: ACRE: 000003.75 LOT: 000.0 IMPR: 550  
 100 PO BOX 352 BLDS: 001 TSQFT: 009000 USE: 376550  
 SALE-DTE: 19861201 GUAL MARKET: 376550  
 BK/PG: 0466/1120 INS: GW EXEMPT: 22593  
 BEAUFORT SC 29901- 352 SALEPRICE: 00144700 ASSESSED: 22593  
 2000 TAX DUE:

ACCT: R200 015 000 0121 0000 DIST: 0200 PCA: 6002-29 AREA: D036 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 595000  
 KEY: 00261932 MAP: 1999J TDS: LOC: EXCD: HSTD#: BLDG: 595000  
 OWNER: JAMES W HOLDEN & CO LLP LEGAL: PARCEL A PB43 P91 PB66 P127 ACRE: 000003.06 LOT: 000.0 IMPR: 595000  
 100 PO BOX 167 TOT AC INCL 0.26 AC WETLAND BLDS: 000 TSQFT: 000000 USE: 595000  
 SALE-DTE: 19980930 GUAL MARKET: 595000  
 BK/PG: 1102/0808 INS: GW EXEMPT: 35700  
 BEAUFORT SC 29901- SALEPRICE: 00385000 ASSESSED: 35700  
 2000 TAX DUE:

ACCT: R200 015 000 0122 0000 DIST: 0200 PCA: 6112-65 AREA: D036 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 70700  
 KEY: 00261941 MAP: 1999J TDS: LOC: EXCD: HSTD#: BLDG: 27800  
 OWNER: DORE LOUIS O LEGAL: LOT 45 SEC 9 1S1W ACRE: 000000.25 LOT: 000.0 IMPR: 27800  
 100 PO BOX 2478 PB40 P139 PB41 P79 BLDS: 001 TSQFT: 000968 USE: 98500  
 0.01 AC ADDED 15/116A SALE-DTE: 19910219 GUAL MARKET: 98500  
 5/99 0.01 AC DEEDED R/W BK/PG: 0571/0187 INS: GW EXEMPT: 5910  
 DB1018 P2295 (#2800) 12-17-97 SALEPRICE: 00000001 ASSESSED: 5910  
 BEAUFORT SC 29901-2478 2000 TAX DUE:

ACCT: R200 015 000 0123 0000 DIST: 0200 PCA: 6112-59 AREA: D036 CITY: NR ADJ: 00 ACTIV: 19991122 MRTG: 0000 LAND: 228500  
 KEY: 00261950 MAP: 1998A TDS: LOC: EXCD: HSTD#: BLDG: 24800  
 OWNER: MARCHETTI N EDWARD LEGAL: WILL 10 P150 ACRE: 000002.24 LOT: 000.0 IMPR: 2690  
 100 175 JAMES STREET PLAT ATT TO DEED DB505P728 BLDS: 001 TSQFT: 000832 USE: 255950  
 SALE-DTE: 19880701 GUAL MARKET: 255950  
 BK/PG: 0505/0728 INS: GW EXEMPT: 15359  
 BEAUFORT SC 29902- SALEPRICE: 00200000 ASSESSED: 15359  
 2000 TAX DUE:

0372

ASSESSMENT ROLL FOR YEAR 2000

ACCT: R200 015 000 0124 0000 DIST: 0200 PCA: 6112-61 AREA: D036 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 89300  
 KEY: 00261969 MAP: 1998B TDS: LOC: EXCD: HSTD#: BLDG: 42900  
 OWNER: AYDLETTE LINDA M LEGAL: LOT A PB45 P33 ACRE: 000000.50 LOT: 000.0 IMPR: 2170  
 %: 100 670 BEAUREGARD ST SEA ISLAND PKWY-LADY'S ISL BLDS: 001 TSGFT: 001303 USE:  
 SALE-DTE: 19970521 GUAL MARKET: 134370  
 BK/PG: 0946/0753 INS: GW EXEMPT:  
 SALEPRICE: 00000010 ASSESSED 8062  
 CHARLESTON SC 29412- 2000 TAX DUE:

ACCT: R200 015 000 0125 0000 DIST: 0200 PCA: 6012-69 AREA: D036 CITY: NR ADJ: 00 ACTIV: 20000218 MRTG: 0000 LAND: 255000  
 KEY: 00261978 MAP: TDS: LOC: EXCD: HSTD#: BLDG: 329400  
 OWNER: GARRETT THOMAS R LEGAL: LADYS ISLAND ACRE: 000002.50 LOT: 000.0 IMPR:  
 %: 100 33 BURCKMYER DR BLDS: 006 TSGFT: 025200 USE:  
 SALE-DTE: 20000101 GUAL MARKET: 584400  
 BK/PG: 1254/1776 INS: GW EXEMPT:  
 SALEPRICE: 00000005 ASSESSED 35064  
 BEAUFORT SC 29902- 2000 TAX DUE:

ACCT: R200 015 000 0129 0000 DIST: 0200 PCA: 6012-87 AREA: D036 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 160300  
 KEY: 00261927 MAP: TDS: LOC: 115 SEA ISLAND PKWY EXCD: HSTD#: BLDG: 132300  
 OWNER: C & B ENTERPRISES LEGAL: PLAT IN DB456 P1864 ACRE: 000000.82 LOT: 000.0 IMPR: 1240  
 %: 100 15 SPRING KNOB CIRCLE BLDS: 001 TSGFT: 002022 USE:  
 SALE-DTE: 19921214 GUAL MARKET: 293840  
 BK/PG: 0614/2309 INS: GW EXEMPT:  
 SALEPRICE: 00313000 ASSESSED 17630  
 BEAUFORT SC 29902- 2000 TAX DUE:

ACCT: R200 015 000 0130 0000 DIST: 0200 PCA: 6512-62 AREA: D036 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 140800  
 KEY: 00262110 MAP: 1997 TDS: LOC: EXCD: HSTD#: BLDG: 28800  
 OWNER: NATSCD INC LEGAL: PDR LOT 44 SEC 9 1S1W ACRE: 000000.72 LOT: 000.0 IMPR: 1500  
 %: 100 (D/B/A GUYS & DOLLS) PB55 P53 BLDS: 001 TSGFT: 001261 USE:  
 111 SEA ISLAND PKWY SALE-DTE: 19960105 GUAL MARKET: 171100  
 BK/PG: 0831/1227 INS: GW EXEMPT:  
 SALEPRICE: 00190000 ASSESSED 10266  
 BEAUFORT SC 29902- 2000 TAX DUE:

ACCT: R200 015 000 0132 0000 DIST: 0200 PCA: 6112-65 AREA: D036 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 123900  
 KEY: 00262129 MAP: TDS: LOC: EXCD: HSTD#: BLDG: 82600  
 OWNER: CUMMINGS GERALD R SHERIL D LEGAL: ACRE: 000000.54 LOT: 000.0 IMPR:  
 %: 100 JTROS BLDS: 001 TSGFT: 002047 USE:  
 109 SEA ISLAND PKWY SALE-DTE: 19890801 GUAL MARKET: 206500  
 BK/PG: 0535/1358 INS: GW EXEMPT:  
 SALEPRICE: 00161300 ASSESSED 12390  
 BEAUFORT SC 29902- 2000 TAX DUE:

ACCT: R200 015 000 0133 0000 DIST: 0200 PCA: 4112-11 AREA: D036 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 14000  
 KEY: 00262138 MAP: TDS: LOC: EXCD: 301 HSTD#: BLDG: 31300  
 OWNER: CHANDLER EVA MAE LEGAL: ACRE: 000000.00 LOT: 001.0 IMPR:  
 %: 100 101 SEA ISLAND PARKWAY BLDS: 001 TSGFT: 001340 USE:  
 SALE-DTE: 00000000 GUAL MARKET: 45300  
 BK/PG: 0000/0000 INS: EXEMPT: 20000-  
 SALEPRICE: 00000000 ASSESSED 1012  
 BEAUFORT SC 29902-9804 2000 TAX DUE:

0373

ASSESSMENT ROLL FOR YEAR 2000

ACCT: R200 015 000 0136 0000 DIST: 0200 PCA: 6002-29 AREA: D050 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 450000  
 KEY: 00262156 MAP: 1999J TDS: LOC: EXCD: HSTD#: BLDG: 6000  
 OWNER: LEVIN JULIAN S LEGAL: ACRE: 000004.97 LOT: 000.0 IMPR: 75000  
 %: 100 SAMS T REEVES BLDG: 000 TSQFT: 000000 USE: 450000  
 C-C DOWLING FAMILY P/S SALE-DTE: 19941214 GUAL MARKET: 450000  
 PO BOX 849 BK/PG: 0748/1071 INS: GW EXEMPT: 27000  
 BEAUFORT SC 29901- SALEPRICE: 00000010 ASSESSED 27000  
 2000 TAX DUE:

ACCT: R200 015 000 0137 0000 \*ML\* DIST: 9999 PCA: 9999-00 AREA: D036 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 219800  
 KEY: 00262165 MAP: TDS: LOC: EXCD: HSTD#: BLDG: 6000  
 OWNER: ALSTON FREDDIE JR LEGAL: ALSTONS MOB HOME PARK ACRE: 000002.20 LOT: 000.0 IMPR: 75000  
 %: 100 93 SEA ISLAND PKWY BLDG: 000 TSQFT: 000000 USE: 300800  
 SALE-DTE: 19800101 GUAL MARKET: 300800  
 BEAUFORT SC 29902- BK/PG: 0205/1650 INS: GW EXEMPT: 13932  
 SALEPRICE: 00000000 ASSESSED 13932  
 2000 TAX DUE:

ACCT: R200 015 000 0140 0000 DIST: 0200 PCA: 6012-58 AREA: D036 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 230800  
 KEY: 00262227 MAP: TDS: LOC: EXCD: HSTD#: BLDG: 364700  
 OWNER: LEE ROBERT E BETTE S LEGAL: PLAT BOOK 34 PAGE 102 ACRE: 000002.31 LOT: 000.0 IMPR: 2020  
 %: 100 JTROS REVISED PLAT PB40 P107 BLDG: 002 TSQFT: 006564 USE: 597520  
 #4 ATTAWAY LANE SALE-DTE: 19910220 GUAL MARKET: 597520  
 BEAUFORT SC 29902-2050 BK/PG: 0570/1945 INS: GW EXEMPT: 35851  
 SALEPRICE: 00585000 ASSESSED 35851  
 2000 TAX DUE:

ACCT: R200 015 000 0142 0000 DIST: 0200 PCA: 6012-60 AREA: D036 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 150000  
 KEY: 00262254 MAP: TDS: LOC: EXCD: HSTD#: BLDG: 16500  
 OWNER: JENKINS L P TALBERT V P LEGAL: ACRE: 000000.00 LOT: 001.0 IMPR: 166500  
 %: 100 MAGNESS YVONNE PIGLER BLDG: 002 TSQFT: 001973 USE: 166500  
 PIGLER SANDRA PATRICIA ETAL SALE-DTE: 19930907 GUAL MARKET: 166500  
 P O BOX 2364 BK/PG: 0664/0405 INS: GW EXEMPT: 9990  
 BEAUFORT SC 29901- SALEPRICE: 00000010 ASSESSED 9990  
 2000 TAX DUE:

ACCT: R200 015 000 0143 0000 DIST: 0200 PCA: 6002-48 AREA: D036 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 297500  
 KEY: 00262263 MAP: 1999J TDS: LOC: EXCD: 026 HSTD#: BLDG: 297500  
 OWNER: BEAUFORT JASPER WATER & LEGAL: N 1/2 LOT 25 SEC 9 1S1W ACRE: 000000.12 LOT: 000.0 IMPR: 297500  
 %: 100 SEWER AUTHORITY PLAT IN DB982 P2582 BLDG: 000 TSQFT: 000000 USE: 297500  
 PO BOX 2149 5/99 0.02 AC DEEDED R/W SALE-DTE: 19970729 GUAL MARKET: 297500  
 BEAUFORT SC 29901- DB1005 P1679 (#3925) 8-13-97 BK/PG: 0982/2579 INS: GC EXEMPT: 297500-  
 SALEPRICE: 00000010 ASSESSED 297500-  
 2000 TAX DUE:

ACCT: R200 015 000 0144 0000 DIST: 0200 PCA: 6112-11 AREA: D050 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 10000  
 KEY: 00262272 MAP: TDS: LOC: EXCD: HSTD#: BLDG: 9000  
 OWNER: MITCHELL JERRY MAGGIE LEGAL: ACRE: 000000.00 LOT: 001.0 IMPR: 19000  
 %: 100 1912 BAGGETT ST BLDG: 001 TSQFT: 001052 USE: 19000  
 BEAUFORT SC 29902-4411 SALE-DTE: 19800101 GUAL MARKET: 19000  
 BK/PG: 0153/0032 INS: GW EXEMPT: 1140  
 SALEPRICE: 00000000 ASSESSED 1140  
 2000 TAX DUE:

0374

ASSESSMENT ROLL FOR YEAR 2000

ACCT: R200 015 000 0150 0000 DIST: 0200 PCA: 4112-11 AREA: D036 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 21800  
 KEY: 00262343 MAP: 1998 TDS: LOC: EXCD: 301 HSTD#: BLDG: 34500  
 OWNER: MOUZON JENNIE M LEGAL: PARCEL A PB52 P148 ACRE: 000002.33 LOT: 000.0 IMPR: 36300  
 %: 100 PO BOX 92 REVISED PLAT PB59 P44 BLDS: 002 TSQFT: 002075 USE: 2252  
 T ACCT 81 SALE-DTE: 00000000 QUAL MARKET: 2000 TAX DUE:  
 T ACCT 87 HS AND 4% SHOULD BK/PG: 0000/0000 INS: EXEMPT:  
 BE ON THIS ACCT BEAUFORT SC 29901- 92 SALEPRICE: 00000000 ASSESSED  
 SPLIT 2/96 1.95 AC 15/717 2000 TAX DUE:

ACCT: R200 015 000 0151 0000 \*ML\* DIST: 9999 PCA: 9999-00 AREA: D036 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 25300  
 KEY: 00262352 MAP: TDS: LOC: EXCD: HSTD#: BLDG: 18400  
 OWNER: KENT THERON JAIMIE (LIFE EST) LEGAL: DOANES MOBILE HOME PARK ACRE: 000001.90 LOT: 000.0 IMPR: 62500  
 %: 100 ALEXANDER STEPHANIE (LIFE EST) BLDS: 000 TSQFT: 000000 USE:  
 CHIRPS JASON DOANE SHANNON M SALE-DTE: 19920406 QUAL MARKET: 106200  
 327 BRICK YARD POINT RD N BK/PG: 0596/0771 INS: DD EXEMPT:  
 BEAUFORT SC 29902- SALEPRICE: 00000000 ASSESSED 5750  
 2000 TAX DUE:

ACCT: R200 015 000 0152 0000 DIST: 0200 PCA: 6112-11 AREA: D050 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 10000  
 KEY: 00262370 MAP: 1998 TDS: LOC: LI: GEECHIE RD EXCD: HSTD#: BLDG: 37600  
 OWNER: RAYFIELD MILDRED V LEGAL: ACRE: 000000.00 LOT: 001.0 IMPR:  
 %: 100 PO BOX 311 BLDS: 001 TSQFT: 001715 USE: 47600  
 SALE-DTE: 00000000 QUAL MARKET:  
 HAMPTON GA 30228- 311 BK/PG: 0000/0000 INS: EXEMPT:  
 SALEPRICE: 00000000 ASSESSED 2856  
 2000 TAX DUE:

ACCT: R200 015 000 0156 0000 DIST: 0200 PCA: 6102-14 AREA: D050 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 13200  
 KEY: 00262414 MAP: TDS: LOC: EXCD: HSTD#: BLDG:  
 OWNER: GALLOP BARRY CARSON LEGAL: MERIDIAN OAKS MOB HME PARK ACRE: 000001.10 LOT: 000.0 IMPR: 162500  
 %: 100 BARBARA C BLDS: 000 TSQFT: 000000 INCOME: 162500  
 69 MERIDIAN RD SALE-DTE: 19900306 QUAL MARKET: 162500  
 BEAUFORT SC 29902- BK/PG: 0548/0167 INS: MT EXEMPT:  
 SALEPRICE: 00003000 ASSESSED 9750  
 2000 TAX DUE:

ACCT: R200 015 000 0163 0000 DIST: 0200 PCA: 6002-29 AREA: D036 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 166100  
 KEY: 00262469 MAP: TDS: LOC: EXCD: HSTD#: BLDG:  
 OWNER: THREE P'S PARTNERSHIP LEGAL: ACRE: 000001.60 LOT: 000.0 IMPR:  
 %: 100 604-A BLADEN ST BLDS: 000 TSQFT: 000000 USE: 166100  
 BEAUFORT SC 29902- SALE-DTE: 19921030 QUAL MARKET:  
 BK/PG: 0618/1339 INS: GW EXEMPT:  
 SALEPRICE: 00000010 ASSESSED 9966  
 2000 TAX DUE:

ACCT: R200 015 000 0165 0000 DIST: 0200 PCA: 6012-60 AREA: D036 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 151000  
 KEY: 00262478 MAP: 1997B TDS: LOC: EXCD: HSTD#: BLDG: 108500  
 OWNER: THREE P'S PARTNERSHIP LEGAL: LOT 43 SEC 9 151W PAR B ACRE: 000003.95 LOT: 000.0 IMPR:  
 %: 100 604-A BLADEN ST BLDS: 001 TSQFT: 004200 USE: 259500  
 BEAUFORT SC 29902- SALE-DTE: 19921030 QUAL MARKET:  
 BK/PG: 0618/1339 INS: GW EXEMPT:  
 SALEPRICE: 00000010 ASSESSED 15570  
 2000 TAX DUE:

0375

ASSESSMENT ROLL FOR YEAR 2000

ACCT: R200 015 000 0166 0000 DIST: 0200 PCA: 6012-57 AREA: D036 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 168000  
 KEY: 00262487 MAP: 1995A TDS: LOC: EXCD: HSTD# BLDG: 84700  
 OWNER: TAYLOR DOLORES M LEGAL: POR LOT 44 SEC 9 1S1W ACRE: 000001.04 LOT: 000.0 IMPR: 19740  
 %: 100 108 SEA ISLAND PKWY WATERWAY MARINE P48 P136 BLDS: 001 TSQFT: 004800 USE:  
 BEAUFORT SC 29902- SALE-DTE: 19940127 GUAL MARKET: 272440  
 BK/PG: 0684/1739 INS: GW EXEMPT:  
 SALEPRICE: 00203000 ASSESSED 16346  
 2000 TAX DUE:

ACCT: R200 015 000 0167 0000 DIST: 0200 PCA: 6012-29 AREA: D036 CITY: NR ADJ: 00 ACTIV: 20000217 MRTG: 0000 LAND: 234200  
 KEY: 00262496 MAP: 1997B TDS: LOC: EXCD: HSTD# BLDG: 230000  
 OWNER: CIRCLE K STORES INC LEGAL: SE PORT LOT 44 SEC 9 1S1W ACRE: 000001.45 LOT: 000.0 IMPR: 55020  
 %: 100 1500 NORTH PRIEST DR PB58 P24 BLDS: 001 TSQFT: 002624 USE:  
 TEMPE AZ 85281- MGFM: KEY#262496-6-9-97 SALE-DTE: 19991001 GUAL MARKET: 539220  
 BK/PG: 1224/0209 INS: GW EXEMPT:  
 SALEPRICE: 00000010 ASSESSED 32353  
 2000 TAX DUE:

ACCT: R200 015 000 0168 0000 DIST: 0200 PCA: 4302-18 AREA: D050 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 17200  
 KEY: 00262502 MAP: TDS: LOC: EXCD: 301 HSTD# BLDG:  
 OWNER: JENKINS MARION HRS OF LEGAL: ACRE: 000002.00 LOT: 000.0 IMPR:  
 %: 100 C/O ROSE MARIE WILLIAMS BLDS: 000 TSQFT: 000000 USE:  
 PO BOX 566 SALE-DTE: 00000000 GUAL MARKET: 17200  
 BEAUFORT SC 29901- 566 BK/PG: 0000/0000 INS: EXEMPT:  
 SALEPRICE: 00000000 ASSESSED 688  
 2000 TAX DUE:

ACCT: R200 015 000 0169 0000 DIST: 0200 PCA: 6102-11 AREA: D050 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 10000  
 KEY: 00262511 MAP: TDS: LOC: EXCD: HSTD# BLDG:  
 OWNER: THREE P'S PARTNERSHIP LEGAL: ACRE: 000000.00 LOT: 001.0 IMPR:  
 %: 100 604-A BLADEN ST BLDS: 000 TSQFT: 000000 USE:  
 BEAUFORT SC 29902- SALE-DTE: 19971002 GUAL MARKET: 10000  
 BK/PG: 0978/1970 INS: GW EXEMPT:  
 SALEPRICE: 00012000 ASSESSED 600  
 2000 TAX DUE:

ACCT: R200 015 000 0171 0000 DIST: 0200 PCA: 6012-78 AREA: D050 CITY: NR ADJ: 00 ACTIV: 20000303 MRTG: 0000 LAND: 8000  
 KEY: 00262520 MAP: TDS: LOC: LI 61 YDUMANS RD EXCD: HSTD# BLDG: 5200  
 OWNER: SINGLETON CHARLES D LEGAL: ACRE: 000000.00 LOT: 001.0 IMPR:  
 %: 100 1107 WASHINGTON ST BLDS: 001 TSQFT: 000646 USE:  
 BEAUFORT SC 29902- SALE-DTE: 19920520 GUAL MARKET: 13200  
 BK/PG: 0599/0888 INS: GW EXEMPT:  
 SALEPRICE: 00020000 ASSESSED 792  
 2000 TAX DUE:

ACCT: R200 015 000 0172 0000 DIST: 0200 PCA: 6112-11 AREA: D050 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 10000  
 KEY: 00262539 MAP: TDS: LOC: LI 57 YDUMANS RD EXCD: HSTD# BLDG: 26200  
 OWNER: REDD VERNELLE B LEGAL: L175 ACRE: 000000.00 LOT: 001.0 IMPR:  
 %: 100 2702 FAIRDAK CT BLDS: 001 TSQFT: 001267 USE:  
 HEPHZIBAH GA 30815-8970 SALE-DTE: 19910201 GUAL MARKET: 36200  
 BK/PG: 0571/0305 INS: GW EXEMPT:  
 SALEPRICE: 00000010 ASSESSED 2172  
 2000 TAX DUE:

0376

ASSESSMENT ROLL FOR YEAR 2000

ACCT: R200 015 000 0173 0000 DIST: 0200 PCA: 6302-18 AREA: D050 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 11200  
 KEY: 00262548 MAP: 1989 TDS: LOC: EXCD: HSTD#: BLDG:  
 OWNER: HINKLE HARRY F MARY B LEGAL: ACRE: 000000.93 LOT: 000.0 IMPR:  
 1/2: 100 UTROS BLDS: 000 TSQFT: 000000 USE:  
 51-MARSH DRIVE SALE-DTE: 19890901 QUAL MARKET: 11200  
 BEAUFORT SC 29902- BK/PG: 0537/0986 INS: GW EXEMPT:  
 SALEPRICE: 00001000 ASSESSED 672  
 2000-TAX-DUE:

ACCT: R200 015 000 0174 0000 DIST: 0200 PCA: 4102-11 AREA: D050 CITY: NR ADJ: 00 ACTIV: 19991214 MRTG: 0000 LAND: 7000  
 KEY: 00262557 MAP: TDS: LOC: EXCD: HSTD#: BLDG:  
 OWNER: LAWRENCE ANTHONY LEGAL: ACRE: 000000.00 LOT: 001.0 IMPR:  
 0 PO BOX 2352 BLDS: 000 TSQFT: 000000 USE:  
 BEAUFORT SC 29901- SALE-DTE: 19930426 QUAL MARKET: 7000  
 BK/PG: 0774/1020 INS: GW EXEMPT:  
 SALEPRICE: 00000001 ASSESSED 280  
 2000-TAX-DUE:

ACCT: R200 015 000 0175 0000 DIST: 0200 PCA: 6302-18 AREA: D050 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 8400  
 KEY: 00262566 MAP: TDS: LOC: EXCD: HSTD#: BLDG:  
 OWNER: HUDSON SARAH NORTH LEGAL: ACRE: 000001.00 LOT: 000.0 IMPR:  
 1/2: 100 2504 WAVERLY WAY BLDS: 000 TSQFT: 000000 USE:  
 BEAUFORT SC 29902-6557 SALE-DTE: 19870401 QUAL MARKET: 8400  
 BK/PG: 0475/0466 INS: GW EXEMPT:  
 SALEPRICE: 00000000 ASSESSED 504  
 2000-TAX-DUE:

ACCT: R200 015 000 0176 0000 DIST: 0200 PCA: 6002-91 AREA: D050 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 3000  
 KEY: 00262575 MAP: TDS: LOC: EXCD: HSTD#: BLDG:  
 OWNER: MITCHELL ANNETTE LEGAL: ACRE: 000000.00 LOT: 001.0 IMPR:  
 1/2: 100 PO BOX 70184 BLDS: 000 TSQFT: 000000 USE:  
 LADYS ISLAND SC 29902- SALE-DTE: 19890401 QUAL MARKET: 3000  
 BK/PG: 0526/2032 INS: GW EXEMPT:  
 SALEPRICE: 00000000 ASSESSED 180  
 2000-TAX-DUE:

ACCT: R200 015 000 0177 0000 DIST: 0200 PCA: 4112-11 AREA: D050 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 5000  
 KEY: 00262584 MAP: TDS: LOC: 54 YOUMANS DRIVE EXCD: 301 HSTD#: BLDG: 51100  
 OWNER: MITCHELL ANNETTE LEGAL: ACRE: 000000.00 LOT: 001.0 IMPR:  
 1/2: 100 PO BOX 70184 BLDS: 001 TSQFT: 001352 USE:  
 LADYS ISLAND SC 29902- SALE-DTE: 19890401 QUAL MARKET: 56100  
 BK/PG: 0526/3028 INS: GW EXEMPT:  
 SALEPRICE: 00000000 ASSESSED 2244  
 2000-TAX-DUE:

ACCT: R200 015 000 0178 0000 DIST: 0200 PCA: 4302-18 AREA: D050 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 7000  
 KEY: 00262593 MAP: TDS: LOC: EXCD: 301 HSTD#: BLDG:  
 OWNER: JENKINS FRED MAGGIE LEGAL: ACRE: 000000.00 LOT: 001.0 IMPR:  
 1/2: 100 52 YOUMANS DRIVE BLDS: 000 TSQFT: 000000 USE:  
 BEAUFORT SC 29902-9804 SALE-DTE: 00000000 QUAL MARKET: 7000  
 BK/PG: 0000/0000 INS: EXEMPT:  
 SALEPRICE: 00000000 ASSESSED 280  
 2000-TAX-DUE:

0377



ASSESSMENT ROLL FOR YEAR 2000

ACCT: R200 015 000 0182 0000 DIST: 0200 PCA: 4112-11 AREA: D050 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 12000  
 KEY: 00262600 MAP: TDS: LOC: 50 YOUMANS DR EXCD: 301 HSTD#: BLDG: 87000  
 OWNER: MIDDLETON SIMEDN J WILLIE D LEGAL: ACRE: 000001.00 LOT: 000.0 IMPR:  
 %: 100 50 YOUMANS DRIVE BLDS: 001 TSQFT: 003309 USE:  
 SALE-DTE: 19870301 GUAL MARKET: 99000  
 BK/PG: 0479/1066 INS: GW EXEMPT:  
 SALEPRICE: 00039000 ASSESSED 3960  
 2000 TAX DUE:

BEAUFORT SC 29902-

ACCT: R200 015 000 0182 0000 DIST: 0200 PCA: 6112-11 AREA: D050 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 14000  
 KEY: 00262628 MAP: TDS: LOC: EXCD: HSTD#: BLDG: 47400  
 OWNER: MIDDLETON WILLIE D LEGAL: S PDR LOT 54 SEC 9 1S1W ACRE: 000000.00 LOT: 002.0 IMPR:  
 %: 100 50 YOUMANS DRIVE #BK018 BLDS: 001 TSQFT: 001317 USE:  
 DEATH CERTIFICATE FILED IN THE SALE-DTE: 19901211 GUAL MARKET: 61400  
 ASSESSORS OFFICE 3-29-95 BK/PG: 0566/1815 INS: GW EXEMPT:  
 SALEPRICE: 00050500 ASSESSED 3684  
 2000 TAX DUE:

BEAUFORT SC 29902-

ACCT: R200 015 000 0182 0000 DIST: 0200 PCA: 6102-18 AREA: D050 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 7000  
 KEY: 00262637 MAP: TDS: LOC: EXCD: HSTD#: BLDG:  
 OWNER: CORBIN LUTHER E VIRGINIA M LEGAL: ACRE: 000000.00 LOT: 001.0 IMPR:  
 %: 100 JTROS BLDS: 000 TSQFT: 000000 USE:  
 700 BOWLING LN SALE-DTE: 19900518 GUAL MARKET: 7000  
 BK/PG: 0555/0449 INS: GW EXEMPT:  
 SALEPRICE: 00000005 ASSESSED 420  
 2000 TAX DUE:

BEAUFORT SC 29902-6011

ACCT: R200 015 000 0184 0000 DIST: 0200 PCA: 4112-11 AREA: D050 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 7000  
 KEY: 00262646 MAP: TDS: LOC: LI 40 YOUMANS RD EXCD: 301 HSTD#: BLDG: 13500  
 OWNER: JOHNSON MAGGIE S LEGAL: SW CORNER LOT 34 ACRE: 000000.00 LOT: 001.0 IMPR:  
 %: 100 40 YOUMANS DRIVE BLDS: 001 TSQFT: 000576 USE:  
 SALE-DTE: 19770201 GUAL MARKET: 20500  
 BK/PG: 0243/1896 INS: GW EXEMPT: 20000-  
 SALEPRICE: 00004000 ASSESSED 20  
 2000 TAX DUE:

BEAUFORT SC 29902-9804

ACCT: R200 015 000 0185 0000 DIST: 0200 PCA: 4112-11 AREA: D026 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 8500  
 KEY: 00262655 MAP: TDS: LOC: LI 49 YOUMANS RD EXCD: 301 HSTD#: BLDG: 41800  
 OWNER: HUNT JANNIE MAE LEGAL: LOT 17 RED ACRE: 000000.00 LOT: 001.0 IMPR:  
 %: 100 49 YOUMANS DR OAK DR BLDS: 001 TSQFT: 001332 USE:  
 SALE-DTE: 19810201 GUAL MARKET: 50300  
 BK/PG: 6280/0274 INS: EXEMPT: 20000-  
 SALEPRICE: 00000000 ASSESSED 1212  
 2000 TAX DUE:

BEAUFORT SC 29902-9804

ACCT: R200 015 000 0186 0000 DIST: 0200 PCA: 6112-11 AREA: D036 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 204000  
 KEY: 00262664 MAP: 1996A TDS: LOC: LI SEA ISLAND PKWY EXCD: HSTD#: BLDG: 73800  
 OWNER: MITCHELL BROTHERS INC LEGAL: BAYSHORE PARS A D PB53 P21 ACRE: 000001.50 LOT: 000.0 IMPR: 20500  
 %: 100 PO BOX 352 DB03050310 L614 BLDS: 001 TSQFT: 004715 USE:  
 3/96 0.10 AC ADDED 15/187B SALE-DTE: 19950518 GUAL MARKET: 298300  
 3/96 0.03 AC WENT TO 15/187B BK/PG: 0781/0005 INS: GW EXEMPT:  
 SALEPRICE: 00000010 ASSESSED 17898  
 2000 TAX DUE:

BEAUFORT SC 29901-

0378

ASSESSMENT ROLL FOR YEAR 2000

ACCT: R200 015 000 0187 0000 DIST: 0200 PCA: 6012-86 AREA: D036 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 248900  
 KEY: 00262673 MAP: 1999J TDS: LOC: LI 136 SEA: ISLAND PKWY EXCD: HSTD# BLDG: 272100  
 OWNER: SOUTH CAROLINA NATIONAL BANK LEGAL: #BKN1247 ACRE: 000001.80 LDT: 000.0 IMPR:  
 %: 100 CORP TAX (NC-37102) BLDS: 001 TSGFT: 003931 USE:  
 100 NORTH MAIN ST SALE-DTE: 19821201 GUAL MARKET: 521000  
 WINSTON SALEM NC 27150-7102 BK/PG: 0359/1793 INS: GW EXEMPT:  
 SALEPRICE: 00110700 ASSESSED 31260  
 2000 TAX DUE:

ACCT: R200 015 000 0189 0000 DIST: 0200 PCA: 4112-11 AREA: D036 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 1227 LAND: 8900  
 KEY: 00262682 MAP: AP97 TDS: LOC: LI 21 SANGSTER RD EXCD: 301 HSTD# BLDG: 28100  
 OWNER: BUSH EVELYN F LEGAL: #DK0998 ACRE: 000001.00 LDT: 000.0 IMPR: 1820  
 %: 100 WALKER JOSIE YOUNG BLDS: 001 TSGFT: 001326 USE:  
 21 SANGSTER RD SALE-DTE: 19971104 GUAL MARKET: 38820  
 BEAUFORT SC 29902- BK/PG: 0993/1567 INS: DD EXEMPT:  
 SALEPRICE: 00000000 ASSESSED 1553  
 2000 TAX DUE:

ACCT: R200 015 000 0190 0000 DIST: 0200 PCA: 6012-77 AREA: D036 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 318800  
 KEY: 00262753 MAP: TDS: LOC: EXCD: 003 HSTD# BLDG: 2575600  
 OWNER: UNTERKOEFLER THE MOST REV LEGAL: LOT 61 SEC 9 1S1W ACRE: 000007.50 LDT: 000.0 IMPR:  
 %: 100 ERNEST L (BISHOP OF CHARLS) BLDS: 003 TSGFT: 035653 USE:  
 PO BOX 518 SALE-DTE: 19830301 GUAL MARKET: 2894400  
 CHARLESTON SC 29402- 818 BK/PG: 0366/1601 INS: GW EXEMPT: 2894400-  
 SALEPRICE: 00135000 ASSESSED  
 2000 TAX DUE:

ACCT: R200 015 000 0191 0000 DIST: 0200 PCA: 6002-29 AREA: D036 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 500  
 KEY: 00262762 MAP: 1997B TDS: LOC: EXCD: HSTD# BLDG:  
 OWNER: LUBKIN WALTER F JR LEGAL: POR OF TRACT 30 ACRE: 000000.05 LDT: 000.0 IMPR:  
 %: 100 HENDRICKS WILLIAM P ETAL BLDS: 000 TSGFT: 000000 USE:  
 WALTER F LUBKIN JR SALE-DTE: 19951010 GUAL MARKET: 500  
 23 NAUTICAL WATCH WAY BK/PG: 0911/0216 INS: GW EXEMPT:  
 ST HELENA ISL SC 29920-5004 SALEPRICE: 00001100 ASSESSED 30  
 2000 TAX DUE:

ACCT: R200 015 000 0192 0000 \*ML\* DIST: 9999 PCA: 9999-00 AREA: D036 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 41100  
 KEY: 00262771 MAP: 1994B TDS: LOC: EXCD: HSTD# BLDG: 36700  
 OWNER: OGUINN ANZA LEE H LEGAL: POR LOT 62 SEC 9 1S1W ACRE: 000005.55 LDT: 000.0 IMPR: 770  
 %: 100 2 INLET ROAD BLDS: 000 TSGFT: 000000 USE:  
 SALE-DTE: 19900101 GUAL MARKET: 78570  
 BEAUFORT SC 29902- BK/PG: 0110/0275 INS: GW EXEMPT:  
 SALEPRICE: 00000000 ASSESSED 2475  
 2000 TAX DUE:

ACCT: R200 015 000 0193 0000 DIST: 0200 PCA: 6012-65 AREA: D036 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 70700  
 KEY: 00262780 MAP: TDS: LOC: EXCD: HSTD# BLDG: 73800  
 OWNER: DURANT PERRY W LEGAL: SE COR LOT 51 ACRE: 000000.22 LDT: 000.0 IMPR:  
 %: 100 154 SEA ISLAND PKWY BLDS: 001 TSGFT: 001250 USE:  
 SALE-DTE: 19950630 GUAL MARKET: 144500  
 BEAUFORT SC 29902- BK/PG: 0789/0354 INS: GW EXEMPT:  
 SALEPRICE: 00210000 ASSESSED 8670  
 2000 TAX DUE:

0379

ASSESSMENT ROLL FOR YEAR 2000

ACCT: R200 015 000 0214 0000	DIST: 0200 PCA: 6302-18 AREA: D020 CITY: NR ADJ: 00	ACTIV: 19991102 MRTG: 0000	LAND: 8000
KEY: 00262940 MAP: AR96 TDS:	LOC: LEGAL: LOT 15 SANGSTER VILL	EXCD: HSTD#:	BLDG: 8000
OWNER: PICONE ROSEMARY B		ACRE: 000000.00 LOT: 001.0	IMPR: 000000
%: 100 705 SUNSET CIRCLE		BLDS: 000 TSGFT: 000000	USE: 000000
		SALE-DTE: 19940609 QUAL:	MARKET: 8000
BEAUFORT SC 29906-		BK/PG: 0711/1038 INS: GC	EXEMPT: 000000
		SALEPRICE: 00000001	ASSESSED: 480
			2000 TAX DUE:
ACCT: R200 015 000 0215 0000	DIST: 0200 PCA: 4112-11 AREA: D020 CITY: NR ADJ: 00	ACTIV: 19991102 MRTG: 1107	LAND: 8000
KEY: 00262952 MAP: AR96 TDS:	LOC: LI 18 YOUMANS DR	EXCD: 301 HSTD#:	BLDG: 11700
OWNER: MILLER LAVERNE	LEGAL: LOT 16 SANGSTER VILLAGE	ACRE: 000000.00 LOT: 001.0	IMPR: 000000
%: 100 NKA LAVERNE M FRASIER	MIRRIAGE LICENCE FILED IN	BLDS: 001 TSGFT: 000660	USE: 000000
18 YOUMANS DR	ASSESSOR'S OFC 1/17/97	SALE-DTE: 19940310 QUAL:	MARKET: 19700
BEAUFORT SC 29902-		BK/PG: 0690/1112 INS: GW	EXEMPT: 000000
		SALEPRICE: 00022000	ASSESSED: 788
			2000 TAX DUE:
ACCT: R200 015 000 0216 0000	DIST: 0200 PCA: 6112-11 AREA: D020 CITY: NR ADJ: 00	ACTIV: 19991102 MRTG: 0000	LAND: 8000
KEY: 00262968 MAP: AR96 TDS:	LOC: LI 20 YOUMANS DR	EXCD: HSTD#:	BLDG: 8700
OWNER: ALSTON ARTHUR MAE	LEGAL: LOT 17 SANGSTER VILL	ACRE: 000000.00 LOT: 001.0	IMPR: 000000
%: 100 1501 ROBINSON ST		BLDS: 001 TSGFT: 000675	USE: 000000
		SALE-DTE: 19860801 QUAL:	MARKET: 16700
PORT ROYAL SC 29935-1222		BK/PG: 0458/1598 INS: DL	EXEMPT: 000000
		SALEPRICE: 00000230	ASSESSED: 1002
			2000 TAX DUE:
ACCT: R200 015 000 0218 0000	DIST: 0200 PCA: 6112-11 AREA: D020 CITY: NR ADJ: 00	ACTIV: 19991102 MRTG: 1134	LAND: 24000
KEY: 00262977 MAP: 1996B TDS:	LOC: LI 24 YOUMANS DR	EXCD: HSTD#:	BLDG: 22600
OWNER: MIDDLETON WILLIE D	LEGAL: LOT 19 SANGSTER VILLAGE	ACRE: 000000.00 LOT: 003.0	IMPR: 000000
%: 100 RONALD SR SANDRA	YON DRIVE	BLDS: 002 TSGFT: 001320	USE: 000000
48 YOUMANS DRIVE	PLAT IN DB792 P1212	SALE-DTE: 19950703 QUAL:	MARKET: 46600
BEAUFORT SC 29902-	MGFM: KEY#263477 #263468	BK/PG: 0792/1210 INS: GW	EXEMPT: 000000
	5-16-96 CONSOLIDATE BY PLAT	SALEPRICE: 00040000	ASSESSED: 2796
	7-18-95		2000 TAX DUE:
ACCT: R200 015 000 0219 0000	DIST: 0200 PCA: 6102-11 AREA: D020 CITY: NR ADJ: 00	ACTIV: 19991102 MRTG: 0000	LAND: 6400
KEY: 00262986 MAP: 1999K TDS:	LOC: LEGAL: LOT 20 SANGSTER VILG	EXCD: HSTD#:	BLDG: 6400
OWNER: O'GUINN SHERI MARIE		ACRE: 000000.19 LOT: 000.0	IMPR: 000000
%: 100 29 CAROLYN DRIVE		BLDS: 000 TSGFT: 000000	USE: 000000
		SALE-DTE: 19980113 QUAL:	MARKET: 6400
BEAUFORT SC 29902-		BK/PG: 1012/1324 INS: GW	EXEMPT: 000000
		SALEPRICE: 00006500	ASSESSED: 384
			2000 TAX DUE:
ACCT: R200 015 000 0220 0000	DIST: 0200 PCA: 4112-11 AREA: D020 CITY: NR ADJ: 00	ACTIV: 19991102 MRTG: 0000	LAND: 8000
KEY: 00262995 MAP: 1999K TDS:	LOC: 29 YOUMANS DR	EXCD: 301 HSTD#:	BLDG: 12500
OWNER: O QUINN SHERI MARIE	LEGAL: E PORT LOT 21 E PORT LOT 20	ACRE: 000000.38 LOT: 000.0	IMPR: 1460
%: 100 BAILEY BILL E	SANGSTER VILLAGE	BLDS: 001 TSGFT: 001399	USE: 000000
29 CAROLYN DR		SALE-DTE: 19971219 QUAL:	MARKET: 21960
BEAUFORT SC 29901-		BK/PG: 1009/1800 INS: GW	EXEMPT: 000000
		SALEPRICE: 00000005	ASSESSED: 878
			2000 TAX DUE:

0380

ASSESSMENT ROLL FOR YEAR 2000

ACCT: R200 015 000 0221 0000 DIST: 0200 PCA: 6102-11 AREA: D020 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 8000  
 KEY: 00263002 MAP: TDS: LOC: EXCD: HSTD#: BLDG:  
 OWNER: HENDRICKS INDIA B LEGAL: SANGSTER VILG ACRE: 000000.00 LOT: 001.0 IMPR:  
 %: 100 PO BOX 728 BLDS: 000 TSQFT: 000000 USE:  
 SALE-DTE: 19871001 QUAL MARKET: 8000  
 BK/PG: 0489/0125 INS: DD EXEMPT:  
 BEAUFORT SC 29901- 728 SALEPRICE: 00000000 ASSESSED 480  
 2000 TAX DUE:

ACCT: R200 015 000 0222 0000 DIST: 0200 PCA: 6102-11 AREA: D020 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 8000  
 KEY: 00263011 MAP: TDS: LOC: EXCD: HSTD#: BLDG:  
 OWNER: MESSER PEARL LEGAL: LOT 26 ACRE: 000000.00 LOT: 001.0 IMPR:  
 %: 100 29 CAROLYN DR SANGSTER VILG BLDS: 000 TSQFT: 000000 USE:  
 7-27-57 SALE-DTE: 19800101 QUAL MARKET: 8000  
 DB00850561 BK/PG: 0085/0561 INS: GW EXEMPT:  
 BEAUFORT SC 29902- SALEPRICE: 00000000 ASSESSED 480  
 2000 TAX DUE:

ACCT: R200 015 000 0223 0000 DIST: 0200 PCA: 6102-18 AREA: D020 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 16000  
 KEY: 00263020 MAP: TDS: LOC: EXCD: HSTD#: BLDG:  
 OWNER: MIDDLETON SIMEON J WILLIE D LEGAL: LDT 19 25 ACRE: 000000.00 LOT: 002.0 IMPR:  
 %: 100 50 YOUNG DRIVE SANGSTER VILL BLDS: 000 TSQFT: 000000 USE:  
 SALE-DTE: 19910716 QUAL MARKET: 16000  
 BK/PG: 0579/0843 INS: GW EXEMPT:  
 BEAUFORT SC 29902- SALEPRICE: 00032000 ASSESSED 960  
 2000 TAX DUE:

ACCT: R200 015 000 0225 0000 DIST: 0200 PCA: 4112-11 AREA: D020 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 24000  
 KEY: 00263048 MAP: TDS: LOC: EXCD: 301 HSTD#: BLDG:  
 OWNER: DEMPSEY BURTON E LEGAL: LOTS 22 23 24 SANGSTER VIL ACRE: 000000.00 LOT: 003.0 IMPR:  
 %: 100 % DIANNA P HUSTON 72 STAR #1567 BLDS: 000 TSQFT: 000000 USE:  
 6818 ELDERBERRY DR SALE-DTE: 19850601 QUAL MARKET: 34510  
 BK/PG: 1985/0155 INS: WB EXEMPT: 20000-  
 BEAUFORT SC 29902- SALEPRICE: 00000000 ASSESSED 580  
 2000 TAX DUE:

ACCT: R200 015 000 0227 0000 DIST: 0200 PCA: 4112-11 AREA: D020 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 32000  
 KEY: 00263064 MAP: TDS: LOC: LI B CAROLYN DR EXCD: 301 HSTD#: BLDG: 11400  
 OWNER: PAUL NELL DUNCAN LEGAL: LOTS 28 29 30 ACRE: 000000.00 LOT: 004.0 IMPR:  
 %: 100 B CAROLYN DR UNNUMBERED LOT BLDS: 001 TSQFT: 001034 USE:  
 39-29-1980 SALE-DTE: 19920714 QUAL MARKET: 43400  
 BK/PG: 0602/2147 INS: DD EXEMPT:  
 BEAUFORT SC 29902- SALEPRICE: 00000000 ASSESSED 1736  
 2000 TAX DUE:

ACCT: R200 015 000 0232 0000 DIST: 0200 PCA: 6102-11 AREA: D020 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 10000  
 KEY: 00263093 MAP: TDS: LOC: EXCD: HSTD#: BLDG:  
 OWNER: HENDRICKS INDIA B LEGAL: LDT 33 ACRE: 000001.00 LOT: 000.0 IMPR:  
 %: 100 PO BOX 728 SANGSTER BLDS: 000 TSQFT: 000000 USE:  
 SALE-DTE: 00000000 QUAL MARKET: 10000  
 BK/PG: 0000/0000 INS: EXEMPT:  
 BEAUFORT SC 29901- SALEPRICE: 00000000 ASSESSED 600  
 2000 TAX DUE:

0381

BEAUFORT COUNTY SOUTH CAROLINA

ASSESSMENT ROLL FOR YEAR 2000

ACCT: R200 015 000 0233 0000 DIST: 0200 PCA: 6102-11 AREA: D020 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 8000  
 KEY: 00263100 MAP: TDS: LOC: EXCD: HSTD#: BLDG:  
 OWNER: HENDRICKS INDIA B LEGAL: LOT 34 ACRE: 000000.00 LOT: 001.0 IMPR:  
 %: 100 PO BOX 72B SANGSTER VILG BLDS: 000 TSGFT: 000000 USE:  
 BEAUFORT SC 29901- SALE-DTE: 19800101 QUAL MARKET: 8000  
 BK/PG: 0111/0028 INS: GW EXEMPT:  
 SALEPRICE: 00000000 ASSESSED 480  
 2000 TAX DUE:

ACCT: R200 015 000 0234 0000 DIST: 0200 PCA: 6102-11 AREA: D020 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 8000  
 KEY: 00263119 MAP: TDS: LOC: EXCD: HSTD#: BLDG:  
 OWNER: HENDRICKS INDIA B LEGAL: LOT 35 ACRE: 000000.00 LOT: 001.0 IMPR:  
 %: 100 PO BOX 72B SANGSTER VILG BLDS: 000 TSGFT: 000000 USE:  
 BEAUFORT SC 29901- SALE-DTE: 19800101 QUAL MARKET: 8000  
 BK/PG: 0105/0154 INS: GW EXEMPT:  
 SALEPRICE: 00000000 ASSESSED 480  
 2000 TAX DUE:

ACCT: R200 015 000 0235 0000 DIST: 0200 PCA: 6102-11 AREA: D020 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 8000  
 KEY: 00263128 MAP: TDS: LOC: EXCD: HSTD#: BLDG:  
 OWNER: HENDRICKS INDIA B LEGAL: LOT 36 ACRE: 000000.00 LOT: 001.0 IMPR:  
 %: 100 PO BOX 72B SANGSTER VILG BLDS: 000 TSGFT: 000000 USE:  
 BEAUFORT SC 29901- SALE-DTE: 19800101 QUAL MARKET: 8000  
 BK/PG: 0105/0154 INS: GW EXEMPT:  
 SALEPRICE: 00000000 ASSESSED 480  
 2000 TAX DUE:

ACCT: R200 015 000 0236 0000 DIST: 0200 PCA: 4112-11 AREA: D020 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 24000  
 KEY: 00263137 MAP: TDS: LOC: LI 14 CAROLYN DR EXCD: 301 HSTD#: BLDG: 11400  
 OWNER: WILLIAMS ROBERT JOSEPH LEGAL: SANGSTER VIL ACRE: 000000.00 LOT: 003.0 IMPR:  
 %: 100 14 CAROLYN DR LOTS 31, 32 & REAR LOT BLDS: 001 TSGFT: 001300 USE:  
 BEAUFORT SC 29902- SALE-DTE: 00000000 QUAL MARKET: 35400  
 BK/PG: 0000/0000 INS: EXEMPT:  
 SALEPRICE: 00000000 ASSESSED 1416  
 2000 TAX DUE:

ACCT: R200 015 000 0237 0000 DIST: 0200 PCA: 6002-91 AREA: D020 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 8000  
 KEY: 00263146 MAP: TDS: LOC: EXCD: HSTD#: BLDG:  
 OWNER: DICKINSON RUTH B LEGAL: SANGSTER VILG ACRE: 000000.00 LOT: 001.0 IMPR:  
 %: 100 PO BOX 7 BLDS: 000 TSGFT: 000000 USE:  
 BEAUFORT SC 29901- 7 SALE-DTE: 00000000 QUAL MARKET: 8000  
 BK/PG: 0000/0000 INS: EXEMPT:  
 SALEPRICE: 00000000 ASSESSED 480  
 2000 TAX DUE:

ACCT: R200 015 000 0275 0000 DIST: 0200 PCA: 6302-18 AREA: D018 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 5900  
 KEY: 00263495 MAP: TDS: LOC: EXCD: HSTD#: BLDG:  
 OWNER: GRAY HOLDING LTD P/S LEGAL: LT 1 W 1/2 OF LT 2 ACRE: 000000.00 LOT: 001.0 IMPR:  
 %: 100 1907 BOUNDARY ST SHERWOOD FOREST BLDS: 000 TSGFT: 000000 USE:  
 BEAUFORT SC 29902- #BKNS63 SALE-DTE: 19970808 QUAL MARKET: 5900  
 BK/PG: 0265/0497 INS: GW EXEMPT:  
 SALEPRICE: 00010000 ASSESSED 354  
 2000 TAX DUE:

0382

ASSESSMENT ROLL FOR YEAR 2000

ACCT: R200 015 000 0277 0000 DIST: 0200 PCA: 6112-11 AREA: D018 CITY: NR ADJ: 00 ACTIV: 20000217 MRTG: 0000 LAND: 8300  
 KEY: 00263510 MAP: TDS: LOC: L1 16 ROBIN DR EXCD: HSTD#: BLDG: 10500  
 OWNER: MCCULLOUGH SHEREE LEGAL: LOT 3 E 1/2 ACRE: 000000.00 LOT: 002.0 IMPR:  
 %: 100 1516 N STATE 15A OF 2 SHERWOOD BLDG: 001 TSGFT: 000480 USE:  
 SALE-DTE: 19990817 GUAL MARKET: 18800  
 BK/PG: 1214/2207 INS: GW EXEMPT:  
 SALEPRICE: 00041200 ASSESSED 1128  
 CHICAGO IL 60610- 2000 TAX DUE:

ACCT: R200 015 000 0278 0000 DIST: 0200 PCA: 6102-11 AREA: D018 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 5900  
 KEY: 00263529 MAP: TDS: LOC: LEGAL: LOT 4 EXCD: HSTD#: BLDG:  
 OWNER: GRAY RICHARD L SHERWOOD FOREST ACRE: 000000.00 LOT: 001.0 IMPR:  
 %: 100 1907 BOUNDARY ST BLDG: 000 TSGFT: 000000 USE:  
 SALE-DTE: 19900201 GUAL MARKET: 5900  
 BK/PG: 0546/1089 INS: GW EXEMPT:  
 SALEPRICE: 00012000 ASSESSED 354  
 BEAUFORT SC 29902-3858 2000 TAX DUE:

ACCT: R200 015 000 0279 0000 DIST: 0200 PCA: 6102-11 AREA: D018 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 5900  
 KEY: 00263538 MAP: TDS: LOC: LEGAL: LOT 5 EXCD: HSTD#: BLDG:  
 OWNER: GRAY RICHARD L SHERWOOD FOREST ACRE: 000000.00 LOT: 001.0 IMPR:  
 %: 100 1907 BOUNDARY ST BLDG: 000 TSGFT: 000000 USE:  
 SALE-DTE: 19900201 GUAL MARKET: 5900  
 BK/PG: 0546/1089 INS: GW EXEMPT:  
 SALEPRICE: 00012000 ASSESSED 354  
 BEAUFORT SC 29902-3858 2000 TAX DUE:

ACCT: R200 015 000 0280 0000 DIST: 0200 PCA: 6102-11 AREA: D018 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 5900  
 KEY: 00263583 MAP: TDS: LOC: LEGAL: LOT 6 EXCD: HSTD#: BLDG:  
 OWNER: GRAY RICHARD L SHERWOOD FOREST ACRE: 000000.00 LOT: 001.0 IMPR:  
 %: 100 1907 BOUNDARY ST BLDG: 000 TSGFT: 000000 USE:  
 SALE-DTE: 19900201 GUAL MARKET: 5900  
 BK/PG: 0546/1089 INS: GW EXEMPT:  
 SALEPRICE: 00012000 ASSESSED 354  
 BEAUFORT SC 29902-3858 2000 TAX DUE:

ACCT: R200 015 000 0281 0000 DIST: 0200 PCA: 6102-11 AREA: D018 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 5900  
 KEY: 00263592 MAP: TDS: LOC: LEGAL: LOT 7 EXCD: HSTD#: BLDG:  
 OWNER: GRAY RICHARD L SHERWOOD FOREST ACRE: 000000.00 LOT: 001.0 IMPR:  
 %: 100 1907 BOUNDARY ST BLDG: 000 TSGFT: 000000 USE:  
 SALE-DTE: 19900201 GUAL MARKET: 5900  
 BK/PG: 0546/1089 INS: GW EXEMPT:  
 SALEPRICE: 00012000 ASSESSED 354  
 BEAUFORT SC 29902-3858 2000 TAX DUE:

ACCT: R200 015 000 0282 0000 DIST: 0200 PCA: 6102-11 AREA: D018 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 5900  
 KEY: 00263609 MAP: TDS: LOC: LEGAL: LT 8 SHERWOOD EXCD: HSTD#: BLDG:  
 OWNER: SPRINGER IRENE V ACRE: 000000.00 LOT: 001.0 IMPR:  
 %: 100 304 FRASER DRIVE BLDG: 000 TSGFT: 000000 USE:  
 SALE-DTE: 19911008 GUAL MARKET: 5900  
 BK/PG: 0584/2289 INS: GW EXEMPT:  
 SALEPRICE: 00008000 ASSESSED 354  
 BEAUFORT SC 29901- 2000 TAX DUE:

0383

ASSESSMENT ROLL FOR YEAR 2000

ACCT: R200 015 000 0283 0000	DIST: 0200 PCA: 4302-18 AREA: D018 CITY: NR ADJ: 00	ACTIV: 19991102 MRTG: 0000	LAND: 5900
KEY: 00263618 MAP: TDS: LOC:	EXCD: HSTD#:	BLDG: 5900	
OWNER: WELLS ROBERT ALLEN	LEGAL: LOT 9 SHERWOOD	ACRE: 000000.00 LOT: 001.0	IMPR: 5900
%: 100 SARAH ALICE JTRS		BLDS: 000 TSQFT: 000000	USE: 5900
28. ROBIN DR (LOT 9)		SALE-DTE: 19930922 QUAL	MARKET: 5900
BEAUFORT SC 29902-		BK/PG: 0654/1291 INS: GW	EXEMPT: 5900
		SALEPRICE: 00037000	ASSESSED 236
		2000 TAX DUE:	
ACCT: R200 015 000 0284 0000	DIST: 0200 PCA: 6102-11 AREA: D018 CITY: NR ADJ: 00	ACTIV: 19991102 MRTG: 0000	LAND: 5900
KEY: 00263627 MAP: TDS: LOC:	EXCD: 026 HSTD#:	BLDG: 5900	
OWNER: BEAUFORT COUNTY SCHOOL DIST	LEGAL: LOT 10 SHERWOOD FOREST	ACRE: 000000.00 LOT: 001.0	IMPR: 5900
%: 100 PD BOX 309	#BKN103	BLDS: 000 TSQFT: 000000	USE: 5900
BEAUFORT SC 29901- 309		SALE-DTE: 19811201 QUAL	MARKET: 5900
		BK/PG: 0340/0797 INS: GC	EXEMPT: 5900
		SALEPRICE: 00000000	ASSESSED
		2000 TAX DUE:	
ACCT: R200 015 000 0285 0000	DIST: 0200 PCA: 6102-11 AREA: D018 CITY: NR ADJ: 00	ACTIV: 19991102 MRTG: 0000	LAND: 5900
KEY: 00263636 MAP: TDS: LOC:	EXCD: 026 HSTD#:	BLDG: 5900	
OWNER: BEAUFORT COUNTY SCHOOL DIST	LEGAL: LOT 11 SHERWOOD FOREST	ACRE: 000000.00 LOT: 001.0	IMPR: 5900
%: 100 PD BOX 309	#BKN103	BLDS: 000 TSQFT: 000000	USE: 5900
BEAUFORT SC 29901- 309		SALE-DTE: 19811201 QUAL	MARKET: 5900
		BK/PG: 0340/0797 INS: GC	EXEMPT: 5900
		SALEPRICE: 00000000	ASSESSED
		2000 TAX DUE:	
ACCT: R200 015 000 0286 0000	DIST: 0200 PCA: 6102-11 AREA: D018 CITY: NR ADJ: 00	ACTIV: 19991102 MRTG: 0000	LAND: 5900
KEY: 00263645 MAP: TDS: LOC:	EXCD: 026 HSTD#:	BLDG: 5900	
OWNER: BEAUFORT COUNTY SCHOOL DIST	LEGAL: LDT 12 SHERWOOD FOREST	ACRE: 000000.00 LOT: 001.0	IMPR: 5900
%: 100 PD BOX 309	#BKN103	BLDS: 000 TSQFT: 000000	USE: 5900
BEAUFORT SC 29901- 309		SALE-DTE: 19811201 QUAL	MARKET: 5900
		BK/PG: 0340/0797 INS: GC	EXEMPT: 5900
		SALEPRICE: 00000000	ASSESSED
		2000 TAX DUE:	
ACCT: R200 015 000 0287 0000	DIST: 0200 PCA: 6112-11 AREA: D018 CITY: NR ADJ: 00	ACTIV: 19991102 MRTG: 0000	LAND: 5900
KEY: 00263654 MAP: TDS: LOC: L1 35 ROBIN DR	EXCD: HSTD#:	BLDG: 12500	
OWNER: MARTINEZ JESUS	LEGAL: LOT 13 SHERWOOD FOREST	ACRE: 000000.00 LOT: 001.0	IMPR: 18400
%: 100 35 KATY CIR		BLDS: 001 TSQFT: 000600	USE: 1104
BEAUFORT SC 29902-		SALE-DTE: 19950914 QUAL	MARKET: 18400
		BK/PG: 0803/1461 INS: GW	EXEMPT: 1104
		SALEPRICE: 00029500	ASSESSED
		2000 TAX DUE:	
ACCT: R200 015 000 0292 0000	DIST: 0200 PCA: 6102-11 AREA: D018 CITY: NR ADJ: 00	ACTIV: 19991102 MRTG: 0000	LAND: 4100
KEY: 00263663 MAP: TDS: LOC:	EXCD: HSTD#:	BLDG: 4100	
OWNER: CARTER SAMUEL R	LEGAL: LOT 14 S POR LOT 15	ACRE: 000000.00 LOT: 001.0	IMPR: 4100
%: 100 36 FAIRFIELD ROAD	SHERWOOD FOREST	BLDS: 000 TSQFT: 000000	USE: 4100
BEAUFORT SC 29902-		SALE-DTE: 19861001 QUAL	MARKET: 4100
		BK/PG: 0469/2066 INS: GW	EXEMPT: 4100
		SALEPRICE: 00000000	ASSESSED 246
		2000 TAX DUE:	

0384

ASSESSMENT ROLL FOR YEAR 2000

ACCT: R200 015 000 0294 0000	DIST: 0200 PCA: 4112-11 AREA: D018 CITY: NR ADJ: 00	ACTIV: 19991102 MRTG: 1064	LAND: 8300
KEY: 00263672 MAP: TDS:	LOC: LI 27 ROBIN DR	EXCD: 301 HSTD#:	BLDG: 39900
OWNER: JAMES SHERMAN R ADA R	LEGAL: LT 20 N1/2 19	ACRE: 000000.00 LOT: 002.0	IMPR: 3970
%: 100 JTROS	SHERWOOD FOREST	BLDS: 001 TSGFT: 001993	USE:
27 KATY CIRCLE		SALE-DTE: 19860401 GUAL	MARKET: 52170
ROBIN DR		BK/PG: 0445/0981 INS: GW	EXEMPT:
BEAUFORT SC 29902-		SALEPRICE: 00055000	ASSESSED 2087
			2000 TAX DUE:
ACCT: R200 015 000 0295 0000	DIST: 0200 PCA: 6312-1B AREA: D018 CITY: NR ADJ: 00	ACTIV: 19991102 MRTG: 0000	LAND: 8300
KEY: 00263681 MAP: TDS:	LOC: LOT 21 22	EXCD: HSTD#:	BLDG:
OWNER: BENNETT RONALD G JOYCE L	LEGAL: LOT 21 22	ACRE: 000000.00 LOT: 002.0	IMPR:
%: 0 JTROS	SHERWOOD FOREST	BLDS: 000 TSGFT: 000000	USE:
LOT 25 KATY CIRCLE		SALE-DTE: 19910626 GUAL	MARKET: 8300
		BK/PG: 0578/2279 INS: GW	EXEMPT:
BEAUFORT SC 29902-		SALEPRICE: 00005000	ASSESSED 498
			2000 TAX DUE:
ACCT: R200 015 000 0297 0000	DIST: 0200 PCA: 4302-1B AREA: D018 CITY: NR ADJ: 00	ACTIV: 19991102 MRTG: 0000	LAND: 8300
KEY: 00263707 MAP: 1993 TDS:	LOC: LOTS 23 24	EXCD: 301 HSTD#:	BLDG:
OWNER: ROBYER JONI RAE	LEGAL: LOTS 23 24	ACRE: 000000.00 LOT: 002.0	IMPR:
%: 100 21 KATY CIR	SHERWOOD FOREST	BLDS: 000 TSGFT: 000000	USE:
		SALE-DTE: 19920616 GUAL	MARKET: 8300
		BK/PG: 0603/0428 INS: GW	EXEMPT:
BEAUFORT SC 29902-		SALEPRICE: 00005000	ASSESSED 332
			2000 TAX DUE:
ACCT: R200 015 000 0298 0000	DIST: 0200 PCA: 4302-1B AREA: D018 CITY: NR ADJ: 00	ACTIV: 19991102 MRTG: 0000	LAND: 5900
KEY: 00263716 MAP: 1993 TDS:	LOC: LI 19 RIBIN DR	EXCD: 301 HSTD#:	BLDG:
OWNER: MALLARD SHERYL S	LEGAL: LOT 25	ACRE: 000000.00 LOT: 001.0	IMPR:
%: 100 19 KATY CIRCLE	SHERWOOD FOREST	BLDS: 000 TSGFT: 000000	USE:
		SALE-DTE: 19970218 GUAL	MARKET: 5900
		BK/PG: 0931/2051 INS: GC	EXEMPT:
BEAUFORT SC 29902-		SALEPRICE: 00006500	ASSESSED 236
			2000 TAX DUE:
ACCT: R200 015 000 0300 0000	DIST: 0200 PCA: 6112-11 AREA: D018 CITY: NR ADJ: 00	ACTIV: 19991102 MRTG: 0000	LAND: 5900
KEY: 00263743 MAP: TDS:	LOC: 17 ROBIN DR	EXCD: HSTD#:	BLDG: 16600
OWNER: SINGLETON ROMAN NORMAN J	LEGAL: LOT 26 SHERWOOD	ACRE: 000000.00 LOT: 001.0	IMPR:
%: 100 JTROS	FOREST	BLDS: 001 TSGFT: 000920	USE:
57 THE HILL ROAD		SALE-DTE: 19950131 GUAL	MARKET: 22500
		BK/PG: 0815/2329 INS: GW	EXEMPT:
BEAUFORT SC 29902-		SALEPRICE: 00017500	ASSESSED 1350
			2000 TAX DUE:
ACCT: R200 015 000 0302 0000	DIST: 0200 PCA: 6112-11 AREA: D018 CITY: NR ADJ: 00	ACTIV: 20000210 MRTG: 0000	LAND: 12400
KEY: 00263752 MAP: 1990 TDS:	LOC: ROBIN DR	EXCD: HSTD#:	BLDG: 28400
OWNER: KOLEN THOMAS	LEGAL: LTS 27 28 29	ACRE: 000000.00 LOT: 003.0	IMPR: 810
%: 100 W6904 HERAM RD	SHERWOOD	BLDS: 001 TSGFT: 001466	USE:
		SALE-DTE: 19970905 GUAL	MARKET: 41610
		BK/PG: 0971/2407 INS: GW	EXEMPT:
HOLMEN WI 54636-9236		SALEPRICE: 00040000	ASSESSED 2497
			2000 TAX DUE:

0385



ASSESSMENT ROLL FOR YEAR 2000

ACCT: R200 015 000 0308 0000 DIST: 0200 PCA: 6112-11 AREA: D018 CITY: NR ADJ: 00 ACTIV: 20000210 MRTG: 0000 LAND: 5900  
 KEY: 00263761 MAP: TDS: LOC: 7 KATY LN EXCD: HSTD#: BLDG: 12500  
 OWNER: KOLEN THOMAS M LEGAL: LOT 36 N1/2 37 ACRE: 000000.00 LOT: 001.0 IMPR: 490  
 %: 100 W6904 HERAM RD SHERWOOD FOREST BLDS: 001 TSGFT: 000600 USE:  
 SALE-DTE: 19950330 QUAL MARKET: 18890  
 HOLMEN WI 54636-9236 BK/PG: 0769/1320 INS: GW EXEMPT:  
 SALEPRICE: 00000001 ASSESSED 1133  
 2000 TAX DUE:

ACCT: R200 015 000 0310 0000 DIST: 0200 PCA: 6112-11 AREA: D018 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 4100  
 KEY: 00263770 MAP: TDS: LOC: LI 5 KATY LN EXCD: HSTD#: BLDG: 15300  
 OWNER: SMOAK LEON T LEGAL: LOT 38 S 1/2 LOT 37 ACRE: 000000.00 LOT: 001.0 IMPR:  
 %: 100 P O BOX 2323 SHERWOOD FOREST BLDS: 001 TSGFT: 000792 USE:  
 SALE-DTE: 19821101 QUAL MARKET: 19400  
 RIDGELAND SC 29936- BK/PG: 0381/0598 INS: GW EXEMPT:  
 SALEPRICE: 00016000 ASSESSED 1164  
 2000 TAX DUE:

ACCT: R200 015 000 0312 0000 DIST: 0200 PCA: 6112-11 AREA: D018 CITY: NR ADJ: 00 ACTIV: 20000302 MRTG: 0000 LAND: 8300  
 KEY: 00263789 MAP: TDS: LOC: LI 3 KAY LN EXCD: HSTD#: BLDG: 17600  
 OWNER: LISOTA T J JR LEGAL: LTS 39 40 ACRE: 000000.00 LOT: 002.0 IMPR:  
 %: 100 W6904 HERAM RD SHERWOOD FOREST BLDS: 001 TSGFT: 000934 USE:  
 SALE-DTE: 19920330 QUAL MARKET: 25900  
 HOLMEN WI 54636-9236 BK/PG: 0598/1318 INS: GW EXEMPT:  
 SALEPRICE: 00002000 ASSESSED 1554  
 2000 TAX DUE:

ACCT: R200 015 000 0313 0000 DIST: 0200 PCA: 6112-11 AREA: D018 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 1062 LAND: 5900  
 KEY: 00263798 MAP: TDS: LOC: LOT 41 & W POR LOT 42 EXCD: HSTD#: BLDG: 23900  
 OWNER: WOLFF ERIC SCOTT CAMI ELISA LEGAL: LOT 41 & W POR LOT 42 ACRE: 000000.00 LOT: 001.0 IMPR:  
 %: 100 2 KATY CIRCLE SHERWOOD FOREST BLDS: 001 TSGFT: 001246 USE:  
 PLAT IN DR819 P313 SALE-DTE: 19931130 QUAL MARKET: 29800  
 BEAUFORT SC 29902- BK/PG: 0819/2445 INS: GW EXEMPT:  
 SALEPRICE: 00042500 ASSESSED 1788  
 2000 TAX DUE:

ACCT: R200 015 000 0315 0000 DIST: 0200 PCA: 6112-11 AREA: D018 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 8300  
 KEY: 00263814 MAP: TDS: LOC: 23 ROBIN DR EXCD: HSTD#: BLDG: 18300  
 OWNER: PIZZO JOE MARY E LEGAL: LOT 43 5 LOT42 ACRE: 000000.00 LOT: 002.0 IMPR:  
 %: 100 JTRDS SHERWOOD FOREST BLDS: 001 TSGFT: 001014 USE:  
 45 SHORTS LANDING RD SALE-DTE: 19930915 QUAL MARKET: 26600  
 BEAUFORT SC 29902- BK/PG: 0668/1712 INS: GW EXEMPT:  
 SALEPRICE: 00030000 ASSESSED 1596  
 2000 TAX DUE:

ACCT: R200 015 000 0316 0000 DIST: 0200 PCA: 4112-11 AREA: D018 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 1032 LAND: 8300  
 KEY: 00263823 MAP: TDS: LOC: LT 25 ROBIN DR EXCD: 301 HSTD#: BLDG: 41100  
 OWNER: SMALLS ROSA MAE A/K/A LEGAL: LOTS 44 45 SHERWOOD FOREST ACRE: 000000.00 LOT: 002.0 IMPR:  
 %: 0 MCDONALD ROSA MAE DONALD B BLDS: 001 TSGFT: 000960 USE:  
 ST RTE 5 BOX 69F SALE-DTE: 19870101 QUAL MARKET: 49400  
 BEAUFORT SC 29902- BK/PG: 0470/0719 INS: GW EXEMPT:  
 SALEPRICE: 00000010 ASSESSED 1976  
 2000 TAX DUE:

0386

ASSESSMENT ROLL FOR YEAR 2000

ACCT: R200 015 000 0318 0000 DIST: 0200 PCA: 4112-11 AREA: D018 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 5900  
 KEY: 00263841 MAP: TDS: LOC: LI 27 ROBIN DR EXCD: 301 HSTD#: BLDG: 38100  
 OWNER: WISE JOYCE A LEGAL: LOT 46 47 SHERWOOD FORREST ACRE: 000000.00 LOT: 001.0 IMPR:  
 %: 100 PO BOX 1504 BLDS: 001 TSGFT: 000960 USE:  
 SALE-DTE: 19921208 QUAL MARKET: 44000  
 BK/PG: 0615/0378 INS: GW EXEMPT:  
 BEAUFORT SC 29901-1504 SALEPRICE: 00033000 ASSESSED 1760  
 2000 TAX DUE:

ACCT: R200 015 000 0320 0000 DIST: 0200 PCA: 6102-11 AREA: D018 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 5900  
 KEY: 00263903 MAP: TDS: LOC: LEGAL: LOT 48 EXCD: HSTD#: BLDG:  
 OWNER: IBANEZ GAUDENCIO D SHERWOOD FOREST ACRE: 000000.00 LOT: 001.0 IMPR:  
 %: 100 28 KATY CIRCLE BLDS: 000 TSGFT: 000000 USE:  
 SALE-DTE: 19971204 QUAL MARKET: 5900  
 BK/PG: 0996/0302 INS: GW EXEMPT:  
 BEAUFORT SC 29902- SALEPRICE: 00007515 ASSESSED 354  
 2000 TAX DUE:

ACCT: R200 015 000 0321 0000 DIST: 0200 PCA: 6102-11 AREA: D018 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 5900  
 KEY: 00263912 MAP: TDS: LOC: LEGAL: LOT 49 EXCD: HSTD#: BLDG:  
 OWNER: IBANEZ GAUDENCIO D SHERWOOD FOREST ACRE: 000000.00 LOT: 001.0 IMPR:  
 %: 100 28 KATY CIRCLE BLDS: 000 TSGFT: 000000 USE:  
 SALE-DTE: 19971204 QUAL MARKET: 5900  
 BK/PG: 0996/1502 INS: GW EXEMPT:  
 BEAUFORT SC 29902- SALEPRICE: 00007515 ASSESSED 354  
 2000 TAX DUE:

ACCT: R200 015 000 0323 0000 DIST: 0200 PCA: 6102-11 AREA: D018 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 5900  
 KEY: 00263921 MAP: TDS: LOC: LEGAL: LOT 55 EXCD: HSTD#: BLDG:  
 OWNER: ADAMS ROSE M EDDIE L SHERWOOD FOREST ACRE: 000000.00 LOT: 001.0 IMPR:  
 %: 100 JTRDS BLDS: 000 TSGFT: 000000 USE:  
 PO BOX 2436 SALE-DTE: 19941008 QUAL MARKET: 5900  
 BK/PG: 0739/1761 INS: GW EXEMPT:  
 BEAUFORT SC 29901- SALEPRICE: 00010000 ASSESSED 354  
 2000 TAX DUE:

ACCT: R200 015 000 0324 0000 DIST: 0200 PCA: 6112-11 AREA: D018 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 8300  
 KEY: 00263930 MAP: TDS: LOC: LI 6 KATY CIRCLE EXCD: HSTD#: BLDG: 27500  
 OWNER: ADAMS DAN E LEGAL: LOTS 56 57 SHERWOOD FOREST ACRE: 000000.00 LOT: 002.0 IMPR: 1530  
 %: 100 6 KATY CIR BLDS: 001 TSGFT: 001560 USE:  
 SALE-DTE: 19980415 QUAL MARKET: 37330  
 BK/PG: 1033/1614 INS: GW EXEMPT:  
 BEAUFORT SC 29902- SALEPRICE: 00038000 ASSESSED 2240  
 2000 TAX DUE:

ACCT: R200 015 000 0326 0000 DIST: 0200 PCA: 6102-11 AREA: D018 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 5900  
 KEY: 00263958 MAP: TDS: LOC: LEGAL: LOT 54 EXCD: HSTD#: BLDG:  
 OWNER: ADAMS ROSE M EDDIE L SHERWOOD FOREST ACRE: 000000.00 LOT: 001.0 IMPR:  
 %: 100 JTRDS BLDS: 000 TSGFT: 000000 USE:  
 PO BOX 2436 SALE-DTE: 19941008 QUAL MARKET: 5900  
 BK/PG: 0739/1761 INS: GW EXEMPT:  
 BEAUFORT SC 29901- SALEPRICE: 00010000 ASSESSED 354  
 2000 TAX DUE:

0387

ASSESSMENT ROLL FOR YEAR 2000

ACCT: R200 015 000 0327 0000 DIST: 0200 PCA: 6102-11 AREA: D018 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 5900  
 KEY: 00263967 MAP: TDS: LOC: EXCD: HSTD#: BLDG:  
 OWNER: ADAMS ROSE M EDDIE L LEGAL: LOT 53 ACRE: 000000.00 LOT: 001.0 IMPR:  
 %: 100 JTROS SHERWOOD FOREST BLDS: 000 TSQFT: 000000 USE:  
 PD BOX 2436 SALE-DTE: 19941008 QUAL MARKET: 5900  
 BK/PG: 0739/1761 INS: GW EXEMPT:  
 BEAUFORT SC 29901- SALEPRICE: 00010000 ASSESSED 354  
 2000 TAX DUE:

ACCT: R200 015 000 0328 0000 DIST: 0200 PCA: 6102-11 AREA: D018 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 5900  
 KEY: 00263976 MAP: TDS: LOC: EXCD: HSTD#: BLDG:  
 OWNER: ADAMS ROSE M EDDIE L LEGAL: LOT 52 ACRE: 000000.00 LOT: 001.0 IMPR:  
 %: 100 JTROS SHERWOOD FOREST BLDS: 000 TSQFT: 000000 USE:  
 PD BOX 2436 SALE-DTE: 19941008 QUAL MARKET: 5900  
 BK/PG: 0739/1761 INS: GW EXEMPT:  
 BEAUFORT SC 29901- SALEPRICE: 00010000 ASSESSED 354  
 2000 TAX DUE:

ACCT: R200 015 000 0329 0000 DIST: 0200 PCA: 6102-18 AREA: D018 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 8300  
 KEY: 00263985 MAP: TDS: LOC: EXCD: HSTD#: BLDG:  
 OWNER: LAWING EARL K MARGARET L LEGAL: LOT 51 SHERWOOD FOREST ACRE: 000000.00 LOT: 002.0 IMPR:  
 %: 100 PD BOX 4312 #BKM1110 BLDS: 000 TSQFT: 000000 USE:  
 SALE-DTE: 19911021 QUAL MARKET: 8300  
 BK/PG: 0385/1263 INS: DL EXEMPT:  
 BURTON SC 29903- SALEPRICE: 00001600 ASSESSED 498  
 2000 TAX DUE:

ACCT: R200 015 000 0499 0000 DIST: 0200 PCA: 6102-11 AREA: D018 CITY: NR ADJ: 00 ACTIV: 20000217 MRTG: 0000 LAND: 23600  
 KEY: 00265741 MAP: TDS: LOC: EXCD: HSTD#: BLDG:  
 OWNER: GRAY HOLDINGS LIMITED P/S LEGAL: LTS 1 2 3 4 ACRE: 000000.00 LOT: 004.0 IMPR:  
 %: 100 1907 BOUNDARY ST SHERWOOD FOR BLDS: 000 TSQFT: 000000 USE:  
 SALE-DTE: 19990930 QUAL MARKET: 23600  
 BK/PG: 1221/0386 INS: GW EXEMPT:  
 BEAUFORT SC 29901- SALEPRICE: 00225000 ASSESSED 1416  
 2000 TAX DUE:

ACCT: R200 015 000 0503 0000 DIST: 0200 PCA: 6312-18 AREA: D018 CITY: NR ADJ: 00 ACTIV: 20000217 MRTG: 0000 LAND: 8300  
 KEY: 00265787 MAP: TDS: LOC: EXCD: HSTD#: BLDG:  
 OWNER: GRAY HOLDINGS LIMITED P/S LEGAL: LOTS 5 6 A O C S/D ACRE: 000000.00 LOT: 002.0 IMPR:  
 %: 100 1907 BOUNDARY ST 1968 MOBILE HOME BLDS: 000 TSQFT: 000000 USE:  
 SALE-DTE: 19990415 QUAL MARKET: 13240  
 BK/PG: 1162/1247 INS: GW EXEMPT:  
 BEAUFORT SC 29902- SALEPRICE: 00030000 ASSESSED 794  
 2000 TAX DUE:

ACCT: R200 015 000 0505 0000 DIST: 0200 PCA: 6102-11 AREA: D018 CITY: NR ADJ: 00 ACTIV: 20000217 MRTG: 0000 LAND: 5900  
 KEY: 00265803 MAP: 1998A TDS: LOC: EXCD: HSTD#: BLDG:  
 OWNER: GRAY HOLDINGS LIMITED P/S LEGAL: POR LOT 14 SHERWOOD FOREST ACRE: 000000.17 LOT: 000.0 IMPR:  
 %: 100 1907 BOUNDARY ST S/D PB62 P29 BLDS: 000 TSQFT: 000000 USE:  
 SALE-DTE: 19990930 QUAL MARKET: 5900  
 BK/PG: 1221/0386 INS: GW EXEMPT:  
 BEAUFORT SC 29901- SALEPRICE: 00225000 ASSESSED 354  
 2000 TAX DUE:

0388

ASSESSMENT ROLL FOR YEAR 2000

ACCT: R200 015 000 0506 0000 DIST: 0200 PCA: 6302-18 AREA: D01B CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 5900  
 KEY: 00265812 MAP: 1995A TDS: LOC: EXCD: HSTD#: BLDG:  
 OWNER: BADGETT JOSEPH LEGAL: LOTS 7 14 PDR ACRE: 000000.00 LOT: 001.0 IMPR:  
 %: 100 1 ROBIN DRIVE SHERWOOD PB49 P85 BLDS: 000 TSQFT: 000000 USE:  
 SALE-DTE: 19840101-QUAL MARKET: 5900  
 BK/PG: 0387/0445 INS: GW EXEMPT:  
 SALEPRICE: 00000000 ASSESSED 354  
 2000 TAX DUE:

BEAUFORT SC 29902-9804

ACCT: R200 015 000 0508 0000 DIST: 0200 PCA: 6112-18 AREA: D050 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 20000  
 KEY: 00265821 MAP: TDS: LOC: EXCD: HSTD#: BLDG:  
 OWNER: OAKWOOD PARTNERSHIP LEGAL: LOT 1 J J REDDY S/D ACRE: 000000.00 LOT: 001.0 IMPR: 12770  
 %: 100 PD BOX 352 BLDS: 000 TSQFT: 000000 USE:  
 SALE-DTE: 19960206-QUAL MARKET: 32770  
 BK/PG: 0834/2147 INS: GW EXEMPT:  
 SALEPRICE: 00027500 ASSESSED 1966  
 2000 TAX DUE:

BEAUFORT SC 29901-

ACCT: R200 015 000 0509 0000 DIST: 0200 PCA: 6102-11 AREA: D050 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 10000  
 KEY: 00265830 MAP: TDS: LOC: EXCD: HSTD#: BLDG:  
 OWNER: OAKWOOD PARTNERSHIP LEGAL: LOT 3 J J REDDY S/D ACRE: 000000.00 LOT: 001.0 IMPR:  
 %: 100 PD BOX 352 04-20-73 BLDS: 000 TSQFT: 000000 USE:  
 DB02081897 SALE-DTE: 19960206-QUAL MARKET: 10000  
 BK/PG: 0834/2147 INS: GW EXEMPT:  
 SALEPRICE: 00027500 ASSESSED 600  
 2000 TAX DUE:

BEAUFORT SC 29901-

ACCT: R200 015 000 0510 0000 DIST: 0200 PCA: 6102-11 AREA: D050 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 10000  
 KEY: 00265849 MAP: TDS: LOC: EXCD: HSTD#: BLDG:  
 OWNER: MORRIS GEORGE M KING E LEGAL: LOT 5 J J REDDY S/D ACRE: 000000.00 LOT: 001.0 IMPR:  
 %: 100 JTR05 BLDS: 000 TSQFT: 000000 USE:  
 5 MAYFAIR COURT SALE-DTE: 19970124-QUAL MARKET: 10000  
 BK/PG: 0920/2229 INS: GW EXEMPT:  
 SALEPRICE: 00000010 ASSESSED 600  
 2000 TAX DUE:

BEAUFORT SC 29902-

ACCT: R200 015 000 0511 0000 DIST: 0200 PCA: 6102-18 AREA: D050 CITY: NR ADJ: 00 ACTIV: 20000127 MRTG: 0000 LAND: 10000  
 KEY: 00265858 MAP: TDS: LOC: EXCD: HSTD#: BLDG:  
 OWNER: MORRIS KEITH C LEGAL: LOT 7 J J REDDY S/D ACRE: 000000.00 LOT: 001.0 IMPR:  
 %: 100 LOT B MAYFAIR CT BLDS: 000 TSQFT: 000000 USE:  
 SALE-DTE: 19850601-QUAL MARKET: 10000  
 BK/PG: 0423/0424 INS: GW EXEMPT:  
 SALEPRICE: 00000500 ASSESSED 600  
 2000 TAX DUE:

BEAUFORT SC 29901-

ACCT: R200 015 000 0512 0000 DIST: 0200 PCA: 6102-18 AREA: D050 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 10000  
 KEY: 00265867 MAP: TDS: LOC: EXCD: HSTD#: BLDG:  
 OWNER: JONES SCOTT A LEGAL: LOT 9 J J REDDY S/D ACRE: 000000.00 LOT: 001.0 IMPR:  
 %: 0 LOT 10 MAYFAIR COURT BLDS: 000 TSQFT: 000000 USE:  
 SALE-DTE: 19931229-QUAL MARKET: 10000  
 BK/PG: 0674/2077 INS: GW EXEMPT:  
 SALEPRICE: 00011000 ASSESSED 600  
 2000 TAX DUE:

BEAUFORT SC 29902-

0389

ASSESSMENT ROLL FOR YEAR 2000

ACCT: R200 015 000 0513 0000 DIST: 0200 PCA: 4312-18 AREA: D050 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 10000  
 KEY: 00265876 MAP: TDS: LOC: EXCD: 301-HSTD#: BLDG:  
 OWNER: WARREN ARTHUR J LEGAL: LOT 11 J J REDDY S/D ACRE: 000000.00 LOT: 001.0 IMPR: 9390  
 %: 0 PO BOX 4703 1987/FLEETWOOD/SANDPOINT/AC/ BLDS: 000 TSQFT: 000000 USE:  
 SER#17083/LT. GREY/72X14/ SALE-DTE: 19960228 QUAL MARKET: 19390  
 BEAUFORT SC 29901- BK/PG: 0841/1371 INS: GW EXEMPT:  
 SALEPRICE: 00015000 ASSESSED 784  
 2000 TAX DUE:

ACCT: R200 015 000 0514 0000 DIST: 0200 PCA: 6102-18 AREA: D050 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 10000  
 KEY: 00265885 MAP: TDS: LOC: EXCD: HSTD#: BLDG:  
 OWNER: SHELLEY EVELYN W LEGAL: LOT 13 J J REDDY S/D ACRE: 000000.00 LOT: 001.0 IMPR:  
 %: 100 PO BOX 70120 BLDS: 000 TSQFT: 000000 USE:  
 LADYS ISLAND SALE-DTE: 19981124 QUAL MARKET: 10000  
 BEAUFORT SC 29902- BK/PG: 1112/2549 INS: DD EXEMPT:  
 SALEPRICE: 00000000 ASSESSED 600  
 2000 TAX DUE:

ACCT: R200 015 000 0515 0000 DIST: 0200 PCA: 6102-18 AREA: D050 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 10000  
 KEY: 00265894 MAP: TDS: LOC: EXCD: HSTD#: BLDG:  
 OWNER: PAVEY PATRICIA G LEGAL: LOT 15 J J REDDY S/D ACRE: 000000.00 LOT: 001.0 IMPR:  
 %: 100 913 MAGNOLIA BLUFF BLDS: 000 TSQFT: 000000 USE:  
 BEAUFORT SC 29902- SALE-DTE: 19950207 QUAL MARKET: 10000  
 BK/PG: 0759/0838 INS: DD EXEMPT:  
 SALEPRICE: 00000000 ASSESSED 600  
 2000 TAX DUE:

ACCT: R200 015 000 0516 0000 DIST: 0200 PCA: 6102-18 AREA: D050 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 10000  
 KEY: 00265901 MAP: TDS: LOC: EXCD: HSTD#: BLDG:  
 OWNER: LAWING EARL K MARGARET D LEGAL: LOT 21 J J REDDY S/D ACRE: 000000.00 LOT: 001.0 IMPR:  
 %: 100 JTRDS #BK063 BLDS: 000 TSQFT: 000000 USE:  
 BOX 4312 SALE-DTE: 19830101 QUAL MARKET: 10000  
 BURTON SC 29902- BK/PG: 0363/0666 INS: GW EXEMPT:  
 SALEPRICE: 00005700 ASSESSED 600  
 2000 TAX DUE:

ACCT: R200 015 000 0517 0000 DIST: 0200 PCA: 6102-18 AREA: D050 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 20000  
 KEY: 00265910 MAP: 1998B TDS: LOC: EXCD: HSTD#: BLDG:  
 OWNER: SHELLEY EVELYN ANN WARREN LEGAL: LOT 2 J J REDDY S/D ACRE: 000000.37 LOT: 000.0 IMPR:  
 %: 100 A/K/A EVELYN W SHELLEY #BKN527 BLDS: 000 TSQFT: 000000 USE:  
 PD BOX 70120 SALE-DTE: 19981124 QUAL MARKET: 20000  
 LADYS ISLAND BK/PG: 1112/2562 INS: DD EXEMPT:  
 BEAUFORT SC 29902- 1 SALEPRICE: 00000000 ASSESSED 1200  
 2000 TAX DUE:

ACCT: R200 015 000 0518 0000 DIST: 0200 PCA: 6102-18 AREA: D050 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 10000  
 KEY: 00265929 MAP: TDS: LOC: EXCD: HSTD#: BLDG:  
 OWNER: FLUDD GERALDINE A LEGAL: LOT 4 ACRE: 000000.00 LOT: 001.0 IMPR:  
 %: 100 PD BOX 887 J J REDDY S/D BLDS: 000 TSQFT: 000000 USE:  
 BLUFFTON SC 29910- 887 SALE-DTE: 19881001 QUAL MARKET: 10000  
 BK/PG: 0514/1451 INS: GW EXEMPT:  
 SALEPRICE: 00007100 ASSESSED 600  
 2000 TAX DUE:

0390

ASSESSMENT ROLL FOR YEAR 2000

ACCT: R200 015 000 0519 0000 DIST: 0200 PCA: 6102-18 AREA: D050 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 10000  
 KEY: 00265938 MAP: TDS LOC: EXCD: HSTD# BLDG:  
 OWNER: HUDSON RONALD H LEGAL: LOT 6 J J ACRE: 000000.00 LOT: 001.0 IMPR:  
 %: O P O BOX 2212 REDDY S/D BLDS: 000 TSGFT: 000000 USE:  
 BEAUFORT SC 29901- 413 SALE-DTE: 19900926 QUAL MARKET: 10000  
 BK/PG: 0361/2104 INS: GW EXEMPT:  
 SALEPRICE: 00012000 ASSESSED 600  
 2000 TAX DUE:

ACCT: R200 015 000 0520 0000 DIST: 0200 PCA: 6102-18 AREA: D050 CITY: NR ADJ: 00 ACTIV: 20000217 MRTG: 0000 LAND: 10000  
 KEY: 00265974 MAP: TDS LOC: EXCD: HSTD# BLDG:  
 OWNER: WRIGHT JAMES W LEGAL: LOT 8 ACRE: 000000.00 LOT: 001.0 IMPR:  
 %: 100 618 SEASIDE RD J J REDDY S/D BLDS: 000 TSGFT: 000000 USE:  
 ST HELENA ISL SC 29920- 03-06-1980 SALE-DTE: 19991203 QUAL MARKET: 10000  
 WILL 80-10 L193 BK/PG: 1238/1601 INS: DL EXEMPT:  
 SALEPRICE: 00001400 ASSESSED 600  
 2000 TAX DUE:

ACCT: R200 015 000 0521 0000 DIST: 0200 PCA: 6102-18 AREA: D050 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 10000  
 KEY: 00265983 MAP: TDS LOC: EXCD: HSTD# BLDG:  
 OWNER: BRANTON JAMES SR LEGAL: LOT 10 ACRE: 000000.00 LOT: 001.0 IMPR:  
 %: 100 PO BOX 415 J J REDDY S/D BLDS: 000 TSGFT: 000000 USE:  
 BEAUFORT SC 29901- 03-06-1980 SALE-DTE: 19960709 QUAL MARKET: 10000  
 WILL 80-10 L193 BK/PG: 0875/1141 INS: GW EXEMPT:  
 SALEPRICE: 00000010 ASSESSED 600  
 2000 TAX DUE:

ACCT: R200 015 000 0522 0000 DIST: 0200 PCA: 4302-18 AREA: D050 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 10000  
 KEY: 00265992 MAP: TDS LOC: EXCD: HSTD# BLDG:  
 OWNER: BRANTON JAMES SR LEGAL: LOT 12 J J ACRE: 000000.00 LOT: 001.0 IMPR:  
 %: 100 PO BOX 415 REDDY S/D BLDS: 000 TSGFT: 000000 USE:  
 BEAUFORT SC 29901- 9-29-77 SALE-DTE: 19960709 QUAL MARKET: 10000  
 DB02541149 BK/PG: 0875/1149 INS: GW EXEMPT:  
 SALEPRICE: 00000010 ASSESSED 400  
 2000 TAX DUE:

ACCT: R200 015 000 0523 0000 DIST: 0200 PCA: 6102-18 AREA: D050 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 10000  
 KEY: 00266009 MAP: TDS LOC: EXCD: HSTD# BLDG:  
 OWNER: ADAMS LEON E LEGAL: LOT 14 J J REDDY S/D ACRE: 000000.00 LOT: 001.0 IMPR:  
 %: 100 MAYFAIR CT #BKN332 BLDS: 000 TSGFT: 000000 USE:  
 BEAUFORT SC 29902- SALE-DTE: 19820301 QUAL MARKET: 10000  
 BK/PG: 0343/2147 INS: GW EXEMPT:  
 SALEPRICE: 00003500 ASSESSED 600  
 2000 TAX DUE:

ACCT: R200 015 000 0524 0000 DIST: 0200 PCA: 4412-18 AREA: D050 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 10000  
 KEY: 00266018 MAP: TDS LOC: EXCD: 301 HSTD# BLDG:  
 OWNER: ADAMS LEON E LEGAL: LOT 16 J J REDDY S/D ACRE: 000000.00 LOT: 001.0 IMPR: 13420  
 %: 100 MAYFAIR CT LOT 17 #BKN332 BLDS: 000 TSGFT: 000000 USE:  
 BEAUFORT SC 29902- SALE-DTE: 19820301 QUAL MARKET: 23420  
 BK/PG: 0343/2147 INS: GW EXEMPT:  
 SALEPRICE: 00002750 ASSESSED 937  
 2000 TAX DUE:

0391

ASSESSMENT ROLL FOR YEAR 2000

ACCT: R200 015 000 0525 0000 DIST: 0200 PCA: 4312-1B AREA: D050 CITY: NR ADJ: 00 ACTIV: 20000204 MRTG: 0000 LAND: 10000  
 KEY: 00266027 MAP: TDS: LOC: EXCD: 301 HSTD#: BLDG: 2450  
 OWNER: ADAMS LEON BETTY LEGAL: LOT 18 ACRE: 000000.00 LDT: 001.0 IMPR: 2450  
 %: 100 LOT 17 MAYFAIR CT J J REDDY S/D BLDG: 000 TSGFT: 000000 USE: 2450  
 8-4-76 SALE-DTE: 19800101 GUAL MARKET: 12450  
 DB02390759 BK/PG: 0239/0759 INS: EXEMPT: 498  
 BEAUFORT SC 29902- SALEPRICE: 00000000 ASSESSED 498  
 2000 TAX DUE:

ACCT: R200 015 000 0526 0000 DIST: 0200 PCA: 4112-1B AREA: D050 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 20000  
 KEY: 00266036 MAP: 1991A TDS: LOC: EXCD: 301 HSTD#: BLDG: 36570  
 OWNER: LANIER FRANKLIN C JR LEGAL: LOTS 20 22 J J REDDY S/D ACRE: 000000.00 LDT: 002.0 IMPR: 36570  
 %: 100 19 MAYFAIR COURT 89 OMNI/DESTINY/#17916A&B/54X2 BLDG: 000 TSGFT: 000000 USE: 36570  
 S/AC/PORCH-ADD-8X18/ SALE-DTE: 19870901 GUAL MARKET: 56570  
 MGFM: KEY#266045 BK/PG: 0485/0670 INS: GW EXEMPT: 2263  
 BEAUFORT SC 29902- SALEPRICE: 00007000 ASSESSED 2263  
 2000 TAX DUE:

ACCT: R200 015 000 0551 0000 DIST: 0200 PCA: 6012-59 AREA: D036 CITY: NR ADJ: 00 ACTIV: 20000217 MRTG: 0000 LAND: 108800  
 KEY: 00266287 MAP: 1993A TDS: LOC: LI SEA ISLAND PKWY EXCD: HSTD#: BLDG: 42800  
 OWNER: HIRD ISLAND INVESTMENTS INC LEGAL: LOT 9 PB44 P215 ACRE: 000000.40 LDT: 000.0 IMPR: 42800  
 %: 100 1509 KING ST BLDG: 001 TSGFT: 001742 USE: 42800  
 SALE-DTE: 19991101 GUAL MARKET: 151600  
 BK/PG: 1230/0047 INS: GW EXEMPT: 9096  
 BEAUFORT SC 29902- SALEPRICE: 01000000 ASSESSED 9096  
 2000 TAX DUE:

ACCT: R200 015 000 0552 0000 DIST: 0200 PCA: 6002-29 AREA: D036 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 32100  
 KEY: 00266296 MAP: 1993A TDS: LOC: EXCD: HSTD#: BLDG: 32100  
 OWNER: ZIPPY LUBE INC LEGAL: LOT 16 POR LOT 51 SEC 9 1S1W ACRE: 000000.42 LDT: 000.0 IMPR: 32100  
 %: 100 149 SEA ISLAND PKWY PB11P30 PB45 P41 BLDG: 000 TSGFT: 000000 USE: 32100  
 SALE-DTE: 19930415 GUAL MARKET: 32100  
 BK/PG: 0623/0215 INS: GW EXEMPT: 1926  
 BEAUFORT SC 29902- SALEPRICE: 00000001 ASSESSED 1926  
 2000 TAX DUE:

ACCT: R200 015 000 0587 0000 DIST: 0200 PCA: 6012-29 AREA: D036 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 436800  
 KEY: 00266633 MAP: 1999K TDS: LOC: LI 0163 SEA ISL PKWY EXCD: HSTD#: BLDG: 1693100  
 OWNER: PINES-HIGHLAND SQ ASSOC LTD LEGAL: PAR A LTS 4 5 N J BROWN ACRE: 000005.71 LDT: 000.0 IMPR: 1693100  
 %: 0 PINES GROUP INC REVISED PLAT PB59 P158 BLDG: 001 TSGFT: 037845 USE: 1693100  
 3301 PONCE DE LEON BLVD T ACCT 1987 SALE-DTE: 19980617 GUAL MARKET: 2129900  
 PENTHOUSE SUITE MGFM: KEY#266768 3-25-98 BK/PG: 1057/2269 INS: GW EXEMPT: 127794  
 CORAL GABLES FL 33134- 7/98 0.13 AC DEEDED RD R/W SALEPRICE: 04440826 ASSESSED 127794  
 DB990 P2220 (\$20450) 9-24-97 2000 TAX DUE:

ACCT: R200 015 000 0591 0000 DIST: 0200 PCA: 6012-65 AREA: D036 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 108800  
 KEY: 00266679 MAP: 1988 TDS: LOC: LI 155 SEA ISLAND PKWY EXCD: HSTD#: BLDG: 364180  
 OWNER: HOWELL LADSON F LEGAL: LOT 8 N BROWN EST ACRE: 000000.40 LDT: 000.0 IMPR: 364180  
 %: 100 GIBSON JAMES S JR ADDITION OF 20' ROAD R/W BLDG: 001 TSGFT: 004974 USE: 364180  
 HUGHES STEPHEN P SALE-DTE: 19880501 GUAL MARKET: 472980  
 PO BOX 40 BK/PG: 0501/1276 INS: GW EXEMPT: 28379  
 BEAUFORT SC 29901- 40 SALEPRICE: 00000000 ASSESSED 28379  
 2000 TAX DUE:

0392

ASSESSMENT ROLL FOR YEAR 2000

ACCT: R200 015 000 0592 0000      DIST: 0200 PCA: 6002-29 AREA: D036 CITY: NR ADJ: 00      ACTIV: 19991102 MRTG: 0000      LAND: 198900  
 KEY: 00266698 MAP: 1992A TDS:      LOC:      EXCD:      HSTD#:      BLDG:        
 OWNER: GRAY HOLDINGS LIMITED P/S      LEGAL: PAR B PDR LT 47      ACRE: 000002.60 LOT: 000.0      IMPR:        
 %: 100 1907 BOUNDARY ST      NADMI BROWN EST      BLDS: 000 TSGFT: 000000      USE:        
 SALE-DTE: 19910603 QUAL      MARKET: 198900  
 BK/PG: 0576/1204 INS: GW      EXEMPT:        
 SALEPRICE: 00167500      ASSESSED 11934  
 2000 TAX DUE:

BEAUFORT      SC 29902-3858

ACCT: R200 015 000 0595 0000      DIST: 0200 PCA: 6302-1B AREA: D050 CITY: NR ADJ: 00      ACTIV: 19991102 MRTG: 0000      LAND: 20200  
 KEY: 00266713 MAP:      TDS:      LOC:      EXCD:      HSTD#:      BLDG:        
 OWNER: THOMPSON DAVID B MOST REV      LEGAL: PDR LOT 59      ACRE: 000004.00 LOT: 000.0      IMPR:        
 %: 100 (DIOCESE OF CHARLESTON)      SEC 9 1S1W      BLDS: 000 TSGFT: 000000      USE:        
 119 BROAD ST      SALE-DTE: 19971103 QUAL      MARKET: 20200  
 BK/PG: 0987/2323 INS: GW      EXEMPT:        
 SALEPRICE: 00090000      ASSESSED 1212  
 2000 TAX DUE:

CHARLESTON      SC 29401-

ACCT: R200 015 000 0596 0000      DIST: 0200 PCA: 6002-91 AREA: D050 CITY: NR ADJ: 00      ACTIV: 19991102 MRTG: 0000      LAND: 26900  
 KEY: 00266722 MAP:      TDS:      LOC:      EXCD:      HSTD#:      BLDG:        
 OWNER: THOMPSON DAVID B (REVEREND)      LEGAL: PDR LOT 59      ACRE: 000003.40 LOT: 000.0      IMPR:        
 %: 100 THE DIOCESE OF CHARLESTON      SEC 9 1S1W      BLDS: 000 TSGFT: 000000      USE:        
 112 BROAD ST      SALE-DTE: 19971103 QUAL      MARKET: 26900  
 BK/PG: 0987/2349 INS: GW      EXEMPT:        
 SALEPRICE: 00050000      ASSESSED 1614  
 2000 TAX DUE:

CHARLESTON      SC 29401-

ACCT: R200 015 000 0602 0000      DIST: 0200 PCA: 6012-50 AREA: D036 CITY: NR ADJ: 00      ACTIV: 19991102 MRTG: 0000      LAND: 108800  
 KEY: 00266777 MAP:      TDS:      LOC:      EXCD:      HSTD#:      BLDG:        
 OWNER: THOMPSON AMBER K      LEGAL: LADYS ISLAND STORE      ACRE: 000000.40 LOT: 000.0      IMPR:        
 %: 100 5 RIVERFRONT PLACE      POR LOT 63 SEC 9 1S1W      BLDS: 001 TSGFT: 002240      USE:        
 K364      SALE-DTE: 19940218 QUAL      MARKET: 108600  
 BK/PG: 0685/1639 INS: GC      EXEMPT:        
 SALEPRICE: 00000010      ASSESSED 11316  
 2000 TAX DUE:

BEAUFORT      SC 29902-

ACCT: R200 015 000 0605 0000      DIST: 0200 PCA: 6002-29 AREA: D036 CITY: NR ADJ: 00      ACTIV: 20000217 MRTG: 0000      LAND: 76500  
 KEY: 00266802 MAP: 1988 TDS:      LOC:      EXCD:      HSTD#:      BLDG:        
 OWNER: HIRD ISLAND INVESTMENTS INC      LEGAL: LOT 6 P W BROWN S/D      ACRE: 000001.00 LOT: 000.0      IMPR:        
 %: 100 1509 KING ST      ADDITION OF 40' ROAD R/W      BLDS: 000 TSGFT: 000000      USE:        
 DB486P2139      SALE-DTE: 19991101 QUAL      MARKET: 76500  
 BK/PG: 1230/0042 INS: GW      EXEMPT:        
 SALEPRICE: 01000000      ASSESSED 4590  
 2000 TAX DUE:

BEAUFORT      SC 29902-

ACCT: R200 015 000 0606 0000      DIST: 0200 PCA: 6012-61 AREA: D036 CITY: NR ADJ: 00      ACTIV: 19991102 MRTG: 0000      LAND: 119300  
 KEY: 00266811 MAP: 1999K TDS:      LOC: LI 169      SEA ISLAND PKWY      EXCD:      HSTD#:      BLDG:        
 OWNER: MELETIS PETER T      LEGAL: LOT 1      ACRE: 000000.52 LOT: 000.0      IMPR:        
 %: 100 1007 BRIAR CLIFF RD      P W BROWN S/D      BLDS: 001 TSGFT: 001168      USE:        
 01-10-1980      SALE-DTE: 19800101 QUAL      MARKET: 156000  
 DB02941805 L053      BK/PG: 0294/1805 INS: GW      EXEMPT:        
 PB66 P81 LOT LINE SHIFT      SALEPRICE: 00000000      ASSESSED 9360  
 2000 TAX DUE:

MOORESVILLE      NC 28115-

1893



ASSESSMENT ROLL FOR YEAR 2000

ACCT: R200 015 000 0734 0000 DIST: 0200 PCA: 6102-11 AREA: D018 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 8300  
 KEY: 07600786 MAP: 1998A TDS: LOC: EXCD: HSTD#: BLDG:  
 OWNER: KOLEN THOMAS M LEGAL: LOT 16 POR LOT 15 SHERWOOD ACRE: 000000.39 LOT: 000.0 IMPR:  
 %: 100 W6904 HERMAN RD FOREST S/D BLDS: 000 TSGFT: 000000 USE:  
 PLAT: IN DB975 P1879 SALE-DTE: 19970919-QUAL MARKET: 8300  
 BK/PG: 0975/1878 INS: GW EXEMPT:  
 HOLMEN WI 54636-9236 SALEPRICE: 00016000 ASSESSED 498  
 2000 TAX DUE:

ACCT: R200 015 000 0740 0000 DIST: 0200 PCA: 6002-29 AREA: D036 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 161500  
 KEY: 08532279 MAP: 1999C TDS: LOC: EXCD: HSTD#: BLDG:  
 OWNER: FIRST-CITIZENS BANK & TRUST CO LEGAL: PARCEL A1 PB66 P127 ACRE: 000001.00 LOT: 000.0 IMPR:  
 %: 100 SOUTH CAROLINA PB67 P15 BLDS: 000 TSGFT: 000000 USE:  
 PO BOX 29 SALE-DTE: 19981012-QUAL MARKET: 161500  
 BK/PG: 1095/0576 INS: GW EXEMPT:  
 COLUMBIA SC 29202- SALEPRICE: 00395000 ASSESSED 9690  
 2000 TAX DUE:

ACCT: R200 015 000 0741 0000 DIST: 0200 PCA: 6002-29 AREA: D036 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 129200  
 KEY: 08532288 MAP: 1999C TDS: LOC: EXCD: HSTD#: BLDG:  
 OWNER: S D I BEAUFORT LAND LLC LEGAL: PARCEL B1 ACRE: 000000.80 LOT: 000.0 IMPR:  
 %: 100 829 S SAM HOUSTON AVE PB66 P127 BLDS: 000 TSGFT: 000000 USE:  
 SALE-DTE: 19980930-QUAL MARKET: 129200  
 BK/PG: 1101/0076 INS: GW EXEMPT:  
 HUNTSVILLE TX 77340- SALEPRICE: 00320000 ASSESSED 7752  
 2000 TAX DUE:

ACCT: R200 015 000 109B 0000 DIST: 0200 PCA: 6102-11 AREA: D036 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 20100  
 KEY: 01297563 MAP: 1993 TDS: LOC: EXCD: HSTD#: BLDG:  
 OWNER: SANTAGATI ANTHONY S LEGAL: LOT 10 SHERWOOD S/D ACRE: 000000.00 LOT: 001.0 IMPR:  
 %: 100 30 SAMS POINT RD #BK0911 PB66 P167 BLDS: 000 TSGFT: 000000 USE:  
 SALE-DTE: 19960501-QUAL MARKET: 20100  
 BK/PG: 0870/1171 INS: GW EXEMPT:  
 BEAUFORT SC 29902- SALEPRICE: 00035000 ASSESSED 1206  
 2000 TAX DUE:

ACCT: R200 015 000 109C 0000 DIST: 0200 PCA: 6002-29 AREA: D036 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 20100  
 KEY: 00267080 MAP: 1983 TDS: LOC: EXCD: HSTD#: BLDG:  
 OWNER: SANTAGATI ANTHONY S JR LEGAL: LOT 11 SHERWOOD S/D ACRE: 000000.00 LOT: 001.0 IMPR:  
 %: 100 34 SAMS POINT RD #BKN786 PB66 P167 BLDS: 000 TSGFT: 000000 USE:  
 SALE-DTE: 19960627-QUAL MARKET: 20100  
 BK/PG: 0870/1168 INS: GW EXEMPT:  
 BEAUFORT SC 29902- SALEPRICE: 00000001 ASSESSED 1206  
 2000 TAX DUE:

ACCT: R200 015 000 109D 0000 DIST: 0200 PCA: 6112-18 AREA: D018 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 14200  
 KEY: 00267099 MAP: TDS: LOC: EXCD: HSTD#: BLDG:  
 OWNER: OQUINN ROBERT D JR LEGAL: LOT 8 SHERWOOD ACRE: 000000.00 LOT: 001.0 IMPR:  
 %: 100 121 CHEROKEE FARMS RD FOREST ADD BLDS: 000 TSGFT: 000000 USE:  
 B-9-62 SALE-DTE: 19800101-QUAL MARKET: 14200  
 DB01130063 BK/PG: 0113/0063 INS: GW EXEMPT:  
 BURTON SC 29902- SALEPRICE: 00000000 ASSESSED 852  
 2000 TAX DUE:

0394

ASSESSMENT ROLL FOR YEAR 2000

ACCT: R200 015 000 109E 0000 DIST: 0200 PCA: 4302-18 AREA: D018 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 14200  
 KEY: 00267106 MAP: TDS: LOC: EXCD: 301 HSTD#: BLDG:  
 OWNER: BADGETT JOSEPH LEGAL: LOT 7 ACRE: 000000.00 LOT: 001.0 IMPR:  
 %: 100 1 ROBIN DRIVE DB01640158 BLDS: 000 TSGFT: 000000 USE:  
 SALE-DTE: 19800101 GUAL MARKET: 14200  
 BK/PG: 0164/0158 INS: GW EXEMPT:  
 SALES PRICE: 00000000 ASSESSED 568  
 2000 TAX DUE:

BEAUFORT SC 29902-

ACCT: R200 015 000 111A 0000 DIST: 0200 PCA: 6112-65 AREA: D036 CITY: NR ADJ: 00 ACTIV: 20000217 MRTG: 0000 LAND: 62700  
 KEY: 00267115 MAP: TDS: LOC: EXCD: HSTD#: BLDG: 151300  
 OWNER: GRAY HOLDINGS LIMITED P/S LEGAL: ACRE: 000000.82 LOT: 000.0 IMPR:  
 %: 100 1907 BOUNDARY ST BLDS: 001 TSGFT: 002972 USE:  
 SALE-DTE: 19990413 GUAL MARKET: 214000  
 BK/PG: 1160/0321 INS: GW EXEMPT:  
 SALES PRICE: 00350000 ASSESSED 12840  
 2000 TAX DUE:

BEAUFORT SC 29902-

ACCT: R200 015 000 111D 0000 DIST: 0200 PCA: 6012-52 AREA: D036 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 258800  
 KEY: 03877923 MAP: 1990 TDS: LOC: EXCD: HSTD#: BLDG: 708400  
 OWNER: GRAY HOLDINGS LIMITED P/S LEGAL: POR LOT 49 SEC 9 POR LOT 56 ACRE: 000004.35 LOT: 000.0 IMPR: 19350  
 %: 100 1907 BOUNDARY ST SEC 10 1S1W BLDS: 003 TSGFT: 031100 USE:  
 PB37 P153 SALE-DTE: 19900606 GUAL MARKET: 986550  
 BK/PG: 0554/2437 INS: GW EXEMPT:  
 SALES PRICE: 00000010 ASSESSED 59193  
 2000 TAX DUE:

BEAUFORT SC 29902-3858

ACCT: R200 015 000 111E 0000 DIST: 0200 PCA: 6012-94 AREA: D036 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 80700  
 KEY: 05008804 MAP: 1998 TDS: LOC: EXCD: HSTD#: BLDG: 152500  
 OWNER: GRAY HOLDINGS LTD P/S LEGAL: PARCEL 2 PB43 P60 ACRE: 000000.73 LOT: 000.0 IMPR:  
 %: 100 1907 BOUNDARY ST REVISED PLAT PB48 PB1 BLDS: 001 TSGFT: 003822 USE:  
 3/95 0.34 AC DEDUCTED 15/115 SALE-DTE: 00000000 GUAL MARKET: 233200  
 PB50 P3 BK/PG: 0000/0000 INS: EXEMPT:  
 SPLIT 4/98 0.02 AC 15/729 SALES PRICE: 00000000 ASSESSED 13992  
 2000 TAX DUE:

BEAUFORT SC 29902-

ACCT: R200 015 000 111F 0000 DIST: 0200 PCA: 6002-29 AREA: D036 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 42100  
 KEY: 05008813 MAP: 1993 TDS: LOC: EXCD: HSTD#: BLDG:  
 OWNER: GRAY HOLDINGS LTD P/S LEGAL: PARCEL 3 ACRE: 000000.55 LOT: 000.0 IMPR:  
 %: 100 1907 BOUNDARY ST PB43 P60 BLDS: 000 TSGFT: 000000 USE:  
 SALE-DTE: 00000000 GUAL MARKET: 42100  
 BK/PG: 0000/0000 INS: EXEMPT:  
 SALES PRICE: 00000000 ASSESSED 2526  
 2000 TAX DUE:

BEAUFORT SC 29902-

ACCT: R200 015 000 111G 0000 DIST: 0200 PCA: 6012-52 AREA: D036 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 87500  
 KEY: 05008822 MAP: 1993 TDS: LOC: EXCD: HSTD#: BLDG: 123800  
 OWNER: GRAY HOLDINGS LTD P/S LEGAL: PARCEL 4 ACRE: 000001.47 LOT: 000.0 IMPR:  
 %: 100 1907 BOUNDARY ST PB43 P60 BLDS: 001 TSGFT: 015000 USE:  
 SALE-DTE: 00000000 GUAL MARKET: 211300  
 BK/PG: 0000/0000 INS: EXEMPT:  
 SALES PRICE: 00000000 ASSESSED 12678  
 2000 TAX DUE:

BEAUFORT SC 29902-

0395

ASSESSMENT ROLL FOR YEAR 2000

ACCT: R200 015 000 114B 0000 DIST: 0200 PCA: 6112-11 AREA: D036 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 112000  
 KEY: 00267142 MAP: 1990 TDS: LOC: LI SEA ISLAND PKWY EXCD: HSTD# BLDG: 31000  
 OWNER: GODDOWNS FRANCES T LEGAL: #BKD100 ACRE: 000003.30 LOT: 000.0 IMPR: USE:  
 % 100 RDY E GUY SR PAR A PLAT IN DB519 P2292 BLDS: 001 TSQFT: 001179 MARKET: 143000  
 64 ALUMNI ROAD SALE-DTE: 19950502 QUAL EXEMPT: BK/PG: 0775/1188 INS: GW ASSESSED: 8580  
 BEAUFORT SC 29902- SALEPRICE: 0000001 2000 TAX DUE:

ACCT: R200 015 000 114C 0000 DIST: 0200 PCA: 4112-11 AREA: D036 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 1100 LAND: 9800  
 KEY: 00267151 MAP: TDS: LOC: LI SEA ISLAND PKWY EXCD: 301-HSTD# BLDG: 78300  
 OWNER: HORTON JAMES E JR ELAINE C LEGAL: ACRE: 000000.70 LOT: 000.0 IMPR: USE:  
 % 100 PO BOX 70177 BLDS: 001 TSQFT: 001980 MARKET: 88100  
 BEAUFORT SC 29901-1474 SALE-DTE: 19771201 QUAL EXEMPT: BK/PG: 0257/1611 INS: GW ASSESSED: 3524  
 SALEPRICE: 0000000 2000 TAX DUE:

ACCT: R200 015 000 114D 0000 DIST: 0200 PCA: 6012-59 AREA: D036 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 117800  
 KEY: 04848213 MAP: 1992A TDS: LOC: 199 SEA ISLAND PKWY EXCD: HSTD# BLDG: 12000  
 OWNER: MOTHER EARTH LANDSCAPING INC LEGAL: PDR LOT 57 SEC 10 1S1W & IMPR: 11240  
 % 100 199 SEA ISLAND PKWY PDR LOT 8 SEC 15 1S1W BLDS: 001 TSQFT: 000448 MARKET: 141040  
 BEAUFORT SC 29902- SALE-DTE: 19910718 QUAL EXEMPT: BK/PG: 0579/2282 INS: GW ASSESSED: 8462  
 SALEPRICE: 00088000 2000 TAX DUE:

ACCT: R200 015 000 115A 0000 DIST: 0200 PCA: 6012-53 AREA: D036 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 97900  
 KEY: 00851554 MAP: 1993 TDS: LOC: LI 189 SEA ISLAND PKWY EXCD: HSTD# BLDG: 172300  
 OWNER: ISLAND OUTFITTERS INC LEGAL: PDR LOT 64 SEC 9 1S1W ACRE: 000000.96 LOT: 000.0 IMPR: USE:  
 % 100 189 SEA ISLAND PARKWAY BLDS: 001 TSQFT: 004835 MARKET: 270200  
 BEAUFORT SC 29902- SALE-DTE: 19800601 QUAL EXEMPT: BK/PG: 0307/1368 INS: GW ASSESSED: 16212  
 SALEPRICE: 00050000 2000 TAX DUE:

ACCT: R200 015 000 116A 0000 DIST: 0200 PCA: 6002-16 AREA: D082 CITY: NR ADJ: 00 ACTIV: 20000228 MRTG: 0000 LAND: 2500  
 KEY: 00267160 MAP: CA99K TDS: LOC: EXCD: 036-HSTD# BLDG: IMPR: USE:  
 OWNER: ENGINEERS P/S (THE) LEGAL: MASTER LADY'S ISLAND ACRE: 000004.90 LOT: 000.0 MARKET: 2500  
 % 100 PO BOX 2060 PROFESSIONAL VILLAGE HPR BLDS: 000 TSQFT: 000000 EXEMPT: BK/PG: 1105/2501 INS: MD ASSESSED: 2500-  
 EKA PAR B PB66 P126 PB67 P113 SALE-DTE: 19981105 QUAL MARKET: 2500  
 5/99 5.07 AC ADDED 15/121 BK/PG: 1105/2501 INS: MD EXEMPT: 2500-  
 BEAUFORT SC 29902- 0.01 AC DEDUCTED 15/122 SALEPRICE: 00000010 ASSESSED: 2500-  
 7/99 0.10 AC DEEDED RD R/W 2000 TAX DUE:

ACCT: R200 015 000 116C 0000 DIST: 0200 PCA: 6012-96 AREA: D036 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 137700  
 KEY: 00267188 MAP: 1998A TDS: LOC: EXCD: HSTD# BLDG: IMPR: 130200  
 OWNER: KOUTROULAKIS SAM G LEGAL: LOT 11 ACRE: 000000.60 LOT: 000.0 MARKET: 267900  
 % 100 12 FORT MARION RD PB11P30 BLDS: 000 TSQFT: 000000 USE: BK/PG: 0271/1156 INS: GW EXEMPT: ASSESSED: 16074  
 5/98 0.03 AC DEEDED R/W SALE-DTE: 19781001 QUAL MARKET: 267900  
 BEAUFORT SC 29902- DB964 P1523 6-16-97 (5300) BK/PG: 0271/1156 INS: GW EXEMPT: ASSESSED: 16074  
 SALEPRICE: 00023625 2000 TAX DUE:

0396

ACCT: R200 015 000 116F 0000 DIST: 0200 PCA: 6012-87 AREA: D036 CITY: NR ADJ: 00 ACTIV: 20000315 MRTG: 0000 LAND: 119300  
 KEY: 00267204 MAP: TDS: LOC: EXCD: HSTD#: BLDG: 127800  
 OWNER: ENGINEERS PARTNERSHIP OF SC LEGAL: LOT 12 ACRE: 000000.52 LOT: 000.0 IMPR: 27950  
 % 0 2528 SAM HOUSTON AVE DB02701791 J078 BLDG: 001 TSGFT: 001398 USE:  
 "SONIC" SALE-DTE: 19980930 QUAL MARKET: 275050  
 HUNTSVILLE TX 77340- BK/PG: 1093/1597 INS: GW EXEMPT:  
 SALEPRICE: 00173000 ASSESSED 16503  
 2000 TAX DUE:

ACCT: R200 015 000 116G 0000 DIST: 0200 PCA: 6002-29 AREA: D036 CITY: NR ADJ: 00 ACTIV: 20000217 MRTG: 0000 LAND: 88000  
 KEY: 00267213 MAP: 1988 TDS: LOC: EXCD: HSTD#: BLDG:  
 OWNER: HIRD ISLAND INVESTMENTS INC LEGAL: LOTS 17 18 ACRE: 000001.15 LOT: 000.0 IMPR:  
 % 100 1509 KINBG ST ADDITION OF 20' ROAD R/W BLDG: 000 TSGFT: 000000 USE:  
 DB486P2135 SALE-DTE: 19991101 QUAL MARKET: 88000  
 BEAUFORT SC 29902- BK/PG: 1230/0042 INS: GW EXEMPT:  
 SALEPRICE: 01000000 ASSESSED 5280  
 2000 TAX DUE:

ACCT: R200 015 000 117B 0000 DIST: 0200 PCA: 6112-14 AREA: D050 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 31900  
 KEY: 00267222 MAP: 1998B TDS: LOC: EXCD: HSTD#: BLDG: 21500  
 OWNER: WALKER PAUL E JR LEGAL: OAKLAND HILL MOB HOM PARK ACRE: 000001.51 LOT: 000.0 IMPR: 100000  
 % 100 PO BOX 1131 POR LOT 4B SEC 9 1S1W BLDG: 001 TSGFT: 001400 USE:  
 PB58 P59 PB67 P148 SALE-DTE: 19981023 QUAL MARKET: 153400  
 WALTERBORO SC 29488- 6/98 0.37 AC RD R/W/BLDG BK/PG: 1109/0275 INS: GW EXEMPT:  
 BLDG DB980 P1894 9-2-97 SALEPRICE: 00235000 ASSESSED 9204  
 (\$71750) 2000 TAX DUE:

ACCT: R200 015 000 118A 0000 DIST: 0200 PCA: 6012-50 AREA: D036 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 60000  
 KEY: 00267231 MAP: TDS: LOC: LI 57 SAMS PT RD EXCD: HSTD#: BLDG: 119100  
 OWNER: TUSCARORA PROPERTIES LEGAL: POR LOT 33 SEC 9 1S1W ACRE: 000000.00 LOT: 001.0 IMPR:  
 % 100 PO BOX 525 PB45 P9 BLDG: 001 TSGFT: 002400 USE:  
 SALE-DTE: 19800101 QUAL MARKET: 179100  
 SANFORD NC 27331- 525 BK/PG: 0287/0335 INS: GW EXEMPT:  
 SALEPRICE: 00000000 ASSESSED 10746  
 2000 TAX DUE:

ACCT: R200 015 000 128A 0000 DIST: 0200 PCA: 6012-69 AREA: D036 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 158100  
 KEY: 00267295 MAP: TDS: LOC: EXCD: HSTD#: BLDG: 21600  
 OWNER: MITCHELL BROTHERS INC LEGAL: ACRE: 000000.93 LOT: 000.0 IMPR: 2550  
 % 100 PO BOX 352 BLDG: 001 TSGFT: 003200 USE:  
 SALE-DTE: 19950115 QUAL MARKET: 182250  
 BEAUFORT SC 29902- BK/PG: 0780/2648 INS: GW EXEMPT:  
 SALEPRICE: 00061473 ASSESSED 10935  
 2000 TAX DUE:

ACCT: R200 015 000 147A 0000 DIST: 0200 PCA: 6012-79 AREA: D036 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 150000  
 KEY: 00267311 MAP: TDS: LOC: 57 SEA ISLAND PKWY EXCD: HSTD#: BLDG: 18800  
 OWNER: COLLINS PROPERTIES LP LEGAL: LOTS D E F ACRE: 000000.00 LOT: 001.0 IMPR: 6300  
 % 100 1341 RUTHERFORD RD #BK0824 BLDG: 001 TSGFT: 000756 USE:  
 SALE-DTE: 19931223 QUAL MARKET: 175100  
 GREENVILLE SC 29609- BK/PG: 1151/2557 INS: GW EXEMPT:  
 SALEPRICE: 00000000 ASSESSED 10506  
 2000 TAX DUE:

0397

ASSESSMENT ROLL FOR YEAR 2000

ACCT: R200 015 000 149A 0000	DIST: 0200 PCA: 6002-29 AREA: D050 CITY: NR ADJ: 00	ACTIV: 19991102 MRTG: 0000	LAND: 8200
KEY: 00267455 MAP: 1989A TDS:	LOC:	EXCD: HSTD#:	BLDG: 8200
OWNER: ALLEN ANDREA S	LEGAL: POR OF LTS 25 40 SEC 9 1S1W	ACRE: 000000.51 LOT: 000.0	IMPR: 8200
%: 100 PO BOX 734	PB35 P270	BLDS: 000 TSGFT: 000000	USE: 8200
	20' EASEMENT	SALE-DTE: 19940121 QUAL	MARKET: 8200
BEAUFORT SC 29901-		BK/PG: 0680/1041 INS: GW	EXEMPT: 492
		SALEPRICE: 00000010	ASSESSED 492
			2000 TAX DUE:
ACCT: R200 015 000 149B 0000	DIST: 0200 PCA: 4112-11 AREA: D050 CITY: NR ADJ: 00	ACTIV: 19991102 MRTG: 0000	LAND: 18100
KEY: 00267464 MAP: 1990 TDS:	LOC:	EXCD: 301-HSTD#:	BLDG: 46200
OWNER: PIGLER VIVIAN	LEGAL: POR LTS 25 40 SEC 9 1S1W	ACRE: 000001.68 LOT: 000.0	IMPR: 64300
%: 100 PO BOX 234	20' EASEMENT	BLDS: 001 TSGFT: 001253	USE: 64300
	MERGE FROM KEY#3595826	SALE-DTE: 19810101 QUAL	MARKET: 64300
BEAUFORT SC 29901- 234		BK/PG: 0314/0376 INS: GW	EXEMPT: 2572
		SALEPRICE: 00000000	ASSESSED 2572
			2000 TAX DUE:
ACCT: R200 015 000 149C 0000	DIST: 0200 PCA: 4112-11 AREA: D036 CITY: NR ADJ: 00	ACTIV: 19991102 MRTG: 0000	LAND: 14000
KEY: 00267473 MAP: 1993 TDS:	LOC: LI SEA ISLAND PKWY	EXCD: 301-HSTD#:	BLDG: 82500
OWNER: ALLEN ANDREA S	LEGAL: TRACT NO 1	ACRE: 000001.00 LOT: 000.0	IMPR: 2820
%: 100 PO BOX 734	PB1&P12 PB42 P62	BLDS: 001 TSGFT: 002133	USE: 99320
		SALE-DTE: 19940121 QUAL	MARKET: 99320
BEAUFORT SC 29901-		BK/PG: 0680/1041 INS: GW	EXEMPT: 3973
		SALEPRICE: 00000010	ASSESSED 3973
			2000 TAX DUE:
ACCT: R200 015 000 156A 0000	DIST: 0200 PCA: 4112-11 AREA: D050 CITY: NR ADJ: 00	ACTIV: 19991102 MRTG: 0000	LAND: 8000
KEY: 00267482 MAP: TDS:	LOC: LI 69 MERIDIAN RD	EXCD: 301-HSTD#:	BLDG: 85000
OWNER: GALLOP BARRY CARSON	LEGAL: POR LOT 57 SEC 9 1S1W	ACRE: 000000.50 LOT: 000.0	IMPR: 16690
%: 100 69 MERIDIAN RD		BLDS: 001 TSGFT: 002707	USE: 109690
		SALE-DTE: 19900905 QUAL	MARKET: 109690
BEAUFORT SC 29902-9806		BK/PG: 0560/1344 INS: GW	EXEMPT: 4388
		SALEPRICE: 00000010	ASSESSED 4388
			2000 TAX DUE:
ACCT: R200 015 000 163B 0000	DIST: 0200 PCA: 6012-50 AREA: D036 CITY: NR ADJ: 00	ACTIV: 19991102 MRTG: 0000	LAND: 141100
KEY: 00267491 MAP: 1999K TDS:	LOC:	EXCD: HSTD#:	BLDG: 128600
OWNER: KING J DONALD WIMBERLEY	LEGAL: POR LOT 38 SEC 9 1S1W	ACRE: 000000.83 LOT: 000.0	IMPR: 60330
%: 100 P O BOX 856	PARCELS A C PB50 P58	BLDS: 001 TSGFT: 001800	USE: 330030
	SPLIT 1/95 0.10 AC 15/682	SALE-DTE: 00000000 QUAL	MARKET: 330030
	MGFM: KEY#6039672 #6039681	BK/PG: 0000/0000 INS:	EXEMPT: 19802
WALTERBORD SC 29488- 856	9-22-99	SALEPRICE: 00000000	ASSESSED 19802
			2000 TAX DUE:
ACCT: R200 015 000 163C 0000	DIST: 0200 PCA: 6002-29 AREA: D036 CITY: NR ADJ: 00	ACTIV: 19991102 MRTG: 0000	LAND: 231200
KEY: 00865371 MAP: 1982 TDS:	LOC:	EXCD: HSTD#:	BLDG: 231200
OWNER: SMITH JAMES A	LEGAL: PB29P143	ACRE: 000001.70 LOT: 000.0	IMPR: 231200
%: 100 7632 JOE ALLEN DR	#BKM723	BLDS: 000 TSGFT: 000000	USE: 231200
		SALE-DTE: 19810601 QUAL	MARKET: 231200
BEAUFORT SC 29902-9502		BK/PG: 0325/1365 INS: GW	EXEMPT: 13872
		SALEPRICE: 00078000	ASSESSED 13872
			2000 TAX DUE:

4 0398

ASSESSMENT ROLL FOR YEAR 2000

ACCT: R200 015 000 165A 0000 DIST: 0200 PCA: 6012-3B AREA: D036 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 149000  
 KEY: 00267507 MAP: TDS: LOC: LI- SEA-ISLAND-RKWY EXCD: HSTD#: BLDG: 799200  
 OWNER: THREE P/S PARTNERSHIP LEGAL: RED WHITE ACRE: 000003.00 LOT: 000.0 IMPR: 3220  
 %: 100 604-A BLADEN ST POR L44S191S1W BLDS: 001 TSGFT: 033268 USE:  
 SALE-DTE: 19921030-QUAL MARKET: 951420  
 BK/PG: 0618/1339 INS: GW EXEMPT:  
 SALES PRICE: 00000010 ASSESSED 57085  
 2000-TAX-DUE:

BEAUFORT SC 29902-

ACCT: R200 015 000 165B 0000 DIST: 0200 PCA: 6002-4B AREA: D036 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 14000  
 KEY: 00267516 MAP: TDS: LOC: LEGAL: POR LOT 44 EXCD: 026-HSTD#: BLDG:  
 OWNER: BEAUFORT JASPER SEC 9 1S1W ACRE: 000000.00 LOT: 001.0 IMPR:  
 %: 100 COUNTY WATER BLDS: 000 TSGFT: 000000 USE:  
 AUTHORITIES SALE-DTE: 19800101-QUAL MARKET: 14000  
 EXEMPT BK/PG: 0180/0010 INS: GW EXEMPT: 14000-  
 BEAUFORT SALES PRICE: 00000000 ASSESSED  
 SC 29902- 2000-TAX-DUE:

BEAUFORT SC 29902-

ACCT: R200 015 000 172A 0000 DIST: 0200 PCA: 6002-91 AREA: D050 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 5000  
 KEY: 00267534 MAP: TDS: LOC: EXCD: HSTD#: BLDG:  
 OWNER: JENKINS FREDDIE LEGAL: ACRE: 000000.00 LOT: 001.0 IMPR:  
 %: 100 ST 6 BOX 346 BLDS: 000 TSGFT: 000000 USE:  
 SALE-DTE: 19920130-QUAL MARKET: 5000  
 BK/PG: 0591/2320 INS: GC EXEMPT:  
 SALES PRICE: 00000001 ASSESSED 300  
 2000-TAX-DUE:

ST HELENA ISLAND SC 29920-

ACCT: R200 015 000 173A 0000 DIST: 0200 PCA: 6102-11 AREA: D050 CITY: NR ADJ: 00 ACTIV: 20000217 MRTG: 0000 LAND: 7000  
 KEY: 00267543 MAP: TDS: LOC: EXCD: HSTD#: BLDG:  
 OWNER: LINNEN MONROE JEFFERSON LEGAL: ACRE: 000000.00 LOT: 001.0 IMPR:  
 %: 100 PO BOX 1954 BLDS: 000 TSGFT: 000000 USE:  
 SALE-DTE: 19990806-QUAL MARKET: 7000  
 BK/PG: 1205/1878 INS: GW EXEMPT:  
 SALES PRICE: 00011500 ASSESSED 420  
 2000-TAX-DUE:

BEAUFORT SC 29901-

ACCT: R200 015 000 173B 0000 DIST: 0200 PCA: 4112-11 AREA: D050 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 10000  
 KEY: 00267552 MAP: TDS: LOC: LI- 56 A-YOUMANS-RD EXCD: 301-HSTD#: BLDG: 32200  
 OWNER: HARRIS MARY LEGAL: POR LOT 53 ACRE: 000000.00 LOT: 001.0 IMPR:  
 %: 100 56-A YOUMANS DRIVE SEC 9 1S1W BLDS: 001 TSGFT: 001068 USE:  
 SALE-DTE: 19800101-QUAL MARKET: 42200  
 BK/PG: 0166/0014 INS: GW EXEMPT: 20000-  
 SALES PRICE: 00000000 ASSESSED 888  
 2000-TAX-DUE:

BEAUFORT SC 29902-

ACCT: R200 015 000 173C 0000 DIST: 0200 PCA: 6002-91 AREA: D050 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 8800  
 KEY: 02947360 MAP: 1989 TDS: LOC: EXCD: HSTD#: BLDG:  
 OWNER: HINKLE HARRY F MARY B LEGAL: ACRE: 000000.63 LOT: 000.0 IMPR:  
 %: 100 51 MARSH DRIVE BLDS: 000 TSGFT: 000000 USE:  
 SALE-DTE: 19831201-QUAL MARKET: 8800  
 BK/PG: 0384/0692 INS: GW EXEMPT:  
 SALES PRICE: 00005000 ASSESSED 528  
 2000-TAX-DUE:

BEAUFORT SC 29901-

0399

ASSESSMENT ROLL FOR YEAR 2000

ACCT: R200 015 000 174A 0000 KEY: 00267561 MAP: TDS: OWNER: MITCHELL SYRAUS ANNIE MAE %: 100 12 SANGSTER RD	DIST: 0200 PCA: 4112-11 AREA: D050 CITY: NR ADJ: 00 LOC: LI 12 SANGSTER RD LEGAL:	AREA: D050 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 EXCD: 301-HSTD#: ACRE: 000000.00 LOT: 001.0 BLDS: 001 TSGFT: 001232 SALE-DTE: 19800101- QUAL BK/PG: 0195/0134 INS: GW SALEPRICE: 00000000	LAND: 7000 BLDG: 44200 IMPR: USE: MARKET: 51200 EXEMPT: 20000- ASSESSED 1248 2000 TAX-DUE:
BEAUFORT SC 29902-			
ACCT: R200 015 000 178A 0000 KEY: 00267570 MAP: 1995A TDS: OWNER: THOMPSON DAVID B MOST REV %: 100 BISHOP OF CHARLESTON %: ST. PETER'S CATHOLIC CHURCH PD BOX 1254 BEAUFORT	DIST: 0200 PCA: 6102-11 AREA: D050 CITY: NR ADJ: 00 LOC: LEGAL: W & A OF LOT 60 SECT 9 1S1W PB51 P20	AREA: D050 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 EXCD: 003-HSTD#: ACRE: 000005.89 LOT: 000.0 BLDS: 000 TSGFT: 000000 SALE-DTE: 19941027- QUAL BK/PG: 0739/1309 INS: GW SALEPRICE: 00100000	LAND: 38300 BLDG: IMPR: USE: MARKET: 38300 EXEMPT: 38300- ASSESSED 2000 TAX-DUE:
BEAUFORT SC 29901-			
ACCT: R200 015 000 185A 0000 KEY: 00267589 MAP: TDS: OWNER: HINKLE MARY B CANNON %: 0 51 MARSH DRIVE	DIST: 0200 PCA: 6112-11 AREA: D050 CITY: NR ADJ: 00 LOC: LI 343 GEECHIE RD LEGAL:	AREA: D050 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 EXCD: HSTD#: ACRE: 000000.00 LOT: 001.0 BLDS: 001 TSGFT: 001040 SALE-DTE: 19900802- QUAL BK/PG: 0558/0775 INS: GW SALEPRICE: 00000010	LAND: 10000 BLDG: 31700 IMPR: 7930 USE: MARKET: 49630 EXEMPT: ASSESSED 2978 2000 TAX-DUE:
BEAUFORT SC 29902-			
ACCT: R200 015 000 187A 0000 KEY: 00267605 MAP: 1984 TDS: OWNER: CBL & ASSOCIATES LTD P/S %: 0 ONE PARK PLACE 614B LEE HIGHWAY	DIST: 0200 PCA: 6012-38 AREA: D036 CITY: NR ADJ: 00 LOC: LI SEA ISLAND PKWY LEGAL: POR LOTS 51 52 SEC 9 1S1W #BKN1247	AREA: D036 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 EXCD: HSTD#: ACRE: 000009.00 LOT: 000.0 BLDS: 002 TSGFT: 059150 SALE-DTE: 19931102- QUAL BK/PG: 0673/1326 INS: LW SALEPRICE: 01624080	LAND: 53500 BLDG: 120900 IMPR: 19510 USE: MARKET: 1764010 EXEMPT: ASSESSED 105841 2000 TAX-DUE:
CHATTANOOGA TN 37421-			
ACCT: R200 015 000 187B 0000 KEY: 00267614 MAP: 1998B TDS: OWNER: HIGH SPIRITS LP %: 100 210 DISTANT ISLAND	DIST: 0200 PCA: 6012-59 AREA: D036 CITY: NR ADJ: 00 LOC: LI SEA ISLAND PKWY LEGAL: OUT PARCEL NO 1 PB 31 P 232 PARCELS B C PB53 P21	AREA: D036 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 EXCD: HSTD#: ACRE: 000000.46 LOT: 000.0 BLDS: 001 TSGFT: 003800 SALE-DTE: 19981231- QUAL BK/PG: 1124/2401 INS: GW SALEPRICE: 00000001	LAND: 105600 BLDG: 141800 IMPR: USE: MARKET: 247400 EXEMPT: ASSESSED 14844 2000 TAX-DUE:
BEAUFORT SC 29902-			
ACCT: R200 015 000 187C 0000 KEY: 02544508 MAP: 1998A TDS: OWNER: PALMETTO FEDERAL SAVINGS & %: 100 LOAN ASSOC OF SC PD BOX 1116	DIST: 0200 PCA: 6012-86 AREA: D036 CITY: NR ADJ: 00 LOC: LI SEA ISLAND PKWY LEGAL: OUT PARCEL NO 2 PB 31 P 232 ISLAND SQUARE SHOPPING CENT	AREA: D036 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 EXCD: HSTD#: ACRE: 000001.02 LOT: 000.0 BLDS: 001 TSGFT: 003870 SALE-DTE: 19840601- QUAL BK/PG: 0397/0233 INS: GW SALEPRICE: 00130000	LAND: 164700 BLDG: 267900 IMPR: 4220 USE: MARKET: 436820 EXEMPT: ASSESSED 26209 2000 TAX-DUE:
AIKEN SC 29802-1116			

0400

ASSESSMENT ROLL FOR YEAR 2000

ACCT:R200 015 000 189A 0000 DIST:0200 PCA:6002-29 AREA:D050 CITY:NR ADJ:00 ACTIV:19991102 MRTG:0000 LAND: 9600  
 KEY:00267623 MAP: TDS LOC: EXCD:003-HSTD# BLDG: 9600  
 OWNER: UNTERKOEFLER REV ERNEST L LEGAL: PDR LOT 61 SEC 9 ACRE: 000000.80 LOT: 000.0 IMPR:  
 %: 100 BISHOP OF CHARLESTON #BK0998 BLDS: 000 TSQFT: 000000 USE:  
 PO BOX 818 JR#45920 SALE-DTE: 19830601-QUAL MARKET: 9600-  
 CHARLESTON SC 29402- 818 BK/PG: 0378/1548 INS: GW EXEMPT: 9600-  
 SALEPRICE: 00010000 ASSESSED  
 2000 TAX DUE:

ACCT:R200 015 000 189A 0000 DIST:0200 PCA:6002-29 AREA:D050 CITY:NR ADJ:00 ACTIV:19991102 MRTG:0000 LAND: 9600  
 KEY:00267623 MAP: TDS LOC: EXCD:003-HSTD# BLDG: 9600  
 OWNER: UNTERKOEFLER REV ERNEST L LEGAL: PDR LOT 61 SEC 9 ACRE: 000000.80 LOT: 000.0 IMPR:  
 %: 100 BISHOP OF CHARLESTON #BK0998 BLDS: 000 TSQFT: 000000 USE:  
 PO BOX 818 JR#45920 SALE-DTE: 19830601-QUAL MARKET: 9600-  
 CHARLESTON SC 29402- 818 BK/PG: 0378/1548 INS: GW EXEMPT: 9600-  
 SALEPRICE: 00010000 ASSESSED  
 2000 TAX DUE:

ACCT:R200 015 000 190A 0000 DIST:0200 PCA:6112-11 AREA:D036 CITY:NR ADJ:00 ACTIV:19991102 MRTG:0000 LAND: 30000  
 KEY:00865308 MAP:1982 TDS LOC: EXCD:003-HSTD# BLDG: 138000  
 OWNER: UNTERKOEFLER MOST REVEREND LEGAL: LOT 61 SEC 9 1S1W ACRE: 000000.00 LOT: 001.0 IMPR:  
 %: 100 ERNEST L (BISHOP) #BK0535 BLDS: 001 TSQFT: 003304 USE:  
 PO BOX 818 JR#45920 SALE-DTE: 19830601-QUAL MARKET: 168000-  
 BEAUFORT SC 29901- 818 BK/PG: 0372/0252 INS: GW EXEMPT: 168000-  
 SALEPRICE: 00000000 ASSESSED  
 2000 TAX DUE:

ACCT:R200 015 000 192A 0000 DIST:0200 PCA:6002-29 AREA:D036 CITY:NR ADJ:00 ACTIV:19991102 MRTG:0000 LAND: 64200  
 KEY:01653017 MAP:1983 TDS LOC: EXCD:003-HSTD# BLDG: 64200  
 OWNER: UNTERKOEFLER ERNEST L LEGAL: PDR LOT 62 SEC 9 1S1W ACRE: 000001.51 LOT: 000.0 IMPR:  
 %: 100 BISHOP OF CHARLESTON PLAT ATT TO DEED BLDS: 000 TSQFT: 000000 USE:  
 PO BOX 818 JR#45920 SALE-DTE: 19821101-QUAL MARKET: 64200-  
 CHARLESTON SC 29402- 818 BK/PG: 0358/0420 INS: GW EXEMPT: 64200-  
 SALEPRICE: 00060000 ASSESSED  
 2000 TAX DUE:

ACCT:R200 015 000 194A 0000 DIST:0200 PCA:4112-11 AREA:D050 CITY:NR ADJ:00 ACTIV:19991102 MRTG:0000 LAND: 24400  
 KEY:00267632 MAP:1999J TDS LOC: LI 2 INLET RD EXCD:301-HSTD# BLDG: 59500  
 OWNER: GRAY HOLDINGS LMTD PARTNERSHIP LEGAL: PDR LOT 63 SEC 9 1S1W ACRE: 000002.82 LOT: 000.0 IMPR:  
 %: 100 1907 BOUNDARY STREET MGF#1345397 #262799 BLDS: 001 TSQFT: #02074 USE:  
 #267678 2-4-93 CONSOLIDATE SALE-DTE: 19980507-QUAL MARKET: 83900-  
 BEAUFORT SC 29902- AT OWNERS REQUEST 11-13-92 BK/PG: 1043/1047 INS: GW EXEMPT: 20000-  
 SPLIT 2/97 0.07 AC 15/718 SALEPRICE: 00245000 ASSESSED 2556  
 PB65-P37 2000 TAX DUE:

ACCT:R200 015 000 194B 0000 DIST:0200 PCA:6012-58 AREA:D036 CITY:NR ADJ:00 ACTIV:19991102 MRTG:0000 LAND: 199900  
 KEY:00267641 MAP:1996B TDS LOC: EXCD: HSTD# BLDG: 234300  
 OWNER: SULLIVAN ELEANOR M LEGAL: STEAMER/STEAMYS ACRE: 000001.47 LOT: 000.0 IMPR:  
 %: 100 HC 5 BOX 70-A AC CHG BY PLAT PB54 P180 BLDS: 001 TSQFT: 004476 USE:  
 SALE-DTE: 19861001-QUAL MARKET: 434200-  
 BEAUFORT SC 29902-9804 BK/PG: 0462/1582 INS: GW EXEMPT: 434200-  
 SALEPRICE: 00185000 ASSESSED 26052  
 2000 TAX DUE:

0401



ASSESSMENT ROLL FOR YEAR 2000

ACCT: R200 015 000 194F 0000 DIST: 0200 PCA: 6012-52 AREA: D036 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 205400  
 KEY: 00267669 MAP: 1993A TDS: LOC: EXCD: HSTD#: BLDG: 344100  
 OWNER: GRAY RICHARD L LEGAL: POR LOT 63 SEC 9 1S1W ACRE: 000001.51 LOT: 000.0 IMPR: 52240  
 %: 100 1907 BOUNDARY ST LADYS ISLAND TRUE VALUE BLDS: 001 TSGFT: 016000 USE:  
 BEAUFORT SC 29902-6149 MGFM: KEY#4719415 2-3-93 SALE-DTE: 19830601-GUAL MARKET: 601740  
 BK/PG: 0372/0240 INS: GW EXEMPT:  
 SALEPRICE: 00000000 ASSESSED 36104  
 2000-TAX-DUE:

ACCT: R200 015 000 194H 0000 DIST: 0200 PCA: 6012-53 AREA: D036 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 199900  
 KEY: 01890626 MAP: 1998B TDS: LOC: EXCD: HSTD#: BLDG: 161400  
 OWNER: PIEDMONT PETROLEUM CORP LEGAL: PARS A B C JR FOOD MART ACRE: 000001.47 LOT: 000.0 IMPR: 19100  
 %: 100 PO BOX 2769 PB31 PG92 PB43 P155 BLDS: 001 TSGFT: 002824 USE:  
 GREENVILLE SC 29602- REVISD BY PLAT IN PB51-P108 SALE-DTE: 19941220-GUAL MARKET: 380400  
 MGFM: KEY#3893200 4-27-95 BK/PG: 0749/1801 INS: GW EXEMPT:  
 SPLIT 6/90 0.52 AC 15/1941 SALEPRICE: 00320000 ASSESSED 22824  
 6/98 0.05 AC DEEDED RD R/W 2000-TAX-DUE:

ACCT: R200 015 000 292A 0000 DIST: 0200 PCA: 6112-11 AREA: D018 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 8300  
 KEY: 00846311 MAP: 1982 TDS: LOC: EXCD: HSTD#: BLDG:  
 OWNER: DOBBS SOLON MACK LEGAL: N1/2 LOT 17 LOT 18 S1/2 19 ACRE: 000000.00 LOT: 002.0 IMPR: 11700  
 %: 100 1 KLEBOLD RD SHERWOOD FOREST BLDS: 000 TSGFT: 000000 USE:  
 ST HELENA ISLAND SC 29920-9622 PLAT ATTACHED TO DEED SALE-DTE: 19890201-GUAL MARKET: 20000  
 BK/PG: 0529/2137 INS: GW EXEMPT:  
 SALEPRICE: 00006000 ASSESSED 1200  
 2000-TAX-DUE:

ACCT: R200 015 000 292B 0000 DIST: 0200 PCA: 6102-11 AREA: D018 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 8300  
 KEY: 00864559 MAP: 1982 TDS: LOC: EXCD: HSTD#: BLDG:  
 OWNER: COLLINS JAMES E CHERYL A LEGAL: LOT 16 POR LOTS 15, 17 ACRE: 000000.00 LOT: 002.0 IMPR:  
 %: 100 1325 MICHAEL SCOTT DR SHERWOOD FOREST BLDS: 000 TSGFT: 000000 USE:  
 ROCKY MOUNT NC 27803- SALE-DTE: 19890801-GUAL MARKET: 8300  
 BK/PG: 0535/1794 INS: GW EXEMPT:  
 SALEPRICE: 00008000 ASSESSED 498  
 2000-TAX-DUE:

ACCT: R200 015 000 302A 0000 DIST: 0200 PCA: 6102-11 AREA: D018 CITY: NR ADJ: 00 ACTIV: 20000210 MRTG: 0000 LAND: 20700  
 KEY: 03159058 MAP: 1994 TDS: LOC: EXCD: HSTD#: BLDG:  
 OWNER: KOLEN THOMAS M LEGAL: LTS 17 30 31 32 33 ACRE: 000000.82 LOT: 000.0 IMPR:  
 %: 0 W6904 HERAM RD SHERWOOD FOREST S/D BLDS: 000 TSGFT: 000000 USE:  
 HOLMEN WI 54636-9236 PB36-P69-PB45-P116 SALE-DTE: 19940112-GUAL MARKET: 20700  
 SPLIT 2/93 0.66 AC 15/660 BK/PG: 0681/1901 INS: GW EXEMPT:  
 SALEPRICE: 00014700 ASSESSED 1242  
 2000-TAX-DUE:

ACCT: R200 015 000 306A 0000 DIST: 0200 PCA: 6002-67 AREA: D018 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 250  
 KEY: 00267712 MAP: TDS: LOC: EXCD: HSTD#: BLDG:  
 OWNER: KOLEN THOMAS M LEGAL: SHERWOOD FOREST ACRE: 000000.00 LOT: 001.0 IMPR:  
 %: 100 W6904 HERAM RD PORT LOT 32 BLDS: 000 TSGFT: 000000 USE:  
 HOLMEN WI 54636-9236 SALE-DTE: 19960619-GUAL MARKET: 250  
 BK/PG: 0874/1641 INS: GW EXEMPT:  
 SALEPRICE: 00000010 ASSESSED 15  
 2000-TAX-DUE:

0402

ASSESSMENT ROLL FOR YEAR 2000

ACCT: R200 015 000 552A 0000 DIST: 0200 PCA: 6012-94 AREA: D036 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 100600  
 KEY: 04416046 MAP: 1998A TDS: LOC: LI SEA ISLAND PKWY EXCD: HSTD#: BLDG: 82400  
 OWNER: ZIPPY LUBE INC LEGAL: LOT 10 POR LOT 51 SEC 9 1S1W ACRE: 000000.37 LOT: 000.0 IMPR:  
 %: 100 718 PARRIS ISLAND GATEWAY PB11P30 PB40 P16 BLDG: 001 TSGFT: 002280 USE:  
 PB45 P41 SALE-DTE: 19901128 QUAL MARKET: 183000  
 5/98 0.03 AC DEEDED R/W BK/PG: 0565/1939 INS: GW EXEMPT:  
 BURTON SC 29902-9676 DB969 P173 5-28-97 (6500) SALEPRICE: 00100000 ASSESSED 10980  
 2000 TAX DUE:

ACCT: R200 015 000 596A 0000 DIST: 0200 PCA: 4112-11 AREA: D050 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 10000  
 KEY: 00640300 MAP: 1988 TDS: LOC: EXCD: 301 HSTD#: BLDG: 43100  
 OWNER: DILSAVER FRANKLIN E LEGAL: POR LOT 59 ACRE: 000000.00 LOT: 001.0 IMPR:  
 %: 100 30 CAROLYN DRIVE SEC 9 1S1W BLDG: 001 TSGFT: 001058 USE:  
 SALE-DTE: 19870801 QUAL MARKET: 53100  
 BEAUFORT SC 29902- BK/PG: 0483/0530 INS: GW EXEMPT:  
 SALEPRICE: 00005000 ASSESSED 2124  
 2000 TAX DUE:

ACCT: R200 015 000 631A 0000 DIST: 0200 PCA: 6112-11 AREA: D050 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 8200  
 KEY: 04474330 MAP: 1992 TDS: LOC: LI 27 SANGSTER RD EXCD: HSTD#: BLDG: 20500  
 OWNER: LANE PATRICIA LEGAL: POR LOT 60 SEC 9 1S1W ACRE: 000000.82 LOT: 000.0 IMPR:  
 %: 100 PO BOX 6991 PB32 P71 PB40 P99 BLDG: 001 TSGFT: 000832 USE:  
 SALE-DTE: 19971117 QUAL MARKET: 28700  
 MARIETTA GA 30065- BK/PG: 0994/1835 INS: GC EXEMPT:  
 SALEPRICE: 00000010 ASSESSED 1722  
 2000 TAX DUE:

ACCT: R200 016 000 0047 0000 DIST: 0200 PCA: 4112-11 AREA: D026 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 8500  
 KEY: 00268356 MAP: TDS: LOC: EXCD: 301 HSTD#: BLDG: 35900  
 OWNER: RHODAN GEORGE LEGAL: LOT 1 ACRE: 000000.00 LOT: 001.0 IMPR:  
 %: 100 TWO RED OAK RED OAK DR BLDG: 001 TSGFT: 001404 USE:  
 BOX 345A SALE-DTE: 19880301 QUAL MARKET: 44400  
 BEAUFORT SC 29902-9804 BK/PG: 0499/0610 INS: GC EXEMPT:  
 SALEPRICE: 00000000 ASSESSED 1776  
 2000 TAX DUE:

ACCT: R200 016 000 0048 0000 DIST: 0200 PCA: 6112-11 AREA: D026 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 8500  
 KEY: 00268365 MAP: TDS: LOC: 4 RED OAK LN EXCD: HSTD#: BLDG: 30200  
 OWNER: SINGLETON SUSAN P LEGAL: LOT #2 RED OAK ACRE: 000000.00 LOT: 001.0 IMPR:  
 %: 100 5839 BEVERLY DR BLDG: 001 TSGFT: 000972 USE:  
 SALE-DTE: 19880601 QUAL MARKET: 38700  
 HANAHAN SC 29406-3126 BK/PG: 0504/0497 INS: GW EXEMPT:  
 SALEPRICE: 00015000 ASSESSED 2322  
 2000 TAX DUE:

ACCT: R200 016 000 0049 0000 DIST: 0200 PCA: 4112-11 AREA: D026 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 8500  
 KEY: 00268374 MAP: TDS: LOC: RED OAK LN EXCD: 301 HSTD#: BLDG: 40600  
 OWNER: MCSAM DEVELOPMENT CORPORATION LEGAL: LOT 3 ACRE: 000000.00 LOT: 001.0 IMPR:  
 %: 0 15 FRAME AVE RED OAK DR BLDG: 001 TSGFT: 001322 USE:  
 3/11/69 SALE-DTE: 19971107 QUAL MARKET: 51000  
 DB01620095 BK/PG: 0990/2290 INS: GW EXEMPT:  
 BURTON SC 29902- PD BY PALMETTO FEDERAL SALEPRICE: 00014000 ASSESSED 2040  
 2000 TAX DUE:

44 0403

BEAUFORT COUNTY SOUTH CAROLINA

ASSESSMENT ROLL FOR YEAR 2000

ACCT: R200 016 000 0050 0000 DIST: 0200 PCA: 6112-11 AREA: D026 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 8500  
KEY: 00268383 MAP: 1991 TDS: LOC: 8 RED OAK LN EXCD: HSTD# BLDG: 31400  
OWNER: MIDDLETON SIMEON J WILLIE D LEGAL: LOT 4 RED OAK S/D ACRE: 000000.00 LOT: 001.0 IMPR:  
%: 100 50 YDUMANS DR JR#80582 BLDS: 001 TSGFT: 001053 USE:  
RB3S P148 SALE-DTE: 19930618 QUAL MARKET: 39900  
BEAUFORT SC 29902- BK/PG: 0632/1260 INS: GW EXEMPT:  
SALEPRICE: 00024900 ASSESSED 2374  
2000 TAX DUE:

ACCT: R200 016 000 0051 0000 DIST: 0200 PCA: 4112-11 AREA: D026 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 8500  
KEY: 00268392 MAP: TDS: LOC: RED OAK LN EXCD: 301 HSTD# BLDG: 32800  
OWNER: BROWN CHARLES WILLIE MAE LEGAL: LOT 5 ACRE: 000000.00 LOT: 001.0 IMPR:  
%: 100 10 RED OAK DR RED OAK DR BLDS: 001 TSGFT: 000960 USE:  
9/12/69 SALE-DTE: 19800101 QUAL MARKET: 41300  
DB0167006B BK/PG: 0167/0068 INS: GW EXEMPT:  
SALEPRICE: 00000000 ASSESSED 1652  
2000 TAX DUE:

ACCT: R200 016 000 0052 0000 DIST: 0200 PCA: 6102-11 AREA: D026 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 8500  
KEY: 00268409 MAP: TDS: LOC: EXCD: HSTD# BLDG:  
OWNER: PATTERSON J ALLAN LEGAL: LOT NO 6 ACRE: 000000.00 LOT: 001.0 IMPR:  
%: 0 THREE P'S PARTNERSHIP RED OAK S/D BLDS: 000 TSGFT: 000000 USE:  
604A BLADEN ST SALE-DTE: 19921030 QUAL MARKET: 8500  
BEAUFORT SC 29902- BK/PG: 0618/1339 INS: GW EXEMPT:  
SALEPRICE: 00000010 ASSESSED 510  
2000 TAX DUE:

ACCT: R200 016 000 0053 0000 DIST: 0200 PCA: 4112-11 AREA: D026 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 1032 LAND: 8500  
KEY: 00268418 MAP: TDS: LOC: 14 RED OAK LN EXCD: 301 HSTD# BLDG: 42900  
OWNER: WEAVER CAROLYN D LEGAL: LOT 7 RED OAKS S/D ACRE: 000000.00 LOT: 001.0 IMPR:  
%: 100 ST RTE 5 LOT 7 RED OAK CIR #BK0302 BLDS: 001 TSGFT: 001064 USE:  
SALE-DTE: 19830401 QUAL MARKET: 51400  
BEAUFORT SC 29902- BK/PG: 0366/1928 INS: GW EXEMPT:  
SALEPRICE: 00035900 ASSESSED 2056  
2000 TAX DUE:

ACCT: R200 016 000 0054 0000 DIST: 0200 PCA: 4112-11 AREA: D026 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 8500  
KEY: 00268427 MAP: TDS: LOC: LI 16 RED OAK LN EXCD: 301 HSTD# BLDG: 38900  
OWNER: SIMMONS ANGELINE LEGAL: LOT 8 ACRE: 000000.00 LOT: 001.0 IMPR:  
%: 100 ST RT 5 LOT 8 RED OAK S/D BLDS: 001 TSGFT: 000972 USE:  
LADY'S ISLAND B 5-76 SALE-DTE: 19800101 QUAL MARKET: 47400  
BEAUFORT SC 29902- BK/PG: 0239/0925 INS: EXEMPT: 20000-  
SALEPRICE: 00000000 ASSESSED 1096  
2000 TAX DUE:

ACCT: R200 016 000 0055 0000 DIST: 0200 PCA: 4112-11 AREA: D026 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 8500  
KEY: 00268436 MAP: TDS: LOC: LI 18 RED OAK LN EXCD: 301 HSTD# BLDG: 43000  
OWNER: GREENE ELIZABETH R LEGAL: LOT 9 ACRE: 000000.00 LOT: 001.0 IMPR:  
%: 100 18 RED OAK DR RED OAK S/D BLDS: 001 TSGFT: 001064 USE:  
01-31-73 SALE-DTE: 19800101 QUAL MARKET: 51500  
DB02060512 BK/PG: 0206/0512 INS: GW EXEMPT:  
BEAUFORT SC 29902- SALEPRICE: 00000000 ASSESSED 2060  
2000 TAX DUE:

0404

ACCT: R200 016 000 0056 0000 DIST: 0200 PCA: 4112-11 AREA: D026 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 8500  
 KEY: 00268445 MAP: TDS: LOC: 20 RED OAK LN EXCD: 301 HSTD#: BLDG: 36000  
 OWNER: MYERS A D GLORIA E LEGAL: LOT 10 ACRE: 000000.00 LOT: 001.0 IMPR: 1160  
 %: 100 20 RED OAK DR RED OAK S/D BLDG: 001 TSQFT: 000991 USE:  
 5-26-72 SALE-DTE: 19800101 QUAL MARKET: 45660  
 DB01980849 BK/PG: 0198/0849 INS: GW EXEMPT:  
 BEAUFORT SC 29902- SALEPRICE: 00000000 ASSESSED 1826  
 2000 TAX DUE:

ACCT: R200 016 000 0057 0000 DIST: 0200 PCA: 4112-11 AREA: D026 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 1053 LAND: 8500  
 KEY: 00268454 MAP: TDS: LOC: LI RED OAK LN EXCD: 301 HSTD#: BLDG: 59800  
 OWNER: HARRIS JOYCE E LEGAL: LOT 11 ACRE: 000000.00 LOT: 001.0 IMPR:  
 %: 100 PO BOX 1834 RED OAK S/D BLDG: 001 TSQFT: 001530 USE:  
 08-24-1978 SALE-DTE: 19900911 QUAL MARKET: 68300  
 DB02681802 BK/PG: 0561/1723 INS: GW EXEMPT:  
 BEAUFORT SC 29901-1834 SALEPRICE: 00000001 ASSESSED 2732  
 2000 TAX DUE:

ACCT: R200 016 000 0058 0000 DIST: 0200 PCA: 6102-11 AREA: D026 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 9500  
 KEY: 00268463 MAP: TDS: LOC: EXCD: HSTD#: BLDG:  
 OWNER: WISE JIMMY LEE JR LEGAL: LOT 12 ACRE: 000000.00 LOT: 001.0 IMPR:  
 %: 100 NELSON ALBERT C VERNITA RED OAK S/D BLDG: 000 TSQFT: 000000 USE:  
 WISE CHANTA JIMMY KEYONE SALE-DTE: 19830401 QUAL MARKET: 8500  
 29 BROWN RD BK/PG: 1982/0212 INS: WB EXEMPT:  
 YEMASSEE SC 29945- SALEPRICE: 00000000 ASSESSED 510  
 2000 TAX DUE:

ACCT: R200 016 000 0059 0000 DIST: 0200 PCA: 4112-11 AREA: D026 CITY: NR ADJ: 00 ACTIV: 20000217 MRTG: 0000 LAND: 8500  
 KEY: 00268472 MAP: TDS: LOC: EXCD: HSTD#: BLDG: 64000  
 OWNER: HOLLOWAY SINGLETON RENEE C LEGAL: LOT 13 RED OAK ACRE: 000000.00 LOT: 001.0 IMPR:  
 %: 100 PO BOX 2589 JR#64740 4/87 BLDG: 001 TSQFT: 001444 USE:  
 SALE-DTE: 19970117 QUAL MARKET: 72500  
 BK/PG: 0915/1893 INS: GW EXEMPT:  
 BEAUFORT SC 29902- SALEPRICE: 00009000 ASSESSED 2900  
 2000 TAX DUE:

ACCT: R200 016 000 0060 0000 DIST: 0200 PCA: 4112-11 AREA: D026 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 1172 LAND: 8500  
 KEY: 00268481 MAP: TDS: LOC: LI RED OAK LN EXCD: 301 HSTD#: BLDG: 54600  
 OWNER: GOODWATER SAMUEL JR LEGAL: LOT 14 RED OAK ACRE: 000000.00 LOT: 001.0 IMPR:  
 %: 100 SHURLEEN D #BK1029 BLDG: 001 TSQFT: 001345 USE:  
 9 RED OAK DR SALE-DTE: 19900612 QUAL MARKET: 63100  
 BK/PG: 0555/1104 INS: GW EXEMPT:  
 BEAUFORT SC 29902- SALEPRICE: 00000010 ASSESSED 2524  
 2000 TAX DUE:

ACCT: R200 016 000 0061 0000 DIST: 0200 PCA: 4112-11 AREA: D026 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 8500  
 KEY: 00268490 MAP: TDS: LOC: RED OAK LN EXCD: 301 HSTD#: BLDG: 31200  
 OWNER: LINNEN MARY D LEGAL: LOT 15 ACRE: 000000.00 LOT: 001.0 IMPR:  
 %: 100 PO BOX 1954 RED OAK BLDG: 001 TSQFT: 000912 USE:  
 SALE-DTE: 19800101 QUAL MARKET: 39700  
 BK/PG: 0194/1031 INS: GW EXEMPT: 20000-  
 BEAUFORT SC 29901-1954 SALEPRICE: 00000000 ASSESSED 788  
 2000 TAX DUE:

ASSESSMENT ROLL FOR YEAR 2000

ACCT: R200 016 000 0062 0000 DIST: 0200 PCA: 4112-11 AREA: D026 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 8500  
 KEY: 00268506 MAP: AP98 TDS: LQC: LI YOUMANS DR EXCD: 301 HSTD#: BLDG: 34200  
 OWNER: MITCHELL MATTIE C LEGAL: LOT 16 ACRE: 000000.00 LOT: 001.0 IMPR: 4770  
 %: 100 1 RED OAK RD RED OAK BLDG: 001 TSQFT: 001104 USE:  
 10/B/69 SALE-DTE: 19981014 GUAL MARKET: 47470  
 DB01670293 BK/PG: 1103/1483 INS: DD EXEMPT: 20000-  
 BEAUFORT SC 29902- NAME REMOVED PER DEATH SALEPRICE: 00000000 ASSESSED 1099  
 CERTIFICATE FROM PROBATE 2000 TAX DUE:

ACCT: R200 018 000 0004 0000 DIST: 0200 PCA: 6302-18 AREA: D050 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 28800  
 KEY: 00270717 MAP: TDS: LQC: EXCD: HSTD#: BLDG:  
 OWNER: ALSTON FARANTE CONRAD LEGAL: ACRE: 000004.00 LOT: 000.0 IMPR:  
 %: 100 191 SAM DOYLE DR BLDG: 000 TSQFT: 000000 USE:  
 SALE-DTE: 19911113 GUAL MARKET: 28800  
 BK/PG: 0586/1953 INS: DL EXEMPT:  
 ST HELENA ISLAND SC 29920- SALEPRICE: 00004600 ASSESSED 1728  
 2000 TAX DUE:

ACCT: R200 018 000 0005 0000 DIST: 0200 PCA: 6002-91 AREA: D050 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 8400  
 KEY: 00270726 MAP: TDS: LQC: EXCD: HSTD#: BLDG:  
 OWNER: SINGLETON JAMES LEROY LEGAL: ACRE: 000001.00 LOT: 000.0 IMPR:  
 %: 100 SINGLETON VANETTA D BLDG: 000 TSQFT: 000000 USE:  
 PO BOX 176 SALE-DTE: 19960830 GUAL MARKET: 8400  
 BK/PG: 0886/0874 INS: QC EXEMPT:  
 BEAUFORT SC 29901- SALEPRICE: 00000010 ASSESSED 504  
 2000 TAX DUE:

