



PUBLIC WORKS COMMITTEE MEETING

MONDAY, APRIL 1, 2024 | 6 PM

2nd Committee Meeting

The Committee will meet in Mauldin City Hall at 5 East Butler Road in the Council Chambers at 6 p.m.

The meeting will be available remotely through Zoom. Please visit the City's website at <https://cityofmauldin.org/your-government/meeting-minutes-agendas/> to access the meeting via audio and videoconferencing.
A quorum of Council will be present.

**PUBLIC WORKS COMMITTEE
MEETING APRIL 1, 2024, 6PM
CITY HALL - COUNCIL CHAMBERS
5 E. BUTLER ROAD**

Committee Members: Jason Kraeling (Chair), Michael Reynolds and Carol King

- | | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
| 1. <u>Call to Order</u> | Chairperson Kraeling |
| 2. <u>Public Comment</u> | Chairperson Kraeling |
| 3. <u>Reading and Approval of Minutes</u>
a. Public Works Committee- March 4, 2024 [Pages 3-4] | Chairperson Kraeling |
| 4. <u>Reports or Communications from City Officers</u>
a. PW Director Matthew Fleahman
1. Discussion on Bulk Pickup
2. Discussion on Sewer Laterals | Chairperson Kraeling |
| 5. <u>Unfinished Business</u>
a. Stormwater Plan [Pages 5-6] | Chairperson Kraeling |
| 6. <u>New Business</u>
a. Ordinances to Sell Butler Road Property for ROW [Pages 7-97] | Chairperson Kraeling |
| 7. <u>Public Comment</u> | Chairperson Kraeling |
| 8. <u>Committee Concerns</u> | Chairperson Kraeling |
| 9. <u>Adjournment</u> | |

MINUTES
PUBLIC WORKS COMMITTEE MEETING MARCH 4, 2024, 6PM
CITY HALL - COUNCIL CHAMBERS 5 E. BUTLER ROAD
1st committee meeting

Committee Members present: Jason Kraeling(Chair) and Carol King. Councilman Reynolds came in after the meeting was started.

Others present: PW Director Matthew Fleahman and City Administrator Seth Duncan.

1. Call to Order- Chairman Kraeling

2. Public Comment- None

3. Reading and Approval of Minutes

a. Public Works Committee- February 5, 2024

Motion: Councilwoman King made a motion to accept the minutes with Chairman Kraeling seconding.

Vote: The vote was unanimous (2-0).

4. Reports or Communications from City Officers

a. PW Director Matthew Fleahman

Grant Updates

The \$4 million SCIIP grant for sewer rehabilitation was approved last month.

The grant for Oak Park Drive is ongoing. The plans for the project have been given to the Army Corps of Engineers.

Two public input sessions have been held by KCI for the EMD grant. The master plan report should be given to the City by May.

5. Unfinished Business

a. Stormwater Discussion

Mr. Fleahman presented his findings regarding stormwater and the fees that will need to be assessed in order to deal with the stormwater issues in the City. In order to have a dedicated stormwater department, there needs to be a revenue stream, which would be paid by residential and commercial properties. Mr. Fleahman said we would be the only entity trying to address stormwater. The state does not even do this.

Councilman Reynolds said he is terrified by the amount of money that is needed to address stormwater concerns.

Councilwoman King agreed. She would like to see more of the work the Public Works department is doing now including curbing, basin clean-outs, etc. She is not ready to commit to a Public Works division for stormwater.

Chairman Kraeling asked that this item be included on next month's committee agenda for action.

6. New Business

a. Authorization to Sell Equipment

A resolution must be adopted by Council to sell equipment and vehicles.

Motion: Councilman Reynolds made a motion to send this item to Council for approval with Councilwoman King seconding.

Vote: The vote was unanimous (3-0).

7. Public Comment

Elena Overcash spoke on behalf of 504 Canewood Place. She is the HOA President of Carlton Place. The property had a sewer backup. She is trying to find out who might be responsible for fixing the pipe. She received an email saying it was not the City's responsibility, but she would like more information.

Marvin Brinn of 100 Lewis Drive also spoke on the sewer backups at 504 Canewood Place.

8. Committee Concerns- None

9. Adjournment- Chairman Kraeling adjourned the meeting at 6:39 p.m.

Respectfully Submitted,
Cindy Miller
Municipal Clerk

PUBLIC WORKS COMMITTEE

AGENDA ITEM

MEETING DATE: April 1, 2024

AGENDA ITEM: 5a

TO: Public Works Committee

FROM: Public Works Director, Matthew Fleahman

SUBJECT: Stormwater Fee and Division Initiation

REQUEST

The Public Works Committee will continue its discussion regarding the possibility of implementing a Stormwater Fee and initiate a Stormwater Division under the Public Works Department.

HISTORY/BACKGROUND

The City of Mauldin is part of Greenville County's MS4 Stormwater permit. As part of the permit, the City is responsible for drainage structures within City-Owned rights-of-way (ROWs). The Public Works Department inspects and maintains these drainage systems so that stormwater will be properly conveyed to drainage outfalls. The existing system includes 3,103 catch basins, 8 stormwater detention ponds, and approximately 58 miles of stormwater pipes in sizes varying from 6-inch to 96-inches.

Over last few years, the City has undertaken several projects and programs to better understand the city's stormwater needs, issues, and potential cost both on public property as well as private property. City Council authorized an assessment of six flood prone areas, authorized a Stormwater Master Plan, initiated a Stormwater Fee Study, and funded a grant match for stormwater improvements in the Oak Park subdivision. All of these activities were funded either through ARPA funds or the General Fund.

In addition, the City allocates approximately \$35,000 annually for stormwater maintenance in public rights-of-way. Staff estimates that the total book value of all public stormwater infrastructure represents approximately \$50 million in liability to the City. City funds can only be used on public property and within the public rights-of-way or easements. The current funding is insufficient to maintain and address the needs of publicly owned and maintained stormwater infrastructure.

The City also recently examined several flood prone areas including Bishop Heights, Bi-Lo Distribution Center, Harrison Plaza, Holly Springs, Knollwood Drive, and Oak Park Drive. As KCI has estimated, to convert private stormwater infrastructure into public infrastructure costs are expected to exceed \$6.6 million for just these 6 projects. Many of the City's older subdivisions have privately held stormwater systems which are beginning to show signs of aging and failure. Staff estimates that there could be as much as \$20 million or more in private stormwater needs throughout the City. Current policy and SC State Constitution prohibits the use of taxpayer funds to make improvements on private property.

ANALYSIS or STAFF FINDINGS

The 2023 Stormwater Fee Analysis and Evaluation prepared by KCI and the stormwater fee and budget drafted by staff show several options for Council to raise revenue to begin addressing public stormwater needs and private needs. Staff believes a Stormwater Division would need at minimum \$705,000 in funding annually, but more to begin addressing larger capital needs and private stormwater systems. A summary of KCI's and Staff's fee recommendations and revenue projections are below.

	Residential	Non-Residential	Projected Rev	Expenses	Balance (Capital & Grants)
KCI	\$25 - <1,000 sq ft dev or undev \$28 - >1,000 sq ft dev	\$27 per ERU for dev \$25 per ERU for undev	\$725,000	\$705,000	\$20,000
Staff	\$36	\$37.50 per ERU	\$1,000,000	\$705,000	\$295,000

Non-residential impact on local businesses:

Site	ERU	Current Fee	Proposed City Fee	Total Fee
GBS	76	\$2,052	\$2,850	\$4,902
Compex	143	\$3,861	\$5,363	\$9,224
CS Sauer	136	\$3,672	\$5,100	\$8,772
Spectrum	82	\$2,214	\$3,075	\$5,289
Harrisons	149	\$4,023	\$5,588	\$9,611
Kellets	39	\$1,053	\$1,463	\$2,516
BASF	122	\$3,294	\$4,575	\$7,869

RECOMMENDATION

Staff recommends that City Council adopt a new fee if it desires to make larger investments into the City's publicly owned stormwater systems or begin converting private stormwater systems into public systems.

PUBLIC WORKS COMMITTEE

MEETING DATE: April 1, 2024

AGENDA ITEM: 6a

TO: Public Works Committee
FROM: Seth Duncan, City Administrator
SUBJECT: Sale of Property E. Butler (Tracts 205 & 229)

DISCUSSION

The Public Works Committee is being asked make a positive recommendation to Council to approve the sale of certain property along E. Butler Road to SCDOT for the purpose of road improvements as part of the Butler Road Improvement Project AND to authorize additional temporary construction easements for the project.

HISTORY/BACKGROUND

In March, the City received the appraisal findings from ORC Real Estate Solutions for Infrastructure for the sale of land along E. Butler Road (Tracts 205 and 229). The property is being purchased by SCDOT as part of the Butler Road Improvement Project which will see the improvement of E. Butler Road from Bridges Road to HWY 276. Improvements will include stormwater changes, inclusion of a 10-foot multi-use path, intersection changes, and other improvements. Additionally, SCDOT is requesting temporary Right-of-Way (ROW) on both parcels and is willing to compensate the City for its use.

ANALYSIS or STAFF FINDINGS

The City owns a number of parcels along the project corridor and due to the nature of this project SCDOT is increasing its right-of-way throughout the project area. The parcels related to these appraisals at City Park (205) and where Gilder Creek crosses E. Butler (229). As described below, SCDOT is seeking to acquire a segment of City property for the project.

The new right-of-way will not have a significant impact on either property. As such, SCDOT's offers are for fee simple title to land and temporary Right-of-Way. Each of the acquisitions are described below and illustrated in the referenced attached Exhibits.

Tract 205 – City Park	Tract 229 – Gilder Creek
Compensation \$35,521.00 fee simple title to 0.28 acre <u>\$11,859.00</u> Temporary ROW to 0.18 acre \$47,380.00 <i>Total</i>	Compensation \$3,247.00 fee simple title to 0.30 acre <u>\$485.00</u> Temporary ROW to 0.076 acre \$3,732.00 <i>Total</i>

Staff have found the appraisal fair and cost to cure acceptable.

FISCAL IMPACT

The City will receive \$51,112 for the sale of property to SCDOT and to provide temporary Right-of-Way. Staff suggest dedicating those funds to Cost to Cure activities as described in the appraisal.

RECOMMENDATION

Staff recommends Committee make a positive recommendation to City Council for the sale of these properties to SCDOT as stated in the offers.

ATTACHMENTS

Tract 205

- Butler Road ROW Ordinance (205)
- Offer Letter Appraisal (205)
- Title to Real Estate (205)
- Tract 205 Exhibit A, B, C
- Easement (205)
- Tract 205 Exhibit A Temp RW, B Temp RW, C Temp RW

Tract 229

- Butler Road ROW Ordinance (229)
- Offer Letter Appraisal (229)
- Title to Real Estate (229)
- Tract 229 Exhibit
- Easement (229)
- Tract 229 Exhibit TempRW

Full appraisals are available upon request.

03/14/2024

The City of Mauldin, a municipal corporation
Attn: Seth Duncan City Administrator
5 East Butler Road
Mauldin, South Carolina 29662

RE: Project ID No. P030553 - Road S-107 (East Butler Road) - Greenville County – Tract 205

To Whom it May Concern:

Reference is made to the above captioned project, under which the South Carolina Department of Transportation (SCDOT) proposes to acquire a portion of your property for this improvement as has been discussed with you previously. The Department must pay just compensation for the property which is based on an appraisal made by a qualified real estate appraiser using comparable sales in the area.

The appraisal, a copy of which is attached hereto, has been prepared, reviewed and approved, and I am now authorized to make you the following offer:

\$35,521.00	for fee simple title to 0.28 acre (12,247 SF) of land and all improvements thereon, if any, in fee simple.
<u>\$11,859.00</u>	Temporary Right of Way 0.18 acre (7,906 SF)
\$47,380.00	Total

Please give this offer your prompt attention and let me know your decision as soon as possible. Retain this information to report your payment according to IRS rules in Publication 544.

If I can be of any further assistance, do not hesitate to contact me.

Sincerely,

Jeremy Robertson
O. R. Colan Associates, LLC
Right of Way Agent

03/14/2024
Date Offer Made

MAULDIN ORDINANCE _____-2024

**AN ORDINANCE AUTHORIZING THE CONVEYANCE OF
ANY AND ALL INTEREST IN CERTAIN REAL PROPERTY IN THE CITY OF MAULDIN AND
GRANTING A TEMPORARY CONSTRUCTION EASEMENT**

WHEREAS, the City of Mauldin (“City”) owns certain road right-of-way property lying and situate within the city limits of Mauldin, County of Greenville along East Butler Road identified as Tract 205 on the “SCDOT Area of Acquisition from Tract 205 Project ID P030553” attached hereto as **Exhibits “A, B, and C;”** and,

WHEREAS, the South Carolina Department of Transportation (“the SCDOT”) desires for the City to convey its interest in the area of acquisition from Tract 205 shown on **Exhibits “A, B, and C”** to the SCDOT as part of the SCDOT’s Butler Road Improvements Project (See www.buildingabetterbutler.com); and,

WHEREAS, the SCDOT also desires for the City to convey a temporary Right-Of-Way (“ROW”) from Tract 205 identified as Tract 205 on “SCDOT Area of Temporary R/W from Tract 205 Project ID P030553 on Exhibits “A, B, and C” to the SCDOT as part of the planned improvements; and

WHEREAS, pursuant to S.C. Code § 5-7-40, a municipality may convey or dispose of property it owns by Ordinance; and,

WHEREAS, the Mayor and City Council find that it is in the best interest of the City of Mauldin to convey the area of acquisition from Tract 205 as shown on **Exhibits “A, B, and C”** to the SCDOT by quit-claim deed attached hereto as **Exhibit “D”** for the consideration stated in said deed **and by Temporary Right Of Way Easement an area shown on Exhibits “A, B, and C” for the consideration stated in said easement on Exhibit “E.”**

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and Council of the City of Mauldin, that the Mayor of the City is hereby authorized, empowered, and directed to execute,

acknowledge and deliver the quit-claim deed attached hereto as Exhibit “D” and right-of-way easement attached hereto as Exhibit “E.”

This Ordinance shall be effective upon second reading approval thereof and no further authorization is required to execute and deliver all documents related to the conveyance contemplated by this Ordinance.

Terry W. Merritt, Mayor

ATTEST:

Cindy Miller, Municipal Clerk

Introduced by: _____

First Reading: _____

Second Reading: _____

Approved as to form: _____
Daniel R. Hughes

THE STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

Road/Route Road S-107 (East Butler Road)
Project ID No. P030553
Tract 205

TITLE TO REAL ESTATE

Approximate Survey Stations

179+00 To 188+00 Lt
Reloc S-107 East Butler Road
To
To

KNOW ALL MEN BY THESE PRESENTS, That I (or we) The City of Mauldin, a municipal corporation – 5 East Butler Road, Mauldin, South Carolina 29662 in consideration of the sum of Thirty Five Thousand Five Hundred Twenty One and No/100 Dollars (\$35,521.00) and other valuable consideration to me (or us) in hand paid at and before the sealing and delivering thereof, by the South Carolina Department of Transportation, Columbia, South Carolina, receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release, unto the said South Carolina Department of Transportation, its successors and assigns, all that certain real property of the Grantor in fee simple absolute for Roadway Improvements on S-107 (East Butler Road) from US Route 276 (Laurens Road) to S-941 (Bridges Road), State and County aforesaid, as shown on plans prepared by Infrastructure Consulting & Engineering for the South Carolina Department of Transportation and dated **April 6, 2023**.

SPECIAL PROVISIONS:

The above consideration is for all that certain parcel of land containing 0.28 acres (12,247 square feet), more or less, and all improvements thereon, if any, owned by The City of Mauldin, a municipal corporation, shown as the “Area of Acquisition” on Exhibits A, B and C, attached hereto and made a part hereof. Property herein conveyed is along a relocated centerline as shown on plans between approximate survey stations 180+83.54 and 188+12.20 Reloc S-107 East Butler Road. This being a portion of the property conveyed to **The City of Mauldin, a municipal corporation** by the Deed of George O’Shields Builders, Inc., dated and recorded April 27, 1977, in Deed Book 1055, at Page 481 in the Office of the Register of Deeds for Greenville County, South Carolina and shown as **Tax Map No. 0546.01-01-038.00**.

Together with, all and singular, the rights, members, hereditaments and appurtenances thereunto belonging, or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the grantee, and the grantee’s successors and assigns forever.

TO HAVE AND TO HOLD in fee simple, absolute and singular the said property and the rights hereinbefore granted, unto the said South Carolina Department of Transportation, its successors and assigns forever.

IN WITNESS WHEREOF, I (or we) have hereunto set my (or our) hand(s) and seal(s) this day of _____, in the year of our Lord, Two Thousand and _____.

Signed, sealed and delivered in the presence of:	The City of Mauldin, a municipal corporation
_____	_____
1 st Witness	Grantor (L.S.)
_____	_____
2 nd Witness	Grantor (L.S.)

NOTE: All right of way agreements must be in writing and are subject to rejection by the South Carolina Department of Transportation.

THE STATE OF _____)	ACKNOWLEDGEMENT
_____)	
COUNTY OF _____)	

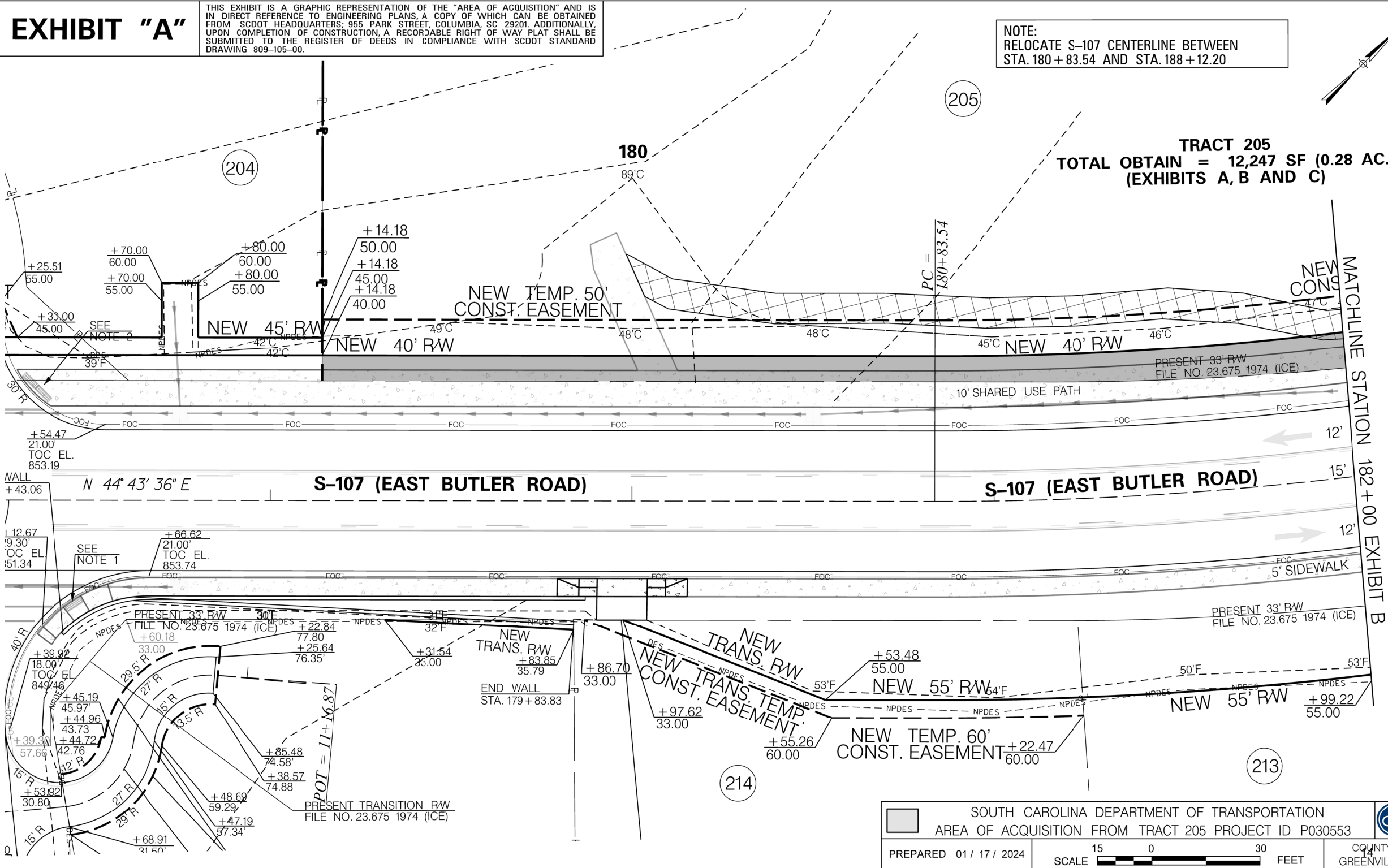
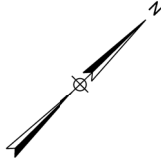
The foregoing instrument was acknowledged before me this _____ day of _____, 20_____ by _____ of The City of Mauldin, a municipal corporation, on behalf of the corporation.

	_____ Signature of Notary Public
	_____ Printed Name of Notary Public
NOTARY PUBLIC FOR THE STATE OF _____	
My Commission Expires: _____ (Affix seal if outside SC)	

EXHIBIT "A"

THIS EXHIBIT IS A GRAPHIC REPRESENTATION OF THE "AREA OF ACQUISITION" AND IS IN DIRECT REFERENCE TO ENGINEERING PLANS, A COPY OF WHICH CAN BE OBTAINED FROM SCDOT HEADQUARTERS, 955 PARK STREET, COLUMBIA, SC 29201. ADDITIONALLY, UPON COMPLETION OF CONSTRUCTION, A RECORDABLE RIGHT OF WAY PLAT SHALL BE SUBMITTED TO THE REGISTER OF DEEDS IN COMPLIANCE WITH SCDOT STANDARD DRAWING 809-105-00.