ACCT: R200 018 000 0007 0000 DIST: 0200 PCA: 4112-11 AREA: D050 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 7000  
 KEY: 00270735 MAP: TDS: LQC: EXCD: 301 HSTD#: BLDG: 7600  
 OWNER: BLAKE NATHANIEL LEGAL: ACRE: 000000.00 LOT: 001.0 IMPR:  
 %: 100 35 F & B RD BLDG: 001 TSQFT: 000841 USE:  
 SALE-DTE: 19790401 GUAL MARKET: 14600  
 BK/PG: 0280/1329 INS: GW EXEMPT:  
 BEAUFORT SC 29902- SALEPRICE: 00000000 ASSESSED 584  
 2000 TAX DUE:

ACCT: R200 018 000 0013 0000 DIST: 0200 PCA: 6002-91 AREA: D050 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 8400  
 KEY: 00270771 MAP: 1999J TDS: LQC: EXCD: HSTD#: BLDG:  
 OWNER: HEYWARD BEATRICE J LEGAL: PDR LOT 10 SEC 16 1S1W ACRE: 000000.84 LOT: 000.0 IMPR:  
 %: 100 PO BOX 827 BLDG: 000 TSQFT: 000000 USE:  
 SALE-DTE: 19901130 GUAL MARKET: 8400  
 BK/PG: 0566/0035 INS: GW EXEMPT:  
 ST HELENA ISLAND SC 29920- 827 SALEPRICE: 00000010 ASSESSED 504  
 2000 TAX DUE:

ACCT: R200 018 000 0013 0000 DIST: 0200 PCA: 6002-91 AREA: D050 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 8400  
 KEY: 00270771 MAP: 1999J TDS: LQC: EXCD: HSTD#: BLDG:  
 OWNER: HEYWARD BEATRICE J LEGAL: PDR LOT 10 SEC 16 1S1W ACRE: 000000.84 LOT: 000.0 IMPR:  
 %: 100 PO BOX 827 BLDG: 000 TSQFT: 000000 USE:  
 SALE-DTE: 19901130 GUAL MARKET: 8400  
 BK/PG: 0566/0035 INS: GW EXEMPT:  
 ST HELENA ISLAND SC 29920- 827 SALEPRICE: 00000010 ASSESSED 504  
 2000 TAX DUE:

ASSESSMENT ROLL FOR YEAR 2000

ACCT: R200 018 000 0014 0000 DIST: 0200 PCA: 6002-91 AREA: D050 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 14700  
 KEY: 00270780 MAP: 1997B TDS: LOC: EXCD: HSTD#: BLDG:  
 OWNER: BLAKE EDDIE VIRGINIA LEGAL: POR LOT 10 SEC 16 1S1W ACRE: 000002.44 LOT: 000.0 IMPR:  
 %: 100 EUGENE BLDS: 000 TSGFT: 000000 USE:  
 NATHANIEL BLAKE SALE-DTE: 19800101 GUAL MARKET: 14700  
 F & B ROAD BK/PG: 0115/0301 INS: GW EXEMPT:  
 BEAUFORT SC 29902- SALEPRICE: 00000000 ASSESSED 882  
 2000 TAX DUE:

ACCT: R200 018 000 0015 0000 DIST: 0200 PCA: 6102-11 AREA: D050 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 4900  
 KEY: 00270799 MAP: TDS: LOC: EXCD: HSTD#: BLDG:  
 OWNER: SEABROOK BENJAMIN LEGAL: POR LOT 9 SEC 16 1S1W ACRE: 000000.00 LOT: 001.0 IMPR:  
 %: 100 ST RTE 5 BOX 305 BLDS: 000 TSGFT: 000000 USE:  
 BEAUFORT SC 29902- SALE-DTE: 19871101 GUAL MARKET: 4900  
 BK/PG: 0489/1385 INS: GW EXEMPT:  
 SALEPRICE: 00000600 ASSESSED 294  
 2000 TAX DUE:

ACCT: R200 018 000 0016 0000 DIST: 0200 PCA: 4112-11 AREA: D050 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 1110 LAND: 6800  
 KEY: 00270806 MAP: 1991A TDS: LOC: EXCD: 301 HSTD#: BLDG: 37400  
 OWNER: BELL JAMES M LEGAL: POT LOT 9 SEC 16 1S1W ACRE: 000000.81 LOT: 000.0 IMPR:  
 %: 100 PO BOX 4162 BLDS: 001 TSGFT: 000858 USE:  
 BURTON SC 29902- SALE-DTE: 19930716 GUAL MARKET: 44200  
 BK/PG: 0638/2524 INS: GW EXEMPT:  
 SALEPRICE: 00045000 ASSESSED 1768  
 2000 TAX DUE:

ACCT: R200 018 000 0017 0000 DIST: 0200 PCA: 6102-11 AREA: D050 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 4900  
 KEY: 00270815 MAP: TDS: LOC: EXCD: HSTD#: BLDG:  
 OWNER: NELSON VERNETTA JANAI LEGAL: POR LOT 9 SEC 16 1S1W ACRE: 000000.00 LOT: 001.0 IMPR:  
 %: 100 TRUSTEES BLDS: 000 TSGFT: 000000 USE:  
 71-50 PARSONS BLVD SALE-DTE: 19980506 GUAL MARKET: 4900  
 APT 4D BK/PG: 1087/2462 INS: TD EXEMPT:  
 FLUSHING NY 11365- SALEPRICE: 00000010 ASSESSED 294  
 2000 TAX DUE:

ACCT: R200 018 000 0019 0000 \*ML\* DIST: 9999 PCA: 9999-00 AREA: D050 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 31900  
 KEY: 00270833 MAP: 1983 TDS: LOC: EXCD: HSTD#: BLDG: 9500  
 OWNER: WILSON DAVE LEGAL: ACRE: 000006.96 LOT: 000.0 IMPR:  
 %: 100 27 RUE DU BOIS RD BLDS: 000 TSGFT: 000000 USE:  
 BEAUFORT SC 29902- SALE-DTE: 00000000 GUAL MARKET: 41400  
 BK/PG: 0000/0000 INS: EXEMPT:  
 SALEPRICE: 00000000 ASSESSED 1838  
 2000 TAX DUE:

ACCT: R200 018 000 0020 0000 DIST: 0200 PCA: 6102-11 AREA: D050 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 7100  
 KEY: 00270840 MAP: 1989 TDS: LOC: EXCD: HSTD#: BLDG:  
 OWNER: SEABROOK BENJAMIN FLOSSIE LEGAL: POR LOT 26 SEC 16 1S1W ACRE: 000000.85 LOT: 000.0 IMPR:  
 %: 100 JTROS BLDS: 000 TSGFT: 000000 USE:  
 9 BEN & FLOSSIE DR SALE-DTE: 19910221 GUAL MARKET: 7100  
 BEAUFORT SC 29902- BK/PG: 0570/1985 INS: GW EXEMPT:  
 SALEPRICE: 00000500 ASSESSED 426  
 2000 TAX DUE:

0407

ASSESSMENT ROLL FOR YEAR 2000

ACCT: R200 018 000 0021 0000 DIST: 0200 PCA: 6002-29 AREA: D036 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 36100  
 KEY: 00270879 MAP: RB95 TDS: LOC: EXCD: HSTD#: BLDG:  
 OWNER: TUCKER GEORGE L JR LEGAL: PAR D PB49 P19 ACRE: 000000.85 LOT: 000.0 IMPR:  
 %: 100 2817 LUCE DR S LOT 27 SEC 16 1S1W BLDS: 000 TSQFT: 000000 USE:  
 SUBJ TO ROLL BACK TAX LIEN SALE-DTE: 19940322 QUAL MARKET: 36100  
 SPLIT 1/95 6.75 AC 18/268 BK/PG: 0692/1693 INS: GW EXEMPT:  
 DB01170298 SALEPRICE: 00000010 ASSESSED 2166  
 CLEARWATER FL 33761- RB-TAXES 1990-1994 SEE-RB 2000-TAX-DUE:

ACCT: R200 018 000 0024 0000 DIST: 0200 PCA: 4112-11 AREA: D036 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 7700  
 KEY: 00270897 MAP: TDS: LOC: EXCD: 301-HSTD#: BLDG: 33500  
 OWNER: WIGG GLADYS SINGLETON HRS OF LEGAL: PART LOT 56 SEC 16 1S1W ACRE: 000000.55 LOT: 000.0 IMPR: 3990  
 %: 100 MIDDLETON MARGO PB28 P4 BLDS: 001 TSQFT: 001323 USE:  
 222 POPE ST SALE-DTE: 19980227 QUAL MARKET: 65190  
 BK/PG: 1165/0725 INS: GW EXEMPT:  
 LADY'S ISLAND SC 29902- SALEPRICE: 00000001 ASSESSED 2608  
 2000-TAX-DUE:

ACCT: R200 018 000 0028 0000 DIST: 0200 PCA: 6002-29 AREA: D036 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 19800  
 KEY: 00270931 MAP: 1986 TDS: LOC: EXCD: HSTD#: BLDG:  
 OWNER: PRINGLE WYATT B SALLY G LEGAL: POR LOTS 56 57 SEC 16 1S1W ACRE: 000002.30 LOT: 000.0 IMPR:  
 %: 100 JTROS SUBJ TO ROLL BACK TAX LIEN BLDS: 000 TSQFT: 000000 USE:  
 411 BAYARD STREET SALE-DTE: 19860701 QUAL MARKET: 19800  
 BK/PG: 0455/1191 INS: GW EXEMPT:  
 BEAUFORT SC 29902-4772 SALEPRICE: 00000000 ASSESSED 1188  
 2000-TAX-DUE:

ACCT: R200 018 000 0029 0000 DIST: 0200 PCA: 6002-29 AREA: D036 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 21600  
 KEY: 00270940 MAP: 1985 TDS: LOC: EXCD: HSTD#: BLDG:  
 OWNER: GREEN WALTER LEGAL: POR LOT 55 SEC 16 1S1W ACRE: 000001.70 LOT: 000.0 IMPR:  
 %: 100 822 17 COLGATE AVE APT 17A BLDS: 000 TSQFT: 000000 USE:  
 SALE-DTE: 19800401 QUAL MARKET: 21600  
 BK/PG: 0299/1761 INS: GW EXEMPT:  
 BRONX NY 10473- SALEPRICE: 00000000 ASSESSED 1296  
 2000-TAX-DUE:

ACCT: R200 018 000 002A 0000 DIST: 0200 PCA: 6002-91 AREA: D050 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 28800  
 KEY: 00270842 MAP: TDS: LOC: EXCD: HSTD#: BLDG:  
 OWNER: HIGHTOWER JULIAN D RICHIE E LEGAL: ACRE: 000004.00 LOT: 000.0 IMPR:  
 %: 100 JTROS BLDS: 000 TSQFT: 000000 USE:  
 #77 MERIDIAN ROAD SALE-DTE: 19861201 QUAL MARKET: 28800  
 BK/PG: 0468/0452 INS: GW EXEMPT:  
 BEAUFORT SC 29902- SALEPRICE: 00000000 ASSESSED 1728  
 2000-TAX-DUE:

ACCT: R200 018 000 0030 0000 DIST: 0200 PCA: 6002-29 AREA: D036 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 21300  
 KEY: 00270977 MAP: TDS: LOC: EXCD: HSTD#: BLDG:  
 OWNER: GREEN WALTER LEGAL: ACRE: 000000.50 LOT: 000.0 IMPR:  
 %: 100 COAXUM MALINDA BLDS: 000 TSQFT: 000000 USE:  
 2 JAMES GREEN LANE SALE-DTE: 19860901 QUAL MARKET: 21300  
 BK/PG: 0460/0885 INS: GW EXEMPT:  
 BEAUFORT SC 29902- SALEPRICE: 00000000 ASSESSED 1278  
 2000-TAX-DUE:

0408

ASSESSMENT ROLL FOR YEAR 2000

ACCT: R200 018 000 0031 0000 DIST: 0200 PCA: 4112-11 AREA: D036 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 25000  
 KEY: 00270986 MAP: TDS: LOC: LI 0213 LADYS ISLAND DR EXCD: 301 HSTD#: BLDG: 60300  
 OWNER: SINGLETON INEZ LEGAL: PART OF LOT 42 SEC 16 1S1W ACRE: 000000.00 LOT: 001.0 IMPR:  
 %: 100 213 LADY'S ISLAND DR BLDS: 001 TSGFT: 002120 USE:  
 BEAUFORT SC 29902- SALE-DTE: 19950828-QUAL MARKET: 85500  
 BK/PG: 0799/1832 INS: GC EXEMPT: 20000-  
 SALEPRICE: 00000010 ASSESSED 2620  
 2000 TAX DUE:

ACCT: R200 018 000 0035 0000 DIST: 0200 PCA: 6002-29 AREA: D050 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 13800  
 KEY: 00271020 MAP: 1990 TDS: LOC: EXCD: HSTD#: BLDG:  
 OWNER: ROBINSON SAMUEL LEGAL: POR LOT 12 SEC 16 1S1W ACRE: 000001.15 LOT: 000.0 IMPR:  
 %: 100 505 PINCUS AVE BLDS: 000 TSGFT: 000000 USE:  
 NORTHFIELD NJ 8225-1323 SALE-DTE: 19850101-QUAL MARKET: 13800  
 BK/PG: 0431/0354 INS: GW EXEMPT:  
 SALEPRICE: 00004000 ASSESSED 828  
 2000 TAX DUE:

ACCT: R200 018 000 0036 0000 DIST: 0200 PCA: 4202-83 AREA: D050 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 39400  
 KEY: 00271039 MAP: 1987 TDS: LOC: EXCD: HSTD#: BLDG:  
 OWNER: FIRST CAROLINA CORP OF SC LEGAL: SUBJ TO ROLL BACK TAX LIEN ACRE: 000006.06 LOT: 000.0 IMPR:  
 %: 100 PO BOX 1087 TIMBER/ HWY 802 / SECT 16 1S1W BLDS: 000 TSGFT: 000000 USE: 980  
 W POR LOT 13 POR LOTS 4 & 5 SALE-DTE: 19881201-QUAL MARKET: 980  
 PLAT ATT TO DEED BK/PG: 0518/2514 INS: GW EXEMPT:  
 BEAUFORT SC 29901-1087 SALEPRICE: 00013200 ASSESSED 39  
 2000 TAX DUE:

ACCT: R200 018 000 0039 0000 DIST: 0200 PCA: 6002-91 AREA: D050 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 120900  
 KEY: 00271066 MAP: TDS: LOC: EXCD: HSTD#: BLDG:  
 OWNER: HENDRICKS CARL C JR LEGAL: ACRE: 000009.30 LOT: 000.0 IMPR:  
 %: 100 WILLIAM P BLDS: 000 TSGFT: 000000 USE:  
 23 NAUTICAL WATCH WAY SALE-DTE: 19880401-QUAL MARKET: 120900  
 BK/PG: 0499/1922 INS: GW EXEMPT:  
 ST HELENA ISLAND SC 29920-5004 SALEPRICE: 00027500 ASSESSED 7254  
 2000 TAX DUE:

ACCT: R200 018 000 004B 0000 DIST: 0200 PCA: 6112-11 AREA: D050 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 10000  
 KEY: 00271084 MAP: TDS: LOC: EXCD: HSTD#: BLDG: 18900  
 OWNER: FULLER ALICE ANDERSON & LEGAL: LLOYD'S DAY CARE ACRE: 000000.00 LOT: 001.0 IMPR:  
 %: 100 LLOYD FRANK (LIFE ESTATE) BLDS: 001 TSGFT: 000944 USE:  
 16 F & B LN SALE-DTE: 19800401-QUAL MARKET: 28900  
 BEAUFORT SC 29902- BK/PG: 0299/0923 INS: GW EXEMPT:  
 SALEPRICE: 00000000 ASSESSED 1734  
 2000 TAX DUE:

ACCT: R200 018 000 004C 0000 DIST: 0200 PCA: 4112-11 AREA: D050 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 13800  
 KEY: 00271093 MAP: TDS: LOC: EXCD: 301 HSTD#: BLDG: 49300  
 OWNER: LLOYD FRANK LEGAL: #BKM1085 POR LOT 24 SEC 16 ACRE: 000001.64 LOT: 000.0 IMPR: 1750  
 %: 100 5 F & B RD 1S1W BLDS: 001 TSGFT: 001608 USE:  
 BEAUFORT SC 29902- SALE-DTE: 19800101-QUAL MARKET: 64850  
 BK/PG: 0127/0109 INS: GW EXEMPT:  
 SALEPRICE: 00000000 ASSESSED 2594  
 2000 TAX DUE:

0409



ASSESSMENT ROLL FOR YEAR 2000

ACCT: R200 018 000 0054 0000 DIST: 0200 PCA: 4202-81 AREA: D050 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 134400  
 KEY: 00271226 MAP: R884 TDS: LOC: EXCD: HSTD#: BLDG:  
 OWNER: TRASK FREDERICK G LEGAL: SUBJ TO ROLL BACK TAX LIEN ACRE: 000026.88 LOT: 000.0 IMPR:  
 %: 100 MARY LOUISE ETAL TIMBERLAND BLDS: 000 TSGFT: 000000 USE: 5730  
 PO BOX 1256 SALE-DTE: 19931230 QUAL MARKET: 5730  
 BK/PG: 0673/0452 INS: GW EXEMPT:  
 BEAUFORT SC 29901- SALEPRICE: 0000002 ASSESSED 229  
 2000 TAX DUE:

ACCT: R200 018 000 0055 0000 DIST: 0200 PCA: 6012-15 AREA: D036 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 85000  
 KEY: 00271235 MAP: TDS: LOC: EXCD: HSTD#: BLDG: 580200  
 OWNER: KUZZENS'S INC LEGAL: ACRE: 000002.00 LOT: 000.0 IMPR:  
 %: 100 % SIX L'S PACKING COMPANY INC BLDS: 005 TSGFT: 053088 USE:  
 PO BOX 3088 SALE-DTE: 1980101 QUAL MARKET: 665200  
 BK/PG: 0164/0009 INS: GW EXEMPT:  
 IMMOKALEE FL 34143- SALEPRICE: 0000000 ASSESSED 39912  
 2000 TAX DUE:

ACCT: R200 018 000 0056 0000 DIST: 0200 PCA: 6012-43 AREA: D036 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 42500  
 KEY: 00271244 MAP: TDS: LOC: EXCD: 026 HSTD#: BLDG: 665900  
 OWNER: BEAUFORT COUNTY LEGAL: AIRPORT RECEIPT ACRE: 000001.00 LOT: 000.0 IMPR: 7250  
 %: 100 XXXXXX CTR BLDS: 004 TSGFT: 025528 USE:  
 BEAUFORT SC 29902- SALE-DTE: 00000000 QUAL MARKET: 715650  
 BK/PG: 0000/0000 INS: GW EXEMPT: 715650-  
 SALEPRICE: 0000000 ASSESSED  
 2000 TAX DUE:

ACCT: R200 018 000 0059 0000 DIST: 0200 PCA: 6002-29 AREA: D036 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 22500  
 KEY: 00271253 MAP: TDS: LOC: EXCD: 026 HSTD#: BLDG:  
 OWNER: BEAUFORT COUNTY LEGAL: RE: COUNTY COUNCIL MINUTES ACRE: 000001.50 LOT: 000.0 IMPR:  
 %: 100 XXXXXXXXX 08/22/83 BLDS: 000 TSGFT: 000000 USE:  
 BEAUFORT SC 29902- SALE-DTE: 1980101 QUAL MARKET: 22500  
 BK/PG: 0166/0063 INS: GW EXEMPT: 22500-  
 SALEPRICE: 0000000 ASSESSED  
 2000 TAX DUE:

ACCT: R200 018 000 0061 0000 DIST: 0200 PCA: 4112-11 AREA: D050 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 23700  
 KEY: 00271271 MAP: TDS: LOC: EXCD: 301 HSTD#: BLDG: 9200  
 OWNER: ATKINS CURTIS LEGAL: ACRE: 000003.00 LOT: 000.0 IMPR: 400  
 %: 100 36 ATKINS BLUFF BLDS: 001 TSGFT: 001000 USE:  
 BEAUFORT SC 29902- SALE-DTE: 19950407 QUAL MARKET: 33300  
 BK/PG: 0770/2015 INS: GW EXEMPT:  
 SALEPRICE: 00015500 ASSESSED 1332  
 2000 TAX DUE:

ACCT: R200 018 000 007B 0000 DIST: 0200 PCA: 4112-11 AREA: D050 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 7000  
 KEY: 00271351 MAP: 1991A TDS: LOC: EXCD: 301 HSTD#: BLDG: 20600  
 OWNER: BROWN VIOLA LEGAL: POR LOT 24 ACRE: 000000.00 LOT: 001.0 IMPR:  
 %: 100 33 F & B ROAD SEC 16 1S1W BLDS: 001 TSGFT: 001080 USE:  
 MGEM: KEY#270Z44 SALE-DTE: 19771201 QUAL MARKET: 27400  
 BK/PG: 0297/0922 INS: GW EXEMPT:  
 BEAUFORT SC 29902- SALEPRICE: 00000200 ASSESSED 1104  
 2000 TAX DUE:

0410

ASSESSMENT ROLL FOR YEAR 2000

ACCT: R200 018 000 007C 0000	DIST: 0200 PCA: 6002-91 AREA: D050 CITY: NR ADJ: 00	ACTIV: 20000217 MRTG: 0000	LAND: 7000
KEY: 00271260 MAR: TDS:	LOC:	EXCD: HSTD#:	BLDG: 7000
OWNER: DORE LOUIS D	LEGAL: PDR LOT 24	ACRE: 000000.00 LOT: 001.0	IMPR:
%: 100 PO BOX 2478	SEC 16 1S1W	BLDS: 000 TSGFT: 000000	USE:
	#BKM196	SALE-DTE: 19990322 QUAL	MARKET: 7000
BEAUFORT	SC 29901-	BK/PG: 1149/2344 INS: GW	EXEMPT:
		SALEPRICE: 00007000	ASSESSED 420
			2000-TAX-DUE:
ACCT: R200 018 000 007D 0000	DIST: 0200 PCA: 4112-11 AREA: D050 CITY: NR ADJ: 00	ACTIV: 19991102 MRTG: 0000	LAND: 7200
KEY: 01939362 MAR: 1984 TDS:	LOC:	EXCD: 301-HSTD#:	BLDG: 21100
OWNER: LLOYD FRANK	LEGAL: POT LOT 24 SEC 16 1S1W	ACRE: 000000.86 LOT: 000.0	IMPR:
%: 100 SINGLETON ETHEL	PLAT ATT TO DEED	BLDS: 001 TSGFT: 001062	USE:
#5 F & B ROAD		SALE-DTE: 19970203 QUAL	MARKET: 28300
BEAUFORT	SC 29902-	BK/PG: 0919/1637 INS: GW	EXEMPT:
		SALEPRICE: 00000010	ASSESSED 1132
			2000-TAX-DUE:
ACCT: R200 018 000 016A 0000	DIST: 0200 PCA: 4302-18 AREA: D050 CITY: NR ADJ: 00	ACTIV: 19991102 MRTG: 0000	LAND: 7500
KEY: 04306959 MAR: 1991A TDS:	LOC:	EXCD: 301-HSTD#:	BLDG:
OWNER: DOWNS MARETHA	LEGAL: POT LOT 9 SEC 16 1S1W	ACRE: 000000.77 LOT: 000.0	IMPR:
%: 100 PO BOX 1931		BLDS: 000 TSGFT: 000000	USE:
		SALE-DTE: 19901003 QUAL	MARKET: 7500
BEAUFORT	SC 29901-1931	BK/PG: 0562/0847 INS: GW	EXEMPT:
		SALEPRICE: 00003500	ASSESSED 300
			2000-TAX-DUE:
ACCT: R200 018 000 018A 0000	DIST: 0200 PCA: 6002-91 AREA: D050 CITY: NR ADJ: 00	ACTIV: 19991102 MRTG: 0000	LAND: 15600
KEY: 00271495 MAR: TDS:	LOC:	EXCD: HSTD#:	BLDG:
OWNER: FIRST NINE (THE)	LEGAL: LOT 6	ACRE: 000008.00 LOT: 000.0	IMPR:
%: 100 % JAMES A PALMER	SEC 16	BLDS: 000 TSGFT: 000000	USE:
57 CUSABO ROAD		SALE-DTE: 19871001 QUAL	MARKET: 15600
ST HELENA ISLAND	SC 29920-	BK/PG: 0489/0581 INS: GW	EXEMPT:
		SALEPRICE: 00010000	ASSESSED 936
			2000-TAX-DUE:
ACCT: R200 018 000 019A 0000	DIST: 0200 PCA: 6002-29 AREA: D036 CITY: NR ADJ: 00	ACTIV: 19991102 MRTG: 0000	LAND: 68900
KEY: 00271574 MAR: 1998 TDS:	LOC:	EXCD: HSTD#:	BLDG:
OWNER: PALMETTO STATE BANK	LEGAL: S 1/2 LOTT 22 SEC 16 1S1W	ACRE: 000001.62 LOT: 000.0	IMPR:
%: 100 PO BOX 219	PLAT IN JR#86604 2-14-92	BLDS: 000 TSGFT: 000000	USE:
	RB60-P77	SALE-DTE: 19961230 QUAL	MARKET: 68900
BEAUFORT	SC 29901-	BK/PG: 0937/0603 INS: GW	EXEMPT:
		SALEPRICE: 00175000	ASSESSED 4134
			2000-TAX-DUE:
ACCT: R200 018 000 019B 0000	DIST: 0200 PCA: 4112-11 AREA: D050 CITY: NR ADJ: 00	ACTIV: 19991102 MRTG: 0000	LAND: 3500
KEY: 00271583 MAR: TDS:	LOC:	EXCD: 301-HSTD#:	BLDG: 14000
OWNER: PINCKNEY GERALDINE	LEGAL:	ACRE: 000000.00 LOT: 001.0	IMPR:
%: 100 HC 5 BOX 18		BLDS: 001 TSGFT: 000660	USE:
		SALE-DTE: 19800101 QUAL	MARKET: 17500
BEAUFORT	SC 29902-7804	BK/PG: 0119/0142 INS: GW	EXEMPT: 17500-
		SALEPRICE: 00000000	ASSESSED
			2000-TAX-DUE:

0411

BEAUFORT COUNTY SOUTH CAROLINA

ASSESSMENT ROLL FOR YEAR 2000

ACCT: R200 018 000 019C 0000	DIST: 0200 PCA: 4112-11 AREA: D036 CITY: NR ADJ: 00	ACTIV: 19991102 MRTG: 0000	LAND: 7000
KEY: 00271582 MAP: TDS: LOC: EXCD: 301 HSTD#: BLDG: 37000	LEGAL: ACRE: 000000.50 LOT: 000.0 IMPR:	BLDS: 001 TSGFT: 001110 USE:	SALE-DTE: 19800101 QUAL MARKET: 44000
OWNER: ROBINSON LESTER	LEGAL: BK/PG: 0199/0348 INS: GW EXEMPT:	SALEPRICE: 00000000 ASSESSED: 1760	2000 TAX DUE:
%: 100 125 LADY'S ISLAND DR	BEAUFORT SC 29902-		
ACCT: R200 018 000 019D 0000 <th>DIST: 0200 PCA: 4112-11 AREA: D050 CITY: NR ADJ: 00</th> <th>ACTIV: 19991102 MRTG: 0000</th> <th>LAND: 8100</th>	DIST: 0200 PCA: 4112-11 AREA: D050 CITY: NR ADJ: 00	ACTIV: 19991102 MRTG: 0000	LAND: 8100
KEY: 01591254 MAP: 1999K TDS: LOC: EXCD: 301 HSTD#: BLDG: 62000	LEGAL: POR LOT 11 SEC 16 1S1W JR#55951	ACRE: 000000.96 LOT: 000.0 IMPR:	BLDS: 001 TSGFT: 001890 USE:
OWNER: DARIEN THEODDRE & PEGGY	LEGAL: SALE-DTE: 19820901 QUAL MARKET: 70100	BK/PG: 0354/1705 INS: GW EXEMPT:	SALEPRICE: 00000000 ASSESSED: 2804
%: 100 15 RUE DE BOIS	BEAUFORT SC 29902-		2000 TAX DUE:
ACCT: R200 018 000 020A 0000 *ML* <th>DIST: 9999 PCA: 9999-18 AREA: D050 CITY: NR ADJ: 00</th> <th>ACTIV: 19991102 MRTG: 1055</th> <th>LAND: 13000</th>	DIST: 9999 PCA: 9999-18 AREA: D050 CITY: NR ADJ: 00	ACTIV: 19991102 MRTG: 1055	LAND: 13000
KEY: 00271690 MAP: TDS: LOC: EXCD: HSTD#: BLDG: 44200	LEGAL: ACRE: 000002.00 LOT: 000.0 IMPR: 13830	BLDS: 000 TSGFT: 000000 USE:	SALE-DTE: 19850501 QUAL MARKET: 71030
OWNER: DAVIS DOUGLAS F	LEGAL: BK/PG: 0420/0127 INS: GW EXEMPT:	SALEPRICE: 00022000 ASSESSED: 4002	2000 TAX DUE:
%: 100 11 RUE DUBOIS	BEAUFORT SC 29902-		
ACCT: R200 018 000 020B 0000 <th>DIST: 0200 PCA: 6012-55 AREA: D036 CITY: NR ADJ: 00</th> <th>ACTIV: 19991102 MRTG: 0000</th> <th>LAND: 102900</th>	DIST: 0200 PCA: 6012-55 AREA: D036 CITY: NR ADJ: 00	ACTIV: 19991102 MRTG: 0000	LAND: 102900
KEY: 00271707 MAP: 1999J TDS: LOC: EXCD: HSTD#: BLDG: 80100	LEGAL: SEE PLAT IN PERSONAL FILE	ACRE: 000004.36 LOT: 000.0 IMPR:	BLDS: 001 TSGFT: 003150 USE:
OWNER: MCELVEEN RICHARD K	LEGAL: SALE-DTE: 19931221 QUAL MARKET: 183000	BK/PG: 0679/1699 INS: GW EXEMPT:	SALEPRICE: 00095000 ASSESSED: 10980
%: 100 33 LUCY CREEK DR	BEAUFORT SC 29902-		2000 TAX DUE:
ACCT: R200 018 000 020C 0000 <th>DIST: 0200 PCA: 4112-11 AREA: D050 CITY: NR ADJ: 00</th> <th>ACTIV: 19991102 MRTG: 0000</th> <th>LAND: 8400</th>	DIST: 0200 PCA: 4112-11 AREA: D050 CITY: NR ADJ: 00	ACTIV: 19991102 MRTG: 0000	LAND: 8400
KEY: 00271716 MAP: TDS: LOC: EXCD: 301 HSTD#: BLDG: 35400	LEGAL: POR LOT 26 SEC 16 1S1W JR#55951	ACRE: 000001.00 LOT: 000.0 IMPR:	BLDS: 001 TSGFT: 001056 USE:
OWNER: SEABROOK BENJAMIN FLOSSIE	LEGAL: SALE-DTE: 19800101 QUAL MARKET: 43800	BK/PG: 0202/0360 INS: GW EXEMPT:	SALEPRICE: 00000000 ASSESSED: 1752
%: 100 JTROS 9 BEN & FLOSSIE DR	BEAUFORT SC 29902-		2000 TAX DUE:
ACCT: R200 018 000 020D 0000 <th>DIST: 0200 PCA: 6102-11 AREA: D050 CITY: NR ADJ: 00</th> <th>ACTIV: 19991210 MRTG: 0000</th> <th>LAND: 8400</th>	DIST: 0200 PCA: 6102-11 AREA: D050 CITY: NR ADJ: 00	ACTIV: 19991210 MRTG: 0000	LAND: 8400
KEY: 00271725 MAP: TDS: LOC: EXCD: HSTD#: BLDG: 8400	LEGAL: ACRE: 000001.00 LOT: 000.0 IMPR:	BLDS: 000 TSGFT: 000000 USE:	SALE-DTE: 19800101 QUAL MARKET: 8400
OWNER: SEABROOK JACQUELINE	LEGAL: BK/PG: 0222/0770 INS: GW EXEMPT:	SALEPRICE: 00000000 ASSESSED: 504	2000 TAX DUE:
%: 100 8 SEABROOK PLACE	BEAUFORT SC 29902-		

01211

ASSESSMENT ROLL FOR YEAR 2000

ACCT: R200 018 000 020E 0000 DIST: 0200 PCA: 6302-18 AREA: D050 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 24000  
 KEY: 00271734 MAP: 1985 TDS: LOC: EXCD: HSTD#: BLDG: 24000  
 OWNER: SEABROOK BENJAMIN SR FLOSSIE LEGAL: POR HAZEL FARM PLANTATION ACRE: 000003.04 LOT: 000.0 IMPR:  
 %: 100 9 BEN & FLOSSIE DR BLDS: 000 TSQFT: 000000 USE:  
 SALE-DTE: 19940222 QUAL MARKET: 24000  
 BEAUFORT SC 29902- BK/PG: 0687/1061 INS: GW EXEMPT:  
 SALEPRICE: 00004000 ASSESSED 1440  
 2000 TAX DUE:

ACCT: R200 018 000 020F 0000 DIST: 0200 PCA: 4302-18 AREA: D050 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 7200  
 KEY: 02560918 MAP: 1985 TDS: LOC: EXCD: 301 HSTD#: BLDG:  
 OWNER: SEABROOK ELVIS LEGAL: POR HAZEL FARM PLANTATION ACRE: 000000.86 LOT: 000.0 IMPR:  
 %: 100 15 SEABROOK PLACE BLDS: 000 TSQFT: 000000 USE:  
 SALE-DTE: 19840701 QUAL MARKET: 7200  
 BEAUFORT SC 29902- BK/PG: 0399/1220 INS: GW EXEMPT:  
 SALEPRICE: 00000100 ASSESSED 288  
 2000 TAX DUE:

ACCT: R200 018 000 020G 0000 DIST: 0200 PCA: 6102-11 AREA: D050 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 6400  
 KEY: 03118192 MAP: 1986 TDS: LOC: EXCD: HSTD#: BLDG:  
 OWNER: SEABROOK DAVID LEGAL: POR LOT 26 SEC 16 1S1W ACRE: 000000.57 LOT: 000.0 IMPR:  
 %: 100 9 BEN & FLOSSIE DR BLDS: 000 TSQFT: 000000 USE:  
 SALE-DTE: 19850501 QUAL MARKET: 6400  
 BEAUFORT SC 29902- BK/PG: 0422/0145 INS: GW EXEMPT:  
 SALEPRICE: 00002000 ASSESSED 384  
 2000 TAX DUE:

ACCT: R200 018 000 020H 0000 DIST: 0200 PCA: 6002-91 AREA: D050 CITY: NR ADJ: 00 ACTIV: 19991115 MRTG: 0000 LAND: 8400  
 KEY: 01713293 MAP: 1988 TDS: LOC: LI 158 LADY'S ISLAND DRIVE EXCD: HSTD#: BLDG:  
 OWNER: SINGLETON LUCILLE LEGAL: POR LOT 26 SEC 16 1S1W ACRE: 000001.00 LOT: 000.0 IMPR:  
 %: 100 SMALLS NORMA HAZEL FARM PLANTATION BLDS: 000 TSQFT: 000000 USE:  
 BAILEY BRENDA SALE-DTE: 19870401 QUAL MARKET: 8400  
 57 THE HILL ROAD BK/PG: 0476/0157 INS: GW EXEMPT:  
 BEAUFORT SC 29902-9804 SALEPRICE: 00007000 ASSESSED 504  
 2000 TAX DUE:

ACCT: R200 018 000 020I 0000 DIST: 0200 PCA: 6102-11 AREA: D050 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 4500  
 KEY: 03728407 MAP: 1989 TDS: LOC: EXCD: HSTD#: BLDG:  
 OWNER: SEABROOK BENJAMIN LEGAL: POR LOT 26 SEC 16 1S1W ACRE: 000000.25 LOT: 000.0 IMPR:  
 %: 100 9 BEN & FLOSSIE DR PLAT IN ASSESSORS' FILE BLDS: 000 TSQFT: 000000 USE:  
 SALE-DTE: 19880501 QUAL MARKET: 4500  
 BEAUFORT SC 29902- BK/PG: 0502/0596 INS: GW EXEMPT:  
 SALEPRICE: 00000500 ASSESSED 270  
 2000 TAX DUE:

ACCT: R200 018 000 020J 0000 DIST: 0200 PCA: 6102-11 AREA: D050 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 8400  
 KEY: 03736103 MAP: 1989 TDS: LOC: LI 158 LADY'S ISLAND DRIVE EXCD: HSTD#: BLDG:  
 OWNER: SINGLETON LUCILE LEGAL: POR LOT 26 SEC 16 1S1W ACRE: 000001.00 LOT: 000.0 IMPR:  
 %: 100 BAILEY BRENDA SMALLS NORMA PLAT IN ASSESSOR'S FILE BLDS: 000 TSQFT: 000000 USE:  
 57 THE HILL ROAD SALE-DTE: 19800801 QUAL MARKET: 8400  
 BEAUFORT SC 29902-9804 BK/PG: 0509/1090 INS: GW EXEMPT:  
 SALEPRICE: 00004000 ASSESSED 504  
 2000 TAX DUE:

0413

ASSESSMENT ROLL FOR YEAR 2000

ACCT: R200 018 000 0214 0000	DIST: 0200 PCA: 6002-29 AREA: D036 CITY: NR ADJ: 00	ACTIV: 20000222 MRTG: 0000	LAND: 5500
KEY: 00271814 MAP: 1983 TDS:	LOC:	EXCD: HSTD#:	BLDG:
OWNER: SLIGH MARY	LEGAL: PLAT ATTACHED TO DEED	ACRE: 000000.50 LOT: 000.0	IMPR:
%: 100 AKA ELLIOTT MARY SLIGH	SPLIT 2/82 0.5 AC 18/214A	BLDS: 000 TSGFT: 000000	USE:
PO BOX 82		SALE-DTE: 19770801-QUAL	MARKET: 3500
YEMASSEE SC 29945-		BK/PG: 0253/0267 INS: GW	EXEMPT:
		SALEPRICE: 00002500	ASSESSED 330
		2000 TAX DUE:	
ACCT: R200 018 000 0215 0000	DIST: 0200 PCA: 4202-83 AREA: D050 CITY: NR ADJ: 00	ACTIV: 19991102 MRTG: 0000	LAND: 78300
KEY: 00271823 MAP: RB98B TDS:	LOC:	EXCD: HSTD#:	BLDG:
OWNER: SEA ISLAND HOMEPLACE LTD P/S	LEGAL: POR EUSTIS PL	ACRE: 000013.05 LOT: 000.0	IMPR:
%: 100 PD BOX 1256	SUBJ TO ROLL BACK TAX LIEN	BLDS: 000 TSGFT: 000000	USE: 2780
	TIMBERLAND	SALE-DTE: 19930121-QUAL	MARKET: 2780
	6/98 0.35 AC DEEDED RD R/W	BK/PG: 0617/0977 INS: GW	EXEMPT:
BEAUFORT SC 29901-1256	DB980 P1892 9-2-97 (\$15000)	SALEPRICE: 00000002	ASSESSED 111
		2000 TAX DUE:	
ACCT: R200 018 000 0223 0000	DIST: 0200 PCA: 6012-77 AREA: D036 CITY: NR ADJ: 00	ACTIV: 19991102 MRTG: 0000	LAND: 279700
KEY: 02748094 MAP: 1985 TDS:	LOC:	EXCD: 003-HSTD#:	BLDG: 1543300
OWNER: CHARLESTON PRESBYTERY INC	LEGAL: POR LOTS 4 5 SEC 16 1S1W	ACRE: 000006.58 LOT: 000.0	IMPR:
%: 100 2421 ASHLEY RIVER RD	PLAT BK 32 P 153	BLDS: 001 TSGFT: 019805	USE:
		SALE-DTE: 19860201-QUAL	MARKET: 1823000
CHARLESTON SC 29414-4601		BK/PG: 0442/0429 INS: GW	EXEMPT: 1823000
		SALEPRICE: 00310000	ASSESSED
		2000 TAX DUE:	
ACCT: R200 018 000 022A 0000	DIST: 0200 PCA: 6002-91 AREA: D050 CITY: NR ADJ: 00	ACTIV: 19991102 MRTG: 0000	LAND: 65000
KEY: 00271832 MAP: TDS:	LOC:	EXCD: HSTD#:	BLDG:
OWNER: SINGLETON HRS OF FRANK	LEGAL:	ACRE: 000010.00 LOT: 000.0	IMPR:
%: 100 C/O LAWRENCE WARING		BLDS: 000 TSGFT: 000000	USE:
234 W 31 ST		SALE-DTE: 00000000-QUAL	MARKET: 65000
SAVANNAH GA 31401-1573		BK/PG: 0000/0000 INS:	EXEMPT:
		SALEPRICE: 00000000	ASSESSED 3900
		2000 TAX DUE:	
ACCT: R200 018 000 022A 0000	DIST: 0200 PCA: 6002-91 AREA: D050 CITY: NR ADJ: 00	ACTIV: 19991102 MRTG: 0000	LAND: 65000
KEY: 00271832 MAP: TDS:	LOC:	EXCD: HSTD#:	BLDG:
OWNER: SINGLETON HRS OF FRANK	LEGAL:	ACRE: 000010.00 LOT: 000.0	IMPR:
%: 100 C/O LAWRENCE WARING		BLDS: 000 TSGFT: 000000	USE:
234 W 31 ST		SALE-DTE: 00000000-QUAL	MARKET: 65000
SAVANNAH GA 31401-1573		BK/PG: 0000/0000 INS:	EXEMPT:
		SALEPRICE: 00000000	ASSESSED 3900
		2000 TAX DUE:	
ACCT: R200 018 000 023A 0000	DIST: 0200 PCA: 6002-29 AREA: D050 CITY: NR ADJ: 00	ACTIV: 19991102 MRTG: 0000	LAND: 10000
KEY: 00271841 MAP: TDS:	LOC:	EXCD: HSTD#:	BLDG:
OWNER: WHITE JOE LEWIS	LEGAL:	ACRE: 000000.00 LOT: 001.0	IMPR:
%: 100 19A SHORTS LANDING RD		BLDS: 000 TSGFT: 000000	USE:
		SALE-DTE: 19800101-QUAL	MARKET: 10000
BEAUFORT SC 29902-9804		BK/PG: 0111/0193 INS: GW	EXEMPT:
		SALEPRICE: 00000000	ASSESSED 600
		2000 TAX DUE:	

0414

ASSESSMENT ROLL FOR YEAR 2000

ACCT: R200 018 000 0257 0000 DIST: 0200 PCA: 6012-64 AREA: D036 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 42500  
 KEY: 01944631 MAP: 1999 TDS: LDC: EXCD: HSTD# BLDG: 49400  
 OWNER: DENNIS JOHN P LEGAL: PLAT IN DB1045P250 ACRE: 000000.37 LOT: 000.0 IMPR:  
 % 100 DENNIS GRACE F BLDS: 001 TSGFT: 003900 USE:  
 70 LOST ISLAND ROAD SALE-DTE: 19980518 QUAL MARKET: 91900  
 BEAUFORT SC 29902- BK/PG: 1045/0247 INS: GW EXEMPT:  
 SALEPRICE: 00000010 ASSESSED 5514  
 2000 TAX DUE:

ACCT: R200 018 000 0266 0000 DIST: 0200 PCA: 6002-91 AREA: D050 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 8400  
 KEY: 05321886 MAP: 1999J TDS: LDC: EXCD: HSTD# BLDG:  
 OWNER: MARSHALL BEVERLY LEGAL: POR LOT 10 SEC 16 1S1W ACRE: 000000.56 LOT: 000.0 IMPR:  
 % 100 PO BOX 851 PB46 P1 BLDS: 000 TSGFT: 000000 USE:  
 7/99-0.44 AC ADDED 18/304 SALE-DTE: 19930316 QUAL MARKET: 8400  
 ST HELENA ISLAND SC 29920- BK/PG: 0621/1573 INS: GW EXEMPT:  
 SALEPRICE: 00000010 ASSESSED 504  
 2000 TAX DUE:

ACCT: R200 018 000 0268 0000 DIST: 0200 PCA: 6002-83 AREA: D036 CITY: NR ADJ: 00 ACTIV: 20000222 MRTG: 0000 LAND: 75700  
 KEY: 06038593 MAP: RB95 TDS: LDC: EXCD: HSTD# BLDG:  
 OWNER: ST JOHN'S LUTHERAN CHURCH LEGAL: PARCEL C PB49 P19 ACRE: 000006.75 LOT: 000.0 IMPR:  
 % 100 PO BOX 9 SUBJ TO ROLL BACK TAX LIEN BLDS: 000 TSGFT: 000000 USE: 330  
 TOT AC INCL 4.97 MARSHLAND SALE-DTE: 19991011 QUAL MARKET: 330  
 PORT ROYAL SC 29935- BK/PG: 1226/0414 INS: GW EXEMPT:  
 SALEPRICE: 00447226 ASSESSED 20  
 2000 TAX DUE:

ACCT: R200 018 000 0273 0000 DIST: 0200 PCA: 6012-91 AREA: D050 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 16800  
 KEY: 06577135 MAP: 1996B TDS: LDC: EXCD: HSTD# BLDG: 136600  
 OWNER: HINKLE HARRY MARY B LEGAL: POR LOT 16 EUSTIS PLANT ACRE: 000001.40 LOT: 000.0 IMPR:  
 % 0 51 MARSH DRIVE PLAT IN DB805 P45 BLDS: 002 TSGFT: 010100 USE:  
 BEAUFORT SC 29902- SALE-DTE: 19971222 QUAL MARKET: 153400  
 BK/PG: 1000/2598 INS: GW EXEMPT:  
 SALEPRICE: 00065000 ASSESSED 9204  
 2000 TAX DUE:

ACCT: R200 018 000 028A 0000 DIST: 0200 PCA: 6002-29 AREA: D036 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 50000  
 KEY: 00271850 MAP: TDS: LDC: EXCD: HSTD# BLDG:  
 OWNER: GREEN WALTER LEGAL: POR LOTS 55 56 ACRE: 000000.00 LOT: 002.0 IMPR:  
 % 100 822 17 COLGATE AVE 57 58 BLDS: 000 TSGFT: 000000 USE:  
 APT 17A SALE-DTE: 19851101 QUAL MARKET: 50000  
 BRONX NY 10473- BK/PG: 0434/1189 INS: GW EXEMPT:  
 SALEPRICE: 00000000 ASSESSED 3000  
 2000 TAX DUE:

ACCT: R200 018 000 028B 0000 DIST: 0200 PCA: 4112-11 AREA: D036 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 4200  
 KEY: 00894312 MAP: TDS: LDC: EXCD: 301 HSTD# BLDG: 66700  
 OWNER: GREEN MARIE W LEGAL: POR LTS 55 56 SEC 16 1S1W ACRE: 000000.30 LOT: 000.0 IMPR:  
 % 100 HC 5 BOX 308 #BKLB59 BLDS: 001 TSGFT: 001972 USE:  
 BEAUFORT SC 29902- SALE-DTE: 19900912 QUAL MARKET: 70900  
 BK/PG: 0190/0462 INS: WB EXEMPT: 20000-  
 SALEPRICE: 00000000 ASSESSED 2036  
 2000 TAX DUE:

0415

ASSESSMENT ROLL FOR YEAR 2000

ACCT: R200 018 000 028C 0000 KEY: 02843445 MAP: 1989A TDS: OWNER: MIKELL OSWALD LIGHTSEY %: 100 MARIANNE A 242 LADYS ISLAND DR BEAUFORT SC 29902-	DIST: 0200 PCA: 6012-9B AREA: D036 CITY: NR ADJ: 00 LOC: LEGAL: POR LOTS 56 57 SEC 16 1S1W PLAT IN DB50B P999	ACTIV: 19991102 MRTG: 0000 EXCD: HSTD#: ACRE: 000001.07 LOT: 000.0 BLDS: 001 TSGFT: 002220 SALE-DTE: 19881201 GUAL BK/PG: 0518/1397 INS: GW SALEPRICE: 00000000	LAND: 13600 BLDG: 88500 IMPR: 3950 USE: MARKET: 106050 EXEMPT: ASSESSED 6363 2000 TAX DUE:
ACCT: R200 018 000 0296 0000 KEY: 07129002 MAP: 1997B TDS: OWNER: BLAKE EDDIE VIRGINIA %: 100 EUGENE NATHANIEL BLAKE 36 RUE DU BOIS ROAD BEAUFORT SC 29902-	DIST: 0200 PCA: 6102-11 AREA: D050 CITY: NR ADJ: 00 LOC: LEGAL: POR LOT 10 SEC 16 1S1W PB58 P50	ACTIV: 19991102 MRTG: 0000 EXCD: HSTD#: ACRE: 000000.56 LOT: 000.0 BLDS: 000 TSGFT: 000000 SALE-DTE: 00000000 GUAL BK/PG: 0000/0000 INS: SALEPRICE: 00000000	LAND: 9000 BLDG: IMPR: USE: MARKET: 9000 EXEMPT: ASSESSED 540 2000 TAX DUE:
ACCT: R200 018 000 0297 0000 KEY: 07129993 MAP: 1997B TDS: OWNER: MCAS BEAUFORT FEDERAL %: 100 CREDIT UNION PO DRAWER 1227 BEAUFORT SC 29901-	DIST: 0200 PCA: 6002-29 AREA: D036 CITY: NR ADJ: 00 LOC: LEGAL: S 1/2 LOTT 22 SEC 16 1S1W PLAT IN DB904 P2055	ACTIV: 19991102 MRTG: 0000 EXCD: HSTD#: ACRE: 000001.95 LOT: 000.0 BLDS: 000 TSGFT: 000000 SALE-DTE: 19961127 GUAL BK/PG: 0904/2053 INS: GW SALEPRICE: 00000010	LAND: 82900 BLDG: IMPR: USE: MARKET: 82900 EXEMPT: ASSESSED 4974 2000 TAX DUE:
ACCT: R200 018 000 0299 0000 KEY: 07412283 MAP: CA99K TDS: OWNER: WYLES BRUCE K HOLLE L %: 100 JTROS 134 LADY'S ISLAND DR SUITE D BEAUFORT SC 29902-	DIST: 0200 PCA: 6002-63 AREA: D068 CITY: NR ADJ: 00 LOC: LEGAL: MASTER WOODLAND PARK ANNEX HPR PB62 P94	ACTIV: 19991102 MRTG: 0000 EXCD: 036 HSTD#: ACRE: 000000.73 LOT: 000.0 BLDS: 000 TSGFT: 000000 SALE-DTE: 19971014 GUAL BK/PG: 0985/1354 INS: MD SALEPRICE: 00000000	LAND: 500 BLDG: IMPR: USE: MARKET: 500 EXEMPT: 500- ASSESSED 2000 TAX DUE:
ACCT: R200 018 000 0304 0000 KEY: 08533189 MAP: 1999D TDS: OWNER: BEAUFORT COUNTY SCHOOL DIST %: 100 PO BOX 309 BEAUFORT SC 29901-	DIST: 0200 PCA: 6002-45 AREA: D036 CITY: NR ADJ: 00 LOC: LEGAL: RUE DU BOISE RD R/W POR LT 11 SEC 16 1S1W PB67 P25 7/99 0.44 AC DEDUCTED 18/266 7/99 0.16 AC DEDUCTED 18/13 8/99 0.20 AC DEDUCTED 18/34A- 299-0.24 AC DEDUCTED 18/34C	ACTIV: 19991102 MRTG: 0000 EXCD: 026 HSTD#: ACRE: 000001.16 LOT: 000.0 BLDS: 000 TSGFT: 000000 SALE-DTE: 19981222 GUAL BK/PG: 1119/1745 INS: GW SALEPRICE: 00000010	LAND: 580 BLDG: IMPR: USE: MARKET: 580 EXEMPT: 580- ASSESSED 2000 TAX DUE:
ACCT: R200 018 000 033A 0000 KEY: 00271878 MAP: 1994 TDS: OWNER: ST JOHN'S LUTHERAN CHURCH %: 100 PO BOX 9 PORT ROYAL SC 29935-	DIST: 0200 PCA: 6002-83 AREA: D050 CITY: NR ADJ: 00 LOC: LEGAL: SUBJ TO ROLL BACK TAX LIEN POR LOT 28 SEC 16 1S1W PB46 P11-TIMBERLAND	ACTIV: 20000222 MRTG: 0000 EXCD: HSTD#: ACRE: 000004.93 LOT: 000.0 BLDS: 000 TSGFT: 000000 SALE-DTE: 19991011 GUAL BK/PG: 1226/0418 INS: GW SALEPRICE: 01225273	LAND: 29600 BLDG: IMPR: USE: 750 MARKET: 750 EXEMPT: ASSESSED 45 2000 TAX DUE:

ASSESSMENT ROLL FOR YEAR 2000

ACCT: R200 018 000 034A 0000 DIST: 0200 PCA: 6002-29 AREA: D036 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 10400  
 KEY: 00271887 MAP: 1999K TDS: LOC: EXCD: HSTD# BLDG:  
 OWNER: WYLES BRUCE K HOLLE L LEGAL: POR N 1/2 LOT 22 SEC 16 ACRE: 000000.74 LDT: 000.0 IMPR:  
 %: 100 JTROS 1S1W T ACCOUNT 1987 BLDS: 000 TSGFT: 000000 USE:  
 134 LADY'S ISLAND DRIVE SALE-DTE: 19861201 GUAL MARKET: 10400  
 SUITE D BK/PG: 0466/1544 INS: GW EXEMPT:  
 BEAUFORT SC 29902- SALEPRICE: 00100450 ASSESSED 624  
 2000 TAX-DUE:

ACCT: R200 018 000 034B 0000 DIST: 0200 PCA: 6002-29 AREA: D036 CITY: NR ADJ: 00 ACTIV: 20000217 MRTG: 0000 LAND: 14000  
 KEY: 01768590 MAP: 1984 TDS: LOC: EXCD: HSTD# BLDG:  
 OWNER: FORTUNA INVESTMENT GROUP LEGAL: POR N 1/2 LOT 22 SEC 16 ACRE: 000001.00 LDT: 000.0 IMPR:  
 %: 100 PD BOX 120 1S1W T ACCOUNT 1987 BLDS: 000 TSGFT: 000000 USE:  
 JR#46978 9/83 SALE-DTE: 19861201 GUAL MARKET: 14000  
 BK/PG: 0466/0966 INS: GW EXEMPT:  
 PORT ROYAL SC 29935- 120 SALEPRICE: 00000000 ASSESSED 840  
 2000 TAX-DUE:

ACCT: R200 018 000 034C 0000 DIST: 0200 PCA: 6002-63 AREA: D068 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 500  
 KEY: 01510715 MAP: CA99K TDS: LOC: EXCD: 036 HSTD# BLDG:  
 OWNER: WYLES BRUCE K HOLLE L LEGAL: MASTER ACRE: 000001.15 LDT: 000.0 IMPR:  
 %: 100 JTROS WOODLAND PARK HPR INC BLDS: 000 TSGFT: 000000 USE:  
 134 LADY'S ISLAND DRIVE PB35 P231 SALE-DTE: 19880801 GUAL MARKET: 500  
 SUITE D 8/99 O.24 AC ADDED 18/304 BK/PG: 0507/2059 INS: MD EXEMPT: 500  
 BEAUFORT SC 29902- SALEPRICE: 00000000 ASSESSED  
 2000 TAX-DUE:

ACCT: R200 018 000 035A 0000 DIST: 0200 PCA: 6112-11 AREA: D036 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 3200  
 KEY: 00271896 MAP: TDS: LOC: EXCD: HSTD# BLDG: 3200  
 OWNER: WHITE JOE L LEGAL: ACRE: 000000.25 LDT: 000.0 IMPR:  
 %: 100 19-A SHORTS LANDING ROAD BLDS: 001 TSGFT: 000430 USE:  
 SALE-DTE: 19950323 GUAL MARKET: 6400  
 BK/PG: 0770/1893 INS: GW EXEMPT:  
 LADY ISLAND SC 29902- SALEPRICE: 00000001 ASSESSED 384  
 2000 TAX-DUE:

ACCT: R200 018 000 035B 0000 DIST: 0200 PCA: 4202-83 AREA: D036 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 63800  
 KEY: 00271903 MAP: TDS: LOC: EXCD: HSTD# BLDG:  
 OWNER: FIRST CAROLINA CORP OF SC LEGAL: SUBJ TO ROLL BACK TAX LIEN ACRE: 000001.50 LDT: 000.0 IMPR:  
 %: 100 PD BOX 1087 POR LDT 12 SEC 18 1S1W/HWY 802 BLDS: 000 TSGFT: 000000 USE: 240  
 PLAT IN DB477 P242 / TIMBER SALE-DTE: 19870501 GUAL MARKET: 240  
 BK/PG: 0477/0241 INS: GW EXEMPT:  
 BEAUFORT SC 29901-1087 SALEPRICE: 00056000 ASSESSED 10  
 2000 TAX-DUE:

ACCT: R200 018 000 035C 0000 DIST: 0200 PCA: 6112-11 AREA: D036 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 5600  
 KEY: 00271912 MAP: TDS: LOC: EXCD: HSTD# BLDG: 12200  
 OWNER: SCOTT ABRAHAM FLORINE LEGAL: ACRE: 000000.40 LDT: 000.0 IMPR:  
 %: 100 JOSEPHINE BLDS: 001 TSGFT: 000498 USE:  
 HC 5 BOX 301 SALE-DTE: 19800101 GUAL MARKET: 17800  
 BK/PG: 0110/0098 INS: GW EXEMPT:  
 BEAUFORT SC 29902-9804 SALEPRICE: 00000000 ASSESSED 1068  
 2000 TAX-DUE:

0417



ASSESSMENT ROLL FOR YEAR 2000

ACCT: R200 018 000 035D 0000 DIST: 0200 PCA: 6002-29 AREA: D036 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 75600  
KEY: 00271921 MAP: TDS LDC: EXCD: HSTD#: BLDG:  
OWNER: ROBINSON FRANK LEONA LEGAL: ACRE: 000002.52 LOT: 000.0 IMPR:  
%: 100 NATHANIEL BLDS: 000 TSGFT: 000000 USE:  
PO BOX 1573 SALE-DTE: 00000000-GUAL MARKET: 75600  
BEAUFORT SC 29901-1573 BK/PG: 0000/0000 INS: EXEMPT:  
SALEPRICE: 00000000 ASSESSED 4536  
2000 TAX DUE:

ACCT: R200 018 000 035E 0000 DIST: 0200 PCA: 6102-11 AREA: D036 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 5600  
KEY: 02917669 MAP: 1990 TDS: LDC: EXCD: HSTD#: BLDG:  
OWNER: MURPHY ELECIA MARIE LEGAL: POR LOT 12 SEC 16 1S1W ACRE: 000000.50 LOT: 000.0 IMPR:  
%: 100 JONATHAN EDWARD PLAT IN DB534 P238 BLDS: 000 TSGFT: 000000 USE:  
% WANDA M. MURPHY SALE-DTE: 19890701-GUAL MARKET: 5600  
305 PINCUS AVE BK/PG: 0534/0236 INS: EXEMPT:  
NORTHFIELD NJ 8225- SALEPRICE: 00000000 ASSESSED 336  
2000 TAX DUE:

ACCT: R200 018 000 035F 0000 DIST: 0200 PCA: 6102-11 AREA: D036 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 4600  
KEY: 02917632 MAP: 1990 TDS: LDC: EXCD: HSTD#: BLDG:  
OWNER: HENRY AYISHA ROSE LEGAL: POR LOT 12 SEC 16 1S1W ACRE: 000000.41 LOT: 000.0 IMPR:  
%: 100 363 EAST 163RD ST PLAT IN DB534 P238 BLDS: 000 TSGFT: 000000 USE:  
#4E SALE-DTE: 19890701-GUAL MARKET: 4600  
BRONX NY 10451-3288 BK/PG: 0535/2306 INS: GW EXEMPT:  
SALEPRICE: 00000000 ASSESSED 276  
2000 TAX DUE:

ACCT: R200 018 000 036A 0000 DIST: 0200 PCA: 6002-29 AREA: D036 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 39000  
KEY: 00271949 MAP: TDS LDC: EXCD: HSTD#: BLDG:  
OWNER: ANDERSON FLEMING M MARION S LEGAL: POR LOT 5 SEC 16 1S1W ACRE: 000003.90 LOT: 000.0 IMPR:  
%: 100 TRUSTEES BLDS: 000 TSGFT: 000000 USE:  
(ANDERSON FAMILY TRUST) SALE-DTE: 19940427-GUAL MARKET: 39000  
PO BOX 182 BK/PG: 0742/1455 INS: TD EXEMPT:  
PORT ROYAL SC 29935- SALEPRICE: 00000000 ASSESSED 2340  
2000 TAX DUE:

ACCT: R200 018 000 036B 0000 DIST: 0200 PCA: 6002-29 AREA: D036 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 117000  
KEY: 00271958 MAP: 1996B TDS: LDC: EXCD: HSTD#: BLDG:  
OWNER: NORTH FLINT L LEGAL: POR LOT 5 SEC 16 1S1W ACRE: 000003.90 LOT: 000.0 IMPR:  
%: 0 327 JEFFERSON ST REVISED PLAT PB53 P131 BLDS: 000 TSGFT: 000000 USE:  
SALE-DTE: 19950804-GUAL MARKET: 117000  
SAVANNAH GA 31401- BK/PG: 0794/2477 INS: GW EXEMPT:  
SALEPRICE: 00040000 ASSESSED 7020  
2000 TAX DUE:

ACCT: R200 018 000 036C 0000 DIST: 0200 PCA: 6012-60 AREA: D036 CITY: NR ADJ: 00 ACTIV: 20000217 MRTG: 0000 LAND: 49300  
KEY: 00846375 MAP: 1982 TDS: LDC: EXCD: HSTD#: BLDG: 221400  
OWNER: GIBSON ENTERPRISES LP LEGAL: POR LOT 4 SEC 16 1S1W ACRE: 000001.16 LOT: 000.0 IMPR: 5160  
%: 100 OF SOUTH CAROLINA PLAT AT TO DEED BLDS: 001 TSGFT: 004992 USE:  
PO BOX 789 SALE-DTE: 19990617-GUAL MARKET: 275860  
BEAUFORT SC 29901- BK/PG: 1193/0498 INS: GW EXEMPT:  
SALEPRICE: 00000001 ASSESSED 16552  
2000 TAX DUE:

0418

ASSESSMENT ROLL FOR YEAR 2000

ACCT: R200 018 000 038D 0000 DIST: 0200 PCA: 6002-29 AREA: D036 CITY: NR ADJ: 00 ACTIV: 20000217 MRTG: 0000 LAND: 21300  
 KEY: 00001054 MAP: 1987 TDS: LOC: EXCD: HSTD# BLDG:  
 OWNER: DUPRIEST EARL R II LEGAL: POR LOT 5 SEC 15 1S1W ACRE: 000001.00 LOT: 000.0 IMPR:  
 % 100 151 SEA ISLAND PKWY BLDS: 000 TSGFT: 000000 USE:  
 SALE-DTE: 19991118 GUAL MARKET: 21300  
 BK/PG: 1235/0740 INS: GC EXEMPT:  
 SALEPRICE: 00000001 ASSESSED 1278  
 2000-TAX-DUE:

BEAUFORT SC 29902-

ACCT: R200 018 000 054A 0000 DIST: 0200 PCA: 6012-59 AREA: D036 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 77500  
 KEY: 00272010 MAP: 1998 TDS: LOC: EXCD: HSTD# BLDG:  
 OWNER: MELETIS PETER T LEGAL: POR EUSTIS PLANT PB46 P126 ACRE: 000001.52 LOT: 000.0 IMPR: 3870  
 % 100 1007 BRIARCLIFFE ROAD PB60 P76 BLDS: 000 TSGFT: 000000 USE:  
 SALE-DTE: 19970417 GUAL MARKET: 81370  
 BK/PG: 0936/2362 INS: GW EXEMPT:  
 SALEPRICE: 00195000 ASSESSED 4882  
 2000-TAX-DUE:

MOORESVILLE NC 28115-

ACCT: R200 018 000 054D 0000 DIST: 0200 PCA: 6202-83 AREA: D036 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 92300  
 KEY: 00272047 MAP: TDS: LOC: EXCD: HSTD# BLDG:  
 OWNER: GLEASON PLACE LP LEGAL: ACRE: 000001.81 LOT: 000.0 IMPR:  
 % 100 PO BOX 1256 BLDS: 000 TSGFT: 000000 USE: 390  
 SALE-DTE: 19960910 GUAL MARKET: 390  
 BK/PG: 0857/1651 INS: GW EXEMPT:  
 SALEPRICE: 00100000 ASSESSED 23  
 2000-TAX-DUE:

BEAUFORT SC 29902-

ACCT: R200 018 000 054E 0000 DIST: 0200 PCA: 6002-29 AREA: D036 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 42500  
 KEY: 00272056 MAP: 1988B TDS: LOC: EXCD: 026 HSTD# BLDG:  
 OWNER: COUNTY COUNCIL OF BEAUFORT LEGAL: ACRE: 000001.00 LOT: 000.0 IMPR:  
 % 100 XXXXXX BLDS: 000 TSGFT: 000000 USE:  
 SALE-DTE: 19770201 GUAL MARKET: 42500  
 BK/PG: 0234/0750 INS: GW EXEMPT: 42500-  
 SALEPRICE: 00009000 ASSESSED  
 2000-TAX-DUE:

BEAUFORT SC 29902-

ACCT: R200 018 000 054F 0000 DIST: 0200 PCA: 6002-29 AREA: D036 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 30000  
 KEY: 00272065 MAP: TDS: LOC: EXCD: 004 HSTD# BLDG:  
 OWNER: BEAUFORT COUNTY OPEN LAND LEGAL: ACRE: 000000.00 LOT: 001.0 IMPR:  
 % 100 TRUST INC BLDS: 000 TSGFT: 000000 USE:  
 PO BOX 75 SALE-DTE: 19800101 GUAL MARKET: 30000  
 BK/PG: 0235/0178 INS: GW EXEMPT: 30000-  
 SALEPRICE: 00000000 ASSESSED  
 2000-TAX-DUE:

BEAUFORT SC 29901- 75

ACCT: R200 018 000 054G 0000 DIST: 0200 PCA: 6012-54 AREA: D036 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 42500  
 KEY: 00272074 MAP: TDS: LOC: EXCD: HSTD# BLDG: 36100  
 OWNER: SUPAN VRANUCH LEGAL: POR ROBT BLACKS ACRE: 000001.00 LOT: 000.0 IMPR: 2040  
 % 100 154 SPANISH POINTE DRIVE PROP EUSTIS PL BLDS: 001 TSGFT: 001250 USE:  
 SALE-DTE: 19980113 GUAL MARKET: 80640  
 BK/PG: 1005/2508 INS: GW EXEMPT:  
 SALEPRICE: 00000000 ASSESSED 4838  
 2000-TAX-DUE:

BEAUFORT SC 29902-

0419

SEL: LITIFF BEAUFORT COUNTY SOUTH CAROLINA

ASSESSMENT ROLL FOR YEAR 2000

ACCT: R200 018 000 054H 0000 DIST: 0200 PCA: 6002-29 AREA: D036 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 55200  
 KEY: 02178921 MAP: 1984 TDS: LOC: EXCD: 026 HSTD#: BLDG:  
 OWNER: BEAUFORT COUNTY LEGAL: PAR BA PB 31 P 133 ACRE: 000005.52 LOT: 000.0 IMPR:  
 %: 100 XXXXXX BLDS: 000 TSQFT: 000000 USE:  
 SALE-DTE: 19830901-QUAL MARKET: 55200  
 BK/PG: 0377/1000 INS: GW EXEMPT: 35200-  
 SALEPRICE: 00000000 ASSESSED  
 2000 TAX DUE:

BEAUFORT SC 29902-

ACCT: R200 018 000 059A 0000 DIST: 0200 PCA: 6002-29 AREA: D036 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 22500  
 KEY: 00272083 MAP: TDS: LOC: EXCD: 026 HSTD#: BLDG:  
 OWNER: BEAUFORT COUNTY LEGAL: RE: COUNTY COUNCIL MINUTES ACRE: 000001.50 LOT: 000.0 IMPR:  
 %: 100 XXXX 08/22/83 BLDS: 000 TSQFT: 000000 USE:  
 SALE-DTE: 19830801-QUAL MARKET: 22500  
 BK/PG: 0000/0000 INS: EXEMPT: 22500-  
 SALEPRICE: 00009800 ASSESSED  
 2000 TAX DUE:

BEAUFORT SC 29902-

ACCT: R200 018 000 060B 0000 DIST: 0200 PCA: 6012-69 AREA: D036 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 87200  
 KEY: 03333440 MAP: 1990 TDS: LOC: EXCD: HSTD#: BLDG:  
 OWNER: KUZZENS INC LEGAL: PAR A PB35 P16 ACRE: 000008.72 LOT: 000.0 IMPR: 451760  
 %: 100 PD BDX 3098 BLDS: 000 TSQFT: 000000 USE:  
 SALE-DTE: 19890401-QUAL MARKET: 538960  
 BK/PG: 0527/0133 INS: MT EXEMPT:  
 SALEPRICE: 00074100 ASSESSED 32338  
 2000 TAX DUE:

IMMOKALEE FL 34143-

ACCT: R200 018 000 214A 0000 DIST: 0200 PCA: 6002-29 AREA: D036 CITY: NR ADJ: 00 ACTIV: 20000217 MRTG: 0000 LAND: 5500  
 KEY: 01234621 MAP: 1983 TDS: LOC: EXCD: HSTD#: BLDG:  
 OWNER: ANDERSON ROMEATER LEGAL: PLAT ATT TO DEED ACRE: 000000.50 LOT: 000.0 IMPR:  
 %: 100 PD BDX 2590 BLDS: 000 TSQFT: 000000 USE:  
 SALE-DTE: 19990204-QUAL MARKET: 5500  
 BK/PG: 1133/2565 INS: GW EXEMPT:  
 SALEPRICE: 00000010 ASSESSED 330  
 2000 TAX DUE:

BEAUFORT SC 29902-

ACCT: R200 018 000 214B 0000 DIST: 0200 PCA: 6002-29 AREA: D036 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 13600  
 KEY: 01606729 MAP: 1983 TDS: LOC: EXCD: HSTD#: BLDG:  
 OWNER: SINGLETON INEZ LEGAL: POR LOT 42 SEC 16 1S1W ACRE: 000000.32 LOT: 000.0 IMPR:  
 %: 100 213 LADY'S ISLAND DRIVE #BKN1066 BLDS: 000 TSQFT: 000000 USE:  
 SALE-DTE: 19821101-QUAL MARKET: 13600  
 BK/PG: 0356/1843 INS: GW EXEMPT:  
 SALEPRICE: 00000500 ASSESSED 816  
 2000 TAX DUE:

BEAUFORT SC 29902-

ACCT: R200 018 000 217A 0000 DIST: 0200 PCA: 6002-29 AREA: D050 CITY: NR ADJ: 00 ACTIV: 20000217 MRTG: 0000 LAND: 17200  
 KEY: 02416834 MAP: 1985 TDS: LOC: EXCD: HSTD#: BLDG:  
 OWNER: FENDER SHERWOOD N LEGAL: POR LOT 21 SEC 16 1S1W ACRE: 000002.00 LOT: 000.0 IMPR:  
 %: 100 PD BDX 1101 PLAT ATT TO DEED BLDS: 000 TSQFT: 000000 USE:  
 SALE-DTE: 20000120-QUAL MARKET: 17200  
 BK/PG: 1253/2600 INS: GW EXEMPT:  
 SALEPRICE: 00000010 ASSESSED 1032  
 2000 TAX DUE:

BEAUFORT SC 29901-

0420



BEAUFORT COUNTY SOUTH CAROLINA

ASSESSMENT ROLL FOR YEAR 2000

ACCT: R200 018 00A 0011 0000 DIST: 0200 PCA: 6102-11 AREA: D034 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 10000  
 KEY: 00269444 MAP: TDS LDC: EXCD: HSTD#: BLDG:  
 OWNER: MANN ETTA N LEGAL: LOT 11 TUCKER TRASK S/D ACRE: 000000.00 LOT: 001.0 IMPR:  
 %: 100 157 MERIDIAN ROAD BLDS: 000 TSQFT: 000000 USE:  
 SALE-DTE: 19800101-QUAL MARKET: 10000  
 BK/PG: 0176/1740 INS: GW EXEMPT:  
 BEAUFORT SC 29902- SALEPRICE: 00000000 ASSESSED 600  
 2000 TAX DUE:

ACCT: R200 018 00A 0012 0000 DIST: 0200 PCA: 6102-11 AREA: D034 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 14000  
 KEY: 00269453 MAP: TDS LDC: EXCD: HSTD#: BLDG:  
 OWNER: MANN ETTA N LEGAL: LOTS 12 13 TUCKER TRASK S/D ACRE: 000000.00 LOT: 002.0 IMPR:  
 %: 100 157 MERIDIAN ROAD BLDS: 000 TSQFT: 000000 USE:  
 SALE-DTE: 19800101-QUAL MARKET: 14000  
 BK/PG: 0222/1639 INS: GW EXEMPT:  
 BEAUFORT SC 29902- SALEPRICE: 00000000 ASSESSED 840  
 2000 TAX DUE:

ACCT: R200 018 00A 0019 0000 DIST: 0200 PCA: 4112-11 AREA: D034 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 1055 LAND: 10000  
 KEY: 00269462 MAP: TDS LDC: LI 0004 TUCKER AVENUE EXCD: 301 HSTD#: BLDG: 64200  
 OWNER: GIBSON KENNETH L SUZANNE M LEGAL: LOT 19 TUCKER ACRE: 000000.00 LOT: 001.0 IMPR: 8320  
 %: 100 JTROS TRASK S/D BLDS: 001 TSQFT: 001745 USE:  
 RTE 5 BOX 316 7-31-75 SALE-DTE: 19900201-QUAL MARKET: 82520  
 BK/PG: 0546/2519 INS: GW EXEMPT:  
 BEAUFORT SC 29902- SALEPRICE: 00000000 ASSESSED 3301  
 2000 TAX DUE:

ACCT: R200 018 00A 0027 0000 DIST: 0200 PCA: 4112-11 AREA: D034 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 10000  
 KEY: 00269471 MAP: TDS LDC: EXCD: 301 HSTD#: BLDG: 53000  
 OWNER: DOWNEY BARBARA A LEGAL: ACRE: 000000.00 LOT: 001.0 IMPR:  
 %: 100 17 TUCKER AVE BLDS: 001 TSQFT: 001066 USE:  
 LADYS ISLAND SALE-DTE: 19870801-QUAL MARKET: 63000  
 BK/PG: 0483/1258 INS: GW EXEMPT:  
 BEAUFORT SC 29902- SALEPRICE: 00007000 ASSESSED 2520  
 2000 TAX DUE:

ACCT: R200 018 00A 0029 0000 DIST: 0200 PCA: 4112-11 AREA: D034 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 14000  
 KEY: 00269480 MAP: 1998 TDS LDC: EXCD: 301 HSTD#: BLDG: 93300  
 OWNER: GARDNER ROLAND J LEGAL: TUCKER TRASK ACRE: 000000.82 LOT: 000.0 IMPR:  
 %: 100 CONSTANCE S LOTS 29 30 PAR C BLDS: 001 TSQFT: 002208 USE:  
 1 COLE DRIVE 3/98 KEY#2071723 RESTORED BY OWNER'S REQUEST 3-18-98 SALE-DTE: 19800101-QUAL MARKET: 107300  
 BEAUFORT SC 29902- BK/PG: 0243/1290 INS: GW EXEMPT:  
 SALEPRICE: 00000000 ASSESSED 4292  
 2000 TAX DUE:

ACCT: R200 018 00A 0057 0000 DIST: 0200 PCA: 4112-11 AREA: D034 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 1055 LAND: 20500  
 KEY: 00269505 MAP: 1995 TDS LDC: EXCD: 301 HSTD#: BLDG: 135300  
 OWNER: COLE GENEVA D LEGAL: LOTS 57 58 59 TUCKER TRASK ACRE: 000001.71 LOT: 000.0 IMPR: 15480  
 %: 100 9 COLE DRIVE S/D POR LOT 40 SEC 16 151W BLDS: 001 TSQFT: 003248 USE:  
 SPLIT 1/95 0.39 AC 18A/224 SALE-DTE: 19940315-QUAL MARKET: 171280  
 BEAUFORT SC 29902- BK/PG: 0691/0834 INS: DD EXEMPT:  
 SALEPRICE: 00000000 ASSESSED 6851  
 2000 TAX DUE:

0422

BEAUFORT COUNTY SOUTH CAROLINA

ASSESSMENT ROLL FOR YEAR 2000

ACCT: R200 018 00A 0061 0000	DIST: 0200 PCA: 6112-11 AREA: D034 CITY: NR ADJ: 00	ACTIV: 19991102 MRTG: 0000	LAND: 10000
KEY: 00269514 MAP: TDS	LDC:	EXCD: HSTD#:	BLDG: 44600
OWNER: FRANCIS JONATHAN N JR	LEGAL: LOT 61	ACRE: 000000.00 LOT: 001.0	IMPR:
%: 100 PO BOX 1262	TUCKER TRASK SD	BLDS: 001 TSQFT: 001344	USE:
HILTON HEAD ISL SC 29928-		SALE-DTE: 19770501 GUAL	MARKET: 54600
		BK/PG: 0245/1237 INS: GW	EXEMPT:
		SALEPRICE: 00006500	ASSESSED 3276
			2000 TAX DUE:
ACCT: R200 018 00A 0062 0000	DIST: 0200 PCA: 4112-11 AREA: D034 CITY: NR ADJ: 00	ACTIV: 19991102 MRTG: 0000	LAND: 14000
KEY: 00269523 MAP: TDS	LDC:	EXCD: 301 HSTD#:	BLDG: 135800
OWNER: DORE BEVERLY S	LEGAL: LOTS 62 63	ACRE: 000000.00 LOT: 002.0	IMPR:
%: 100 PO BOX 1425	TUCKER TRASK SD	BLDS: 001 TSQFT: 002753	USE:
BEAUFORT SC 29901-1425		SALE-DTE: 19890301 GUAL	MARKET: 149800
		BK/PG: 0525/1058 INS: GW	EXEMPT:
		SALEPRICE: 00000000	ASSESSED 5992
			2000 TAX DUE:
ACCT: R200 018 00A 0148 0000	DIST: 0200 PCA: 6002-29 AREA: D036 CITY: NR ADJ: 00	ACTIV: 20000217 MRTG: 0000	LAND: 60000
KEY: 00270227 MAP: TDS	LDC:	EXCD: HSTD#:	BLDG:
OWNER: BLALOCK TIMOTHY P	LEGAL: LOT 46	ACRE: 000000.00 LOT: 001.0	IMPR:
%: 100 7 CHICKADEE LANE	OAKLAND	BLDS: 000 TSQFT: 000000	USE:
BEAUFORT SC 29902-		SALE-DTE: 19990921 GUAL	MARKET: 60000
		BK/PG: 1219/1989 INS: GW	EXEMPT:
		SALEPRICE: 00078000	ASSESSED 3600
			2000 TAX DUE:
ACCT: R200 018 00A 0150 0000	DIST: 0200 PCA: 6002-29 AREA: D036 CITY: NR ADJ: 00	ACTIV: 19991102 MRTG: 0000	LAND: 60000
KEY: 00270245 MAP: 1999J TDS	LDC:	EXCD: HSTD#:	BLDG:
OWNER: RUSHTON SUSAN ELISE	LEGAL: LOT 48 OAKLAND	ACRE: 000000.00 LOT: 001.0	IMPR:
%: 100 2700 FORT SCOTT DRIVE		BLDS: 000 TSQFT: 000000	USE:
ARLINGTON VA 22202-2305		SALE-DTE: 19790201 GUAL	MARKET: 60000
		BK/PG: 0326/0667 INS: GW	EXEMPT:
		SALEPRICE: 00000000	ASSESSED 3600
			2000 TAX DUE:
ACCT: R200 018 00A 0152 0000	DIST: 0200 PCA: 6002-29 AREA: D036 CITY: NR ADJ: 00	ACTIV: 19991102 MRTG: 0000	LAND: 60000
KEY: 00270263 MAP: 1999J TDS	LDC:	EXCD: HSTD#:	BLDG:
OWNER: RUSHTON SUSAN ELISE	LEGAL: LOT 50 OAKLAND S/D	ACRE: 000000.00 LOT: 001.0	IMPR:
%: 100 2700 FORT SCOTT DRIVE		BLDS: 000 TSQFT: 000000	USE:
ARLINGTON VA 22202-2305		SALE-DTE: 19790201 GUAL	MARKET: 60000
		BK/PG: 0326/0667 INS: GW	EXEMPT:
		SALEPRICE: 00000000	ASSESSED 3600
			2000 TAX DUE:
ACCT: R200 018 00A 0162 0000	DIST: 0200 PCA: 6102-11 AREA: D036 CITY: NR ADJ: 00	ACTIV: 20000315 MRTG: 0000	LAND: 14000
KEY: 00270361 MAP: 2000 TDS	LDC:	EXCD: HSTD#:	BLDG:
OWNER: MEI LLC	LEGAL: LOT 60 SEC 2	ACRE: 000000.88 LOT: 000.0	IMPR:
%: 100 PO BOX 1364	DAKLAND S/D	BLDS: 000 TSQFT: 000000	USE:
BEAUFORT SC 29901-1364	3/00 0.02 AC TO 18A/248-PB71	SALE-DTE: 19990419 GUAL	MARKET: 14000
	P9	BK/PG: 1166/2531 INS: GW	EXEMPT:
		SALEPRICE: 00160000	ASSESSED 840
			2000 TAX DUE:

0423

ASSESSMENT ROLL FOR YEAR 2000

ACCT: R200 018 00A 0192 0000 KEY: 00270655 MAP: 1998A TDS: OWNER: FARRIOR DAVID P % 100 DAUBERT BARBARA J 1. HERMITAGE POINTE BEAUFORT SC 29902-	DIST: 0200 PCA: 6012-66 AREA: D036 CITY: NR ADJ: 00 LOC: LEGAL: LOT 92 SEC 2 OAKLAND	ACTIV: 19991102 MRTG: 0000 EXCD: HSTD#: ACRE: 000000.00 LOT: 001.0 BLDS: 001 TSQFT: 002400 SALE-DTE: 19880301-QUAL BK/PG: 0489/1710 INS: GW SALEPRICE: 00044000	LAND: 42000 BLDG: 31300 IMPR: USE: MARKET: 73300 EXEMPT: ASSESSED 4398 2000 TAX DUE:
ACCT: R200 018 00A 0193 0000 KEY: 00270664 MAP: 1998B TDS: OWNER: MARSHALL JAMES L % 100 PO BOX 3035 CROSSVILLE TN 38557-	DIST: 0200 PCA: 6002-29 AREA: D036 CITY: NR ADJ: 00 LOC: LEGAL: LOT 93 SEC 2 OAKLAND 6/98 C. 04 AC. DEEDED RD. R/W DB980 P1870 S-13-97 (\$500)	ACTIV: 19991102 MRTG: 0000 EXCD: HSTD#: ACRE: 000000.68 LOT: 000.0 BLDS: 000 TSQFT: 000000 SALE-DTE: 19931015-QUAL BK/PG: 0674/1505 INS: GW SALEPRICE: 00000010	LAND: 500 BLDG: IMPR: USE: MARKET: 500 EXEMPT: ASSESSED 30 2000 TAX DUE:
ACCT: R200 018 00A 0196 0000 KEY: 01090358 MAP: 1984 TDS: OWNER: GARDNER ROLAND J % 100 1 COLE DRIVE BEAUFORT SC 29902-	DIST: 0200 PCA: 6102-11 AREA: D034 CITY: NR ADJ: 00 LOC: LEGAL: LOT 28 PB30P5	ACTIV: 19991102 MRTG: 0000 EXCD: HSTD#: ACRE: 000000.00 LOT: 001.0 BLDS: 000 TSQFT: 000000 SALE-DTE: 19830601-QUAL BK/PG: 0372/0397 INS: GW SALEPRICE: 00000000	LAND: 10000 BLDG: IMPR: USE: MARKET: 10000 EXEMPT: ASSESSED 600 2000 TAX DUE:
ACCT: R200 018 00A 0197 0000 KEY: 01516675 MAP: 1983 TDS: OWNER: GREEN WALTER % 100 822 17 COLGATE AVE APT 17A BRONX NY 10473-	DIST: 0200 PCA: 6102-11 AREA: D034 CITY: NR ADJ: 00 LOC: LEGAL: POR OF LOTS 25&40 SEC 16 1S1W PLAT FILE DB351P1018	ACTIV: 19991102 MRTG: 0000 EXCD: HSTD#: ACRE: 000001.68 LOT: 000.0 BLDS: 000 TSQFT: 000000 SALE-DTE: 19820701-QUAL BK/PG: 0351/1016 INS: GW SALEPRICE: 00018000	LAND: 16800 BLDG: IMPR: USE: MARKET: 16800 EXEMPT: ASSESSED 1008 2000 TAX DUE:
ACCT: R200 018 00A 0209 0000 KEY: 01936800 MAP: 1984 TDS: OWNER: GREEN NATHANIEL ANNE C S % 100 2 JAMES GREEN LANE LADYS ISLAND SC 29902-	DIST: 0200 PCA: 6002-91 AREA: D034 CITY: NR ADJ: 00 LOC: LEGAL: PLAT ATT TO DEED	ACTIV: 19991102 MRTG: 0000 EXCD: HSTD#: ACRE: 000001.10 LOT: 000.0 BLDS: 000 TSQFT: 000000 SALE-DTE: 19830501-QUAL BK/PG: 0370/0746 INS: GW SALEPRICE: 00010000	LAND: 14300 BLDG: IMPR: USE: MARKET: 14300 EXEMPT: ASSESSED 858 2000 TAX DUE:
ACCT: R200 018 00A 0211 0000 KEY: 02467823 MAP: 1985 TDS: OWNER: KIRKLAND ERNEST J JR % 100 CATHERINE V 145 MERIDIAN RD BEAUFORT SC 29902-9804	DIST: 0200 PCA: 4112-11 AREA: D034 CITY: NR ADJ: 00 LOC: LEGAL: POR LOT 40 SEC 16 1S1W PLAT BK 32 P 67	ACTIV: 19991102 MRTG: 0000 EXCD: 301 HSTD#: ACRE: 000000.98 LOT: 000.0 BLDS: 001 TSQFT: 002010 SALE-DTE: 19840501-QUAL BK/PG: 0395/0356 INS: GW SALEPRICE: 00015000	LAND: 19600 BLDG: 90600 IMPR: 10750 USE: MARKET: 120950 EXEMPT: ASSESSED 4838 2000 TAX DUE:

ASSESSMENT ROLL FOR YEAR 2000

ACCT: R200 018 00A 0212 0000 DIST: 0200 PCA: 4112-11 AREA: D034 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 10000  
 KEY: 01731004 MAP: 1988 TDS: LOC: EXCD: 301 HSTD#: BLDG: 55400  
 OWNER: TOENNIESSEN SUSAN M LEGAL: LOT 1 TUCKER ROAD S/D ACRE: 000000.00 LOT: 001.0 IMPR:  
 %: 100 3 TUCKER AVE PLAT BK 34 P 156 BLDS: 001 TSQFT: 001080 USE:  
 SALE-DTE: 19870901 QUAL MARKET: 65400  
 BEAUFORT SC 29902- BK/PG: 0485/0476 INS: GW EXEMPT:  
 SALEPRICE: 00044000 ASSESSED 2616  
 2000 TAX DUE:

ACCT: R200 018 00A 0213 0000 DIST: 0200 PCA: 4112-11 AREA: D034 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 10000  
 KEY: 01730997 MAP: 1988 TDS: LOC: EXCD: 301 HSTD#: BLDG: 55400  
 OWNER: ROSENEAU RANDY L TONI M LEGAL: LOT 2 TUCKER ROAD S/D ACRE: 000000.00 LOT: 001.0 IMPR:  
 %: 100 JTROS PLAT BK 34 P 156 BLDS: 001 TSQFT: 001080 USE:  
 5 TUCKER AVE SALE-DTE: 19870801 QUAL MARKET: 65400  
 BEAUFORT SC 29902- BK/PG: 0484/2677 INS: GW EXEMPT:  
 SALEPRICE: 00044000 ASSESSED 2616  
 2000 TAX DUE:

ACCT: R200 018 00A 0214 0000 DIST: 0200 PCA: 4112-11 AREA: D034 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 10000  
 KEY: 01730988 MAP: 1988 TDS: LOC: EXCD: 301 HSTD#: BLDG: 56200  
 OWNER: CARTER CHESLEY H ANNE L LEGAL: LOT 3 TUCKER ROAD S/D ACRE: 000000.00 LOT: 001.0 IMPR:  
 %: 100 JTROS PLAT BK 34 P 156 BLDS: 001 TSQFT: 001056 USE:  
 7 TUCKER AVENUE SALE-DTE: 19870901 QUAL MARKET: 66200  
 LADYS ISLAND BEAUFORT SC 29902- BK/PG: 0486/0472 INS: GW EXEMPT:  
 SALEPRICE: 00046000 ASSESSED 2648  
 2000 TAX DUE:

ACCT: R200 018 00A 0215 0000 DIST: 0200 PCA: 4112-11 AREA: D034 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 10000  
 KEY: 01730979 MAP: 1988 TDS: LOC: EXCD: 301 HSTD#: BLDG: 46600  
 OWNER: LANDRY ROSE M LEGAL: LOT 4 TUCKER ROAD S/D ACRE: 000000.00 LOT: 001.0 IMPR:  
 %: 100 9 TUCKER AVE PLAT BK 34 P 156 BLDS: 001 TSQFT: 000864 USE:  
 SALE-DTE: 19871101 QUAL MARKET: 56600  
 BEAUFORT SC 29902- BK/PG: 0489/2112 INS: GW EXEMPT: 20000-  
 SALEPRICE: 00043000 ASSESSED 1464  
 2000 TAX DUE:

ACCT: R200 018 00A 0217 0000 DIST: 0200 PCA: 4112-11 AREA: D034 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 10000  
 KEY: 02573156 MAP: 1988 TDS: LOC: EXCD: 301 HSTD#: BLDG: 52500  
 OWNER: SCHAIBLE MILDRED I LEGAL: LOT 5 TUCKER RD S/D ACRE: 000000.00 LOT: 001.0 IMPR:  
 %: 100 PO BOX 1754 PLAT ATTACHED TO DEED BLDS: 001 TSQFT: 000974 USE:  
 SALE-DTE: 19880601 QUAL MARKET: 62500  
 BEAUFORT SC 29901-1754 BK/PG: 0503/1326 INS: GW EXEMPT: 20000-  
 SALEPRICE: 00043000 ASSESSED 1700  
 2000 TAX DUE:

ACCT: R200 018 00A 0218 0000 DIST: 0200 PCA: 4112-11 AREA: D034 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 10000  
 KEY: 02573067 MAP: 1988 TDS: LOC: EXCD: 301 HSTD#: BLDG: 52500  
 OWNER: QUALLS DOMINGA LEGAL: LOT 6 TUCKER RD S/D ACRE: 000000.00 LOT: 001.0 IMPR:  
 %: 100 PO BOX 4642 PLAT ATTACHED TO DEED BLDS: 001 TSQFT: 000974 USE:  
 SALE-DTE: 19890301 QUAL MARKET: 62500  
 BURTON SC 29903- BK/PG: 0525/0940 INS: GW EXEMPT:  
 SALEPRICE: 00045000 ASSESSED 2500  
 2000 TAX DUE:

0425



ASSESSMENT ROLL FOR YEAR 2000

ACCT: R200 018 00A 0219 0000 DIST: 0200 PCA: 4112-11 AREA: D034 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 1064 LAND: 10000  
 KEY: 02572996 MAP: 1988 TDS: LOC: EXCD: 301 HSTD#: BLDG: 47800  
 OWNER: SCHMILLEN MAMIE J LEGAL: LOT 7 TUCKER RD S/D ACRE: 000000.00 LOT: 001.0 IMPR:  
 %: 100 PO BOX 4814 PLAT ATTACHED TO DEED BLDS: 001 TSGFT: 000974 USE:  
 SALE-DTE: 19890401 QUAL MARKET: 57800  
 BK/PG: 0527/2690 INS: GW EXEMPT:  
 BEAUFORT SC 29902- SALEPRICE: 00045000 ASSESSED 2312  
 2000 TAX DUE:

ACCT: R200 018 00A 0220 0000 DIST: 0200 PCA: 6102-11 AREA: D034 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 6100  
 KEY: 03344116 MAP: 1990 TDS: LOC: EXCD: HSTD#: BLDG:  
 OWNER: COLE GENEVA D LEGAL: ACRE: 000000.47 LOT: 000.0 IMPR:  
 %: 100 9 COLE DRIVE BLDS: 000 TSGFT: 000000 USE:  
 SALE-DTE: 19940315 QUAL MARKET: 6100  
 BK/PG: 0691/0842 INS: DD EXEMPT:  
 BEAUFORT SC 29902- SALEPRICE: 00000000 ASSESSED 366  
 2000 TAX DUE:

ACCT: R200 018 00A 0224 0000 DIST: 0200 PCA: 6102-11 AREA: D034 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 10000  
 KEY: 06038389 MAP: 1995 TDS: LOC: EXCD: HSTD#: BLDG:  
 OWNER: COLE GENEVA D LEGAL: LOT 60 TUCKER TRASK S/D ACRE: 000000.00 LOT: 001.0 IMPR:  
 %: 100 9 COLE DRIVE POR LOT 40 SEC 16 1S1W BLDS: 000 TSGFT: 000000 USE:  
 SALE-DTE: 19940315 QUAL MARKET: 10000  
 BK/PG: 0691/0836 INS: DD EXEMPT:  
 BEAUFORT SC 29902- SALEPRICE: 00000000 ASSESSED 600  
 2000 TAX DUE:

ACCT: R200 018 00A 0225 0000 DIST: 0200 PCA: 6002-29 AREA: D036 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 87600  
 KEY: 06038637 MAP: RB95 TDS: LOC: EXCD: HSTD#: BLDG:  
 OWNER: TUCKER GEORGE L JR LEGAL: PARCEL B PB49 P19 ACRE: 000004.12 LOT: 000.0 IMPR:  
 %: 100 2817 LUCE DR S SUBJ TO ROLL BACK TAX LIEN BLDS: 000 TSGFT: 000000 USE:  
 RB TAXES 1990-1994 SEE RB ACCT TR06038637 11-3-95 SALE-DTE: 19940322 QUAL MARKET: 87600  
 BK/PG: 0692/1693 INS: GW EXEMPT:  
 CLEARWATER FL 33761- SALEPRICE: 00000010 ASSESSED 5256  
 2000 TAX DUE:

ACCT: R200 018 00A 0226 0000 DIST: 0200 PCA: 4202-83 AREA: D036 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 49500  
 KEY: 06038646 MAP: RB95 TDS: LOC: EXCD: HSTD#: BLDG:  
 OWNER: ORANGE GROVE PLANTATION INC LEGAL: PARCEL A PB49 P19 ACRE: 000002.33 LOT: 000.0 IMPR:  
 %: 100 PO BOX 1087 SUBJ TO ROLL BACK TAX LIEN BLDS: 000 TSGFT: 000000 USE: 490  
 SALE-DTE: 19940311 QUAL MARKET: 490  
 BK/PG: 0692/1689 INS: GW EXEMPT:  
 BEAUFORT SC 29901-1087 SALEPRICE: 00000010 ASSESSED 20  
 2000 TAX DUE:

ACCT: R200 018 00A 0229 0000 DIST: 0200 PCA: 6002-29 AREA: D036 CITY: NR ADJ: 00 ACTIV: 19991102 MRTG: 0000 LAND: 26400  
 KEY: 08528961 MAP: 1999C TDS: LOC: EXCD: HSTD#: BLDG:  
 OWNER: DORE ANTHONY O LEGAL: LOT 1 POR PAR B PB30 P5 ACRE: 000000.62 LOT: 000.0 IMPR:  
 %: 100 PO BOX 2478 PB66 P106 BLDS: 000 TSGFT: 000000 USE:  
 SALE-DTE: 19980904 QUAL MARKET: 26400  
 BK/PG: 1783/1763 INS: GW EXEMPT:  
 BEAUFORT SC 29901-2478 SALEPRICE: 00000001 ASSESSED 1584  
 2000 TAX DUE:

0426



EXHIBIT C

COPY OF NOTICE SENT TO TAXING ENTITIES

[Attached]

BRENT JEFFCOAT  
PARTNER

March 8, 2000

br

*VIA FACSIMILE AND CERTIFIED MAIL*

Mr. Herman Gaither  
Executive Superintendent  
Beaufort County School District  
Post Office Drawer 309  
Beaufort, SC 29901

Mr. Clayton Ellis, Fire Chief  
Lady's Island/St. Helena Island Fire District  
237 Sea Island Parkway  
Beaufort, SC 29902

The Honorable William Rauch  
Mayor of the City of Beaufort  
Post Office Drawer 1167  
Beaufort, SC 29901-1167

Re: Notification of Public Hearing Concerning a Redevelopment Plan  
Our File No.: 45322

Dear Sirs:

We are serving as counsel to Beaufort County (the "County") in connection with the establishment of a Tax Increment Financing District ("TIF District"). The County is completing a redevelopment plan for the area described below which is located within the planned TIF District ("redevelopment project area").

The amended redevelopment project area is situated within the overlapping taxing districts of the County, the City of Beaufort (the "City"), Beaufort County School District (the "School District") and the Lady's Island/St. Helena Fire District (the "Fire District"). The County will hold a public hearing on April 24, 2000 to allow public comment on the amended redevelopment plan being proposed for the redevelopment project area. Pursuant to the requirements of the Tax Increment Financing Act for Counties, Section 31-7-10 et seq. of the South Carolina Code (the "TIF Statute"), and in particular, Section 31-7-80(B), the County is hereby providing the City, the School District, and the Fire District with the required 45 days notice of the public hearing.

In addition, the County requests that the City, the School District, and the Fire District review the

CHARLOTTE •  
704-372-9000

RALEIGH •  
919-828-0564

SOUTH PARK •  
704-556-9600

SPARTANBURG •  
864-591-2030

FRANKFURT  
011-49-6196-750081

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redevelopment plan and provide comments. The redevelopment plan shall be finalized and made available for review approximately 15-20 days prior to the public hearing. At such time, the County will provide a copy of the redevelopment plan to the City, the School District, and the Fire District. Please submit all comments to John Kachmar, County Administrator for Beaufort County no later than Wednesday, April 19, 2000.

In accordance with the TIF Statute, the County also hereby notifies the City, the School District, and Fire District of the following:

**1. Time and Place of Public Hearing:**

The public hearing concerning the amended redevelopment plan for the property in question shall be held on Monday, April 24, 2000, at 6:00 p.m. in the Beaufort County Council Chambers. The Council Chambers are located at the County Administration Building, 100 Ribaut Road, Room 180, Beaufort, SC 29902.

**2. Boundaries of the Redevelopment Project Area:**

The Lady's Island Village Center Redevelopment Project Area Plan comprises 324 parcels of land along and adjacent to Highways #21 and #802 on Lady's Island in Beaufort, South Carolina. In general, the boundaries of the Village Center are the entire length of Highway 21 on Lady's Island, extending south to include the high school football stadium and the Crystal Park site.

**3. Nature of the Public Hearing:**

All interested persons will be given an opportunity to be heard at the public hearing to comment on the redevelopment plan.

**4. The Redevelopment Plan and the Redevelopment Project:**

(a) The redevelopment plan has been developed by the County in accordance with the provisions of the TIF Statute. The plan sets for the particulars of the TIF financing for the redevelopment of the Lady's Island Village Center District. The ultimate purpose of the plan is to create an environment conducive to development of private property through provisions of public infrastructure such as, but not limited to, road construction and enhancements, water and sewer line extensions, improvement of fire suppression capabilities, public purpose facilities, and public park and recreational facilities. It is believed that these enhancements will encourage the development of property that is presently economically blighted, deteriorated, and contains

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improper or inadequate uses. The plan, when implemented, will increase the degree of public safety for the entire Lady's Island Village Center area, and promote the reuse of areas which are at present under utilized.

(b) The redevelopment project will focus on the provision of public services, elimination of deleterious land uses, and enhancement of the area. Through the use of the comprehensive plan, the Lady's Island Preservation Committee, and working with private developers who have indicated substantial investment plans for commercial projects within the planning area, the County will create an environment attractive to further private investment. Particularly important to the redevelopment of the area is the enhanced streetscapes, boardwalks, public park areas, public parking areas, and the addition and extension of water and sewer lines to serve the community's needs. The issue of adequate fire protection is also being addressed by this plan, as well as some recreational, library, and educational facilities identified as deficient in the planning process.

**Road Enhancements and Construction:** Streetscape improvements will serve to unify the entire Village Center area with similar design elements that will enhance the pedestrian orientation in the area. Decorative crosswalks are planned at strategic locations to enable pedestrians to cross Highway 21. Traffic lighting and signage will be implemented in conjunction with recommendations from the SC Department of Transportation.

**Utilities Extensions and Improvements:** The County will coordinate with the Beaufort Jasper Water and Sewer Authority to ensure that the water and sewer system will be extended and improved as necessary within the Lady's Island Village Center to serve businesses, commercial uses, and new residential developments. Extensions to the water and sewer services and the creation of additional capacity, along with the provision of added fire protection services, will provide the proper public utilities necessary to serve new development and redevelopment within the area.

In addition to water and sewer services and capacity improvements, the redevelopment plan will include provision for placing storm water runoff devices and retention or detention for the redevelopment area. The provision of pedestrian scale lighting and planting along sections of the center median of the Lady's Island Village Center at key intersections and at community gateways will be supported with improvements of the utilities systems in these areas.

**Acquisition, Demolition and Relocation:** The purpose of this activity will be to eliminate blight and provide for bike paths, trails and roadways and other improvements that will encourage new development in the area. In addition, it may be necessary to acquire properties to develop roadways and utility extensions. The extent of acquisitions and number of relocations required will

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Page 4

not be known until specific plans for redevelopment of these areas are completed. However, it is not the desire of the County to relocate anyone and the County will make every reasonable effort to avoid same as specific plans are developed.

**Public Parks and Public Facilities:** The construction of a new park facility will be funded as part of this redevelopment plan in order to serve the additional growth that will occur as new development in the redevelopment area and the existing residents of Lady's Island and the surrounding areas. Other redevelopment may include public walking paths and features like landscaping, picnic areas, water features, gateway features, public art, and other appropriate elements to serve the residents of the County, City, and visitors to the community.

**Landscaping:** Landscaping and beautification improvements may be undertaken within the Lady's Island Village Center district.

- Landscaping of key intersections
- Landscaped buffers to separate different land uses
- Walkways, bikeways, and landscaping along road rights-of-way

**5. Maximum Term of Obligations to be Issued Under the Redevelopment Plan:**

The maximum term of any obligations issued under the redevelopment plan will be 15 years.

As stated above, we will provide you with a copy of the finalized redevelopment plan just as soon as possible. Thank you for your attention to this notice.

Very truly yours,

Brent Jeffcoat

BDJ/jsf

cc: Tom Henrikson *via fax 843-470-2751*  
John Kachmar *via fax 843-470-2751*

Mr. Herman Gaither  
Mr. Clayton Ellis  
The Honorable William Rauch  
March 8, 2000  
Page 5

David Tedder, Esq. *via fax 843-525-0082*  
John Webber *via fax 843-470-2751*



EXHIBIT D

COPY OF NOTICE OF PUBLIC HEARING

[Attached]



# STATE OF SOUTH CAROLINA COUNTY OF BEAUFORT

Personally appeared before me a Notary Public, in and for State and County, aforesaid, Sara Johnson Borton who being duly sworn according to law, deposes and says that she is the Publisher of *The Island Packet*, a newspaper published Sunday through Saturday every week in said county, and who further deposes that Parker, Poe, Adams & Bernstein, LLP; Notice of Public Hearing on the Tax Increment Financing plan for the redevelopment of the Lady's Island Village Center District and other matters relating thereto in issue(s) April 8, 2000.

Sara Johnson Borton,  
Publisher

Subscribed and sworn to me before this 12th day of April, 2000

NOTARY PUBLIC

Cynthia C. Bailey  
Notary Public, South Carolina  
My Commission Expires July 23, 2003

10 Buck Island Road  
Bluffton, SC 29910

P.O. Box 5727  
Bluffton Head Island, SC 29938

Phone 843.706.8100

Newsroom Fax 843.706.3070

Advertising Fax 843.706.5050

[www.islandpacket.com](http://www.islandpacket.com)

# HARTE

1-(888)

dpatrick

## HARTER I MARKETING NORTH

Life M  
Distri



### bin Court

Private residential community of Hilton Head Island, this estate location is blue water front on the Sound and the Atlantic Ocean. Sun and sand across the Sound are spectacular. Rock solid masonry features 3 BR, 3 1/2 BA, Carolina/family room plus dining room, bonus room over large garage, and fabulous master suite. \$995,000.



### Point Lane

Country French cuisine with panoramic views across tidal water. Most new home with kitchen/Carolina room, formal living & dining room, suite & bath on 1st floor, 2BR + office on 2nd floor. Partially finished bonus room over garage. This home is finished with custom moldings, wood floors, craftsmanship and swimming pool and walled garden. \$750,000.

nus room, golf view, unfurn.  
Rose Hill 3Br, 3Ba, bonus  
room, golf view, unf  
Call 686-6468

PRITCHARDVILLE 3B/2B,  
veryprivt., \$650 p/mo 1st &  
last +dep. 706-2242

PRP 3Br, 3.5Ba, furn. May-  
Oct. 1 car gar. Lagoon/  
ocean view. \$1700 686-3080



YES...

With Us it's the  
Details  
that make the  
Difference...

- WAX MYRTLE COURT 3Br, 3Ba, furn, lagoon view, gar, \$1650/mo Avail 1 June
- STABLE GATE Prime location, magnificent views, new paint & carpet, 2Br, 2Ba fully furn. Avail Now! Hurry \$1500/mo
- TIMBERLANE Gorgeous 2Br Stable Gate unit. Magnificent view, well furn Avail 1 May to 1 Nov. \$1400/mo
- TIMBERLANE 3Br, dbl gar, unf, avail 1 June \$1600/mo
- ROYAL POINT Gorgeous, stunning furniture, 3Br, avail June 1-Sept 1 \$1600/mo
- STABLE GATE: beautiful furn, mid term, Avail 1 May- 1 Aug \$1400/mo
- SALT MARSH COTTAGE Unf, 2Br 1 March \$1250

Call Colleen Renew  
Property Manager  
837-6677  
mcrealty@hargray.com  
Hrs: 8:30-5:00 or by  
appointment



Rose Hill 4Br, 4Ba LR has  
fplc, hwdw flrs, golf view, ga-  
rage, no pets \$1550 Call  
Bluffton Realty 757-2400

Rose Hill- 3BR available  
May 1st, pets ok, won't last  
\$1375/mo call 342-6111

Sea Pines 3Br, 3Ba, very  
nice, fully furn, private. 6  
Pine Ct \$1800/mo 671-9988

Sea Pines Club Course 3Br,  
2.5Ba, fplc, lg patio, fenced  
yard. Pets ok 671-2502

Sea Pines Club Course 3Br,  
3Ba, lg LR, formal dining, Car-  
olina rm w/golf/lagoon view.  
Bonus rm, EIK, lg deck w/hot-  
tub, oversized gar w/plenty of  
storage. 1-2yr lease. Avail  
4/15. \$2100/mo 363-5800

Sea Pines, 3BR, unf, 2-car  
gar, lg deck. \$1500/mo  
call 217-778-6611

Sea Pines, 3br/3ba, unfurn  
w/2 car garage, lagoon view,  
\$2100/mo. Call Coastline  
Rentals 842-5866

owner, Craig Ostergard at  
363-4037 (o) or 671-3027  
(h). Special incentive avail-  
able.

North End-20 Palmetto Pkwy  
1000 sq ft. available.  
Call 686-6900

OFFICE SPACE FOR LEASE  
North End Near Cross Island  
400 sq ft & up  
Call Mike 681-8907

Office suites - full services  
conference room & kitchen  
off Sea Pines Circle #300 &  
up 686-0450

Office/Desk Space. Answer-  
ing & full range of services  
avail. \$100 & up. 689-3275

PRIME OFFICE SPACE Now  
Avail, in the JOHNSON-  
DULANEY BLDG at 12 New  
Orleans Rd across from Vil-  
lage of Wexford. Private en-  
trance 1700sf, on ground  
floor. Generous parking. For  
more info call 785-2512

PRIVATE OFFICE for lease  
Shelter Cove Water's Edge  
785-8700

Restaurant for Lease. Beau-  
fort, SC on the water. 30k  
cars per day. Over 6000sf, lg  
porch & patio. Full kitchen,  
tables, chairs, bar & more.  
Prime proven location  
w/views of Historic Beaufort,  
The ICW, Marshes & Mari-  
na. Avail immed. Call Steven  
at 843-812-6006 or 843-524-  
2969

Restaurant Space  
Priced to sell/lease  
Excellent location  
Recently renovated  
Call 785-7624

RETAIL SPACE FOR LEASE  
Join Stein Mart & Starbucks at  
HHI most exciting shopping  
& dining destination  
Call Mike 681-8907

Small Shop with Electric  
\$80 per month & up  
call 705-5035 or 987-0258

South end Office Suite, newly  
painted & papered \$450/mo  
TLC Prop Mgmt • 842-3700

Village at Wexford Office  
space, Great Location, 530 sf,  
shared conf. room, kitchen.  
Call Melissa 785-3525

Warehouse/offc, dbl loading  
dock, 1000sf office, 4000sf  
warehouse. New commercial  
development. 689-3838

Whse Office Spanish Yells  
Business Park #2 3200 sf,  
Fully htd/A-C/dehumidified. Of-  
fice 500sf-Whse 2700sf ample  
parking. Call to discuss 681-  
2119



Business Opportunities 305

2 long established profitable  
Mole Hole Gift Stores. Own-  
ers retiring. Contact Charlie  
843-671-6014

Excellent cash flow. Can be sold  
either separately or as a  
package. Call Bob Hinchey  
at 843-842-8777  
HILTON HEAD REALTY  
GROUP



Well Established Businesses  
Available  
Call David Brown  
341-9000 • 800-800-4155  
Sea Pines Real Estate Co.  
Paul T. Franks BIC

### Notices



### Lost and Found 405

Call the Hilton Head Humane  
Association if you have lost  
or found a dog or cat.  
681-8686

### Special Notice 410

Barber Shop-New Haircuts  
\$12 Couples \$22.00 (Walk  
ins welcome) Perms (Appts  
only) Special incl: cut & style  
\$35. Free Nexus Products.  
Specials for entire family  
LOOK FOR BARBER POLE!  
1st right on Mathews Dr. in  
Mathews Ctr. Corner of Car-  
dinal (on left) & Hunter Rd  
683-3845

CONSIDER ADOPTION Happy  
but childless couple,  
secure and with much love  
to spare want to adopt new-  
born to 4yr old. All allowable  
expenses paid. Please call  
attorney toll-free at 1-888-  
222-9123 (Ref#520)

Criss Pregnancy Center  
1 Cardinal Rd, Ste 1&2  
689-2222

### Legal Notices 420

NOTICE OF  
PUBLIC HEARING  
ON THE TAX INCREMENT  
FINANCING PLAN FOR THE  
REDEVELOPMENT OF  
THE LADY'S ISLAND  
VILLAGE CENTER DISTRICT  
AND OTHER MATTERS  
RELATING THERETO  
UNDER SECTION 31-7-80(B)  
OF THE  
SOUTH CAROLINA CODE,  
AS AMENDED.

The Beaufort County Council,  
the governing body of Beau-  
fort County, South Carolina  
(the "County") hereby pro-  
vides notice, pursuant to  
Section 31-7-80(B) of the  
South Carolina Code, as  
amended, of a public hear-  
ing concerning a redevelop-  
ment plan entitled, "Tax In-  
crement Financing Plan for  
the Redevelopment of the  
Lady's Island Village Center

Houses For Rent 230

Spacious 3Br, 2Ba, 2-car gar. .66 ac lagoon lot. No smokers; pets considered; avail. 5/1; \$1700F;\$1600 Uf. 836-3459

Stroll to the Sound 3Br, 2Ba unfurnished HHP home w/garage, eat-in kitchen, fireplace. \$1700 Call Dan 686-5725 Searchlight Realty

Mobile Homes Sites For Rent 240

Ridgeland area, furnished trailer, 3br/2ba sits on 10 acres \$500/mo 1st & last call 384-7491 - 842-5366

Shady Glenn 2br/2ba, decks, rent with option, dep \$500, \$750/mth call 757-9255

Commercial For Rent 245

1050sqft Prime Offices, 5 rooms, reception & bath \$1200/mo incl. 842-3737

750-1000sqft Warehouse w/Office.. 785-9657

8000sqft light industrial warehouse for rent in Bluffton, good rate, Pls call 815-2590

BEST OPPORTUNITY IN BEAUFORT/JASPER COUNTY!

er Huddle House Restaurant now available immediately! This 3 year old building is located in one of the fastest growing areas in Beaufort/Jasper County! About 2 miles from new Super Wal-Mart, Sun City, new Builder's First Source, River's End and River Bend Communities, and many businesses that will be opening in the near future. Call us today for more information. 843-525-6668.

BLUFFTON

THE VILLAGE AT SHERIDAN PARK (THE BIG YELLOW BLDG.)

New 40,000sq/ft shopping center with 20 stores. Prime location for retail & office. Below market rates. Immediate occupancy. Brutschy & Co 686-4800

BLUFFTON

Offices, Office warehouses, warehouse space. Below market prices. 815-7165

Commercial Property for lease. Located off Bruin Rd in Bluffton. 2000 sqft. Building, approximately 1.5 acres of fenced property. Excellent location for business with a need for a secure location for vehicles & equipment. 2-5 yr lease at \$2200/mth. call 681-4787 for appointment.

78 Plantation Bus Park Bluffton, 1400-6000 sq ft. No CAM fees. Bldg complete, will finish to suit. 681-5994

Ideal Location • 92 Main Street 1st floor Office Space 1400 sq ft. Must see Call today 681-5500

Individual Offices, full secret. services, ideal start ups.

Business Opportunities 305

BOUTIQUE Excellent location for this growing business. Owners are relocating. Call Bob Hinchey 843-842-8777

HILTON HEAD REALTY GROUP

Businesses for Sale We can help find the right one for you. Bob Hinchey 843-842-8777 HILTON HEAD REALTY GROUP

Coligny Plaza Ocean Front Retail - Children's Corner. Established, best locale. Call John 341-2400

Create Image Advertising! Feature Your Logo In The Classified Columns Of



Call Our Ad-Visers 706-8200 For Details

Established Marine Business Prime Location 671-3577 Todd

Est'd local Charter Boat & Business For Sale. Call 843-521-3384

For Sale By Owner: The Best Corner on The Island! 6500sqft commercial building corner of Arrow Rd & 278. No owner financing, serious qualified buyers. Contact Rock at 842-6384 for an appointment.

Home & Villa Cleaning Reduced! 35-40% return. Call 842-9300. Shipyard RE

"How to make money on the Internet" 815-4185

PIZZA RESTAURANT: Inside/outside Seating, outstanding location, big volume and profits. Equitably priced.

ART CAFE, POTTERY PAINTING: Beautifully appointed, exciting paint your own pottery studio. Exc location \$45,000

VILLA CLEANING: Est. client base, dependable employees, seller anxious \$139,000

PHARMACY: Great location, tremendous opportunity.

These Are Just a Sample of Our Exclusive Listings

HILTON HEAD BUSINESS BROKERS INC.

Legal Notices 420

District" (the "Redevelopment Plan").

Time and Place of Public Hearing:

The public hearing concerning the Amended Redevelopment Plan shall be held on Monday, April 24, 2000 at 6:00 p.m. in the Beaufort County Council Chambers, County Administration Building, Room 180, 100 Ribaut Road, Beaufort, SC 29902.

2. Boundaries of the Amended Redevelopment Project Area:

The Redevelopment Project Area (as defined in the Redevelopment Plan is comprised of 396 parcels of land along and adjacent to Highways #21, #802 and meridional Road on Lady's Island in the County.

3. Nature of the Public Hearing:

All interested persons will be given an opportunity to be heard at the public hearing to comment on the Redevelopment Plan.

4. The Redevelopment Plan and the Redevelopment Project:

A copy of the Redevelopment Plan, which will include a map or plat of the Redevelopment Project Area, as amended, will be available for inspection at the County Administration Building prior to the public hearing.

The Redevelopment Plan has been developed by the County in accordance with the provisions of the Tax Increment Financing Act for Counties, South Carolina Code Section 31-7-10, et seq. The ultimate purpose of the Redevelopment Plan is to create an environment conducive to development of private property through provisions of public infrastructure such as, but not limited to, enhancements street-scapes boardwalks, public park areas, public parking areas, water and sewer line extensions, and improvement of fire suppression capabilities; thereby encouraging the development of property that is presently economically blighted, deteriorated, and contains improper or inadequate uses, increasing the degree of public safety for the entire Amended Redevelopment Project Area and promoting the reuse of areas which are at present underutilized (collectively, the "Redevelopment project").

The proposed components of the Redevelopment project, include, but are not limited to, the following:

Road Enhancements and Construction: Streetscape improvements will serve to unify the entire Lady's Island Village Center area and make this area more attractive and safe for pedestrian

Legal Notices 420

fort County, South Carolina (the "County") hereby provides notice, pursuant to Section 31-7-80(B) of the South Carolina Code, as amended, of a public hearing concerning an amendment to the redevelopment plan entitled, "Tax Increment Financing Plan for the Redevelopment of the Bluffton Surface Transportation System for the East-West Highway Corridor District " (the "Amended Redevelopment Plan").

1. Time and Place of Public Hearing:

The public hearing concerning the Amended Redevelopment Plan shall be held on Monday, April 24, 2000 at 6:00 p.m. in the Beaufort County Council Chambers, County Administration Building, Room 180, 100 Ribaut Road, Beaufort, SC 29902.

2. Boundaries of the Amended Redevelopment Project Area:

The Amended Redevelopment Plan comprises 193 parcels of land along and adjacent to Highway #46 in the Township of Bluffton, in Beaufort County, South Carolina.

3. Nature of the Public Hearing:

All interested persons will be given an opportunity to be heard at the public hearing to comment on the Redevelopment Plan.

4. The Redevelopment Plan and the Redevelopment Project:

A copy of the Amended Redevelopment Plan and a map or plat of the Amended Redevelopment Project Area will be available for inspection at the County Administration Building prior to the public hearing.

The Amended Redevelopment Plan has been developed by the County in accordance with the provision of the Tax Increment Financing Act for Counties, South Carolina Code Section 31-7-10, et seq. (the "TIF Statute"). The ultimate purpose of the Amended Redevelopment Plan is to create an environment conducive to development of private property through provisions of public infrastructure such as, but not limited to, road construction and enhancements, water and sewer line extensions, additional public library facilities and improvement of fire suppression capabilities; thereby encouraging the development of property that is presently economically blighted, deteriorated, and contains improper or inadequate uses, increasing the degree of public safety for the entire Amended Redevelopment Project Area and promoting the reuse of areas which are at present underutilized (collectively, the "Redevelopment project").

Legal Notices 420

be based on actual Redevelopment Project costs. Each series of such bonds will have a maximum term not to exceed 15 years; although a lesser term is possible.

NOTICE OF APPLICATION

Notice is hereby given that LIB LTD, Inc. (dba Del Vecchio's) intends to apply within fifteen days from April 22, 2000 to the SC Department of Revenue for a license and/or permit that will allow the sale for on and off premises consumption of liquor at 1 Shoppers on the Parkway. Any citizen wishing to protest this application must notify the SC Department of Revenue, ABL Section, 301 Gervais St., Columbia, SC 2924 on or before May 7, 2000 and appear at a hearing.



Employment Wanted 510

Experienced A+ certified computer technician relocating to Hilton Head. Resume and references available on request. email rcline@worldnet.att.net or (518)383-0297.

I would like to care for the elderly. I have several yrs. exp. & am very dependable with local references. Call 836-2579 & leave message.

Help Wanted General 520

Drycleaning Salary \$8.00-10.00 per hour

Dryclean USA, the largest dry-cleaner in the US, currently seeks the following:

PRESSERS

Individual will be responsible for finishing a prescribed number of garments per hour.

Customer Service/Counter Rep

Strong customer service skills. Excellent opportunity for career advancement and management training.

Individuals must be able to work independently. Interested individuals should call or fax: Ph: 843-842-8273 Fax: 843-842-3286

Help Wanted General

\*Athlet minded person by nationwide on coaches, \$38,000+yr.

Bicycle Co ne & Delivery Dr weekends. P Ave. 842-552

Bicycle Co. f join the team, P/T drivers ne lent pay & op Head Bicycle

Bicycle com customer se must work v All American

BIG FUN • i Salty Dog at South Bea friendly & re ple. P/T posi Inventory p shifts. Pls ca 2232

BIKE STAN needed P/T. S Call

Boater Marine

is now hiring PT/FT sale cashiers. G vironment. for advance welcome. F Boater's M Manager 14 land Rd, Blu

BOOK & STI to run sn days/week

Busy Flag: P/T Ass Karen 785-5

Cabinet In: enced onl exp. Paid tions, ben tractors. P

CAROLIN PEST

Now hiring Technician able & dep & clean af fits incl un vacation & year, medi competitiv +bonuses. One Cardir Hilton

CAROL Immediate c tent Techn DL, good ance. We & an air e Call Rus 6400. You test before

CART / BEAR CR: Great P/T j who like e for 1-2 da handing n cars & dri tion, exc t privileges private gc

Church Ja 4-6 hrs/wk Call 837-32

Const/WI



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11

**Main Street Office Space**  
Excellent location. Perfect for  
Medical, Attorney, CPA, etc.  
Current tenants are Medical  
and Financial. 2,798 sq ft in  
excellent condition. #88A  
Main Street. For additional  
information, please call  
owner, Craig Ostergard at  
363-4037 (o) or 671-3027  
(h). Special incentive avail-  
able.

North End-20 Palmetto Pkwy  
1000 sq ft. available.  
Call 686-6900

**OFFICE SPACE FOR LEASE**  
North End Near Cross Island  
400 sq ft & up  
Call Mike 681-8907

Office suites - full services  
conference room & kitchen  
off Sea Pines Circle #300 &  
up 686-0450

Office/Desk Space. Answering  
& full range of services  
avail. \$100 & up. 689-3275

**PRIME OFFICE SPACE** Now  
Avail, in the JOHNSON-  
DULANEY BLDG at 12 New  
Orleans Rd across from Vil-  
lage of Wexford. Private en-  
trance 1700sf, on ground  
floor. Generous parking. For  
more info call 785-2512

**PRIVATE OFFICE** for lease  
Shelter Cove Water's Edge  
785-8700

**Restaurant for Lease.** Beau-  
fort, SC on the water. 30k  
cars per day. Over 6000sf, lg  
porch & patio. Full kitchen,  
tables, chairs, bar & more.  
Prime proven location  
w/ views of Historic Beaufort,  
The ICW, Marshes & Mari-  
na. Avail immed. Call Steven  
at 843-812-6006 or 843-524-  
2969

**Restaurant Space**  
Priced to sell/lease  
Excellent location  
Recently renovated  
Call 785-7624

**RETAIL SPACE FOR LEASE**  
Join Stein Mart & Starbucks at  
HHI most exciting shopping  
& dining destination  
Call Mike 681-8907

**Small Shop with Electric**  
\$80 per month & up  
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South end Office Suite, newly  
painted & papered \$450/mo  
TLC Prop Mgmt • 842-3700

**Village at Wexford Office**  
space, Great Location, 530 sf,  
shared conf. room, kitchen.  
Call Milissa 785-3525

Warehouse/offc, dbl loading  
dock, 1000sf office, 4000sf  
warehouse. New commercial  
development. 689-3838

Whse Office Spanish Wells  
Business Park #2 3200 sf,  
Fully htd/A-C/dehumidified. Of-  
fice 500sf-Whse 2700sf ample  
parking. Call to discuss 681-  
2119


**Finance/  
Business**  
  
**300**

**Business Opportunities 305**  
2 long established profitable

(843)842-4181  
**Pizza Restaurant-Profitable**  
tourist location. \$95,000  
Will O'Grady Searchlight Bus  
Broker 842-3899/800-867-9746

**RETAIL STORES**  
Two successful casual apparel  
stores now for sale. Excel-  
lent cash flow. Can be sold  
either separately or as a  
package. Call Bob Hinchey  
at 843-842-8777  
**HILTON HEAD REALTY  
GROUP**

**BUSINESS  
BUSINESS**  
Well Established Businesses  
Available  
Call David Brown  
341-9000 • 800-800-4155  
Sea Pines Real Estate Co.  
Paul T. Frank BIC

**Notices**  
  
**400**

**Lost and Found 405**  
Call the Hilton Head Humane  
Association if you have lost  
or found a dog or cat.  
681-8686

**Special Notice 410**

**Barber Shop—New Haircuts**  
\$12 Couples \$22.00 (Walk  
ins welcome) Perms (Apts  
only) Special incl: cut & style  
\$35. Free Nexus Products.  
Specials for entire family  
**LOOK FOR BARBER POLE!**  
1st right on Mathews Dr. in  
Mathews Ctr. Corner of Car-  
dinal (on left) & Hunter Rd  
683-3845

**CONSIDER ADOPTION** Happy  
but childless couple,  
secure and with much love  
to spare want to adopt new-  
born to 4yr old. All allowable  
expenses paid. Please call  
attorney toll-free at 888-  
222-9123 (Ref#520)

**Crisis Pregnancy Center**  
Cardinal Rd, Ste 1&2  
689-2222

**Legal Notices 420**

**NOTICE OF  
PUBLIC HEARING  
ON THE TAX INCREMENT  
FINANCING PLAN FOR THE  
REDEVELOPMENT OF  
THE LADY'S ISLAND  
VILLAGE CENTER DISTRICT  
AND OTHER MATTERS  
RELATING THERETO  
UNDER SECTION 31-7-80(B)  
OF THE  
SOUTH CAROLINA CODE,  
AS AMENDED.**

The Beaufort County Council,  
the governing body of Beau-  
fort County, South Carolina  
(the "County") hereby pro-  
vides notice, pursuant to  
Section 31-7-80(B) of the  
South Carolina Code, as  
amended, of a public hear-  
ing concerning a redevelop-

traffic. Decorative cross-  
walks are planned at strate-  
gic locations to enable pe-  
destrians to cross Highway  
21. Traffic lighting and sig-  
nage will be implemented in  
conjunction with recommen-  
dations from the South Caro-  
lina Department of Transpor-  
tation.

**Utilities Extensions and  
Improvements:** Water and  
sewer system extensions will  
be provided, as will storm  
water runoff services, to  
serve businesses and new  
residential developments  
with the Redevelopment  
Project Area.

**Acquisition, Demolition and  
Relocation:** It may be nec-  
essary to acquire properties  
to develop roadways and  
utility extensions. The extent  
of acquisitions and number  
of relocations required will  
not be known until specific  
plans for redevelopment of  
these areas are completed.  
The County does not desire  
to relocate anyone and will  
make every reasonable ef-  
fort to avoid such a course of  
action.

**Public Parks and Public  
Facilities:** The construction  
of a new park facility will be  
funded as a part of the Re-  
development Plan in order to  
serve the additional growth  
expected to occur within the  
Redevelopment Project  
Area. Other redevelopment  
may include public walking  
paths and features like land-  
scaping, picnic areas, water  
features, gateway features,  
public art, and other appro-  
priate elements to serve the  
residents of the County,  
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the community.

**Landscaping:** Landscaping  
and beautification improve-  
ments may be undertaken  
within the Redevelopment  
Project Area. Specifics may  
include:

- Landscaping of key intersec-  
tions
- Landscaped buffers to sepa-  
rate different land uses
- Walkways, bikeways, and  
landscaping along road  
rights-of-way

**5. Maximum Amount and  
Term of Obligations to be  
Issued under the Redevel-  
opment Plan:**

The maximum amount of tax  
increment revenue bonds to  
be issued, either in one or  
several series, will not ex-  
ceed \$5,000,000, and will be  
based on actual Redevelop-  
ment Project costs within the  
area proposed to be added  
to the Redevelopment Pro-  
ject Area. Each series of  
such bonds will have a max-  
imum term not to exceed 15  
years, although a lesser  
term is possible.

**NOTICE OF  
PUBLIC HEARING  
ON THE AMENDMENT TO  
THE TAX INCREMENT  
FINANCING PLAN FOR THE  
REDEVELOPMENT OF  
THE BLUFFTON SURFACE  
TRANSPORTATION  
SYSTEM FOR THE  
EAST-WEST HIGHWAY  
CORRIDOR DISTRICT AND  
OTHER MATTERS  
RELATING THERETO  
UNDER SECTION 31-7-80(B)  
OF THE  
SOUTH CAROLINA CODE,  
AS AMENDED.**

The proposed components of  
the Redevelopment project  
include, but are not limited  
to, the following:

**Road Enhancements and  
Construction:** The design  
and construction of a five  
land road beginning at the  
eastern boundary of the  
Schultz Tract in Bluffton and  
extending eastward through  
the planning area, crossing  
Burnt Church Road and ex-  
tending northeasterly  
through to an existing road  
on the northern boundary of  
the existing Heritage Lake  
subdivision. Highway 46 and  
Burnt Church Road will be  
widened and acceleration/  
deceleration lanes will be  
added, as well as intersec-  
tion improvements at their  
junction with Highway 278.  
Traffic lighting and signage  
will be implemented in con-  
junction with recommenda-  
tions from the SC Depart-  
ment of Transportation.

**Utilities Extensions and  
Improvements:** The water  
and sewer system will be  
extended and improved, as  
well as storm water runoff  
services, as necessary with-  
in the Amended Redevel-  
opment Project Area to serve  
businesses, commercial  
uses, and new residential  
developments.

**Acquisition, Demolition and  
Relocation:** It may be nec-  
essary to acquire properties  
to develop roadways and  
utility extensions. The extent  
of acquisitions and number  
of relocations required will  
not be known until specific  
plans for redevelopment of  
these areas are completed.  
The County does not desire  
to relocate anyone and will  
make every reasonable ef-  
fort to avoid such a course of  
action.

**Public Parks and Public  
Facilities:** The construction  
of a new County Library fa-  
cility will be funded as a part  
of the Amended Redevel-  
opment Plan in order to serve  
the additional growth expect  
to occur within the Amended  
Redevelopment Project  
Area. Other redevelopment  
may include public walking  
paths and features like land-  
scaping, picnic areas, water  
features, gateway features,  
public art, and other appro-  
priate elements to serve the  
residents of the County and  
visitors to the community.

**Landscaping:** Landscaping  
and beautification improve-  
ments will be undertaken  
within the Amended Rede-  
velopment Project Area.  
Specifics may include:

- Landscaping of key intersec-  
tions
- Landscaped buffers to sepa-  
rate different land uses
- Walkways, bikeways, and  
landscaping along road  
rights-of-way

**5. Maximum Amount and  
Term of Obligations to be  
Issued under the Redevel-  
opment Plan:**

The maximum amount of tax  
increment revenue bonds to  
be issued, either in one or  
several series, will not ex-  
ceed \$10,000,000, and will

**BUY•SELL•TRADE  
CLASSIFIEDS**

Equal Opportunity Employer  
**DRIVER WANTED**  
Work for the best! \$75-125+  
per shift. Must be 22yrs old.  
Exc. DMV record & own  
transp. Call John after 3:30  
pm Thurs-Mon at 686-6666

**KAYAK GUIDE**  
Top wages, pls call 342-3699

**Rental Service  
Corporation**  
A leader in the construction  
equipment rental industry is  
now taking applications for:  
• Diesel Mechanic  
Exp in maintenance & repair  
of construction equip a plus.  
Applicant must have valid  
DL and clean MVR. Benefits  
include medical, dental,  
401K, and profit sharing.  
Competitive pay based on  
experience. Call 681-9222 or  
come by our office at 132  
Mathews Drive. EOE

**A Children's Corner, retail  
sales, P/T eve/wkends, great  
pay, Coligny Plaza 785-2661**

**A highly organized individual  
for multi-task operation. Able  
to handle reservations, and  
property inspections. Part-  
time hours Mon, Wed & Sat.  
Fax resume to 341-5019 or  
mail to PO Box 7258 HHI SC  
29938.**

**Adventure Cruises @ Shelter  
Cove** needs captains and  
deckhands for crabbing and  
dolphin cruises. Captain  
must hold 100 ton license.  
Hands on crabbing trips re-  
quire knowledge of marine  
life and ability to answer lots  
of questions. Drug test re-  
quired. Call Capt. Mark, 785-  
4558 or apply in person,  
Suite G, Harborside III.

**Animal Health Technician**  
needed by Veterinary hospital.  
Must have some retail or vet-  
erinary exp. Pls call 815-5898

**Animal Lovers Only—Part time  
help needed at the Humane  
Association's no-kill shelter.**  
A rewarding way to make  
extra money, flexible hours,  
appreciative animals, fun co-  
workers. Call 681-8686 or  
stop by the shelter located  
off of Spanish Wells Road.

**Appliance & Kitchen Ctr**  
needs F/T, Mon-F delivery per-  
son. Apply 25 New Orleans

**Apprentice Mechanic, will  
train. Apply in person at Sta-  
tion One, 1 Palmetto Pkwy.**

**Beaufort County First Steps  
Partnership Board**  
Clerical support P/T, up to 20  
hrs per week. Excellent com-  
munication, word processing  
& organizational skills re-  
quired. Fax resume to 843-  
987-3930 by April 15th.

**Benefits—Fun full time year  
round job as a jack-of-all  
trades. Summer: work at our  
beach club grilling and serv-  
ing drinks. Also assist at our  
"mansion", clerking at the  
general store, making sand-  
wiches, bartending, and sort-  
ing mail. Earn full benefits,  
\$8.00 per hour, plus tips!  
Call 686-9211.**

**Benefits—Landscaping F/T**  
year-round work. Join our  
team providing property  
maintenance, horticultural  
work, pool cleaning, spray-  
ing, equip. operation. Will  
train. Entry level of \$8.00 or  
more, based on skills, plus  
full benefit package. Call  
686-9211 or fax 842-8537.

**Best furniture store on the Is-  
land looking for F/T help in  
our Warehouse. Must pos-  
sess a valid DL. Apply in  
person Tues-Sat Discount**

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## EXHIBIT E

## FORM OF NOTICE OF ADOPTION OF ORDINANCE

NOTICE OF ADOPTION OF AN ORDINANCE ESTABLISHING AND APPROVING A PLAN FOR THE REDEVELOPMENT OF A PORTION OF BEAUFORT COUNTY PURSUANT TO THE TAX INCREMENT FINANCING PLAN FOR THE REDEVELOPMENT OF THE LADY'S ISLAND VILLAGE CENTER DISTRICT; DESIGNATING SUCH AREA AS A REDEVELOPMENT PROJECT AREA; MAKING FINDINGS OF THE REDEVELOPMENT PROJECT AREA AS A BLIGHTED AREA OR A SPRAWL AREA; DESIGNATING REDEVELOPMENT PROJECTS; AUTHORIZING A TAX INCREMENT FINANCING PLAN FOR SUCH REDEVELOPMENT PROJECTS; AND OTHER MATTERS RELATING THERETO.

The Beaufort County Council, the governing body of Beaufort County, South Carolina, hereby provides notice, pursuant to Section 31-7-80 (E) of the Code of Laws of South Carolina, 1976, as amended, of the adoption of Ordinance No. \_\_\_\_\_, entitled, "AN ORDINANCE ESTABLISHING AND APPROVING A PLAN FOR THE REDEVELOPMENT OF A PORTION OF BEAUFORT COUNTY PURSUANT TO THE TAX INCREMENT FINANCING PLAN FOR THE REDEVELOPMENT OF THE LADY'S ISLAND VILLAGE CENTER DISTRICT; DESIGNATING SUCH AREA AS A REDEVELOPMENT PROJECT AREA; MAKING FINDINGS OF THE REDEVELOPMENT PROJECT AREA AS A BLIGHTED AREA OR A SPRAWL AREA; DESIGNATING REDEVELOPMENT PROJECTS; AUTHORIZING A TAX INCREMENT FINANCING PLAN FOR SUCH REDEVELOPMENT PROJECTS; AND OTHER MATTERS RELATING THERETO."

Any interested party may, within twenty days after today's date, challenge the validity of such adoption by action de novo in the court of common pleas in Beaufort County.

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Chairman, Beaufort County Council

**C2**

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**BEAUFORT COUNTY,  
SOUTH CAROLINA**

**ORDINANCE No. 2006-29**

**TERMINATING THE LADY'S ISLAND VILLAGE CENTER  
REDEVELOPMENT PROJECT AREA.**

**DECEMBER 11, 2006**

---



AN ORDINANCE

TERMINATING THE LADY'S ISLAND VILLAGE CENTER  
REDEVELOPMENT PROJECT AREA.

BE IT ORDAINED BY THE COUNTY COUNCIL OF BEAUFORT COUNTY, SOUTH CAROLINA, AS FOLLOWS:

**SECTION 1. Findings.** The County Council (the "County Council") of Beaufort County, South Carolina (the "County"), hereby finds and determines:

(a) In accordance with the provisions of Section 31-7-80 of the Code of Laws of the State of South Carolina, the County Council adopted an ordinance on May 8, 2000 entitled: "AN ORDINANCE ESTABLISHING AND APPROVING A PLAN FOR THE REDEVELOPMENT OF A PORTION OF BEAUFORT COUNTY PURSUANT TO THE TAX INCREMENT FINANCING PLAN FOR THE REDEVELOPMENT OF THE LADY'S ISLAND VILLAGE CENTER DISTRICT; DESIGNATING SUCH AREA AS A REDEVELOPMENT PROJECT AREA; MAKING FINDINGS OF THE REDEVELOPMENT PROJECT AREA AS A BLIGHTED AREA OR A SPRAWL AREA; DESIGNATING REDEVELOPMENT PROJECTS; AUTHORIZING A TAX INCREMENT FINANCING PLAN FOR SUCH REDEVELOPMENT PROJECTS; AND OTHER MATTERS RELATING THERETO."

(b) As of May 8, 2005, the County had issued no obligations with respect to the Lady's Island Village Center District.

(c) Section 31-7-7- of the Code of Laws of the State of South Carolina provides: "If five years have passed from the time a redevelopment project area is designated and the county has not issued obligations under this chapter to finance the redevelopment project, upon the expiration of the five year term, the county shall adopt an ordinance terminating the designation of the redevelopment project area."


(d) The County Council has found it is in the best interest of the County for the County Council to provide for termination of the Lady's Island Village Center Redevelopment Project Area.

**SECTION 2. Termination of Lady's Island Village Center Redevelopment Project Area.** Pursuant to the aforesaid provisions of the laws of the State of South Carolina, the County hereby terminates the designation of the Lady's Island Village Center Redevelopment Project Area. Further, the County hereby repeals the ordinance creating such Project Area.

**SECTION 3. Effective Date.** This Ordinance shall take effect and be in full force from and after its adoption.

Adopted this 11th day of December, 2006.

BEAUFORT COUNTY, SOUTH CAROLINA

  
\_\_\_\_\_  
Wm. Weston J. Newton, Chairman

(SEAL)

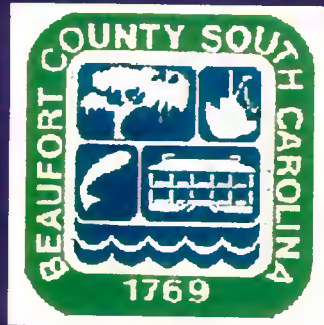
ATTEST:

  
\_\_\_\_\_  
Clerk to County Council

First Reading: November 13, 2006  
Second Reading: November 27, 2006  
Third Reading: December 11, 2006

**D1**

# New River Business Plan Final Report



**Wilbur Smith Associates**

**November 12, 2001**

# **USCB New River Campus Plan Benefits to Beaufort County Residents**

## **New and Expanded Education and Training**

- Provide expanded educational opportunity for youths and adults
- Four-Year University dramatically aides school district recruitment of new teachers

## **Strengthens Tourism and Workforce Training**

- Campus strengthens major economic sectors, tourism, education, and service businesses
- Student workers added to workforce of County

## **Economic Multiplier Effect**

- Campus community will add significant retail and service business spending



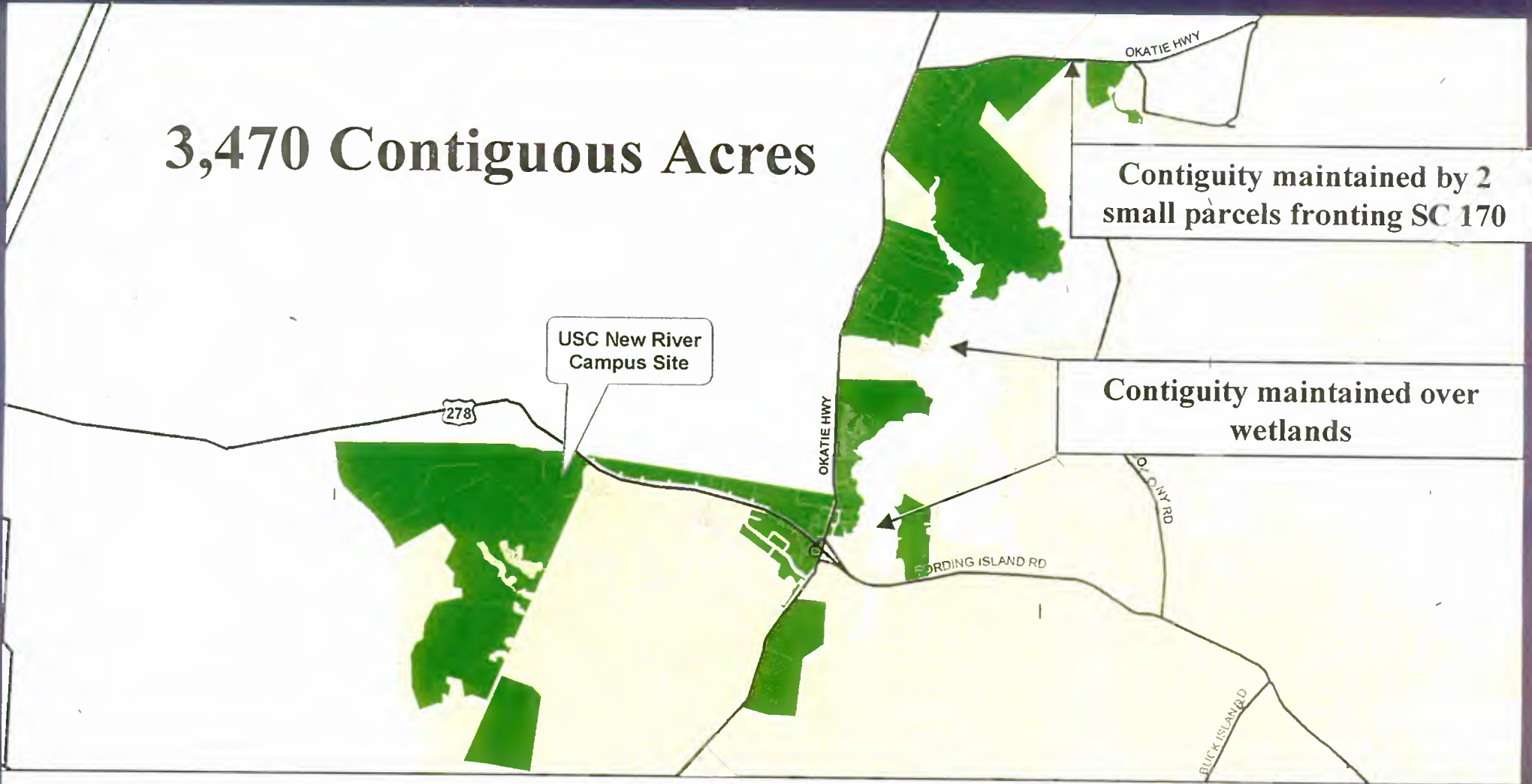
**SUMMARY OF FINDINGS  
AND  
RECOMMENDATIONS**

# **Summary of Findings**

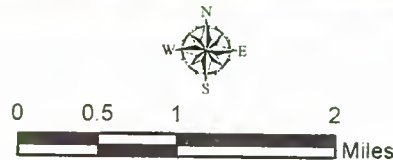
- **Tax Increment Finance District**
- **Projects**
- **Market Assessment**
- **TIF Revenue**

# Proposed TIF District

3,470 Contiguous Acres



 Proposed Use USC TIF District





# Market Assessment

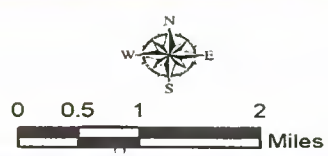
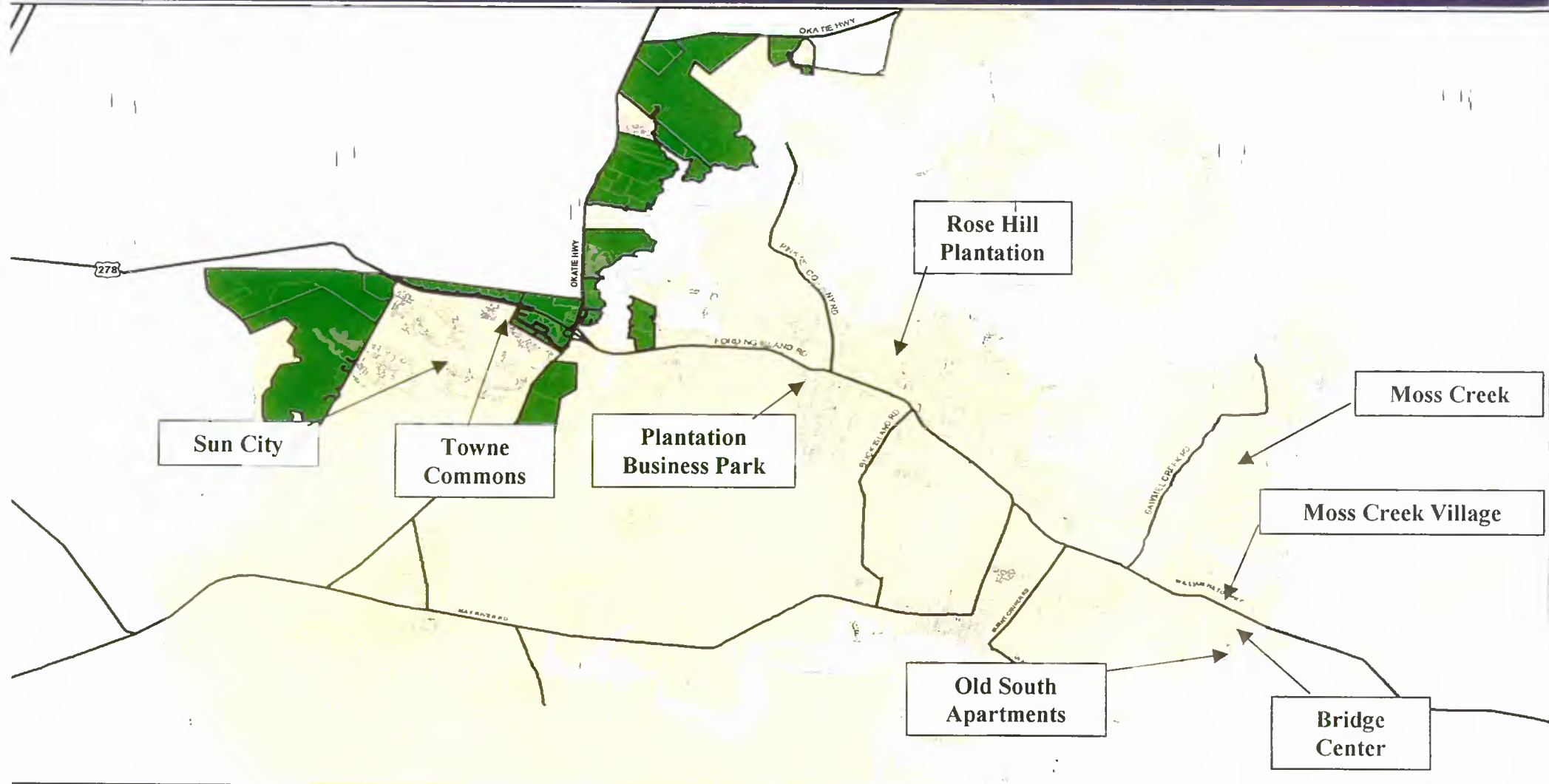
## Assumptions:

- Economic Context
- Future Uses
- Build-Out Rates (Timelines)
- Build-Out Values
- Future Appraised Values
- Effective Assessment Rates (4% / 6%)
- Projected Tax Revenues

## Based Upon:

- Comparable Existing Properties

# Comparable Existing Properties



# TIF Revenue

## Apply:

- **Build-Out Values**
- **Effective Assessment Rates**
- **Millage Rate**
- **State Rebates**

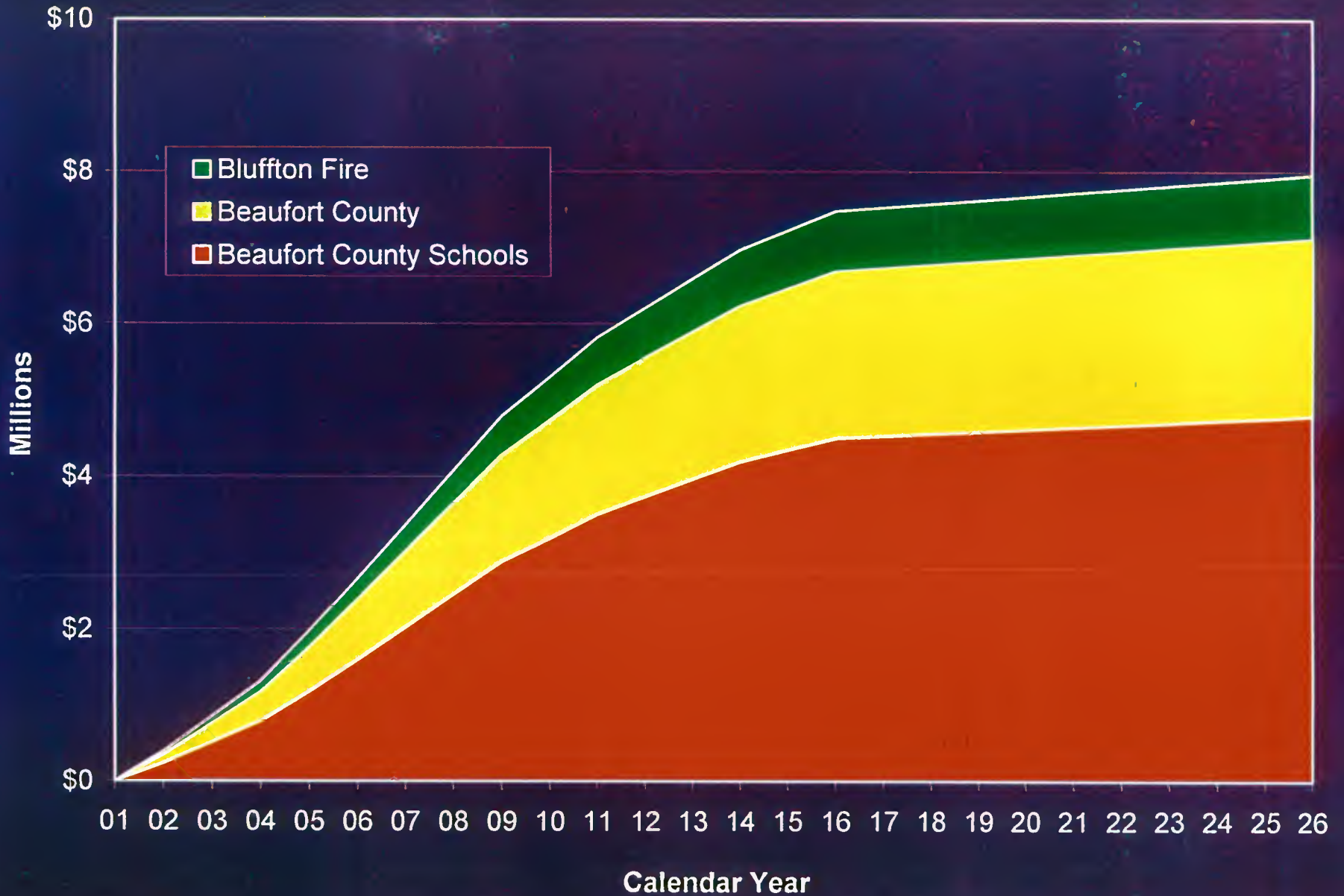
## Equals:

- **Projected Tax Revenues**

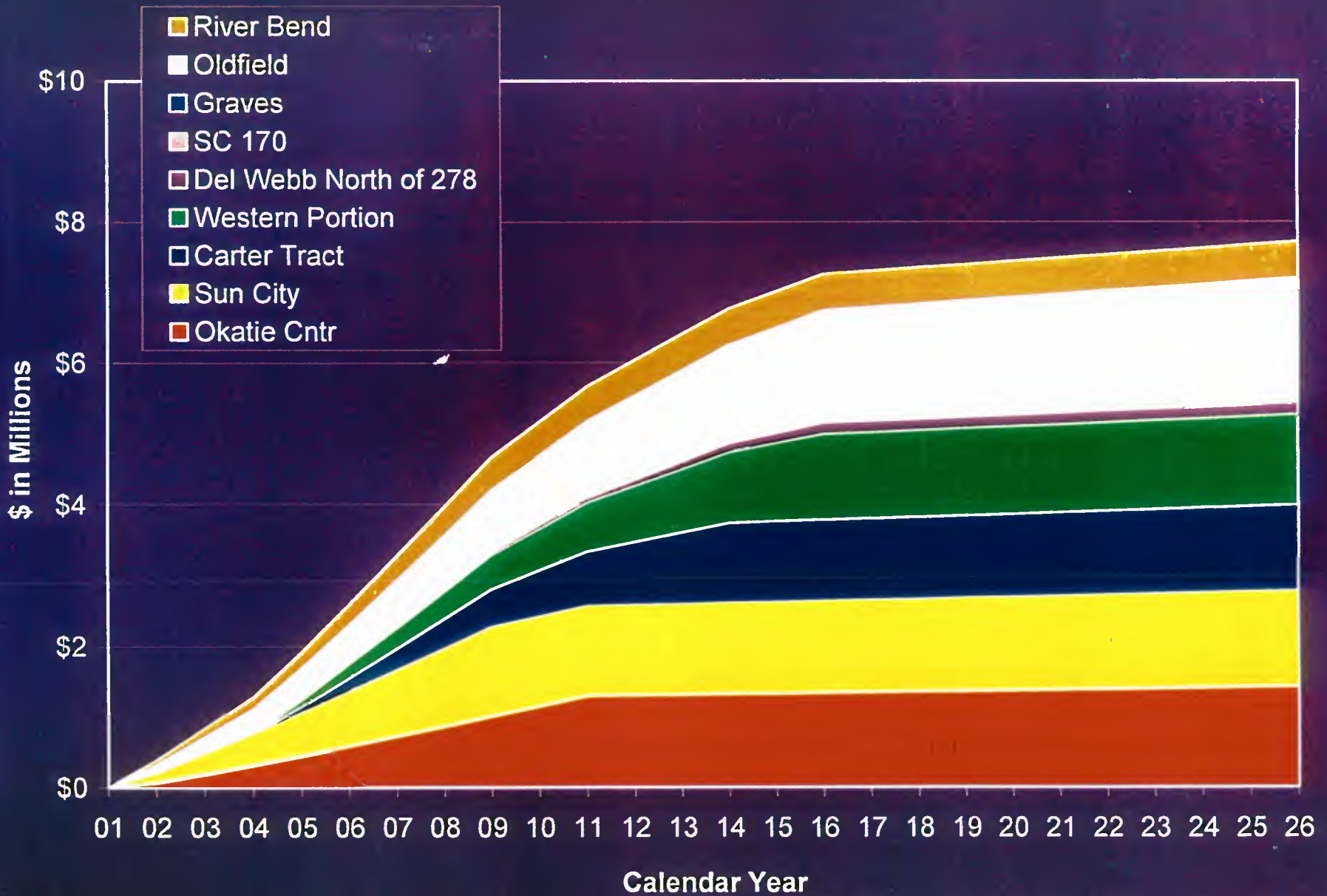


# CONCLUSIONS

# New River TIF Revenue Over Time

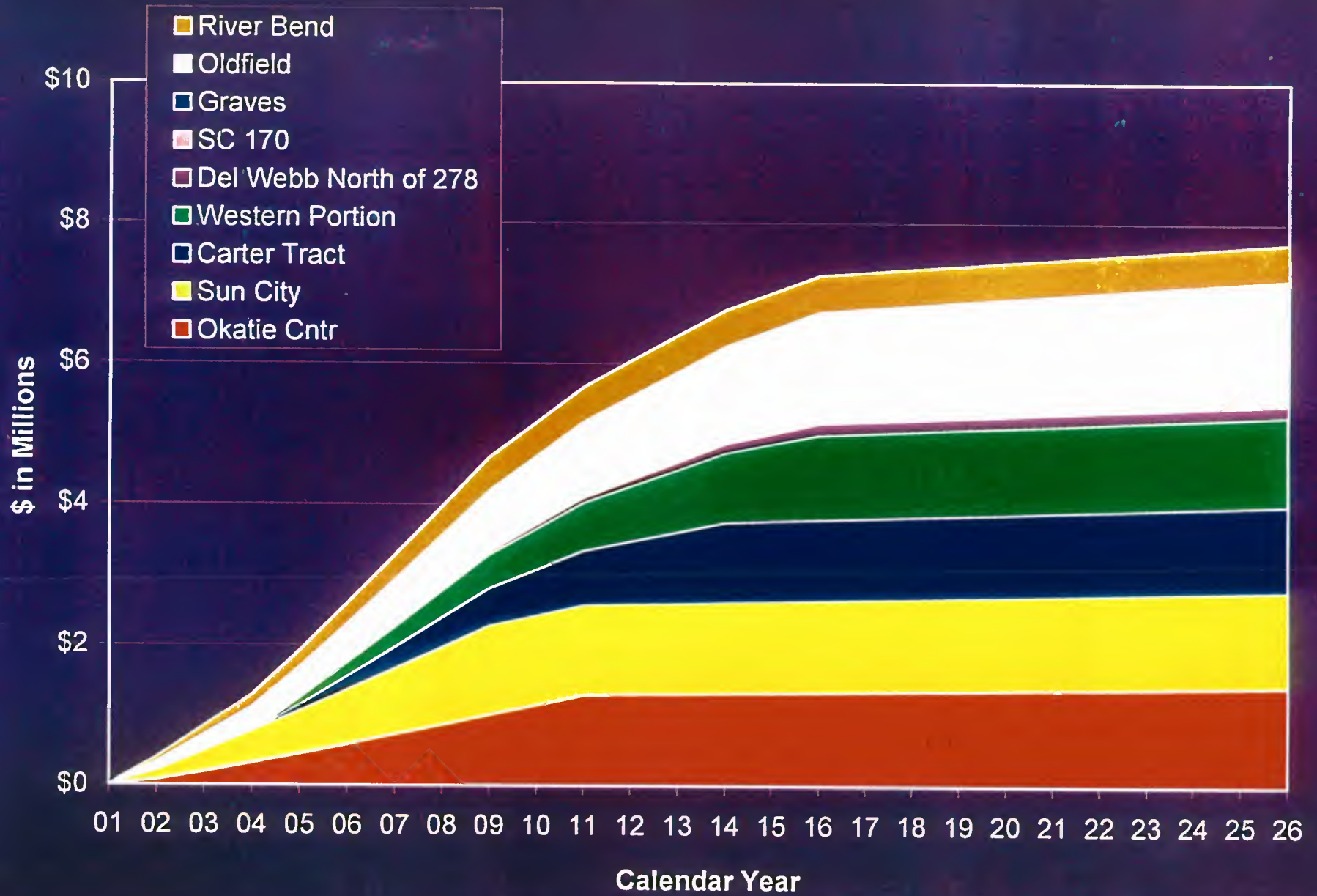


# New River TIF Revenue by Group

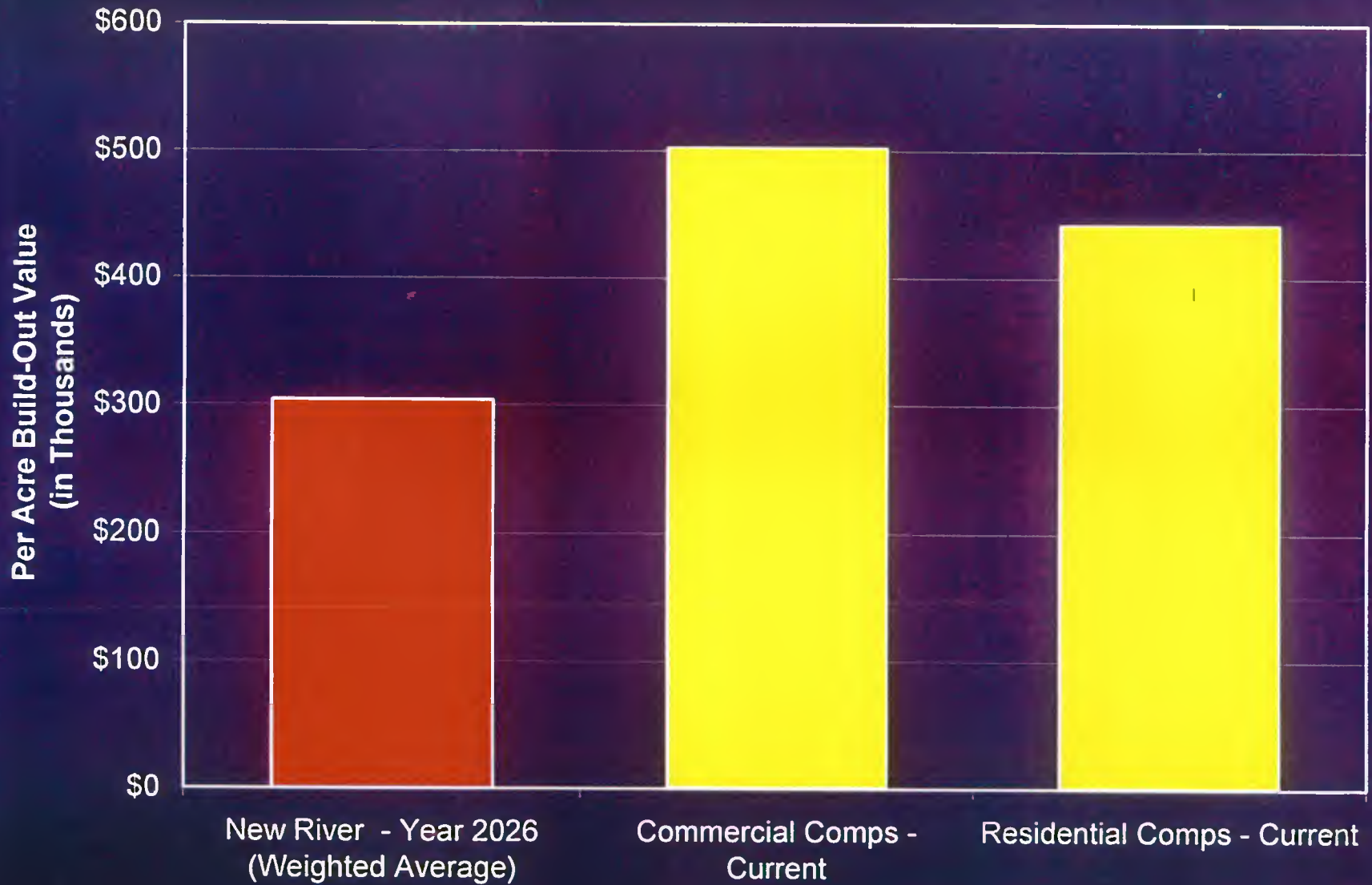




# New River TIF Revenue by Group

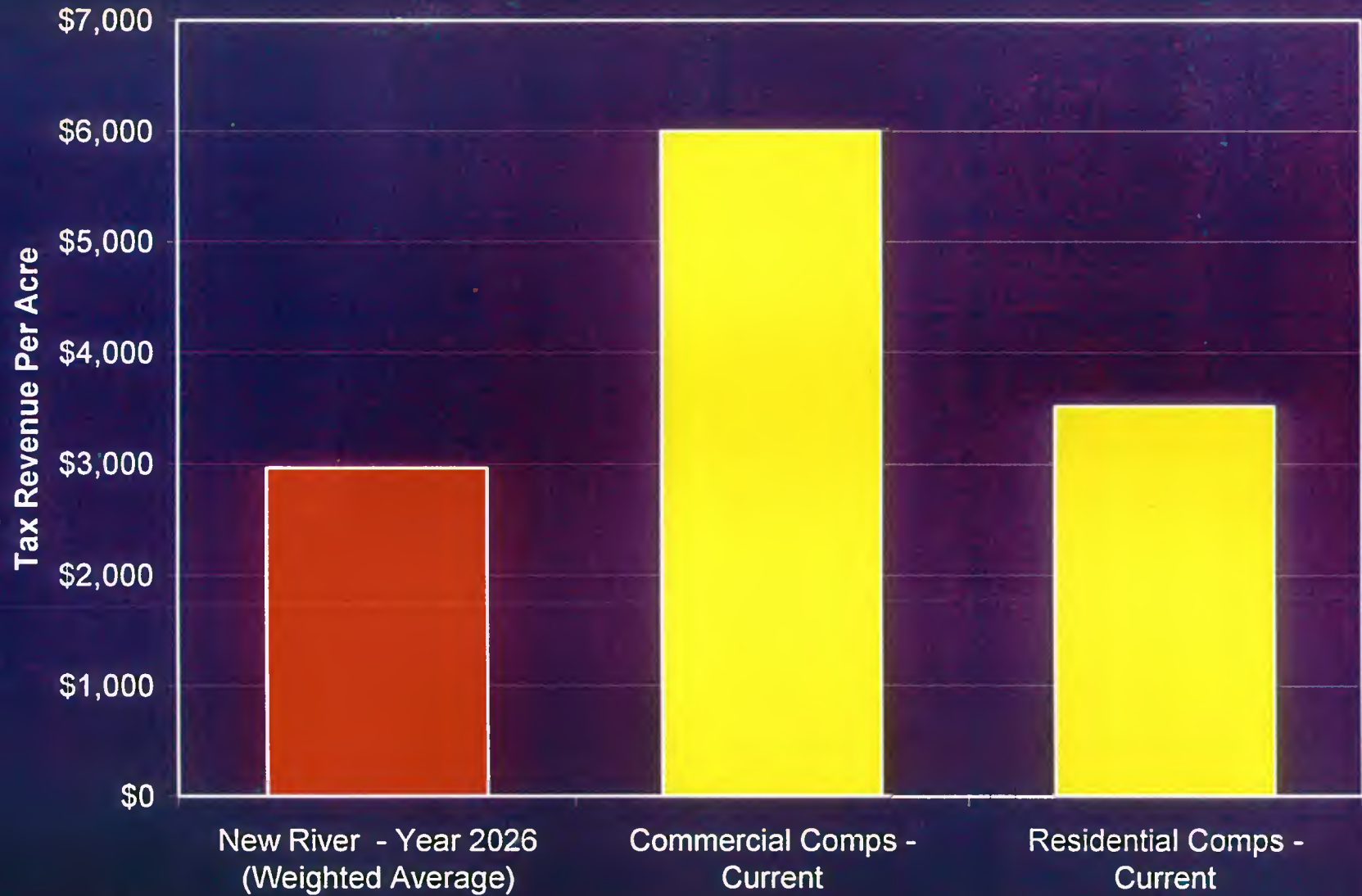


# Comparable Value Per Acre

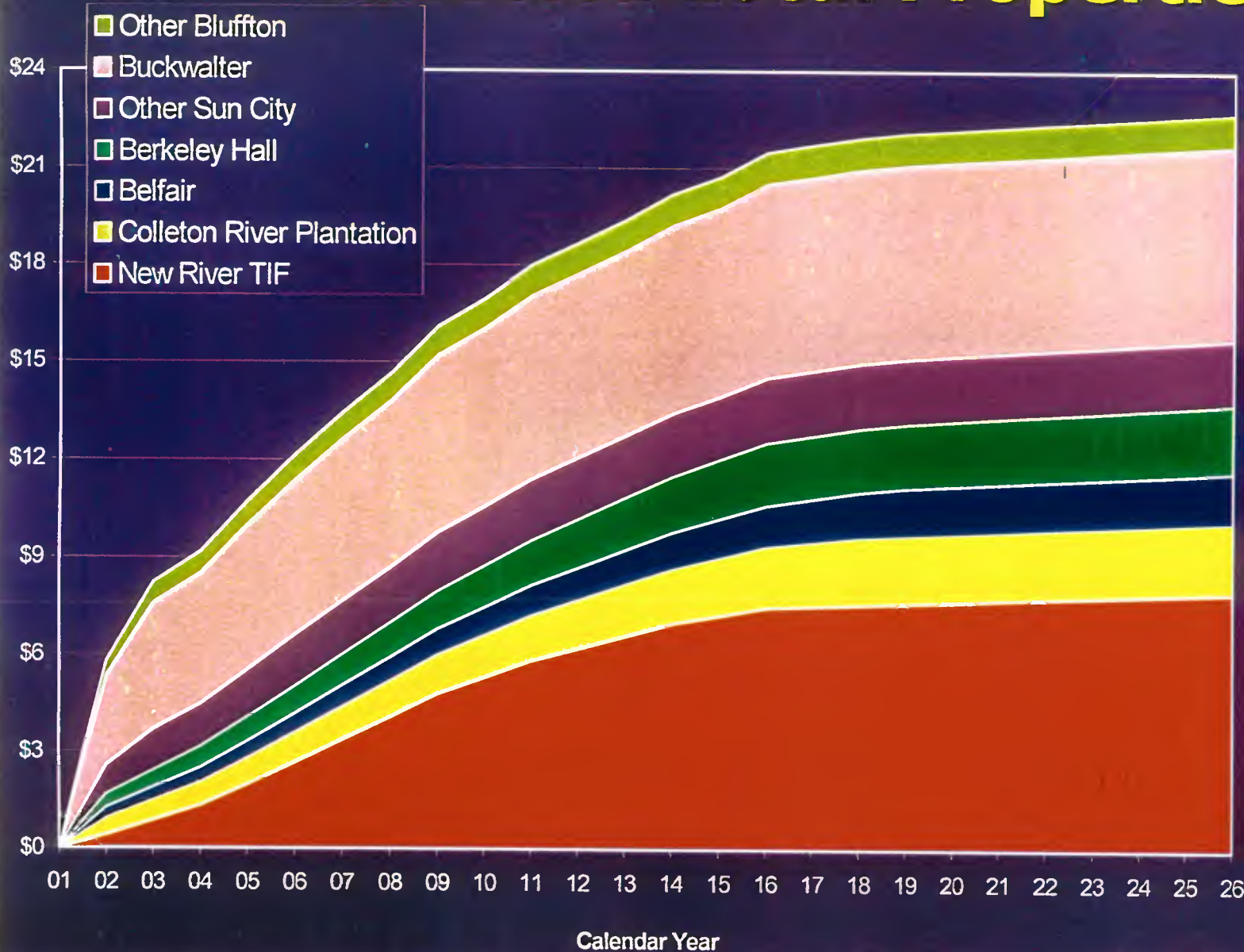




# Comparable Tax Revenue Per Acre



# Incremental Revenue from Other Selected Local Properties

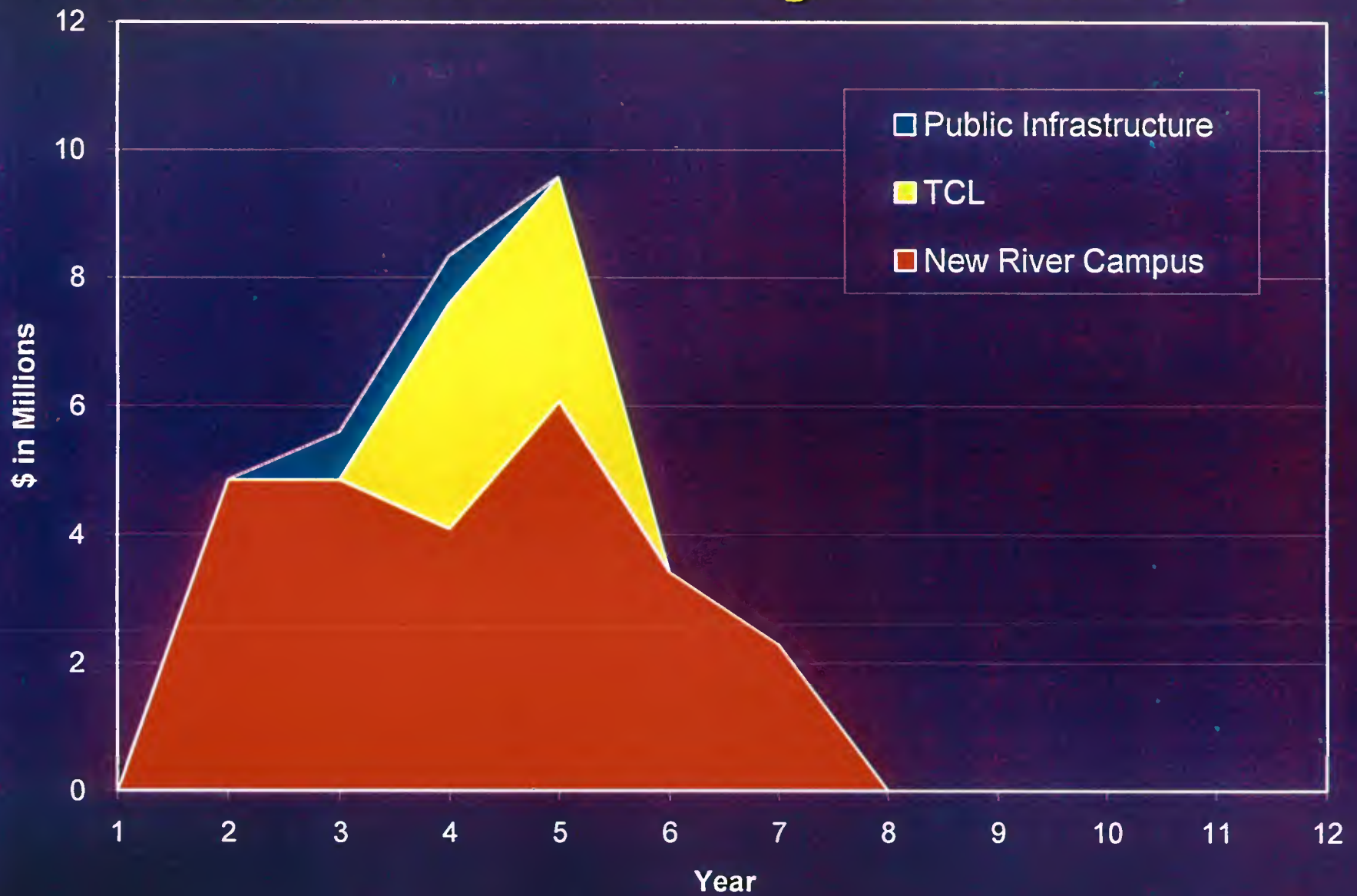


Other  
Developments  
\$306 Million  
Over 25 Years

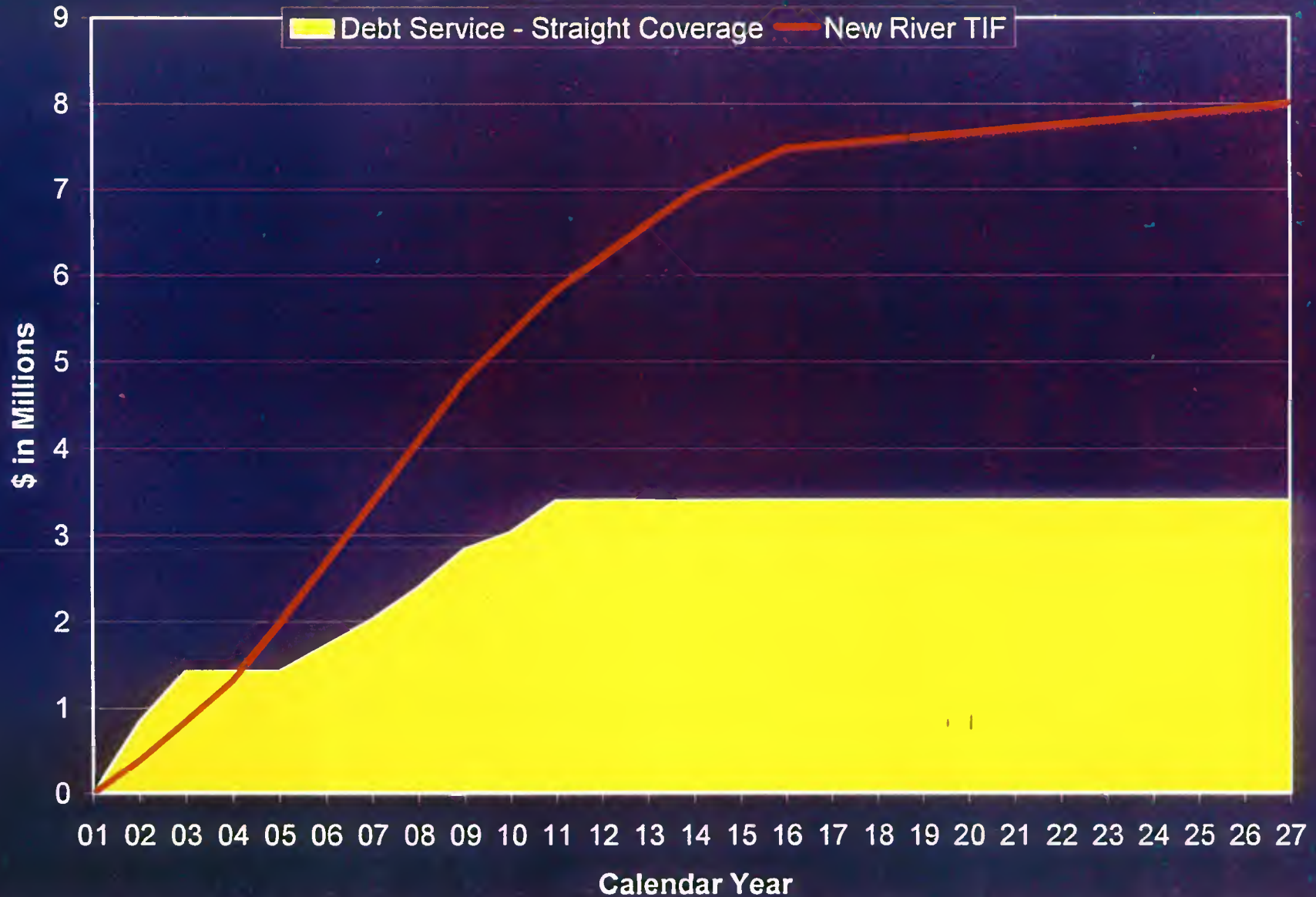
New River  
\$142 Million  
Over 25 Years



# Annualized Project Costs

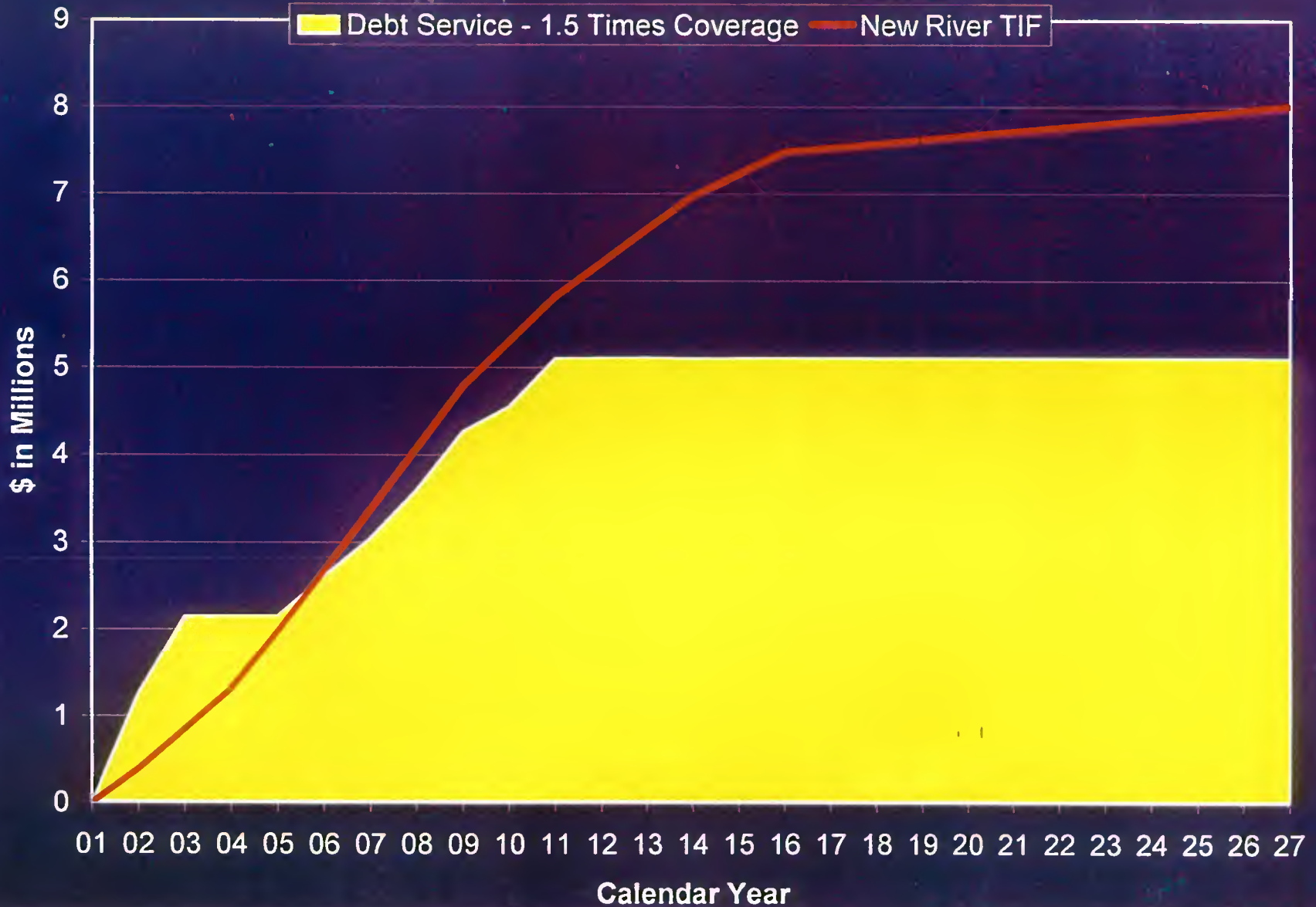


# New River TIF Revenue VS. Debt (Straight Coverage)

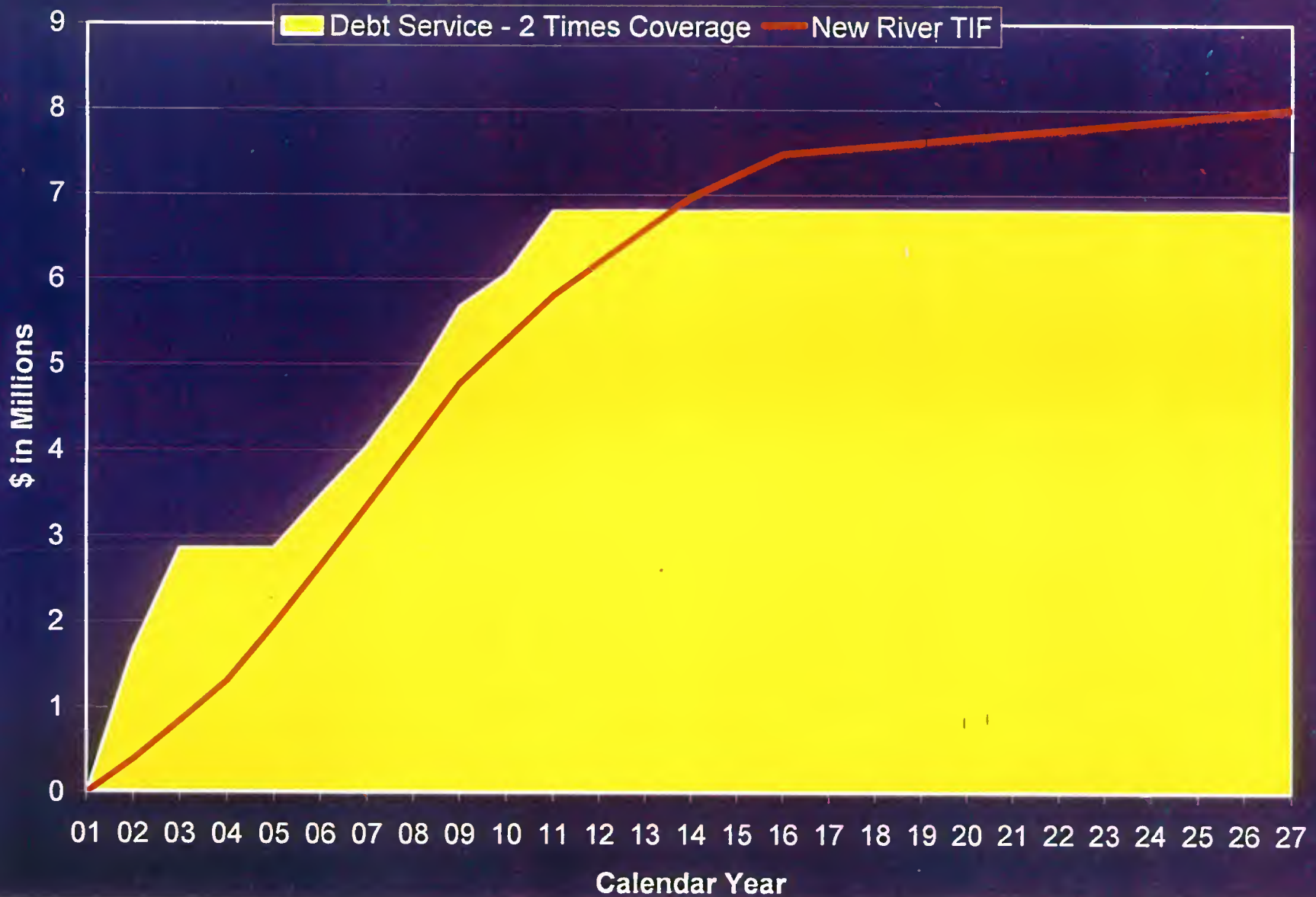




# New River TIF Revenue VS. Debt (1.5x Coverage)

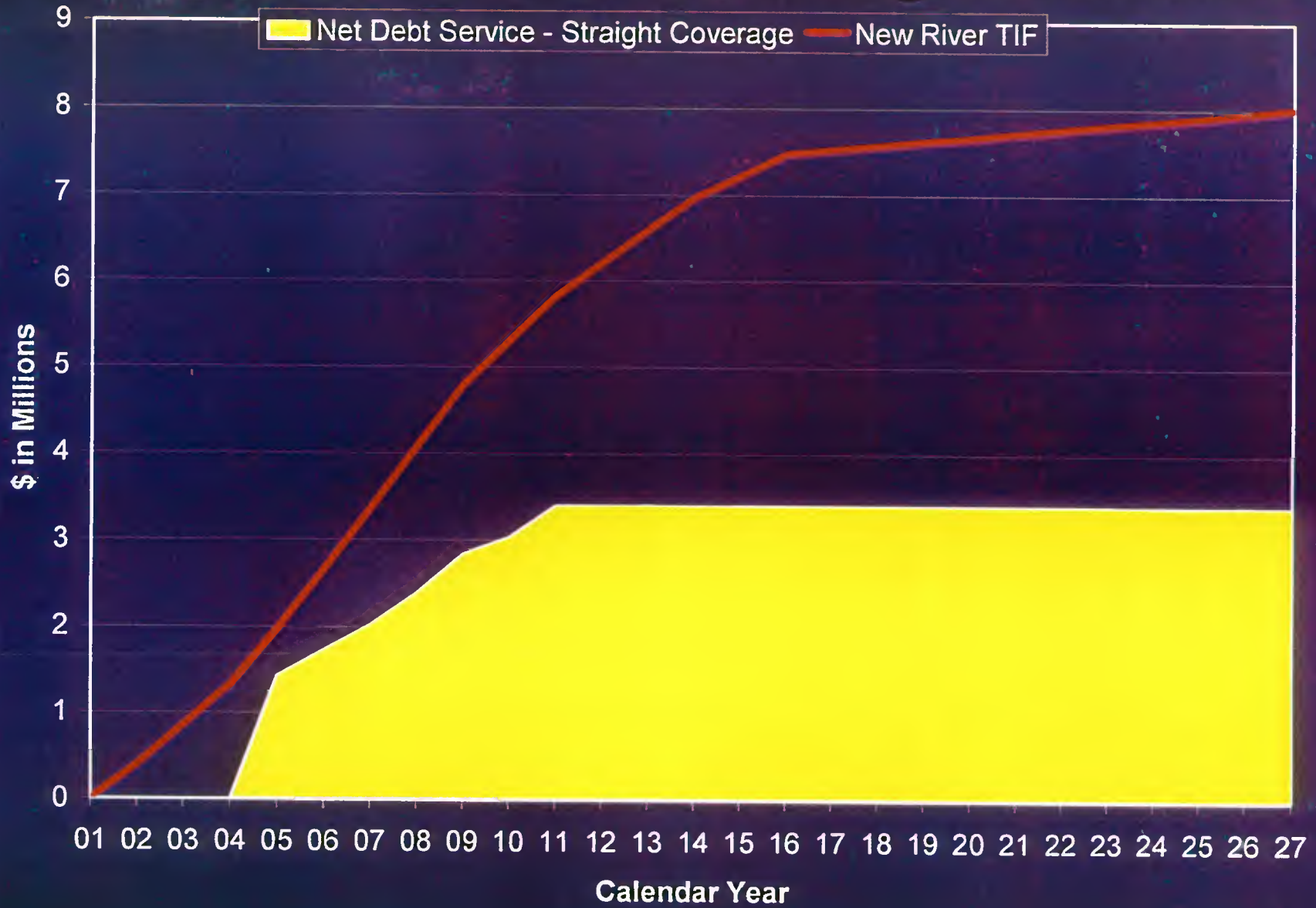


# New River TIF Revenue VS. Debt (2x Coverage)





# Proposed TIF Financing Structure



**\*Insured collateralized financing structure with 1.25x coverage through UBSPaineWebber**



ENGINEERS  
PLANNERS  
ECONOMISTS

Wilbur Smith Associates



## Financing Assumptions and Goals

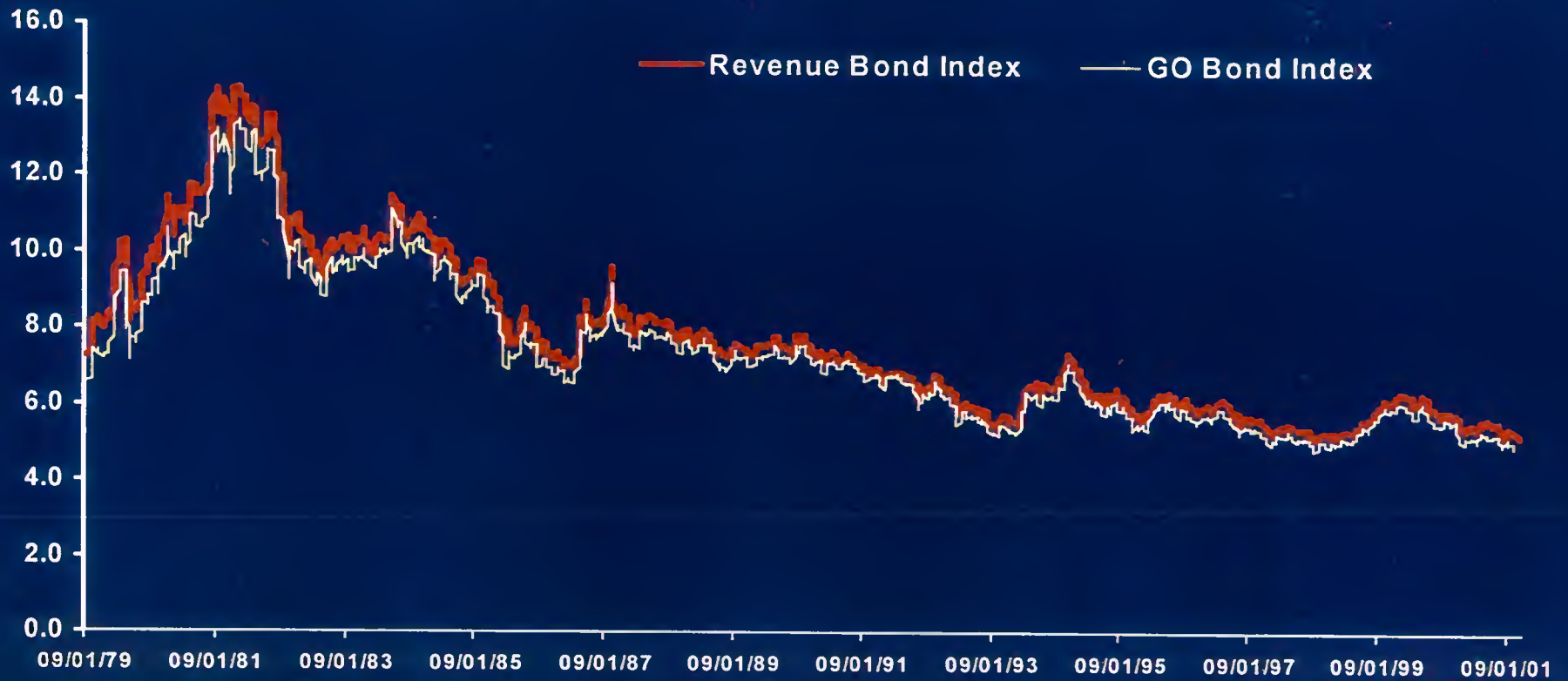
- “Size” TIF bond debt service around Wilbur Smith’s projected TIF revenues
- Fund all \$35 million of TIF projects immediately
- Meet 5 year window to issue initial TIF bonds
- Use only TIF revenues to actually pay debt service on TIF bonds
- Achieve stand alone “A” ratings on county TIF bonds

## Financing Assumptions and Goals

- Obtain Municipal Bond Insurance
  - Lowers Borrowing Cost of TIF Bonds
  - Pay One-Time Premium at Closing on Bonds
  - Insurance Covers Principal and Interest Payments on Bonds for 25 Years
  - Provides “AAA” (Insured) Ratings for TIF Bonds
- Current Interest Rate: 5.05% on a 25 Year Term
- Lowest Interest Rates Since mid-1960’s

# Beaufort County New River TIF

## Historic Interest Rates





## Financing Structure Considerations

- Proposed Financing Structure Based on Numerous Discussions With:
  - Three Municipal Bond Rating Agencies:
    - S&P
    - Moody's
    - Fitch
  
- Top Tier "AAA" Municipal Bond Insurance Firms:
  - MBIA
  - XL Capital Assurance
  - AMBAC
  - FSA
  - FGIC

## TIF Bond Coverage Issues

- Coverage Requirements of TIF Bonds (at closing on bonds)
  - 2.0x with no additional collateral security (projected TIF revenue only)
  - 1.20x to 1.50x with acceptable secondary collateral
    - Typical TIF structure
    - Historically stable revenue source
    - Form of County backstop, tax and/or other revenue source

## Possible Financing Structures

- Scenario #1: TIF Bonds Secured By Projected TIF Revenues Only
  - Structure not feasible
  
- Scenario #2: Secondary Collateral Backstop
  - Use Only TIF Revenues to Actually Pay Debt Service on TIF Bonds
  - Structure feasible:
    - “A” underlying ratings
    - “AAA” Municipal bond insurance at a reasonable cost



## Recommendations

- Continue Structuring TIF to Immediately Fund All \$35 Million of Projects
  - County Staff and Bond Counsel
  - UBS PaineWebber
  - Rating Agencies and Bond Insurers
  - Wilbur Smith
  
- No County Council action necessary at this time

**D2**



## ORDINANCE NO. 2001/30

**AN ORDINANCE ESTABLISHING AND APPROVING A PLAN FOR THE REDEVELOPMENT OF A PORTION OF BEAUFORT COUNTY PURSUANT TO THE NEW RIVER TAX INCREMENT FINANCING DISTRICT REDEVELOPMENT PLAN; DESIGNATING SUCH AREA AS A REDEVELOPMENT PROJECT AREA; MAKING FINDINGS TO QUALIFY THE REDEVELOPMENT PROJECT AREA AS A SPRAWL AREA; DESCRIBING REDEVELOPMENT PROJECTS; AUTHORIZING A TAX INCREMENT FINANCING PLAN FOR SUCH REDEVELOPMENT PROJECTS; AND OTHER MATTERS RELATING THERETO.**

BE IT ORDAINED BY THE COUNTY COUNCIL OF BEAUFORT COUNTY, SOUTH CAROLINA, AS FOLLOWS:

**Section 1. Findings and Determinations.** The County Council (the "Council") of Beaufort County, South Carolina (the "County"), hereby finds and determines:

(a) The County is a body politic and corporate and a political subdivision of the State of South Carolina (the "State"), and as such, possesses certain powers granted by the Constitution and general laws of the State.

(b) Article X Section 14 of the South Carolina Constitution provides that the General Assembly may provide by general law that indebtedness may be issued for the purpose of redevelopment within counties and that the debt service of such indebtedness be provided from the added increments of tax revenues to result from any such project.

(c) Pursuant to Title 31 Chapter 7, Code of Laws of South Carolina 1976, as amended (the "Act"), counties are vested with all powers consistent with the Constitution necessary, useful, and desirable to enable them to accomplish redevelopment in areas which are or threaten to become sprawl areas.

(d) Based on investigations by the staff of the County and a study performed by Wilbur Smith Associates, the Council has determined that a certain area located within the County meets the criteria to qualify as a "sprawl area" under the Act, and the County has caused to be prepared a redevelopment plan in accordance with the requirements of the Act, entitled: the "New River Tax Increment Financing District Redevelopment Plan" (the "Redevelopment Plan"), which contains factual findings relating to such finding and a statement of objectives of the County with regard to such plan. A copy of the Redevelopment Plan is attached hereto and incorporated herein as Exhibit A to this Ordinance.

(e) The Redevelopment Plan provides a comprehensive program of the County for the redevelopment of the area described therein, which area includes ten development zones as represented in the map provided in the Redevelopment Plan (such area being hereinafter referred to as the "Redevelopment Project Area"). The Redevelopment Project Area is not less in the aggregate than one and one-half acres and the total area of the Redevelopment Project Area, when aggregated with other redevelopment project areas within the County, does not exceed five percent of the total acreage of the County. A listing of all real property included in the Redevelopment Project Area is set forth as an attachment to the Redevelopment Plan.

(f) Upon review and consideration of the Redevelopment Plan, and upon the recommendation of staff, the Council believes that, without substantial public assistance, it is unlikely that private initiatives will alleviate the conditions currently existing in the Redevelopment Project Area and that the Redevelopment Plan will afford maximum opportunity for the redevelopment of the Redevelopment Project Area by private enterprise in a manner consistent with the needs of the County.

(g) The Council has been advised by staff of the opportunity to induce private development of a number of parcels within the Redevelopment Project Area by its undertaking those certain public improvements more fully described in the Redevelopment Plan (the "Redevelopment Projects").

(h) The Council has been advised that the cost of such Redevelopment Projects together with financing and related expenses (collectively, the "Redevelopment Project Costs") will total approximately \$40,000,000.

(i) In accordance with the Act, the Council has determined that it will finance all or a portion of the Redevelopment Project Costs through the issuance of tax increment financing obligations of the County in a principal amount not exceeding \$40,000,000 to be issued from time to time, and in one or more series, as permitted by the Act (the "TIF Bonds"). The term of any series of TIF Bonds issued to finance such improvements will not exceed twenty-five years from the date of issuance of a series of such Bonds. The Council intends to fund the debt service of the TIF Bonds from the added increment of tax revenues expected to result from the Redevelopment Projects, as authorized in Article X, Section 14 (10) of the South Carolina Constitution and the Act.

(j) The Council has determined that the implementation of the Redevelopment Plan will have no effect on the current revenues of the affected "taxing districts" (as defined in the Act), being the Beaufort County School District and the Bluffton Fire District (collectively, the "Taxing Districts") because such Taxing Districts will forego only a small portion of their future revenue growth for the period of duration of the Redevelopment Plan. The Redevelopment Plan and the projects contemplated therein will be of benefit to the Taxing Districts, inasmuch as such Taxing Districts would not likely otherwise derive the benefits of an increased assessment base without the implementation of the Redevelopment Plan.

(k) The Council expects residential development will comprise a portion of the new development within the Redevelopment Project Area.

The necessary prerequisites having been accomplished, it is now necessary and in the best interest of the health, safety, and general welfare of the citizens of the County that (i) the Redevelopment Project Area be designated, (ii) the Redevelopment Plan be approved and (iii) the issuance of TIF Bonds be authorized.

**Section 2. Existence of Sprawl Area.** In reliance on the facts and information provided in the Redevelopment Plan, the Council does hereby expressly find that a "sprawl area" (as defined in Section 31-7-30 of the Act) exists within the Redevelopment Project Area and that such area is a rural redevelopment zone as it consists primarily of vacant land which, if provided with certain environmental, energy, transportation, or communications infrastructure, could be developed as a planned community consisting of a minimum of 1000 contiguous acres of land, inclusive of flooded land.

**Section 3. Approval of Redevelopment Plan.** As required by Section 31-7-80(A)(1) of the Act, the Council does hereby expressly approve and adopt the Redevelopment Plan as its comprehensive program for redevelopment intended by the payment of redevelopment costs to reduce or eliminate those conditions which qualify the Redevelopment Project Area as a sprawl area and to enhance the tax bases of the Taxing Districts which extend into the Redevelopment Project Area. The Council finds that the

Redevelopment Plan meets the requirements of Section 31-7-30(6) of the Act for a redevelopment plan in that it sets forth in writing the program to be undertaken to accomplish the objectives and includes estimated Redevelopment Project Costs, the anticipated sources of funds to pay costs, the nature and terms of any obligations to be issued, the most recent equalized assessed value of the Redevelopment Project Area, an estimate as to the equalized assessed valuation after redevelopment, and the general land uses to apply in the Redevelopment Project Area.

**Section 4. *Statement Indicating Need for and Proposed Use of Proceeds of TIF Bonds in Relation to the Redevelopment Plan.*** As required by Section 31-7-80(A)(2) of the Act, the Council hereby states that in order to accomplish the objectives of the Redevelopment Plan, it will need to issue TIF Bonds in order to finance a portion of the Redevelopment Project Costs (as more fully described in the Redevelopment Plan).

**Section 5. *Statement Containing Cost Estimates of the Redevelopment Plan and Redevelopment Projects and Projected Sources of Revenues to be Used.*** In adopting the Redevelopment Plan, Council has been mindful that certain of the Redevelopment Projects may not be completed and that certain Redevelopment Project Costs cannot be known at this time. As required by Section 31-7-80(A)(3) of the Act, the Council hereby states that at this time, the costs of implementing the redevelopment plan and Redevelopment Project Costs will be approximately \$40,000,000; that it expects to finance the Redevelopment Project Costs in part through the issuance of one or more series of TIF Bonds in an aggregate amount not exceeding \$40,000,000; that the total year 2001 assessed value for the Redevelopment Project Area is \$4,211,844.40; that the "tax increments" resulting from the expected investments within the Redevelopment Project Area will be approximately \$142,440,000 (resulting in an aggregate increase in assessed value over a twenty-five year period of approximately \$785,281,000, which at the current tax rates (and dependent upon the participation of the other Taxing Districts) would generate between \$393,000 and \$7,960,000 approximately per annum during the duration of the Redevelopment Plan, which, along with certain development agreement fees paid in lieu of impact fees imposed by the County, may be used to secure and pay debt service on the TIF Bonds.

**Section 6. *List of All Real Property in the Redevelopment Project Area.*** As required by Section 31-7-80(A)(4) of the Act, the Council hereby finds that the Redevelopment Project Area shall be comprised of all of those parcels of land described in the Redevelopment Plan, and incorporated herein by reference (it being understood that some of the acreage within one or more of these parcels ultimately may not be included in the Redevelopment Project Area).

**Section 7. *Duration of Redevelopment Plan.*** As required by Section 31-7-80(A)(5) of the Act, the Council hereby determines that the duration of the Redevelopment Plan shall be twenty-five years from the date of issuance of the last series of TIF Bonds to be issued, or not more than thirty years from the date of adoption of this Ordinance.

**Section 8. *Impact of Redevelopment Plan Upon the Revenues of the Taxing Districts and the Public School Enrollment of the School District.*** As required by Section 31-7-80(A)(6) of the Act, the Council states that the short-term impact caused by the Redevelopment Plan upon the revenues of the Taxing Districts will be minimal during the duration of the Redevelopment Plan, and the long-term impact will be beneficial as a result of the substantial private investment in the Redevelopment Project Area as a result of the initiatives undertaken pursuant to the Redevelopment Plan. It is anticipated that the implementation of the Redevelopment Plan will result in approximately 65 new students being enrolled in the County's public schools.

**Section 9. *Required Findings.*** As required by Section 31-7-80(A)(7) of the Act, the Council specifically finds, based upon information provided in Section 1 of the Redevelopment Plan, that (a)(i) As

found in Section 2 above, the Redevelopment Project Area is a "sprawl area" and that private initiatives are unlikely to alleviate those conditions without substantial public assistance; (ii) property values in the Redevelopment Project Area would remain static or decline without public intervention; and (iii) redevelopment is in the interest of the health, safety, and general welfare of the citizens of the County; and (b) that the following factors exist in portions of the Redevelopment Project Area that if left unchecked could put the entire Redevelopment Project Area in jeopardy of becoming a conservation area: (i) inadequate utilities; (ii) excessive land coverage; and (iii) lack of community planning.

**Section 10. Notice of Public Hearing; Public Hearing.** The Council hereby ratifies and approves the selection of the date of December 10, 2001, as the date of the public hearing (the "Public Hearing") required by Section 31-7-80 (B) of the Act. In accordance with the requirements of Section 31-7-80 (B) of the Act:

(a) The Council hereby ratifies and approves the transmittal of notices of the Public Hearing to the other Taxing Districts, which notices requested each Taxing District to submit comments to the County concerning the subject matter of the Public Hearing prior to the Public Hearing, and were sent via facsimile and certified mail on October 26, 2001, which date was not less than forty-five days prior to the date of the public hearing on the Redevelopment Plan. A copy of such notice appears as Exhibit B.

(b) The Council hereby ratifies and approves the publication of notices of the Public Hearing regarding the Redevelopment Plan and this Ordinance, such notices having been published in *The Beaufort Gazette*, a newspaper of general circulation in the County, on November 20, 2001, a date which was not less than 15 days prior to the date of the Public Hearing. A copy of the notice is attached as Exhibit C.

(c) In accordance with such notices, the Council held a public hearing on the Redevelopment Plan on December 10, 2001.

**Section 11. Notice of Adoption of Ordinance.** As required by Section 31-7-80 (B) of the Act, a notice of the enactment of this Ordinance shall be published in *The Beaufort Gazette* as shall be determined by the County Administrator, which notice shall be substantially in the form attached hereto as Exhibit D.

**Section 12. Repeal of Conflicting Ordinances.** All ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

**Section 13. Conditions to issuance of TIF Bonds.** No TIF Bonds or other obligations shall be issued in connection with the Redevelopment Plan unless and until an agreement is reached with the University of South Carolina or such other body as may be appropriate that the New River Campus may operate as a four year degree granting facility for higher education and the Beaufort County School District executes a memorandum of understanding regarding the use of the increment allocable to school millage in the special tax allocation fund to be established to retire TIF Bonds.

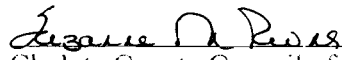
**Section 14. Ordinance in Full Force and Effect.** This entire Ordinance shall be and become finally binding immediately upon its third reading.

Done and enacted by the County Council of Beaufort County, South Carolina, this 17th day of December, 2001.

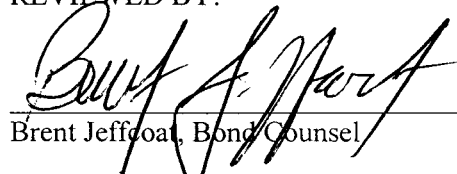
(SEAL)

  
Chairman, County Council of Beaufort County,  
South Carolina

ATTEST:

  
Clerk to County Council of Beaufort  
County, South Carolina

REVIEWED BY:

  
Brent Jeffcoat, Bond Counsel

Date of First Reading: June 11, 2001, By Title Only  
Date of Second Reading: November 12, 2001  
Date of Public Hearing: December 10, 2001  
Date of Third Reading: December 17, 2001

EXHIBIT A

REDEVELOPMENT PLAN

[Attached]

EXHIBIT B

COPY OF NOTICE SENT TO TAXING ENTITIES

[Attached]

EXHIBIT C

COPY OF NOTICE OF PUBLIC HEARING

[Attached]



## EXHIBIT D

## FORM OF NOTICE OF ADOPTION OF ORDINANCE

NOTICE OF ADOPTION OF AN ORDINANCE ESTABLISHING AND APPROVING A PLAN FOR THE REDEVELOPMENT OF A PORTION OF BEAUFORT COUNTY PURSUANT TO THE NEW RIVER TAX INCREMENT FINANCING DISTRICT REDEVELOPMENT PLAN; DESIGNATING SUCH AREA AS A REDEVELOPMENT PROJECT AREA; MAKING FINDINGS TO QUALIFY THE REDEVELOPMENT PROJECT AREA AS A SPRAWL AREA; DESCRIBING REDEVELOPMENT PROJECTS; AUTHORIZING A TAX INCREMENT FINANCING PLAN FOR SUCH REDEVELOPMENT PROJECTS; AND OTHER MATTERS RELATING THERETO.

The Beaufort County Council, the governing body of Beaufort County, South Carolina, hereby provides notice, pursuant to Section 31-7-80 (E) of the Code of Laws of South Carolina, 1976, as amended, of the adoption of Ordinance No. \_\_\_\_\_, entitled, "AN ORDINANCE ESTABLISHING AND APPROVING A PLAN FOR THE REDEVELOPMENT OF A PORTION OF BEAUFORT COUNTY PURSUANT TO THE NEW RIVER TAX INCREMENT FINANCING DISTRICT REDEVELOPMENT PLAN; DESIGNATING SUCH AREA AS A REDEVELOPMENT PROJECT AREA; MAKING FINDINGS TO QUALIFY THE REDEVELOPMENT PROJECT AREA AS A SPRAWL AREA; DESCRIBING REDEVELOPMENT PROJECTS; AUTHORIZING A TAX INCREMENT FINANCING PLAN FOR SUCH REDEVELOPMENT PROJECTS; AND OTHER MATTERS RELATING THERETO."

Any interested party may, within twenty days after today's date, challenge the validity of such adoption by action de novo in the court of common pleas in Beaufort County.

/s/

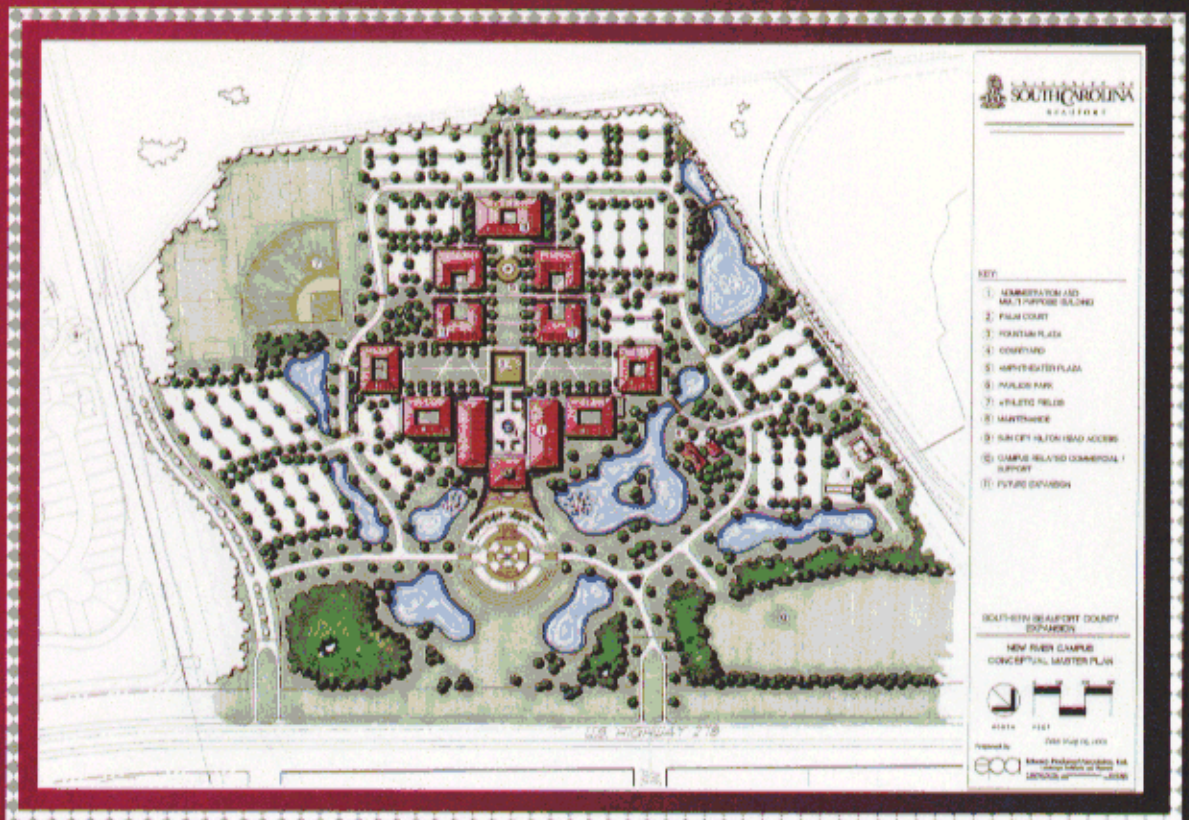
\_\_\_\_\_  
Chairman, Beaufort County Council

**D3**



# NEW RIVER TAX INCREMENT FINANCING DISTRICT REDEVELOPMENT PLAN

## Final Report



Prepared for:

### Beaufort County Council

Prepared by:

### Wilbur Smith Associates



December 2001



**NEW RIVER TAX INCREMENT FINANCING DISTRICT  
REDEVELOPMENT PLAN**

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**CHAPTER 1**  
**INTRODUCTION**

# **New River Tax Increment Financing District Redevelopment Plan**

## **Chapter 1 INTRODUCTION**

### **STATEMENT OF OBJECTIVES**

The primary objective of Beaufort County in creating the New River Tax Increment Financing (TIF) District is the establishment of a four-year baccalaureate degree-granting institution in Beaufort County. The benefits of such an enterprise promote the Mission and Vision of Beaufort County Council and represent the secondary objectives in creation of the New River TIF District.

According to its Mission Statement, Beaufort County Council believes that "Beaufort County government exists to serve the people of Beaufort County in a cost-effective manner, so all citizens may enjoy and appreciate a protected quality of life, natural and developed resources in a coastal environment, a diverse heritage, and economic well-being." In supporting the establishment of a four-year college, Beaufort County Council seeks to serve its constituents by promoting greater access and opportunity for post-secondary education. Promotion of such educational needs serves to protect and enhance quality of life, develop the County's greatest resource—its people, and encourage economic well-being. In doing so, Beaufort County Council endorses its vision to make Beaufort County a desirable place to live, work and enjoy community.

Increasing post-secondary educational establishment in Beaufort County will provide sophisticated cultural events previously limited in the County. Expanded program offerings, student diversity and faculty expertise will extend music, art, literature, drama, and learning opportunities to the entire community. Exposure to such activities enriches lives and encourages people and communities to be more thoughtful and wise. Furthermore, the provision to plan and build a university campus at a currently underdeveloped portion of a sprawling County corridor will help prevent further sprawl by promoting quality, planned development. In these ways, the creation of the New River TIF District seeks to protect and enhance quality of life and make Beaufort County a more desirable place to live and enjoy community.

Beaufort County's greatest resource is its people. In supporting the enhancement of higher education through the establishment of the New River TIF District, Beaufort County Council is making an investment in the development of this resource. Educational opportunities previously unavailable to those tied to their land by financial and family situations will become accessible. Beaufort County has one of the country's largest retirement communities. Expanded higher education offering will provide life-long learning opportunities to this vital segment of the population. The County's "brightest and best" young people must currently leave the County to pursue post-secondary degrees, and they often do not return due to limited occupational opportunities. A four-year college will serve to alleviate both of these problems—students can remain in Beaufort County to study, and the labor pool provided by the presence of higher education will attract new industry.

The presence of a four-year higher education and research institution will promote the economic well-being of Beaufort County. The university will provide County citizens with jobs, and the presence of a new student population will generate economic activity. The university will also

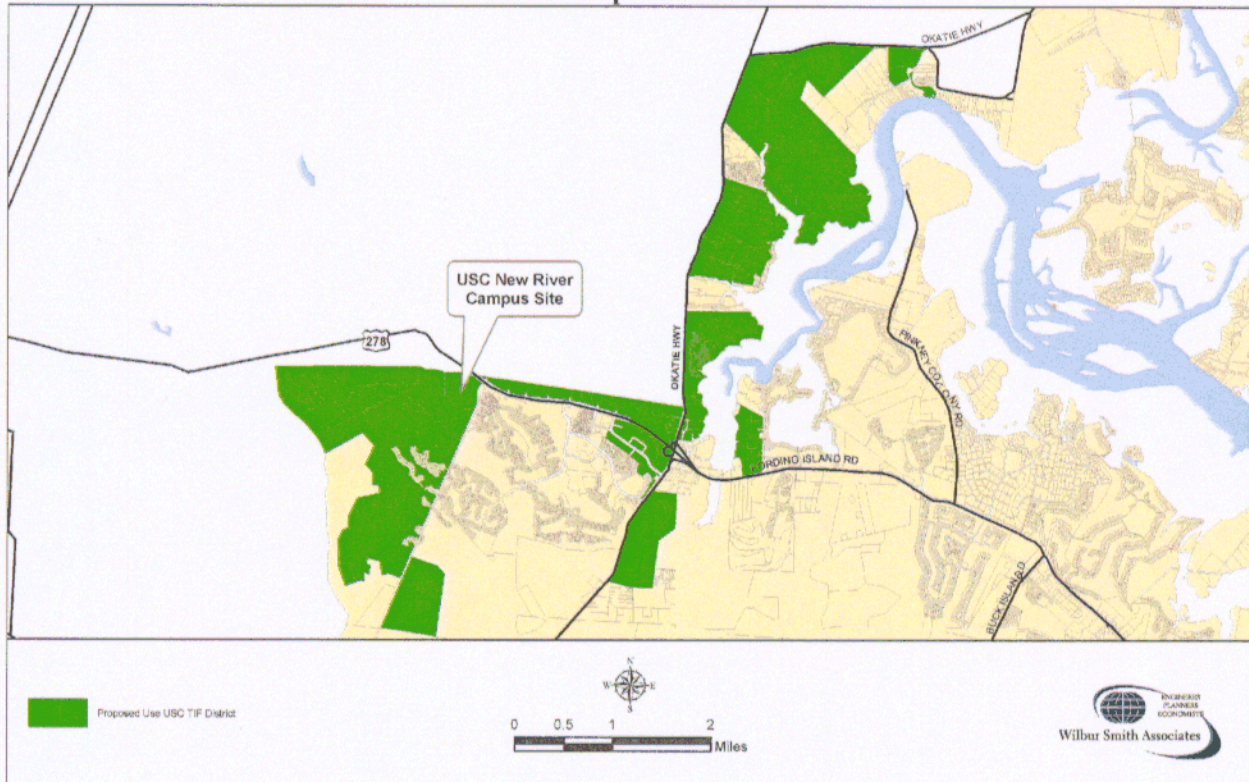


## New River Tax Increment Financing District Redevelopment Plan

serve to attract non-polluting,, technology-based industry to the County, providing jobs and environmentally sound growth in a delicate ecology. Such industry will serve to diversify an economy primarily dependent upon tourism and retail trade. Finally, Beaufort County Council seeks to provide greater economic independence for its residents by supporting growth in higher education—college graduates statistically earn over \$400,000 more in a lifetime than a high school graduate. The creation of the New River TIF District will make Beaufort County a more desirable place to live and work by enhancing the economic well-being of all citizens.

In conclusion, Beaufort County Council seeks to establish a four-year baccalaureate degree-granting institution by creating the New River TIF District. In doing so Beaufort County will further establish itself as a desirable place to live, work and enjoy community by protecting and enhancing quality of life, developing its greatest resource—its people, and promoting economic well-being.

**Exhibit 1-1  
Redevelopment Area**





**CHAPTER 2**  
**DESCRIPTION OF REDEVELOPMENT**  
**PROJECT AREA**



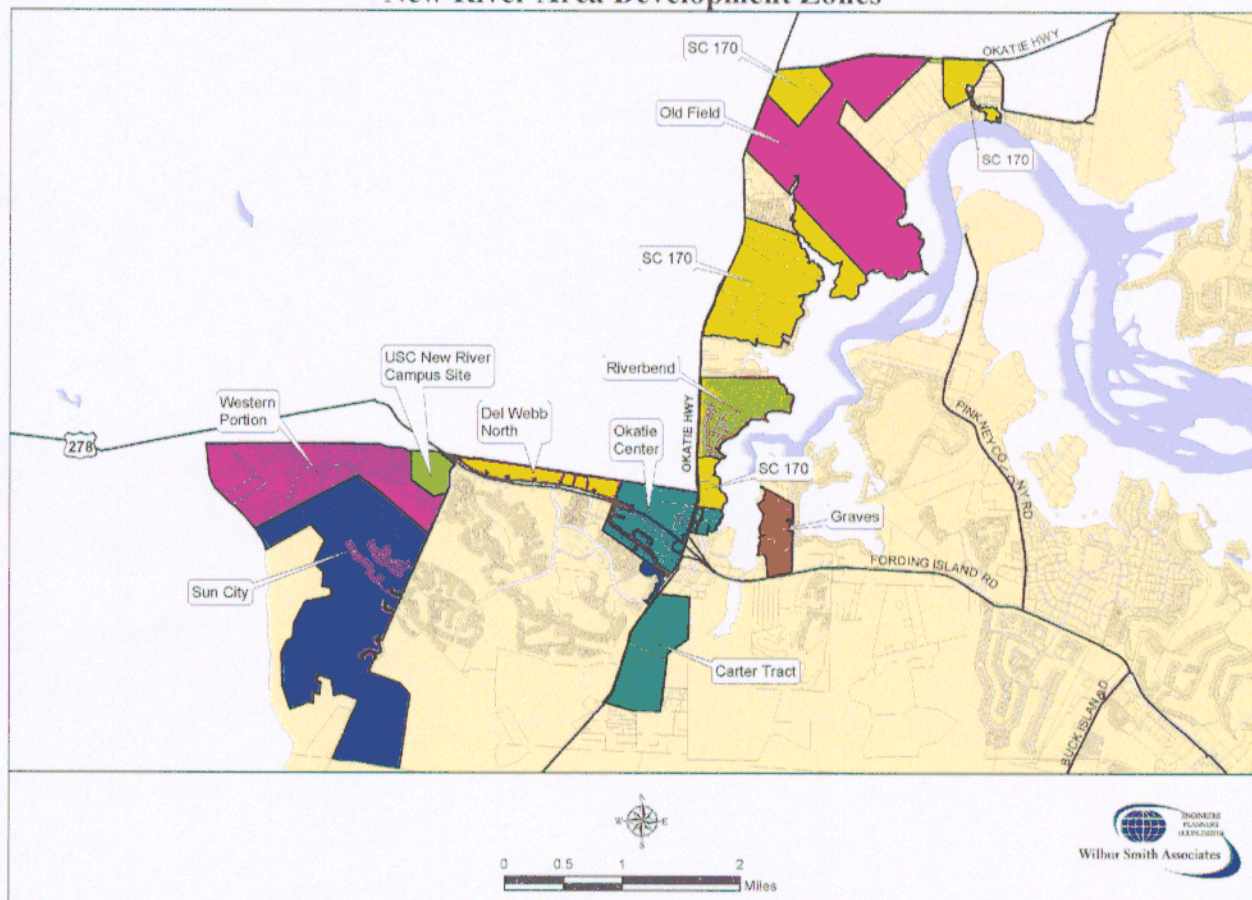
# New River Tax Increment Financing District Redevelopment Plan

## Chapter 2 DESCRIPTION OF REDEVELOPMENT PROJECT AREA

### THE NEW RIVER REDEVELOPMENT PROJECT AREA

For purposes of this study, the redevelopment project area is broken down into ten development zones. These development zones represent unique groups of parcels that are intended for development, or are under development, and are shown in Exhibit 2-1.

Exhibit 2-1  
New River Area Development Zones





**New River Tax Increment Financing District Redevelopment Plan**

**New River Campus Site**

The campus property is 80 acres straddled across the Beaufort County-Jasper County line and is zoned Research and Development. The Beaufort County portion consists of 66 acres south of and adjacent to U.S. 278. Del Webb's Sun City Hilton Head serves as the eastern boundary of the campus site.

**Western Portion**

The properties adjacent to the New River Campus site to the south and west are designated as the "Western Portion" and encompass 285.28 acres. The Western Portion is bound on the south by Sun City, the north by U.S. 278 and the west by the Jasper County line.

**Sun City**

"Sun City" is adjacent to the south of the Western Portion and is part of the Del Webb Planned Unit Development. These 583.9 acres are part of Del Webb's Sun City Hilton Head retirement community.

**Del Webb North**

Adjacent to the north side of U.S. 278, Del Webb North is located to the west of the campus site. While part of the Del Webb Planned Unit Development, there is currently no public access to these 77.53 acres.

**Okatie Center**

Okatie Center fronts both the north and south sides of U.S. 278 along the west side of SC 170, and is part of the Del Webb Planned Unit Development. The northern boundary is the Jasper County line, while Sun City borders to the south. A small portion of Okatie Center fronts the east side of SC 170 just north of U.S. 278.

**Carter Tract**

The two parcels that make up the Carter Tract are zoned research and development and front the east side of SC 170 just south of U.S. 278. The northern parcel is 125 acres of timberland and swamp. The southern parcel is 130.75 acres of timberland.

**River Bend**

Part of the Sun City Hilton Head Planned Unit Development, River Bend is a gated Del Webb community. Located just north of Okatie Center along the eastern front of SC 170, the development encompasses over 150 acres.

**CHAPTER 3**  
**REDEVELOPMENT PROJECTS**

**Chapter 3  
THE REDEVELOPMENT PROJECTS**

**REDEVELOPMENT PROJECTS**

In this section, a description of the redevelopment improvement projects necessary to establish an environment conducive to economic growth is provided. All redevelopment projects will occur on the 66-acre USCB New River Campus site and properties immediately adjacent. All of these parcels are currently vacant, thus no residential displacement will occur due to the redevelopment projects. The project descriptions are divided into two parts: (1) detailed descriptions; and (2) an opinion of project costs.

**New River Campus Projects**

The focus of capital investment for the USCB New River Campus is to establish USC Beaufort as a 4-year baccalaureate degree-granting institution. The existence of such an institution will take Beaufort County to the next level—spurring economic growth in an underdeveloped area of the county, providing previously unavailable educational opportunities to its citizenry, and producing a labor force capable of attracting non-polluting, technology-based industry. Investment into the New River Campus should assist in the establishment of a 4-year school and provide for the growth of such an institution.

USC Beaufort currently holds classes at four separate locations throughout Beaufort County—Downtown Beaufort, Parris Island, Marine Corp Air Station, and Hilton Head Island. All of these facilities are presently at capacity, without the option of contiguous expansion. Thus, regardless of whether or not USC Beaufort is granted 4-year status, facilities expansion is necessary to continue to provide post-secondary liberal arts education to an ever-increasing population in Beaufort County.

The USCB New River Campus has received tremendous support from the citizens and governments of Beaufort and Jasper Counties. Union Camp donated 80 acres of land, cash donations, funding support from Beaufort and Jasper Counties and in-kind service contributions have totaled over \$12 million to date, and greater donations to the development of this campus are expected.

USC Beaufort has taken the necessary steps to provide for this expansion—acquiring land in the New River Area and commissioning the design and development stages for the Hargray multi-use building on this property. This multi-use building has been designed to provide all necessary university functions prior to the attainment of 4-year status and subsequent growth. Thus, the construction of this building is paramount in the drive to establish USC Beaufort as a 4-year institution, and to provide for the required classroom space to adequately serve the University's service area. Furthermore, it will show the progress required to retain the land granted by Union Camp Corporation. For these reasons it is advised that the County provide the necessary capital investment to assure this first building come to fruition.



# New River Tax Increment Financing District Redevelopment Plan

KRA Architects Inc. of Hilton Head Island has designed the 57,000 square foot Hargray multi-use facility, while Charleston's Liollo Architecture has generated cost estimates for this facility. It is estimated that the total construction cost for this facility will be \$150.00 per square foot, for a total cost of \$8,550,000. **Exhibit 3-2** is an architectural rendering of the Hargray multi-use facility provided by KRA Architects Inc. **Exhibit 3-3** shows the build out of the campus for a total cost of \$26.5 million. In addition to the multiuse building, the others are core to the university campus.

**Exhibit 3-1**  
**USC Beaufort New River Campus Rendering**





## New River Tax Increment Financing District Redevelopment Plan

**Exhibit 3-2**  
**Hargray Multi-Use Building**



**Exhibit 3-3**  
**USC New River Campus**

Item	Description	Units	Unit Cost	Quantity	Total Cost
1	Multi-Use Building	SF	\$150	57,000	\$8,550,000
2	Library / Performing Arts/Auditorium	SF	\$150	48,000	\$7,200,000
3	Science / Math / Technology Building	SF	\$200	17,500	\$3,500,000
4	Education Building	SF	\$145	17,500	\$2,537,500
5	Nursing Building	SF	\$86	17,500	\$1,505,000
6	Hospitality Building	SF	\$0	17,500	\$0
7	Business Building	SF	\$0	17,500	\$0
8	Research and Enviromental Sciences	SF	\$0	17,500	\$0
9	Humanities Building	SF	\$0	17,500	\$0
10	Educational Partnerships Building	SF	Paid by CHE/USC	17,500	Not County Funded
11	Phase I - Site Work/Entrance/278 Intersection	LS	\$0	1	\$0
12	Furnishings / Fixtures	LS	\$0	1	\$0
13	Purchase of 100 Acre "Option" Property	AC	\$0	100	\$0
	<b>Subtotal</b>				<b>\$23,300,000</b>
	<b>Contingency (13.5%)</b>				<b>\$3,145,500</b>
	<b>Grand Total</b>				<b>\$26,500,000</b>

Note: Costs provided by USC and reviewed and increased by WSA.  
Total building square footage = 245,000

The costs of construction for each building will occur over two year periods. The multiuse building is the first building, which will be constructed in 2002-2003. The second building, library/performing arts/auditorium, begins construction in 2004, and each subsequent building starts the following year. In summary, the 4 buildings will be constructed over a five-year period from 2002-2006.



## New River Tax Increment Financing District Redevelopment Plan

### Technical College of the Lowcountry

#### Exhibit 3-4 Technical College Of The Lowcountry

Item	Description	Units	Quantity	Unit Cost	Total Cost
1	Multi -Use / Science / Classroom Building	SF	21,000	\$295	\$6,200,000
2	Land Costs / Site Work Costs	LS	1	\$800,000	\$800,000
<b>Grand Total</b>					<b>\$7,000,000</b>

Note: Costs provided by Technical College of the Lowcountry.

The Technical College of the Lowcountry will expand its program offerings at new buildings in the New River Area. The associated costs described in **Exhibit 3-4** will begin in 2002 to coincide with the USC Beaufort New River Campus and will be completed in 2003.

### Public Infrastructure

Other public infrastructure projects critical to the success of the development include improvements identified in **Exhibit 3-5**. These projects would begin in 2003 and be completed by 2004.

#### Exhibit 3-5 Public Infrastructure

Item	Description	Units	Quantity	Unit Cost	Total Cost
1	Public Infrastructure	LS	1	\$1,500,000	\$1,500,000
<b>Grand Total</b>					<b>\$1,500,000</b>

### SUMMARY

With the completion of the USC Beaufort New River Campus, people who live and work in the New River Area, along with the entire community, will experience benefits of an enhanced quality of life. However, to achieve this objective is relatively expensive. It requires a substantial investment and financial commitment of roughly \$35 million over a 10-year period as displayed in **Exhibit 3-6**. However, over the long run, the return of investment to the community is expected to be substantial.

#### Exhibit 3-6 USC-New River Business Plan

Project	Cost
USC New River Campus	\$26,500,000
Technical College of the Lowcountry	\$7,000,000
Public Infrastructure	\$1,500,000
<b>Total Opinion of Project Costs</b>	<b>\$35,000,000</b>

**CHAPTER 4**  
**TAX REVENUE**



# New River Tax Increment Financing District Redevelopment Plan

## Chapter 4 TAX REVENUE

### INTRODUCTION

One of the prerequisites for successful New River Area development is the provision of infrastructure basics, in this case, campus buildings and infrastructure, and public infrastructure. These infrastructure basics must be financed, the sources of which will be a mix of revenue to Beaufort County and USC Beaufort from monetary and gift-in-kind gifts, as well as from other external funding sources, including revenue based financing. This chapter reveals the potential tax revenues available to pay for the development of the infrastructure basics to accommodate the extent of possible development defined earlier in this report.

### APPRAISED FAIR MARKET VALUE

#### Comparable Properties

Computing property tax in South Carolina is a three-step process. First, the taxing authority, in this case Beaufort County, appraises the fair market value of each individual parcel of land. Fair market value is the sum of raw land value and any improvements (ie: buildings, docks, etc.). Secondly, an assessment rate based on land use is set by the state, and applied to the appraised fair market value to determine each parcels' assessed value. Primary residential property is assessed at 4%, while commercial property and non-primary residential property are assessed at 6%. Finally, a millage is applied to the assessed value of the property. The millage is calculated in mills, which means one one-thousandth (1/1000); thus, one mill is equal to \$1 in property tax for every \$1,000 in assessed value. The millage is often given as a rate; in such cases 1 mill is equal to a millage rate of 0.001. Each taxing entity (ie: county, city, school district, special districts) applies its own millage, which is summed with the others to determine the property tax on any parcel of land.

In order to project the fair market value of the development expected to occur in the New River Area, a sampling of comparable properties was taken during the first half of calendar year 2001. This sampling provides a basis from which expected per acre values were determined. A per acre value was calculated for each expected land use in the New River Area, as are shown in **Exhibit 4-1**. Right-of-ways, common areas, recreational areas and wetlands are taken into consideration in determining these per acre values.

**Exhibit 4-1**  
**Per Acre Value of Varied Land Uses**

Land Use	Per Acre Value
Single-Family Residential	\$240,000
Multi-Family Residential	\$637,500
Commercial (retail, office, restaurant, etc.)	\$567,000
Hotel/Motel	\$1,300,000
Campus	\$566,250



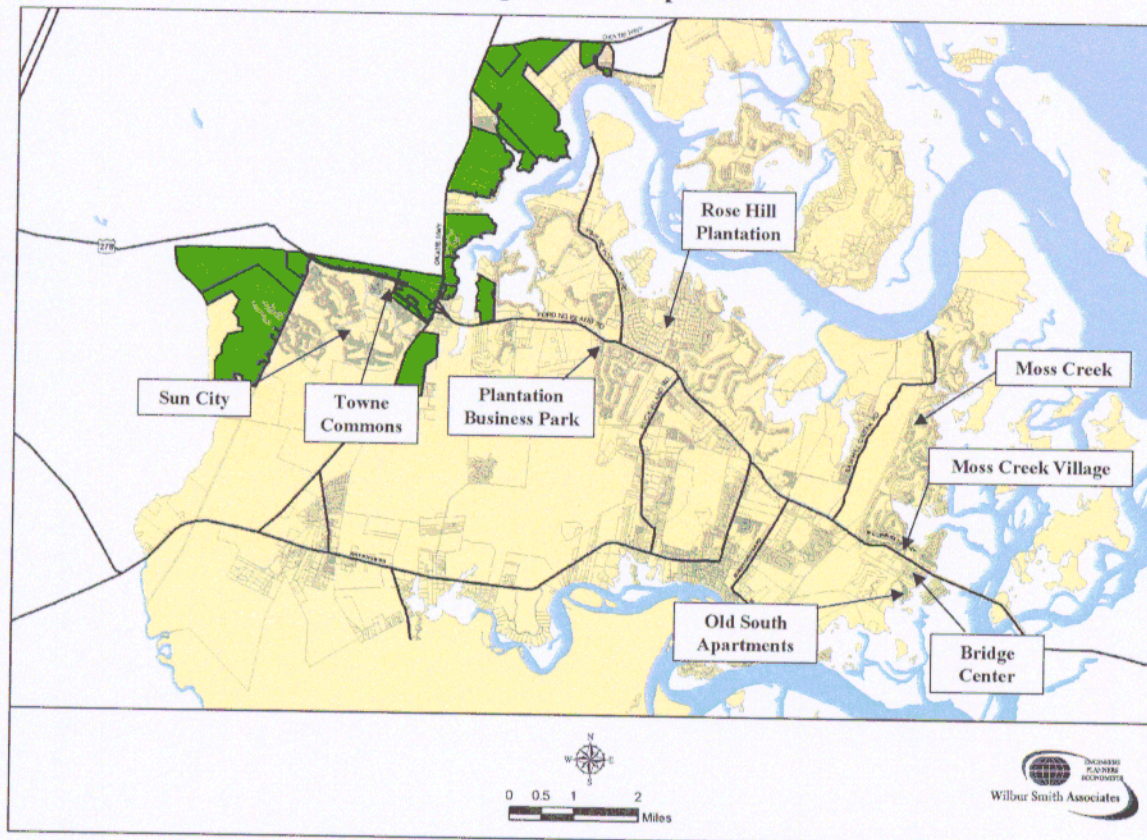
**New River Tax Increment Financing District Redevelopment Plan**

Existing single-family residential development at Del Webb's Sun City Hilton Head, Rose Hill Plantation, and Moss Creek Plantation are deemed reasonably comparable to the projected development in the New River Area. Homes in these developments are appraised by the County Assessor to have a fair market value ranging from \$200,000 in Sun City to \$225,000 in Moss Creek and \$375,000 in Rose Hill. Sun City, however, has an average per acre appraised fair market value of \$837,183, while Moss Creek averages \$682,291 and Rose Hill averages \$118,207. This large discrepancy in per acre value is due to the differences in lot sizes. Lots in Sun City and Moss Creek are only between 0.25 acres and 0.33 acres, while Rose Hill lots average over 3 acres in size. Lots in single-family residential development in the New River Area are expected to be between 0.33 acres and 0.67 acres. Compared with existing similar development in the region the single-family residential per acre value planning function used by the consultant is conservative, as shown in Exhibit 4-2.

**Exhibit 4-2  
Comparable Single-Family Residential**

Property	Per Acre Value	Lot Size
Sun City Hilton Head	\$827,183	0.25
Rose Hill Plantation	\$118,207	3.18
Moss Creek Plantation	\$682,291	0.33
<b>Average of Above Three</b>	<b>\$599,792</b>	<b>1.01</b>
Projected New River Area	\$240,000	0.4

**Exhibit 4-3  
Comparable Properties**





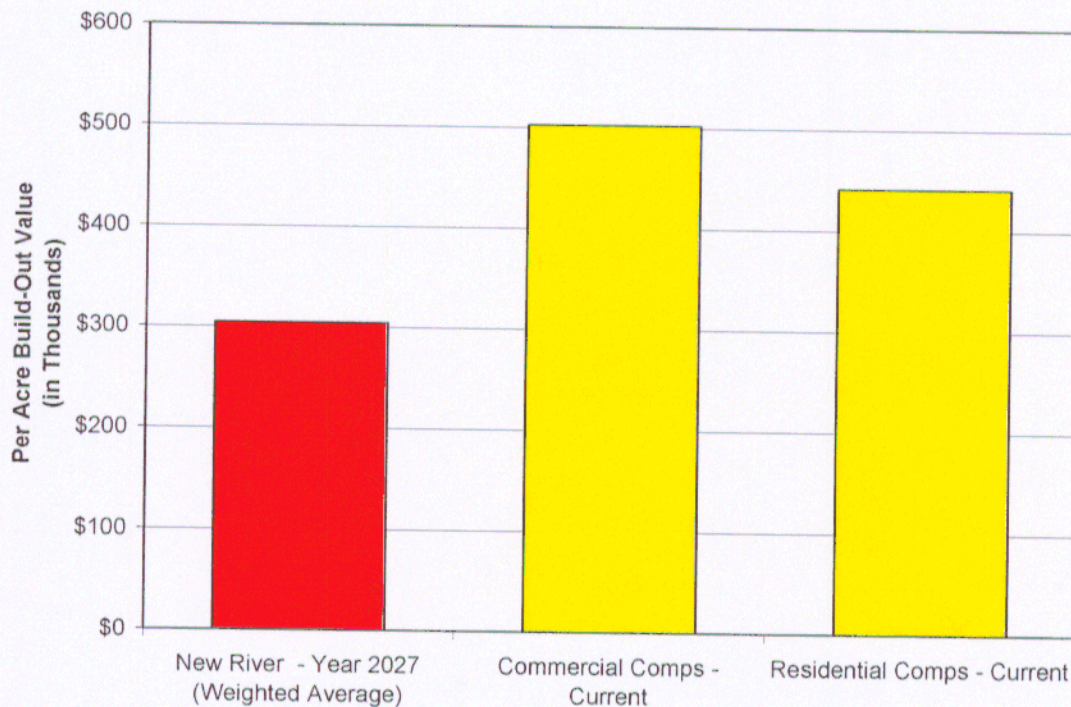
**New River Tax Increment Financing District Redevelopment Plan**

Old South Apartments is comparable to the projected multi-family residential development in the New River Area. This complex is currently valued at over \$850,000 per acre, making the planning function, \$637,500, quite conservative. Understanding that much of the commercial development in the New River Area will occur in Okatie Center, a diverse commercial development, including office, retail, and service space for various commercial developments throughout the area were considered. Bridge Center I, Moss Creek Village, Towne Commons and Plantation Business Park average a per acre value of \$502,492. The \$567,000 planning function is, thus, reasonable. Furthermore, all projected per acre values are present day real values applied to future development, increasing the conservatism of the planning functions used.

**Projected Appraised Value of New River Area Parcels**

These projected per acre values are applied to each of the parcels in the New River Area as an estimation of the value at which the properties will be appraised at build-out. Furthermore, a natural annual growth rate of 0.6% is a common planning function for healthy coastal economies, such as Beaufort County, and was applied each year for the next 25 years. This will provide a conservative multiplier for increases in real estate market values independent from land improvements. Based on these applications, the appraised market value of the properties in the New River Area will be over **\$843,000,000** in 2026. This is equivalent to nearly **\$305,000** per acre in value. Compared with the aforementioned similar regional development, shown below in **Exhibit 4-4**, this is quite reasonable. These figures are further supported by the fact that comparable per acre values are present values, compared with the New River values, which are projections of value 25 years into the future. In order to determine the potential tax revenue generated by these properties, however, appropriate assessment and millage rates must be applied.

**Exhibit 4-4  
Comparable Value Per Acre**





## New River Tax Increment Financing District Redevelopment Plan

### ASSESSED VALUE

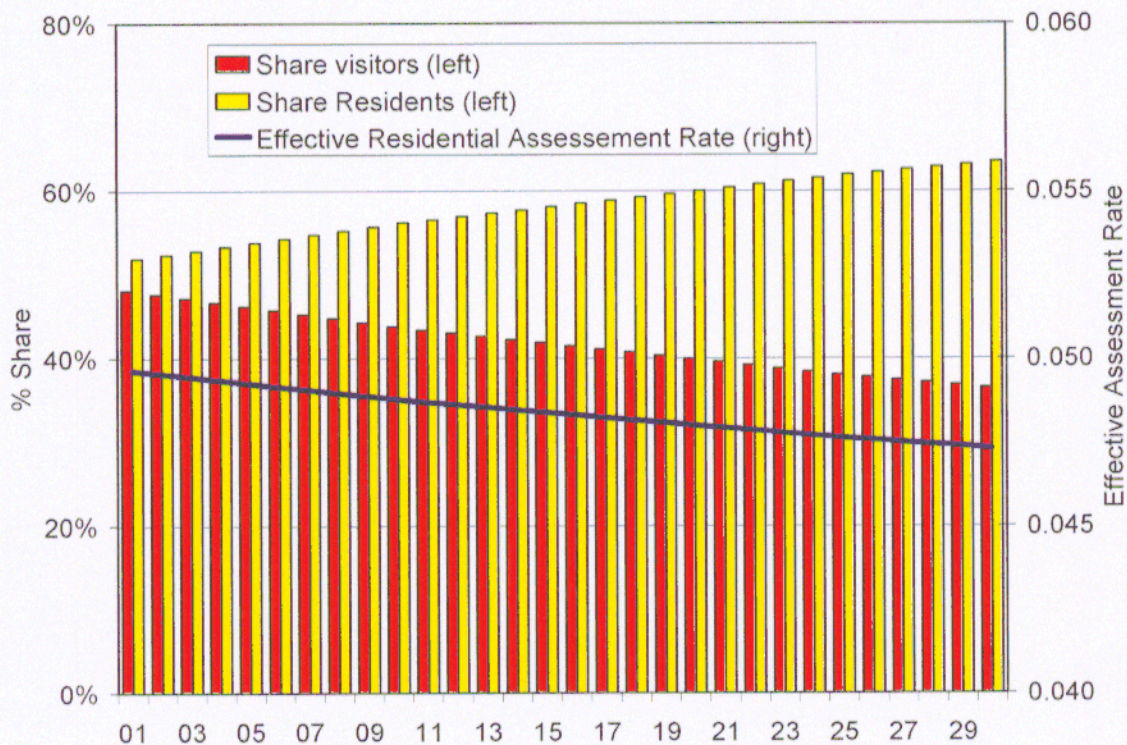
South Carolina statute sets assessment rates for various land uses. The only uses pertinent to this study are primary residential, non-primary residential and commercial. Primary residences are assessed at 4% of the appraised value of land plus all improvements, while non-primary residences and commercial properties are assessed at 6%. Applying the assessment rate to commercial properties is straightforward. However, many non-primary residents characterize the residential real estate market in southern Beaufort County. Many southern Beaufort residences serve as second homes and vacation rental units. Thus, in order to appropriately apply the South Carolina assessment rate an effective assessment rate must be determined based on the ratio of non-primary to primary residences.

Historically, the majority of residential property in Southern Beaufort County has been non-primary residences, however, this is beginning to change. In 1980, non-primary residences represented 60% of the local residential real estate market; by 1995 that percentage shrunk to 51%. In 2001 the primary residential share exceeds the non-primary share, claiming 51.9% of the market. This shift to primary residences is expected to continue well into the future. While the shift will certainly continue, it will decelerate as the percentage of primary residences increases. **Exhibit 4-5** gives a snapshot of the primary and non-primary share of residential property and the effective assessment rate for 2001 through 2030. This shift toward primary residences impacts the effective assessment rate, from 6% toward 4%. The 2001 effective assessment rate is 5%, and is expected to drop to 4.8% by 2020. This reduction in assessment rate reduces the effective assessed value, and hence the property tax revenue. Based on these assumptions the assessed value of the properties in the New River Area will be over **\$43,000,000** in year 2026.



## New River Tax Increment Financing District Redevelopment Plan

**Exhibit 4-5**  
**Annual Visitor-to-Resident Ratio and Assessment Rate**



**Exhibit 4-6**  
**Effective Residential Assessment Rate**

	2001	2010	2020
Non-Primary Share	48.1%	43.8%	40.0%
Primary Share	51.9%	56.2%	60.0%
<b>Effective Assessment Rate</b>	<b>5.0%</b>	<b>4.9%</b>	<b>4.8%</b>
<b>Effective State Rebate</b>	<b>\$156.68</b>	<b>\$169.72</b>	<b>\$181.32</b>

### TAX REVENUE

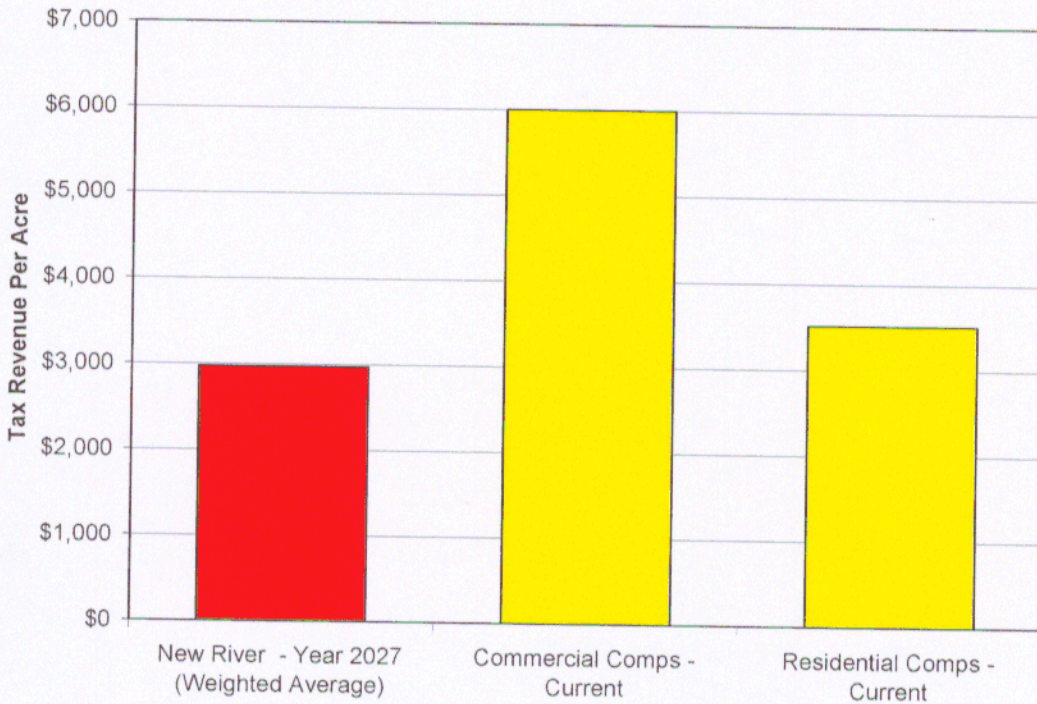
The current millage rate in Beaufort County Tax District 600, in which the entirety of the New River Area is located, is 0.1985. This means that for every \$1,000 in assessed value \$198.50 in taxes is collected. This 0.1985 millage rate includes all school operations and debt retirement revenues. The current millage rate was applied in each of the next 25 years to project future tax revenues. While the actual millage will fluctuate with the county budget through the years, 0.1985 is an historically average and conservative estimate of the future millage.

One other factor must be considered when calculating the potential tax revenue of the New River Area—state refunds. In order to encourage homeownership, the state of South Carolina issues a \$302 rebate to all primary single-family residences valued over \$100,000. The method used to determine the effective state primary residential assessment rate was used to establish an effective state rebate. Snapshots of the rebate value are given in **Exhibit 4-6** above. Based on a



millage rate of 0.1985 and the effective state rebate, the New River Area is projected to generate nearly **\$8.3 million** in tax revenue in the year 2026. This is equal to nearly **\$3,000 per acre**; once again quite conservative compared to similar present value of local property at full build-out (see **Exhibit 4-7**).

**Exhibit 4-7  
Comparable Tax Revenue Per Acre**



**INCREMENTAL TAX REVENUE**

South Carolina statute provides ways in which future development in an area can pay for current infrastructure needs, as is recommended by the Consultant. Tax Increment Financing (TIF), according to the Tax Increment Financing Act for Counties, allows bonds to be issued for the development of infrastructure needs in an area. Bond issuance is enacted at the establishment of a TIF District, at which time the current tax revenues will serve as a base from which incremental increases are calculated. These bonds will then be repaid over a period not exceeding 30 years with the incremental increases in tax revenues generated within the specified TIF District, and resulting from the furnished infrastructure needs.

The current tax revenue stated in Chapter 2 and future tax revenue figures given above establish the tax increment potential for the New River Area. It is estimated that through the year 2026 a TIF District established in the New River Area would cumulatively generate nearly **\$143,000,000** in incremental tax revenue. This averages nearly **\$5.5 million annually** over the life of the TIF, reaching nearly **\$8 million in 2026**.