NOTE:
RELOCATE S-107 CENTERLINE BETWEEN
STA. 180 + 83.54 AND STA. 188 + 12.20



TRACT 205
TOTAL OBTAIN = 12,247 SF (0.28 AC.)
(EXHIBITS A, B AND C)

SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION

AREA OF ACQUISITION FROM TRACT 205 PROJECT ID P030553

PREPARED 01 / 17 / 2024

SCALE

15

0

30

 FEET

olh

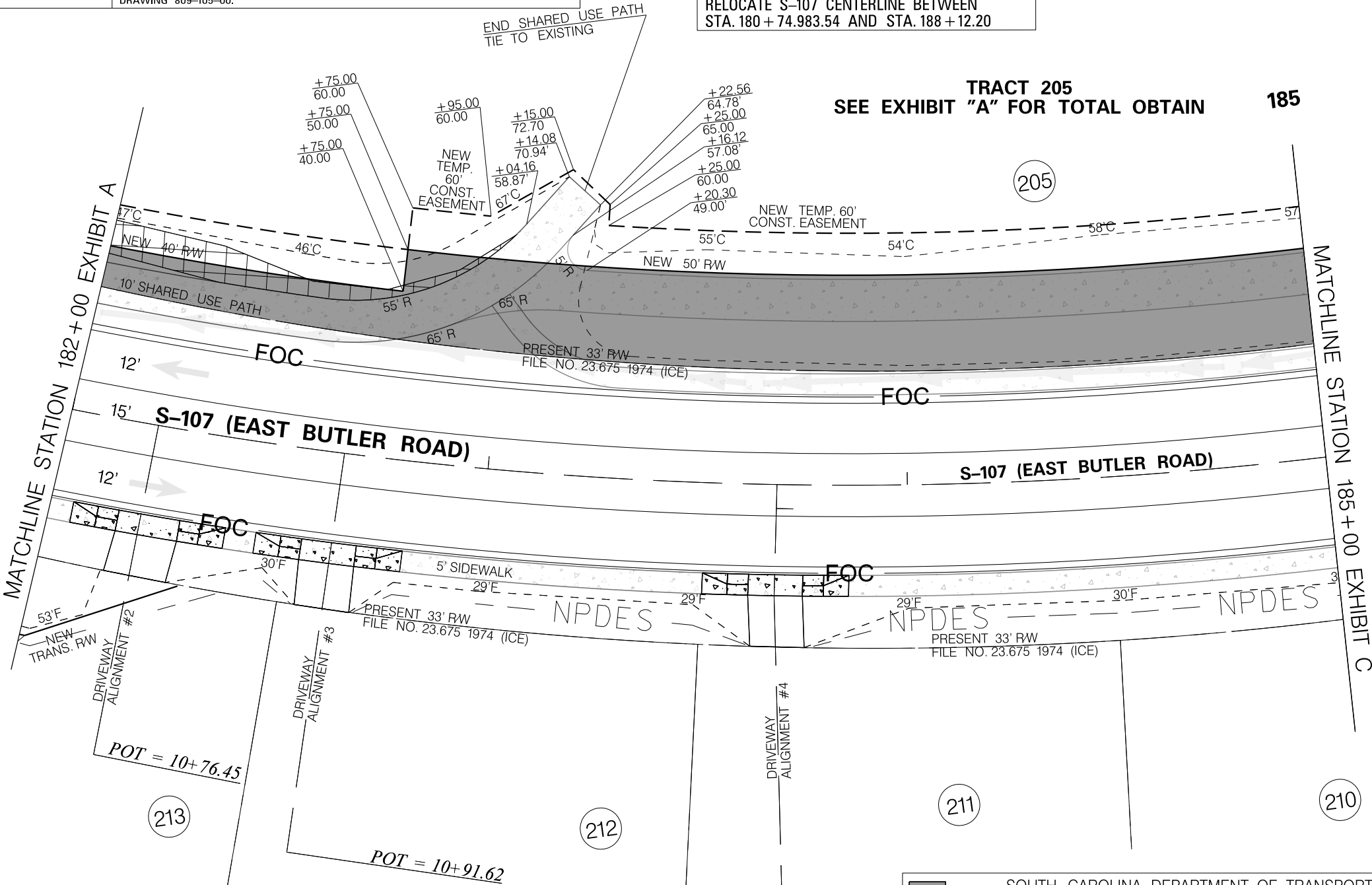
INC.

COUNTY
GREENVILLE

EXHIBIT "B"

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NOTE:
RELOCATE S-107 CENTERLINE BETWEEN
STA. 180 + 74.983.54 AND STA. 188 + 12.20



SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION
AREA OF ACQUISITION FROM TRACT 205 PROJECT ID P030553

PREPARED 01 / 17 / 2024

SCALE

15

0

30

 FEET

COUNTY
GREENVILLE

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205

205

206

$$\frac{\text{PT} = 12.20}{188 + 12.20}$$

PRESENT 45' RW
FILE NO. 23.038119 2012 (ICE)

207

NOTE:
RELOCATE S-107 CENTERLINE BETWEEN
STA. 180 + 74.983.54 AND STA. 188 + 12.20

SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION
 AREA OF ACQUISITION FROM TRACT 205 PROJECT ID P030553

15 0 30
SCALE FEET

COUNTY
16
GREENVILLE

Page 5 of 5 pages

THE STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

Road/Route Road S-107 (East Butler Road)
Project ID No. P030553
Tract 205

TEMPORARY
RIGHT OF WAY EASEMENT
Approximate Survey Stations

179+00	To	188+00 Lt
Reloc S-107 East Butler Road		
	To	
	To	

KNOW ALL MEN BY THESE PRESENTS, That I (or we) The City of Mauldin, a municipal corporation – 5 East Butler Road, Mauldin, South Carolina 29662 in consideration of the sum of Eleven Thousand Eight Hundred Fifty Nine and No/100 Dollars (\$11,859.00), to me (or us) in hand paid, and other valuable consideration at and before the sealing and delivering thereof, by the South Carolina Department of Transportation, receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, give, bargain, sell and release, unto the said South Carolina Department of Transportation, its successors and assigns, an easement or right of way for the construction, improvement, operation and maintenance of a public road known as a State Highway for Roadway Improvements on S-107 (East Butler Road) from US Route 276 (Laurens Road) to S-941 (Bridges Road), State and County aforesaid, as shown on plans prepared by the South Carolina Department of Transportation, upon and across the land which I (or we) may own, in whole or in part, between the survey stations referenced above and as depicted and described on the above reference plans together with, all and singular, the rights, members, hereditaments, and appurtenances thereunto belonging, or in any way incident or appertaining. The grantor expressly recognizes the possibility that the property herein may be used in the future by public utility or others granted the statutory right to use the right of way.

SPECIAL PROVISIONS:

The above consideration is for temporary easement to 0.18 acres (7,906 square feet), more or less, and all improvements thereon, if any, owned by The City of Mauldin, a municipal corporation, shown as the "Area of Temporary Right of Way " on Exhibit A, attached hereto and made a part hereof. Property herein conveyed is along a relocated centerline as shown on plans between approximate survey stations 180+83.54 and 188+12.20 Reloc S-107 East Butler Road. **Temporary right of way herein granted shall revert to the grantor upon completion and acceptance of the project.**

Tax Map No. 0546.01-01-038.00.

TO HAVE AND TO HOLD, all and singular, the said easement or right of way and the rights hereinabove granted, unto the said South Carolina Department of Transportation, its successors and assigns forever for a public road, highway, other public transportation purposes or other public uses as are permitted within and in conjunction with highway rights of way and the grantors hereby dedicated their respective interest in said strip of land to public use for such purposes.

It is agreed that buildings, fences, signs or other obstructions will not be erected by me (or us), my (or our) heirs, assigns or administrators within the limits of the right of way herein conveyed.

IN WITNESS WHEREOF, I (or we) have hereunto set my (or our) hand(s) and seal(s) this _____ day of _____, in the year of our Lord, Two Thousand and _____.

Signed, sealed and delivered in the presence of: **The City of Mauldin, a municipal corporation**

1st Witness Grantor (L.S.)

2nd Witness Grantor (L.S.)

NOTE: All right of way agreements must be in writing and are subject to rejection by the South Carolina Department of Transportation.

THE STATE OF _____)
_____) **ACKNOWLEDGEMENT**
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 20_____ by _____ of The City of Mauldin, a municipal corporation, on behalf of the corporation.

Signature of Notary Public

Printed Name of Notary Public

NOTARY PUBLIC FOR THE STATE OF _____

My Commission Expires: _____
(Affix seal if outside SC)

EXHIBIT "A"

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NOTE:
RELOCATE S-107 CENTERLINE BETWEEN
STA. 180 + 83.54 AND STA. 188 + 12.20

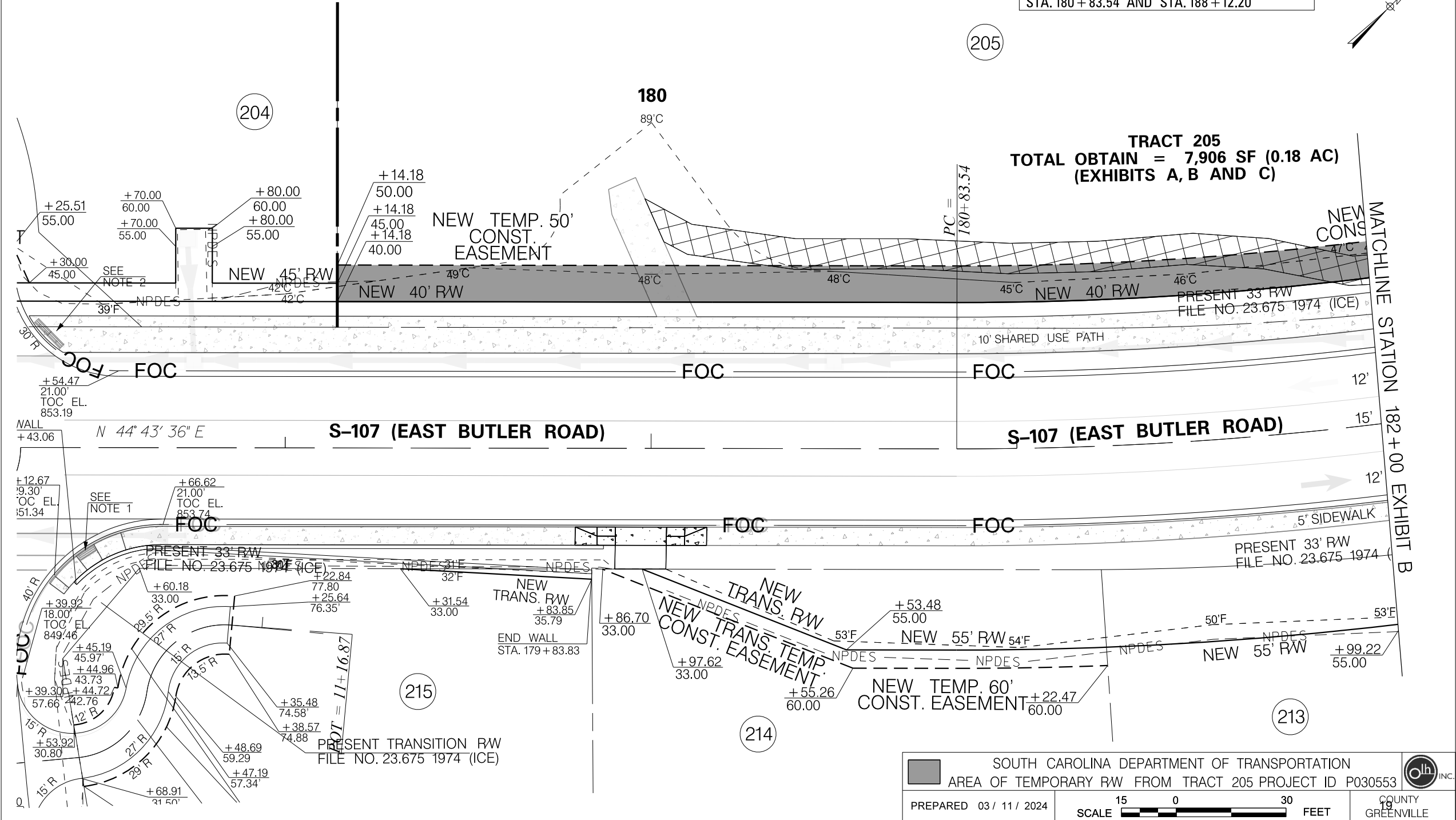
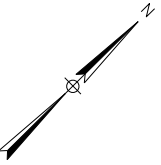


EXHIBIT "B"

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NOTE:
RELOCATE S-107 CENTERLINE BETWEEN
STA. 180 + 74.983.54 AND STA. 188 + 12.20

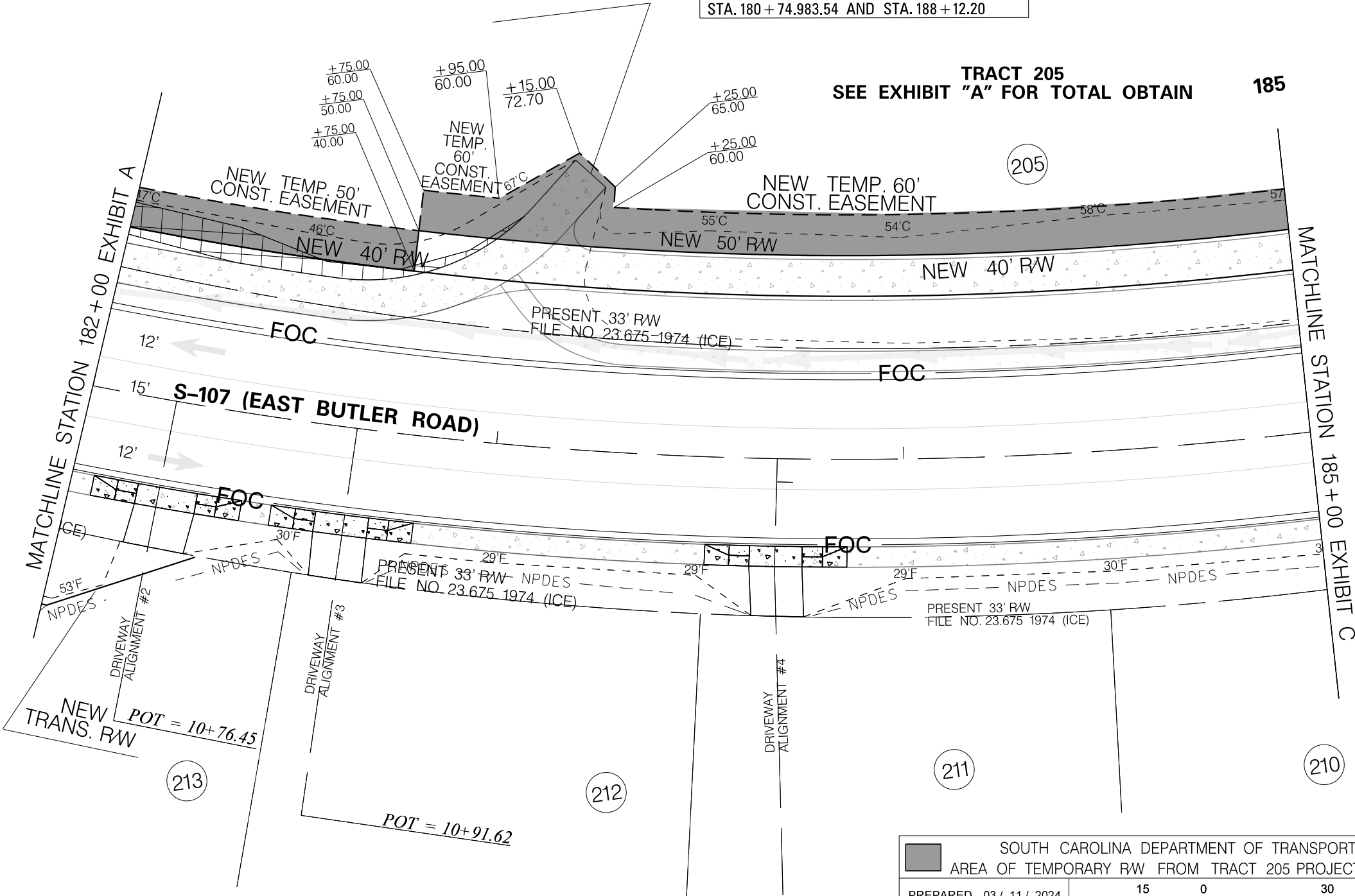
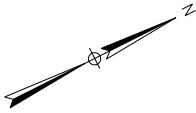


EXHIBIT "C"

THIS EXHIBIT IS A GRAPHIC REPRESENTATION OF THE "AREA OF ACQUISITION" AND IS IN DIRECT REFERENCE TO ENGINEERING PLANS, A COPY OF WHICH CAN BE OBTAINED FROM SCDOT HEADQUARTERS, 965 PARK STREET, COLUMBIA, SC 29201. ADDITIONALLY, UPON COMPLETION OF CONSTRUCTION, A RECORDABLE RIGHT OF WAY PLAT SHALL BE SUBMITTED TO THE REGISTER OF DEEDS IN COMPLIANCE WITH SCDOT STANDARD DRAWING 809-105-00.

TRACT 205
SEE EXHIBIT "A" FOR TOTAL OBTAIN

205

NEW TEMP. 60'
CONST. EASEMENT

NEW 50' RW

PRESENT 33' RW
FILE NO. 23.675 1974 (ICE)

S-107 (EAST BUTLER ROAD)

PRESENT 33' RW
FILE NO. 23.675 1974 (ICE)

PRESENT 33' R
FILE NO. 23.67

PRESENT 45' RW
FILE NO. 23.038119
2012 (ICE)

PRESENT 40' RW
FILE NO. 23.038119 2012 (ICE)

PRESENT 33' RW
FILE NO. 23.675 1974 (ICE)

POT = 10+58.30

POT = 10+81.75

POT = 10+97.94

208

207

209

NOTE:
RELOCATE S-107 CENTERLINE BETWEEN
STA. 180 + 74.983.54 AND STA. 188 + 12.20

TIE EQUALITY
STA. 188 + 19.61 S-107 (EAST BUTLER ROAD)
EXISTING \square
STA. 188 + 12.20 S-107 (EAST BUTLER ROAD)
PROPOSED \square

SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION
AREA OF TEMPORARY RW FROM TRACT 205 PROJECT ID P030553

PREPARED 03 / 11 / 2024

SCALE 15 0 30 FEET

COUNTY
GREENVILLE



APPRAISAL REPORT

Project ID No. P030553	Road S-107 (East Butler Road)	County Greenville	Tract(s) 205
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- (1) **Tract Location:** 203 Corn Road, Mauldin, SC 29662
Property Owner: The City of Mauldin
Address: 5 East Butler Road, Mauldin, SC 29662



Front View of Subject Property

PREPARED FOR:
South Carolina Department of Transportation

- (2) Prior to inspection the owner was contacted by certified letter and invited to be present during inspection of this property. The tract was inspected on 2/13/2024. I was accompanied by no one.
Required by Sec. 24.102 (c) of Uniform Act.
Explain: (Why not accompanied, relation of representative, items discussed, etc.)
 I met with Seth Duncan, City Administrator for the City of Mauldin on 10/30/2023 about another tract owned by the City of Mauldin and we also discussed this property. A letter was subsequently sent to the property owner extending an invitation to attend the inspection but received no answer, so I proceeded with the inspection.

- PREPARED BY:**
- (3) **Inspecting Appraiser:** Deborah L. Tripp, MAI, SRA
S. C. Certified General Real Estate Appraiser CG1132

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Firm Name:

Property Solutions, LLC

APPRAISAL DETAILS AND REQUIREMENTS

- (4) PROPERTY RIGHTS APPRAISED: Fee Simple
- (5) PURPOSE OF THE APPRAISAL: To estimate the difference in the market value of this property caused by the acquisition of the right of way for the proposed construction of this project.

- (6) INTENDED USE: To assist the South Carolina Department of Transportation in negotiations with the property owner concerning an eminent domain acquisition.

Market value is defined as "The most probable price, as of a specified date, in cash, or in terms equivalent to cash, or in other precisely revealed terms, for which the specified property rights should sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently, knowledgeably, and for self-interest, and assuming that neither is under undue duress.

SOURCE: The Appraisal Institute, The Dictionary of Real Estate Appraisal, 4th Edition

- (7) INTENDED USER: The South Carolina Department of Transportation, its Rights-of-Way Department, its consultants, its Legal Department and Associate Legal Counsel.

- (8) EXPOSURE TIME: 12 to 24 months

- (9) FIVE-YEAR SALE HISTORY:

Date	Sale Price	Deed Reference
	\$	
	\$	
	\$	
This subject has been owned by the same owners since 1977.		

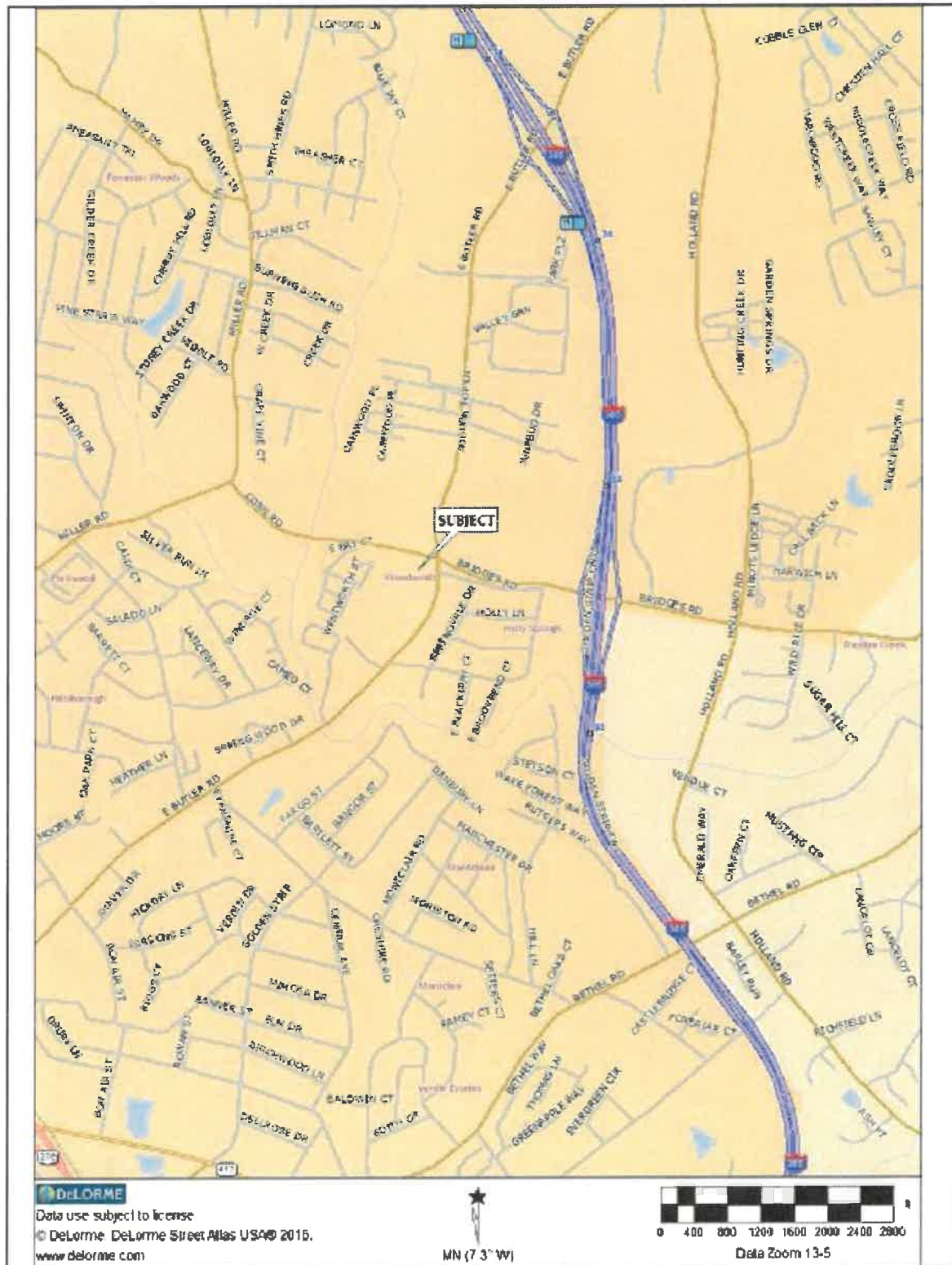
(10)	CURRENT LISTING:	PENDING CONTRACT:
	None	None

(11)	ASSESSMENT AND TAXES:					
	Tax Parcel ID No.:		0546.01-01-038.000			
	Tax Year:		2023			
	Land Value:	\$Exempt	Improvement Value:	\$Exempt	Total Assessed Value:	\$Exempt
	Real Estate Taxes:		\$N/A			

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(12)	CURRENT ZONING ANALYSIS: Zoned R20, Residential District, Nonresidential Use		
	District:	799 - City of Mauldin	Current Conformity: Conforms as conditional use
	MINIMUM REQUIREMENTS:		
	Front Setback:	30' minimum	
	Rear Setback:	25' minimum	
	Side Setback:	20'	
	Building Height:	30'	
	# Parking Spaces:	Depends on use	
	Road Frontage:	None	
	Maximum Building Size:	None	
	Comments:	The Residential District is "established to provide for the single family detached residences and for nonresidential uses as conditional uses." Minimum lot size is 20,000 square feet. Density is limited to 3.6 units per acre. Nonresidential uses such as clubhouses, private outdoor recreation facilities, day cares, and religious institutions, attached single family housing and cluster housing are permitted as conditional uses with additional setback requirements.	
		The subject's improvements are located well away from the right of way both before and after the acquisition. Used as a public park for many years and owned by the City of Mauldin, the existing use appears to be a permitted use in this district.	

SUBJECT LOCATION MAP



SUBJECT TAX MAP, SHOWING FLOOD MAP

Tax Map Number: M0546.01-01-038.000



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SUBJECT ZONING MAP
R-20 RESIDENTIAL / NON-RESIDENTIAL DISTRICT

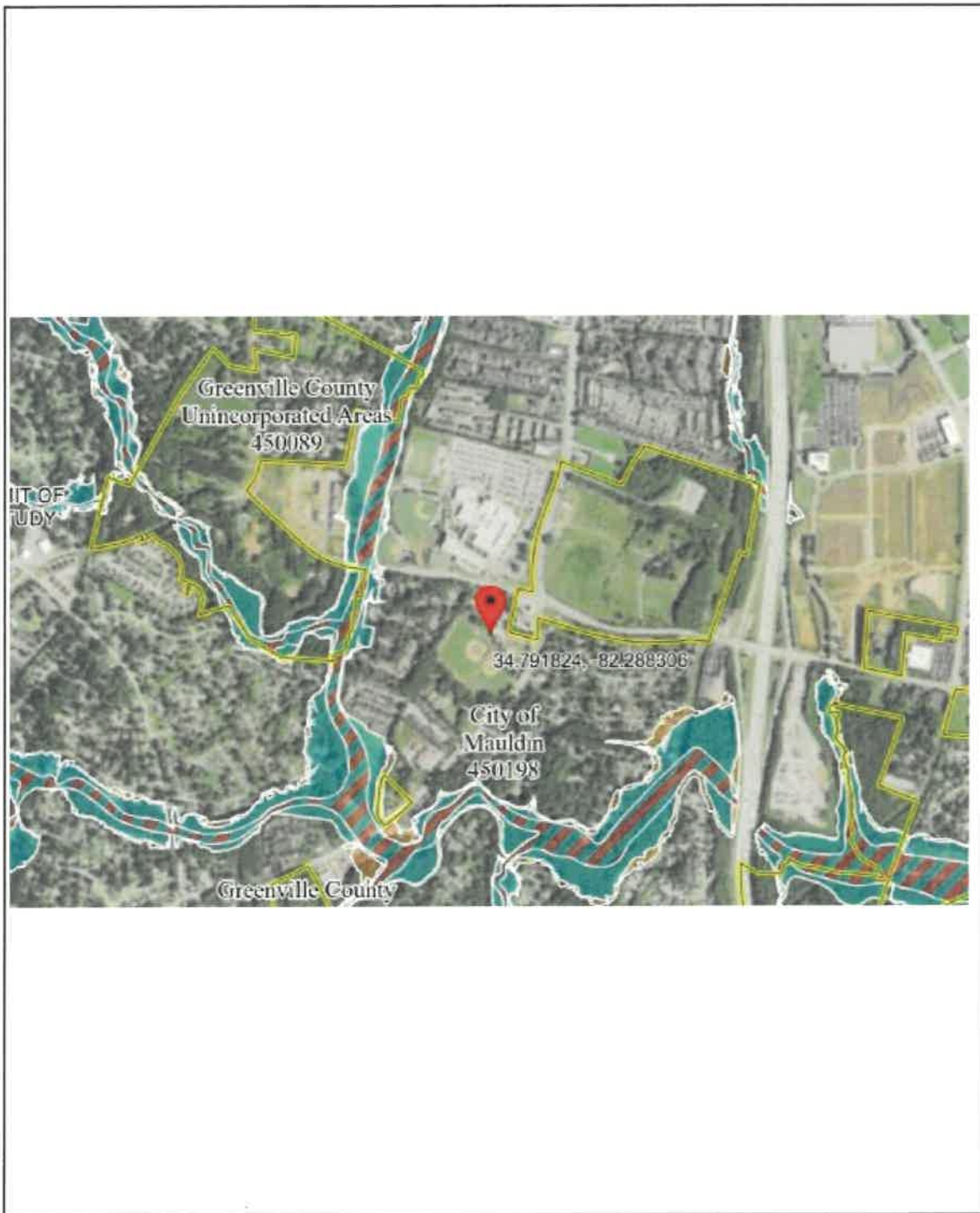


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FEMA FLOOD MAP

Flood Panel: 45045C0416E

Date: 8/18/2014



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SUBJECT PHOTOGRAPHS (1 – 3)

Address/Location: 212 E Butler Rd, Mauldin, SC 29662
 Photos Taken By: Deborah L. Tripp Date of Photos: February 13, 2024

1) View of right-of-way
looking north, sign is not
acquired



2) Street view, subject at right



3) View of parking area



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SUBJECT PHOTOGRAPHS (4 – 6)

Address/Location: 212 E Butler Rd, Mauldin, SC 29662
 Photos Taken By: Deborah L. Tripp Date of Photos: February 13, 2024

4) View of trees to be acquired, subject at right



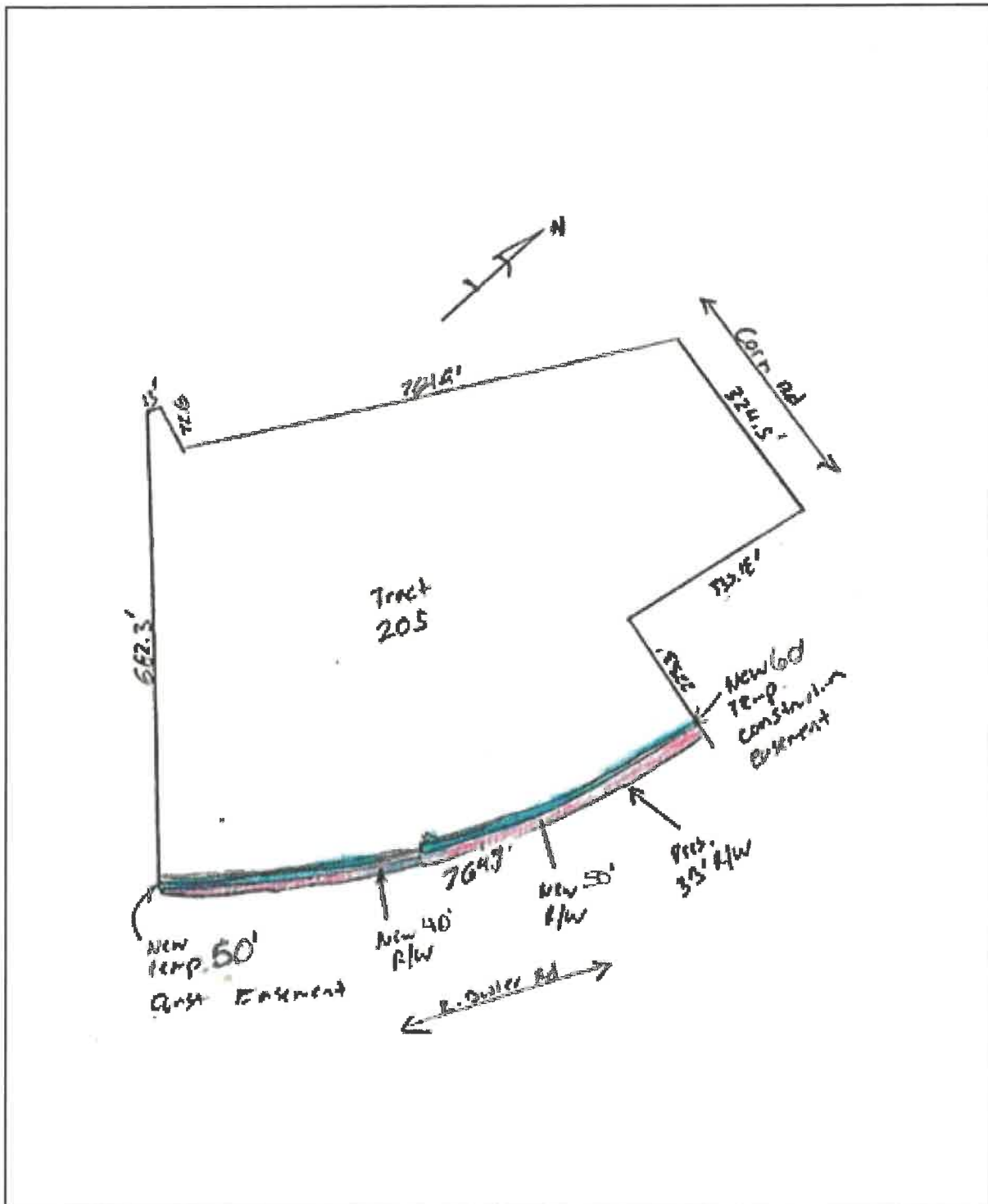
5) Street view, subject at left



6) View showing acquisition area, looking north



SUBJECT SKETCH



SUBJECT PLAN SHEETS



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(13) Scope of Work:

The scope of work is a written set of expectations that form an agreement or understanding of the appraisal assignment between the appraiser and SCDOT as to the specific requirements of the appraisal.

The scope of work generally encompasses the following: (except where deviating from the norm is agreed upon with SCDOT (the client) and/or the appraiser; or in the case of instruction from the client as to the desired type of value requested or extent of the written report).

The amount and type of information researched and the analysis applied in an assignment as required by the Uniform Act and SCDOT Appraisal Manual. Scope of work includes, but is not limited to, the following:

The degree to which the property is inspected or identified; The extent of research into physical or economic factors that could affect the property; The extent of data research; and the type and extent of analysis applied to arrive at opinions or conclusions.

Specific Scope of Work: The goal of the appraisal process is to conclude a credible appraisal based on the intended use and users, property characteristics, and type of value sought. This begins with general data collection, then narrows to the collection of neighborhood data followed by collection of data and analysis with regard to the site, and any improvements. The highest and best use of the property being appraised is then analyzed. Market data is collected in order to proceed with an appraisal analysis which forms a credible appraisal and reconciliation into a final value opinion using the appropriate approach(es) to value. The analysis is condensed to the preparation of an appraisal report.

The project, known as the Butler Road Improvements Project, encompasses 1.7 miles from US 276 (N. Main Street) to Corn Road/Bridges Road, about one mile south of the I-385 interchange. The purpose of the project is to provide additional capacity to address existing and future traffic congestion and to provide for improved bicycle access to the adjacent high school. It includes improvements to a bicycle-pedestrian/multiuse path on one side of the road, construction of curb and gutter and a sidewalk on the opposite side. Existing culverts with two bridges over Gilder Creek will be replaced, and intersection improvements will be added and modified on Old Mill Road and Bethel Drive, and intersection improvements at Murray Drive/Fairfield Drive.

Project Influence: The appraiser has disregarded any decrease or increase in the market value of the real property caused by the project for which the property is to be acquired, or by the likelihood that the property would be acquired for the project, other than that due to physical deterioration within the reasonable control of the owner. 49 CFR 24.103 (b).

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A. Inspection of the subject

This phase of the appraisal involves a physical inspection of the subject property, as specified by the SCDOT Appraisal Manual and Uniform Act. The subject was inspected on. **2/13/2024.**

B. Extent of research

This involves the collection of data on national, state, regional and local trends, and an identification and analysis of the social, economic, environmental and governmental forces affecting the market value of the subject property. SCDOT provided plans and ownership information.

C. Extent of data research

Data research involves the inspection of the subject property, the neighborhood and collecting and analyzing data from the market area that affects the value of the subject property. I have performed research of the sales comparables similar to the subject and confirmation of those sales comparables in the past five years. An extensive search of similar properties in **Greenville** County was undertaken. I also talked with real estate agents and appraisers familiar with the area.

D. Type and extent of analysis applied to arrive at opinion or conclusion.

This phase of the appraisal process involves analyzing all of the previously gathered data and determining the Highest and Best uses of the subject properties within the framework of the supply and demand, legal uses of the subject properties, and possible physical uses of the subject properties as if vacant, or as improved.

The South Carolina Department of Transportation requires that the Sales Comparison Approach be demonstrated for all improved properties unless unusual circumstances preclude its development, or the improvements are determined to be unaffected by the acquisition. The Cost Approach shall be considered when the impacted improvements are less than ten years old, a special-use property, or when sufficient comparable sale or lease information is not available. The SCDOT requires application of the Income Approach on all investment and income-producing properties where existing improvements might be impacted by the project.

The conclusions have been reported in a SCDOT Standard format in accordance with the Uniform Standards of Professional Appraisal Practice (USPAP), Uniform Act and SCDOT Appraisal Manual.

The SCDOT Right of Way plans identify the subject (before size) as Tract 205 containing 12.75 acres or 555,390 square feet of land.

Adequate data was available to complete the analysis. The before value is subject to the extraordinary assumption that the new right of way does not exist and will not exist. The after value is subject to a hypothetical condition recognizing the value of the subject as if new right of way already existed.

(14)	Description of Property Before and After the Acquisition:
	Utilities: Electricity <input checked="" type="checkbox"/> , Gas <input type="checkbox"/> , Well <input checked="" type="checkbox"/> , Public Water <input checked="" type="checkbox"/> , Septic Tank <input checked="" type="checkbox"/> , Public Sewer <input checked="" type="checkbox"/> , Other <input type="checkbox"/>

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DESCRIPTION	BEFORE	AFTER
Present Use:	Mauldin City Park	Same
Site Size:	12.75 acres; 555,390 sq. ft.	12.47 acre; 543,143 sq. ft.
Acquisition Size:	0.28 acre; 12,247 sq. ft. + 0.181 acre / 7,906 temporary)	
Zoning:	R20	R20
Zoning Conformity:	Legal conforming	Legal conforming
Corner Influence:	Yes	Yes
Primary Frontage (Linear Feet):	764..2	764.2
Secondary Frontage(s) (Linear Feet):	324.5	324.5
Visibility:	Typical	Typical
Ingress/Egress		
Primary Road:	Full Access	Full Access
Secondary Road(s):	None	None
Grade at Road Level:	At Grade	At grade
Shape:	Irregular	Irregular
Additional Comments: , The subject enjoys frontage on E. Butler Road as well as Corn Road. The park has baseball diamonds and basketball courts, a walking trail, green space, and picnic shelters.		

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(15) Highest and Best Use Before and After the Acquisition:

BEFORE - AS VACANT:

Legally Permissible:

Zoned R20, Residential, low-density permitting single family residential district, with religious institutions, private outdoor recreational uses, day cares, cluster and attached housing permitted as a conditional use. Two parking spaces per residence are required, , and front setback is 30'.

Physically Possible:

The subject before the acquisition has 555,390 square feet of land, permitting a 138,848 square foot building using a land to building ratio of 4:1 before the acquisition and about 139,000 square feet after the acquisition. All utilities are on site. Traffic counts on E Butler Road provide good exposure.

Financially Feasible:

Surrounding uses include both residential uses as well as office, service and retail uses. Population and income levels are strong. Any use that is capable of generating a positive return is feasible. Given the above, the most financially feasible use for the site is for a religious facility or cluster homes.

Maximally Productive:

The most maximally productive use of the site if vacant is for development with a religious institution, or cluster homes.

BEFORE - AS IMPROVED:

As the site is being valued as if it is vacant, the highest and best use as improved is not applicable. It is sufficient to note that the existing building appears to conform to zoning and setback.

AFTER – AS VACANT:

The subject site will not be an uneconomic remainder after the acquisition. The Highest and Best Use After the Acquisition is the same as the Highest and Best Use Before the Acquisition.

Based on the preceding discussion, my opinion of the highest and best use of the subject property is for utilization as a religious institution.

(16) Description of the Area Acquired:

The subject has approximately 764.7' of frontage along E Butler Rd. While the present right-of-way is 33' in width, the new right-of-way will be 40' to 50' in width, creating the acquisition of a strip of land across the subject's frontage that is 7' to 17' wide. The acquisition contains 12,247 square feet, or 0.28 acres of land. An adjacent temporary construction easement (TCE) will also be acquired and will contain 7,906 square feet and 0.181 acre and will extend about 10' from the permanent acquisition. The permanent acquisition includes 14 established trees located within the right of way. A monument sign appears to be located outside of the right of way.

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(17) Valuation Analysis:

A: Land Valuation – Sales Comparison Approach

	Subject	Sale 13	Sale 14	Sale 15
Land Type	Residential	Residential	Residential	Residential
Name				
Street Address	205 E Butler Mauldin	305 Donaldson Rd, Greenville	300 Fowler Road, Mauldin	305-307 E. Butler St, Mauldin
Sale Date		3/13/2023	3/9/2023	3/10/2023
Size in Acres	12.75	0.5	10.05	2.15
Size in Square Feet	555,390	21,780	437,778	93,654
Sale Price		\$45,000	\$1,008,000	\$250,000
Price per Acre		\$90,000	\$100,299	\$116,279
Price per Square Foot		\$2.07	\$2.30	\$2.67
Zoning	R-20	R-10	R-15	R-12
Topography	level-gently sloping	Level	Sloping	Level
Traffic Counts in VPD	N/A	N/A	N/A	N/A
Planned Use		Multifamily	Multifamily	Single-family
Corner	No	No	No	No
Flood Zone	No	No	No	No
Adjustments:				
Property Rights		0%	0%	0%
Adjusted Price		\$2.07	\$2.30	\$2.67
Financing		0%	0%	0%
Adjusted Price		\$2.07	\$2.30	\$2.67
Conditions of Sale		0%	0%	0%
Adjusted Price		\$2.07	\$2.30	\$2.67
Market Conditions	8%	8%	8%	8%
Adjusted Price per Sq. Ft.		\$2.22	\$2.48	\$2.87
Location/Exposure/Access		10%	0%	0%
Size/Utility		-10%	0%	-5%
Topography/Shape		0%	0%	0%
Zoning		0%	0%	0%
Utilities		0%	0%	0%
Corner		0%	0%	0%
Flood Zone		0%	0%	0%
Net Adjustment		0%	0%	-5%
Indicated Value/Sq. Ft.		\$2.22	\$2.48	\$2.73

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Explanation and Support of Adjustments:

A market conditions/time adjustment is applied to all sales and is based on paired sales. A location adjustment is made to Sale 13 as it is located in area of less dense commercial and service development. Subjective adjustments are made for size. No other adjustments are warranted.

B: Valuation of Improvements in Area Acquired

Description of Site Improvements:

The acquisition area includes 14 established trees. An engineer report prepared by Ross Travis, PE for a tract also located along East Butler Road indicates medium nursery stock trees are worth approximately \$350/each installed, which is what we have relied upon. Calculations are: 14 trees x \$350 each = \$4,900. An existing monument sign appears to be outside of the new right of way.

Temporary Construction Easement:

A property's loss in market value in the case of a temporary easement is the value of the encumbered property for the period it is to be held by the Condemnor. The most common measure is the "rental" value of the property due to the owner's loss of its use and occupancy during possession by the Condemnor. After construction of the public improvement is completed, the construction easement is extinguished and the unencumbered fee interest in the land reverts back to the owner. The value of the land in fee simple equates to \$2.50 per square foot. If held in fee simple, the value of the TCE land would be \$19,765. Calculating a return on investment of 10% for 1 year equates to \$1,977 annually. The length of the TCE encumbrance is 6 years, therefore the value of the temporary easement area is \$11,859. Calculations follow.

CALCULATIONS OF VALUE OF TEMPORARY EASEMENT AREA				
Land - Fee Simple		Fee Value/Sq. Ft.		
Value per Square Foot			\$2.50	
Fee Value of Temporary Easement	7,906	Square Feet	\$2.50	\$19,765
Fee Value of TCE	\$19,765			
Return on Investment	10%			
Subtotal 1 Year Return on Investment	\$1,977			
# Years Easement Encumbrance	6			
Value of Temporary Easement Area Acquired	\$11,859			

Explanation and Support of Value Estimate:

After adjustment, the value of the subject site ranges from \$2.22 to \$2.73 per square foot with an average of \$2.48 per square foot. A value of \$2.50 per square foot is concluded giving the greatest weight to Sale 14 due to its zero net adjustment other than time.

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Before Value:	Before Size:	555,390 Sq. Ft.	X	\$	2.50	per unit	=	\$	1,388,480
						Site Improvements (if any)		\$	\$4,900
						Total Before Value		\$	1,393,380
After Value:	After Size:	543,143 Sq. Ft.	X	\$	2.50	per unit	=	\$	1,357,858
						Temporary Construction Easement			\$11,859
						Acquisition Value:		\$	47,380 (R)

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ALLOCATION OF VALUE

(18)	Estimated Value of the Acquisition:					
	Land Acquired:	12,247	square feet	X Unit Value:	\$2.50	Value Summary
	Value of Land Acquired:					\$30,618
	Value of Temporary Right of Way:					\$11,859
	Value of Site Improvements, within the new right of way:					\$ 4,900
	Damages/Cost to Cure:					\$ 0
	Total:					\$47,380(R)
Therefore, it is the appraiser's opinion that the Fair Market Value of the Acquisition is: As of 2/13/2023						\$47,380 (R)

Date of the Report:	2/27/2024
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Deborah L. Tripp, MAI, SRA S. C. Certified General Real Estate Appraiser CG 1132

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GENERAL ASSUMPTIONS AND LIMITING CONDITIONS

General Assumptions - This appraisal has been completed and the appraisal report prepared with the following **general assumptions**:

1. No responsibility is assumed for the legal description or for matters including legal or title considerations. The titles to the property are assumed to be good and marketable unless otherwise stated. Any plats, maps, or photographs in this appraisal are used merely to help the reader visualize the property and its surroundings and are not certified to be accurate.
2. Any liens or encumbrances (except for any lease encumbrance that might be referred to in the appraisal) which may exist have been disregarded, and the property has been appraised as though no delinquency in the payment of general taxes or special assessment exists and as though free of indebtedness.
3. It is assumed that the utilization of the land and improvements are within the boundaries of the lines of the property described and that there is no encroachment or trespass unless noted in the report. No survey of the subject property was made or caused to be made by us, and no responsibility is assumed for the occurrence of such matters.
4. A visual inspection of the subject site was made and all engineering is assumed to be correct. The plot plan and illustrative materials in this report are included only to assist the reader in visualizing the property and to show the reader the relationship of its boundaries. The appraiser is not a construction engineer and is not responsible for structural or cosmetic inadequacies associated with any of the improvements unless otherwise noted in the report.
5. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover them. The soil for the area under appraisal appears to be firm and solid, unless otherwise stated. Subsidence in the area is unknown or uncommon, and the appraiser(s) does not warrant against this condition or occurrence.
6. Subsurface rights (minerals and oil) were not considered in this appraisal unless otherwise stated. In addition, no potential timber value was considered.