## New River Tax Increment Financing District Redevelopment Plan

### INCREMENTAL TAX REVENUE LESS SCHOOL ALLOCATION

State statute mandates that if residential development occurs within a Redevelopment Area an amount of the annual incremental tax revenue be allocated to the school district to cover the cost of added pupils. The school district allocation of incremental tax revenue is equal to the average property tax collected per pupil in the district, multiplied by the estimated increased enrollment.

The average property tax collected per pupil is equal to the portion of the school district's general fund revenue received from property taxes divided by the total student enrollment. In order to generate this per pupil allotment historical property tax and enrollment figures were reviewed. Historically, the property tax revenue per pupil does not vary significantly over time, because millage rates are set based on annual need and there are constant pressures to keep per pupil costs down. A conservative estimate of \$3,700 per pupil was projected and applied for all 25 years of the TIF.

The estimated increased enrollment is equal to the projected number of dwelling units added with the Redevelopment Area, times a pupil dwelling function. Calculation of the number of dwelling units added was handled differently for "plantation development" (ie: Oldfield) than for all other residential development. For "plantation development" the exact number of dwellings is known, and a common build-out scenario for such development was gathered through interviews with local realtors--25 homes per year up to 80% of build-out at which time, development slows to 5 homes per year until build-out. Based on analysis of comparable existing properties, all other residential development was calculated to add units at a rate of 1.33 units per acre.

Finally, a 0.11 pupil per dwelling unit function was used. This figure was taken from a previous study of development in the area. Analysis of the entire Southern Beaufort off-island housing market was performed. Pupil per dwelling data was collected from a wide array of housing types. This data was combined to derive a weighted average of pupils per dwelling for the entire market area. Oldfield and Carter Tract are the only development zones that will add students to the school district. All other residential development within the study area will take place within Del Webb developments, which have a minimum age requirement of 55 for purchase and do not allow school-age permanent residents. A pupil per dwelling unit function of 0 was applied to these development zones.

Based on these assumptions, the Redevelopment Area is projected to add 78 students to the Beaufort County School District over the next 25 years. This will allocate nearly \$5 million in TIF revenues to the School District over the life of the TIF to support the students added by the redevelopment projects.

Each year this school allocation will be given to the School District from TIF proceeds. Thus, the increment available for the service of redevelopment project debt will be the annual incremental tax revenue described on page 4-6 less this school allocation. It is estimated that the New River Area would generate revenues available for bond debt service in excess of **\$145 million**. This averages over **\$5.5 million** annually over the life of the TIF. However, in the initial stages of development in the New River Area, significant incremental increases will not be

## New River Tax Increment Financing District Redevelopment Plan

realized. As shown in Exhibit 4-8 and Exhibit 4-9, the incremental increases will grow over time, reaching nearly \$8 million in year 2026.

Exhibit 4-8  
New River TIF Revenue Over Time

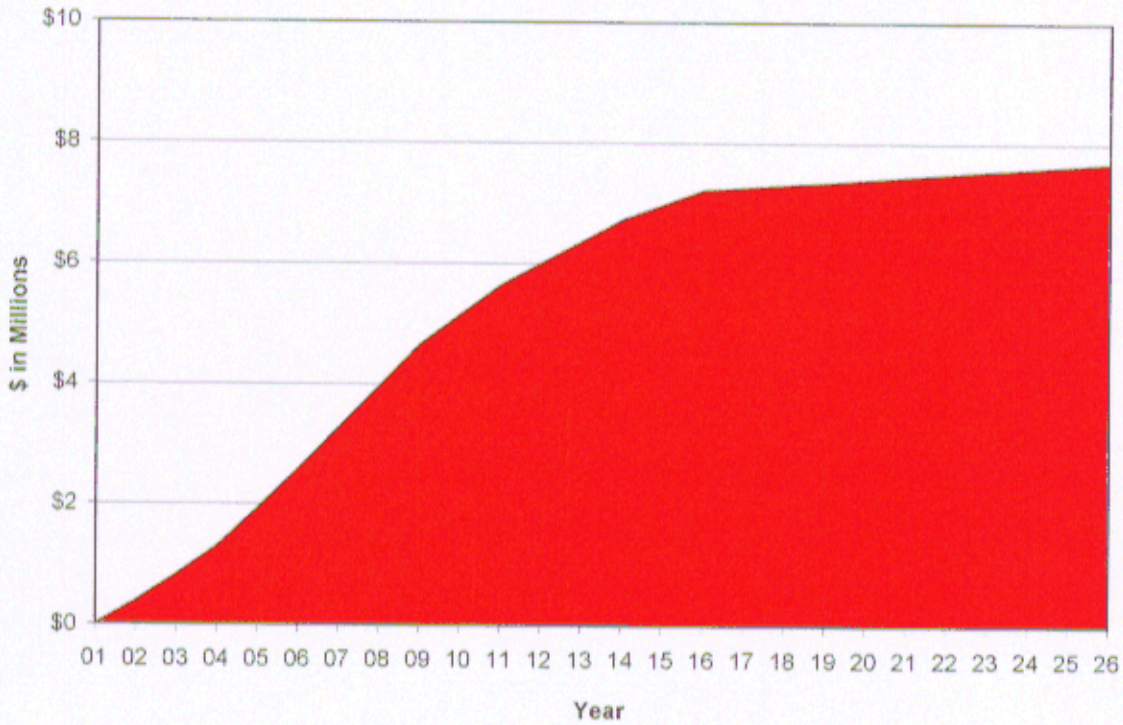
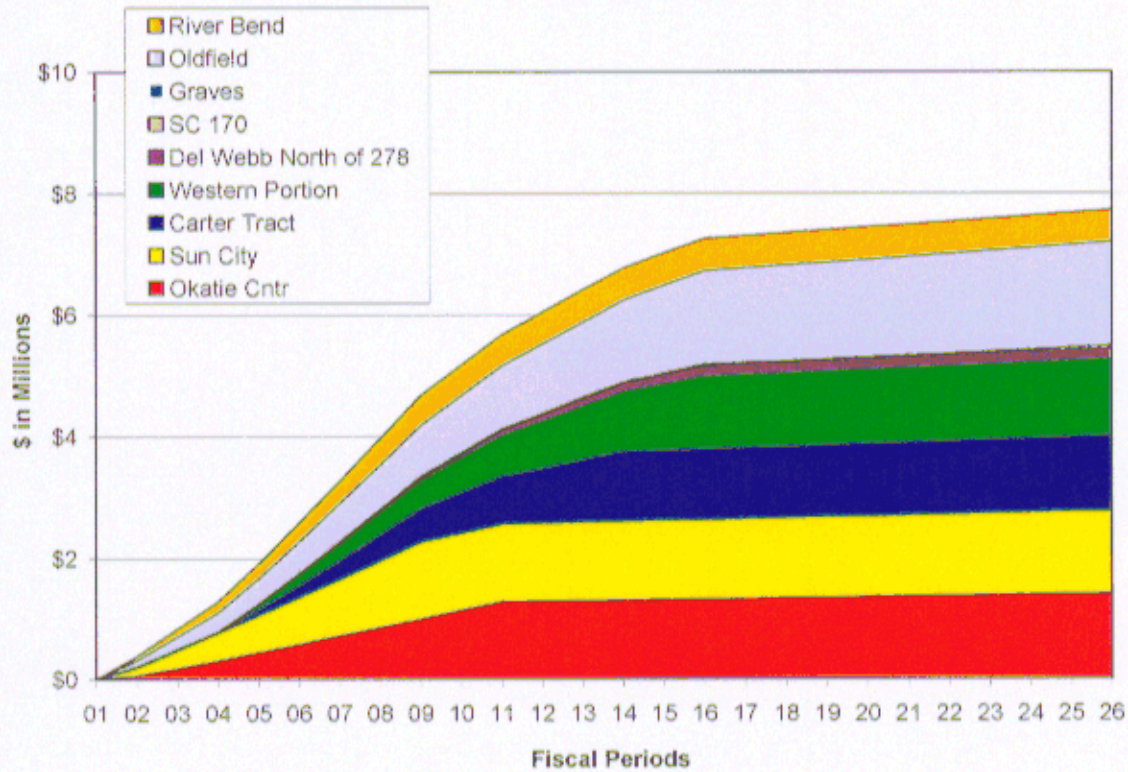




Exhibit 4-9  
New River TIF Revenue by Zone



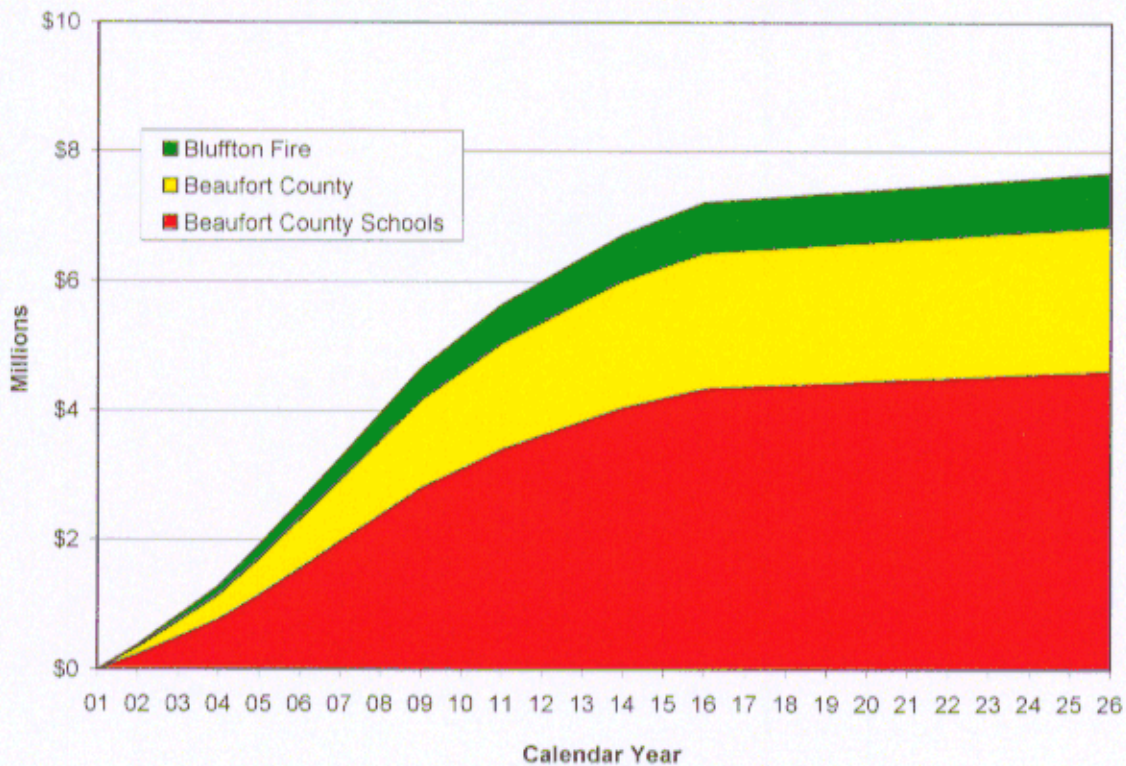


## New River Tax Increment Financing District Redevelopment Plan

### Contributing Taxing Entities

This tax revenue generated by the proposed New River TIF District is predicated on the millage levied and collected in Beaufort County Tax District 600—Beaufort County, the Beaufort County School District, and the Bluffton Fire District are the sole taxing entities with jurisdiction over the New River TIF District. Beaufort County receives 29.2% of the taxes collected in Tax District 600. Over the 25-year life of the proposed Redevelopment District it is estimated that Beaufort County will contribute nearly **\$41,000,000** to the Redevelopment Projects. This averages nearly \$1.63 million annually and exceeds \$2.24 million by year 2026. Beaufort County Schools contribute over 60% of the total revenue generated in the Redevelopment District. This is estimated at nearly **\$83,000,000** over the life of the District, averaging nearly \$3.4 million annually and reaching over \$4.6 million by year 2026. Finally, Bluffton Fire is estimated to contribute 10.6% of total revenues--over **\$14,500,000** toward the Redevelopment Projects. This averages nearly \$0.6 million annually and reaches over \$0.8 million by year 2026. The contributions of each taxing entity are shown in **Exhibit 4-10**.

**Exhibit 4-10**  
**New River TIF Revenue by Taxing Entity**



**APPENDIX A:**  
**ANNUAL TIF REVENUE LESS SCHOOL  
ALLOCATION**

INCREMENTAL TAX REVENUE LESS SCHOOL ALLOCATION

	01	02	03	04	05	06	07	08	09	10	11	12	13
Sun City	\$0.000	\$0.128	\$0.288	\$0.448	\$0.610	\$0.773	\$0.937	\$1.102	\$1.269	\$1.273	\$1.279	\$1.284	\$1.290
Western Portion	\$0.000	\$0.000	\$0.000	\$0.000	\$0.087	\$0.183	\$0.280	\$0.378	\$0.477	\$0.577	\$0.678	\$0.780	\$0.883
Del Webb North	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.010	\$0.022	\$0.038	\$0.054	\$0.072	\$0.090	\$0.108
Okatie Cntr	\$0.000	\$0.065	\$0.188	\$0.315	\$0.447	\$0.583	\$0.720	\$0.859	\$1.000	\$1.143	\$1.287	\$1.295	\$1.304
Carter Tract	\$0.000	\$0.000	\$0.000	\$0.000	\$0.082	\$0.189	\$0.298	\$0.408	\$0.519	\$0.631	\$0.745	\$0.860	\$0.977
SC 170	\$0.000	\$0.020	\$0.021	\$0.022	\$0.023	\$0.023	\$0.024	\$0.025	\$0.026	\$0.027	\$0.028	\$0.029	\$0.030
Graves	\$0.000	\$0.002	\$0.002	\$0.002	\$0.002	\$0.002	\$0.002	\$0.002	\$0.002	\$0.002	\$0.002	\$0.002	\$0.002
Oldfield	\$0.000	\$0.106	\$0.212	\$0.317	\$0.422	\$0.526	\$0.630	\$0.733	\$0.836	\$0.938	\$1.040	\$1.142	\$1.243
River Bend	\$0.000	\$0.062	\$0.123	\$0.184	\$0.245	\$0.306	\$0.366	\$0.426	\$0.486	\$0.497	\$0.509	\$0.520	\$0.531
<b>Total</b>	<b>\$0.000</b>	<b>\$0.383</b>	<b>\$0.833</b>	<b>\$1.288</b>	<b>\$1.917</b>	<b>\$2.585</b>	<b>\$3.267</b>	<b>\$3.956</b>	<b>\$4.652</b>	<b>\$5.143</b>	<b>\$5.639</b>	<b>\$6.002</b>	<b>\$6.367</b>

\*All values in Millions

	14	15	16	17	18	19	20	21	22	23	24	25	26
Sun City	\$1.295	\$1.301	\$1.306	\$1.312	\$1.317	\$1.323	\$1.329	\$1.334	\$1.340	\$1.346	\$1.352	\$1.357	\$1.364
Western Portion	\$0.987	\$1.093	\$1.199	\$1.206	\$1.212	\$1.218	\$1.225	\$1.231	\$1.238	\$1.244	\$1.251	\$1.258	\$1.265
Del Webb North	\$0.126	\$0.144	\$0.163	\$0.163	\$0.164	\$0.165	\$0.166	\$0.166	\$0.167	\$0.168	\$0.169	\$0.169	\$0.170
Okatie Cntr	\$1.312	\$1.320	\$1.329	\$1.337	\$1.346	\$1.354	\$1.363	\$1.372	\$1.380	\$1.389	\$1.398	\$1.407	\$1.416
Carter Tract	\$1.095	\$1.102	\$1.108	\$1.115	\$1.122	\$1.129	\$1.136	\$1.143	\$1.150	\$1.157	\$1.164	\$1.171	\$1.179
SC 170	\$0.031	\$0.032	\$0.032	\$0.033	\$0.034	\$0.035	\$0.036	\$0.037	\$0.038	\$0.039	\$0.040	\$0.041	\$0.042
Graves	\$0.002	\$0.002	\$0.002	\$0.002	\$0.002	\$0.002	\$0.002	\$0.003	\$0.003	\$0.003	\$0.003	\$0.003	\$0.003
Oldfield	\$1.343	\$1.444	\$1.544	\$1.561	\$1.578	\$1.595	\$1.612	\$1.629	\$1.646	\$1.663	\$1.680	\$1.696	\$1.714
River Bend	\$0.530	\$0.529	\$0.529	\$0.528	\$0.527	\$0.526	\$0.525	\$0.524	\$0.524	\$0.523	\$0.522	\$0.521	\$0.520
<b>Total</b>	<b>\$6.722</b>	<b>\$6.967</b>	<b>\$7.212</b>	<b>\$7.258</b>	<b>\$7.303</b>	<b>\$7.349</b>	<b>\$7.394</b>	<b>\$7.440</b>	<b>\$7.486</b>	<b>\$7.532</b>	<b>\$7.578</b>	<b>\$7.624</b>	<b>\$7.672</b>

\*All values in Millions

**CHAPTER 5**  
**FINANCIAL ANALYSIS**



## Chapter 5 – Financial Analysis

### Tax Increment Financing Bonds (New River Project)

#### *Introduction and Executive Summary*

Based on the revenue assumptions provided by Wilbur Smith Associates and contained in this report, UBS PaineWebber assessed the debt issuing capacity for the proposed New River TIF District (the “District”). The District has yet to be created by the County and therefore nearly all of the growth is projected to occur over time. As a result, no revenue is currently available to pledge to TIF Bonds issued for improvements in the District. *Our goal was to provide a structure that funds no less than \$35 million in projects at closing on the TIF bonds in calendar year 2002. As explained in detail below, a financing structure that includes a pledge/dedication of another revenue/tax stream (i.e. FILOT, sales tax, hospitality tax, accommodations tax, etc.) or a “moral obligation” of the County will result in the most successful TIF financing for the County. This will also ensure that TIF Bonds are issued during the first five year period as required by Statute.*

*While we have discussed the following proposed structures with the County’s bond counsel (Parker Poe Adams & Bernstein, LLP), it will be necessary for counsel to complete a thorough review of the proposed structures before any final decisions are made by the County. This applies particularly to any dedication of sales tax revenues by the County to the TIF bonds.*

As explained in Scenario #4, if a significant portion of the annual revenue associated with a 1% sales tax revenue stream (or similar stable revenue source) is dedicated to provide security for the TIF projects and an estimated \$50 million of road projects, at least one bond insurer has indicated a willingness to consider insuring the TIF bonds (“AAA” insured bond rating). Under this scenario, and assuming Parker Poe consent regarding the sales tax dedication, approximately \$4.5 million of the estimated \$12 million annually in 1% sales tax revenue can be dedicated to secure the TIF Bonds (at 1.25x coverage):

\$35 million in TIF projects **and** \$50 million of road projects can be funded in TIF bonds without any draws on sales tax revenues annually for debt service associated with TIF projects (100% of the debt service associated with the \$50 million road projects would be paid from sales tax revenue and not from any TIF revenues). Sales tax revenues only serve to provide security for TIF projects and would not be used for debt service on any portion of the bonds.

The above example also applies to any other tax/revenue source available to the County in approximately the same amounts that can be dedicated/pledged to the TIF Bonds.

### *Development Considerations for the Financing Structure*

Developing the optimal issuance structure for the TIF Bonds involved discussions with Standard & Poor's and Moody's Investors Service and several bond insurers. These discussions were critical since annual revenue sufficient to cover debt service on any TIF Bonds at one times coverage (1.0x) is not projected to occur for several years. Many of the projects, particularly the USC projects, require funding as quickly as possible. Successful issuance of the TIF bonds (if not issued as general obligation bonds or paid for in cash) will require municipal bond insurance. Additionally, the TIF bonds should be able to achieve "A" underlying ratings given the excellent management and fiscal operation of the County and the County's strong economic and demographics factors.

***Underlying Bond Ratings:*** Underlying bond ratings can help achieve lower borrowing costs to issuers with bond insurance since a published underlying rating signifies to investors the stand-alone credit strength of the issuer. Published ratings are sought provided they are in the "A" category. The use of a Fitch rating may also be useful in both lowering interest borrowing costs and achieving a higher general obligation and underlying rating. Please note that these underlying ratings would be assigned to the TIF bond issues in addition to the "AAA Insured" ratings assigned for having obtained bond insurance. The underlying ratings are generally determined, in part, by the general obligation bond ratings of the County.

***Municipal Bond Insurance:*** Bond Insurance for an issue is purchased to strengthen the credit rating of a transaction and thereby achieve lower interest rates than would otherwise be obtainable on an uninsured basis. Credit enhancement generally makes sense for more complex transactions or for issuers whose "stand-alone" credit rating for a given transaction would be in the A1/A+ category or lower since a "AAA-Insured" transaction will trade in the range of a AA- to AA bond issue. Though an upfront/one-time premium is paid to obtain the insurance, the total cost of an insured transaction will be lower than an uninsured transaction as a result of the lower interest rates achievable and thus lower overall interest expense that is paid out. The common insurance cost range is 50 to 100 basis points for a transaction of the nature contemplated by the County and is calculated relative to the total repayment amount of principal and interest.

***Debt Service Reserve Fund:*** Debt service reserve funds (DSRF) are typically required for TIF transactions as a means of further security. Typically, the DSRF is sized to equal the maximum annual debt service on the TIF bonds. The rating agencies and bond insurers will be the parties responsible for requiring the County to include this feature in the financing structure.

Within the past year, issuers with general obligation ratings of "AA" and higher have been able to eliminate the reserve requirement for similar bond issues. Although TIFs generally require a DSRF, it may be possible to eliminate this requirement if Scenario #3 and #4 (other tax or revenue dedication/pledge) are implemented. Based on discussions with the bond insurers and rating agencies, a reserve fund may not be required for the TIF bonds if adequate coverage and decreased reliance on one taxpayer (30%) is possible.

If a reserve fund is required, a method for decreasing the size and potentially lowering the costs of the issue is the purchase of a Surety Bond from a surety provider as a substitute for cash funding a reserve fund. The County might also be able to utilize a half-maximum annual debt service reserve fund instead of a full "max-annual" reserve in light of the additional back-up credit support. Although a cash funded reserve generally pays for itself, reducing the amount by half will lower the par amount of bonds issued thus lessening the potential burden on the general fund.

*In the event the insurers/rating agencies want a max annual reserve fund, the County may be able to negotiate that half of the reserve be funded from bond proceeds and the remaining funded from excess TIF revenues over some predetermined period of time. This approach has been utilized by UBS PaineWebber for debt service reserves as well as "coverage reserves" for TIF financings.*

#### *Assumptions and Goals*

Structuring the TIF Bonds in a manner that enables the County to issue as much of the bonds at one time is a primary goal. Several scenarios were developed with input from the rating agencies and bond insurers. The goals and assumptions were the same for each scenario:

- County's TIF Bonds receive underlying ratings in "A" category
- "AAA" Bond Insurance used to secure bonds (either MBIA, AMBAC, FSA or XL Capital Assurance)
- Rating Agency required coverage to be in "A" category 1.20x to 2.0x depending on security pledge
- Bond Insurer coverage 1.20x to 1.50x (or possibly less based on further review of credit and site visit)
- Bond Sizing Assumptions (New River Project):
  - Approximately \$38.5 million
  - 25 year amortization



- Funds \$35.0 million projects (net funded at 3%) at closing
- Current Interest Rates (5.15% with Capital Appreciation Bonds - CABs - 21 basis points additional interest expense). Capitalized Interest covering first 2 ½ years debt service – used to minimize debt service in the early years. Essentially “funds” the first 2 ½ years of interest on the TIF bonds with proceeds from the sale of the TIF bonds.
- CABs in years 2015 through and including 2022 to reduce interest cost in early years. CABs delay the payment of any interest expense until maturity of the principal amount. This assists in the structuring of any bond issue were revenues grow over time. The use of CABs is market driven and a price is determined the time of sale of the bonds. We have assumed the general cost of 0.21% or 21 basis points for this analysis.
- \$250,000 Cost of Issuance expenses for County
- Bond Insurance Cost of 75 basis points
- Debt service reserve fund requirement (Surety or bond proceeds)

***Structuring Considerations:*** The primary structuring issue for the rating agencies and bond insurers centers around the lack of sufficient revenues in the early years to cover debt service in the first year at a coverage level of 1.15x to 1.25x level. Additionally, because no revenues are currently being generated within the District and virtually all of the growth is projected to occur in the future, the Wilbur Smith forecast provides the only indication of future revenues.

Based on a review of similar TIF financings completed within South Carolina and across the country, several structuring scenarios were examined. Based on discussions with the rating agencies and bond insurers, achieving “A” underlying ratings and bond insurance will require some form of dedication or “pledge” of another existing revenue or tax stream. Of the following scenarios, only Scenarios #2, #3 and #4 are available to the County for consideration. Scenario #1 will not result in either “A” underlying ratings or bond insurance – virtually eliminating the ability to sell the TIF bonds.

Reference is made in the Scenarios below to “*open*” and “*closed*” systems. A “*closed*” system refers only to the fact the excess revenues derived from the District annually may not be released to the County. These revenues must be retained to cover any debt service shortfalls in future years. Correspondingly, “*open*” systems release any annual TIF revenues not needed annually to pay debt service on the TIF bond(s).

Additionally, Scenario #2 is based on the assumption that the County provides collateral security for the TIF bonds in the form of a *“moral obligation”* or similar structure. All three scenarios assume the creation of a *debt service reserve fund (DSRF)* at closing on the bonds (although we will strive to eliminate the DSRF requirement for the TIF bonds). A DSRF represents approximately one years’ debt service in the TIF bonds and provides security to bondholders in the event revenues are not sufficient to cover debt service annually. Basically, a *“moral obligation” pledge* by the County represents the intent, but not requirement, of the County to replenish the DSRF with cash in the event it is ever used to make a debt service payment.

### *Outline of Possible Financing Structures for the Proposed TIF Bonds*

Outlined below are three possible scenarios that outline the primary structures available to the County. Variations of these structures are always an option and only serve to provide a guide to any requirements necessary for the financing(s) to be successfully completed.

*Additionally, UBS PaineWebber and Parker Poe have also discussed the possibility of issuing the TIF bonds through the Beaufort Jasper Higher Education Commission (BJHEC) or through the use of a multi county business park. Although the concepts are not explained in detail in this report, both present unique funding opportunities for the County. The BJHEC is of particular interest since nearly all of the projects to be funded by the first TIF bond are education related. Both should give access to the revenues created by the TIF District creation. Bonds issued through the BJHEC might also provide the best framework to structure the moral obligation bonds of the County.*

Although additional legal review by the County’s bond counsel will be necessary regarding the proposed structures, the concepts are proven and have been implemented for other similar financings. The proposed structures can be summarized as follows:

*Scenario 1: Closed System (TIF Revenues not Released to County) and No Additional Collateral Pledge*

*Scenario 2: Moral Obligation of County*

*Scenario 3: Pledge/Dedication of Additional Revenue/Tax of County*

***SCENARIO 1 – Closed System (TIF Revenues not Released to County) and No Additional Collateral Pledge:***

- Issuing TIF Bonds without sufficient initial annual TIF revenue to cover debt service
  - “Closed” System
    - Retain all excess TIF revenues annually
    - Continue retaining TIF revenues until annual TIF revenues from TIF District provides 1.50x coverage (MBIA)
    - Possibly dedicate cash balance (pledge or negative lien) to provide 1.50x (or higher) coverage at closing (MBIA)
  - Release of Excess TIF Revenues to County (“Open” System) and any dedicated cash balances once:
    - Revenues from TIF District provide 1.50x coverage annually
    - No single taxpayer more than 30% (MBIA) of annual TIF revenues
  - Outcome of Discussions:
    - Tough sell for both Rating Agencies and Bond Insurers
    - None of the bond insurers would likely participate
    - MBIA would likely consider providing insurance if coverage in year 1 was 1.0x maximum annual debt service – growing to 1.35x by year 3 and 1.50x by year 5 (coverage based only on annual TIF revenues and not accumulated TIF revenues or cash pledge at closing). This growth is not projected in the Wilbur Smith report.
  - ***Conclusion: Structure not feasible***

**SCENARIO 2 – Moral Obligation of County:**

- Issuing TIF Bonds without sufficient initial annual TIF revenue to cover debt service and secured by moral obligation of County
  - “Closed” System Initially
    - Retain all excess TIF revenues annually
    - Continue retaining TIF revenues until annual TIF revenues from TIF District provides:
      - 1.50x coverage (MBIA)
      - No single taxpayer more than 30%
      - Possibly begin releasing portion of excess annual revenues over 1.50x once TIF revenues reach certain minimum coverage of 1.15x (MBIA)
  - Release of Excess TIF Revenues to County (“Open” System) when:
    - Revenues from TIF District provide 1.50x coverage annually
    - No single taxpayer more than 30% (MBIA) of annual revenues
  - Additional pledge of either:
    - Pledge Title to USC facility while bonds are outstanding
    - A second cash funded debt service reserve fund equal to maximum annual debt service (approximately \$3.4 million)
  - Outcome of Discussions:
    - MBIA could likely provide insurance if above conditions are met
    - Could likely achieve “A” underlying ratings
  - **Conclusion: Structure feasible if terms agreeable to County**

**SCENARIO 3 – Pledge/Dedication of Additional Revenue/Tax of County:**

- Issuing TIF Bonds without sufficient initial annual TIF revenue to cover debt service and secured by dedication/pledge of additional “stable” tax/revenue stream of County
  - “Open” System Initially
  - Dedication or pledge of “stable” revenue source
    - 1.20x to 1.35x coverage annually (possibly 1.20x with utility system excess revenue pledge or 1% sales tax dedication) of any future maximum annual debt service
    - Coverage of Dedicated/Pledged revenue source plus annual TIF revenues of at least 1.50x
    - “Stable” revenue would be any revenue/tax source with stable history or considered relatively stable/substantial by nature
    - Examples: sales tax, franchise fee revenue, net surplus revenues of water/sewer system, etc.
  - Release of Dedication/Pledge of revenue stream when:
    - Revenues from TIF District provide 1.50x coverage annually
    - No single taxpayer more than 30% (MBIA) of annual TIF revenues
  - Outcome of Discussions:
    - MBIA could likely provide insurance if above conditions are met
    - Could achieve “A” underlying ratings
  - **Conclusion: Structure feasible if terms agreeable to County**

*Outline of Proposed Terms and Conditions for the TIF Bonds*

**Term. Approximately 25 to 30 Years - Based on County requirement for repayment and needs for future flexibility.**

In general, the term of a financing should (i) not exceed the expected life of the asset(s) being financed, (ii) result in annual principal and interest payments consistent with the amount of funds projected to be available for such payments, (iii) be coordinated with current or anticipated capital funding repayment schedules to prevent over-burdening the District revenues in any future year or potentially inhibiting additional capital funding and, (iv) consider the slope of the municipal market yield curve to determine if the term can be "stretched-out" without a significant increase in interest rates or total cost of borrowing. The term will also be based upon analysis by the rating agencies and insurance providers who will evaluate the risks of repayment and establish the maximum term beyond which credit concerns negatively impact the rating or bond insurance. There is flexibility regarding term and as such, it should be evaluated during the course of the financing process.

**Repayment Scenario. Semi-annual interest, level annual debt service, and serial maturities.**

The general repayment scenario detailed above has historically proven to be most efficient for local government borrowers because it simplifies and maximizes their funds management while producing the lowest interest rates for a standard transaction.

**Repayment Sources. TIF District revenues and/or other revenue/tax sources**

The County plans to pay debt service on the TIF bonds with revenues generated from the District. Based on our analysis, a security pledge/dedication from another source will be necessary to issue the bonds. The TIF bonds can be structured in such a manner as to prevent and/or limit the need to use the pledge/dedicated source to pay the debt service annually.

**Interest Rate Mode. Fixed Rate - Recommended. Explore use of variable rate bond with Cap/Collar or SWAP**

*Given the fact that market rates are at their lowest levels since the mid 1960's, we would recommend a fixed rate transaction.*

**Reserve Fund. Typically Required. Explore possibility to eliminate or possibly reduce to one-half reserve fund requirement.**

In the event the insurers/rating agencies want a max annual reserve fund, the County may be able to negotiate that half of the reserve be funded from bond proceeds and the remaining funded from excess TIF revenues over some predetermined period of time. This approach has been utilized by UBS PaineWebber for debt service reserves as well as "coverage reserves" for TIF financings.

**Capitalized Interest and Deferred Principal. Necessary.**

The interest expense on the deal that is due during the construction period is often financed and included in the issue, although this is not required. The principal amount that is due during this period may be deferred as well. This so-called capitalization of interest and deferral of principal eliminates the need to "budget" for interest and principal payments from County or other sources during the construction period and for up to an additional six months beyond this period. Based on the fact that the District will be newly created with limited revenues available to pay debt service, it will likely be necessary to defer principal 4 to 5 years and capitalize interest for at least 2 ½ years.

**Net Funded Project Fund. - Recommended.**

It is common for local governments to fund for construction at some level below actual requirements and to use investment earnings generated by these funds to achieve the total amount needed. Net funding will reduce the total amount financed by the anticipated investment earnings and the proportionate costs of issuance tied to the issue amount.

**Offering Method. Negotiated Public offering to broadest investment community.**

The County nor its proposed TIF project reflects the conditions identifiable with a private placement and so a public offering is the favored approach that should be pursued to achieve the lowest cost of borrowing.

**APPENDIX B:**  
**FINANCIAL PROJECTIONS FOR POSSIBLE  
FINANCING STRUCTURES**



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Beaufort County, SC  
Tax Increment Financing, Series 2002  
New River Project  
(Project Costs: \$35 Million)  
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SOURCES AND USES OF FUNDS

Beaufort County, SC  
Tax Increment Financing, Series 2002  
New River Project  
(Project Costs: \$35 Million)  
PRELEMINARY

## Sources:

<b>Bond Proceeds:</b>	
Par Amount	38,452,646.10
Accrued Interest	139,222.83
Original Issue Discount	-491,667.90
Premium	707,180.30
	38,807,381.33

## Uses:

<b>Project Fund Deposits:</b>	
Project Fund #1	33,950,080.01
<b>Other Fund Deposits:</b>	
Capitalized Interest Fund	3,543,424.22
<b>Delivery Date Expenses:</b>	
Cost of Issuance	250,000.00
Underwriter's Discount	363,394.84
Bond Insurance (75 Basis Points)	562,867.08
Surety For DSRF (4%)	136,290.25
	1,312,552.17
<b>Other Uses of Funds:</b>	
Available for Project Fund	1,324.93
	38,807,381.33

Note: Capitalized Interest Fund includes deposit of 139,222.83 of bond accrued interest.

## BOND SUMMARY STATISTICS

Beaufort County, SC  
 Tax Increment Financing, Series 2002  
 New River Project  
 (Project Costs: \$35 Million)  
 PRELEMINARY

Dated Date	11/01/2001
Delivery Date	12/06/2001
Last Maturity	06/01/2027
Arbitrage Yield	5.063900%
True Interest Cost (TIC)	5.147953%
All-In TIC	5.233886%
Average Life (years)	16.703
Duration of Issue (years)	12.077
Par Amount	38,452,646.10
Bond Proceeds	38,807,381.33
Total Interest	24,393,943.34
Net Interest	24,541,825.78
Total Debt Service	75,048,943.34
Maximum Annual Debt Service	3,407,256.26
Average Annual Debt Service	2,939,236.99
Underwriter's Fees (per \$1000)	
Average Takedown	5.500000
Management Fee	2.000000
Other Fee	1.950451
Total Underwriter's Discount	9.450451
Bid Price	99.615417

Bond Component	Par Value	Price	Average Coupon	Average Life
Serial Bonds	14,555,000.00	104.737	4.871%	9.694
Capital Appreciation Bonds	9,157,646.10	97.784		16.767
Term Bonds	14,740,000.00	98.161	5.000%	23.583
	38,452,646.10			16.703

	TIC	All-In TIC	Arbitrage Yield
Par Value	38,452,646.10	38,452,646.10	38,452,646.10
+ Accrued Interest	139,222.83	139,222.83	139,222.83
+ Premium (Discount)	215,512.40	215,512.40	215,512.40
- Underwriter's Discount	-363,394.84	-363,394.84	
- Cost of Issuance Expense		-250,000.00	
- Other Amounts	-562,867.08	-699,157.33	-562,867.08
Target Value	37,881,119.41	37,494,829.16	38,244,514.25
Target Date	12/06/2001	12/06/2001	12/06/2001
Yield	5.147953%	5.233886%	5.063900%

BOND PRICING

Beaufort County, SC  
 Tax Increment Financing, Series 2002  
 New River Project  
 (Project Costs: \$35 Million)  
 PRELEMINARY

Bond Component	Maturity Date	Amount	Rate	Yield	Price	Principal per \$5,000 at Maturity	Premium (-Discount)
Serial Bonds:							
	06/01/2006	300,000.00	3.200%	3.250%	99.792000		-624.00
	06/01/2007	600,000.00	5.000%	3.550%	107.170000		43,020.00
	06/01/2008	1,000,000.00	5.000%	3.770%	107.018000		70,180.00
	06/01/2009	1,500,000.00	4.000%	3.910%	100.578000		8,670.00
	06/01/2010	1,750,000.00	4.000%	4.000%	100.000000		
	06/01/2011	2,190,000.00	4.000%	4.100%	99.220000		-17,082.00
	06/01/2012	2,280,000.00	5.375%	4.230%	109.247000 C		210,831.60
	06/01/2013	2,405,000.00	5.375%	4.360%	108.146000 C		195,911.30
	06/01/2014	2,530,000.00	5.375%	4.490%	107.058000 C		178,567.40
		<u>14,555,000.00</u>					<u>689,474.30</u>
Capital Appreciation Bonds:							
	06/01/2015	1,305,736.80	5.375%	5.620%	96.834615	2,445.20	-41,331.60
	06/01/2016	1,238,265.90	5.375%	5.720%	95.254113	2,318.85	-58,766.70
	06/01/2017	1,242,698.10	5.000%	5.090%	98.648562	2,327.15	-16,794.30
	06/01/2018	1,182,810.00	5.000%	5.090%	98.564334	2,215.00	-16,981.20
	06/01/2019	1,125,832.20	5.000%	5.090%	98.475075	2,108.30	-17,168.10
	06/01/2020	1,071,577.80	5.000%	5.090%	98.390392	2,006.70	-17,248.20
	06/01/2021	1,019,940.00	5.000%	5.090%	98.303665	1,910.00	-17,301.60
	06/01/2022	970,785.30	5.000%	5.090%	98.217773	1,817.95	-17,301.60
		<u>9,157,646.10</u>					<u>-202,893.30</u>
Term Bonds:							
	06/01/2023	2,670,000.00	5.000%	5.130%	98.161000		-49,101.30
	06/01/2024	2,800,000.00	5.000%	5.130%	98.161000		-51,492.00
	06/01/2025	2,940,000.00	5.000%	5.130%	98.161000		-54,066.60
	06/01/2026	3,090,000.00	5.000%	5.130%	98.161000		-56,825.10
	06/01/2027	3,240,000.00	5.000%	5.130%	98.161000		-59,583.60
		<u>14,740,000.00</u>					<u>-271,068.60</u>
		<u>38,452,646.10</u>					<u>215,512.40</u>

Dated Date	11/01/2001	
Delivery Date	12/06/2001	
First Coupon	06/01/2002	
Par Amount	38,452,646.10	
Premium	215,512.40	
Production	38,668,158.50	100.560462%
Underwriter's Discount	-363,394.84	-0.945045%
Purchase Price	38,304,763.66	99.615417%
Accrued Interest	139,222.83	
Net Proceeds	38,443,986.49	

## BOND DEBT SERVICE

Beaufort County, SC  
 Tax Increment Financing, Series 2002  
 New River Project  
 (Project Costs: \$35 Million)  
 PRELEMINARY

Period Ending	Principal	Coupon	Interest	Compounded Interest	Debt Service	Annual Debt Service
12/06/2001						
06/01/2002			835,336.98		835,336.98	
06/30/2002						835,336.98
12/01/2002			716,003.13		716,003.13	
06/01/2003			716,003.13		716,003.13	
06/30/2003						1,432,006.26
12/01/2003			716,003.13		716,003.13	
06/01/2004			716,003.13		716,003.13	
06/30/2004						1,432,006.26
12/01/2004			716,003.13		716,003.13	
06/01/2005			716,003.13		716,003.13	
06/30/2005						1,432,006.26
12/01/2005			716,003.13		716,003.13	
06/01/2006	300,000.00	3.200%	716,003.13		1,016,003.13	
06/30/2006						1,732,006.26
12/01/2006			711,203.13		711,203.13	
06/01/2007	600,000.00	5.000%	711,203.13		1,311,203.13	
06/30/2007						2,022,406.26
12/01/2007			696,203.13		696,203.13	
06/01/2008	1,000,000.00	5.000%	696,203.13		1,696,203.13	
06/30/2008						2,392,406.26
12/01/2008			671,203.13		671,203.13	
06/01/2009	1,500,000.00	4.000%	671,203.13		2,171,203.13	
06/30/2009						2,842,406.26
12/01/2009			641,203.13		641,203.13	
06/01/2010	1,750,000.00	4.000%	641,203.13		2,391,203.13	
06/30/2010						3,032,406.26
12/01/2010			606,203.13		606,203.13	
06/01/2011	2,190,000.00	4.000%	606,203.13		2,796,203.13	
06/30/2011						3,402,406.26
12/01/2011			562,403.13		562,403.13	
06/01/2012	2,280,000.00	5.375%	562,403.13		2,842,403.13	
06/30/2012						3,404,806.26
12/01/2012			501,128.13		501,128.13	
06/01/2013	2,405,000.00	5.375%	501,128.13		2,906,128.13	
06/30/2013						3,407,256.26
12/01/2013			436,493.75		436,493.75	
06/01/2014	2,530,000.00	5.375%	436,493.75		2,966,493.75	
06/30/2014						3,402,987.50
12/01/2014			368,500.00		368,500.00	
06/01/2015	1,305,736.80	5.375%	368,500.00	1,364,263.20	3,038,500.00	
06/30/2015						3,407,000.00
12/01/2015			368,500.00		368,500.00	
06/01/2016	1,238,265.90	5.375%	368,500.00	1,431,734.10	3,038,500.00	
06/30/2016						3,407,000.00
12/01/2016			368,500.00		368,500.00	
06/01/2017	1,242,698.10	5.000%	368,500.00	1,427,301.90	3,038,500.00	
06/30/2017						3,407,000.00
12/01/2017			368,500.00		368,500.00	
06/01/2018	1,182,810.00	5.000%	368,500.00	1,487,190.00	3,038,500.00	
06/30/2018						3,407,000.00
12/01/2018			368,500.00		368,500.00	

## BOND DEBT SERVICE

Beaufort County, SC  
 Tax Increment Financing, Series 2002  
 New River Project  
 (Project Costs: \$35 Million)  
 PRELEMINARY

Period Ending	Principal	Coupon	Interest	Compounded Interest	Debt Service	Annual Debt Service
06/01/2019	1,125,832.20	5.000%	368,500.00	1,544,167.80	3,038,500.00	
06/30/2019						3,407,000.00
12/01/2019			368,500.00		368,500.00	
06/01/2020	1,071,577.80	5.000%	368,500.00	1,598,422.20	3,038,500.00	
06/30/2020						3,407,000.00
12/01/2020			368,500.00		368,500.00	
06/01/2021	1,019,940.00	5.000%	368,500.00	1,650,060.00	3,038,500.00	
06/30/2021						3,407,000.00
12/01/2021			368,500.00		368,500.00	
06/01/2022	970,785.30	5.000%	368,500.00	1,699,214.70	3,038,500.00	
06/30/2022						3,407,000.00
12/01/2022			368,500.00		368,500.00	
06/01/2023	2,670,000.00	5.000%	368,500.00		3,038,500.00	
06/30/2023						3,407,000.00
12/01/2023			301,750.00		301,750.00	
06/01/2024	2,800,000.00	5.000%	301,750.00		3,101,750.00	
06/30/2024						3,403,500.00
12/01/2024			231,750.00		231,750.00	
06/01/2025	2,940,000.00	5.000%	231,750.00		3,171,750.00	
06/30/2025						3,403,500.00
12/01/2025			158,250.00		158,250.00	
06/01/2026	3,090,000.00	5.000%	158,250.00		3,248,250.00	
06/30/2026						3,406,500.00
12/01/2026			81,000.00		81,000.00	
06/01/2027	3,240,000.00	5.000%	81,000.00		3,321,000.00	
06/30/2027						3,402,000.00
	38,452,646.10		24,393,943.34	12,202,353.90	75,048,943.34	75,048,943.34

## NET DEBT SERVICE

Beaufort County, SC  
 Tax Increment Financing, Series 2002  
 New River Project  
 (Project Costs: \$35 Million)  
 PRELEMINARY

Period Ending	Total Debt Service	Capitalized Interest Fund	Net Debt Service
06/30/2002	835,336.98	835,336.98	
06/30/2003	1,432,006.26	1,432,006.26	
06/30/2004	1,432,006.26	1,432,006.26	
06/30/2005	1,432,006.26		1,432,006.26
06/30/2006	1,732,006.26		1,732,006.26
06/30/2007	2,022,406.26		2,022,406.26
06/30/2008	2,392,406.26		2,392,406.26
06/30/2009	2,842,406.26		2,842,406.26
06/30/2010	3,032,406.26		3,032,406.26
06/30/2011	3,402,406.26		3,402,406.26
06/30/2012	3,404,806.26		3,404,806.26
06/30/2013	3,407,256.26		3,407,256.26
06/30/2014	3,402,987.50		3,402,987.50
06/30/2015	3,407,000.00		3,407,000.00
06/30/2016	3,407,000.00		3,407,000.00
06/30/2017	3,407,000.00		3,407,000.00
06/30/2018	3,407,000.00		3,407,000.00
06/30/2019	3,407,000.00		3,407,000.00
06/30/2020	3,407,000.00		3,407,000.00
06/30/2021	3,407,000.00		3,407,000.00
06/30/2022	3,407,000.00		3,407,000.00
06/30/2023	3,407,000.00		3,407,000.00
06/30/2024	3,403,500.00		3,403,500.00
06/30/2025	3,403,500.00		3,403,500.00
06/30/2026	3,406,500.00		3,406,500.00
06/30/2027	3,402,000.00		3,402,000.00
	75,048,943.34	3,699,349.50	71,349,593.84

## BOND DEBT SERVICE

Beaufort County, SC  
 Tax Increment Financing, Series 2002  
 New River Project  
 (Project Costs: \$35 Million)  
 PRELEMINARY

Period Ending	Principal	Coupon	Interest	Compounded Interest	Debt Service
06/30/2002			835,336.98		835,336.98
06/30/2003			1,432,006.26		1,432,006.26
06/30/2004			1,432,006.26		1,432,006.26
06/30/2005			1,432,006.26		1,432,006.26
06/30/2006	300,000.00	3.200%	1,432,006.26		1,732,006.26
06/30/2007	600,000.00	5.000%	1,422,406.26		2,022,406.26
06/30/2008	1,000,000.00	5.000%	1,392,406.26		2,392,406.26
06/30/2009	1,500,000.00	4.000%	1,342,406.26		2,842,406.26
06/30/2010	1,750,000.00	4.000%	1,282,406.26		3,032,406.26
06/30/2011	2,190,000.00	4.000%	1,212,406.26		3,402,406.26
06/30/2012	2,280,000.00	5.375%	1,124,806.26		3,404,806.26
06/30/2013	2,405,000.00	5.375%	1,002,256.26		3,407,256.26
06/30/2014	2,530,000.00	5.375%	872,987.50		3,402,987.50
06/30/2015	1,305,736.80	5.375%	737,000.00	1,364,263.20	3,407,000.00
06/30/2016	1,238,265.90	5.375%	737,000.00	1,431,734.10	3,407,000.00
06/30/2017	1,242,698.10	5.000%	737,000.00	1,427,301.90	3,407,000.00
06/30/2018	1,182,810.00	5.000%	737,000.00	1,487,190.00	3,407,000.00
06/30/2019	1,125,832.20	5.000%	737,000.00	1,544,167.80	3,407,000.00
06/30/2020	1,071,577.80	5.000%	737,000.00	1,598,422.20	3,407,000.00
06/30/2021	1,019,940.00	5.000%	737,000.00	1,650,060.00	3,407,000.00
06/30/2022	970,785.30	5.000%	737,000.00	1,699,214.70	3,407,000.00
06/30/2023	2,670,000.00	5.000%	737,000.00		3,407,000.00
06/30/2024	2,800,000.00	5.000%	603,500.00		3,403,500.00
06/30/2025	2,940,000.00	5.000%	463,500.00		3,403,500.00
06/30/2026	3,090,000.00	5.000%	316,500.00		3,406,500.00
06/30/2027	3,240,000.00	5.000%	162,000.00		3,402,000.00
	38,452,646.10		24,393,943.34	12,202,353.90	75,048,943.34



## BOND SOLUTION

Beaufort County, SC  
 Tax Increment Financing, Series 2002  
 New River Project  
 (Project Costs: \$35 Million)  
 PRELEMINARY

Period Ending	Proposed Principal	Proposed Debt Service	Debt Service Adjustments	Total Adj Debt Service	Revenue Constraints	Unused Revenues	Debt Serv Coverage
06/30/2002		835,337	-974,560	-139,223	193,077	332,300	
06/30/2003		1,432,006	-1,432,006		475,457	475,457	
06/30/2004		1,432,006	-1,432,006		763,070	763,070	
06/30/2005		1,432,006		1,432,006	1,237,089	-194,918	86.38849%
06/30/2006	300,000	1,732,006		1,732,006	1,750,803	18,797	101.08529%
06/30/2007	600,000	2,022,406		2,022,406	2,279,445	257,039	112.70956%
06/30/2008	1,000,000	2,392,406		2,392,406	2,815,300	422,894	117.67649%
06/30/2009	1,500,000	2,842,406		2,842,406	3,359,749	517,342	118.20086%
06/30/2010	1,750,000	3,032,406		3,032,406	3,747,556	715,150	123.58358%
06/30/2011	2,190,000	3,402,406		3,402,406	4,141,311	738,905	121.71712%
06/30/2012	2,280,000	3,404,806		3,404,806	4,401,614	996,808	129.27650%
06/30/2013	2,405,000	3,407,256		3,407,256	4,664,563	1,257,307	136.90087%
06/30/2014	2,530,000	3,402,988		3,402,988	4,930,179	1,527,192	144.87797%
06/30/2015	1,305,737	3,407,000		3,407,000	5,074,437	1,667,437	148.94149%
06/30/2016	1,238,266	3,407,000		3,407,000	5,220,040	1,813,040	153.21516%
06/30/2017	1,242,698	3,407,000		3,407,000	5,248,047	1,841,047	154.03719%
06/30/2018	1,182,810	3,407,000		3,407,000	5,276,206	1,869,206	154.86368%
06/30/2019	1,125,832	3,407,000		3,407,000	5,304,517	1,897,517	155.69466%
06/30/2020	1,071,578	3,407,000		3,407,000	5,332,982	1,925,982	156.53015%
06/30/2021	1,019,940	3,407,000		3,407,000	5,361,602	1,954,602	157.37018%
06/30/2022	970,785	3,407,000		3,407,000	5,390,372	1,983,372	158.21463%
06/30/2023	2,670,000	3,407,000		3,407,000	5,419,297	2,012,297	159.06361%
06/30/2024	2,800,000	3,403,500		3,403,500	5,448,377	2,044,877	160.08159%
06/30/2025	2,940,000	3,403,500		3,403,500	5,477,613	2,074,113	160.94059%
06/30/2026	3,090,000	3,406,500		3,406,500	5,507,006	2,100,506	161.66170%
06/30/2027	3,240,000	3,402,000		3,402,000	5,536,556	2,134,556	162.74416%
	38,452,646	75,048,943	-3,838,572	71,210,371	104,356,267	33,145,896	

## PROJECT FUND

Beaufort County, SC  
 Tax Increment Financing, Series 2002  
 New River Project  
 (Project Costs: \$35 Million)  
 PRELEMINARY

## Project Fund #1 (PROJ)

Date	Deposit	Interest @ 3%	Principal	Scheduled Draws	Balance
12/06/2001	33,950,080.01				33,950,080.01
01/01/2002		70,276.75	1,388,056.58	1,458,333.33	32,562,023.43
02/01/2002		80,900.89	1,377,432.44	1,458,333.33	31,184,590.99
03/01/2002		77,478.64	1,380,854.69	1,458,333.33	29,803,736.30
04/01/2002		74,047.88	1,384,285.45	1,458,333.33	28,419,450.85
05/01/2002		70,608.60	1,387,724.73	1,458,333.33	27,031,726.12
06/01/2002		67,160.78	1,391,172.55	1,458,333.33	25,640,553.57
07/01/2002		63,704.38	1,394,628.95	1,458,333.33	24,245,924.62
08/01/2002		60,239.41	1,398,093.92	1,458,333.33	22,847,830.70
09/01/2002		56,765.82	1,401,567.51	1,458,333.33	21,446,263.19
10/01/2002		53,283.60	1,405,049.73	1,458,333.33	20,041,213.46
11/01/2002		49,792.73	1,408,540.60	1,458,333.33	18,632,672.86
12/01/2002		46,293.19	1,412,040.14	1,458,333.33	17,220,632.72
01/01/2003		42,784.95	1,415,548.38	1,458,333.33	15,805,084.34
02/01/2003		39,268.00	1,419,065.33	1,458,333.33	14,386,019.01
03/01/2003		35,742.30	1,422,591.03	1,458,333.33	12,963,427.98
04/01/2003		32,207.85	1,426,125.48	1,458,333.33	11,537,302.50
05/01/2003		28,664.62	1,429,668.71	1,458,333.33	10,107,633.79
06/01/2003		25,112.59	1,433,220.74	1,458,333.33	8,674,413.05
07/01/2003		21,551.72	1,436,781.61	1,458,333.33	7,237,631.44
08/01/2003		17,982.02	1,440,351.31	1,458,333.33	5,797,280.13
09/01/2003		14,403.44	1,443,929.89	1,458,333.33	4,353,350.24
10/01/2003		10,815.97	1,447,517.36	1,458,333.33	2,905,832.88
11/01/2003		7,219.59	1,451,113.74	1,458,333.33	1,454,719.14
12/01/2003		3,614.27	1,454,719.14	1,458,333.41	
	33,950,080.01	1,049,919.99	33,950,080.01	35,000,000.00	

## RESERVE FUND

Beaufort County, SC  
 Tax Increment Financing, Series 2002  
 New River Project  
 (Project Costs: \$35 Million)  
 PRELEMINARY

Capitalized Interest Fund (CAPI)

Date	Deposit	Interest @ 3%	Principal	Scheduled Draws	Balance
12/06/2001	3,543,424.22				3,543,424.22
06/01/2002		51,664.23	783,672.75	835,336.98	2,759,751.47
12/01/2002		41,396.27	674,606.86	716,003.13	2,085,144.61
06/01/2003		31,277.17	684,725.96	716,003.13	1,400,418.65
12/01/2003		21,006.28	694,996.85	716,003.13	705,421.80
06/01/2004		10,581.33	705,421.80	716,003.13	
	3,543,424.22	155,925.28	3,543,424.22	3,699,349.50	

**APPENDIX C:**  
**DEBT SERVICE DETAIL FOR POSSIBLE**  
**FINANCING STRUCTURES**

Scenario #1- Closed System and No Additional Collateral Pledge

Period Ending	Proposed Principal	Proposed Debt Service	Capitalized Interest	Net Debt Service	Revenue Constraints	Annual Unused Revenues	Debt Serv Coverage
30/2002		835,336.98	(835,336.98)		193,077.08	193,077.08	
30/2003		1,432,006.26	(1,432,006.26)		475,457.47	475,457.47	
30/2004		1,432,006.26	(1,432,006.26)		763,069.70	763,069.70	
30/2005		1,432,006.26		1,432,006.26	1,237,088.53	(99,908.97)	0.93
30/2006	300,000.00	1,732,006.26		1,732,006.26	1,750,803.47	113,805.97	1.07
30/2007	600,000.00	2,022,406.26		2,022,406.26	2,279,445.10	354,297.60	1.18
30/2008	1,000,000.00	2,392,406.26		2,392,406.26	2,815,299.81	513,852.31	1.22
30/2009	1,500,000.00	2,842,406.26		2,842,406.26	3,359,748.67	597,801.17	1.22
30/2010	1,750,000.00	3,032,406.26		3,032,406.26	3,747,556.17	794,858.67	1.27
30/2011	2,190,000.00	3,402,406.26		3,402,406.26	4,141,310.99	777,738.49	1.23
30/2012	2,280,000.00	3,404,806.26		3,404,806.26	4,401,614.48	1,039,025.98	1.31
30/2013	2,405,000.00	3,407,256.26		3,407,256.26	4,664,563.46	1,299,414.96	1.39
30/2014	2,530,000.00	3,402,987.50		3,402,987.50	4,930,179.34	1,564,816.84	1.46
30/2015	1,305,736.80	3,407,000.00		3,407,000.00	5,074,436.53	1,711,436.53	1.51
30/2016	1,238,265.90	3,407,000.00		3,407,000.00	5,220,040.49	1,857,040.49	1.55
30/2017	1,242,698.10	3,407,000.00		3,407,000.00	5,248,047.03	1,885,047.03	1.56
30/2018	1,182,810.00	3,407,000.00		3,407,000.00	5,276,205.69	1,913,205.69	1.57
30/2019	1,125,832.20	3,407,000.00		3,407,000.00	5,304,517.21	1,941,517.21	1.58
30/2020	1,071,577.80	3,407,000.00		3,407,000.00	5,332,982.37	1,969,982.37	1.59
30/2021	1,019,940.00	3,407,000.00		3,407,000.00	5,361,601.95	1,998,601.95	1.59
30/2022	970,785.30	3,407,000.00		3,407,000.00	5,390,372.30	2,027,372.30	1.60
30/2023	2,670,000.00	3,407,000.00		3,407,000.00	5,419,297.04	2,056,297.04	1.61
30/2024	2,800,000.00	3,403,500.00		3,403,500.00	5,448,376.99	2,087,126.99	1.62
30/2025	2,940,000.00	3,403,500.00		3,403,500.00	5,477,612.98	2,114,612.98	1.63
30/2026	3,090,000.00	3,406,500.00		3,406,500.00	5,507,005.85	2,144,255.85	1.64
30/2027	3,240,000.00	3,402,000.00		3,402,000.00	5,536,556.45	2,171,306.45	1.65

Cumulative Balance of Excess Revenues	DSCR
193,077.08	
668,534.55	
1,431,604.25	
1,331,695.28	1.86
1,445,501.25	1.78
1,799,798.85	1.84
2,313,651.16	1.93
2,911,452.33	2.00
3,706,311.00	2.20
4,484,049.49	2.31
5,523,075.47	2.61
6,822,490.43	2.99
8,387,307.27	3.45
10,098,743.80	3.95
11,955,784.29	4.50
13,840,831.32	5.05
15,754,037.01	5.61
17,695,554.22	6.18
19,665,536.59	6.76
21,664,138.54	7.35
23,691,510.84	7.94
25,747,807.88	8.54
27,834,934.87	9.17
29,949,547.85	9.79
32,093,803.70	10.41
34,265,110.15	11.06

Beginning Balance	-Excess Revenue Transferred to County <sup>1</sup>	+Current Year's Revenue	=Rev. Available for Debt Service	-Debt Service
0.00		193,077.08	193,077.08	
193,077.08		475,457.47	668,534.55	
668,534.55		763,069.70	1,431,604.25	
1,431,604.25		1,237,088.53	2,668,692.78	1,432,006.26
1,236,686.52	(43,520.96)	1,750,803.47	3,031,010.96	1,732,006.26
1,299,004.70	40,073.68	2,279,445.10	3,538,376.12	2,022,406.26
1,515,969.86	144,558.71	2,815,299.81	4,186,710.96	2,392,406.26
1,794,304.70	179,842.41	3,359,748.67	4,974,210.96	2,842,406.26
2,131,804.70	572,649.91	3,747,556.17	5,306,710.96	3,032,406.26
2,274,304.70	461,404.73	4,141,310.99	5,954,210.96	3,402,406.26
2,551,804.70	995,008.22	4,401,614.48	5,958,410.96	3,404,806.26
2,553,604.70	1,255,469.70	4,664,563.46	5,962,698.46	3,407,256.26
2,555,442.20	1,530,393.41	4,930,179.34	5,955,228.13	3,402,987.50
2,552,240.63	2,516,177.16	5,074,436.53	5,110,500.00	3,407,000.00
1,703,500.00	1,813,040.49	5,220,040.49	5,110,500.00	3,407,000.00
1,703,500.00	1,841,047.03	5,248,047.03	5,110,500.00	3,407,000.00
1,703,500.00	1,869,205.69	5,276,205.69	5,110,500.00	3,407,000.00
1,703,500.00	1,897,517.21	5,304,517.21	5,110,500.00	3,407,000.00
1,703,500.00	1,925,982.37	5,332,982.37	5,110,500.00	3,407,000.00
1,703,500.00	1,954,601.95	5,361,601.95	5,110,500.00	3,407,000.00
1,703,500.00	1,983,372.30	5,390,372.30	5,110,500.00	3,407,000.00
1,703,500.00	2,012,297.04	5,419,297.04	5,110,500.00	3,407,000.00
1,703,500.00	2,046,626.99	5,448,376.99	5,105,250.00	3,403,500.00
1,701,750.00	2,074,112.98	5,477,612.98	5,105,250.00	3,403,500.00
1,701,750.00	2,099,005.85	5,507,005.85	5,109,750.00	3,406,500.00
1,703,250.00	2,136,806.45	5,536,556.45	5,103,000.00	3,402,000.00

NOTES:

Excess Revenues to be used by County for Additional Bonds and other purposes. Transfer only after annual debt services requirements have been met.

Coverage Test: Maintain 1.75x Coverage with Cash Balances until:

- a) 1.50x Coverage based on actual Annual Tax Revenues
- b) No single taxpayer in TIF District is greater than 30% Revenues

Scenario #2- Moral Obligation of County

Year	Proposed Principal	Proposed Debt Service	Capitalized Interest	Net Debt Service	Revenue Constraints	Annual Unused Revenues	Debt Serv Coverage
2002		835,336.98	(835,336.98)		193,077.08	193,077.08	
2003		1,432,006.26	(1,432,006.26)		475,457.47	475,457.47	
2004		1,432,006.26	(1,432,006.26)		763,069.70	763,069.70	
2005		1,432,006.26		1,432,006.26	1,237,088.53	(99,908.97)	0.93
2006	300,000.00	1,732,006.26		1,732,006.26	1,750,803.47	113,805.97	1.07
2007	600,000.00	2,022,406.26		2,022,406.26	2,279,445.10	354,297.60	1.18
2008	1,000,000.00	2,392,406.26		2,392,406.26	2,815,299.81	513,852.31	1.22
2009	1,500,000.00	2,842,406.26		2,842,406.26	3,359,748.67	597,801.17	1.22
2010	1,750,000.00	3,032,406.26		3,032,406.26	3,747,556.17	794,858.67	1.27
2011	2,190,000.00	3,402,406.26		3,402,406.26	4,141,310.99	777,738.49	1.23
2012	2,280,000.00	3,404,806.26		3,404,806.26	4,401,614.48	1,039,025.98	1.31
2013	2,405,000.00	3,407,256.26		3,407,256.26	4,664,563.46	1,299,414.96	1.39
2014	2,530,000.00	3,402,987.50		3,402,987.50	4,930,179.34	1,564,816.84	1.46
2015	1,305,736.80	3,407,000.00		3,407,000.00	5,074,436.53	1,711,436.53	1.51
2016	1,238,265.90	3,407,000.00		3,407,000.00	5,220,040.49	1,857,040.49	1.55
2017	1,242,698.10	3,407,000.00		3,407,000.00	5,248,047.03	1,885,047.03	1.56
2018	1,182,810.00	3,407,000.00		3,407,000.00	5,276,205.69	1,913,205.69	1.57
2019	1,125,832.20	3,407,000.00		3,407,000.00	5,304,517.21	1,941,517.21	1.58
2020	1,071,577.80	3,407,000.00		3,407,000.00	5,332,982.37	1,969,982.37	1.59
2021	1,019,940.00	3,407,000.00		3,407,000.00	5,361,601.95	1,998,601.95	1.59
2022	970,785.30	3,407,000.00		3,407,000.00	5,390,372.30	2,027,372.30	1.60
2023	2,670,000.00	3,407,000.00		3,407,000.00	5,419,297.04	2,056,297.04	1.61
2024	2,800,000.00	3,403,500.00		3,403,500.00	5,448,376.99	2,087,126.99	1.62
2025	2,940,000.00	3,403,500.00		3,403,500.00	5,477,612.98	2,114,612.98	1.63
2026	3,090,000.00	3,406,500.00		3,406,500.00	5,507,005.85	2,144,255.85	1.64
2027	3,240,000.00	3,402,000.00		3,402,000.00	5,536,556.45	2,171,306.45	1.65

Year	Cumulative Balance of Excess Revenues	DSCR
2002	193,077.08	
2003	668,534.55	
2004	1,431,604.25	
2005	1,236,686.52	1.86
2006	1,255,483.71	1.72
2007	1,512,522.57	1.75
2008	1,935,416.12	1.81
2009	2,452,758.53	1.86
2010	3,167,908.44	2.04
2011	3,906,813.17	2.15
2012	4,903,621.39	2.44
2013	6,160,928.59	2.81
2014	7,688,120.43	3.26
2015	9,355,556.96	3.75
2016	11,168,597.45	4.28
2017	13,009,644.48	4.82
2018	14,878,850.17	5.37
2019	16,776,367.38	5.92
2020	18,702,349.75	6.49
2021	20,656,951.70	7.06
2022	22,640,324.00	7.65
2023	24,652,621.04	8.24
2024	26,697,498.03	8.84
2025	28,771,611.01	9.45
2026	30,872,116.86	10.06
2027	33,006,673.31	10.70

Year	Beginning Balance	-Excess Revenue Transferred to County <sup>1</sup>	+Current Year's Revenue	-Rev. Available for Debt Service	-Debt Service	DSCR
2002	0.00		193,077.08	193,077.08		
2003	193,077.08		475,457.47	668,534.55	668,534.55	
2004	668,534.55		763,069.70	1,431,604.25	1,431,604.25	
2005	1,431,604.25		1,237,088.53	2,668,692.78	1,432,006.26	1.86
2006	1,236,686.52		1,750,803.47	2,987,489.99	1,732,006.26	1.72
2007	1,255,483.73		2,279,445.10	3,534,928.83	2,022,406.26	1.75
2008	1,512,522.57	739,212.99	2,815,299.81	3,588,609.39	2,392,406.26	1.81
2009	1,196,203.13	292,342.41	3,359,748.67	4,263,609.39	2,842,406.26	1.86
2010	3,167,908.44	620,149.91	3,747,556.17	4,548,609.39	3,032,406.26	2.04
2011	3,906,813.17	553,904.73	4,141,310.99	5,103,609.39	3,402,406.26	2.15
2012	4,903,621.39	1,701,203.13	4,401,614.48	5,107,209.39	3,404,806.26	2.44
2013	6,160,928.59	1,256,082.20	4,664,563.46	5,110,884.39	3,407,256.26	2.81
2014	7,688,120.43	1,529,326.22	4,930,179.34	5,104,481.25	3,402,987.50	3.26
2015	9,355,556.96	1,701,493.75	5,074,436.53	5,110,500.00	3,407,000.00	3.75
2016	11,168,597.45	1,703,500.00	5,220,040.49	3,407,000.00	3,407,000.00	4.28
2017	13,009,644.48	3,516,540.49	5,248,047.03	3,407,000.00	3,407,000.00	4.82
2018	14,878,850.17	1,841,047.03	5,276,205.69	3,407,000.00	3,407,000.00	5.37
2019	16,776,367.38	1,869,205.69	5,276,205.69	3,407,000.00	3,407,000.00	5.92
2020	18,702,349.75	1,897,517.21	5,304,517.21	3,407,000.00	3,407,000.00	6.49
2021	20,656,951.70	1,925,982.37	5,332,982.37	3,407,000.00	3,407,000.00	7.06
2022	22,640,324.00	1,954,601.95	5,361,601.95	3,407,000.00	3,407,000.00	7.65
2023	24,652,621.04	1,983,372.30	5,390,372.30	3,407,000.00	3,407,000.00	8.24
2024	26,697,498.03	2,012,297.04	5,419,297.04	3,407,000.00	3,407,000.00	8.84
2025	28,771,611.01	2,044,876.99	5,448,376.99	3,403,500.00	3,403,500.00	9.45
2026	30,872,116.86	2,074,112.98	5,477,612.98	3,403,500.00	3,403,500.00	10.06
2027	33,006,673.31	2,100,505.85	5,507,005.85	3,406,500.00	3,406,500.00	10.70
		2,134,556.45	5,536,556.45	3,402,000.00	3,402,000.00	

ES: Excess Revenues to be used by County for Additional Bonds and other purposes. Transfer only after certain tests have been met. and system until:

- a) 1.50x Coverage based on actual Annual Tax Revenues
- b) No single taxpayer in TIF District is greater than 30% Revenues
- c) Possibly begin releasing excess revenues once TIF revenues produce 1.15x minimum coverage for two consecutive years

Scenario #3- Pledge /Dedication of Additional Revenue/Tax of County

Period Ending	Proposed Principal	Proposed Debt Service	Capitalized Interest	Net Debt Service	Revenue Constraints	Annual Unused Revenues	Debt Serv Coverage	Required Dedicated Revenue	Debt Serv Coverage	Transfer back to the County if not needed to pay D/S
6/30/2002		835,336.98	(835,336.98)		193,077.08	193,077.08				
6/30/2003		1,432,006.26	(1,432,006.26)		475,457.47	475,457.47				
6/30/2004		1,432,006.26	(1,432,006.26)		763,069.70	763,069.70		4,599,450.00		
6/30/2005		1,432,006.26		1,432,006.26	1,237,088.53	(99,908.97)	0.93	4,599,450.00	4.08	4,404,532.27
6/30/2006	300,000.00	1,732,006.26		1,732,006.26	1,750,803.47	113,805.97	1.07	4,599,450.00	3.67	4,618,247.21
6/30/2007	600,000.00	2,022,406.26		2,022,406.26	2,279,445.10	354,297.60	1.18	4,599,450.00	3.40	4,856,488.84
6/30/2008	1,000,000.00	2,392,406.26		2,392,406.26	2,815,299.81	513,852.31	1.22	4,599,450.00	3.10	5,022,343.55
6/30/2009	1,500,000.00	2,842,406.26		2,842,406.26	3,359,748.67	597,801.17	1.22	4,599,450.00	2.80	5,116,792.41
6/30/2010	1,750,000.00	3,032,406.26		3,032,406.26	3,747,556.17	794,858.67	1.27	4,599,450.00	2.75	5,314,599.91
6/30/2011	2,190,000.00	3,402,406.26		3,402,406.26	4,141,310.99	777,738.49	1.23	4,599,450.00	2.57	5,338,354.73
6/30/2012	2,280,000.00	3,404,806.26		3,404,806.26	4,401,614.48	1,039,025.98	1.31	4,599,450.00	2.64	5,596,258.22
6/30/2013	2,405,000.00	3,407,256.26		3,407,256.26	4,664,563.46	1,299,414.96	1.39	4,599,450.00	2.72	5,856,757.20
6/30/2014	2,530,000.00	3,402,987.50		3,402,987.50	4,930,179.34	1,564,816.84	1.46	4,599,450.00	2.80	6,126,641.84
6/30/2015	1,305,736.80	3,407,000.00		3,407,000.00	5,074,436.53	1,711,436.53	1.51	4,599,450.00	2.84	6,266,886.53
6/30/2016	1,238,265.90	3,407,000.00		3,407,000.00	5,220,040.49	1,857,040.49	1.55		1.53	1,813,040.49
6/30/2017	1,242,698.10	3,407,000.00		3,407,000.00	5,248,047.03	1,885,047.03	1.56		1.54	1,841,047.03
6/30/2018	1,182,810.00	3,407,000.00		3,407,000.00	5,276,205.69	1,913,205.69	1.57		1.55	1,869,205.69
6/30/2019	1,125,832.20	3,407,000.00		3,407,000.00	5,304,517.21	1,941,517.21	1.58		1.56	1,897,517.21
6/30/2020	1,071,577.80	3,407,000.00		3,407,000.00	5,332,982.37	1,969,982.37	1.59		1.57	1,925,982.37
6/30/2021	1,019,940.00	3,407,000.00		3,407,000.00	5,361,601.95	1,998,601.95	1.59		1.57	1,954,601.95
6/30/2022	970,785.30	3,407,000.00		3,407,000.00	5,390,372.30	2,027,372.30	1.60		1.58	1,983,372.30
6/30/2023	2,670,000.00	3,407,000.00		3,407,000.00	5,419,297.04	2,056,297.04	1.61		1.59	2,012,297.04
6/30/2024	2,800,000.00	3,403,500.00		3,403,500.00	5,448,376.99	2,087,126.99	1.62		1.60	2,044,876.99
6/30/2025	2,940,000.00	3,403,500.00		3,403,500.00	5,477,612.98	2,114,612.98	1.63		1.61	2,074,112.98
6/30/2026	3,090,000.00	3,406,500.00		3,406,500.00	5,507,005.85	2,144,255.85	1.64		1.62	2,100,505.85
6/30/2027	3,240,000.00	3,402,000.00		3,402,000.00	5,536,556.45	2,171,306.45	1.65		1.63	2,134,556.45

**NOTES:**  
 1- Excess Revenues to be used by County for Additional Bonds and other purposes. Transfer only after certain tests have been met.  
 2- Open System initially with a 1.35x Alternate revenue source requirement  
 3- Release Dedication/Pledge of alternate revenue source once:  
 a) 1.50x Coverage based on actual Annual Tax Revenues  
 b) No single taxpayer in TIF District is greater than 30% Revenues

Scenario #4- Dedication of Sales Tax Revenue

SCENARIO 4.1\*

SCENARIO 4.2\*

Date	Sales Tax Revenues	Net Debt Service on \$35Mill TIF	TIF Revenues Available to Pay D/S	Sales Tax Revenues used to pay TIF Debt Service	Remaining TIF Revenues	Remaining Sales Tax Revenues Not Dedicated
6/1/2002	\$12,000,000	\$0	193,077.08	0	\$193,077.08	\$10,997,596
#NAME??	\$12,000,000	\$0	475,457.47	0	\$475,457.47	\$10,281,592
#NAME??	\$12,000,000	\$0	763,069.70	0	\$763,069.70	\$10,281,592
#NAME??	\$12,000,000	\$1,432,006	1,237,088.53	0	(\$194,917.73)	\$10,281,592
#NAME??	\$12,000,000	\$1,732,006	1,750,803.47	0	\$18,797.21	\$9,921,592
#NAME??	\$12,000,000	\$2,022,406	2,279,445.10	0	\$257,038.84	\$9,573,112
#NAME??	\$12,000,000	\$2,392,406	2,815,299.81	0	\$422,893.55	\$9,129,112
#NAME??	\$12,000,000	\$2,842,406	3,359,748.67	0	\$517,342.41	\$8,589,112
#NAME??	\$12,000,000	\$3,032,406	3,747,556.17	0	\$715,149.91	\$8,361,112
#NAME??	\$12,000,000	\$3,402,406	4,141,310.99	0	\$738,904.73	\$7,917,112
#NAME??	\$12,000,000	\$3,404,806	4,401,614.48	0	\$996,808.22	\$7,914,232
#NAME??	\$12,000,000	\$3,407,256	4,664,563.46	0	\$1,257,307.20	\$7,911,292
#NAME??	\$12,000,000	\$3,402,988	4,930,179.34	0	\$1,527,191.84	\$7,916,415
#NAME??	\$12,000,000	\$3,407,000	5,074,436.53	0	\$1,667,436.53	\$7,911,600
#NAME??	\$12,000,000	\$3,407,000	5,220,040.49	0	\$1,813,040.49	\$7,911,600
#NAME??	\$12,000,000	\$3,407,000	5,248,047.03	0	\$1,841,047.03	\$7,911,600
#NAME??	\$12,000,000	\$3,407,000	5,276,205.69	0	\$1,869,205.69	\$7,911,600
#NAME??	\$12,000,000	\$3,407,000	5,304,517.21	0	\$1,897,517.21	\$7,911,600
#NAME??	\$12,000,000	\$3,407,000	5,332,982.37	0	\$1,925,982.37	\$7,911,600
#NAME??	\$12,000,000	\$3,407,000	5,361,601.95	0	\$1,954,601.95	\$7,911,600
#NAME??	\$12,000,000	\$3,407,000	5,390,372.30	0	\$1,983,372.30	\$7,911,600
#NAME??	\$12,000,000	\$3,407,000	5,419,297.04	0	\$2,012,297.04	\$7,911,600
#NAME??	\$12,000,000	\$3,403,500	5,448,376.99	0	\$2,044,876.99	\$7,915,800
#NAME??	\$12,000,000	\$3,403,500	5,477,612.98	0	\$2,074,112.98	\$7,915,800
#NAME??	\$12,000,000	\$3,406,500	5,507,005.85	0	\$2,100,505.85	\$7,912,200
#NAME??	\$12,000,000	\$3,402,000	5,536,556.45	0	\$2,134,556.45	\$7,917,600

\$50,000,000 Road Project				
Net Debt Service on \$50 Million Road Project	TIF Revenues Used to Pay Debt Service	Sales Tax Revenues used to Pay Debt Service	Sales Tax Revenues Dedicated to Pay Debt Service	Remaining Sales Tax Revenues Not Dedicated
\$1,386,371	\$0	\$1,386,371	\$1,663,645.48	\$9,333,950.15
\$2,376,636	\$0	\$2,376,636	\$2,851,963.68	\$7,429,628.81
\$3,546,636	\$0	\$3,546,636	\$4,255,963.68	\$6,025,628.81
\$3,545,686	\$0	\$3,545,686	\$4,254,823.68	\$6,026,768.81
\$3,544,386	\$0	\$3,544,386	\$4,253,263.68	\$5,668,328.81
\$3,544,546	\$0	\$3,544,546	\$4,253,455.68	\$5,319,656.81
\$3,545,296	\$0	\$3,545,296	\$4,254,355.68	\$4,874,756.81
\$3,547,796	\$0	\$3,547,796	\$4,257,355.68	\$4,331,756.81
\$3,545,996	\$0	\$3,545,996	\$4,255,195.68	\$4,105,916.81
\$3,546,996	\$0	\$3,546,996	\$4,256,395.68	\$3,660,716.81
\$3,545,596	\$0	\$3,545,596	\$4,254,715.68	\$3,659,516.81
\$3,544,865	\$0	\$3,544,865	\$4,253,838.17	\$3,657,454.32
\$3,544,565	\$0	\$3,544,565	\$4,253,478.17	\$3,662,936.83
\$3,544,428	\$0	\$3,544,428	\$4,253,313.17	\$3,658,286.83
\$3,549,184	\$0	\$3,549,184	\$4,259,020.68	\$3,652,579.32
\$3,547,577	\$0	\$3,547,577	\$4,257,092.82	\$3,654,507.18
\$3,547,486	\$0	\$3,547,486	\$4,256,983.73	\$3,654,616.27
\$3,547,668	\$0	\$3,547,668	\$4,257,201.89	\$3,654,398.11
\$3,547,850	\$0	\$3,547,850	\$4,257,420.04	\$3,654,179.96
\$3,547,759	\$0	\$3,547,759	\$4,257,310.98	\$3,654,289.02
\$3,548,941	\$0	\$3,548,941	\$4,258,728.97	\$3,652,871.03
\$3,547,750	\$0	\$3,547,750	\$4,257,300.00	\$3,654,300.00
\$3,548,750	\$0	\$3,548,750	\$4,258,500.00	\$3,657,300.00
\$3,547,750	\$0	\$3,547,750	\$4,257,300.00	\$3,658,500.00
\$3,544,500	\$0	\$3,544,500	\$4,253,400.00	\$3,658,800.00
\$3,543,750	\$0	\$3,543,750	\$4,252,500.00	\$3,665,100.00

Notes:  
Bond Issues Sized at 1.20x coverage of Sales Tax Revenues



S67,000,000 Third TIF Project							
Remaining Sales Tax Revenue for Other TIF Debt Service	Excess TIF Revenues Available for other Debt Service	Total Revenues Available to Pay Debt Service	TIF Debt Service	Remaining TIF Revenues	Sales Tax Revenue Used to Pay TIF Debt Service	Sales Tax Revenue Balance	DSCR on Other TIF projects
\$9,333,950	\$193,077	\$9,527,027	\$1,438,168	\$0	\$1,245,091	\$8,088,859	6.49
\$7,429,629	\$475,457	\$7,905,086	\$2,465,431	\$0	\$1,989,974	\$5,439,655	3.01
\$6,025,629	\$568,152	\$6,593,781	\$5,020,431	\$0	\$4,452,280	\$1,573,349	1.20
\$6,026,769	\$0	\$6,026,769	\$5,021,006	\$0	\$5,021,006	\$1,005,763	1.20
\$5,668,329	\$18,797	\$5,687,126	\$4,721,656	\$0	\$4,702,859	\$965,470	1.20
\$5,319,657	\$257,039	\$5,576,696	\$4,429,056	\$0	\$4,172,017	\$1,147,639	1.20
\$4,874,757	\$422,894	\$5,297,650	\$4,058,556	\$0	\$3,635,663	\$1,239,094	1.20
\$4,331,757	\$517,342	\$4,849,099	\$3,606,056	\$0	\$3,088,714	\$1,243,043	1.20
\$4,105,917	\$715,150	\$4,821,067	\$3,417,256	\$0	\$2,702,106	\$1,403,810	1.20
\$3,660,717	\$738,905	\$4,399,622	\$3,048,456	\$0	\$2,309,552	\$1,351,165	1.20
\$3,659,517	\$996,808	\$4,656,325	\$3,047,056	\$0	\$2,050,248	\$1,609,269	1.20
\$3,657,454	\$1,257,307	\$4,914,762	\$3,047,288	\$0	\$1,789,980	\$1,867,474	1.20
\$3,662,937	\$1,527,192	\$5,190,129	\$3,049,025	\$0	\$1,521,833	\$2,141,104	1.20
\$7,746,687	\$1,667,437	\$9,414,123	\$6,452,000	\$0	\$4,784,563	\$2,962,123	1.20
\$7,740,979	\$1,813,040	\$9,554,020	\$6,447,000	\$0	\$4,633,960	\$3,107,020	1.20
\$7,742,907	\$1,841,047	\$9,583,954	\$6,452,000	\$0	\$4,610,953	\$3,131,954	1.20
\$7,743,016	\$1,869,206	\$9,612,222	\$6,452,000	\$0	\$4,582,794	\$3,160,222	1.20
\$7,742,798	\$1,897,517	\$9,640,315	\$6,452,000	\$0	\$4,554,483	\$3,188,315	1.20
\$7,742,580	\$1,925,982	\$9,668,562	\$6,452,000	\$0	\$4,526,018	\$3,216,562	1.20
\$7,742,689	\$1,954,602	\$9,697,291	\$6,452,000	\$0	\$4,497,398	\$3,245,291	1.20
\$7,741,271	\$1,983,372	\$9,724,643	\$6,447,000	\$0	\$4,463,628	\$3,277,643	1.20
\$7,742,700	\$2,012,297	\$9,754,997	\$6,451,500	\$0	\$4,439,203	\$3,303,497	1.20
\$7,741,500	\$2,044,877	\$9,786,377	\$6,448,750	\$0	\$4,403,873	\$3,337,627	1.20
\$7,742,700	\$2,074,113	\$9,816,813	\$6,448,500	\$0	\$4,374,387	\$3,368,313	1.20
\$7,746,600	\$2,100,506	\$9,847,106	\$6,455,000	\$0	\$4,354,494	\$3,392,106	1.20
\$7,747,500	\$2,134,556	\$9,882,056	\$6,452,250	\$0	\$4,317,694	\$3,429,806	1.20

**CHAPTER 6**

**THE BOUNDARIES OF THE  
REDEVELOPMENT AREA**

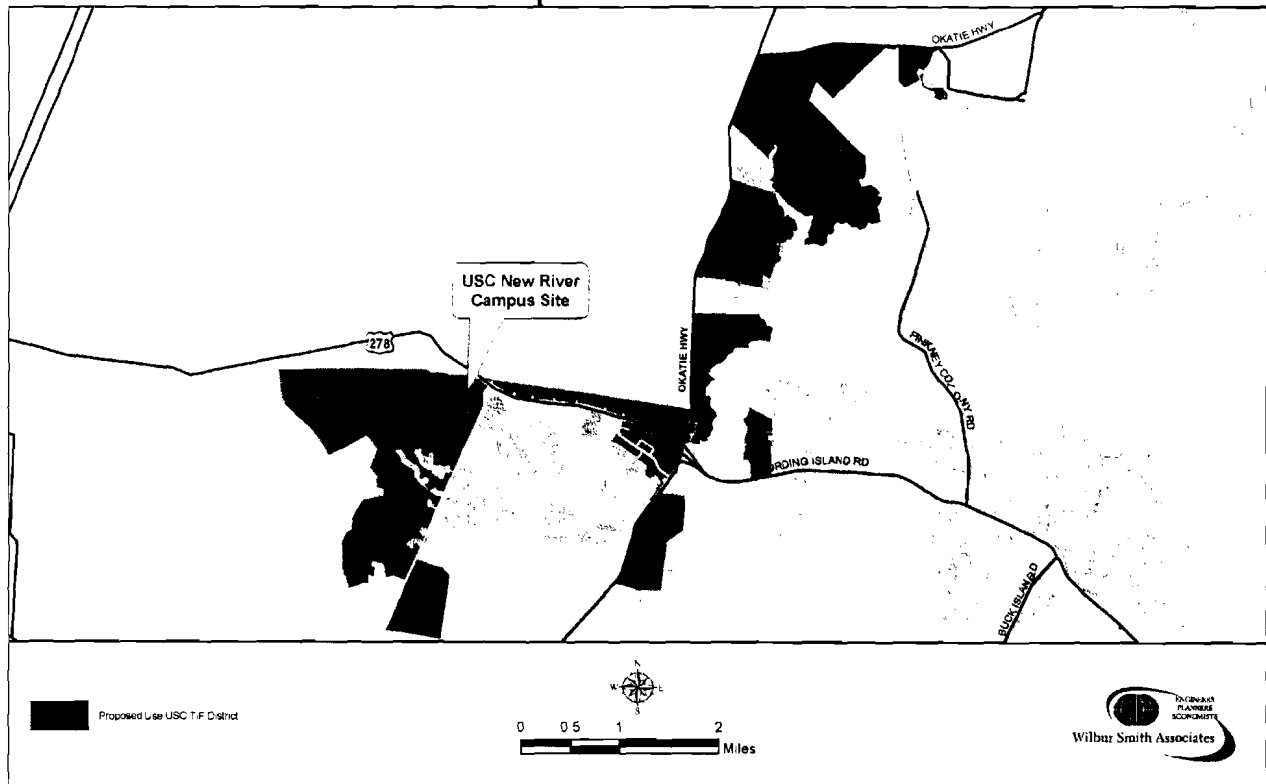
# New River Tax Increment Financing District Redevelopment Plan

## Chapter 6 THE BOUNDARIES OF THE REDEVELOPMENT AREA

### LISTING OF TAX PARCELS

The listing of tax parcels below is compiled for the most current Beaufort County tax records. As parcel ownership information is constantly changing there may be omissions or inconsistencies in the list. This list will be updated as new information is available. **Exhibit 6-1** shows the boundaries of the redevelopment area.