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General Assumptions Continued

7. It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations and laws unless noncompliance is stated, defined, and considered in the appraisal report. Unless otherwise stated in this report, the appraiser did not observe the existence of hazardous materials or gases, which may or may not be present on the property. The appraiser has no knowledge of the existence of such materials on or in the property. The appraiser, however, is not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation, or other potentially hazardous materials may affect the value of the property. The value estimate is predicated on the assumption that there are no such materials on or in the property, which would cause a loss in value. No responsibility is assumed for any such conditions or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field, if desired.
8. It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless a nonconforming use has been stated, defined, and considered in the appraisal report.
9. It is assumed that all required licenses, certifications of occupancy, consents, or other legislative or administrative authority from any local, state, or national government or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based.
10. This appraisal assumes water and sewer services will always be provided for the subject.
11. Responsible ownership and competent property management are assumed.
12. The Americans with Disabilities Act ("ADA") became effective January 26, 1992. I (we) have not made a specific compliance survey and an analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property, together with a detailed analysis of the requirements of the ADA, could reveal that the property is not in compliance with one or more of the requirements of the Act. If so, this fact could have a negative impact on the value of the property. Since I (we) have no direct evidence relating to this issue, I (we) did not consider non-compliance with the requirements of ADA in estimating the value of the property.

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- 13.** There is currently a good deal of discussion regarding the potential hazards of Electro-Magnetic Fields and the possible health risk of being located near high voltage transmission lines. I (we) have not made a specific compliance survey and analysis of this property to determine whether or not there are potentially hazardous effects from EMF's. It is possible that a compliance survey of the property together with a detailed analysis could reveal that there is EMF levels, which are above a safe level. If so, this fact could have a negative impact on the value of the subject property. Since I (we) have no direct evidence relating to this issue, I (we) did not consider EMF levels in estimating the value for the property.

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General Limiting Conditions – This appraisal has been completed and the appraisal report has been prepared with the following **general limiting conditions**.

1. The distribution, if any, of the total valuation in this report between land and improvements applies only under the stated program of utilization. The separate allocations for land and buildings must not be used in conjunction with any other appraisal and are invalid if so used. The value estimates provided in the report apply to the entire property, and any proration or division of the total into fractional interests will invalidate the value estimate, unless such proration or division or interests has been set forth in this report.
2. Neither possession of this appraisal or copy thereof carries with it the right to publication, nor may it be used for any purpose by anyone but the applicant without previous consent of the appraiser(s).
3. The appraiser, by reason of this appraisal, is not required to give further consultation, testimony, or be in attendance in court with reference to the property in question unless arrangements have been previously made.
4. Neither all nor part of the contents of this report (especially as to value, the identity of the appraiser, or the firm with which the appraiser is associated) shall be disseminated to the public through advertising, public relations, news, sales, or other media without the prior written consent and approval of the appraiser.
5. Information, estimates, and opinions contained in this report are obtained from sources considered reliable, however the appraiser assumes no liability for such sources.
6. The information supplied to the appraiser is considered to be accurate. The information supplied by the client has been accepted without further verification as correctly reflecting the property's current condition unless otherwise noted.
7. The various estimates of value presented in this report apply to this appraisal only and may not be used out of the context presented herein. This appraisal is valid only for the appraisal date or dates specified herein and only for the appraisal purpose specified herein.

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CERTIFICATE OF APPRAISER

I hereby certify:

That I **have** personally inspected the property herein and that I have also made a personal field inspection of the comparable sales relied upon in making this appraisal. The subject and the comparable sales relied upon in making the appraisal were as represented in the comparable data brochure which supplements this appraisal.

That to the best of my knowledge and belief the statements contained in the appraisal herein set forth are true, and information upon which the opinions expressed therein are based is correct: subject to the limiting conditions therein set forth.

That I understand that such appraisal may be used in connection with acquisition of right of way for a highway to be constructed by the State of South Carolina with the assistance of Federal-aid highway funds, or other Federal Funds.

That such appraisal has been made in conformity with the appropriate State and Federal laws regulations, policies and procedures applicable to that appraisal of right of way for such purposes; and that to the best of my knowledge, no portion of the value assigned to such property consists of items, which are non-compensable under the established law of South Carolina.

That neither my employment nor my compensation for preparing this appraisal report is in any way contingent upon the values reported herein.

That I have no direct or indirect present or contemplated future personal interest in such property or in any benefit from the acquisition of such property appraised.

That I have not revealed the findings and results of such appraisal to anyone other than the proper officials of the South Carolina Department of Transportation or officials of the Federal Highway Administration and I will not do so until so authorized by the State officials or until I am required to do so by due process of law, or until I am released from this obligation by having publicly testified as to such findings.

That the owner or his designated representative was given the opportunity to accompany me during my inspection of the property.

That I have not provided any services regarding the subject property within the prior three years, as an appraiser or in any other capacity.

That any decrease or increase in the fair market value of the real property prior to the date of valuation caused by the public improvement for which such property is being acquired, or by the likelihood that the property would be acquired for such improvement, other than that due to the physical deterioration with in the reasonable control of the owner, has been disregarded in determining the compensation for the property.

That my opinion of the fair market value of the acquisition as of **February 13, 2024** is **\$47,380** based upon my independent appraisal and the exercise of my professional judgment.

As of the date of this report, I have completed the requirements for continuing education as set forth by the **Uniform Standards of Professional Appraisal Practice**.



Date: **2/27/2024**

Deborah L. Tripp, MAI, SRA S. C. Certified General Real Estate Appraiser CG 1132

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ADDENDA

Deed

Project ID No.
P030553

Road S-107 (East Butler Road)

County Greenville

Tract(s) 205

JOHN P. MANN, Attorney
TITLE TO REAL ESTATE BY A CORPORATION

Val 1000 14.431

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

Grantee's address: City Hall
Mauldin, S.C. 29662

KNOW ALL MEN BY THESE PRESENTS, that GEORGE O'SHIELDS BUILDERS, INC.
A Corporation chartered under the laws of the State of South Carolina and having a principal place of business at
Mauldin, State of South Carolina, in consideration of SIXTY FIVE THOUSAND AND NO/100
Dollars,

the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and
release unto

THE CITY OF MAULDIN, a municipal corporation, its successors and assigns, forever:

ALL that certain piece, parcel or tract of land, situate, lying and being in the County
of Greenville, State of South Carolina, contiguous to the City of Mauldin, at the south-
western corner of the intersection of East Butler Avenue and Corn Road, containing 12.75
acres, more or less, being shown on a plat entitled "Property of Richard W. and Grace B.
Costello", by T. H. Walker, Jr., Surveyor, dated May 5, 1973, and, according to a more
recent plat entitled "Proposed Recreation Complex, City of Mauldin" by Arbor Engineering
dated October 19, 1976, having the following metes and bounds, to wit:

BEGINNING at an iron pin on the northwestern side of East Butler Road at the corner of prop-
erty owned by Wesleyan Methodist Church and running thence along the northwestern side of
East Butler Road as follows: N. 44-32 E., 150 feet to an iron pin; N. 44-28 E., 50 feet to
an iron pin; N. 41-11 E., 100 feet to an iron pin; N. 36-49 E., 40 feet to an iron pin; N.
31-52 E., 100 feet to an iron pin; N. 24-40 E., 111 feet to an iron pin; N. 19-13 E., 50.5
feet to an iron pin; N. 13-55 E., 100 feet to an iron pin, and N. 8-13 E., 78.8 feet to an
iron pin in line of property now or formerly owned by Martha Frances Chandler; thence along
the Chandler line, N. 73-09 W., 220.48 feet to an iron pin; thence continuing along the
Chandler line, N. 12-22 E., 304.15 feet to an iron pin on the southern side of Corn Road;
thence along the southern side of Corn Road, N. 78-05 W., 343.9 feet to an iron pin; thence
S. 33-30 W., 677.35 feet to an iron pin; thence N. 68-55 W., 72.75 feet to an iron pin;
thence S. 21-45 W., 15.5 feet to an iron pin; thence S. 45-32 E., 767.8 feet to the point
of beginning.

This conveyance is subject to restrictive covenants, easements, zoning ordinances, rights
of way, if any, which may appear of record or on the premises.

This is the same property conveyed to the grantor herein by deed from Frank S. Leake, Jr.,
G. Sidney Garrett and J. Calvin Summey, recorded June 11, 1976 in the RMC Office for Green-
ville County in Deed Book 1037 at page 852.



together with all and singular the rights, franchises, easements and appurtenances to said premises belonging or in any wise incident or
appertaining, to have and to hold unto and unto the grantees hereinafter named, unto the grantees, heirs or
successors and assigns, forever. And the grantor does hereby bind himself and his heirs to warrant and forever defend all and singular
said premises unto the grantees, and the grantees, heirs or assigns and their heirs forever. And the grantor does hereby warrant and defend
thence the same or any part thereof.

IN WITNESS whereof the grantor has caused its corporate seal to be hereunto set and these presents to be subscribed by its duly authorized
officer, this 27th day of April 1977

SIGNED, sealed and delivered in the presence of

GEORGE O'SHIELDS BUILDERS, INC.

SEAL

A Corporation

By

President

Secretary

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

PROBATE

Personally appeared the undersigned witness and made oath that s/he saw the within named Cor-
poration, by its duly authorized officers, sign, seal and as its act and deed, deliver the within written Deed, and that s/he, with the other
witnesses subscribed above, witnessed the execution thereof.

SWORN to before me this 27th day of April 1977

Notary Public for South Carolina

My commission expires: 10/20/79.

RECORDED this 27th day of April 1977 at 4:43 PM, No. 1000 14.431

Project ID No. P030553	Road S-107 (East Butler Road)	County Greenville	Tract(s) 205
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SCDOT RW Form 120-A (01-2023)

RIGHT OF WAY AGENT'S WORKSHEET

Project ID No: P030553 Road/Route: State S-107 (East Butler Road)
 County: Greenville R/W Agent: Jeremy Robertson On-Call Firm: O.R. Celan
 Plan Sheet(s): L-30, 40, 45, 48, 50A, 50, 50A Tract: 205
 Physical Property Address: 205 Corn Road, Middle, South Carolina 29662

LANDOWNER'S NAME(S) AND ADDRESS(S)

The City of Middle, a municipal corporation - 3 East Butler Road, Middle, South
 Carolina 29662 (XX South Eastern City Administrator)

Phone: Day (864) 282-8518 Evening _____ Cell _____ E-Mail celan@scstatehighways.com

L.O.'s Attorney Name & Address _____
 Phone No. _____ E-Mail Address _____

MORTGAGES AND ADDRESSES

Name and Address	Borrowed Data from FIDICION				Whether Data Valid By, Release or Registered
	Book / CF No.	Page	Date	Amount	
NONE				\$	
				\$	
				\$	

OTHER ENCUMBRANCES AND ADDRESSES

Type	Name and Address	Book	Page	Date	Amount
NONE					\$
					\$
					\$

PROPERTY TAXES

Year(s)	Delinquent Year(s)	Date Paid	Amount
2022	no	11/22/2022	\$477.00
			\$

PARCEL INFORMATION SHEET, BEFORE / AFTER ACQUISITION

Before:	12.75 AC	Directions:			
Acquisition:	12.20 AC (0.20 AC) TOTAL 12.00 AC (0.10 AC)	Easement Taken: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		First Information:	
After:	12.47 AC			Book	Page
Tax Map No(s):	0500 01 01 01 01 01				

NOTE: In cases of combined tracts, or multiple encumbrances, list the Tract No. with corresponding Tax Map Number (in table below).

Preliminary Title Certificate Date 7/25/2023 Last Updated Title Certificate Date Amended 8/16/2023

TITLE ABSTRACT DATA

TRACT No. or Tract No.	From	To	Date	Amount	Book	Page
	George O'Sullivan Builders, Inc.	The City of Middle, a municipal corporation	BOOK 4/371/977	\$45,000.00	1025	481
				\$		
				\$		
				\$		

Page 1 of 3 pages

Tract: 205

Project ID No. P030553	Road S-107 (East Butler Road)	County Greenville	Tract(s) 205
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5721 BUSH RIVER ROAD
COLUMBIA, SC 29212-2609
Phone 803.407.3000
Fax 803.751.5435
deborah@propertysolutionsllc.net
www.propertysolutionsllc.com

February 1, 2024

The City of Mauldin
c/o Seth Duncan, City Administrator
P.O. Box 149
Mauldin, SC 29662

RE: Project ID No. P030553 — Road S-107 E Butler Rd — Greenville County
— Tract(s) 205, 203 Corn Rd, Butler Rd, Mauldin, SC

Dear Landowner(s):

There are proposed road improvements for the above referenced project and tract in the vicinity of E Butler Road and Road S-107 in Greenville County which has been determined to require a proposed right of way that impacts your property (Tax Map 0546.01-01-038.00). An appraisal of the proposed rights of way has been requested by the South Carolina Department of Transportation (SCDOT).

The South Carolina Department of Transportation is required by the Federal Highway Administration to provide the landowner or landowner's designated representative be given the opportunity to accompany the appraiser on an inspection of the property prior to the property being appraised. The SCDOT Appraisal manual requires the appraiser to send the landowner an inspection letter by certified mail to schedule an appointment, as required by Sec. 24.102c of the Uniform Act.

My plan is to inspect your property on February 13, 2024 between 10:00 AM- 4:00 PM. Please contact me on (803) 407-3000 if you'd like to meet me there. If this date and time are not acceptable to you, please call me to schedule a convenient date and time for us to meet. If I do not get a response from you by the scheduled date and time, I will assume you are agreeable to this notification.

Yours very truly,

Deborah L. Tripp

Deborah L. Tripp, MAI, SRA
License No. CG1132



Project ID No. P030553	Road S-107 (East Butler Road)	County Greenville	Tract(s) 205
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QUALIFICATIONS OF THE APPRAISER
DEBORAH L. TRIPP, MAI, SRA
PROPERTY SOLUTIONS, LLC
5721 BUSH RIVER ROAD
COLUMBIA, SC 29212
803.407.3000

PROFESSIONAL DESIGNATIONS AND AFFILIATIONS

- ◆ **MAI** - Member of the Appraisal Institute, 1996, Member #11,163
- ◆ **SRA - Senior Residential Appraiser Member of the Appraisal Institute, 1990**
- ◆ State Certified General Real Estate Appraiser - State of South Carolina, GG1132
- ◆ State Certified General Real Estate Appraiser – State of North Carolina, A5379
- ◆ State Certified General Real Property Appraiser – State of Georgia, 5364
- ◆ Broker certified, South Carolina Real Estate Commission, 1988 – 380218832
- ◆ Broker-in-Charge, South Carolina Real Estate Commission License REL.29249.BIC

TECHNICAL TRAINING

Courses

Society of Real Estate Appraisers Courses Completed:

- Course 101, “An Introduction to Real Property Appraising”, 1984
- Course 102, “Applied Residential Property Appraising”, 1985

Appraisal Institute Courses Completed:

- Course 201, “Principles of Income Property Appraising”, 1991
- Course 202, “Applied Income Property Valuation”, 1991
- Course 410, “Standards of Professional Practice, Part A”, 1996
- Course 420, “Standards of Professional Practice, Part B”, 1996
- Course 430, “Standards of Professional Practice, Part C”, 2005
- “Seven Hour National USPAP Update Course”, 2024 Edition, 2023
- Course 833, “Fundamentals of Separating Real Property, Personal Property and Intangible Assets”, 2012

Recent Seminars and Professional Development Programs

- “Valuation of Conservation Easements”, Completed Curriculum and Passed Examination”, Appraisal Institute, 2023
- “Conservation Transactions: Legal and Appraisal Matters”, SC Conservation Bank, 2022
- “State of South Carolina Economic Summit 2022” Appraisal Institute, 2022
- “Conservation Easements, 2021 Updates on Legal, Appraisal, Accounting and Ethical Issues”, The Alabama/Mississippi chapter of the Appraisal Institute & The Georgia-Alabama Land Trust, 2021
- “Valuation Resources for Solar Photovoltaic Systems”, Appraisal Institute, 2021
- “Six Recent Appraiser Lawsuits and the Lessons from Each”, Appraisal Institute, 2021
- “State of SC Economic Summit, Parts 1 and 2”, Appraisal Institute, 2021
- “Aerial Inspections for Real Estate”, Appraisal Institute, 2021
- “What’s up with Technology for Real Estate Appraisers”, Appraisal Institute, 2020
- “Artificial Intelligence, AVMs & Blockchain – Implications for Valuation”, Appraisal Institute, 2020
- “Valuation Impacts of COVID-19”, Appraisal Institute, 2020
- “Covid-19 Latest Developments and Collaborative Efforts”, Appraisal Institute, 2020
- “SCR Coronavirus Advocacy Update-Local, State, and Federal” South Carolina Association of REALTORS®, 2020
- “Covid-19 – Rapid Response and Latest Developments”, Appraisal Institute, 2020
- “South Carolina REALTORS® Broker in Charge Coronavirus Legal Update”, SCR, 2020
- “Appraising for the Department of Interior (AVSO) & Other Federal Agencies”, Appraisal Institute, 2019
- “ARGUS Enterprise Training”, Appraisal Institute, 2019
- “Engagement Letters”, Appraisal Institute, 2018
- “Uniform Standards for Federal Land Acquisition”, - Appraisal Institute, 2018

Project ID No. P030553	Road S-107 (East Butler Road)	County Greenville	Tract(s) 205
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QUALIFICATIONS OF DEBORAH L. TRIPP, MAI, SRA - (Continued)

PROFESSIONAL CONTRIBUTIONS

Author:

- ◆ "Practical Applications: The Cost Approach and Accrued Depreciation" Seminar sponsored by SC Chapter of the Appraisal Institute and approved by the SC Real Estate Appraisers Board, 1993
- ◆ "Appraiser Independence Redefined: The Empowerment of a Profession", Appraisal Institute, Valuation Insights and Perspectives, Volume 1, # 4, Fall, 1996.
- ◆ "Proposals and Engagements – Preparing for Marriage with your Client", Appraisal Institute, Valuation Insights and Perspectives, Volume 4, #3, Third Quarter, 1999.
- ◆ Various appraisal seminars and workshops, 1988 to 2007

Advisor:

- ◆ Valuation Insights and Perspectives, professional periodical, published quarterly by the Appraisal Institute, Chicago, Illinois, through 1999.

Reviewer:

- ◆ "Senior Housing - *Looking Toward the Third Millennium* , Arthur E. Gimmy, MAI, Appraisal Institute, Chicago, Illinois, 1998.
- ◆ "Fannie Mae Desktop Underwriter Quantitative Analysis Appraisal Report Form 2055 & Qualitative Analysis Appraisal Report Form 2065", Joseph L. Minnich, III, SRPA, SRA, Appraisal Institute, Chicago, Illinois, 1997.

Other:

Past President and Cofounder, CREW Midlands South Carolina, 2014 (Commercial Real Estate Women)
 President, CREW Midlands South Carolina, 2013
 President Elect, CREW Midlands SC, 2012
 Director, CREW Midlands SC, 2010-2011
 Past President and Co-Founder: SC Professional Appraisers Coalition, 2009
 Board of Directors, SC Chapter Appraisal Institute, 2004-2006
 Government Relations Committee, SC Chapter Appraisal Institute, 2003, 2014-2016
 Associate Guidance Committee Chair, SC Chapter Appraisal Institute, 2003
 Member, Government Relations Committee, Appraisal Institute, 1996-2002
 Vice-Chair, Government Relations Committee, Appraisal Institute, 1999
 Member, Public Affairs Committee, Appraisal Institute, 1999
 Member, Publications Review Subcommittee, Appraisal Institute, 1996-1999
 Member, Communications Committee, Appraisal Institute, 1999
 SC State Chair, Government Relations Subcommittee, Appraisal Institute, 1994-1998

EXPERIENCE

- ◆ Property Solutions, LLC, Owner/President, Analyst, Appraiser, Consultant, 1998 to present.
- ◆ Administrator/Subcontract Senior Commercial Appraiser, Executive Vice President and/or owner, various appraisal firms since 1981.
- ◆ Experience in real estate industry as Broker-in-Charge or licensed agent since 1977.

Project ID No. P030553	Road S-107 (East Butler Road)	County Greenville	Tract(s) 205
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QUALIFICATIONS OF DEBORAH L. TRIPP, MAI, SRA - (Continued)

SCOPE OF PROPERTY ANALYSIS COMPLETED

Real Estate Analysis Prepared For

US Department of Justice	Southern First Bank
University of South Carolina	Wal-Mart
City of Columbia	SouthState Bank
Internal Revenue Service	Wells Fargo Bank
Security Federal Bank	SC Law Enforcement Division
South Carolina Department of Transportation	Richland County
South Carolina Department of Parks, Recreation & Tourism	First Citizens Bank & Trust
Blue Cross & Blue Shield of South Carolina	Truist
Department of Housing & Urban Development	Lexington Medical Center
First Horizon	Attorneys
South Carolina State Housing Authority	South Carolina National Guard
Columbia Housing Authority	South Carolina Budget & Control Board
General Services Administration	South Carolina Bar Association
University of South Carolina	State Farm Insurance Company
	US Army Corps of Engineers

Real Estate Analysis and Consulting

Extensive experience in numerous property types including:

<i>Health Care Enterprises</i>	<i>Hospitals</i>	<i>Senior Care Facilities</i>
<i>Conservation Easements</i>	<i>Market Analysis</i>	<i>Life Care Communities</i>
<i>Independent Living Facilities</i>	<i>Apartments</i>	<i>HUD Programs</i>
<i>Complex Properties</i>	<i>Tax Credit</i>	<i>Review Appraisals</i>
<i>Litigation Appraisals</i>	<i>Litigation Consulting</i>	<i>Partial Acquisition</i>
<i>Partial Interests</i>	<i>Environmentally Impaired</i>	<i>Shopping Centers</i>
<i>Retail Buildings</i>	<i>Offices</i>	<i>Office Parks</i>
<i>Restaurants</i>	<i>Historic Properties</i>	<i>Single Family Residences</i>
<i>Development Land</i>	<i>Mixed Use Developments</i>	<i>Plantations</i>
<i>Subdivisions</i>	<i>Feasibility Studies</i>	<i>Market Analysis</i>
<i>Rental Studies</i>	<i>Air Rights</i>	<i>Marinas</i>

Qualified as Expert Appraisal Witness on Real Estate Analysis and Valuation in: US Bankruptcy Court, District of South Carolina; Lexington County Family Court, Eleventh Judicial Circuit; Aiken County Civil Court, Second Judicial Circuit, Administrative Law Judge Division, State of SC. Consultant in real estate mediation deliberations and depositions.

Community Service

Co-Founder, Commercial Real Estate Women – Midlands Chapter
Co-Founder, South Carolina Professional Appraisers Coalition
President, Southwell Subdivision Homeowner's Association Board of Directors, 2011
Chair and Organizer, Central South Carolina Habitat for Humanity *First Ladies Build*, the first
Women-built Habitat House in South Carolina, First Lady Rachel Hodges, Honorary Chair
Nominated for South Carolina "Woman of Achievement" Award, Governor's Commission on Women, 2001

Project ID No. P030553	Road S-107 (East Butler Road)	County Greenville	Tract(s) 205
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BCD 1362346

State of South Carolina
Department of Labor, Licensing and Regulation
Real Estate Appraisers Board
DEBORAH L. TRIPP
Is hereby entitled in practice as a:
Certified General Appraiser
License Number: 1132

Expiration Date: 06/30/2024
OFFICE COPY

James P. Smith
Administrator


DEBORAH LYNN TRIPP

5384
Status ACTIVE
END OF RENEWAL 11/30/2024

CERTIFIED GENERAL REAL PROPERTY APPRAISER

THIS LICENSE EXPIRES IF YOU FAIL TO PAY RENEWAL FEES OR IF YOU FAIL TO COMPLETE ANY REQUIRED EDUCATION IN A TIMELY MANNER

State of Georgia
Real Estate Commission
Suite 1000 - International Tower
220 Peachtree Street, N.E.
Atlanta, GA 30303-1605


LYNN DEMPSEY
Real Estate Commissioner
12345678901234567890



BCD 1433371

State of South Carolina
Department of Labor, Licensing and Regulation
Real Estate Commission
OFFICE CODE: REQ.5387 OFC
LICENSE NO: 28248

THIS PERSON LISTED BELOW HAS BEEN DULY LICENSED BY THE SOUTH CAROLINA REAL ESTATE COMMISSION

ASA BROKER IN CHARGE
DEBORAH L. TRIPP
PROPERTY SOLUTIONS LLC
5721 BUSH RIVER RD
COLUMBIA SC 29212
Expires 06/30/2024
OFFICE CARD

Robert T. Allen
Administrator

03/14/2024

The City of Mauldin, South Carolina
Attn: Seth Duncan
Post Office Box 249
Mauldin, South Carolina 29662

RE: Project ID No. P030553 - Road S-107 (East Butler Road) - Greenville County – Tract 229

Dear Mr. Duncan:

Reference is made to the above captioned project, under which the South Carolina Department of Transportation (SCDOT) proposes to acquire a portion of your property for this improvement as has been discussed with you previously. The Department must pay just compensation for the property which is based on an appraisal made by a qualified real estate appraiser using comparable sales in the area.

The appraisal, a copy of which is attached hereto, has been prepared, reviewed and approved, and I am now authorized to make you the following offer:

\$ 3,247.00	for fee simple title to 0.30 acre (12,987 SF) of land and all improvements thereon, if any, in fee simple.
<u>\$ 485.00</u>	Temporary Right of Way 0.076 acre (3,324 SF)
\$ 3,732.00	Total

Please give this offer your prompt attention and let me know your decision as soon as possible. Retain this information to report your payment according to IRS rules in Publication 544.

If I can be of any further assistance, do not hesitate to contact me.

Sincerely,

Jeremy Robertson
O. R. Colan Associates, LLC
Right of Way Agent

03/14/2024

Date Offer Made

MAULDIN ORDINANCE _____-2024

**AN ORDINANCE AUTHORIZING THE CONVEYANCE OF
ANY AND ALL INTEREST IN CERTAIN REAL PROPERTY IN THE CITY OF MAULDIN AND
GRANTING A TEMPORARY CONSTRUCTION EASEMENT**

WHEREAS, the City of Mauldin (“City”) owns certain road right-of-way property lying and situate within the city limits of Mauldin, County of Greenville along East Butler Road identified as Tract 229 on the “SCDOT Area of Acquisition from Tract 229 Project ID P030553” attached hereto as Exhibit “A;” and,

WHEREAS, the South Carolina Department of Transportation (“the SCDOT”) desires for the City to convey its interest in the area of acquisition from Tract 229 shown on Exhibit “A” to the SCDOT as part of the SCDOT’s Butler Road Improvements Project (See www.buildingabetterbutler.com); and,

WHEREAS, the SCDOT also desires for the City to convey a temporary Right-Of-Way (“ROW”) from Tract 229 identified as Tract 229 on “SCDOT Area of Temporary R/W from Tract 229 Project ID P030553 on Exhibits “A” to the SCDOT as part of the planned improvements; and

WHEREAS, pursuant to S.C. Code § 5-7-40, a municipality may convey or dispose of property it owns by Ordinance; and,

WHEREAS, the Mayor and City Council find that it is in the best interest of the City of Mauldin to convey the area of acquisition from Tract 229 as shown on Exhibit “A” to the SCDOT by quit-claim deed attached hereto as Exhibit “B” for the consideration stated in said deed and by Temporary Right Of Way Easement an area shown on Exhibits “A” for the consideration stated in said easement on Exhibit “C.”.

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and Council of the City of Mauldin, that the Mayor of the City is hereby authorized, empowered, and directed to execute,

acknowledge and deliver the quit-claim deed attached hereto as Exhibit “B” and right-of-way easement attached hereto as Exhibit “C.”

This Ordinance shall be effective upon second reading approval thereof and no further authorization is required to execute and deliver all documents related to the conveyance contemplated by this Ordinance.

Terry W. Merritt, Mayor

ATTEST:

Cindy Miller, Municipal Clerk

Introduced by: _____

First Reading: _____

Second Reading: _____

Approved as to form: _____
Daniel R. Hughes

THE STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

Road/Route Road S-107 (East Butler Road)
Project ID No. P030553
Tract 229

TITLE TO REAL ESTATE

Approximate Survey Stations

163+00 To 166+00 Lt
Reloc S-107 East Butler Road
To
To

KNOW ALL MEN BY THESE PRESENTS, That I (or we) The City of Mauldin, South Carolina – Post Office Box 249, Mauldin, South Carolina 29662 in consideration of the sum of Three Thousand Two Hundred Forty Seven and No/100 Dollars (\$3,247.00) and other valuable consideration to me (or us) in hand paid at and before the sealing and delivering thereof, by the South Carolina Department of Transportation, Columbia, South Carolina, receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release, unto the said South Carolina Department of Transportation, its successors and assigns, all that certain real property of the Grantor in fee simple absolute for Roadway Improvements on S-107 (East Butler Road) from US Route 276 (Laurens Road) to S-941 (Bridges Road), State and County aforesaid, as shown on plans prepared by Infrastructure Consulting & Engineering for the South Carolina Department of Transportation and dated **April 6, 2023**.

SPECIAL PROVISIONS:

The above consideration is for all that certain parcel of land containing 0.30 acres (12,987 square feet), more or less, and all improvements thereon, if any, owned by The City of Mauldin, South Carolina, shown as the “Area of Acquisition” on Exhibit A, attached hereto and made a part hereof. Property herein conveyed is along a relocated centerline as shown on plans between approximate survey stations 144+08.59 and 170+59.92 Reloc S-107 East Butler Road. This being a portion of the property conveyed to The City of Mauldin, South Carolina by the Deed of Eastcreek Development Partners, LLC, dated December 17, 2001, and recorded December 27, 2001, in Deed Book 1978, at Page 1148 in the Office of the Register of Deeds for Greenville County, South Carolina and shown as **Tax Map No. M004.02-01-006.23**.

Together with, all and singular, the rights, members, hereditaments and appurtenances thereunto belonging, or in any wise incident or appertaining.

And I (or we) do hereby bind myself (or ourselves), and my (or our) successors, to warrant and forever defend all and singular said premises unto said South Carolina Department of Transportation, its successors and assigns, against myself (or ourselves) and our successors in interest and anyone claiming under us and against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

TO HAVE AND TO HOLD in fee simple, absolute and singular the said property and the rights hereinbefore granted, unto the said South Carolina Department of Transportation, its successors and assigns forever.

IN WITNESS WHEREOF, I (or we) have hereunto set my (or our) hand(s) and seal(s) this _____ day of _____, in the year of our Lord, Two Thousand and _____.

Signed, sealed and delivered in the presence of:	The City of Mauldin, South Carolina
_____	_____
1 st Witness	Name Grantor (L.S.)
	Title
_____	_____
2 nd Witness	Grantor (L.S.)

NOTE: All right of way agreements must be in writing and are subject to rejection by the South Carolina Department of Transportation.

THE STATE OF _____)	ACKNOWLEDGEMENT
_____)	
COUNTY OF _____)	

The foregoing instrument was acknowledged before me this _____ day of _____, 20_____ by _____ of The City of Mauldin South Carolina.

Signature of Notary Public

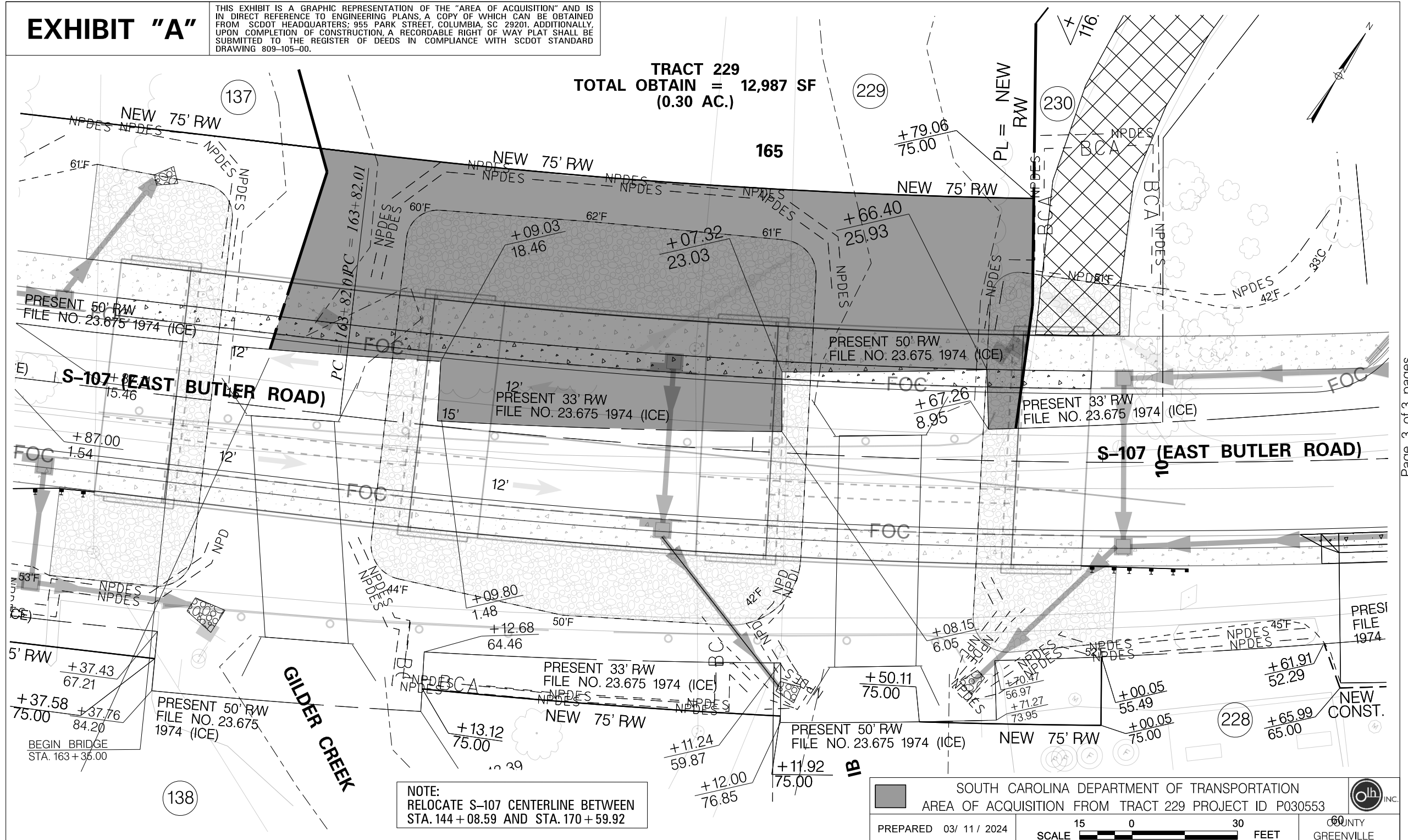
Printed Name of Notary Public

NOTARY PUBLIC FOR THE STATE OF _____
My Commission Expires: _____
(Affix seal if outside SC)

EXHIBIT "A"

THIS EXHIBIT IS A GRAPHIC REPRESENTATION OF THE "AREA OF ACQUISITION" AND IS IN DIRECT REFERENCE TO ENGINEERING PLANS, A COPY OF WHICH CAN BE OBTAINED FROM SCDOT HEADQUARTERS; 955 PARK STREET, COLUMBIA, SC 29201. ADDITIONALLY, UPON COMPLETION OF CONSTRUCTION, A RECORDABLE RIGHT OF WAY PLAT SHALL BE SUBMITTED TO THE REGISTER OF DEEDS IN COMPLIANCE WITH SCDOT STANDARD DRAWING 809-105-00.

TRACT 229
TOTAL OBTAIN = 12,987 SF
(0.30 AC.)



THE STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

Road/Route Road S-107 (East Butler Road)
Project ID No. P030553
Tract 229

TEMPORARY
RIGHT OF WAY EASEMENT
Approximate Survey Stations

163+00	To	166+00
Reloc S-107 East Butler Road		
	To	
	To	

KNOW ALL MEN BY THESE PRESENTS, That I (or we) The City of Mauldin, South Carolina – Post Office Box 249, Mauldin, South Carolina 29662 in consideration of the sum of Four Hundred Eighty Five and No/100 Dollars (\$485.00), to me (or us) in hand paid, and other valuable consideration at and before the sealing and delivering thereof, by the South Carolina Department of Transportation, receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, give, bargain, sell and release, unto the said South Carolina Department of Transportation, its successors and assigns, an easement or right of way for the construction, improvement, operation and maintenance of a public road known as a State Highway for Roadway Improvements on S-107 (East Butler Road) from US Route 276 (Laurens Road) to S-941 (Bridges Road), State and County aforesaid, as shown on plans prepared by the South Carolina Department of Transportation, upon and across the land which I (or we) may own, in whole or in part, between the survey stations referenced above and as depicted and described on the above reference plans together with, all and singular, the rights, members, hereditaments, and appurtenances thereunto belonging, or in any way incident or appertaining. The grantor expressly recognizes the possibility that the property herein may be used in the future by public utility or others granted the statutory right to use the right of way.

SPECIAL PROVISIONS:

The above consideration is for a temporary easement to **0.076 acres (3,324 square feet)**, more or less, and all improvements thereon, if any, owned by The City of Mauldin, South Carolina, shown as the "Temporary Right of Way" on Exhibit A, attached hereto and made a part hereof. Property herein conveyed is along a relocated centerline as shown on plans between approximate survey stations 144+08.59 and 170+59.92 Reloc S-107 East Butler Road. **Temporary right of way herein granted shall revert to the grantor upon completion and acceptance of the project.**

Tax Map No. M004.02-01-006.23.

TO HAVE AND TO HOLD, all and singular, the said easement or right of way and the rights hereinabove granted, unto the said South Carolina Department of Transportation, its successors and assigns forever for a public road, highway, other public transportation purposes or other public uses as are permitted within and in conjunction with highway rights of way and the grantors hereby dedicated their respective interest in said strip of land to public use for such purposes.

It is agreed that buildings, fences, signs or other obstructions will not be erected by me (or us), my (or our) heirs, assigns or administrators within the limits of the right of way herein conveyed.

IN WITNESS WHEREOF, I (or we) have hereunto set my (or our) hand(s) and seal(s) this _____ day of _____, in the year of our Lord, Two Thousand and _____.

Signed, sealed and delivered in the presence of: **The City of Mauldin, South Carolina**

_____	_____
1 st Witness	Name Grantor (L.S.)
	Title

_____	_____
2 nd Witness	Grantor (L.S.)

NOTE: All right of way agreements must be in writing and are subject to rejection by the South Carolina Department of Transportation.

THE STATE OF _____)	
_____)	
COUNTY OF _____)	ACKNOWLEDGEMENT

The foregoing instrument was acknowledged before me this _____ day of _____, 20_____ by _____ of The City of Mauldin South Carolina.

Signature of Notary Public

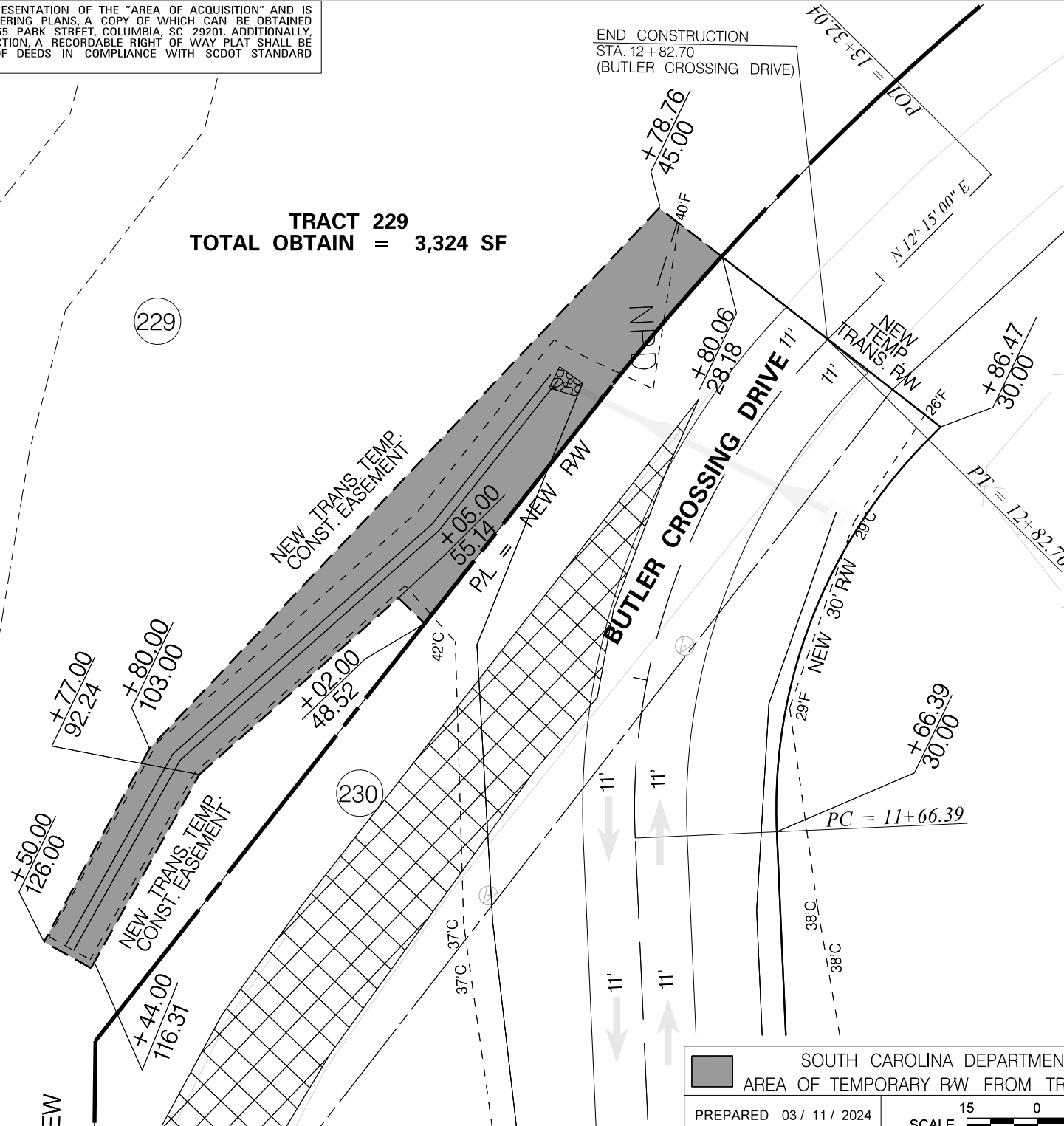
Printed Name of Notary Public




NOTARY PUBLIC FOR THE STATE OF _____

My Commission Expires: _____
(Affix seal if outside SC)

THIS EXHIBIT IS A GRAPHIC REPRESENTATION OF THE "AREA OF ACQUISITION" AND IS IN DIRECT REFERENCE TO ENGINEERING PLANS, A COPY OF WHICH CAN BE OBTAINED FROM SCDOT HEADQUARTERS; 955 PARK STREET, COLUMBIA, SC 29201. ADDITIONALLY, UPON COMPLETION OF CONSTRUCTION, A RECORDABLE RIGHT OF WAY PLAT SHALL BE SUBMITTED TO THE REGISTER OF DEEDS IN COMPLIANCE WITH SCDOT STANDARD DRAWING 809-105-00.