**Exhibit 6-1  
Redevelopment Area Boundaries**



**APPENDIX D**  
**TAX PARCEL LISTING**

**Appendix D – Tax Parcel Listing**

<b>Parcel Number</b>	<b>Owner</b>	<b>Acreage</b>
R600 028 000 0021 0000	Del Webb Communities Inc.	583.90
R600 019 000 0002 0000	SP Forests LLC	11.00
R600 019 000 0003 0000	SP Forests LLC	85.28
R600 019 000 0004 0000	Del Webb Communities Inc.	175.00
R600 019 000 0004 0000	Seaboard Commercial	14.00
R600 020 000 1421 0000	Del Webb Communities Inc.	45.00
R600 021 000 0190 0000	Del Webb Communities Inc.	24.86
R600 021 000 0192 0000	Charleston-Atlantic Presbytery	7.67
R600 020 000 0003 0000	USC	66.01
R600 021 000 0028 0000	Crescent Resource Inc.	63.73
R600 021 000 0020 0000	Crescent Resource Inc.	21.19
R600 021 000 0067 0000	Crescent Resource Inc.	1.75
R600 021 000 0066 0000	Crescent Resource Inc.	1.85
R600 021 000 0068 0000	Crescent Resource Inc.	1.25
R600 021 000 0065 0000	Crescent Resource Inc.	18.04
R600 021 000 0055 0000	Crescent Resource Inc. w/ Dirk Johnston	3.00
R600 021 000 0064 0000	South Carolina Health Services	8.99
R600 021 000 0063 0000	Crescent Resource Inc.	0.99
R600 021 000 0013 0000	HG Beaufort Land LC	9.84
R600 021 000 0056 0000	Crescent Resource Inc.	1.87
R600 021 000 0057 0000	Crescent Resource Inc. w/ Dirk Johnston	2.24
R600 021 000 0058 0000	Crescent Resource Inc. w/ Dirk Johnston	2.23
R600 021 000 0059 0000	Crescent Resource Inc. w/ Dirk Johnston	1.82
R600 021 000 0060 0000	Crescent Resource Inc. w/ Dirk Johnston	1.72
R600 021 000 0061 0000	Crescent Resource Inc.	2.18
R600 021 000 0062 0000	Crescent Resource Inc.	1.42
R600 021 000 0054 0000	Crescent Resource Inc.	1.50
R600 021 000 0040 0000	Branigar Organization, Inc.	2.19
R600 021 000 0041 0000	Branigar Organization, Inc.	2.72
R600 021 000 0054 0000	N/A	1.15
R600 021 000 0043 0000	Circle K Stores, Inc.	1.96
R600 021 000 0052 0000	Branigar Organization, Inc.	3.30
R600 021 000 0042 0000	Haddad, Souheil F	1.35
R600 021 000 0050 0000	Okatie Venture I LLC	5.27
R600 021 000 0045 0000	Coastal Banking Co. Inc.	1.52
R600 021 000 0049 0000	Okatie Business Developers LLC	4.85
R600 021 000 0046 0000	Jones Marr LLC	1.10
R600 021 000 0048 0000	Branigar Organization, Inc.	5.65
R600 021 000 0047 0000	Lawrence Laxton Restaurant, Inc.	2.06
R600 021 000 0044 0000	Okitie Hotel Group LLC	4.00
R600 021 000 0027 0000	Crescent Resource Inc.	20.00
R600 021 000 0051 0000	Okatie Center Commercial Association	7.00
R600 021 000 0069 0000	Crescent Resource Inc.	19.96
R600 021 000 0017 0000	DJL Associates LP	58.25
R600 021 000 0017 0000	DJL Associates LP	66.75
R600 029 000 0023 0000	Augustine, Mary Kent	120.75
R600 029 000 0023 0000	Augustine, Mary Kent	10.00
R600 021 000 0022 0000	Marand Inc	1.92
R600 021 000 001A 0000	Robert Wilson Sanders Jr	17.93
R600 021 000 0197 0000	Robert Wilson Sanders Jr	7.10
R600 021 000 0196 0000	Robert Wilson Sanders Jr	5.18

**New River Tax Increment Financing District Redevelopment Plan 0515**

R600 021 000 0001 0000	Robert Wilson Sanders Jr	0.00
R600 013 000 0008 0000	W Hughes Preacher	72.00
R600 013 000 0050 0000	W Hughes Preacher	22.00
R600 013 000 008C 0000	Verna G Crosby	78.15
R600 013 000 0007 0000	Capstar Communications	0.46
R600 013 000 0105 0000	Beaufort County School District	22.00
R600 013 000 0104 0000	Beaufort County School District	28.00
R600 013 000 0006 0000	Suzanne T Sheik	122.02
R600 013 000 0061 0000	Joel W Pritcher Jr	37.35
R600 013 000 003B 0000	Joel W Pritcher Jr	1.77
R600 013 000 0003 0000	Dale Pritcher Drinkwater	39.08
R600 013 000 003A 0000	Gerald M Pritcher	20.46
R600 013 00A 0095 0000		
R600 013 000 003C 0000	Edwin R Olsen and Sue Schrank	47.08
R600 013 000 0005 0000	Edwin R Olsen and Sue Schrank	55.32
R600 008 000 0001 0000	Dorothy R and Grace E Cooler	77.50
R600 008 000 0016 0000	Dorothy R and Grace E Cooler	25.00
R600 009 000 015H 0000	Joan P Coburn	46.49
R600 009 000 0037 0000	Hrs of Thomas C Pinckney	4.00
R600 009 000 0015 0000	Brooke P Sheffield	32.79
R600 009 000 0096 0000	Steve M Sheffield	2.15
R600 008 000 0005 0000	Old Field LLC	550.00
R600 021 000 007B 0000	Robert L Graves	38.10
R600 021 000 0008 0000	Robert L Graves	17.89
R600 021 000 0194 0000	Robert L Graves	0.00
R600 021 000 0195 0000	Robert L Graves	0.00
R600 021 000 0004 0000	Robert L Graves	0.00
R600 021 000 004A 0000	Robert L Graves	49.14
R600 021 000 006A 0000		
R600 021 000 0136 0000	ELLIS, JAMES A JR & CORA LEE	0.00
R600 021 000 0137 0000	DEL WEBB COMMUNITIES INC	0.00
R600 021 000 0138 0000	FEIERTAG, RICHARD A & ROBERTA W	0.00
R600 021 000 0139 0000	HARRITY, RICHARD D & PATRICIA H	0.00
R600 021 000 0140 0000	DEL WEBB COMMUNITIES INC	0.00
R600 021 000 0141 0000	DEL WEBB COMMUNITIES	0.00
R600 021 000 0142 0000	DEL WEBB COMMUNITIES INC	0.00
R600 021 000 0143 0000	DEL WEBB COMMUNITIES INC	0.00
R600 021 000 0144 0000	DEL WEBB COMMUNITIES INC	0.00
R600 021 000 0145 0000	MACKAY, SINCLAIR ROSS	0.00
R600 021 000 0146 0000	DEL WEBB COMMUNITIES INC	0.00
R600 021 000 0147 0000	DEL WEBB COMMUNITIES INC	0.00
R600 021 000 0148 0000	DEL WEBB COMMUNITIES INC	0.00
R600 021 000 0149 0000	DEL WEBB COMMUNITIES INC	0.00
R600 021 000 0150 0000	DEL WEBB COMMUNITIES INC	0.00
R600 021 000 0151 0000	DEL WEBB COMMUNITIES INC	0.00
R600 021 000 0152 0000	DEL WEBB COMMUNITIES INC	0.00
R600 021 000 0153 0000	DEL WEBB COMMUNITIES INC	0.00
R600 021 000 0154 0000	DEL WEBB COMMUNITIES INC	0.00
R600 013 000 0102 0000	DEL WEBB COMMUNITIES INC	0.00
R600 021 000 0187 0000	DEL WEBB COMMUNITIES INC	0.00
R600 021 000 0186 0000	DEL WEBB COMMUNITIES INC	0.00

**New River Tax Increment Financing District Redevelopment Plan**

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R600 0210 000 0185 0000	GURLEY, W MARC	0.00
R600 021 000 0184 0000	DEL WEBB COMMUNITIES INC	0.00
R600 021 000 0183 0000	DEL WEBB OCOMMUNITIES INC	0.00
R600 021 000 0182 0000	DEL WEBB COMMUNITIES INC	0.00
R600 021 000 0181 0000	DLE WEBB COMMUNITIES INC	0.00
R600 021 000 0180 0000	DEL WEBB COMMUNITIES INC	0.00
R600 021 000 0179 0000	DEL WEBB COMMUNITIES INC	0.00
R600 021 000 0178 0000	DEL WEBB COMMUNITIES INC	0.00
R600 0210 000 0177 0000	REBHAN, ROBERT P & ANN L	0.00
R600 0210 000 0176 0000	DEL WEBB COMMUNITIES INC	0.00
R600 021 000 0175 0000	KELLY, MICHAEL J	0.00
R600 021 000 0174 0000	LAND, RONALD P & BETTY J	0.00
R600 0210 000 0173 0000	DEL WEBB COMMUNITIES INC	0.00
R600 021 000 0172 0000	DEL WEBB COMMUNITIES INC	0.00
R600 021 000 0171 0000	DEL WEBB COMMUNITIES INC	0.00
R600 021 000 0170 0000	DEL WEBB COMMUNITIES INC	0.00
R600 021 000 0169 0000	DEL WEBB COMMUNITIES INC	0.00
R600 021 000 0168 0000	DEL WEBB COMMUNITIES INC	0.00
R600 021 000 0167 0000	DEL WEBB COMMUNITIES INC	0.00
R600 021 000 0166 0000	DEL WEBB COMMUNITIES INC	0.00
R600 021 000 0165 0000	DEL WEBB COMMUNITIES INC	0.00
R600 021 000 0164 0000	KELLY, MICHAEL J	0.00
R600 021 000 0163 0000	DEL WEBB COMMUNITIES INC	0.00
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## New River Tax Increment Financing District Redevelopment Plan

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R600 009 000 006B 0000	DREW BROTHERS CONSTRUCTION	0.90



**D4**

AGREEMENT FOR PARTICIPATION OF THE SCHOOL DISTRICT OF  
BEAUFORT, SOUTH CAROLINA IN THE NEW RIVER TAX  
INCREMENTAL FINANCING DISTRICT CREATED BY BEAUFORT  
COUNTY, SOUTH CAROLINA

County Council

Adopted: June 10, 2002

Signed: July 9, 2002

School Board

Adopted: July 8, 2002

Signed: July 15, 2002

**AGREEMENT FOR PARTICIPATION OF THE SCHOOL  
DISTRICT OF BEAUFORT COUNTY, SOUTH CAROLINA IN  
THE NEW RIVER TAX INCREMENT FINANCING DISTRICT  
CREATED BY BEAUFORT COUNTY, SOUTH CAROLINA**

This Agreement (the "Agreement") made and entered into on the dates set forth herein by and between the School District of Beaufort County, South Carolina (the "School District") and Beaufort County, South Carolina (the "County").

**WITNESSETH**

As a means of setting forth the matters of mutual inducement which have resulted in the making and entering into of this Agreement, the following statements of fact are herewith recited:

(a) The County Council (the "Council"), as the governing body of the County, adopted an ordinance on December 17, 2001 (the "New River Ordinance") pursuant to which it created a Redevelopment Project Area (the "New River Redevelopment District") and adopted a Redevelopment Plan for the redevelopment of the New River Redevelopment District (the "New River Plan") all in accordance with Title 31, Chapter 7 of the Code of Laws of South Carolina 1976, as amended (the "TIF Act").<sup>1</sup>

(b) The School District adopted a resolution on December 11, 2001 (the "Participation Resolution") pursuant to which the School District agreed to participate in the New River Plan subject to the conditions stated therein.

(c) Section 31-7-20 of TIF Act provides that the Council is vested with all powers consistent with the Constitution of the State of South Carolina necessary, useful and desirable to enable it to accomplish redevelopment (the "TIF Authorization").

(d) Section 4-9-70 of the Code of Laws of South Carolina 1976, as amended, provides that the Council shall determine by ordinance the method of establishing the millage of the School District (the "Millage Authorization").

(e) The County and the School District desire to set forth in an agreement their mutual responsibilities and rights relating to the New River Plan and the Participation Resolution.

NOW, THEREFORE, in consideration of mutual agreements between the parties as set forth herein and for other good and valuable consideration, the parties do agree as follows:

**Section 1. Reports.** The County hereby agrees that it shall upon execution of this Agreement provide the School District with a copy of the determination by County Auditor of the initial equalized assessed value of property within the New River Redevelopment District. The County further agrees that no later than March 1 of each year, it shall provide the School District with an estimate of the then current equalized assessed value and the difference between

<sup>1</sup> As a result of an administrative oversight, identical versions of the TIF Act are codified in Title 31, Chapter 7 and Title 6, Chapter 33 of the Code of Laws of South Carolina 1976, as amended.

that value and the initial equalized assessed value. When the County obtains final assessed value figures from the County Auditor, it will provide similar information based on such final assessed values.

The County will provide to the School District in each year the millage amount levied for school operating purposes. The County will also undertake to obtain from the County Auditor the Auditor's determination of millage levied for the payment of general obligation bonds of the School District and provide the same to the School District.

Both parties acknowledge and understand that the Constitution and laws of the State of South Carolina require that the proceeds of any levy be used for the purposes for which such taxes are levied. Accordingly, no part of any millage determined by the County will be applied for anything other than the operating budget of the School District and all taxes collected from the millage determined by the County Auditor for the payment of general obligation bonds will be held and used solely for such purposes.

**Section 2. TIF Revenues.** The County and the School District acknowledge that each year when taxes are collected from taxpayers with respect to real property in the New River Redevelopment District, the following rules apply, as extracted from the TIF Act:

After the county auditor has certified the total initial equalized assessed value of the taxable real property in the area, then in respect to every taxing district containing a redevelopment project area, the county auditor or any other official required by law to ascertain the amount of the equalized assessed value of all taxable property within the district for the purpose of computing the rate percent of tax to be extended upon taxable property within such district, shall in every year that obligations are outstanding for redevelopment projects in the redevelopment area ascertain the amount of value of taxable property in a project redevelopment area by including in the amount the certified total initial equalized assessed value of all taxable real property in the area in lieu of the equalized assessed value of all taxable real property in the area. The rate percent of tax determined must be extended to the current equalized assessed value of all property in the redevelopment project area in the same manner as the rate percent of tax is extended to all other taxable property in the taxing district. The method of extending taxes established under this section terminates when the county adopts an ordinance dissolving the special tax allocation fund for the redevelopment project. [Section 31-7-100(B)]

(a) that portion of taxes levied upon each taxable lot, block, tract, or parcel of real property which is attributable to the total initial equalized assessed value of all taxable real property in the redevelopment project area must be allocated to and when collected must be paid by the county treasurer to the respective affected taxing districts in the manner required by law in the absence of the adoption of the redevelopment plan; and

(b) that portion, if any, of taxes which is attributable to the increase in the current total equalized assessed valuation of all taxable real property in the redevelopment project area over and above the total initial equalized assessed value of taxable real property in the redevelopment project area must be allocated to and when collected must be paid to the county which shall deposit the taxes into a

special fund called the special tax allocation fund of the county for the purpose of paying redevelopment project costs and obligations incurred in the payment of the costs and obligations. [Section 31-7-70(2)]

The parties hereto further acknowledge that the County intends to issue obligations as such term is defined in the TIF Act (the "TIF Obligations") which will be secured by amounts deposited in the special tax allocation fund. The TIF Obligations will be issued in the amount necessary to provide for the payment of \$35,000,000 in Redevelopment Project Costs plus the amount necessary to fund any debt service reserve fund, pay costs of issuance of the TIF Obligations and provide for the payment of interest on the TIF Obligations during all or a portion of the first three years after the date of issuance of the TIF Obligations but in no event to exceed a par amount of \$40,000,000.

In order to minimize the time during which the TIF Obligations will be outstanding and during which the provisions of Section 31-7-100(B) of the TIF Act will require any portion of the taxes collected to be deposited in the special tax allocation fund, the County agrees that all TIF Obligations will be designed to require amounts deposited in the special tax allocation fund to be used promptly to discharge the TIF Obligations without penalty thereby reducing the term of the TIF Obligations. All amounts deposited in the special tax allocation fund including investment income will be used solely for the retirement or defeasance of TIF Obligations. Whenever the amounts on deposit in the Special Tax Allocation Fund and any debt service and any debt service reserve funds, together with income therefrom are sufficient to defease the TIF Obligations any excess revenues shall be distributed to all other taxing entities in the manner provided by S.C. Code § 31-6-70, and this Agreement shall terminate.

The School District shall review documents related to the TIF Obligations to determine compliance with this Agreement. Costs of the School District for the negotiation of this Agreement and the review of documents relating to the TIF Obligations shall be paid as costs of issuance of the TIF Obligations.

**Section 3. Annual School Budget.** Under the Millage Authorization, the Council is assigned by law with the duty of determining the method of establishing school millage. The Council and the School District mutually agree that the School District shall not sustain a loss in revenues as a consequence of the New River Redevelopment Plan and the issuance of TIF Obligations. Accordingly, upon demonstration by the School District of a loss resulting from the implementation of the New River Plan, whether as a result of changes in funding from the State based on any formula taking into account property values or taxpaying ability or from the unavailability of the difference between the initial equalized assessed value and the actual equalized assessed value of real property in the New River Redevelopment District, the County agrees that millage for the School District shall be adjusted so as to replace any such lost or foregone revenues.

**Section 4. Annual Accounting.** Beginning November 2003, the County will provide an annual accounting report to the School District for the fiscal year ending the immediately preceding June 30. The report will provide details related to revenue, expenditures, and a complete accounting for the special allocation tax fund.

**Section 5. *Default and Remedies.*** (a) General. Failure by either party to perform or otherwise act in accordance with any term or provision of this Agreement within a period of 30 days after written notice thereof from the other party, specifying the wrongful act or omission, shall constitute a default. Except in the case of any failure to pay money, such time period shall be extended for the reasonable period required to cure the default (but in no event more than 120 days total from the date of notice) provided that the non-performing party shall have diligently commenced to cure the default within said 30-day time period and shall thereafter diligently pursue the cure to completion.

In the event that a default is not cured within the pertinent cure period, the non-defaulting party shall have, without limitation, the following rights and remedies:

The non-defaulting party may proceed with an action at law or in equity, including but not limited to the right to specifically enforce any term or provision of this Agreement and/or the right to institute an action for damages and costs.

The parties declare it to be their intent that this Agreement may be specifically enforced and that remedies be cumulative and liberally enforced so as to adequately and completely compensate the non-defaulting party.

**Section 6. *Termination.*** This Agreement shall terminate and the School District's participation shall end on the earlier of (i) the date upon which the amounts on deposit in the Special Tax Allocation Fund and any debt service and any debt service reserve funds, together with income therefrom are sufficient to defease the TIF Obligations; (ii) December 31, 2026; or (iii) a date mutually agreed upon.

**Section 7. *Notices.*** All notice or other communications required or permitted to be given pursuant to this Agreement shall be in writing and shall be deemed to have been given or delivered when deposited in the mail, postage prepaid, registered or certified mail, return receipt requested, or delivered to a private courier providing evidence of receipt as part of the services, and addressed to the parties as follows:

Beaufort County, South Carolina  
Post Office Drawer 1228  
Beaufort, South Carolina 29901  
Attn: County Administrator


School District of Beaufort County, SC  
Post Office Drawer 309  
1300 King Street  
Beaufort, South Carolina 29901  
Attn: District Superintendent

**Section 8. *Modification of Agreement.*** This Agreement may not be modified or amended except by a written instrument signed by or on behalf of both parties by their duly authorized officers. No amendment, modification, or termination of this Agreement, and no waiver of any provision or consent required hereunder shall be valid unless consented to in writing by both parties.

**Section 9. Binding Agreement; Entire Agreement.** To the extent allowed by law, this Agreement is intended to be binding and enforceable according to its terms so long as the TIF Obligations are outstanding or the New River Redevelopment District is in existence. This Agreement constitutes the entire Agreement between the parties regarding the matters set forth herein. No amendment to this Agreement shall be effective unless reduced to writing, executed by both parties, and approved by appropriate legal process. This Agreement shall be interpreted pursuant to the laws of the State of South Carolina.

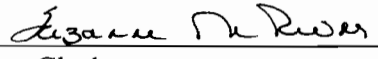
IN WITNESS WHEREOF, the parties hereto, each after due authorization, have executed this Agreement on the respective dates indicated below.

BEAUFORT COUNTY, SOUTH CAROLINA

By:   
Chairman

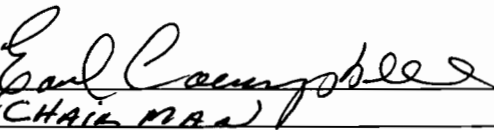
(SEAL)

ATTEST:

By:   
Clerk

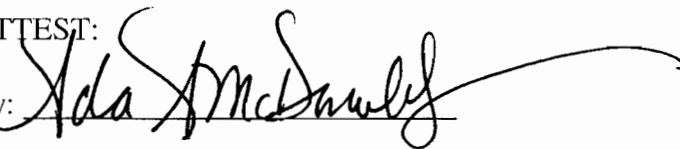
Date: July 8, 2002

SCHOOL DISTRICT OF BEAUFORT COUNTY,  
SOUTH CAROLINA

By:   
CHAIRMAN

(SEAL)

ATTEST:

By: 

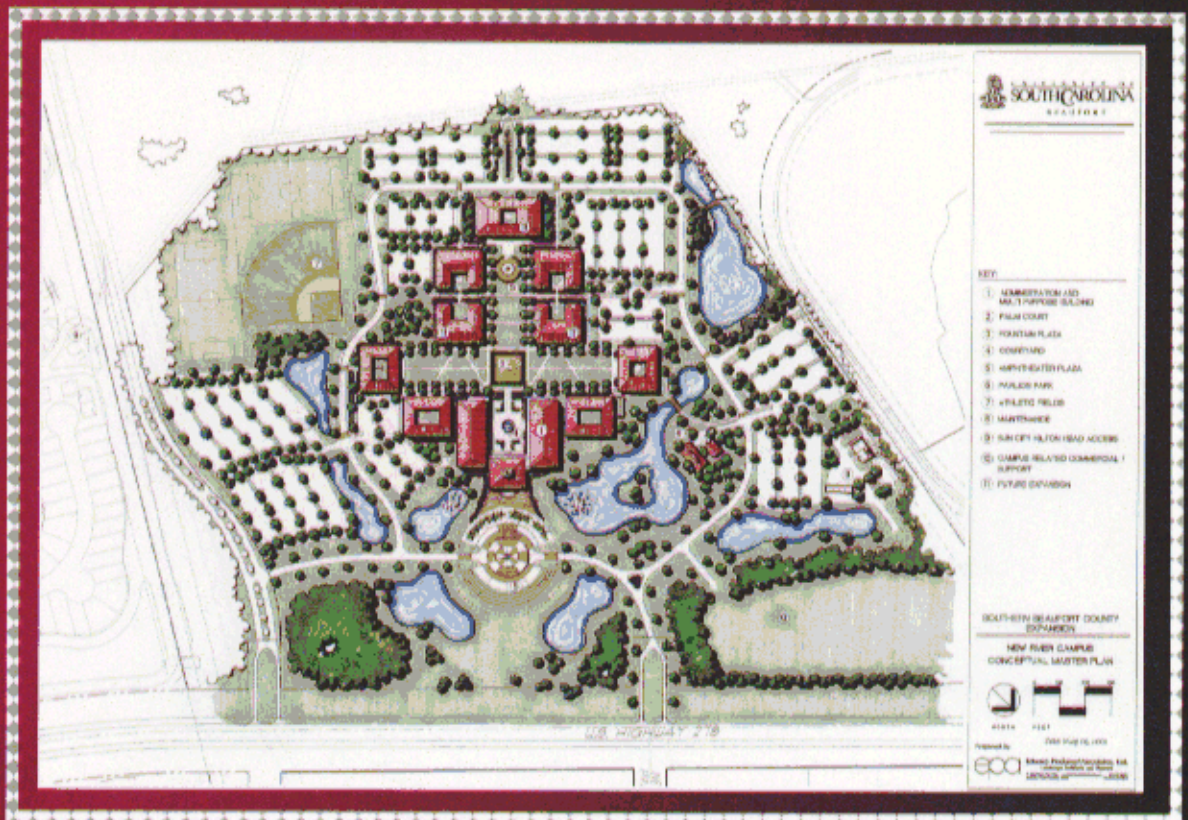
Date: July 15, 2002

**E1**



# NEW RIVER TAX INCREMENT FINANCING DISTRICT REDEVELOPMENT PLAN

## Final Report



Prepared for:

### Beaufort County Council

Prepared by:

### Wilbur Smith Associates



December 2001



**NEW RIVER TAX INCREMENT FINANCING DISTRICT  
REDEVELOPMENT PLAN**

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**CHAPTER 1**  
**INTRODUCTION**

# **New River Tax Increment Financing District Redevelopment Plan**

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## **Chapter 1 INTRODUCTION**

### **STATEMENT OF OBJECTIVES**

The primary objective of Beaufort County in creating the New River Tax Increment Financing (TIF) District is the establishment of a four-year baccalaureate degree-granting institution in Beaufort County. The benefits of such an enterprise promote the Mission and Vision of Beaufort County Council and represent the secondary objectives in creation of the New River TIF District.

According to its Mission Statement, Beaufort County Council believes that "Beaufort County government exists to serve the people of Beaufort County in a cost-effective manner, so all citizens may enjoy and appreciate a protected quality of life, natural and developed resources in a coastal environment, a diverse heritage, and economic well-being." In supporting the establishment of a four-year college, Beaufort County Council seeks to serve its constituents by promoting greater access and opportunity for post-secondary education. Promotion of such educational needs serves to protect and enhance quality of life, develop the County's greatest resource—its people, and encourage economic well-being. In doing so, Beaufort County Council endorses its vision to make Beaufort County a desirable place to live, work and enjoy community.

Increasing post-secondary educational establishment in Beaufort County will provide sophisticated cultural events previously limited in the County. Expanded program offerings, student diversity and faculty expertise will extend music, art, literature, drama, and learning opportunities to the entire community. Exposure to such activities enriches lives and encourages people and communities to be more thoughtful and wise. Furthermore, the provision to plan and build a university campus at a currently underdeveloped portion of a sprawling County corridor will help prevent further sprawl by promoting quality, planned development. In these ways, the creation of the New River TIF District seeks to protect and enhance quality of life and make Beaufort County a more desirable place to live and enjoy community.

Beaufort County's greatest resource is its people. In supporting the enhancement of higher education through the establishment of the New River TIF District, Beaufort County Council is making an investment in the development of this resource. Educational opportunities previously unavailable to those tied to their land by financial and family situations will become accessible. Beaufort County has one of the country's largest retirement communities. Expanded higher education offering will provide life-long learning opportunities to this vital segment of the population. The County's "brightest and best" young people must currently leave the County to pursue post-secondary degrees, and they often do not return due to limited occupational opportunities. A four-year college will serve to alleviate both of these problems—students can remain in Beaufort County to study, and the labor pool provided by the presence of higher education will attract new industry.

The presence of a four-year higher education and research institution will promote the economic well-being of Beaufort County. The university will provide County citizens with jobs, and the presence of a new student population will generate economic activity. The university will also

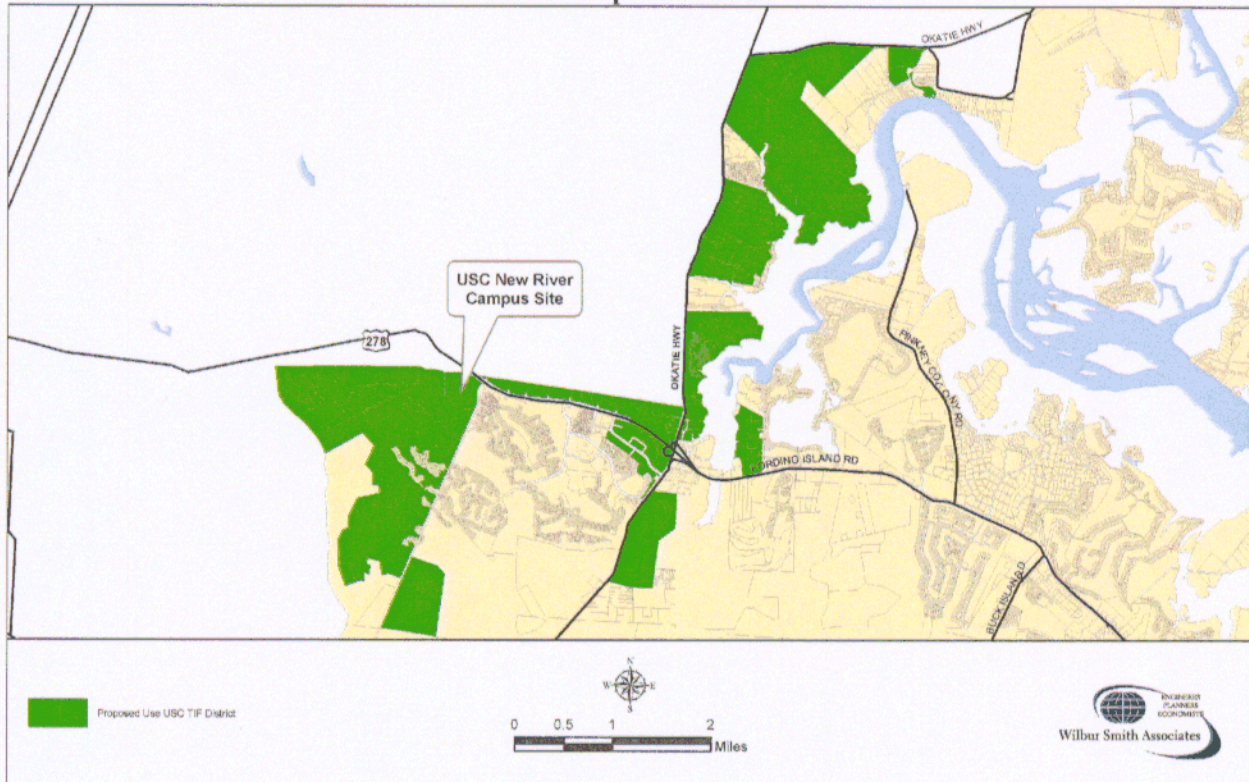


## New River Tax Increment Financing District Redevelopment Plan

serve to attract non-polluting,, technology-based industry to the County, providing jobs and environmentally sound growth in a delicate ecology. Such industry will serve to diversify an economy primarily dependent upon tourism and retail trade. Finally, Beaufort County Council seeks to provide greater economic independence for its residents by supporting growth in higher education—college graduates statistically earn over \$400,000 more in a lifetime than a high school graduate. The creation of the New River TIF District will make Beaufort County a more desirable place to live and work by enhancing the economic well-being of all citizens.

In conclusion, Beaufort County Council seeks to establish a four-year baccalaureate degree-granting institution by creating the New River TIF District. In doing so Beaufort County will further establish itself as a desirable place to live, work and enjoy community by protecting and enhancing quality of life, developing its greatest resource—its people, and promoting economic well-being.

**Exhibit 1-1  
Redevelopment Area**





**CHAPTER 2**  
**DESCRIPTION OF REDEVELOPMENT**  
**PROJECT AREA**



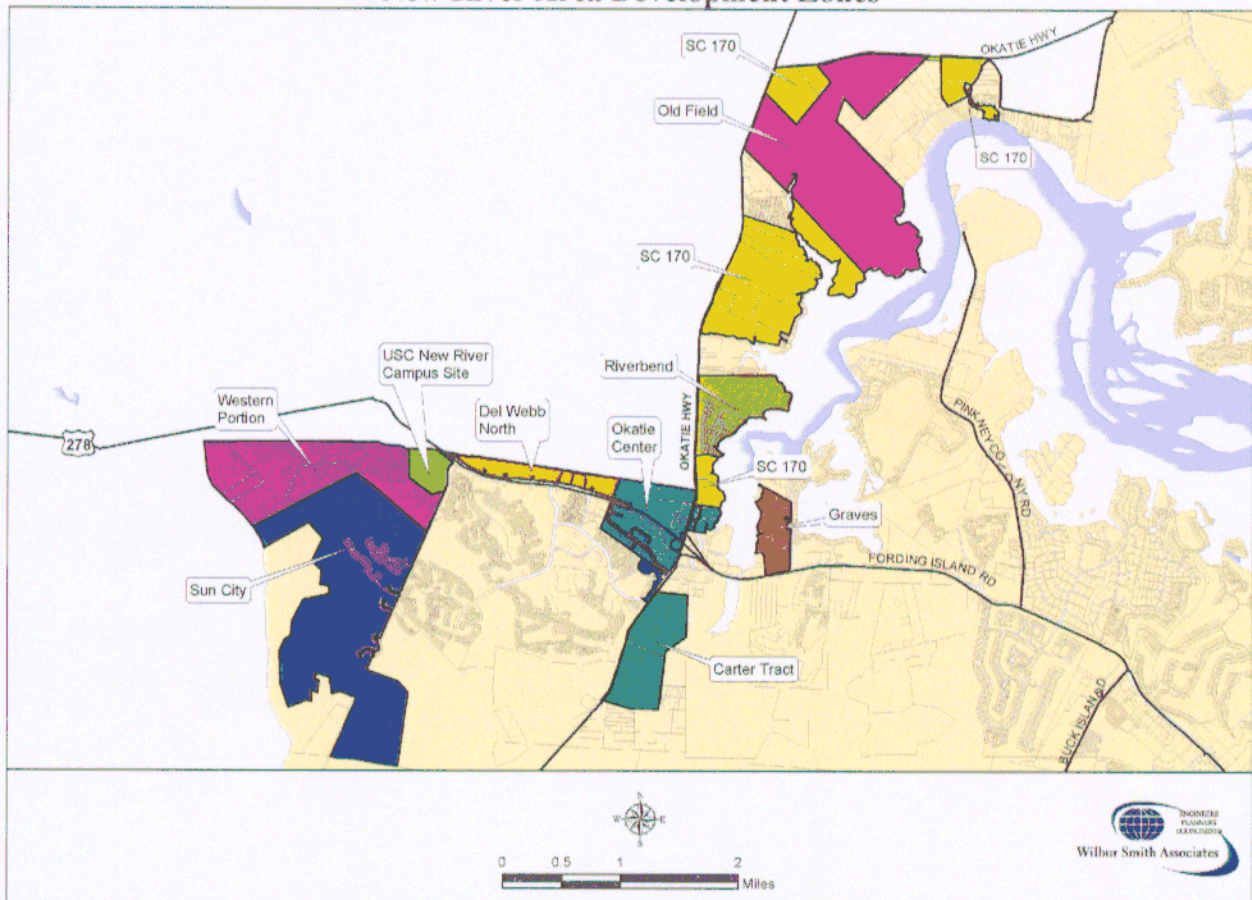
# New River Tax Increment Financing District Redevelopment Plan

## Chapter 2 DESCRIPTION OF REDEVELOPMENT PROJECT AREA

### THE NEW RIVER REDEVELOPMENT PROJECT AREA

For purposes of this study, the redevelopment project area is broken down into ten development zones. These development zones represent unique groups of parcels that are intended for development, or are under development, and are shown in Exhibit 2-1.

Exhibit 2-1  
New River Area Development Zones





**New River Tax Increment Financing District Redevelopment Plan**

**New River Campus Site**

The campus property is 80 acres straddled across the Beaufort County-Jasper County line and is zoned Research and Development. The Beaufort County portion consists of 66 acres south of and adjacent to U.S. 278. Del Webb's Sun City Hilton Head serves as the eastern boundary of the campus site.

**Western Portion**

The properties adjacent to the New River Campus site to the south and west are designated as the "Western Portion" and encompass 285.28 acres. The Western Portion is bound on the south by Sun City, the north by U.S. 278 and the west by the Jasper County line.

**Sun City**

"Sun City" is adjacent to the south of the Western Portion and is part of the Del Webb Planned Unit Development. These 583.9 acres are part of Del Webb's Sun City Hilton Head retirement community.

**Del Webb North**

Adjacent to the north side of U.S. 278, Del Webb North is located to the west of the campus site. While part of the Del Webb Planned Unit Development, there is currently no public access to these 77.53 acres.

**Okatie Center**

Okatie Center fronts both the north and south sides of U.S. 278 along the west side of SC 170, and is part of the Del Webb Planned Unit Development. The northern boundary is the Jasper County line, while Sun City borders to the south. A small portion of Okatie Center fronts the east side of SC 170 just north of U.S. 278.

**Carter Tract**

The two parcels that make up the Carter Tract are zoned research and development and front the east side of SC 170 just south of U.S. 278. The northern parcel is 125 acres of timberland and swamp. The southern parcel is 130.75 acres of timberland.

**River Bend**

Part of the Sun City Hilton Head Planned Unit Development, River Bend is a gated Del Webb community. Located just north of Okatie Center along the eastern front of SC 170, the development encompasses over 150 acres.



**CHAPTER 3**  
**REDEVELOPMENT PROJECTS**

**Chapter 3  
THE REDEVELOPMENT PROJECTS**

**REDEVELOPMENT PROJECTS**

In this section, a description of the redevelopment improvement projects necessary to establish an environment conducive to economic growth is provided. All redevelopment projects will occur on the 66-acre USCB New River Campus site and properties immediately adjacent. All of these parcels are currently vacant, thus no residential displacement will occur due to the redevelopment projects. The project descriptions are divided into two parts: (1) detailed descriptions; and (2) an opinion of project costs.

**New River Campus Projects**

The focus of capital investment for the USCB New River Campus is to establish USC Beaufort as a 4-year baccalaureate degree-granting institution. The existence of such an institution will take Beaufort County to the next level—spurring economic growth in an underdeveloped area of the county, providing previously unavailable educational opportunities to its citizenry, and producing a labor force capable of attracting non-polluting, technology-based industry. Investment into the New River Campus should assist in the establishment of a 4-year school and provide for the growth of such an institution.

USC Beaufort currently holds classes at four separate locations throughout Beaufort County—Downtown Beaufort, Parris Island, Marine Corp Air Station, and Hilton Head Island. All of these facilities are presently at capacity, without the option of contiguous expansion. Thus, regardless of whether or not USC Beaufort is granted 4-year status, facilities expansion is necessary to continue to provide post-secondary liberal arts education to an ever-increasing population in Beaufort County.

The USCB New River Campus has received tremendous support from the citizens and governments of Beaufort and Jasper Counties. Union Camp donated 80 acres of land, cash donations, funding support from Beaufort and Jasper Counties and in-kind service contributions have totaled over \$12 million to date, and greater donations to the development of this campus are expected.

USC Beaufort has taken the necessary steps to provide for this expansion—acquiring land in the New River Area and commissioning the design and development stages for the Hargray multi-use building on this property. This multi-use building has been designed to provide all necessary university functions prior to the attainment of 4-year status and subsequent growth. Thus, the construction of this building is paramount in the drive to establish USC Beaufort as a 4-year institution, and to provide for the required classroom space to adequately serve the University's service area. Furthermore, it will show the progress required to retain the land granted by Union Camp Corporation. For these reasons it is advised that the County provide the necessary capital investment to assure this first building come to fruition.



# New River Tax Increment Financing District Redevelopment Plan

KRA Architects Inc. of Hilton Head Island has designed the 57,000 square foot Hargray multi-use facility, while Charleston's Liollo Architecture has generated cost estimates for this facility. It is estimated that the total construction cost for this facility will be \$150.00 per square foot, for a total cost of \$8,550,000. **Exhibit 3-2** is an architectural rendering of the Hargray multi-use facility provided by KRA Architects Inc. **Exhibit 3-3** shows the build out of the campus for a total cost of \$26.5 million. In addition to the multiuse building, the others are core to the university campus.

### Exhibit 3-1 USC Beaufort New River Campus Rendering





## New River Tax Increment Financing District Redevelopment Plan

**Exhibit 3-2  
Hargray Multi-Use Building**



**Exhibit 3-3  
USC New River Campus**

Item	Description	Units	Unit Cost	Quantity	Total Cost
1	Multi-Use Building	SF	\$150	57,000	\$8,550,000
2	Library / Performing Arts/Auditorium	SF	\$150	48,000	\$7,200,000
3	Science / Math / Technology Building	SF	\$200	17,500	\$3,500,000
4	Education Building	SF	\$145	17,500	\$2,537,500
5	Nursing Building	SF	\$86	17,500	\$1,505,000
6	Hospitality Building	SF	\$0	17,500	\$0
7	Business Building	SF	\$0	17,500	\$0
8	Research and Enviromental Sciences	SF	\$0	17,500	\$0
9	Humanities Building	SF	\$0	17,500	\$0
10	Educational Partnerships Building	SF	Paid by CHE/USC	17,500	Not County Funded
11	Phase I - Site Work/Entrance/278 Intersection	LS	\$0	1	\$0
12	Furnishings / Fixtures	LS	\$0	1	\$0
13	Purchase of 100 Acre "Option" Property	AC	\$0	100	\$0
	<b>Subtotal</b>				<b>\$23,300,000</b>
	<b>Contingency (13.5%)</b>				<b>\$3,145,500</b>
	<b>Grand Total</b>				<b>\$26,500,000</b>

Note: Costs provided by USC and reviewed and increased by WSA.  
Total building square footage = 245,000

The costs of construction for each building will occur over two year periods. The multiuse building is the first building, which will be constructed in 2002-2003. The second building, library/performing arts/auditorium, begins construction in 2004, and each subsequent building starts the following year. In summary, the 4 buildings will be constructed over a five-year period from 2002-2006.



## New River Tax Increment Financing District Redevelopment Plan

### Technical College of the Lowcountry

#### Exhibit 3-4 Technical College Of The Lowcountry

Item	Description	Units	Quantity	Unit Cost	Total Cost
1	Multi -Use / Science / Classroom Building	SF	21,000	\$295	\$6,200,000
2	Land Costs / Site Work Costs	LS	1	\$800,000	\$800,000
<b>Grand Total</b>					<b>\$7,000,000</b>

Note: Costs provided by Technical College of the Lowcountry.

The Technical College of the Lowcountry will expand its program offerings at new buildings in the New River Area. The associated costs described in **Exhibit 3-4** will begin in 2002 to coincide with the USC Beaufort New River Campus and will be completed in 2003.

### Public Infrastructure

Other public infrastructure projects critical to the success of the development include improvements identified in **Exhibit 3-5**. These projects would begin in 2003 and be completed by 2004.

#### Exhibit 3-5 Public Infrastructure

Item	Description	Units	Quantity	Unit Cost	Total Cost
1	Public Infrastructure	LS	1	\$1,500,000	\$1,500,000
<b>Grand Total</b>					<b>\$1,500,000</b>

### SUMMARY

With the completion of the USC Beaufort New River Campus, people who live and work in the New River Area, along with the entire community, will experience benefits of an enhanced quality of life. However, to achieve this objective is relatively expensive. It requires a substantial investment and financial commitment of roughly \$35 million over a 10-year period as displayed in **Exhibit 3-6**. However, over the long run, the return of investment to the community is expected to be substantial.

#### Exhibit 3-6 USC-New River Business Plan

Project	Cost
USC New River Campus	\$26,500,000
Technical College of the Lowcountry	\$7,000,000
Public Infrastructure	\$1,500,000
<b>Total Opinion of Project Costs</b>	<b>\$35,000,000</b>

**CHAPTER 4**  
**TAX REVENUE**

# New River Tax Increment Financing District Redevelopment Plan

## Chapter 4 TAX REVENUE

### INTRODUCTION

One of the prerequisites for successful New River Area development is the provision of infrastructure basics, in this case, campus buildings and infrastructure, and public infrastructure. These infrastructure basics must be financed, the sources of which will be a mix of revenue to Beaufort County and USC Beaufort from monetary and gift-in-kind gifts, as well as from other external funding sources, including revenue based financing. This chapter reveals the potential tax revenues available to pay for the development of the infrastructure basics to accommodate the extent of possible development defined earlier in this report.

### APPRAISED FAIR MARKET VALUE

#### Comparable Properties

Computing property tax in South Carolina is a three-step process. First, the taxing authority, in this case Beaufort County, appraises the fair market value of each individual parcel of land. Fair market value is the sum of raw land value and any improvements (ie: buildings, docks, etc.). Secondly, an assessment rate based on land use is set by the state, and applied to the appraised fair market value to determine each parcels' assessed value. Primary residential property is assessed at 4%, while commercial property and non-primary residential property are assessed at 6%. Finally, a millage is applied to the assessed value of the property. The millage is calculated in mills, which means one one-thousandth (1/1000); thus, one mill is equal to \$1 in property tax for every \$1,000 in assessed value. The millage is often given as a rate; in such cases 1 mill is equal to a millage rate of 0.001. Each taxing entity (ie: county, city, school district, special districts) applies its own millage, which is summed with the others to determine the property tax on any parcel of land.

In order to project the fair market value of the development expected to occur in the New River Area, a sampling of comparable properties was taken during the first half of calendar year 2001. This sampling provides a basis from which expected per acre values were determined. A per acre value was calculated for each expected land use in the New River Area, as are shown in **Exhibit 4-1**. Right-of-ways, common areas, recreational areas and wetlands are taken into consideration in determining these per acre values.

**Exhibit 4-1**  
**Per Acre Value of Varied Land Uses**

Land Use	Per Acre Value
Single-Family Residential	\$240,000
Multi-Family Residential	\$637,500
Commercial (retail, office, restaurant, etc.)	\$567,000
Hotel/Motel	\$1,300,000
Campus	\$566,250



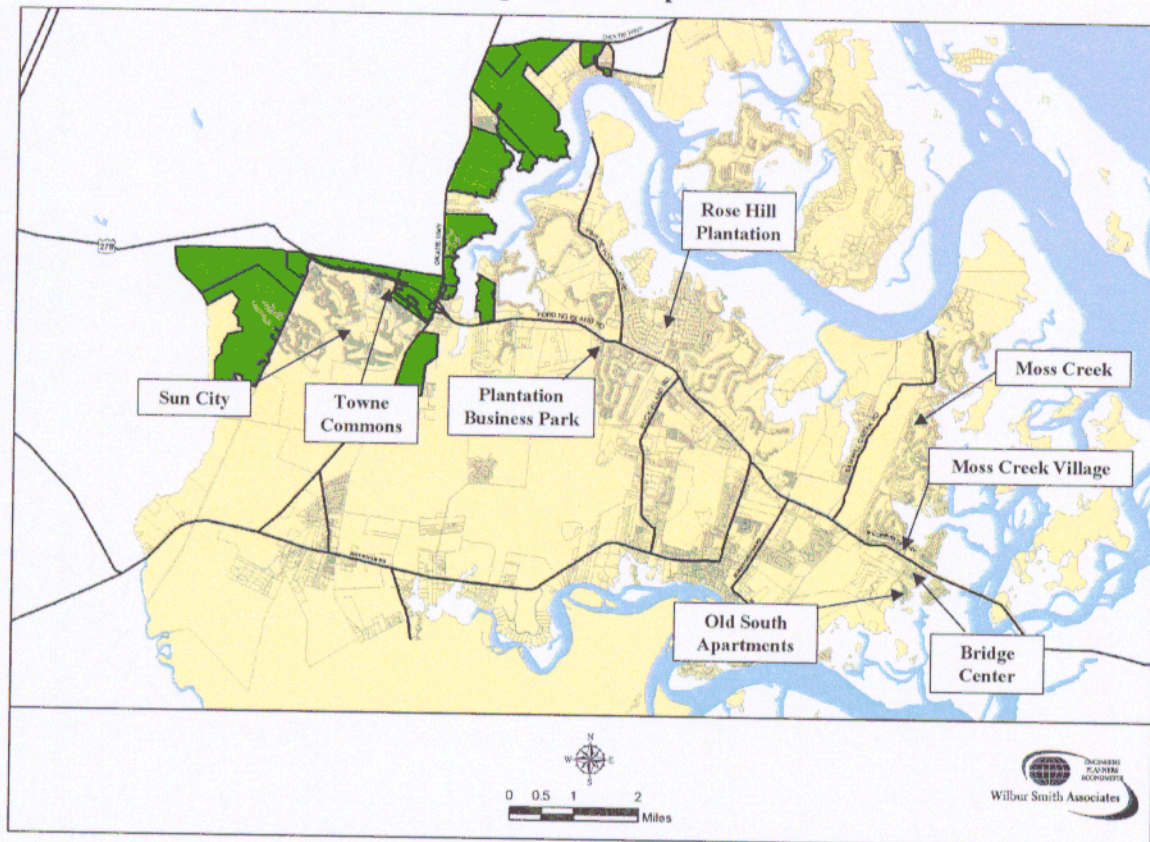
**New River Tax Increment Financing District Redevelopment Plan**

Existing single-family residential development at Del Webb's Sun City Hilton Head, Rose Hill Plantation, and Moss Creek Plantation are deemed reasonably comparable to the projected development in the New River Area. Homes in these developments are appraised by the County Assessor to have a fair market value ranging from \$200,000 in Sun City to \$225,000 in Moss Creek and \$375,000 in Rose Hill. Sun City, however, has an average per acre appraised fair market value of \$837,183, while Moss Creek averages \$682,291 and Rose Hill averages \$118,207. This large discrepancy in per acre value is due to the differences in lot sizes. Lots in Sun City and Moss Creek are only between 0.25 acres and 0.33 acres, while Rose Hill lots average over 3 acres in size. Lots in single-family residential development in the New River Area are expected to be between 0.33 acres and 0.67 acres. Compared with existing similar development in the region the single-family residential per acre value planning function used by the consultant is conservative, as shown in Exhibit 4-2.

**Exhibit 4-2  
Comparable Single-Family Residential**

Property	Per Acre Value	Lot Size
Sun City Hilton Head	\$827,183	0.25
Rose Hill Plantation	\$118,207	3.18
Moss Creek Plantation	\$682,291	0.33
<b>Average of Above Three</b>	<b>\$599,792</b>	<b>1.01</b>
Projected New River Area	\$240,000	0.4

**Exhibit 4-3  
Comparable Properties**





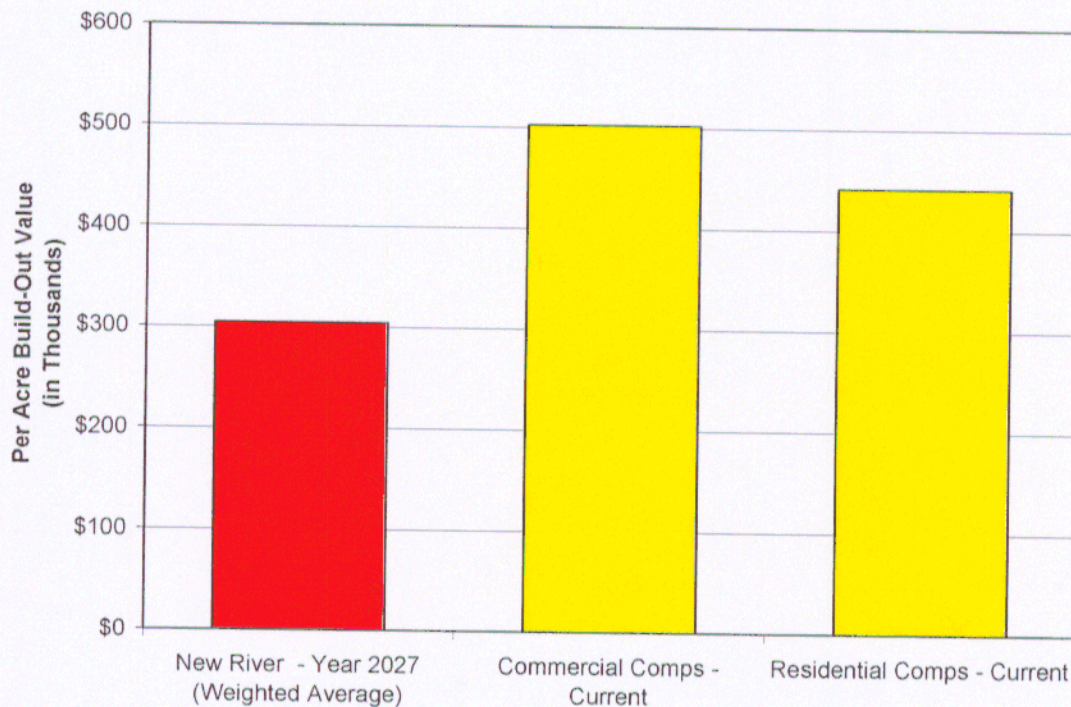
**New River Tax Increment Financing District Redevelopment Plan**

Old South Apartments is comparable to the projected multi-family residential development in the New River Area. This complex is currently valued at over \$850,000 per acre, making the planning function, \$637,500, quite conservative. Understanding that much of the commercial development in the New River Area will occur in Okatie Center, a diverse commercial development, including office, retail, and service space for various commercial developments throughout the area were considered. Bridge Center I, Moss Creek Village, Towne Commons and Plantation Business Park average a per acre value of \$502,492. The \$567,000 planning function is, thus, reasonable. Furthermore, all projected per acre values are present day real values applied to future development, increasing the conservatism of the planning functions used.

**Projected Appraised Value of New River Area Parcels**

These projected per acre values are applied to each of the parcels in the New River Area as an estimation of the value at which the properties will be appraised at build-out. Furthermore, a natural annual growth rate of 0.6% is a common planning function for healthy coastal economies, such as Beaufort County, and was applied each year for the next 25 years. This will provide a conservative multiplier for increases in real estate market values independent from land improvements. Based on these applications, the appraised market value of the properties in the New River Area will be over **\$843,000,000** in 2026. This is equivalent to nearly **\$305,000** per acre in value. Compared with the aforementioned similar regional development, shown below in **Exhibit 4-4**, this is quite reasonable. These figures are further supported by the fact that comparable per acre values are present values, compared with the New River values, which are projections of value 25 years into the future. In order to determine the potential tax revenue generated by these properties, however, appropriate assessment and millage rates must be applied.

**Exhibit 4-4  
Comparable Value Per Acre**





## New River Tax Increment Financing District Redevelopment Plan

### ASSESSED VALUE

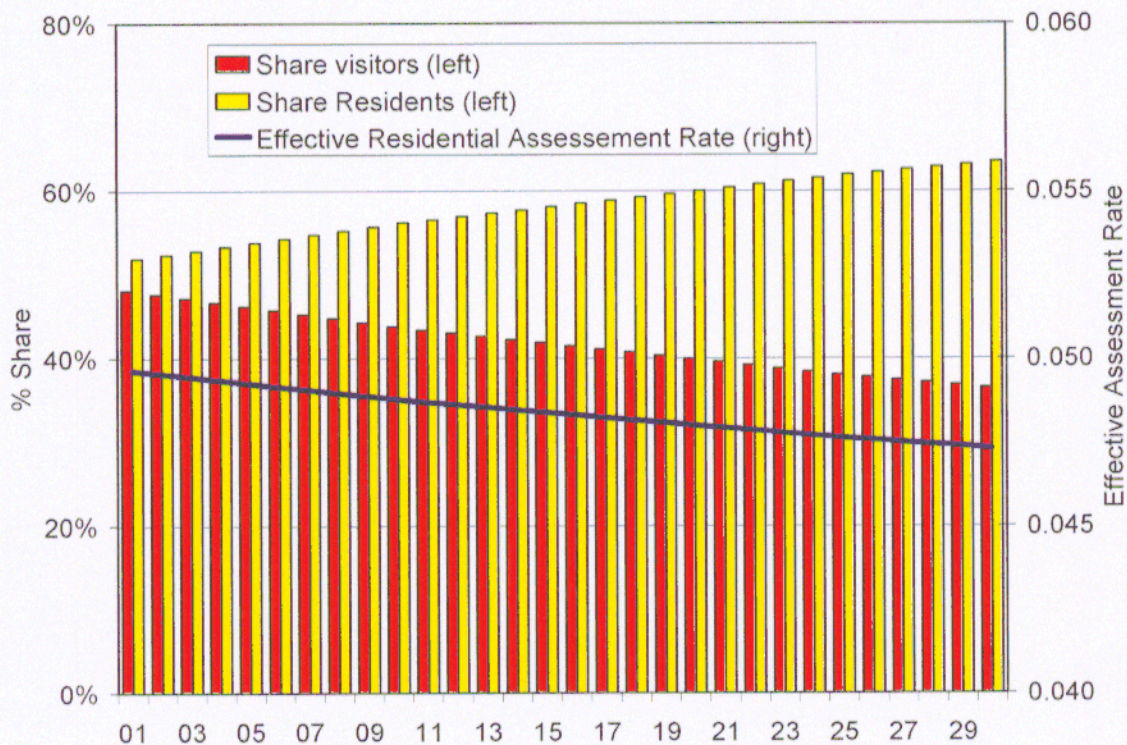
South Carolina statute sets assessment rates for various land uses. The only uses pertinent to this study are primary residential, non-primary residential and commercial. Primary residences are assessed at 4% of the appraised value of land plus all improvements, while non-primary residences and commercial properties are assessed at 6%. Applying the assessment rate to commercial properties is straightforward. However, many non-primary residents characterize the residential real estate market in southern Beaufort County. Many southern Beaufort residences serve as second homes and vacation rental units. Thus, in order to appropriately apply the South Carolina assessment rate an effective assessment rate must be determined based on the ratio of non-primary to primary residences.

Historically, the majority of residential property in Southern Beaufort County has been non-primary residences, however, this is beginning to change. In 1980, non-primary residences represented 60% of the local residential real estate market; by 1995 that percentage shrunk to 51%. In 2001 the primary residential share exceeds the non-primary share, claiming 51.9% of the market. This shift to primary residences is expected to continue well into the future. While the shift will certainly continue, it will decelerate as the percentage of primary residences increases. **Exhibit 4-5** gives a snapshot of the primary and non-primary share of residential property and the effective assessment rate for 2001 through 2030. This shift toward primary residences impacts the effective assessment rate, from 6% toward 4%. The 2001 effective assessment rate is 5%, and is expected to drop to 4.8% by 2020. This reduction in assessment rate reduces the effective assessed value, and hence the property tax revenue. Based on these assumptions the assessed value of the properties in the New River Area will be over **\$43,000,000** in year 2026.



## New River Tax Increment Financing District Redevelopment Plan

**Exhibit 4-5**  
**Annual Visitor-to-Resident Ratio and Assessment Rate**



**Exhibit 4-6**  
**Effective Residential Assessment Rate**

	2001	2010	2020
Non-Primary Share	48.1%	43.8%	40.0%
Primary Share	51.9%	56.2%	60.0%
<b>Effective Assessment Rate</b>	<b>5.0%</b>	<b>4.9%</b>	<b>4.8%</b>
<b>Effective State Rebate</b>	<b>\$156.68</b>	<b>\$169.72</b>	<b>\$181.32</b>

### TAX REVENUE

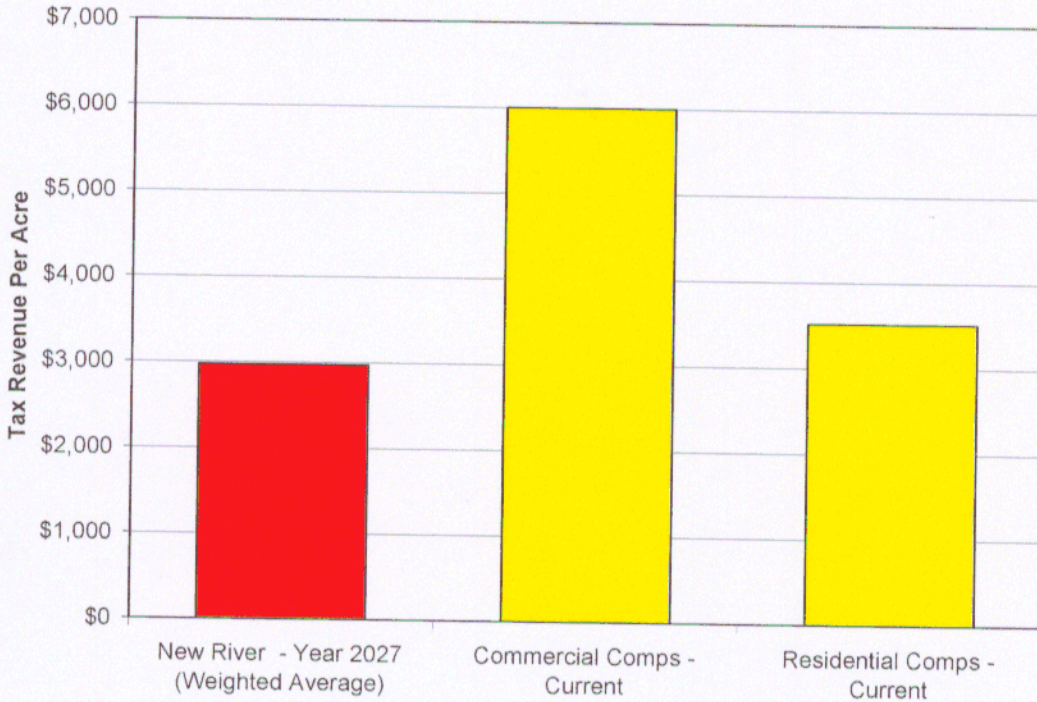
The current millage rate in Beaufort County Tax District 600, in which the entirety of the New River Area is located, is 0.1985. This means that for every \$1,000 in assessed value \$198.50 in taxes is collected. This 0.1985 millage rate includes all school operations and debt retirement revenues. The current millage rate was applied in each of the next 25 years to project future tax revenues. While the actual millage will fluctuate with the county budget through the years, 0.1985 is an historically average and conservative estimate of the future millage.

One other factor must be considered when calculating the potential tax revenue of the New River Area—state refunds. In order to encourage homeownership, the state of South Carolina issues a \$302 rebate to all primary single-family residences valued over \$100,000. The method used to determine the effective state primary residential assessment rate was used to establish an effective state rebate. Snapshots of the rebate value are given in **Exhibit 4-6** above. Based on a



millage rate of 0.1985 and the effective state rebate, the New River Area is projected to generate nearly **\$8.3 million** in tax revenue in the year 2026. This is equal to nearly **\$3,000 per acre**; once again quite conservative compared to similar present value of local property at full build-out (see **Exhibit 4-7**).

**Exhibit 4-7  
Comparable Tax Revenue Per Acre**



**INCREMENTAL TAX REVENUE**

South Carolina statute provides ways in which future development in an area can pay for current infrastructure needs, as is recommended by the Consultant. Tax Increment Financing (TIF), according to the Tax Increment Financing Act for Counties, allows bonds to be issued for the development of infrastructure needs in an area. Bond issuance is enacted at the establishment of a TIF District, at which time the current tax revenues will serve as a base from which incremental increases are calculated. These bonds will then be repaid over a period not exceeding 30 years with the incremental increases in tax revenues generated within the specified TIF District, and resulting from the furnished infrastructure needs.

The current tax revenue stated in Chapter 2 and future tax revenue figures given above establish the tax increment potential for the New River Area. It is estimated that through the year 2026 a TIF District established in the New River Area would cumulatively generate nearly **\$143,000,000** in incremental tax revenue. This averages nearly **\$5.5 million annually** over the life of the TIF, reaching nearly **\$8 million in 2026**.



## New River Tax Increment Financing District Redevelopment Plan

### INCREMENTAL TAX REVENUE LESS SCHOOL ALLOCATION

State statute mandates that if residential development occurs within a Redevelopment Area an amount of the annual incremental tax revenue be allocated to the school district to cover the cost of added pupils. The school district allocation of incremental tax revenue is equal to the average property tax collected per pupil in the district, multiplied by the estimated increased enrollment.

The average property tax collected per pupil is equal to the portion of the school district's general fund revenue received from property taxes divided by the total student enrollment. In order to generate this per pupil allotment historical property tax and enrollment figures were reviewed. Historically, the property tax revenue per pupil does not vary significantly over time, because millage rates are set based on annual need and there are constant pressures to keep per pupil costs down. A conservative estimate of \$3,700 per pupil was projected and applied for all 25 years of the TIF.

The estimated increased enrollment is equal to the projected number of dwelling units added with the Redevelopment Area, times a pupil dwelling function. Calculation of the number of dwelling units added was handled differently for "plantation development" (ie: Oldfield) than for all other residential development. For "plantation development" the exact number of dwellings is known, and a common build-out scenario for such development was gathered through interviews with local realtors--25 homes per year up to 80% of build-out at which time, development slows to 5 homes per year until build-out. Based on analysis of comparable existing properties, all other residential development was calculated to add units at a rate of 1.33 units per acre.

Finally, a 0.11 pupil per dwelling unit function was used. This figure was taken from a previous study of development in the area. Analysis of the entire Southern Beaufort off-island housing market was performed. Pupil per dwelling data was collected from a wide array of housing types. This data was combined to derive a weighted average of pupils per dwelling for the entire market area. Oldfield and Carter Tract are the only development zones that will add students to the school district. All other residential development within the study area will take place within Del Webb developments, which have a minimum age requirement of 55 for purchase and do not allow school-age permanent residents. A pupil per dwelling unit function of 0 was applied to these development zones.

Based on these assumptions, the Redevelopment Area is projected to add 78 students to the Beaufort County School District over the next 25 years. This will allocate nearly \$5 million in TIF revenues to the School District over the life of the TIF to support the students added by the redevelopment projects.

Each year this school allocation will be given to the School District from TIF proceeds. Thus, the increment available for the service of redevelopment project debt will be the annual incremental tax revenue described on page 4-6 less this school allocation. It is estimated that the New River Area would generate revenues available for bond debt service in excess of **\$145 million**. This averages over **\$5.5 million** annually over the life of the TIF. However, in the initial stages of development in the New River Area, significant incremental increases will not be

## New River Tax Increment Financing District Redevelopment Plan

realized. As shown in Exhibit 4-8 and Exhibit 4-9, the incremental increases will grow over time, reaching nearly \$8 million in year 2026.

Exhibit 4-8  
New River TIF Revenue Over Time

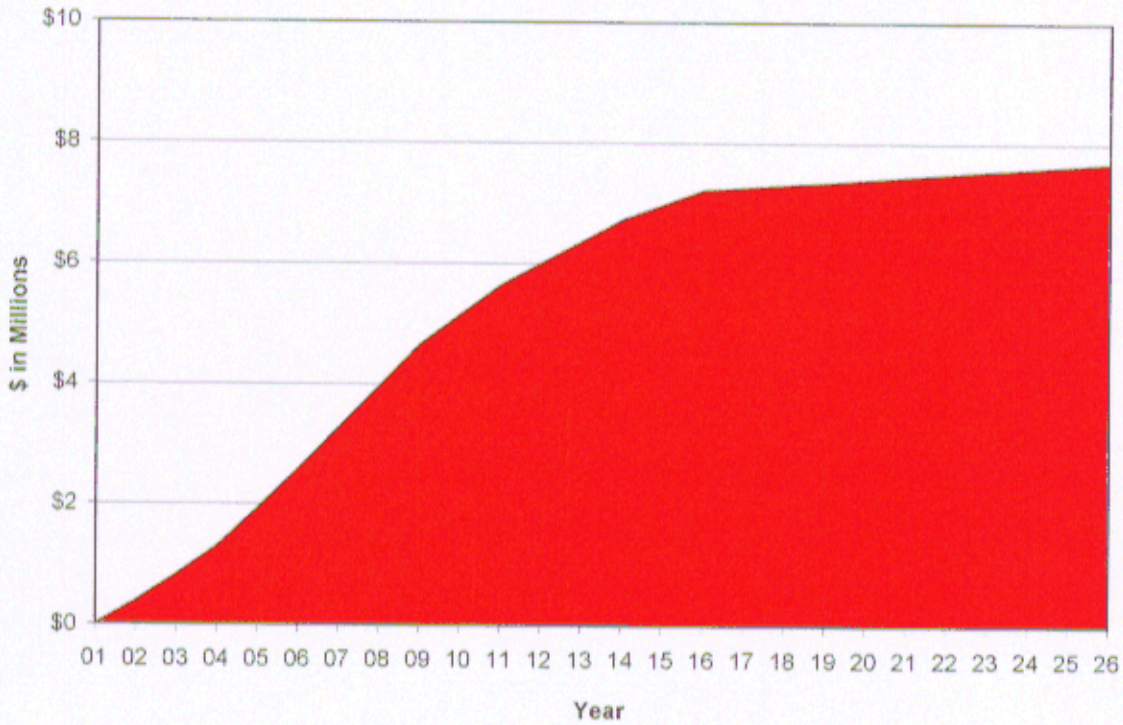
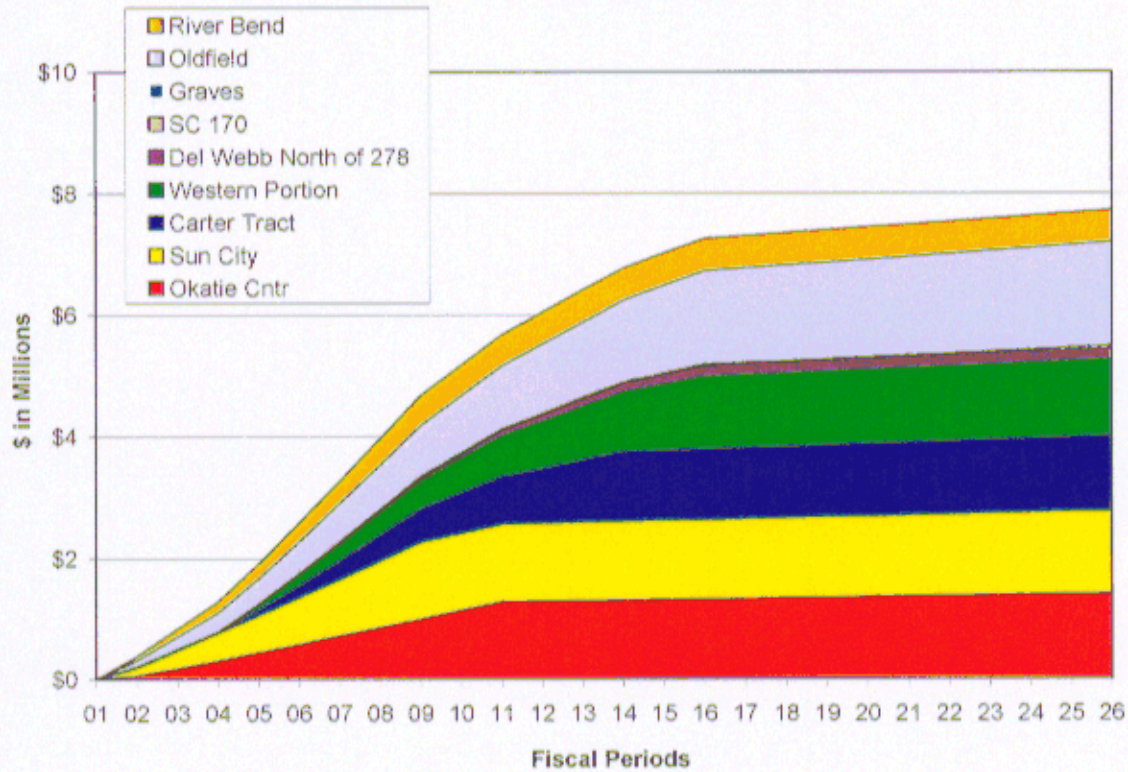




Exhibit 4-9  
New River TIF Revenue by Zone



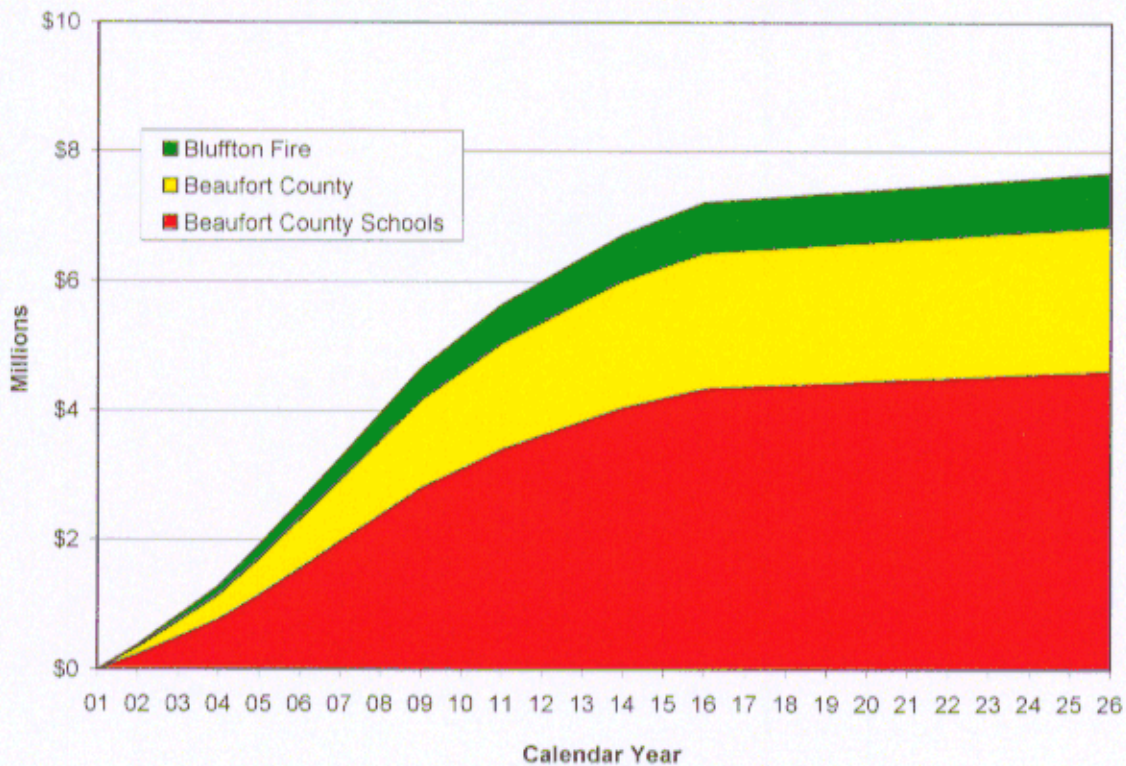


## New River Tax Increment Financing District Redevelopment Plan

### Contributing Taxing Entities

This tax revenue generated by the proposed New River TIF District is predicated on the millage levied and collected in Beaufort County Tax District 600—Beaufort County, the Beaufort County School District, and the Bluffton Fire District are the sole taxing entities with jurisdiction over the New River TIF District. Beaufort County receives 29.2% of the taxes collected in Tax District 600. Over the 25-year life of the proposed Redevelopment District it is estimated that Beaufort County will contribute nearly **\$41,000,000** to the Redevelopment Projects. This averages nearly \$1.63 million annually and exceeds \$2.24 million by year 2026. Beaufort County Schools contribute over 60% of the total revenue generated in the Redevelopment District. This is estimated at nearly **\$83,000,000** over the life of the District, averaging nearly \$3.4 million annually and reaching over \$4.6 million by year 2026. Finally, Bluffton Fire is estimated to contribute 10.6% of total revenues--over **\$14,500,000** toward the Redevelopment Projects. This averages nearly \$0.6 million annually and reaches over \$0.8 million by year 2026. The contributions of each taxing entity are shown in **Exhibit 4-10**.

**Exhibit 4-10**  
**New River TIF Revenue by Taxing Entity**





**APPENDIX A:**  
**ANNUAL TIF REVENUE LESS SCHOOL  
ALLOCATION**

**INCREMENTAL TAX REVENUE LESS SCHOOL ALLOCATION**

	01	02	03	04	05	06	07	08	09	10	11	12	13
Sun City	\$0.000	\$0.128	\$0.288	\$0.448	\$0.610	\$0.773	\$0.937	\$1.102	\$1.269	\$1.273	\$1.279	\$1.284	\$1.290
Western Portion	\$0.000	\$0.000	\$0.000	\$0.000	\$0.087	\$0.183	\$0.280	\$0.378	\$0.477	\$0.577	\$0.678	\$0.780	\$0.883
Del Webb North	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.010	\$0.022	\$0.038	\$0.054	\$0.072	\$0.090	\$0.108
Okatie Cntr	\$0.000	\$0.065	\$0.188	\$0.315	\$0.447	\$0.583	\$0.720	\$0.859	\$1.000	\$1.143	\$1.287	\$1.295	\$1.304
Carter Tract	\$0.000	\$0.000	\$0.000	\$0.000	\$0.082	\$0.189	\$0.298	\$0.408	\$0.519	\$0.631	\$0.745	\$0.860	\$0.977
SC 170	\$0.000	\$0.020	\$0.021	\$0.022	\$0.023	\$0.023	\$0.024	\$0.025	\$0.026	\$0.027	\$0.028	\$0.029	\$0.030
Graves	\$0.000	\$0.002	\$0.002	\$0.002	\$0.002	\$0.002	\$0.002	\$0.002	\$0.002	\$0.002	\$0.002	\$0.002	\$0.002
Oldfield	\$0.000	\$0.106	\$0.212	\$0.317	\$0.422	\$0.526	\$0.630	\$0.733	\$0.836	\$0.938	\$1.040	\$1.142	\$1.243
River Bend	\$0.000	\$0.062	\$0.123	\$0.184	\$0.245	\$0.306	\$0.366	\$0.426	\$0.486	\$0.497	\$0.509	\$0.520	\$0.531
<b>Total</b>	<b>\$0.000</b>	<b>\$0.383</b>	<b>\$0.833</b>	<b>\$1.288</b>	<b>\$1.917</b>	<b>\$2.585</b>	<b>\$3.267</b>	<b>\$3.956</b>	<b>\$4.652</b>	<b>\$5.143</b>	<b>\$5.639</b>	<b>\$6.002</b>	<b>\$6.367</b>

\*All values in Millions

	14	15	16	17	18	19	20	21	22	23	24	25	26
Sun City	\$1.295	\$1.301	\$1.306	\$1.312	\$1.317	\$1.323	\$1.329	\$1.334	\$1.340	\$1.346	\$1.352	\$1.357	\$1.364
Western Portion	\$0.987	\$1.093	\$1.199	\$1.206	\$1.212	\$1.218	\$1.225	\$1.231	\$1.238	\$1.244	\$1.251	\$1.258	\$1.265
Del Webb North	\$0.126	\$0.144	\$0.163	\$0.163	\$0.164	\$0.165	\$0.166	\$0.166	\$0.167	\$0.168	\$0.169	\$0.169	\$0.170
Okatie Cntr	\$1.312	\$1.320	\$1.329	\$1.337	\$1.346	\$1.354	\$1.363	\$1.372	\$1.380	\$1.389	\$1.398	\$1.407	\$1.416
Carter Tract	\$1.095	\$1.102	\$1.108	\$1.115	\$1.122	\$1.129	\$1.136	\$1.143	\$1.150	\$1.157	\$1.164	\$1.171	\$1.179
SC 170	\$0.031	\$0.032	\$0.032	\$0.033	\$0.034	\$0.035	\$0.036	\$0.037	\$0.038	\$0.039	\$0.040	\$0.041	\$0.042
Graves	\$0.002	\$0.002	\$0.002	\$0.002	\$0.002	\$0.002	\$0.002	\$0.003	\$0.003	\$0.003	\$0.003	\$0.003	\$0.003
Oldfield	\$1.343	\$1.444	\$1.544	\$1.561	\$1.578	\$1.595	\$1.612	\$1.629	\$1.646	\$1.663	\$1.680	\$1.696	\$1.714
River Bend	\$0.530	\$0.529	\$0.529	\$0.528	\$0.527	\$0.526	\$0.525	\$0.524	\$0.524	\$0.523	\$0.522	\$0.521	\$0.520
<b>Total</b>	<b>\$6.722</b>	<b>\$6.967</b>	<b>\$7.212</b>	<b>\$7.258</b>	<b>\$7.303</b>	<b>\$7.349</b>	<b>\$7.394</b>	<b>\$7.440</b>	<b>\$7.486</b>	<b>\$7.532</b>	<b>\$7.578</b>	<b>\$7.624</b>	<b>\$7.672</b>

\*All values in Millions

**CHAPTER 5**  
**FINANCIAL ANALYSIS**

## Chapter 5 – Financial Analysis

### Tax Increment Financing Bonds (New River Project)

#### *Introduction and Executive Summary*

Based on the revenue assumptions provided by Wilbur Smith Associates and contained in this report, UBS PaineWebber assessed the debt issuing capacity for the proposed New River TIF District (the “District”). The District has yet to be created by the County and therefore nearly all of the growth is projected to occur over time. As a result, no revenue is currently available to pledge to TIF Bonds issued for improvements in the District. *Our goal was to provide a structure that funds no less than \$35 million in projects at closing on the TIF bonds in calendar year 2002. As explained in detail below, a financing structure that includes a pledge/dedication of another revenue/tax stream (i.e. FILOT, sales tax, hospitality tax, accommodations tax, etc.) or a “moral obligation” of the County will result in the most successful TIF financing for the County. This will also ensure that TIF Bonds are issued during the first five year period as required by Statute.*

*While we have discussed the following proposed structures with the County’s bond counsel (Parker Poe Adams & Bernstein, LLP), it will be necessary for counsel to complete a thorough review of the proposed structures before any final decisions are made by the County. This applies particularly to any dedication of sales tax revenues by the County to the TIF bonds.*

As explained in Scenario #4, if a significant portion of the annual revenue associated with a 1% sales tax revenue stream (or similar stable revenue source) is dedicated to provide security for the TIF projects and an estimated \$50 million of road projects, at least one bond insurer has indicated a willingness to consider insuring the TIF bonds (“AAA” insured bond rating). Under this scenario, and assuming Parker Poe consent regarding the sales tax dedication, approximately \$4.5 million of the estimated \$12 million annually in 1% sales tax revenue can be dedicated to secure the TIF Bonds (at 1.25x coverage):

\$35 million in TIF projects **and** \$50 million of road projects can be funded in TIF bonds without any draws on sales tax revenues annually for debt service associated with TIF projects (100% of the debt service associated with the \$50 million road projects would be paid from sales tax revenue and not from any TIF revenues). Sales tax revenues only serve to provide security for TIF projects and would not be used for debt service on any portion of the bonds.