END CONSTRUCTION
STA. 12 + 82.70
(BUTLER CROSSING DRIVE)

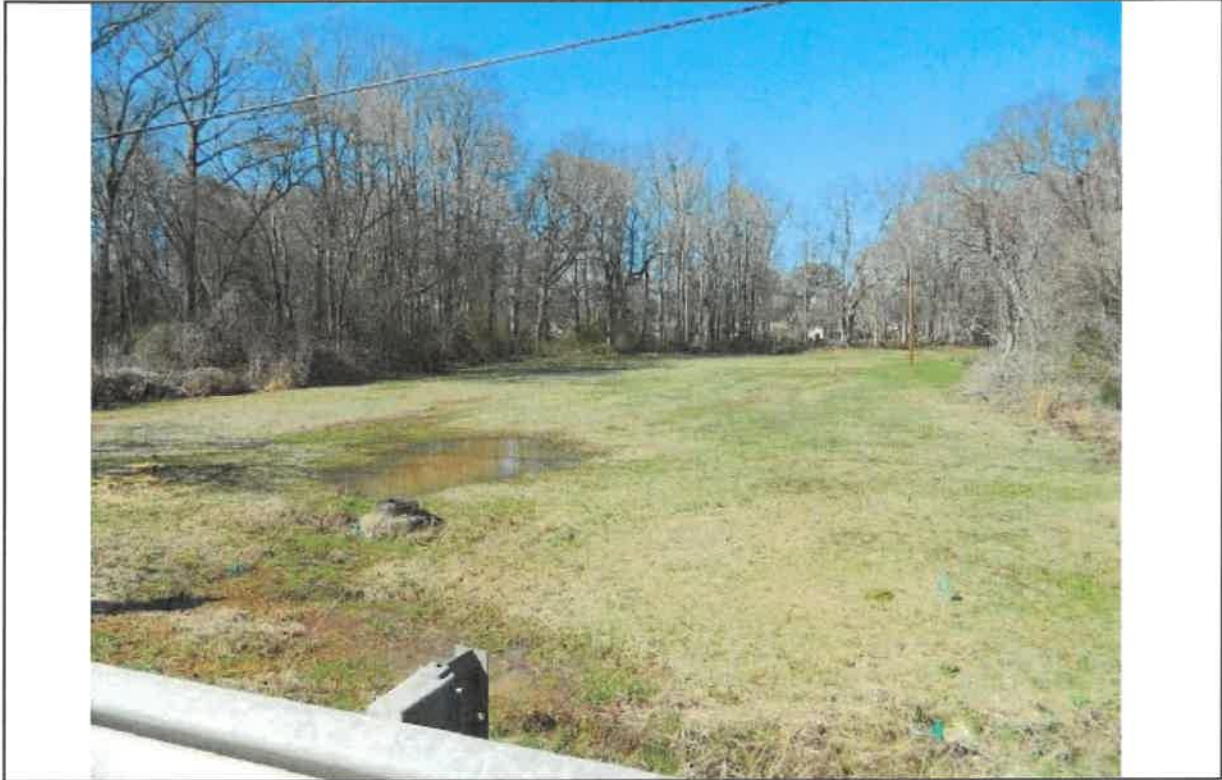


 SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION AREA OF TEMPORARY RW FROM TRACT 229 PROJECT ID P030553		
PREPARED 03 / 11 / 2024	SCALE  FEET	63 COUNTY GREENVILLE

APPRAISAL REPORT

Project ID No. P030553	Road S-107 (East Butler Road)	County Greenville	Tract(s) 229
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- (1) Tract Location: N/S Butler Road, Mauldin, SC 29662
 Property Owner: The City of Mauldin
 Address: P.O. Box 249, Mauldin, SC 29662



Front View of Subject Property

PREPARED FOR:

South Carolina Department of Transportation

- (2) Prior to inspection the owner was contacted by certified letter and invited to be present during inspection of this property. The tract was inspected on 2/13/2024.

Required by Sec. 24.102 (c) of Uniform Act.

Explain: (Why not accompanied, relation of representative, items discussed, etc.)

A letter was sent to the property owner extending an invitation to attend the inspection. I had previously met with Seth Duncan of the City of Mauldin. I did not receive a reply from this letter so I proceeded with the inspection.

PREPARED BY:

- (3) Inspecting Appraiser: Deborah L. Tripp, MAI, SRA
 S. C. Certified General Real Estate Appraiser CG1132

Firm Name:

Property Solutions, LLC

Project ID No. P030553	Road S-107 (East Butler Road)	County Greenville	Tract(s) 229
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APPRAISAL DETAILS AND REQUIREMENTS

- (4) **PROPERTY RIGHTS APPRAISED:** Fee Simple
- (5) **PURPOSE OF THE APPRAISAL:** To estimate the difference in the market value of this property caused by the acquisition of the right of way for the proposed construction of this project.

- (6) **INTENDED USE:** To assist the South Carolina Department of Transportation in negotiations with the property owner concerning an eminent domain acquisition.

Market value is defined as "The most probable price, as of a specified date, in cash, or in terms equivalent to cash, or in other precisely revealed terms, for which the specified property rights should sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently, knowledgeably, and for self-interest, and assuming that neither is under undue duress.

SOURCE: The Appraisal Institute, The Dictionary of Real Estate Appraisal, 4th Edition

- (7) **INTENDED USER:** The South Carolina Department of Transportation, its Rights-of-Way Department, its consultants, its Legal Department and Associate Legal Counsel.

- (8) **EXPOSURE TIME:** 12 to 24 months

- (9) **FIVE-YEAR SALE HISTORY:**

Date	Sale Price	Deed Reference
12/17/2001	\$0.00	1978/1148
	\$	
	\$	
This sale is too old to be meaningful and is a gift to the City of Mauldin.		

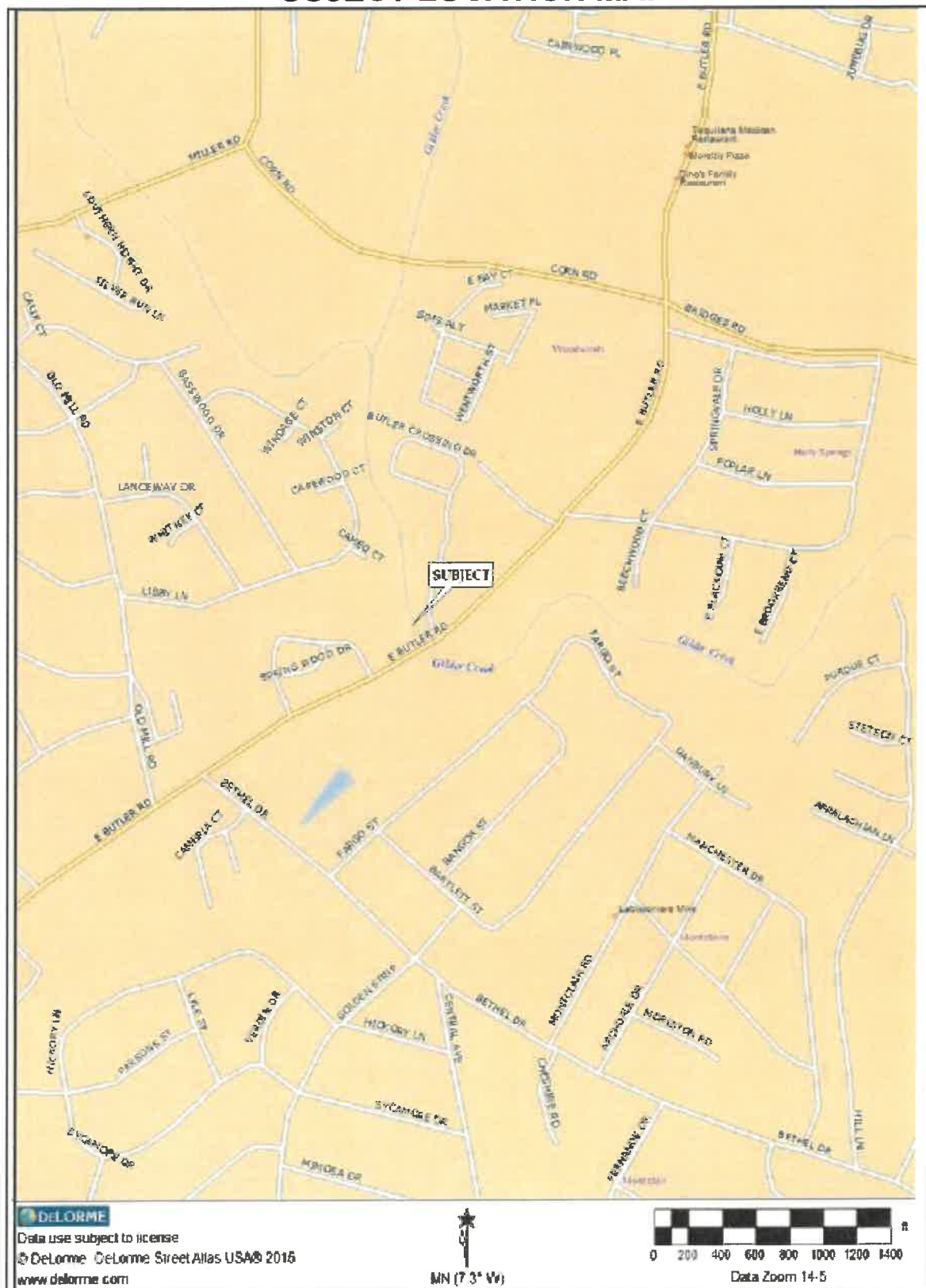
(10)	CURRENT LISTING:	PENDING CONTRACT:
	None	None

(11)	ASSESSMENT AND TAXES:					
	Tax Parcel ID No.:		M004.02-01-006.23			
	Tax Year:		2023			
	Land Value:	\$	Improvement Value:	\$	Total Assessed Value:	\$253,400
	Real Estate Taxes:		\$22.80 Stormwater Fee only – otherwise exempt. Assessed value is not applicable due to exemption.			

Project ID No. P030553	Road S-107 (East Butler Road)	County Greenville	Tract(s) 229
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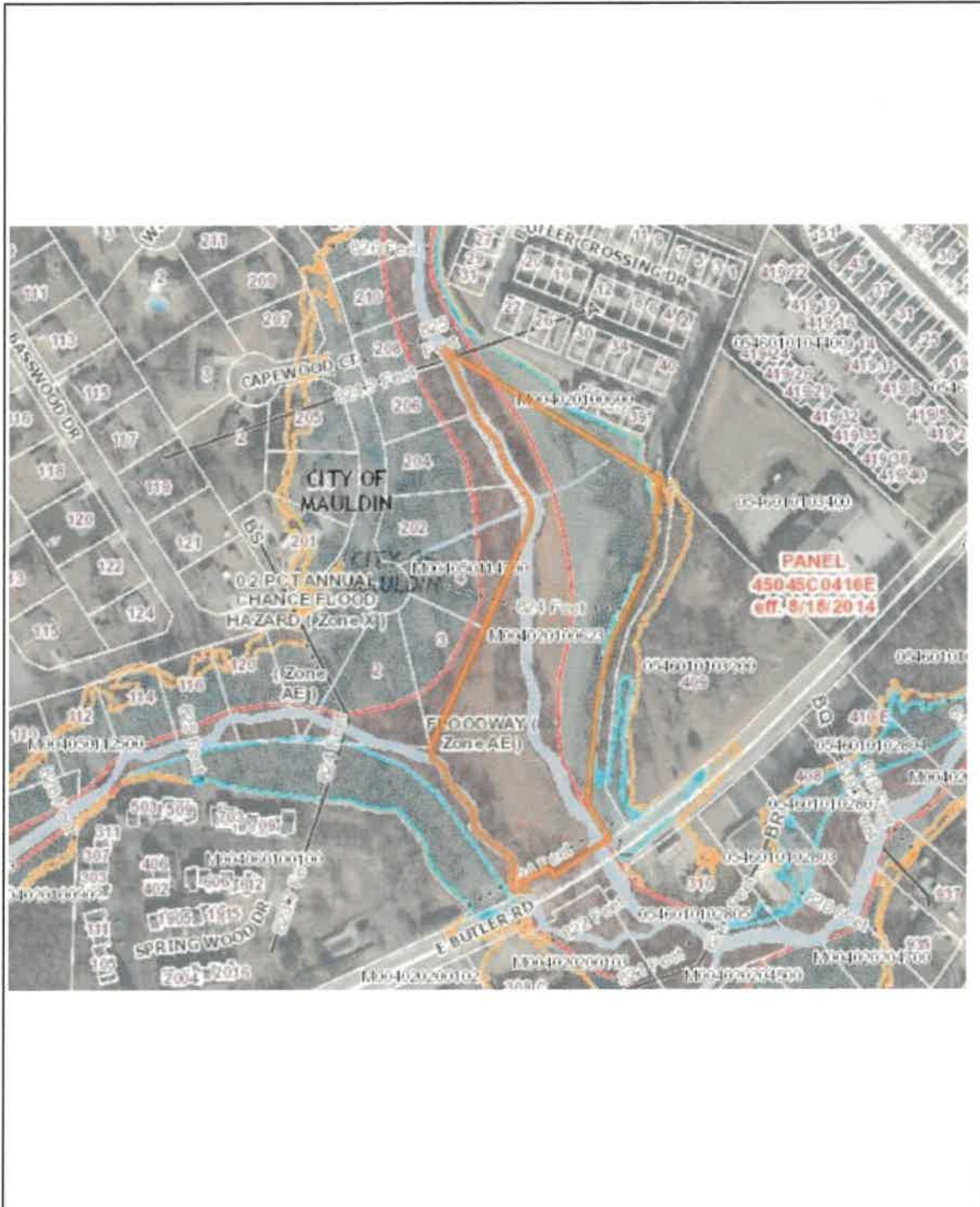
(12)	CURRENT ZONING ANALYSIS: RM – Residential Multifamily District - 2 units		
	District:	796 - City of Mauldin	Current Conformity: Conforms as to use
	MINIMUM REQUIREMENTS:		
	Front Setback:	20' minimum	
	Rear Setback:	15' minimum	
	Side Setback:	10'	
	Building Height:	45'	
	# Parking Spaces:	Varies by Use	
	Road Frontage:	None	
	Maximum Building Size:	None	
	Comments:	Permitted uses include single family residential, public park, with multi-family permitted as conditional use. Maximum density per zoning is 16 units per acre, permitting a maximum of 6 units before the acquisition and 6 units after the acquisition. Parking is required at 1.5 spaces per unit, or 9 spaces for 6 possible units compared to 2 spaces presently on site. Special requirements exist for construction in flood zones.	
		An "as built" survey is needed to ascertain conformity to setbacks, etc. The front of the building is well setback from the right of way and will conform to front and side setback requirements after the acquisition.	

SUBJECT LOCATION MAP



SUBJECT TAX MAP (Showing flood areas)

Tax Map Number: M004.02-01-006.23





Project ID No. P030553	Road S-107 (East Butler Road)	County Greenville	Tract(s) 229
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SUBJECT ZONING MAP

R-M RESIDENTIAL DISTRICT

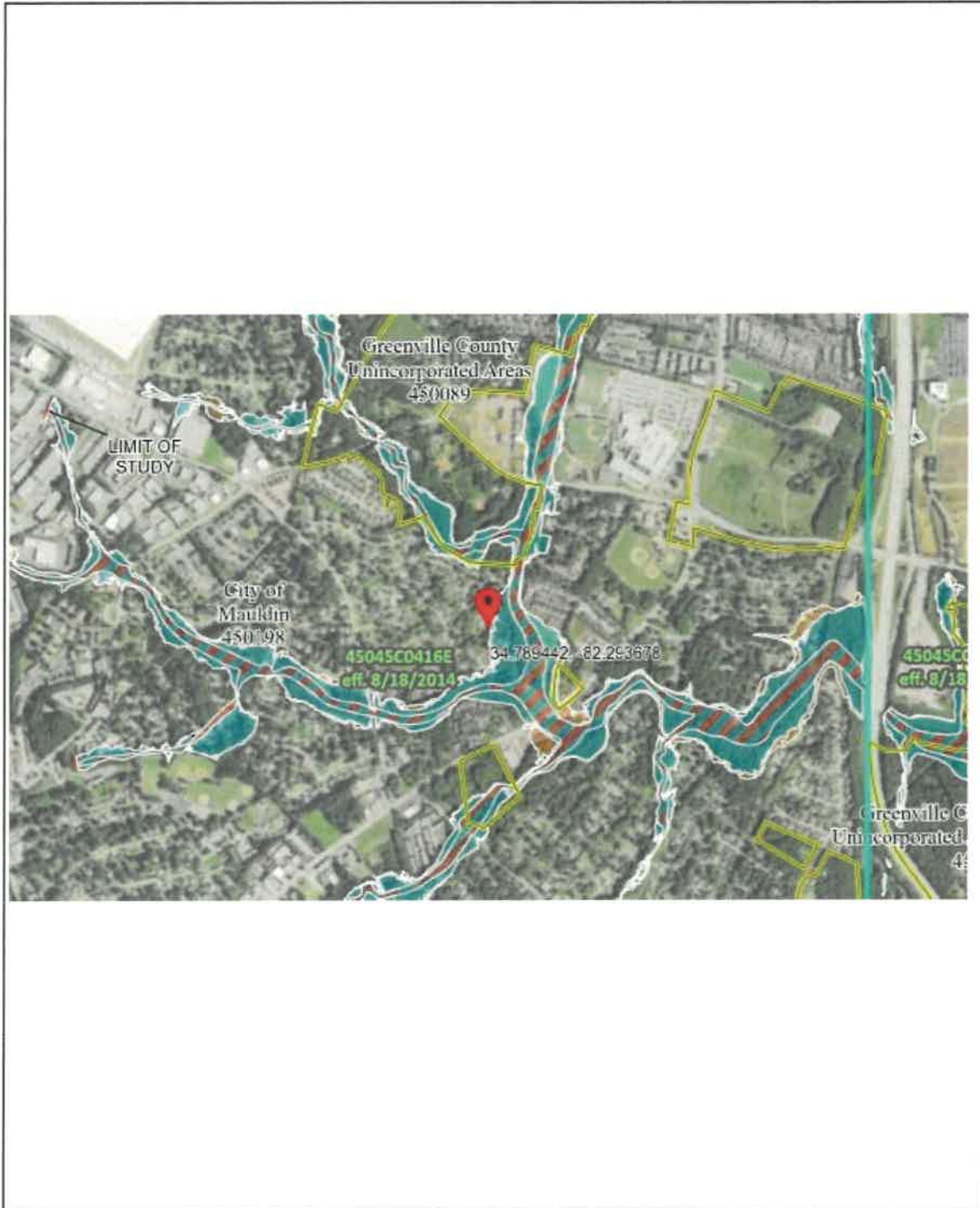


Project ID No. P030553	Road S-107 (East Butler Road)	County Greenville	Tract(s) 229
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FEMA FLOOD MAP

Flood Panel: 45045C0416E

Date: 8/18/2014



Project ID No. P030553	Road S-107 (East Butler Road)	County Greenville	Tract(s) 229
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SUBJECT PHOTOGRAPHS (1 – 3)

Address/Location: N/S Butler Road, Mauldin, SC 29662
 Photos Taken By: Deborah L. Tripp Date of Photos: February 13, 2024

1) View of right-of-way looking west



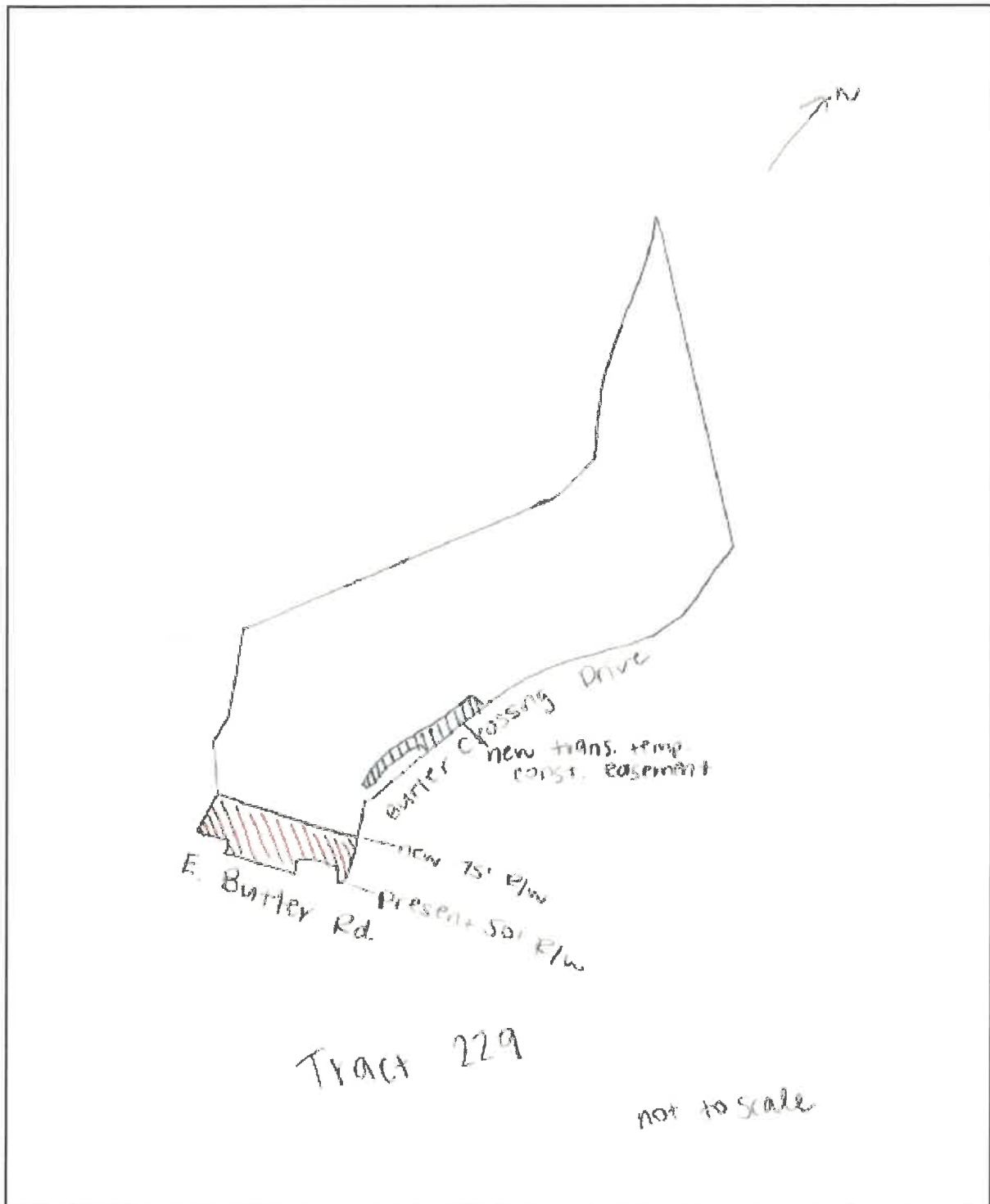
2) View of creek bisecting subject site



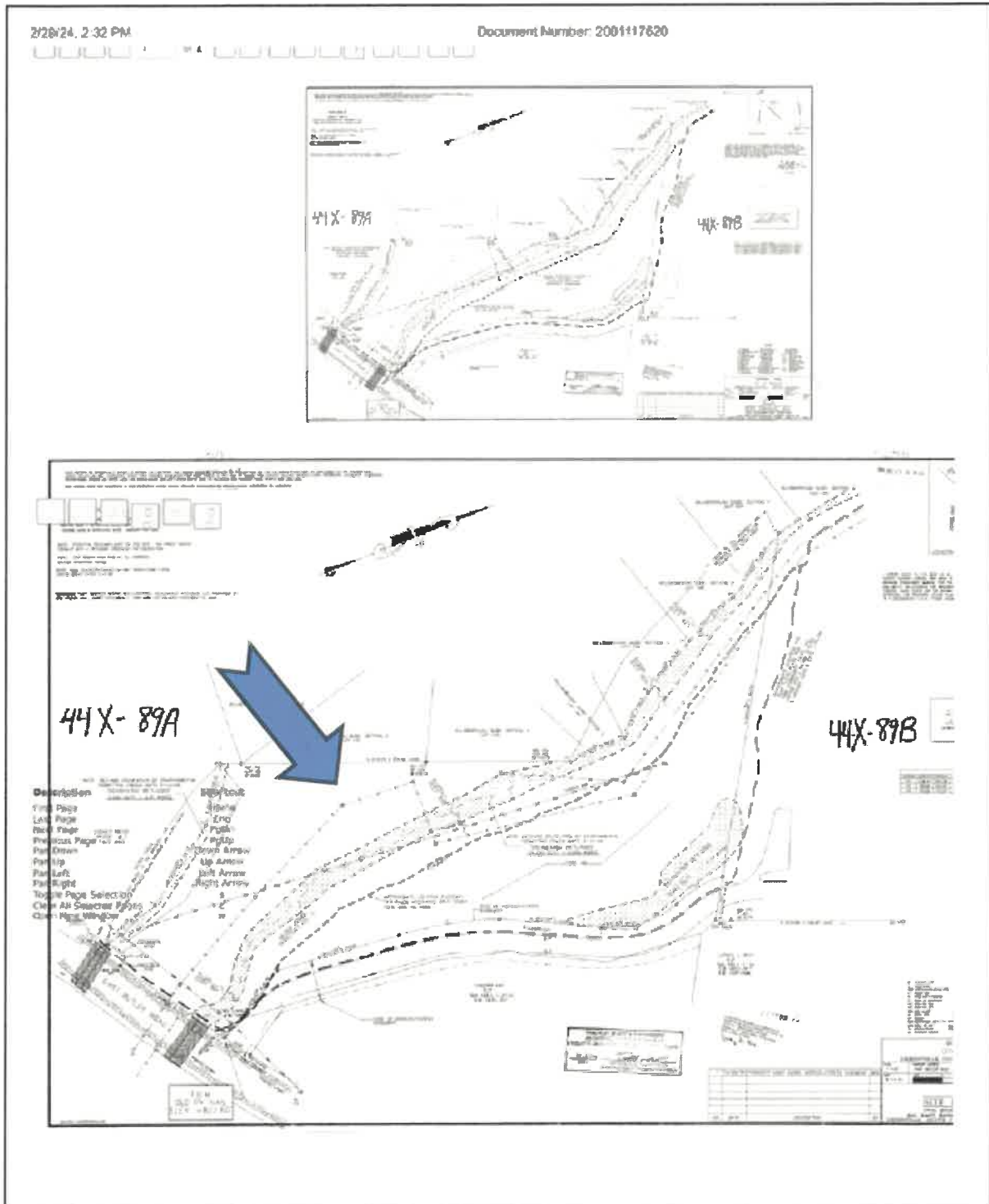
3) Right of way, subject on left



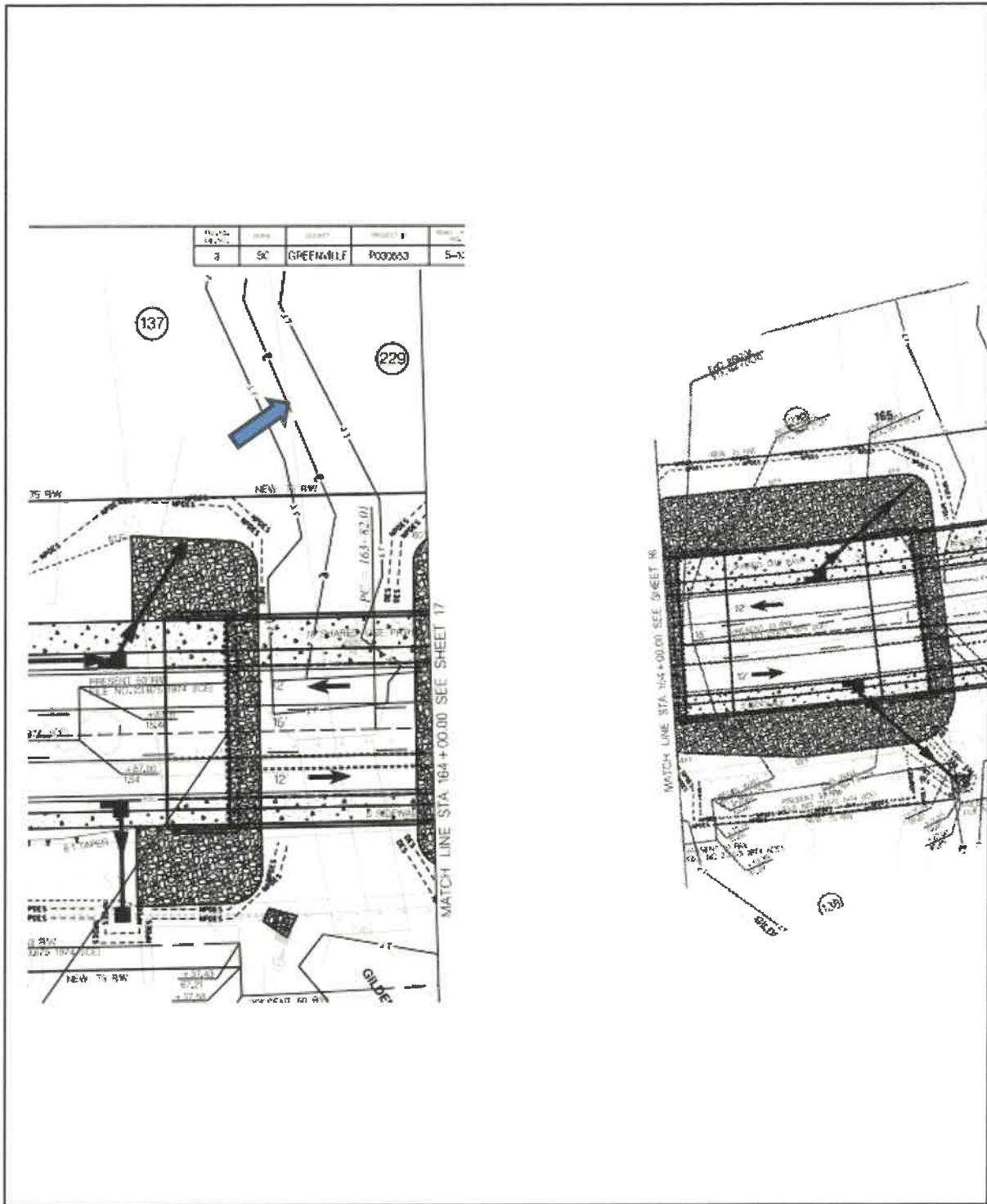
SUBJECT SKETCH



SUBJECT PLAT



SUBJECT PLAN SHEET



Project ID No. P030553	Road S-107 (East Butler Road)	County Greenville	Tract(s) 229
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(13) Scope of Work:

The scope of work is a written set of expectations that form an agreement or understanding of the appraisal assignment between the appraiser and SCDOT as to the specific requirements of the appraisal.

The scope of work generally encompasses the following: (except where deviating from the norm is agreed upon with SCDOT (the client) and/or the appraiser; or in the case of instruction from the client as to the desired type of value requested or extent of the written report).

The amount and type of information researched and the analysis applied in an assignment as required by the Uniform Act and SCDOT Appraisal Manual. Scope of work includes, but is not limited to, the following:

The degree to which the property is inspected or identified; The extent of research into physical or economic factors that could affect the property; The extent of data research; and the type and extent of analysis applied to arrive at opinions or conclusions.

Specific Scope of Work: The goal of the appraisal process is to conclude a credible appraisal based on the intended use and users, property characteristics, and type of value sought. This begins with general data collection, then narrows to the collection of neighborhood data followed by collection of data and analysis with regard to the site, and any improvements. The highest and best use of the property being appraised is then analyzed. Market data is collected in order to proceed with an appraisal analysis which forms a credible appraisal and reconciliation into a final value opinion using the appropriate approach(es) to value. The analysis is condensed to the preparation of an appraisal report.

The project, known as the Butler Road Improvements Project, encompasses 1.7 miles from US 276 (N. Main Street) to Corn Road/Bridges Road, about one mile south of the I-385 interchange. The purpose of the project is to provide additional capacity to address existing and future traffic congestion and to provide for improved bicycle access to the adjacent high school. It includes improvements to a bicycle-pedestrian/multiuse path on one side of the road, construction of curb and gutter and a sidewalk on the opposite side. Existing culverts with two bridges over Gilder Creek will be replaced, and intersection improvements will be added and modified on Old Mill Road and Bethel Drive, and intersection improvements at Murray Drive/Fairfield Drive.

Project Influence: The appraiser has disregarded any decrease or increase in the market value of the real property caused by the project for which the property is to be acquired, or by the likelihood that the property would be acquired for the project, other than that due to physical deterioration within the reasonable control of the owner. 49 CFR 24.103 (b).

Project ID No. P030553	Road S-107 (East Butler Road)	County Greenville	Tract(s) 229
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A. Inspection of the subject

This phase of the appraisal involves a physical inspection of the subject property, as specified by the SCDOT Appraisal Manual and Uniform Act. The subject was inspected on.2/13/2024.

B. Extent of research

This involves the collection of data on national, state, regional and local trends, and an identification and analysis of the social, economic, environmental and governmental forces affecting the market value of the subject property. SCDOT provided plans and ownership information.

C. Extent of data research

Data research involves the inspection of the subject property, the neighborhood and collecting and analyzing data from the market area that affects the value of the subject property. I have performed research of the sales comparables similar to the subject and confirmation of those sales comparables in the past five years. An extensive search of similar properties in Greenville County was undertaken. I also talked with real estate agents and appraisers familiar with the area.

D. Type and extent of analysis applied to arrive at opinion or conclusion.

This phase of the appraisal process involves analyzing all of the previously gathered data and determining the Highest and Best uses of the subject properties within the framework of the supply and demand, legal uses of the subject properties, and possible physical uses of the subject properties as if vacant, or as improved.

The South Carolina Department of Transportation requires that the Sales Comparison Approach be demonstrated for all improved properties unless unusual circumstances preclude its development, or the improvements are determined to be unaffected by the acquisition. The Cost Approach shall be considered when the impacted improvements are less than ten years old, a special-use property, or when sufficient comparable sale or lease information is not available. The SCDOT requires application of the Income Approach on all investment and income-producing properties where existing improvements might be impacted by the project.

The conclusions have been reported in a SCDOT Standard format in accordance with the Uniform Standards of Professional Appraisal Practice (USPAP), Uniform Act and SCDOT Appraisal Manual.

The SCDOT Right of Way plans identify the subject (before size) as Tract 229.The Right of Way Agent's First Sheet indicates that the lot contains approximately 4.99 or 217,364 square feet of land.

Adequate data was available to complete the analysis. The before value is subject to the extraordinary assumption that the new right of way does not exist and will not exist. The after value is subject to a hypothetical condition recognizing the value of the subject as if new right of way already existed.

Project ID No. P030553	Road S-107 (East Butler Road)	County Greenville	Tract(s) 229
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(14)	Description of Property Before and After the Acquisition:		
	Utilities: Electricity <input checked="" type="checkbox"/> , Gas <input type="checkbox"/> , Well <input type="checkbox"/> , Public Water <input checked="" type="checkbox"/> , Septic Tank <input type="checkbox"/> , Public Sewer <input checked="" type="checkbox"/> , Other <input type="checkbox"/>		
	DESCRIPTION	BEFORE	AFTER
	Present Use:	Single Family Residential	Single Family Residential
	Site Size:	4.99 acres; 217,364 sq. ft.	4.69 acre; 204,377 sq. ft.
	Acquisition Size:	0.30 acre; 12,987 sq. ft. fee simple and 0.076 acre; 3,234 square feet of temporary construction easement	
	Zoning:	RM	RM
	Zoning Conformity:	Legal conforming	Legal conforming
	Corner Influence:	Yes	Yes
	Primary Frontage (Linear Feet):	203.57' +/-	203.57' +/-
	Secondary Frontage(s) (Linear Feet):	716.82	716.82
	Visibility:	Typical	Similar
	Ingress/Egress		
	Primary Road: Secondary Road(s):	Full Access None	Full Access None
	Grade at Road Level:	Below Grade	Below Grade
Shape:	Irregular	Irregular	
Additional Comments: The site is unimproved wetlands, flood zone and floodway land.			

Project ID No. P030553	Road S-107 (East Butler Road)	County Greenville	Tract(s) 229
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(15) Highest and Best Use Before and After the Acquisition:

Legally Permissible:

Zoned RM Permitted uses include single family residential, public park, with multi-family permitted as conditional use.

Physically Possible:

The subject before the acquisition has 217,364 square feet of land, however it is almost entirely located in a flood hazard area. The subject is of adequate size before the acquisition to support green space, park, or conservation use. All utilities are on site. Traffic counts on are local in nature given its frontage on Butler Crossing Drive - an entrance road to Butler Crossing residential development. No improvements have been placed on adjoining lots in Hillsborough subdivision, adjacent the subject with the same flood characteristics.

Financially Feasible:

Surrounding uses include both residential uses as well as service uses. Population and income levels are strong. Conservation or green space use would be complimentary of surrounding uses and is the most financially feasible use for the site is residential use.

Maximally Productive:

The most maximally productive use of the site if vacant is for green space or recreation or conservation use.

BEFORE - AS IMPROVED:

As the site is being valued as if it is vacant, the highest and best use as improved is not applicable. It is sufficient to note that the existing building conforms to parking and setback requirements.

AFTER – AS VACANT:

The subject site will not be an uneconomic remainder after the acquisition. The Highest and Best Use After the Acquisition is the same as the Highest and Best Use Before the Acquisition.

Based on the preceding discussion, my opinion of the highest and best use of the subject property is for utilization as green space or conservation use.

(16) Description of the Area Acquired:

The acquisition contains 12,987 square feet, or 0.30 acre of land area to be acquired in fee simple and a temporary construction easement of 3,234 square feet or 0.076 acre.

Project ID No. P030553	Road S-107 (East Butler Road)	County Greenville	Tract(s) 229
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(17) Valuation Analysis:

A: Land Valuation – Sales Comparison Approach

	Subject	Sale 13	Sale 14	Sale 16
Land Type	Residential	Multifamily	Residential	Residential
Name		None		
Street Address	101 Muldin Cr.	108 Rainbow Cr., Mauldin	305 Donaldson Rd, Greenville	305-307 E. Butler St, Mauldin
Sale Date		7/31/2020	3/13/2023	3/10/2023
Size in Acres	4.99	0.5	0.5	2.15
Size in Square Feet	217,364	21,780	21,780	93,654
Sale Price		\$60,000	\$45,000	\$250,000
Price per Acre		\$120,000	\$90,000	\$116,279
Price per Square Foot		\$2.75	\$2.07	\$2.67
Zoning	R-M	R-M	R-10	R-12
Topography	Below grade	Level	Level	Level
Traffic Counts in VPD	N/A	N/A	N/A	N/A
Planned Use		Multifamily	Multifamily	Single-family
Corner	No	No	No	No
Flood Zone	Yes - about 100%	No	No	Yes - @ 20%
Adjustments:				
Property Rights		0%	0%	0%
Adjusted Price		\$2.75	\$2.07	\$2.67
Financing		0%	0%	0%
Adjusted Price		\$2.75	\$2.07	\$2.67
Conditions of Sale		0%	0%	0%
Adjusted Price		\$2.75	\$2.07	\$2.67
Market Conditions	8%	0%	7%	8%
Adjusted Price per Sq. Ft.		\$2.75	\$2.22	\$2.87
Location/Exposure/Access		0%	0%	0%
Size/Utility		0%	0%	0%
Topography/Shape		0%	0%	0%
Zoning		0%	0%	0%
Utilities		0%	0%	0%
Corner		0%	0%	0%
Flood Zone		-90%	-90%	-90%
Net Adjustment		-90%	-90%	-90%
Indicated Value/Sq. Ft.		\$0.28	\$0.22	\$0.29

Project ID No. P030553	Road S-107 (East Butler Road)	County Greenville	Tract(s) 229
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Explanation and Support of Adjustments:

A market conditions/time adjustment is applied to all sales and is based on paired sales as shown in the Sales Brochure. A 90% adjustment is applied to the sales because the subject is located entirely in a flood hazard area – the adjustment is based on paired sales as discussed in the Sales Brochure which measure flood zone area up to 35% with a 35% reduction in value compared to sales with no flood land. Other sales contained in our file show land values of about \$0.10 per square foot, which is given no weight but is used a check to value only as these sales have inferior location to the subject. No other adjustments are warranted.

B: Valuation of Improvements in Area Acquired

Description of Site Improvements:

N/A

Explanation and Support of Value Estimate:

After adjustment, the value of the subject site ranges from \$0.22 to \$0.29 per square foot with a mean of \$0.26 per square foot. Sales 14 and 16 have the least adjustment and are given the greatest weight in the final analysis. A value of \$0.25 per square foot is reasonable for the subject site. The highest and best use before and after remains consistent with market standards The value of the land before and after the acquisition is calculated as follows:

Before Value:	Before Size:	217,364 Sq. Ft.	X	\$	0.25	per unit	=	\$	54,341
					Site Improvements (if any)			\$	0.00
					Total Before Value			\$	54,341
After Value:	After Size:	204,377 Sq. Ft.	X	\$	0.25	per unit	=	\$	51,094
					Acquisition Value:			\$	3,247

Temporary Construction Easement:

A property's loss in market value in the case of a temporary easement is the value of the encumbered property for the period it is to be held by the Condemnor. The most common measure is the "rental" value of the property due to the owner's loss of its use and occupancy during possession by the Condemnor. After construction of the public improvement is completed, the construction easement is extinguished and the unencumbered fee interest in the land reverts back to the owner. The value of the land in fee simple equates to \$0.25 per square foot. If held in fee simple, the value of the TCE land would be \$809. Calculating a return on investment of 10% for 1 year equates to \$81 annually. The length of the TCE encumbrance is 6 years, therefore the value of the temporary easement area is \$485. Calculations follow.

Project ID No. P030553	Road S-107 (East Butler Road)	County Greenville	Tract(s) 229
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CALCULATIONS OF VALUE OF TEMPORARY EASEMENT AREA


Land - Fee		Fee Value/Sq. Fee Value	
		\$0.25	
Value of Site Improvements Acquired			
Fee Value of Temporary Easement	3234	\$0.25	\$809
Fee Value of TCE	\$809		
Return on Investment	10%		
Subtotal 1 Year Return on Investment	\$81		
# Years Easement Encumbrance	6		
Value of Temporary Easement Area Acquired	\$485		

Project ID No. P030553	Road S-107 (East Butler Road)	County Greenville	Tract(s) 229
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ALLOCATION OF VALUE

(18)	Estimated Value of the Acquisition:					
	Land Acquired:	12,987	square feet	X Unit Value:	0.25	Value Summary
	Value of Land Acquired:					\$3,247
	Value of Temporary Right of Way:					\$ 485
	Value of Site Improvements, within the new right of way:					\$ 0.00
	Damages/Cost to Cure:					\$0.00
	Total:					\$3,732
Therefore, it is the appraiser's opinion that the Fair Market Value of the Acquisition is: As of 2/13/2024						\$3,732

Date of the Report:	2/29/2024
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Deborah L. Tripp, MAI, SRA S. C. Certified General Real Estate Appraiser CG 1132

Project ID No. P030553	Road S-107 (East Butler Road)	County Greenville	Tract(s) 229
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GENERAL ASSUMPTIONS AND LIMITING CONDITIONS

General Assumptions - This appraisal has been completed and the appraisal report prepared with the following **general assumptions**:

1. No responsibility is assumed for the legal description or for matters including legal or title considerations. The titles to the property are assumed to be good and marketable unless otherwise stated. Any plats, maps, or photographs in this appraisal are used merely to help the reader visualize the property and its surroundings and are not certified to be accurate.
2. Any liens or encumbrances (except for any lease encumbrance that might be referred to in the appraisal) which may exist have been disregarded, and the property has been appraised as though no delinquency in the payment of general taxes or special assessment exists and as though free of indebtedness.
3. It is assumed that the utilization of the land and improvements are within the boundaries of the lines of the property described and that there is no encroachment or trespass unless noted in the report. No survey of the subject property was made or caused to be made by us, and no responsibility is assumed for the occurrence of such matters.
4. A visual inspection of the subject site was made and all engineering is assumed to be correct. The plot plan and illustrative materials in this report are included only to assist the reader in visualizing the property and to show the reader the relationship of its boundaries. The appraiser is not a construction engineer and is not responsible for structural or cosmetic inadequacies associated with any of the improvements unless otherwise noted in the report.
5. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover them. The soil for the area under appraisal appears to be firm and solid, unless otherwise stated. Subsidence in the area is unknown or uncommon, and the appraiser(s) does not warrant against this condition or occurrence.
6. Subsurface rights (minerals and oil) were not considered in this appraisal unless otherwise stated. In addition, no potential timber value was considered.

Project ID No. P030553	Road S-107 (East Butler Road)	County Greenville	Tract(s) 229
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General Assumptions Continued

7. It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations and laws unless noncompliance is stated, defined, and considered in the appraisal report. Unless otherwise stated in this report, the appraiser did not observe the existence of hazardous materials or gases, which may or may not be present on the property. The appraiser has no knowledge of the existence of such materials on or in the property. The appraiser, however, is not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation, or other potentially hazardous materials may affect the value of the property. The value estimate is predicated on the assumption that there are no such materials on or in the property, which would cause a loss in value. No responsibility is assumed for any such conditions or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field, if desired.
8. It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless a nonconforming use has been stated, defined, and considered in the appraisal report.
9. It is assumed that all required licenses, certifications of occupancy, consents, or other legislative or administrative authority from any local, state, or national government or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based.
10. This appraisal assumes water and sewer services will always be provided for the subject.
11. Responsible ownership and competent property management are assumed.
12. The Americans with Disabilities Act ("ADA") became effective January 26, 1992. I (we) have not made a specific compliance survey and an analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property, together with a detailed analysis of the requirements of the ADA, could reveal that the property is not in compliance with one or more of the requirements of the Act. If so, this fact could have a negative impact on the value of the property. Since I (we) have no direct evidence relating to this issue, I (we) did not consider non-compliance with the requirements of ADA in estimating the value of the property.

Project ID No. P030553	Road S-107 (East Butler Road)	County Greenville	Tract(s) 229
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13. There is currently a good deal of discussion regarding the potential hazards of Electro-Magnetic Fields and the possible health risk of being located near high voltage transmission lines. I (we) have not made a specific compliance survey and analysis of this property to determine whether or not there are potentially hazardous effects from EMF's. It is possible that a compliance survey of the property together with a detailed analysis could reveal that there is EMF levels, which are above a safe level. If so, this fact could have a negative impact on the value of the subject property. Since I (we) have no direct evidence relating to this issue, I (we) did not consider EMF levels in estimating the value for the property.