The above example also applies to any other tax/revenue source available to the County in approximately the same amounts that can be dedicated/pledged to the TIF Bonds.

### *Development Considerations for the Financing Structure*

Developing the optimal issuance structure for the TIF Bonds involved discussions with Standard & Poor's and Moody's Investors Service and several bond insurers. These discussions were critical since annual revenue sufficient to cover debt service on any TIF Bonds at one times coverage (1.0x) is not projected to occur for several years. Many of the projects, particularly the USC projects, require funding as quickly as possible. Successful issuance of the TIF bonds (if not issued as general obligation bonds or paid for in cash) will require municipal bond insurance. Additionally, the TIF bonds should be able to achieve "A" underlying ratings given the excellent management and fiscal operation of the County and the County's strong economic and demographics factors.

***Underlying Bond Ratings:*** Underlying bond ratings can help achieve lower borrowing costs to issuers with bond insurance since a published underlying rating signifies to investors the stand-alone credit strength of the issuer. Published ratings are sought provided they are in the "A" category. The use of a Fitch rating may also be useful in both lowering interest borrowing costs and achieving a higher general obligation and underlying rating. Please note that these underlying ratings would be assigned to the TIF bond issues in addition to the "AAA Insured" ratings assigned for having obtained bond insurance. The underlying ratings are generally determined, in part, by the general obligation bond ratings of the County.

***Municipal Bond Insurance:*** Bond Insurance for an issue is purchased to strengthen the credit rating of a transaction and thereby achieve lower interest rates than would otherwise be obtainable on an uninsured basis. Credit enhancement generally makes sense for more complex transactions or for issuers whose "stand-alone" credit rating for a given transaction would be in the A1/A+ category or lower since a "AAA-Insured" transaction will trade in the range of a AA- to AA bond issue. Though an upfront/one-time premium is paid to obtain the insurance, the total cost of an insured transaction will be lower than an uninsured transaction as a result of the lower interest rates achievable and thus lower overall interest expense that is paid out. The common insurance cost range is 50 to 100 basis points for a transaction of the nature contemplated by the County and is calculated relative to the total repayment amount of principal and interest.

***Debt Service Reserve Fund:*** Debt service reserve funds (DSRF) are typically required for TIF transactions as a means of further security. Typically, the DSRF is sized to equal the maximum annual debt service on the TIF bonds. The rating agencies and bond insurers will be the parties responsible for requiring the County to include this feature in the financing structure.

Within the past year, issuers with general obligation ratings of "AA" and higher have been able to eliminate the reserve requirement for similar bond issues. Although TIFs generally require a DSRF, it may be possible to eliminate this requirement if Scenario #3 and #4 (other tax or revenue dedication/pledge) are implemented. Based on discussions with the bond insurers and rating agencies, a reserve fund may not be required for the TIF bonds if adequate coverage and decreased reliance on one taxpayer (30%) is possible.

If a reserve fund is required, a method for decreasing the size and potentially lowering the costs of the issue is the purchase of a Surety Bond from a surety provider as a substitute for cash funding a reserve fund. The County might also be able to utilize a half-maximum annual debt service reserve fund instead of a full "max-annual" reserve in light of the additional back-up credit support. Although a cash funded reserve generally pays for itself, reducing the amount by half will lower the par amount of bonds issued thus lessening the potential burden on the general fund.

*In the event the insurers/rating agencies want a max annual reserve fund, the County may be able to negotiate that half of the reserve be funded from bond proceeds and the remaining funded from excess TIF revenues over some predetermined period of time. This approach has been utilized by UBS PaineWebber for debt service reserves as well as "coverage reserves" for TIF financings.*

#### *Assumptions and Goals*

Structuring the TIF Bonds in a manner that enables the County to issue as much of the bonds at one time is a primary goal. Several scenarios were developed with input from the rating agencies and bond insurers. The goals and assumptions were the same for each scenario:

- County's TIF Bonds receive underlying ratings in "A" category
- "AAA" Bond Insurance used to secure bonds (either MBIA, AMBAC, FSA or XL Capital Assurance)
- Rating Agency required coverage to be in "A" category 1.20x to 2.0x depending on security pledge
- Bond Insurer coverage 1.20x to 1.50x (or possibly less based on further review of credit and site visit)
- Bond Sizing Assumptions (New River Project):
  - Approximately \$38.5 million
  - 25 year amortization

- Funds \$35.0 million projects (net funded at 3%) at closing
- Current Interest Rates (5.15% with Capital Appreciation Bonds - CABs - 21 basis points additional interest expense). Capitalized Interest covering first 2 ½ years debt service – used to minimize debt service in the early years. Essentially “funds” the first 2 ½ years of interest on the TIF bonds with proceeds from the sale of the TIF bonds.
- CABs in years 2015 through and including 2022 to reduce interest cost in early years. CABs delay the payment of any interest expense until maturity of the principal amount. This assists in the structuring of any bond issue were revenues grow over time. The use of CABs is market driven and a price is determined the time of sale of the bonds. We have assumed the general cost of 0.21% or 21 basis points for this analysis.
- \$250,000 Cost of Issuance expenses for County
- Bond Insurance Cost of 75 basis points
- Debt service reserve fund requirement (Surety or bond proceeds)

***Structuring Considerations:*** The primary structuring issue for the rating agencies and bond insurers centers around the lack of sufficient revenues in the early years to cover debt service in the first year at a coverage level of 1.15x to 1.25x level. Additionally, because no revenues are currently being generated within the District and virtually all of the growth is projected to occur in the future, the Wilbur Smith forecast provides the only indication of future revenues.

Based on a review of similar TIF financings completed within South Carolina and across the country, several structuring scenarios were examined. Based on discussions with the rating agencies and bond insurers, achieving “A” underlying ratings and bond insurance will require some form of dedication or “pledge” of another existing revenue or tax stream. Of the following scenarios, only Scenarios #2, #3 and #4 are available to the County for consideration. Scenario #1 will not result in either “A” underlying ratings or bond insurance – virtually eliminating the ability to sell the TIF bonds.

Reference is made in the Scenarios below to “*open*” and “*closed*” systems. A “*closed*” system refers only to the fact the excess revenues derived from the District annually may not be released to the County. These revenues must be retained to cover any debt service shortfalls in future years. Correspondingly, “*open*” systems release any annual TIF revenues not needed annually to pay debt service on the TIF bond(s).



Additionally, Scenario #2 is based on the assumption that the County provides collateral security for the TIF bonds in the form of a *“moral obligation”* or similar structure. All three scenarios assume the creation of a *debt service reserve fund (DSRF)* at closing on the bonds (although we will strive to eliminate the DSRF requirement for the TIF bonds). A DSRF represents approximately one years’ debt service in the TIF bonds and provides security to bondholders in the event revenues are not sufficient to cover debt service annually. Basically, a *“moral obligation” pledge* by the County represents the intent, but not requirement, of the County to replenish the DSRF with cash in the event it is ever used to make a debt service payment.

### *Outline of Possible Financing Structures for the Proposed TIF Bonds*

Outlined below are three possible scenarios that outline the primary structures available to the County. Variations of these structures are always an option and only serve to provide a guide to any requirements necessary for the financing(s) to be successfully completed.

*Additionally, UBS PaineWebber and Parker Poe have also discussed the possibility of issuing the TIF bonds through the Beaufort Jasper Higher Education Commission (BJHEC) or through the use of a multi county business park. Although the concepts are not explained in detail in this report, both present unique funding opportunities for the County. The BJHEC is of particular interest since nearly all of the projects to be funded by the first TIF bond are education related. Both should give access to the revenues created by the TIF District creation. Bonds issued through the BJHEC might also provide the best framework to structure the moral obligation bonds of the County.*

Although additional legal review by the County’s bond counsel will be necessary regarding the proposed structures, the concepts are proven and have been implemented for other similar financings. The proposed structures can be summarized as follows:

*Scenario 1: Closed System (TIF Revenues not Released to County) and No Additional Collateral Pledge*

*Scenario 2: Moral Obligation of County*

*Scenario 3: Pledge/Dedication of Additional Revenue/Tax of County*

***SCENARIO 1 – Closed System (TIF Revenues not Released to County) and No Additional Collateral Pledge:***

- Issuing TIF Bonds without sufficient initial annual TIF revenue to cover debt service
  - “Closed” System
    - Retain all excess TIF revenues annually
    - Continue retaining TIF revenues until annual TIF revenues from TIF District provides 1.50x coverage (MBIA)
    - Possibly dedicate cash balance (pledge or negative lien) to provide 1.50x (or higher) coverage at closing (MBIA)
  - Release of Excess TIF Revenues to County (“Open” System) and any dedicated cash balances once:
    - Revenues from TIF District provide 1.50x coverage annually
    - No single taxpayer more than 30% (MBIA) of annual TIF revenues
  - Outcome of Discussions:
    - Tough sell for both Rating Agencies and Bond Insurers
    - None of the bond insurers would likely participate
    - MBIA would likely consider providing insurance if coverage in year 1 was 1.0x maximum annual debt service – growing to 1.35x by year 3 and 1.50x by year 5 (coverage based only on annual TIF revenues and not accumulated TIF revenues or cash pledge at closing). This growth is not projected in the Wilbur Smith report.
  - ***Conclusion: Structure not feasible***

**SCENARIO 2 – Moral Obligation of County:**

- Issuing TIF Bonds without sufficient initial annual TIF revenue to cover debt service and secured by moral obligation of County
  - “Closed” System Initially
    - Retain all excess TIF revenues annually
    - Continue retaining TIF revenues until annual TIF revenues from TIF District provides:
      - 1.50x coverage (MBIA)
      - No single taxpayer more than 30%
      - Possibly begin releasing portion of excess annual revenues over 1.50x once TIF revenues reach certain minimum coverage of 1.15x (MBIA)
  - Release of Excess TIF Revenues to County (“Open” System) when:
    - Revenues from TIF District provide 1.50x coverage annually
    - No single taxpayer more than 30% (MBIA) of annual revenues
  - Additional pledge of either:
    - Pledge Title to USC facility while bonds are outstanding
    - A second cash funded debt service reserve fund equal to maximum annual debt service (approximately \$3.4 million)
  - Outcome of Discussions:
    - MBIA could likely provide insurance if above conditions are met
    - Could likely achieve “A” underlying ratings
  - **Conclusion: Structure feasible if terms agreeable to County**

**SCENARIO 3 – Pledge/Dedication of Additional Revenue/Tax of County:**

- Issuing TIF Bonds without sufficient initial annual TIF revenue to cover debt service and secured by dedication/pledge of additional “stable” tax/revenue stream of County
  - “Open” System Initially
  - Dedication or pledge of “stable” revenue source
    - 1.20x to 1.35x coverage annually (possibly 1.20x with utility system excess revenue pledge or 1% sales tax dedication) of any future maximum annual debt service
    - Coverage of Dedicated/Pledged revenue source plus annual TIF revenues of at least 1.50x
    - “Stable” revenue would be any revenue/tax source with stable history or considered relatively stable/substantial by nature
    - Examples: sales tax, franchise fee revenue, net surplus revenues of water/sewer system, etc.
  - Release of Dedication/Pledge of revenue stream when:
    - Revenues from TIF District provide 1.50x coverage annually
    - No single taxpayer more than 30% (MBIA) of annual TIF revenues
  - Outcome of Discussions:
    - MBIA could likely provide insurance if above conditions are met
    - Could achieve “A” underlying ratings
  - **Conclusion: Structure feasible if terms agreeable to County**

*Outline of Proposed Terms and Conditions for the TIF Bonds*

**Term. Approximately 25 to 30 Years - Based on County requirement for repayment and needs for future flexibility.**

In general, the term of a financing should (i) not exceed the expected life of the asset(s) being financed, (ii) result in annual principal and interest payments consistent with the amount of funds projected to be available for such payments, (iii) be coordinated with current or anticipated capital funding repayment schedules to prevent over-burdening the District revenues in any future year or potentially inhibiting additional capital funding and, (iv) consider the slope of the municipal market yield curve to determine if the term can be "stretched-out" without a significant increase in interest rates or total cost of borrowing. The term will also be based upon analysis by the rating agencies and insurance providers who will evaluate the risks of repayment and establish the maximum term beyond which credit concerns negatively impact the rating or bond insurance. There is flexibility regarding term and as such, it should be evaluated during the course of the financing process.

**Repayment Scenario. Semi-annual interest, level annual debt service, and serial maturities.**

The general repayment scenario detailed above has historically proven to be most efficient for local government borrowers because it simplifies and maximizes their funds management while producing the lowest interest rates for a standard transaction.

**Repayment Sources. TIF District revenues and/or other revenue/tax sources**

The County plans to pay debt service on the TIF bonds with revenues generated from the District. Based on our analysis, a security pledge/dedication from another source will be necessary to issue the bonds. The TIF bonds can be structured in such a manner as to prevent and/or limit the need to use the pledge/dedicated source to pay the debt service annually.

**Interest Rate Mode. Fixed Rate - Recommended. Explore use of variable rate bond with Cap/Collar or SWAP**

*Given the fact that market rates are at their lowest levels since the mid 1960's, we would recommend a fixed rate transaction.*

**Reserve Fund. Typically Required. Explore possibility to eliminate or possibly reduce to one-half reserve fund requirement.**

In the event the insurers/rating agencies want a max annual reserve fund, the County may be able to negotiate that half of the reserve be funded from bond proceeds and the remaining funded from excess TIF revenues over some predetermined period of time. This approach has been utilized by UBS PaineWebber for debt service reserves as well as "coverage reserves" for TIF financings.

**Capitalized Interest and Deferred Principal. Necessary.**

The interest expense on the deal that is due during the construction period is often financed and included in the issue, although this is not required. The principal amount that is due during this period may be deferred as well. This so-called capitalization of interest and deferral of principal eliminates the need to "budget" for interest and principal payments from County or other sources during the construction period and for up to an additional six months beyond this period. Based on the fact that the District will be newly created with limited revenues available to pay debt service, it will likely be necessary to defer principal 4 to 5 years and capitalize interest for at least 2 ½ years.

**Net Funded Project Fund. - Recommended.**

It is common for local governments to fund for construction at some level below actual requirements and to use investment earnings generated by these funds to achieve the total amount needed. Net funding will reduce the total amount financed by the anticipated investment earnings and the proportionate costs of issuance tied to the issue amount.

**Offering Method. Negotiated Public offering to broadest investment community.**

The County nor its proposed TIF project reflects the conditions identifiable with a private placement and so a public offering is the favored approach that should be pursued to achieve the lowest cost of borrowing.

**APPENDIX B:**  
**FINANCIAL PROJECTIONS FOR POSSIBLE  
FINANCING STRUCTURES**



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Tax Increment Financing, Series 2002  
New River Project  
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SOURCES AND USES OF FUNDS

Beaufort County, SC  
 Tax Increment Financing, Series 2002  
 New River Project  
 (Project Costs: \$35 Million)  
 PRELEMINARY

## Sources:

Bond Proceeds:	
Par Amount	38,452,646.10
Accrued Interest	139,222.83
Original Issue Discount	-491,667.90
Premium	707,180.30
	38,807,381.33

## Uses:

Project Fund Deposits:	
Project Fund #1	33,950,080.01
Other Fund Deposits:	
Capitalized Interest Fund	3,543,424.22
Delivery Date Expenses:	
Cost of Issuance	250,000.00
Underwriter's Discount	363,394.84
Bond Insurance (75 Basis Points)	562,867.08
Surety For DSRF (4%)	136,290.25
	1,312,552.17
Other Uses of Funds:	
Available for Project Fund	1,324.93
	38,807,381.33

Note: Capitalized Interest Fund includes deposit of 139,222.83 of bond accrued interest.

## BOND SUMMARY STATISTICS

Beaufort County, SC  
 Tax Increment Financing, Series 2002  
 New River Project  
 (Project Costs: \$35 Million)  
 PRELEMINARY

Dated Date	11/01/2001
Delivery Date	12/06/2001
Last Maturity	06/01/2027
Arbitrage Yield	5.063900%
True Interest Cost (TIC)	5.147953%
All-In TIC	5.233886%
Average Life (years)	16.703
Duration of Issue (years)	12.077
Par Amount	38,452,646.10
Bond Proceeds	38,807,381.33
Total Interest	24,393,943.34
Net Interest	24,541,825.78
Total Debt Service	75,048,943.34
Maximum Annual Debt Service	3,407,256.26
Average Annual Debt Service	2,939,236.99
Underwriter's Fees (per \$1000)	
Average Takedown	5.500000
Management Fee	2.000000
Other Fee	1.950451
Total Underwriter's Discount	9.450451
Bid Price	99.615417

Bond Component	Par Value	Price	Average Coupon	Average Life
Serial Bonds	14,555,000.00	104.737	4.871%	9.694
Capital Appreciation Bonds	9,157,646.10	97.784		16.767
Term Bonds	14,740,000.00	98.161	5.000%	23.583
	38,452,646.10			16.703

	TIC	All-In TIC	Arbitrage Yield
Par Value	38,452,646.10	38,452,646.10	38,452,646.10
+ Accrued Interest	139,222.83	139,222.83	139,222.83
+ Premium (Discount)	215,512.40	215,512.40	215,512.40
- Underwriter's Discount	-363,394.84	-363,394.84	
- Cost of Issuance Expense		-250,000.00	
- Other Amounts	-562,867.08	-699,157.33	-562,867.08
Target Value	37,881,119.41	37,494,829.16	38,244,514.25
Target Date	12/06/2001	12/06/2001	12/06/2001
Yield	5.147953%	5.233886%	5.063900%

BOND PRICING

Beaufort County, SC  
 Tax Increment Financing, Series 2002  
 New River Project  
 (Project Costs: \$35 Million)  
 PRELEMINARY

Bond Component	Maturity Date	Amount	Rate	Yield	Price	Principal per \$5,000 at Maturity	Premium (-Discount)
Serial Bonds:							
	06/01/2006	300,000.00	3.200%	3.250%	99.792000		-624.00
	06/01/2007	600,000.00	5.000%	3.550%	107.170000		43,020.00
	06/01/2008	1,000,000.00	5.000%	3.770%	107.018000		70,180.00
	06/01/2009	1,500,000.00	4.000%	3.910%	100.578000		8,670.00
	06/01/2010	1,750,000.00	4.000%	4.000%	100.000000		
	06/01/2011	2,190,000.00	4.000%	4.100%	99.220000		-17,082.00
	06/01/2012	2,280,000.00	5.375%	4.230%	109.247000 C		210,831.60
	06/01/2013	2,405,000.00	5.375%	4.360%	108.146000 C		195,911.30
	06/01/2014	2,530,000.00	5.375%	4.490%	107.058000 C		178,567.40
		<u>14,555,000.00</u>					<u>689,474.30</u>
Capital Appreciation Bonds:							
	06/01/2015	1,305,736.80	5.375%	5.620%	96.834615	2,445.20	-41,331.60
	06/01/2016	1,238,265.90	5.375%	5.720%	95.254113	2,318.85	-58,766.70
	06/01/2017	1,242,698.10	5.000%	5.090%	98.648562	2,327.15	-16,794.30
	06/01/2018	1,182,810.00	5.000%	5.090%	98.564334	2,215.00	-16,981.20
	06/01/2019	1,125,832.20	5.000%	5.090%	98.475075	2,108.30	-17,168.10
	06/01/2020	1,071,577.80	5.000%	5.090%	98.390392	2,006.70	-17,248.20
	06/01/2021	1,019,940.00	5.000%	5.090%	98.303665	1,910.00	-17,301.60
	06/01/2022	970,785.30	5.000%	5.090%	98.217773	1,817.95	-17,301.60
		<u>9,157,646.10</u>					<u>-202,893.30</u>
Term Bonds:							
	06/01/2023	2,670,000.00	5.000%	5.130%	98.161000		-49,101.30
	06/01/2024	2,800,000.00	5.000%	5.130%	98.161000		-51,492.00
	06/01/2025	2,940,000.00	5.000%	5.130%	98.161000		-54,066.60
	06/01/2026	3,090,000.00	5.000%	5.130%	98.161000		-56,825.10
	06/01/2027	3,240,000.00	5.000%	5.130%	98.161000		-59,583.60
		<u>14,740,000.00</u>					<u>-271,068.60</u>
		<u>38,452,646.10</u>					<u>215,512.40</u>

Dated Date	11/01/2001	
Delivery Date	12/06/2001	
First Coupon	06/01/2002	
Par Amount	38,452,646.10	
Premium	215,512.40	
Production	38,668,158.50	100.560462%
Underwriter's Discount	-363,394.84	-0.945045%
Purchase Price	38,304,763.66	99.615417%
Accrued Interest	139,222.83	
Net Proceeds	38,443,986.49	

## BOND DEBT SERVICE

Beaufort County, SC  
 Tax Increment Financing, Series 2002  
 New River Project  
 (Project Costs: \$35 Million)  
 PRELEMINARY

Period Ending	Principal	Coupon	Interest	Compounded Interest	Debt Service	Annual Debt Service
12/06/2001						
06/01/2002			835,336.98		835,336.98	
06/30/2002						835,336.98
12/01/2002			716,003.13		716,003.13	
06/01/2003			716,003.13		716,003.13	
06/30/2003						1,432,006.26
12/01/2003			716,003.13		716,003.13	
06/01/2004			716,003.13		716,003.13	
06/30/2004						1,432,006.26
12/01/2004			716,003.13		716,003.13	
06/01/2005			716,003.13		716,003.13	
06/30/2005						1,432,006.26
12/01/2005			716,003.13		716,003.13	
06/01/2006	300,000.00	3.200%	716,003.13		1,016,003.13	
06/30/2006						1,732,006.26
12/01/2006			711,203.13		711,203.13	
06/01/2007	600,000.00	5.000%	711,203.13		1,311,203.13	
06/30/2007						2,022,406.26
12/01/2007			696,203.13		696,203.13	
06/01/2008	1,000,000.00	5.000%	696,203.13		1,696,203.13	
06/30/2008						2,392,406.26
12/01/2008			671,203.13		671,203.13	
06/01/2009	1,500,000.00	4.000%	671,203.13		2,171,203.13	
06/30/2009						2,842,406.26
12/01/2009			641,203.13		641,203.13	
06/01/2010	1,750,000.00	4.000%	641,203.13		2,391,203.13	
06/30/2010						3,032,406.26
12/01/2010			606,203.13		606,203.13	
06/01/2011	2,190,000.00	4.000%	606,203.13		2,796,203.13	
06/30/2011						3,402,406.26
12/01/2011			562,403.13		562,403.13	
06/01/2012	2,280,000.00	5.375%	562,403.13		2,842,403.13	
06/30/2012						3,404,806.26
12/01/2012			501,128.13		501,128.13	
06/01/2013	2,405,000.00	5.375%	501,128.13		2,906,128.13	
06/30/2013						3,407,256.26
12/01/2013			436,493.75		436,493.75	
06/01/2014	2,530,000.00	5.375%	436,493.75		2,966,493.75	
06/30/2014						3,402,987.50
12/01/2014			368,500.00		368,500.00	
06/01/2015	1,305,736.80	5.375%	368,500.00	1,364,263.20	3,038,500.00	
06/30/2015						3,407,000.00
12/01/2015			368,500.00		368,500.00	
06/01/2016	1,238,265.90	5.375%	368,500.00	1,431,734.10	3,038,500.00	
06/30/2016						3,407,000.00
12/01/2016			368,500.00		368,500.00	
06/01/2017	1,242,698.10	5.000%	368,500.00	1,427,301.90	3,038,500.00	
06/30/2017						3,407,000.00
12/01/2017			368,500.00		368,500.00	
06/01/2018	1,182,810.00	5.000%	368,500.00	1,487,190.00	3,038,500.00	
06/30/2018						3,407,000.00
12/01/2018			368,500.00		368,500.00	

## BOND DEBT SERVICE

Beaufort County, SC  
 Tax Increment Financing, Series 2002  
 New River Project  
 (Project Costs: \$35 Million)  
 PRELEMINARY

Period Ending	Principal	Coupon	Interest	Compounded Interest	Debt Service	Annual Debt Service
06/01/2019	1,125,832.20	5.000%	368,500.00	1,544,167.80	3,038,500.00	
06/30/2019						3,407,000.00
12/01/2019			368,500.00		368,500.00	
06/01/2020	1,071,577.80	5.000%	368,500.00	1,598,422.20	3,038,500.00	
06/30/2020						3,407,000.00
12/01/2020			368,500.00		368,500.00	
06/01/2021	1,019,940.00	5.000%	368,500.00	1,650,060.00	3,038,500.00	
06/30/2021						3,407,000.00
12/01/2021			368,500.00		368,500.00	
06/01/2022	970,785.30	5.000%	368,500.00	1,699,214.70	3,038,500.00	
06/30/2022						3,407,000.00
12/01/2022			368,500.00		368,500.00	
06/01/2023	2,670,000.00	5.000%	368,500.00		3,038,500.00	
06/30/2023						3,407,000.00
12/01/2023			301,750.00		301,750.00	
06/01/2024	2,800,000.00	5.000%	301,750.00		3,101,750.00	
06/30/2024						3,403,500.00
12/01/2024			231,750.00		231,750.00	
06/01/2025	2,940,000.00	5.000%	231,750.00		3,171,750.00	
06/30/2025						3,403,500.00
12/01/2025			158,250.00		158,250.00	
06/01/2026	3,090,000.00	5.000%	158,250.00		3,248,250.00	
06/30/2026						3,406,500.00
12/01/2026			81,000.00		81,000.00	
06/01/2027	3,240,000.00	5.000%	81,000.00		3,321,000.00	
06/30/2027						3,402,000.00
	38,452,646.10		24,393,943.34	12,202,353.90	75,048,943.34	75,048,943.34

## NET DEBT SERVICE

Beaufort County, SC  
 Tax Increment Financing, Series 2002  
 New River Project  
 (Project Costs: \$35 Million)  
 PRELEMINARY

Period Ending	Total Debt Service	Capitalized Interest Fund	Net Debt Service
06/30/2002	835,336.98	835,336.98	
06/30/2003	1,432,006.26	1,432,006.26	
06/30/2004	1,432,006.26	1,432,006.26	
06/30/2005	1,432,006.26		1,432,006.26
06/30/2006	1,732,006.26		1,732,006.26
06/30/2007	2,022,406.26		2,022,406.26
06/30/2008	2,392,406.26		2,392,406.26
06/30/2009	2,842,406.26		2,842,406.26
06/30/2010	3,032,406.26		3,032,406.26
06/30/2011	3,402,406.26		3,402,406.26
06/30/2012	3,404,806.26		3,404,806.26
06/30/2013	3,407,256.26		3,407,256.26
06/30/2014	3,402,987.50		3,402,987.50
06/30/2015	3,407,000.00		3,407,000.00
06/30/2016	3,407,000.00		3,407,000.00
06/30/2017	3,407,000.00		3,407,000.00
06/30/2018	3,407,000.00		3,407,000.00
06/30/2019	3,407,000.00		3,407,000.00
06/30/2020	3,407,000.00		3,407,000.00
06/30/2021	3,407,000.00		3,407,000.00
06/30/2022	3,407,000.00		3,407,000.00
06/30/2023	3,407,000.00		3,407,000.00
06/30/2024	3,403,500.00		3,403,500.00
06/30/2025	3,403,500.00		3,403,500.00
06/30/2026	3,406,500.00		3,406,500.00
06/30/2027	3,402,000.00		3,402,000.00
	75,048,943.34	3,699,349.50	71,349,593.84



## BOND DEBT SERVICE

Beaufort County, SC  
 Tax Increment Financing, Series 2002  
 New River Project  
 (Project Costs: \$35 Million)  
 PRELEMINARY

Period Ending	Principal	Coupon	Interest	Compounded Interest	Debt Service
06/30/2002			835,336.98		835,336.98
06/30/2003			1,432,006.26		1,432,006.26
06/30/2004			1,432,006.26		1,432,006.26
06/30/2005			1,432,006.26		1,432,006.26
06/30/2006	300,000.00	3.200%	1,432,006.26		1,732,006.26
06/30/2007	600,000.00	5.000%	1,422,406.26		2,022,406.26
06/30/2008	1,000,000.00	5.000%	1,392,406.26		2,392,406.26
06/30/2009	1,500,000.00	4.000%	1,342,406.26		2,842,406.26
06/30/2010	1,750,000.00	4.000%	1,282,406.26		3,032,406.26
06/30/2011	2,190,000.00	4.000%	1,212,406.26		3,402,406.26
06/30/2012	2,280,000.00	5.375%	1,124,806.26		3,404,806.26
06/30/2013	2,405,000.00	5.375%	1,002,256.26		3,407,256.26
06/30/2014	2,530,000.00	5.375%	872,987.50		3,402,987.50
06/30/2015	1,305,736.80	5.375%	737,000.00	1,364,263.20	3,407,000.00
06/30/2016	1,238,265.90	5.375%	737,000.00	1,431,734.10	3,407,000.00
06/30/2017	1,242,698.10	5.000%	737,000.00	1,427,301.90	3,407,000.00
06/30/2018	1,182,810.00	5.000%	737,000.00	1,487,190.00	3,407,000.00
06/30/2019	1,125,832.20	5.000%	737,000.00	1,544,167.80	3,407,000.00
06/30/2020	1,071,577.80	5.000%	737,000.00	1,598,422.20	3,407,000.00
06/30/2021	1,019,940.00	5.000%	737,000.00	1,650,060.00	3,407,000.00
06/30/2022	970,785.30	5.000%	737,000.00	1,699,214.70	3,407,000.00
06/30/2023	2,670,000.00	5.000%	737,000.00		3,407,000.00
06/30/2024	2,800,000.00	5.000%	603,500.00		3,403,500.00
06/30/2025	2,940,000.00	5.000%	463,500.00		3,403,500.00
06/30/2026	3,090,000.00	5.000%	316,500.00		3,406,500.00
06/30/2027	3,240,000.00	5.000%	162,000.00		3,402,000.00
	38,452,646.10		24,393,943.34	12,202,353.90	75,048,943.34

## BOND SOLUTION

Beaufort County, SC  
Tax Increment Financing, Series 2002  
New River Project  
(Project Costs: \$35 Million)  
PRELEMINARY

Period Ending	Proposed Principal	Proposed Debt Service	Debt Service Adjustments	Total Adj Debt Service	Revenue Constraints	Unused Revenues	Debt Serv Coverage
06/30/2002		835,337	-974,560	-139,223	193,077	332,300	
06/30/2003		1,432,006	-1,432,006		475,457	475,457	
06/30/2004		1,432,006	-1,432,006		763,070	763,070	
06/30/2005		1,432,006		1,432,006	1,237,089	-194,918	86.38849%
06/30/2006	300,000	1,732,006		1,732,006	1,750,803	18,797	101.08529%
06/30/2007	600,000	2,022,406		2,022,406	2,279,445	257,039	112.70956%
06/30/2008	1,000,000	2,392,406		2,392,406	2,815,300	422,894	117.67649%
06/30/2009	1,500,000	2,842,406		2,842,406	3,359,749	517,342	118.20086%
06/30/2010	1,750,000	3,032,406		3,032,406	3,747,556	715,150	123.58358%
06/30/2011	2,190,000	3,402,406		3,402,406	4,141,311	738,905	121.71712%
06/30/2012	2,280,000	3,404,806		3,404,806	4,401,614	996,808	129.27650%
06/30/2013	2,405,000	3,407,256		3,407,256	4,664,563	1,257,307	136.90087%
06/30/2014	2,530,000	3,402,988		3,402,988	4,930,179	1,527,192	144.87797%
06/30/2015	1,305,737	3,407,000		3,407,000	5,074,437	1,667,437	148.94149%
06/30/2016	1,238,266	3,407,000		3,407,000	5,220,040	1,813,040	153.21516%
06/30/2017	1,242,698	3,407,000		3,407,000	5,248,047	1,841,047	154.03719%
06/30/2018	1,182,810	3,407,000		3,407,000	5,276,206	1,869,206	154.86368%
06/30/2019	1,125,832	3,407,000		3,407,000	5,304,517	1,897,517	155.69466%
06/30/2020	1,071,578	3,407,000		3,407,000	5,332,982	1,925,982	156.53015%
06/30/2021	1,019,940	3,407,000		3,407,000	5,361,602	1,954,602	157.37018%
06/30/2022	970,785	3,407,000		3,407,000	5,390,372	1,983,372	158.21463%
06/30/2023	2,670,000	3,407,000		3,407,000	5,419,297	2,012,297	159.06361%
06/30/2024	2,800,000	3,403,500		3,403,500	5,448,377	2,044,877	160.08159%
06/30/2025	2,940,000	3,403,500		3,403,500	5,477,613	2,074,113	160.94059%
06/30/2026	3,090,000	3,406,500		3,406,500	5,507,006	2,100,506	161.66170%
06/30/2027	3,240,000	3,402,000		3,402,000	5,536,556	2,134,556	162.74416%
	38,452,646	75,048,943	-3,838,572	71,210,371	104,356,267	33,145,896	

## PROJECT FUND

Beaufort County, SC  
 Tax Increment Financing, Series 2002  
 New River Project  
 (Project Costs: \$35 Million)  
 PRELEMINARY

## Project Fund #1 (PROJ)

Date	Deposit	Interest @ 3%	Principal	Scheduled Draws	Balance
12/06/2001	33,950,080.01				33,950,080.01
01/01/2002		70,276.75	1,388,056.58	1,458,333.33	32,562,023.43
02/01/2002		80,900.89	1,377,432.44	1,458,333.33	31,184,590.99
03/01/2002		77,478.64	1,380,854.69	1,458,333.33	29,803,736.30
04/01/2002		74,047.88	1,384,285.45	1,458,333.33	28,419,450.85
05/01/2002		70,608.60	1,387,724.73	1,458,333.33	27,031,726.12
06/01/2002		67,160.78	1,391,172.55	1,458,333.33	25,640,553.57
07/01/2002		63,704.38	1,394,628.95	1,458,333.33	24,245,924.62
08/01/2002		60,239.41	1,398,093.92	1,458,333.33	22,847,830.70
09/01/2002		56,765.82	1,401,567.51	1,458,333.33	21,446,263.19
10/01/2002		53,283.60	1,405,049.73	1,458,333.33	20,041,213.46
11/01/2002		49,792.73	1,408,540.60	1,458,333.33	18,632,672.86
12/01/2002		46,293.19	1,412,040.14	1,458,333.33	17,220,632.72
01/01/2003		42,784.95	1,415,548.38	1,458,333.33	15,805,084.34
02/01/2003		39,268.00	1,419,065.33	1,458,333.33	14,386,019.01
03/01/2003		35,742.30	1,422,591.03	1,458,333.33	12,963,427.98
04/01/2003		32,207.85	1,426,125.48	1,458,333.33	11,537,302.50
05/01/2003		28,664.62	1,429,668.71	1,458,333.33	10,107,633.79
06/01/2003		25,112.59	1,433,220.74	1,458,333.33	8,674,413.05
07/01/2003		21,551.72	1,436,781.61	1,458,333.33	7,237,631.44
08/01/2003		17,982.02	1,440,351.31	1,458,333.33	5,797,280.13
09/01/2003		14,403.44	1,443,929.89	1,458,333.33	4,353,350.24
10/01/2003		10,815.97	1,447,517.36	1,458,333.33	2,905,832.88
11/01/2003		7,219.59	1,451,113.74	1,458,333.33	1,454,719.14
12/01/2003		3,614.27	1,454,719.14	1,458,333.41	
	33,950,080.01	1,049,919.99	33,950,080.01	35,000,000.00	

## RESERVE FUND

Beaufort County, SC  
 Tax Increment Financing, Series 2002  
 New River Project  
 (Project Costs: \$35 Million)  
 PRELEMINARY

Capitalized Interest Fund (CAPI)

Date	Deposit	Interest @ 3%	Principal	Scheduled Draws	Balance
12/06/2001	3,543,424.22				3,543,424.22
06/01/2002		51,664.23	783,672.75	835,336.98	2,759,751.47
12/01/2002		41,396.27	674,606.86	716,003.13	2,085,144.61
06/01/2003		31,277.17	684,725.96	716,003.13	1,400,418.65
12/01/2003		21,006.28	694,996.85	716,003.13	705,421.80
06/01/2004		10,581.33	705,421.80	716,003.13	
	3,543,424.22	155,925.28	3,543,424.22	3,699,349.50	

**APPENDIX C:**  
**DEBT SERVICE DETAIL FOR POSSIBLE**  
**FINANCING STRUCTURES**

Scenario #1- Closed System and No Additional Collateral Pledge

Period Ending	Proposed Principal	Proposed Debt Service	Capitalized Interest	Net Debt Service	Revenue Constraints	Annual Unused Revenues	Debt Serv Coverage
30/2002		835,336.98	(835,336.98)		193,077.08	193,077.08	
30/2003		1,432,006.26	(1,432,006.26)		475,457.47	475,457.47	
30/2004		1,432,006.26	(1,432,006.26)		763,069.70	763,069.70	
30/2005		1,432,006.26		1,432,006.26	1,237,088.53	(99,908.97)	0.93
30/2006	300,000.00	1,732,006.26		1,732,006.26	1,750,803.47	113,805.97	1.07
30/2007	600,000.00	2,022,406.26		2,022,406.26	2,279,445.10	354,297.60	1.18
30/2008	1,000,000.00	2,392,406.26		2,392,406.26	2,815,299.81	513,852.31	1.22
30/2009	1,500,000.00	2,842,406.26		2,842,406.26	3,359,748.67	597,801.17	1.22
30/2010	1,750,000.00	3,032,406.26		3,032,406.26	3,747,556.17	794,858.67	1.27
30/2011	2,190,000.00	3,402,406.26		3,402,406.26	4,141,310.99	777,738.49	1.23
30/2012	2,280,000.00	3,404,806.26		3,404,806.26	4,401,614.48	1,039,025.98	1.31
30/2013	2,405,000.00	3,407,256.26		3,407,256.26	4,664,563.46	1,299,414.96	1.39
30/2014	2,530,000.00	3,402,987.50		3,402,987.50	4,930,179.34	1,564,816.84	1.46
30/2015	1,305,736.80	3,407,000.00		3,407,000.00	5,074,436.53	1,711,436.53	1.51
30/2016	1,238,265.90	3,407,000.00		3,407,000.00	5,220,040.49	1,857,040.49	1.55
30/2017	1,242,698.10	3,407,000.00		3,407,000.00	5,248,047.03	1,885,047.03	1.56
30/2018	1,182,810.00	3,407,000.00		3,407,000.00	5,276,205.69	1,913,205.69	1.57
30/2019	1,125,832.20	3,407,000.00		3,407,000.00	5,304,517.21	1,941,517.21	1.58
30/2020	1,071,577.80	3,407,000.00		3,407,000.00	5,332,982.37	1,969,982.37	1.59
30/2021	1,019,940.00	3,407,000.00		3,407,000.00	5,361,601.95	1,998,601.95	1.59
30/2022	970,785.30	3,407,000.00		3,407,000.00	5,390,372.30	2,027,372.30	1.60
30/2023	2,670,000.00	3,407,000.00		3,407,000.00	5,419,297.04	2,056,297.04	1.61
30/2024	2,800,000.00	3,403,500.00		3,403,500.00	5,448,376.99	2,087,126.99	1.62
30/2025	2,940,000.00	3,403,500.00		3,403,500.00	5,477,612.98	2,114,612.98	1.63
30/2026	3,090,000.00	3,406,500.00		3,406,500.00	5,507,005.85	2,144,255.85	1.64
30/2027	3,240,000.00	3,402,000.00		3,402,000.00	5,536,556.45	2,171,306.45	1.65

Cumulative Balance of Excess Revenues	DSCR
193,077.08	
668,534.55	
1,431,604.25	
1,331,695.28	1.86
1,445,501.25	1.78
1,799,798.85	1.84
2,313,651.16	1.93
2,911,452.33	2.00
3,706,311.00	2.20
4,484,049.49	2.31
5,523,075.47	2.61
6,822,490.43	2.99
8,387,307.27	3.45
10,098,743.80	3.95
11,955,784.29	4.50
13,840,831.32	5.05
15,754,037.01	5.61
17,695,554.22	6.18
19,665,536.59	6.76
21,664,138.54	7.35
23,691,510.84	7.94
25,747,807.88	8.54
27,834,934.87	9.17
29,949,547.85	9.79
32,093,803.70	10.41
34,265,110.15	11.06

Beginning Balance	-Excess Revenue Transferred to County <sup>1</sup>	+Current Year's Revenue	=Rev. Available for Debt Service	-Debt Service
0.00		193,077.08	193,077.08	
193,077.08		475,457.47	668,534.55	
668,534.55		763,069.70	1,431,604.25	
1,431,604.25		1,237,088.53	2,668,692.78	1,432,006.26
1,236,686.52	(43,520.96)	1,750,803.47	3,031,010.96	1,732,006.26
1,299,004.70	40,073.68	2,279,445.10	3,538,376.12	2,022,406.26
1,515,969.86	144,558.71	2,815,299.81	4,186,710.96	2,392,406.26
1,794,304.70	179,842.41	3,359,748.67	4,974,210.96	2,842,406.26
2,131,804.70	572,649.91	3,747,556.17	5,306,710.96	3,032,406.26
2,274,304.70	461,404.73	4,141,310.99	5,954,210.96	3,402,406.26
2,551,804.70	995,008.22	4,401,614.48	5,958,410.96	3,404,806.26
2,553,604.70	1,255,469.70	4,664,563.46	5,962,698.46	3,407,256.26
2,555,442.20	1,530,393.41	4,930,179.34	5,955,228.13	3,402,987.50
2,552,240.63	2,516,177.16	5,074,436.53	5,110,500.00	3,407,000.00
1,703,500.00	1,813,040.49	5,220,040.49	5,110,500.00	3,407,000.00
1,703,500.00	1,841,047.03	5,248,047.03	5,110,500.00	3,407,000.00
1,703,500.00	1,869,205.69	5,276,205.69	5,110,500.00	3,407,000.00
1,703,500.00	1,897,517.21	5,304,517.21	5,110,500.00	3,407,000.00
1,703,500.00	1,925,982.37	5,332,982.37	5,110,500.00	3,407,000.00
1,703,500.00	1,954,601.95	5,361,601.95	5,110,500.00	3,407,000.00
1,703,500.00	1,983,372.30	5,390,372.30	5,110,500.00	3,407,000.00
1,703,500.00	2,012,297.04	5,419,297.04	5,110,500.00	3,407,000.00
1,703,500.00	2,046,626.99	5,448,376.99	5,105,250.00	3,403,500.00
1,701,750.00	2,074,112.98	5,477,612.98	5,105,250.00	3,403,500.00
1,701,750.00	2,099,005.85	5,507,005.85	5,109,750.00	3,406,500.00
1,703,250.00	2,136,806.45	5,536,556.45	5,103,000.00	3,402,000.00

NOTES:

Excess Revenues to be used by County for Additional Bonds and other purposes. Transfer only after annual debt services requirements have been met.

Coverage Test: Maintain 1.75x Coverage with Cash Balances until:

- a) 1.50x Coverage based on actual Annual Tax Revenues
- b) No single taxpayer in TIF District is greater than 30% Revenues

Scenario #2- Moral Obligation of County

Year	Proposed Principal	Proposed Debt Service	Capitalized Interest	Net Debt Service	Revenue Constraints	Annual Unused Revenues	Debt Serv Coverage
2002		835,336.98	(835,336.98)		193,077.08	193,077.08	
2003		1,432,006.26	(1,432,006.26)		475,457.47	475,457.47	
2004		1,432,006.26	(1,432,006.26)		763,069.70	763,069.70	
2005		1,432,006.26		1,432,006.26	1,237,088.53	(99,908.97)	0.93
2006	300,000.00	1,732,006.26		1,732,006.26	1,750,803.47	113,805.97	1.07
2007	600,000.00	2,022,406.26		2,022,406.26	2,279,445.10	354,297.60	1.18
2008	1,000,000.00	2,392,406.26		2,392,406.26	2,815,299.81	513,852.31	1.22
2009	1,500,000.00	2,842,406.26		2,842,406.26	3,359,748.67	597,801.17	1.22
2010	1,750,000.00	3,032,406.26		3,032,406.26	3,747,556.17	794,858.67	1.27
2011	2,190,000.00	3,402,406.26		3,402,406.26	4,141,310.99	777,738.49	1.23
2012	2,280,000.00	3,404,806.26		3,404,806.26	4,401,614.48	1,039,025.98	1.31
2013	2,405,000.00	3,407,256.26		3,407,256.26	4,664,563.46	1,299,414.96	1.39
2014	2,530,000.00	3,402,987.50		3,402,987.50	4,930,179.34	1,564,816.84	1.46
2015	1,305,736.80	3,407,000.00		3,407,000.00	5,074,436.53	1,711,436.53	1.51
2016	1,238,265.90	3,407,000.00		3,407,000.00	5,220,040.49	1,857,040.49	1.55
2017	1,242,698.10	3,407,000.00		3,407,000.00	5,248,047.03	1,885,047.03	1.56
2018	1,182,810.00	3,407,000.00		3,407,000.00	5,276,205.69	1,913,205.69	1.57
2019	1,125,832.20	3,407,000.00		3,407,000.00	5,304,517.21	1,941,517.21	1.58
2020	1,071,577.80	3,407,000.00		3,407,000.00	5,332,982.37	1,969,982.37	1.59
2021	1,019,940.00	3,407,000.00		3,407,000.00	5,361,601.95	1,998,601.95	1.59
2022	970,785.30	3,407,000.00		3,407,000.00	5,390,372.30	2,027,372.30	1.60
2023	2,670,000.00	3,407,000.00		3,407,000.00	5,419,297.04	2,056,297.04	1.61
2024	2,800,000.00	3,403,500.00		3,403,500.00	5,448,376.99	2,087,126.99	1.62
2025	2,940,000.00	3,403,500.00		3,403,500.00	5,477,612.98	2,114,612.98	1.63
2026	3,090,000.00	3,406,500.00		3,406,500.00	5,507,005.85	2,144,255.85	1.64
2027	3,240,000.00	3,402,000.00		3,402,000.00	5,536,556.45	2,171,306.45	1.65

Year	Cumulative Balance of Excess Revenues	DSCR
2002	193,077.08	
2003	668,534.55	
2004	1,431,604.25	
2005	1,236,686.52	1.86
2006	1,255,483.71	1.72
2007	1,512,522.57	1.75
2008	1,935,416.12	1.81
2009	2,452,758.53	1.86
2010	3,167,908.44	2.04
2011	3,906,813.17	2.15
2012	4,903,621.39	2.44
2013	6,160,928.59	2.81
2014	7,688,120.43	3.26
2015	9,355,556.96	3.75
2016	11,168,597.45	4.28
2017	13,009,644.48	4.82
2018	14,878,850.17	5.37
2019	16,776,367.38	5.92
2020	18,702,349.75	6.49
2021	20,656,951.70	7.06
2022	22,640,324.00	7.65
2023	24,652,621.04	8.24
2024	26,697,498.03	8.84
2025	28,771,611.01	9.45
2026	30,872,116.86	10.06
2027	33,006,673.31	10.70

Year	Beginning Balance	-Excess Revenue Transferred to County <sup>1</sup>	+Current Year's Revenue	-Rev. Available for Debt Service	-Debt Service	DSCR
2002	0.00		193,077.08	193,077.08		
2003	193,077.08		475,457.47	668,534.55	668,534.55	
2004	668,534.55		763,069.70	1,431,604.25	1,431,604.25	
2005	1,431,604.25		1,237,088.53	2,668,692.78	1,432,006.26	1.86
2006	1,236,686.52		1,750,803.47	2,987,489.99	1,732,006.26	1.72
2007	1,255,483.73		2,279,445.10	3,534,928.83	2,022,406.26	1.75
2008	1,512,522.57	739,212.99	2,815,299.81	3,588,609.39	2,392,406.26	1.81
2009	1,196,203.13	292,342.41	3,359,748.67	4,263,609.39	2,842,406.26	1.86
2010	3,167,908.44	620,149.91	3,747,556.17	4,548,609.39	3,032,406.26	2.04
2011	3,906,813.17	553,904.73	4,141,310.99	5,103,609.39	3,402,406.26	2.15
2012	4,903,621.39	1,701,203.13	4,401,614.48	5,107,209.39	3,404,806.26	2.44
2013	6,160,928.59	1,256,082.20	4,664,563.46	5,110,884.39	3,407,256.26	2.81
2014	7,688,120.43	1,529,326.22	4,930,179.34	5,104,481.25	3,402,987.50	3.26
2015	9,355,556.96	1,701,493.75	5,074,436.53	5,110,500.00	3,407,000.00	3.75
2016	11,168,597.45	1,703,500.00	5,220,040.49	3,407,000.00	3,407,000.00	4.28
2017	13,009,644.48	3,516,540.49	5,248,047.03	3,407,000.00	3,407,000.00	4.82
2018	14,878,850.17	1,841,047.03	5,276,205.69	3,407,000.00	3,407,000.00	5.37
2019	16,776,367.38	1,869,205.69	5,276,205.69	3,407,000.00	3,407,000.00	5.92
2020	18,702,349.75	1,897,517.21	5,304,517.21	3,407,000.00	3,407,000.00	6.49
2021	20,656,951.70	1,925,982.37	5,332,982.37	3,407,000.00	3,407,000.00	7.06
2022	22,640,324.00	1,954,601.95	5,361,601.95	3,407,000.00	3,407,000.00	7.65
2023	24,652,621.04	1,983,372.30	5,390,372.30	3,407,000.00	3,407,000.00	8.24
2024	26,697,498.03	2,012,297.04	5,419,297.04	3,407,000.00	3,407,000.00	8.84
2025	28,771,611.01	2,044,876.99	5,448,376.99	3,403,500.00	3,403,500.00	9.45
2026	30,872,116.86	2,074,112.98	5,477,612.98	3,403,500.00	3,403,500.00	10.06
2027	33,006,673.31	2,100,505.85	5,507,005.85	3,406,500.00	3,406,500.00	10.70
		2,134,556.45	5,536,556.45	3,402,000.00	3,402,000.00	

ES: Excess Revenues to be used by County for Additional Bonds and other purposes. Transfer only after certain tests have been met. and system until:

- a) 1.50x Coverage based on actual Annual Tax Revenues
- b) No single taxpayer in TIF District is greater than 30% Revenues
- c) Possibly begin releasing excess revenues once TIF revenues produce 1.15x minimum coverage for two consecutive years



Scenario #3- Pledge /Dedication of Additional Revenue/Tax of County

Period Ending	Proposed Principal	Proposed Debt Service	Capitalized Interest	Net Debt Service	Revenue Constraints	Annual Unused Revenues	Debt Serv Coverage	Required Dedicated Revenue	Debt Serv Coverage	Transfer back to the County if not needed to pay D/S
6/30/2002		835,336.98	(835,336.98)		193,077.08	193,077.08				
6/30/2003		1,432,006.26	(1,432,006.26)		475,457.47	475,457.47				
6/30/2004		1,432,006.26	(1,432,006.26)		763,069.70	763,069.70				
6/30/2005		1,432,006.26		1,432,006.26	1,237,088.53	(99,908.97)	0.93	4,599,450.00	4.08	4,404,532.27
6/30/2006	300,000.00	1,732,006.26		1,732,006.26	1,750,803.47	113,805.97	1.07	4,599,450.00	3.67	4,618,247.21
6/30/2007	600,000.00	2,022,406.26		2,022,406.26	2,279,445.10	354,297.60	1.18	4,599,450.00	3.40	4,856,488.84
6/30/2008	1,000,000.00	2,392,406.26		2,392,406.26	2,815,299.81	513,852.31	1.22	4,599,450.00	3.10	5,022,343.55
6/30/2009	1,500,000.00	2,842,406.26		2,842,406.26	3,359,748.67	597,801.17	1.22	4,599,450.00	2.80	5,116,792.41
6/30/2010	1,750,000.00	3,032,406.26		3,032,406.26	3,747,556.17	794,858.67	1.27	4,599,450.00	2.75	5,314,599.91
6/30/2011	2,190,000.00	3,402,406.26		3,402,406.26	4,141,310.99	777,738.49	1.23	4,599,450.00	2.57	5,338,354.73
6/30/2012	2,280,000.00	3,404,806.26		3,404,806.26	4,401,614.48	1,039,025.98	1.31	4,599,450.00	2.64	5,596,258.22
6/30/2013	2,405,000.00	3,407,256.26		3,407,256.26	4,664,563.46	1,299,414.96	1.39	4,599,450.00	2.72	5,856,757.20
6/30/2014	2,530,000.00	3,402,987.50		3,402,987.50	4,930,179.34	1,564,816.84	1.46	4,599,450.00	2.80	6,126,641.84
6/30/2015	1,305,736.80	3,407,000.00		3,407,000.00	5,074,436.53	1,711,436.53	1.51	4,599,450.00	2.84	6,266,886.53
6/30/2016	1,238,265.90	3,407,000.00		3,407,000.00	5,220,040.49	1,857,040.49	1.55		1.53	1,813,040.49
6/30/2017	1,242,698.10	3,407,000.00		3,407,000.00	5,248,047.03	1,885,047.03	1.56		1.54	1,841,047.03
6/30/2018	1,182,810.00	3,407,000.00		3,407,000.00	5,276,205.69	1,913,205.69	1.57		1.55	1,869,205.69
6/30/2019	1,125,832.20	3,407,000.00		3,407,000.00	5,304,517.21	1,941,517.21	1.58		1.56	1,897,517.21
6/30/2020	1,071,577.80	3,407,000.00		3,407,000.00	5,332,982.37	1,969,982.37	1.59		1.57	1,925,982.37
6/30/2021	1,019,940.00	3,407,000.00		3,407,000.00	5,361,601.95	1,998,601.95	1.59		1.57	1,954,601.95
6/30/2022	970,785.30	3,407,000.00		3,407,000.00	5,390,372.30	2,027,372.30	1.60		1.58	1,983,372.30
6/30/2023	2,670,000.00	3,407,000.00		3,407,000.00	5,419,297.04	2,056,297.04	1.61		1.59	2,012,297.04
6/30/2024	2,800,000.00	3,403,500.00		3,403,500.00	5,448,376.99	2,087,126.99	1.62		1.60	2,044,876.99
6/30/2025	2,940,000.00	3,403,500.00		3,403,500.00	5,477,612.98	2,114,612.98	1.63		1.61	2,074,112.98
6/30/2026	3,090,000.00	3,406,500.00		3,406,500.00	5,507,005.85	2,144,255.85	1.64		1.62	2,100,505.85
6/30/2027	3,240,000.00	3,402,000.00		3,402,000.00	5,536,556.45	2,171,306.45	1.65		1.63	2,134,556.45

NOTES:

- 1- Excess Revenues to be used by County for Additional Bonds and other purposes. Transfer only after certain tests have been met.
- 2- Open System initially with a 1.35x Alternate revenue source requirement
- 3- Release Dedication/Pledge of alternate revenue source once:
  - a) 1.50x Coverage based on actual Annual Tax Revenues
  - b) No single taxpayer in TIF District is greater than 30% Revenues

Scenario #4- Dedication of Sales Tax Revenue

SCENARIO 4.1\*

SCENARIO 4.2\*

Date	Sales Tax Revenues	SCENARIO 4.1*					SCENARIO 4.2*				
		Net Debt Service on \$35Mill TIF	TIF Revenues Available to Pay D/S	Sales Tax Revenues used to pay TIF Debt Service	Remaining TIF Revenues	Remaining Sales Tax Revenues Not Dedicated	\$50,000,000 Road Project				
		Net Debt Service on \$50 Million Road Project	TIF Revenues Used to Pay Debt Service	Sales Tax Revenues used to Pay Debt Service	Sales Tax Revenues Dedicated to Pay Debt Service	Remaining Sales Tax Revenues Not Dedicated					
6/1/2002	\$12,000,000	\$0	193,077.08	0	\$193,077.08	\$10,997,596	\$1,386,371	\$0	\$1,386,371	\$1,663,645.48	\$9,333,950.15
#NAME??	\$12,000,000	\$0	475,457.47	0	\$475,457.47	\$10,281,592	\$2,376,636	\$0	\$2,376,636	\$2,851,963.68	\$7,429,628.81
#NAME??	\$12,000,000	\$0	763,069.70	0	\$763,069.70	\$10,281,592	\$3,546,636	\$0	\$3,546,636	\$4,255,963.68	\$6,025,628.81
#NAME??	\$12,000,000	\$1,432,006	1,237,088.53	0	(\$194,917.73)	\$10,281,592	\$3,545,686	\$0	\$3,545,686	\$4,254,823.68	\$6,026,768.81
#NAME??	\$12,000,000	\$1,732,006	1,750,803.47	0	\$18,797.21	\$9,921,592	\$3,544,386	\$0	\$3,544,386	\$4,253,263.68	\$5,668,328.81
#NAME??	\$12,000,000	\$2,022,406	2,279,445.10	0	\$257,038.84	\$9,573,112	\$3,544,546	\$0	\$3,544,546	\$4,253,455.68	\$5,319,656.81
#NAME??	\$12,000,000	\$2,392,406	2,815,299.81	0	\$422,893.55	\$9,129,112	\$3,545,296	\$0	\$3,545,296	\$4,254,355.68	\$4,874,756.81
#NAME??	\$12,000,000	\$2,842,406	3,359,748.67	0	\$517,342.41	\$8,589,112	\$3,547,796	\$0	\$3,547,796	\$4,257,355.68	\$4,331,756.81
#NAME??	\$12,000,000	\$3,032,406	3,747,556.17	0	\$715,149.91	\$8,361,112	\$3,545,996	\$0	\$3,545,996	\$4,255,195.68	\$4,105,916.81
#NAME??	\$12,000,000	\$3,402,406	4,141,310.99	0	\$738,904.73	\$7,917,112	\$3,546,996	\$0	\$3,546,996	\$4,256,395.68	\$3,660,716.81
#NAME??	\$12,000,000	\$3,404,806	4,401,614.48	0	\$996,808.22	\$7,914,232	\$3,545,596	\$0	\$3,545,596	\$4,254,715.68	\$3,659,516.81
#NAME??	\$12,000,000	\$3,407,256	4,664,563.46	0	\$1,257,307.20	\$7,911,292	\$3,544,865	\$0	\$3,544,865	\$4,253,838.17	\$3,657,454.32
#NAME??	\$12,000,000	\$3,402,988	4,930,179.34	0	\$1,527,191.84	\$7,916,415	\$3,544,565	\$0	\$3,544,565	\$4,253,478.17	\$3,662,936.83
#NAME??	\$12,000,000	\$3,407,000	5,074,436.53	0	\$1,667,436.53	\$7,911,600	\$3,544,428	\$0	\$3,544,428	\$4,253,313.17	\$3,658,286.83
#NAME??	\$12,000,000	\$3,407,000	5,220,040.49	0	\$1,813,040.49	\$7,911,600	\$3,549,184	\$0	\$3,549,184	\$4,259,020.68	\$3,652,579.32
#NAME??	\$12,000,000	\$3,407,000	5,248,047.03	0	\$1,841,047.03	\$7,911,600	\$3,547,577	\$0	\$3,547,577	\$4,257,092.82	\$3,654,507.18
#NAME??	\$12,000,000	\$3,407,000	5,276,205.69	0	\$1,869,205.69	\$7,911,600	\$3,547,486	\$0	\$3,547,486	\$4,256,983.73	\$3,654,616.27
#NAME??	\$12,000,000	\$3,407,000	5,304,517.21	0	\$1,897,517.21	\$7,911,600	\$3,547,668	\$0	\$3,547,668	\$4,257,201.89	\$3,654,398.11
#NAME??	\$12,000,000	\$3,407,000	5,332,982.37	0	\$1,925,982.37	\$7,911,600	\$3,547,850	\$0	\$3,547,850	\$4,257,420.04	\$3,654,179.96
#NAME??	\$12,000,000	\$3,407,000	5,361,601.95	0	\$1,954,601.95	\$7,911,600	\$3,547,759	\$0	\$3,547,759	\$4,257,310.98	\$3,654,289.02
#NAME??	\$12,000,000	\$3,407,000	5,390,372.30	0	\$1,983,372.30	\$7,911,600	\$3,548,941	\$0	\$3,548,941	\$4,258,728.97	\$3,652,871.03
#NAME??	\$12,000,000	\$3,407,000	5,419,297.04	0	\$2,012,297.04	\$7,911,600	\$3,547,750	\$0	\$3,547,750	\$4,257,300.00	\$3,654,300.00
#NAME??	\$12,000,000	\$3,403,500	5,448,376.99	0	\$2,044,876.99	\$7,915,800	\$3,548,750	\$0	\$3,548,750	\$4,258,500.00	\$3,657,300.00
#NAME??	\$12,000,000	\$3,403,500	5,477,612.98	0	\$2,074,112.98	\$7,915,800	\$3,547,750	\$0	\$3,547,750	\$4,257,300.00	\$3,658,500.00
#NAME??	\$12,000,000	\$3,406,500	5,507,005.85	0	\$2,100,505.85	\$7,912,200	\$3,544,500	\$0	\$3,544,500	\$4,253,400.00	\$3,658,800.00
#NAME??	\$12,000,000	\$3,402,000	5,536,556.45	0	\$2,134,556.45	\$7,917,600	\$3,543,750	\$0	\$3,543,750	\$4,252,500.00	\$3,665,100.00

Notes:  
Bond Issues Sized at 1.20x coverage of Sales Tax Revenues

\$67,000,000 Third TIF Project							
Remaining Sales Tax Revenue for Other TIF Debt Service	Excess TIF Revenues Available for other Debt Service	Total Revenues Available to Pay Debt Service	TIF Debt Service	Remaining TIF Revenues	Sales Tax Revenue Used to Pay TIF Debt Service	Sales Tax Revenue Balance	DSCR on Other TIF projects
\$9,333,950	\$193,077	\$9,527,027	\$1,438,168	\$0	\$1,245,091	\$8,088,859	6.49
\$7,429,629	\$475,457	\$7,905,086	\$2,465,431	\$0	\$1,989,974	\$5,439,655	3.01
\$6,025,629	\$568,152	\$6,593,781	\$5,020,431	\$0	\$4,452,280	\$1,573,349	1.20
\$6,026,769	\$0	\$6,026,769	\$5,021,006	\$0	\$5,021,006	\$1,005,763	1.20
\$5,668,329	\$18,797	\$5,687,126	\$4,721,656	\$0	\$4,702,859	\$965,470	1.20
\$5,319,657	\$257,039	\$5,576,696	\$4,429,056	\$0	\$4,172,017	\$1,147,639	1.20
\$4,874,757	\$422,894	\$5,297,650	\$4,058,556	\$0	\$3,635,663	\$1,239,094	1.20
\$4,331,757	\$517,342	\$4,849,099	\$3,606,056	\$0	\$3,088,714	\$1,243,043	1.20
\$4,105,917	\$715,150	\$4,821,067	\$3,417,256	\$0	\$2,702,106	\$1,403,810	1.20
\$3,660,717	\$738,905	\$4,399,622	\$3,048,456	\$0	\$2,309,552	\$1,351,165	1.20
\$3,659,517	\$996,808	\$4,656,325	\$3,047,056	\$0	\$2,050,248	\$1,609,269	1.20
\$3,657,454	\$1,257,307	\$4,914,762	\$3,047,288	\$0	\$1,789,980	\$1,867,474	1.20
\$3,662,937	\$1,527,192	\$5,190,129	\$3,049,025	\$0	\$1,521,833	\$2,141,104	1.20
\$7,746,687	\$1,667,437	\$9,414,123	\$6,452,000	\$0	\$4,784,563	\$2,962,123	1.20
\$7,740,979	\$1,813,040	\$9,554,020	\$6,447,000	\$0	\$4,633,960	\$3,107,020	1.20
\$7,742,907	\$1,841,047	\$9,583,954	\$6,452,000	\$0	\$4,610,953	\$3,131,954	1.20
\$7,743,016	\$1,869,206	\$9,612,222	\$6,452,000	\$0	\$4,582,794	\$3,160,222	1.20
\$7,742,798	\$1,897,517	\$9,640,315	\$6,452,000	\$0	\$4,554,483	\$3,188,315	1.20
\$7,742,580	\$1,925,982	\$9,668,562	\$6,452,000	\$0	\$4,526,018	\$3,216,562	1.20
\$7,742,689	\$1,954,602	\$9,697,291	\$6,452,000	\$0	\$4,497,398	\$3,245,291	1.20
\$7,741,271	\$1,983,372	\$9,724,643	\$6,447,000	\$0	\$4,463,628	\$3,277,643	1.20
\$7,742,700	\$2,012,297	\$9,754,997	\$6,451,500	\$0	\$4,439,203	\$3,303,497	1.20
\$7,741,500	\$2,044,877	\$9,786,377	\$6,448,750	\$0	\$4,403,873	\$3,337,627	1.20
\$7,742,700	\$2,074,113	\$9,816,813	\$6,448,500	\$0	\$4,374,387	\$3,368,313	1.20
\$7,746,600	\$2,100,506	\$9,847,106	\$6,455,000	\$0	\$4,354,494	\$3,392,106	1.20
\$7,747,500	\$2,134,556	\$9,882,056	\$6,452,250	\$0	\$4,317,694	\$3,429,806	1.20

**CHAPTER 6**

**THE BOUNDARIES OF THE  
REDEVELOPMENT AREA**

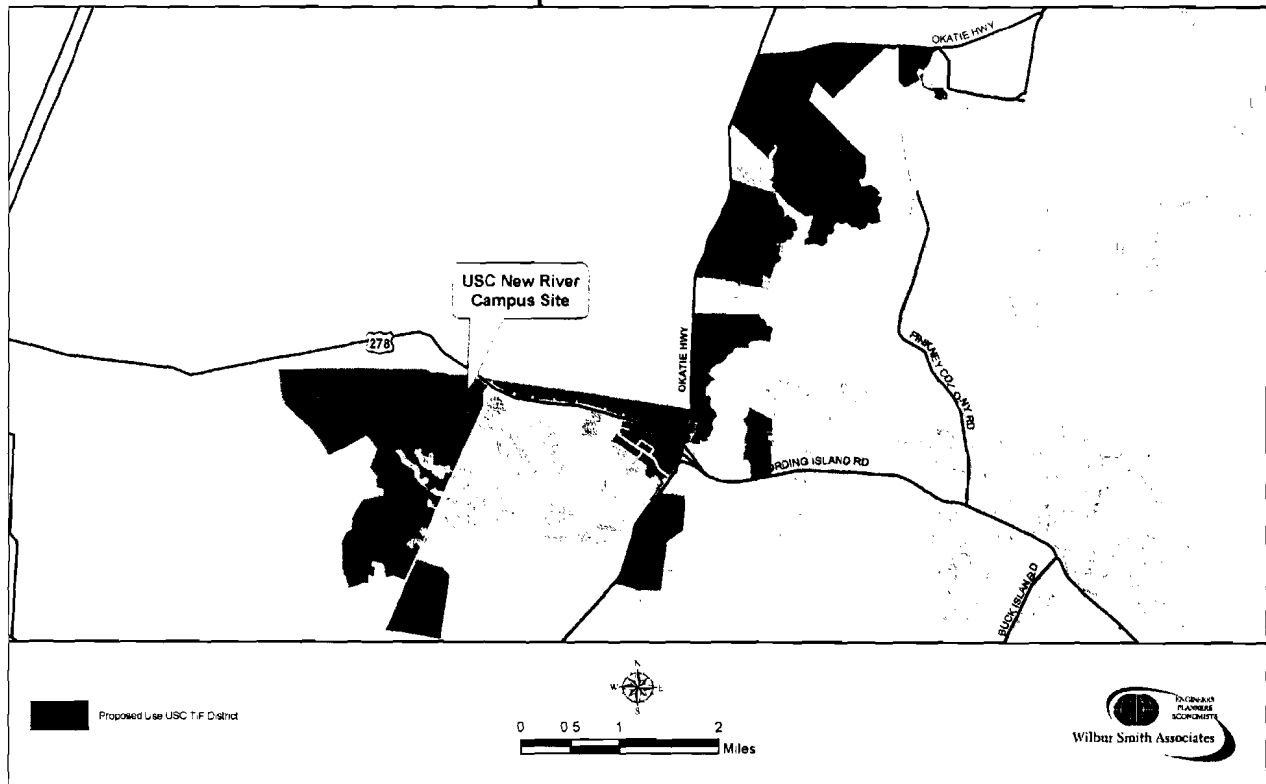
# New River Tax Increment Financing District Redevelopment Plan

## Chapter 6 THE BOUNDARIES OF THE REDEVELOPMENT AREA

### LISTING OF TAX PARCELS

The listing of tax parcels below is compiled for the most current Beaufort County tax records. As parcel ownership information is constantly changing there may be omissions or inconsistencies in the list. This list will be updated as new information is available. **Exhibit 6-1** shows the boundaries of the redevelopment area.

**Exhibit 6-1  
Redevelopment Area Boundaries**



**APPENDIX D**  
**TAX PARCEL LISTING**

**Appendix D – Tax Parcel Listing**

<b>Parcel Number</b>	<b>Owner</b>	<b>Acreage</b>
R600 028 000 0021 0000	Del Webb Communities Inc.	583.90
R600 019 000 0002 0000	SP Forests LLC	11.00
R600 019 000 0003 0000	SP Forests LLC	85.28
R600 019 000 0004 0000	Del Webb Communities Inc.	175.00
R600 019 000 0004 0000	Seaboard Commercial	14.00
R600 020 000 1421 0000	Del Webb Communities Inc.	45.00
R600 021 000 0190 0000	Del Webb Communities Inc.	24.86
R600 021 000 0192 0000	Charleston-Atlantic Presbytery	7.67
R600 020 000 0003 0000	USC	66.01
R600 021 000 0028 0000	Crescent Resource Inc.	63.73
R600 021 000 0020 0000	Crescent Resource Inc.	21.19
R600 021 000 0067 0000	Crescent Resource Inc.	1.75
R600 021 000 0066 0000	Crescent Resource Inc.	1.85
R600 021 000 0068 0000	Crescent Resource Inc.	1.25
R600 021 000 0065 0000	Crescent Resource Inc.	18.04
R600 021 000 0055 0000	Crescent Resource Inc. w/ Dirk Johnston	3.00
R600 021 000 0064 0000	South Carolina Health Services	8.99
R600 021 000 0063 0000	Crescent Resource Inc.	0.99
R600 021 000 0013 0000	HG Beaufort Land LC	9.84
R600 021 000 0056 0000	Crescent Resource Inc.	1.87
R600 021 000 0057 0000	Crescent Resource Inc. w/ Dirk Johnston	2.24
R600 021 000 0058 0000	Crescent Resource Inc. w/ Dirk Johnston	2.23
R600 021 000 0059 0000	Crescent Resource Inc. w/ Dirk Johnston	1.82
R600 021 000 0060 0000	Crescent Resource Inc. w/ Dirk Johnston	1.72
R600 021 000 0061 0000	Crescent Resource Inc.	2.18
R600 021 000 0062 0000	Crescent Resource Inc.	1.42
R600 021 000 0054 0000	Crescent Resource Inc.	1.50
R600 021 000 0040 0000	Branigar Organization, Inc.	2.19
R600 021 000 0041 0000	Branigar Organization, Inc.	2.72
R600 021 000 0054 0000	N/A	1.15
R600 021 000 0043 0000	Circle K Stores, Inc.	1.96
R600 021 000 0052 0000	Branigar Organization, Inc.	3.30
R600 021 000 0042 0000	Haddad, Souheil F	1.35
R600 021 000 0050 0000	Okatie Venture I LLC	5.27
R600 021 000 0045 0000	Coastal Banking Co. Inc.	1.52
R600 021 000 0049 0000	Okatie Business Developers LLC	4.85
R600 021 000 0046 0000	Jones Marr LLC	1.10
R600 021 000 0048 0000	Branigar Organization, Inc.	5.65
R600 021 000 0047 0000	Lawrence Laxton Restaurant, Inc.	2.06
R600 021 000 0044 0000	Okitie Hotel Group LLC	4.00
R600 021 000 0027 0000	Crescent Resource Inc.	20.00
R600 021 000 0051 0000	Okatie Center Commercial Association	7.00
R600 021 000 0069 0000	Crescent Resource Inc.	19.96
R600 021 000 0017 0000	DJL Associates LP	58.25
R600 021 000 0017 0000	DJL Associates LP	66.75
R600 029 000 0023 0000	Augustine, Mary Kent	120.75
R600 029 000 0023 0000	Augustine, Mary Kent	10.00
R600 021 000 0022 0000	Marand Inc	1.92
R600 021 000 001A 0000	Robert Wilson Sanders Jr	17.93
R600 021 000 0197 0000	Robert Wilson Sanders Jr	7.10
R600 021 000 0196 0000	Robert Wilson Sanders Jr	5.18



**New River Tax Increment Financing District Redevelopment Plan 0515**

R600 021 000 0001 0000	Robert Wilson Sanders Jr	0.00
R600 013 000 0008 0000	W Hughes Preacher	72.00
R600 013 000 0050 0000	W Hughes Preacher	22.00
R600 013 000 008C 0000	Verna G Crosby	78.15
R600 013 000 0007 0000	Capstar Communications	0.46
R600 013 000 0105 0000	Beaufort County School District	22.00
R600 013 000 0104 0000	Beaufort County School District	28.00
R600 013 000 0006 0000	Suzanne T Sheik	122.02
R600 013 000 0061 0000	Joel W Pritcher Jr	37.35
R600 013 000 003B 0000	Joel W Pritcher Jr	1.77
R600 013 000 0003 0000	Dale Pritcher Drinkwater	39.08
R600 013 000 003A 0000	Gerald M Pritcher	20.46
R600 013 00A 0095 0000		
R600 013 000 003C 0000	Edwin R Olsen and Sue Schrank	47.08
R600 013 000 0005 0000	Edwin R Olsen and Sue Schrank	55.32
R600 008 000 0001 0000	Dorothy R and Grace E Cooler	77.50
R600 008 000 0016 0000	Dorothy R and Grace E Cooler	25.00
R600 009 000 015H 0000	Joan P Coburn	46.49
R600 009 000 0037 0000	Hrs of Thomas C Pinckney	4.00
R600 009 000 0015 0000	Brooke P Sheffield	32.79
R600 009 000 0096 0000	Steve M Sheffield	2.15
R600 008 000 0005 0000	Old Field LLC	550.00
R600 021 000 007B 0000	Robert L Graves	38.10
R600 021 000 0008 0000	Robert L Graves	17.89
R600 021 000 0194 0000	Robert L Graves	0.00
R600 021 000 0195 0000	Robert L Graves	0.00
R600 021 000 0004 0000	Robert L Graves	0.00
R600 021 000 004A 0000	Robert L Graves	49.14
R600 021 000 006A 0000		
R600 021 000 0136 0000	ELLIS, JAMES A JR & CORA LEE	0.00
R600 021 000 0137 0000	DEL WEBB COMMUNITIES INC	0.00
R600 021 000 0138 0000	FEIERTAG, RICHARD A & ROBERTA W	0.00
R600 021 000 0139 0000	HARRITY, RICHARD D & PATRICIA H	0.00
R600 021 000 0140 0000	DEL WEBB COMMUNITIES INC	0.00
R600 021 000 0141 0000	DEL WEBB COMMUNITIES	0.00
R600 021 000 0142 0000	DEL WEBB COMMUNITIES INC	0.00
R600 021 000 0143 0000	DEL WEBB COMMUNITIES INC	0.00
R600 021 000 0144 0000	DEL WEBB COMMUNITIES INC	0.00
R600 021 000 0145 0000	MACKAY, SINCLAIR ROSS	0.00
R600 021 000 0146 0000	DEL WEBB COMMUNITIES INC	0.00
R600 021 000 0147 0000	DEL WEBB COMMUNITIES INC	0.00
R600 021 000 0148 0000	DEL WEBB COMMUNITIES INC	0.00
R600 021 000 0149 0000	DEL WEBB COMMUNITIES INC	0.00
R600 021 000 0150 0000	DEL WEBB COMMUNITIES INC	0.00
R600 021 000 0151 0000	DEL WEBB COMMUNITIES INC	0.00
R600 021 000 0152 0000	DEL WEBB COMMUNITIES INC	0.00
R600 021 000 0153 0000	DEL WEBB COMMUNITIES INC	0.00
R600 021 000 0154 0000	DEL WEBB COMMUNITIES INC	0.00
R600 013 000 0102 0000	DEL WEBB COMMUNITIES INC	0.00
R600 021 000 0187 0000	DEL WEBB COMMUNITIES INC	0.00
R600 021 000 0186 0000	DEL WEBB COMMUNITIES INC	0.00

**New River Tax Increment Financing District Redevelopment Plan**

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R600 0210 000 0185 0000	GURLEY, W MARC	0.00
R600 021 000 0184 0000	DEL WEBB COMMUNITIES INC	0.00
R600 021 000 0183 0000	DEL WEBB OCOMMUNITIES INC	0.00
R600 021 000 0182 0000	DEL WEBB COMMUNITIES INC	0.00
R600 021 000 0181 0000	DLE WEBB COMMUNITIES INC	0.00
R600 021 000 0180 0000	DEL WEBB COMMUNITIES INC	0.00
R600 021 000 0179 0000	DEL WEBB COMMUNITIES INC	0.00
R600 021 000 0178 0000	DEL WEBB COMMUNITIES INC	0.00
R600 0210 000 0177 0000	REBHAN, ROBERT P & ANN L	0.00
R600 0210 000 0176 0000	DEL WEBB COMMUNITIES INC	0.00
R600 021 000 0175 0000	KELLY, MICHAEL J	0.00
R600 021 000 0174 0000	LAND, RONALD P & BETTY J	0.00
R600 0210 000 0173 0000	DEL WEBB COMMUNITIES INC	0.00
R600 021 000 0172 0000	DEL WEBB COMMUNITIES INC	0.00
R600 021 000 0171 0000	DEL WEBB COMMUNITIES INC	0.00
R600 021 000 0170 0000	DEL WEBB COMMUNITIES INC	0.00
R600 021 000 0169 0000	DEL WEBB COMMUNITIES INC	0.00
R600 021 000 0168 0000	DEL WEBB COMMUNITIES INC	0.00
R600 021 000 0167 0000	DEL WEBB COMMUNITIES INC	0.00
R600 021 000 0166 0000	DEL WEBB COMMUNITIES INC	0.00
R600 021 000 0165 0000	DEL WEBB COMMUNITIES INC	0.00
R600 021 000 0164 0000	KELLY, MICHAEL J	0.00
R600 021 000 0163 0000	DEL WEBB COMMUNITIES INC	0.00
R600 021 000 0162 0000	DEL WEBB COMMUNITIES INC	0.00
R600 021 000 0161 0000	DEL WEBB COMMUNITIES INC	0.00
R600 021 000 0160 0000	DEL WEBB COMMUNITIES INC	0.00
R600 021 000 0159 0000	DEL WEBB COMMUNITIES INC	0.00
R600 021 000 0158 0000	DEL WEBB COMMUNITIES INC	0.00
R600 021 000 0157 0000	DEL WEBB COMMUNITIES INC	0.00
R600 021 000 0155 0000	DEL WEBB COMMUNITIES INC	0.00
R600 013 000 0103 0000	DEL WEBB COMMUNITIES INC	0.00
R600 021 000 0085 0000	DEL WEBB COMMUNITIES INC	12.87
R600 021 000 0194 0000	GRAVES, ROBERT L	0.00
R600 021 000 0008 0000	GRAVES, ROBERT L	17.89
R600 021 000 007B 0000	GRAVES, ROBERT L	38.10
R600 021 000 0195 0000	GRAVES, ROBERT L	0.00
R600 021 000 0004 0000	GRAVES, ROBERT L	0.00
R600 021 000 004A 0000	GRAVES, ROBERT L	49.14
R600 013 000 0103 0000	DEL WEBB COMMUNITIES INC	0.00
R600 013 000 0076 0000	RAYMOND, ROLLIN A & BENITA H	0.00
R600 013 000 0075 0000	DEL WEBB COMMUNITIES	0.00
R600 013 000 0074 0000	DEL WEBB COMMUNITIES INC	0.00
R600 013 000 0073 0000	DEL WEBB COMMUNITIES INC	0.00
R600 013 000 0072 0000	DEL WEBB COMMUNITIES INC	0.00
R600 013 000 0071 0000	DEL WEBB COMMUNITIES INC	0.00
R600 013 000 0070 0000	DEL WEBB COMMUNITIES INC	0.00
R600 013 000 0069 0000	DEL WEBB COMMUNITIES INC	0.00
R600 013 000 0068 0000	DEL WEBB COMMUNITIES INC	0.00
R600 013 000 0077 0000	DEL WEBB COMMUNITIES INC	0.00
R600 013 000 0078 0000	DEL WEBB COMMUNITIES INC	0.00
R600 013 000 0079 0000	SCHMID, ARTHUR X & JOAN E	0.00

## New River Tax Increment Financing District Redevelopment Plan

R600 013 000 0080 0000	DEL WEBB COMMUNITIES INC	0.00
R600 013 000 0081 0000	TIGHE, DONALD & PATRICIA	0.00
R600 013 000 0082 0000	PESACRETA, MARIE J & JOSEPH JR	0.00
R600 013 000 0083 0000	DEL WEBB COMMUNITIES INC	0.00
R600 013 000 0084 0000	DEL WEBB COMMUNITIES INC	0.00
R600 013 000 0085 0000	DEL WEBB COMMUNITIES INC	0.00
R600 013 000 0086 0000	DEL WEBB COMMUNITIES INC	0.00
R600 013 000 0087 0000	DEL WEBB COMMUNITIES INC	0.00
R600 013 000 0088 0000	DEL WEBB COMMUNITIES INC	0.00
R600 013 000 0089 0000	DEL WEBB COMMUNITIES INC	0.00
R600 013 000 0090 0000	DEL WEBB COMMUNITIES INC	0.00
R600 013 000 0091 0000	DEL WEBB COMMUNITIES INC	0.00
R600 013 000 0092 0000	DEL WEBB COMMUNITIES	0.00
R600 013 000 0093 0000	DEL WEBB COMMUNITIES INC	0.00
R600 013 000 0094 0000	DEL WEBB COMMUNITIES INC	0.00
R600 013 000 0095 0000	HUCK, JOHN B & FRANCES C	0.00
R600 013 000 0096 0000	DAPICE, RONALD R & PATRICIA	0.00
R600 013 000 0097 0000	TAYLOR, ROBERT C & ROCHELLE M	0.00
R600 013 000 0098 0000	DEL WEBB COMMUNITIES INC	0.00
R600 013 000 0099 0000	DEL WEBB COMMUNITIES	0.00
R600 013 000 0100 0000	DEL WEBB COMMUNITIES INC	0.00
R600 013 000 0101 0000	MCDOWELL, KENNETH J & BARBARA	0.00
R600 013 000 0067 0000	DEL WEBB COMMUNITIES INC	0.00
R600 013 000 0066 0000	DEL WEBB COMMUNITIES INC	0.00
R600 021 000 0131 0000	DEL WEBB COMMUNITIES INC	0.00
R600 021 000 0132 0000	BOSTON, CALVIN P & CAROL A	0.00
R600 021 000 0133 0000	DEL WEBB COMMUNITIES INC	0.00
R600 021 000 0134 0000	DEL WEBB COMMUNITIES INC	0.00
R600 021 000 0135 0000	DEL WEBB COMMUNITIES INC	0.00
R600 021 00C 0178 0000	DEL WEBB COMMUNITIES INC	7.35
R600 009 000 0094 0000	DREW BROTHERS CONSTRUCTION	1.72
R600 009 000 006B 0000	DREW BROTHERS CONSTRUCTION	0.90