Project ID No. P030553	Road S-107 (East Butler Road)	County Greenville	Tract(s) 229
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General Limiting Conditions – This appraisal has been completed and the appraisal report has been prepared with the following **general limiting conditions**.

1. The distribution, if any, of the total valuation in this report between land and improvements applies only under the stated program of utilization. The separate allocations for land and buildings must not be used in conjunction with any other appraisal and are invalid if so used. The value estimates provided in the report apply to the entire property, and any proration or division of the total into fractional interests will invalidate the value estimate, unless such proration or division or interests has been set forth in this report.
2. Neither possession of this appraisal or copy thereof carries with it the right to publication, nor may it be used for any purpose by anyone but the applicant without previous consent of the appraiser(s).
3. The appraiser, by reason of this appraisal, is not required to give further consultation, testimony, or be in attendance in court with reference to the property in question unless arrangements have been previously made.
4. Neither all nor part of the contents of this report (especially as to value, the identity of the appraiser, or the firm with which the appraiser is associated) shall be disseminated to the public through advertising, public relations, news, sales, or other media without the prior written consent and approval of the appraiser.
5. Information, estimates, and opinions contained in this report are obtained from sources considered reliable, however the appraiser assumes no liability for such sources.
6. The information supplied to the appraiser is considered to be accurate. The information supplied by the client has been accepted without further verification as correctly reflecting the property's current condition unless otherwise noted.
7. The various estimates of value presented in this report apply to this appraisal only and may not be used out of the context presented herein. This appraisal is valid only for the appraisal date or dates specified herein and only for the appraisal purpose specified herein.

Project ID No. P030553	Road S-107 (East Butler Road)	County Greenville	Tract(s) 229
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CERTIFICATE OF APPRAISER

I hereby certify:

That I **have** personally inspected the property herein and that I have also made a personal field inspection of the comparable sales relied upon in making this appraisal. The subject and the comparable sales relied upon in making the appraisal were as represented in the comparable data brochure which supplements this appraisal.

That to the best of my knowledge and belief the statements contained in the appraisal herein set forth are true, and information upon which the opinions expressed therein are based is correct: subject to the limiting conditions therein set forth.

That I understand that such appraisal may be used in connection with acquisition of right of way for a highway to be constructed by the State of South Carolina with the assistance of Federal-aid highway funds, or other Federal Funds.

That such appraisal has been made in conformity with the appropriate State and Federal laws regulations, policies and procedures applicable to that appraisal of right of way for such purposes; and that to the best of my knowledge, no portion of the value assigned to such property consists of items, which are non-compensable under the established law of South Carolina.

That neither my employment nor my compensation for preparing this appraisal report is in any way contingent upon the values reported herein.

That I have no direct or indirect present or contemplated future personal interest in such property or in any benefit from the acquisition of such property appraised.

That I have not revealed the findings and results of such appraisal to anyone other than the proper officials of the South Carolina Department of Transportation or officials of the Federal Highway Administration and I will not do so until so authorized by the State officials or until I am required to do so by due process of law, or until I am released from this obligation by having publicly testified as to such findings.

That the owner or his designated representative was given the opportunity to accompany me during my inspection of the property.

That I have not provided any services regarding the subject property within the prior three years, as an appraiser or in any other capacity.

That any decrease or increase in the fair market value of the real property prior to the date of valuation caused by the public improvement for which such property is being acquired, or by the likelihood that the property would be acquired for such improvement, other than that due to the physical deterioration with in the reasonable control of the owner, has been disregarded in determining the compensation for the property.

That my opinion of the fair market value of the acquisition as of **February 13, 2024** is **\$3,732** based upon my independent appraisal and the exercise of my professional judgment.

As of the date of this report, I have completed the requirements for continuing education as set forth by the **Uniform Standards of Professional Appraisal Practice**.



Date: 2/29/2024

Deborah L. Tripp, MAI, SRA
S. C. Certified General Real Estate Appraiser
CG 1132

Project ID No. P030553	Road S-107 (East Butler Road)	County Greenville	Tract(s) 229
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ADDENDA

Deed

Project ID No. P030553	Road S-107 (East Butler Road)	County Greenville	Tract(s) 229
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BOOK 1978 CASE 1148 ✓

GRANTEE'S ADDRESS: P.O. Box 249, Mauldin, SC 29662

STATE OF SOUTH CAROLINA)

COUNTY OF GREENVILLE)

TITLE TO REAL ESTATE DEC 27 A 9 17

KNOW ALL MEN BY THESE PRESENTS that Eastcreek Development

Partners, LLC. (hereinafter "Grantor") in consideration of the Grantor's making a

bona fide gift to Grantee of the herein-conveyed property, and for no other consideration,

Grantor has granted, bargained, sold and released, and, by these presents, does grant,

bargain, sell, and release unto

15-798 - 114.2 - 1 - 6.23
out of 15-798 - 114.2 - 1 - 6.23 AC 27 2001
EXEMPT
THE CITY OF MAULDIN, SOUTH CAROLINA,

(hereinafter "Grantee") its successors and assigns, forever, the following real property:

ALL that certain piece, parcel, or lot of land situate, lying and being in the City of Mauldin, County of Greenville, State of South Carolina, on the northern side of East Butler Road, consisting of 5.21 acres, more or less, and which is more particular shown and described on a plat entitled "Survey for City of Mauldin" dated 8/10/01 and prepared by Site Design, Inc., which plat was recorded 12-27-2001, in the Office for the Register of Deeds for Greenville County in Plat Book 44-X at Page 89-A and 89-B.

This conveyance is made subject to such easements, rights-of-way, and restrictive covenants which may be of record or on the premises, and, in particular, the conditions, covenants, and restrictions set forth in the "Deed of Conservation Easement" dated October 17, 2000, and recorded 12/14/2000 in the Office of the Register of Deeds for Greenville County in Deed Book 1935 at Page 1636. HOWEVER, the ownership provisions of Paragraph (7), therein, shall not apply.

This is a portion of the same property conveyed to Grantor herein by deed of Martha M. Griffith recorded 12/29/99 in Deed Book 1888 at Page 316.

TOGETHER with all and singular, the rights, members, hereditaments,

and appurtenances to the said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular, the premises before-mentioned

117619

Project ID No. P030553	Road S-107 (East Butler Road)	County Greenville	Tract(s) 229
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BOOK 1978 PAGE 1149

unto the said Grantee, its successors and assigns, forever.

AND Grantor does hereby bind itself, its successors and assigns, to warrant and forever defend all and singular, the premises before mentioned unto the said Grantee, its successors and assigns, from and against the Grantor and its successors and assigns, and against every person whatsoever lawfully claiming or to claim the same or any part thereof.

Witness Grantor's seal this 19 day of December, 2001.

Signed, sealed and delivered in the presence of:

Easterack Development Partner, LLC

By: John V. Kheir
Member

Jana Wenzel
Ernest H. Simpson

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

ACKNOWLEDGMENT

The foregoing deed was acknowledged before me by John V. Kheir
the duly authorized member of Easterack Development Partner, LLC, Grantor, at
255 E. Broad Street, South Carolina, this 19 day of December,
2001.

Ernest H. Simpson
Notary Public for South Carolina
My commission expires 7 15 06

FILED IN RECORDS & OFFICIALS
COUNTY CLERK'S OFFICE AT 11:07 AM
12/19/2001
BOOK 1978 PAGE 1149
DEC 19 2001
Ernest H. Simpson

Project ID No. P030553	Road S-107 (East Butler Road)	County Greenville	Tract(s) 229
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SCDOT R/W Form 120-A (01-2023)

RIGHT OF WAY AGENT'S WORKSHEET

Project ID No: P030553 Road/Route: Road S-107 (East Butler Road)
 County: Greenville R/W Agent: Jeremy Robertson Dr-Call First: O.R. Colan
 Map Sheet(s): 1, 3B, 4C, 4F, 16, 17, 17A Tract: 229
 Physical Property Address: Vacant Land, Butler Drive, Mauldin, South Carolina 29662

LANDOWNER'S NAME AND ADDRESSES

The City of Mauldin, South Carolina - Post Office Box 249, Mauldin, South Carolina 29662
 Name & Mailing Address: C/O Beth Duncan City Administrator

Phone: Day 864-283-4910 Evening _____ Cell _____ E-Mail eduncan@mauldin-nc.gov

L.O.'s Agency Name & Address _____ E-Mail Address _____
 Phone No. _____

MORTGAGES AND ADDRESSES

Name and Address	Recorded Data from ROD Files				Whether Date Valid or Release or Agreement
	Book & Page No.	Page	Date	Amount	
NONE				\$	
				\$	
				\$	

OTHER ENCUMBRANCES AND ADDRESSES

Type	Name and Address	Book	Page	Date	Amount
NONE					\$
					\$
					\$

PROPERTY TAXES

Year(s)	Delinquency (Year(s))	Date Paid	Amount
2011	No	11/22/2012	\$322.00

PARCEL INFORMATION (SIZE, BEFORE / AFTER ACQUISITION)

Before:	4.99 AC	Dimensions:	
Acquisition:	12,987 SF (0.30 AC) TEMP 3,324 SF (0.076 AC)	Enter Total: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Plot Information:
After:	4.69	Book	44-X Page 89
Tax Map No(s):	MCD442-01-00623		

NOTE: In cases of combined tracts, or multiple conveyances, list the Tract No. with corresponding Tax Map Number (in table below)

Preliminary Title Certificate Date: 8/7/2023 Last Updated Title Certificate Date: _____

TITLE ABSTRACT DATA

TMS No. & Tract No.	From	To	Date	Amount	Book	Page
	Eastwick Development Partners, LLC	The City of Mauldin, South Carolina	10/13/1928 & 12/25/2001	no monetary consideration (gift)	1978	1348
				\$		
				\$		
				\$		

Page 1 of 3 pages

Tract: 229

Project ID No. P030553	Road S-107 (East Butler Road)	County Greenville	Tract(s) 229
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5721 BUSH RIVER ROAD
COLUMBIA, SC 29212-2609
Phone 803.407.3000
Fax 803.731.5435
deborah@propertysolutionsllc.net
www.property-solutionsllc.com

February 1, 2024

The City of Mauldin
c/o Seth Duncan, City Administrator
P.O. Box 149
Mauldin, SC 29662

RE: Project ID No. P030553 — Road S-107 E Butler Rd — Greenville County
— Tract(s) 229, Vacant Land, Butler Rd, Mauldin, SC

Dear Landowner(s):

There are proposed road improvements for the above referenced project and tract in the vicinity of E Butler Road and Road S-107 in Greenville County which has been determined to require a proposed right of way that impacts your property (Tax Map M004.02-01-006.23). An appraisal of the proposed rights of way has been requested by the South Carolina Department of Transportation (SCDOT).

The South Carolina Department of Transportation is required by the Federal Highway Administration to provide the landowner or landowner's designated representative be given the opportunity to accompany the appraiser on an inspection of the property prior to the property being appraised. The SCDOT Appraisal manual requires the appraiser to send the landowner an inspection letter by certified mail to schedule an appointment, as required by Sec. 24.102c of the Uniform Act.

My plan is to inspect your property on February 13, 2024 between 10:00 AM- 4:00 PM. Please contact me on (803) 407-3000 if you'd like to meet me there. If this date and time are not acceptable to you, please call me to schedule a convenient date and time for us to meet. If I do not get a response from you by the scheduled date and time, I will assume you are agreeable to this notification.

9589 0710 5270 1496 7411 91

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For delivery information, visit our website at www.usps.com	
OFFICIAL USE	
Certified Mail Fee	
Additional Services & Fees (check box, add fees as needed)	
<input type="checkbox"/> Return Receipt (hardcopy)	
<input type="checkbox"/> Return Receipt (electronic)	
<input type="checkbox"/> Certified Mail Restricted Delivery	
<input type="checkbox"/> Adult Signature Required	
<input type="checkbox"/> Adult Signature Restricted Delivery	
Postage	
Total Postage and Fees	
Sent to:	
Address and Apt. No.	
City, State, ZIP+4®	

City of Mauldin / Seth Duncan
5 E Butler Rd
Mauldin, SC 29662

POST OFFICE
COLUMBIA, SC 29212
FEB - 1 2024

Yours very truly,

Deborah L. Tripp

Deborah L. Tripp, MAI, SRA
License No. CG1132

Project ID No. P030553	Road S-107 (East Butler Road)	County Greenville	Tract(s) 229
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QUALIFICATIONS OF THE APPRAISER
DEBORAH L. TRIPP, MAI, SRA
PROPERTY SOLUTIONS, LLC
5721 BUSH RIVER ROAD
COLUMBIA, SC 29212
803.407.3000

PROFESSIONAL DESIGNATIONS AND AFFILIATIONS

- ◆ **MAI** - Member of the Appraisal Institute, 1996, Member #11,163
- ◆ **SRA - Senior Residential Appraiser Member of the Appraisal Institute, 1990**
- ◆ State Certified General Real Estate Appraiser - State of South Carolina, GG1132
- ◆ State Certified General Real Estate Appraiser – State of North Carolina, A5379
- ◆ State Certified General Real Property Appraiser – State of Georgia, 5364
- ◆ Broker certified, South Carolina Real Estate Commission, 1988 – 380218832
- ◆ Broker-in-Charge, South Carolina Real Estate Commission License REL.29249.BIC

TECHNICAL TRAINING

Courses

Society of Real Estate Appraisers Courses Completed:

- Course 101, “An Introduction to Real Property Appraising”, 1984
- Course 102, “Applied Residential Property Appraising”, 1985

Appraisal Institute Courses Completed:

- Course 201, “Principles of Income Property Appraising”, 1991
- Course 202, “Applied Income Property Valuation”, 1991
- Course 410, “Standards of Professional Practice, Part A”, 1996
- Course 420, “Standards of Professional Practice, Part B”, 1996
- Course 430, “Standards of Professional Practice, Part C”, 2005
- “Seven Hour National USPAP Update Course”, 2024 Edition, 2023
- Course 833, “Fundamentals of Separating Real Property, Personal Property and Intangible Assets”, 2012

Recent Seminars and Professional Development Programs

- “Valuation of Conservation Easements”, Completed Curriculum and Passed Examination”, Appraisal Institute, 2023
- “Conservation Transactions: Legal and Appraisal Matters”, SC Conservation Bank, 2022
- “State of South Carolina Economic Summit 2022” Appraisal Institute, 2022
- “Conservation Easements, 2021 Updates on Legal, Appraisal, Accounting and Ethical Issues”, The Alabama/Mississippi chapter of the Appraisal Institute & The Georgia-Alabama Land Trust, 2021
- “Valuation Resources for Solar Photovoltaic Systems”, Appraisal Institute, 2021
- “Six Recent Appraiser Lawsuits and the Lessons from Each”, Appraisal Institute, 2021
- “State of SC Economic Summit, Parts 1 and 2”, Appraisal Institute, 2021
- “Aerial Inspections for Real Estate”, Appraisal Institute, 2021
- “What’s up with Technology for Real Estate Appraisers”, Appraisal Institute, 2020
- “Artificial Intelligence, AVMs & Blockchain – Implications for Valuation”, Appraisal Institute, 2020
- “Valuation Impacts of COVID-19”, Appraisal Institute, 2020
- “Covid-19 Latest Developments and Collaborative Efforts”, Appraisal Institute, 2020
- “SCR Coronavirus Advocacy Update-Local, State, and Federal” South Carolina Association of REALTORS®, 2020
- “Covid-19 – Rapid Response and Latest Developments”, Appraisal Institute, 2020
- “South Carolina REALTORS® Broker in Charge Coronavirus Legal Update”, SCR, 2020
- “Appraising for the Department of Interior (AVSO) & Other Federal Agencies”, Appraisal Institute, 2019
- “ARGUS Enterprise Training”, Appraisal Institute, 2019
- “Engagement Letters”, Appraisal Institute, 2018
- “Uniform Standards for Federal Land Acquisition”, - Appraisal Institute, 2018

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QUALIFICATIONS OF DEBORAH L. TRIPP, MAI, SRA - (Continued)

PROFESSIONAL CONTRIBUTIONS

Author:

- ◆ "Practical Applications: The Cost Approach and Accrued Depreciation" Seminar sponsored by SC Chapter of the Appraisal Institute and approved by the SC Real Estate Appraisers Board, 1993
- ◆ "Appraiser Independence Redefined: The Empowerment of a Profession", Appraisal Institute, Valuation Insights and Perspectives, Volume 1, # 4, Fall, 1996.
- ◆ "Proposals and Engagements – Preparing for Marriage with your Client", Appraisal Institute, Valuation Insights and Perspectives, Volume 4, #3, Third Quarter, 1999.
- ◆ Various appraisal seminars and workshops, 1988 to 2007

Advisor:

- ◆ Valuation Insights and Perspectives, professional periodical, published quarterly by the Appraisal Institute, Chicago, Illinois, through 1999.

Reviewer:

- ◆ "Senior Housing - *Looking Toward the Third Millennium* , Arthur E. Gimmy, MAI, Appraisal Institute, Chicago, Illinois, 1998.
- ◆ "Fannie Mae Desktop Underwriter Quantitative Analysis Appraisal Report Form 2055 & Qualitative Analysis Appraisal Report Form 2065", Joseph L. Minnich, III, SRPA, SRA, Appraisal Institute, Chicago, Illinois, 1997.

Other:

Past President and Cofounder, CREW Midlands South Carolina, 2014 (Commercial Real Estate Women)
 President, CREW Midlands South Carolina, 2013
 President Elect, CREW Midlands SC, 2012
 Director, CREW Midlands SC, 2010-2011
 Past President and Co-Founder: SC Professional Appraisers Coalition, 2009
 Board of Directors, SC Chapter Appraisal Institute, 2004-2006
 Government Relations Committee, SC Chapter Appraisal Institute, 2003, 2014-2016
 Associate Guidance Committee Chair, SC Chapter Appraisal Institute, 2003
 Member, Government Relations Committee, Appraisal Institute, 1996-2002
 Vice-Chair, Government Relations Committee, Appraisal Institute, 1999
 Member, Public Affairs Committee, Appraisal Institute, 1999
 Member, Publications Review Subcommittee, Appraisal Institute, 1996-1999
 Member, Communications Committee, Appraisal Institute, 1999
 SC State Chair, Government Relations Subcommittee, Appraisal Institute, 1994-1998

EXPERIENCE

- ◆ Property Solutions, LLC, Owner/President, Analyst, Appraiser, Consultant, 1998 to present.
- ◆ Administrator/Subcontract Senior Commercial Appraiser, Executive Vice President and/or owner, various appraisal firms since 1981.
- ◆ Experience in real estate industry as Broker-in-Charge or licensed agent since 1977.

Project ID No. P030553	Road S-107 (East Butler Road)	County Greenville	Tract(s) 229
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QUALIFICATIONS OF DEBORAH L. TRIPP, MAI, SRA - (Continued)

SCOPE OF PROPERTY ANALYSIS COMPLETED

Real Estate Analysis Prepared For

US Department of Justice	Southern First Bank
University of South Carolina	Wal-Mart
City of Columbia	SouthState Bank
Internal Revenue Service	Wells Fargo Bank
Security Federal Bank	SC Law Enforcement Division
South Carolina Department of Transportation	Richland County
South Carolina Department of Parks, Recreation & Tourism	First Citizens Bank & Trust
Blue Cross & Blue Shield of South Carolina	Truist
Department of Housing & Urban Development	Lexington Medical Center
First Horizon	Attorneys
South Carolina State Housing Authority	South Carolina National Guard
Columbia Housing Authority	South Carolina Budget & Control Board
General Services Administration	South Carolina Bar Association
University of South Carolina	State Farm Insurance Company
	US Army Corps of Engineers

Real Estate Analysis and Consulting

Extensive experience in numerous property types including:

<i>Health Care Enterprises</i>	<i>Hospitals</i>	<i>Senior Care Facilities</i>
<i>Conservation Easements</i>	<i>Market Analysis</i>	<i>Life Care Communities</i>
<i>Independent Living Facilities</i>	<i>Apartments</i>	<i>HUD Programs</i>
<i>Complex Properties</i>	<i>Tax Credit</i>	<i>Review Appraisals</i>
<i>Litigation Appraisals</i>	<i>Litigation Consulting</i>	<i>Partial Acquisition</i>
<i>Partial Interests</i>	<i>Environmentally Impaired</i>	<i>Shopping Centers</i>
<i>Retail Buildings</i>	<i>Offices</i>	<i>Office Parks</i>
<i>Restaurants</i>	<i>Historic Properties</i>	<i>Single Family Residences</i>
<i>Development Land</i>	<i>Mixed Use Developments</i>	<i>Plantations</i>
<i>Subdivisions</i>	<i>Feasibility Studies</i>	<i>Market Analysis</i>
<i>Rental Studies</i>	<i>Air Rights</i>	<i>Marinas</i>

Qualified as Expert Appraisal Witness on Real Estate Analysis and Valuation in: US Bankruptcy Court, District of South Carolina; Lexington County Family Court, Eleventh Judicial Circuit; Aiken County Civil Court, Second Judicial Circuit, Administrative Law Judge Division, State of SC. Consultant in real estate mediation deliberations and depositions.

Community Service

Co-Founder, Commercial Real Estate Women – Midlands Chapter
Co-Founder, South Carolina Professional Appraisers Coalition
President, Southwell Subdivision Homeowner's Association Board of Directors, 2011
Chair and Organizer, Central South Carolina Habitat for Humanity ***First Ladies Build***, the first
Women-built Habitat House in South Carolina, First Lady Rachel Hodges, Honorary Chair
Nominated for South Carolina "Woman of Achievement" Award, Governor's Commission on Women, 2001

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BCD 1362346

State of South Carolina
Department of Labor, Licensing and Regulation
Real Estate Appraisers Board
DEBORAH L TRIPP
Is hereby entitled in practice as a:
Certified General Appraiser
License Number: **1132**

Expiration Date: 06/30/2024

OFFICE COPY

Laura L. Smith
Administrator

DEBORAH LYNN TRIPP
5364
Status ACTIVE
CERTIFIED GENERAL REAL PROPERTY APPRAISER
END OF RENEWAL 11/30/2024
THIS LICENSE EXPIRES IF YOU FAIL TO PAY RENEWAL FEES OR IF YOU FAIL TO COMPLETE ANY REQUIRED EDUCATION IN A TIMELY MANNER.
State of Georgia
Real Estate Commission
Suite 1000 - International Tower
229 Peachtree Street, N.E.
Atlanta, GA 30303-1605
LYNN DEMPSEY
Real Estate Commissioner
1235610403354216



BCD 1433371

State of South Carolina
Department of Labor, Licensing and Regulation
Real Estate Commission

OFFICE CODE: REQ.5387 OFC
LICENSE NO: 28248

THIS PERSON LISTED BELOW HAS BEEN DULY LICENSED BY THE SOUTH CAROLINA REAL ESTATE COMMISSION

ASA BROKER IN CHARGE
DEBORAH L TRIPP
PROPERTY SOLUTIONS LLC
5721 BUSH RIVER RD
COLUMBIA SC 29212
Expires 06/30/2024
OFFICE CARD

Paul T. [Signature]
Administrator