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

1. **Call to Order**

2. **Public Comment**

3. **Reading and Approval of Minutes**
   a. Public Works Committee- March 4, 2024 [Pages 3-4]

4. **Reports or Communications from City Officers**
   a. PW Director Matthew Fleahman
      1. Discussion on Bulk Pickup
      2. Discussion on Sewer Laterals

5. **Unfinished Business**
   a. Stormwater Plan [Pages 5-6]

6. **New Business**
   a. Ordinances to Sell Butler Road Property for ROW [Pages 7-9]

7. **Public Comment**

8. **Committee Concerns**

9. **Adjournment**
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.

<table>
<thead>
<tr>
<th></th>
<th>Residential</th>
<th>Non-Residential</th>
<th>Projected Rev</th>
<th>Expenses</th>
<th>Balance (Capital &amp; Grants)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>KCI</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>$25 - &lt;1,000 sq ft dev or undev</td>
<td>$27 per ERU for dev</td>
<td>$725,000</td>
<td>$705,000</td>
<td>$20,000</td>
<td></td>
</tr>
<tr>
<td>$28 - &gt;1,000 sq ft dev</td>
<td>$25 per ERU for undev</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Staff</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>$36</td>
<td>$37.50 per ERU</td>
<td>$1,000,000</td>
<td>$705,000</td>
<td>$295,000</td>
<td></td>
</tr>
</tbody>
</table>

Non-residential impact on local businesses:

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

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.
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.

<table>
<thead>
<tr>
<th>Tract 205 – City Park</th>
<th>Tract 229 – Gilder Creek</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Compensation</strong></td>
<td><strong>Compensation</strong></td>
</tr>
<tr>
<td>$35,521.00 fee simple title to 0.28 acre</td>
<td>$3,247.00 fee simple title to 0.30 acre</td>
</tr>
<tr>
<td>$11,859.00 Temporary ROW to 0.18 acre</td>
<td>$485.00 Temporary ROW to 0.076 acre</td>
</tr>
<tr>
<td>$47,380.00 Total</td>
<td>$3,732.00 Total</td>
</tr>
</tbody>
</table>

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 Temp RW

Full appraisals are available upon request.
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.

$11,859.00 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
03/14/2024
Date Offer Made
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
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

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 ____________________ )

COUNTY OF ____________________ )

ACKNOWLEDGEMENT

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)
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

Grantor (L.S.)

Acknowledgement

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

NOTE: All right of way agreements must be in writing and are subject to rejection by the South Carolina Department of Transportation.
NOTE:
RELOCATE S-107 CENTERLINE BETWEEN STA. 180 + 74.9885 AND STA. 188 + 12.20

TRACT 205
SEE EXHIBIT "A" FOR TOTAL OBTAIN

SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION
AREA OF TEMPORARY R/W 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

(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
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.


(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:

<table>
<thead>
<tr>
<th>Date</th>
<th>Sale Price</th>
<th>Deed Reference</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>$</td>
<td></td>
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<tr>
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<td>$</td>
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<td></td>
<td>$</td>
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</tbody>
</table>

This subject has been owned by the same owners since 1977.

(10) CURRENT LISTING: None

(11) PENDING CONTRACT: None

ASSESSMENT AND TAXES:

<table>
<thead>
<tr>
<th>Tax Parcel ID No.:</th>
<th>0546.01-01-038.000</th>
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</thead>
<tbody>
<tr>
<td>Tax Year:</td>
<td>2023</td>
</tr>
<tr>
<td>Land Value:</td>
<td>$Exempt</td>
</tr>
<tr>
<td>Improvement Value:</td>
<td>$Exempt</td>
</tr>
<tr>
<td>Total Assessed Value:</td>
<td>$Exempt</td>
</tr>
<tr>
<td>Real Estate Taxes:</td>
<td>$N/A</td>
</tr>
<tr>
<td>(12) CURRENT ZONING ANALYSIS: Zoned R20, Residential District, Nonresidential Use</td>
<td></td>
</tr>
<tr>
<td>---------------------------------------------------------------</td>
<td></td>
</tr>
<tr>
<td><strong>District:</strong> 799 - City of Mauldin</td>
<td><strong>Current Conformity:</strong> Conforms as conditional use</td>
</tr>
<tr>
<td><strong>MINIMUM REQUIREMENTS:</strong></td>
<td></td>
</tr>
<tr>
<td>Front Setback: &amp; 30' minimum</td>
<td></td>
</tr>
<tr>
<td>Rear Setback: &amp; 25' minimum</td>
<td></td>
</tr>
<tr>
<td>Side Setback: &amp; 20'</td>
<td></td>
</tr>
<tr>
<td>Building Height: &amp; 30'</td>
<td></td>
</tr>
<tr>
<td># Parking Spaces: &amp; Depends on use</td>
<td></td>
</tr>
<tr>
<td>Road Frontage: &amp; None</td>
<td></td>
</tr>
<tr>
<td>Maximum Building Size: &amp; None</td>
<td></td>
</tr>
</tbody>
</table>

**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 TAX MAP, SHOWING FLOOD MAP
Tax Map Number: M0546.01-01-038.000
SUBJECT ZONING MAP
R-20 RESIDENTIAL / NON-RESIDENTIAL DISTRICT
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
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
(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).
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.

<table>
<thead>
<tr>
<th>(14)</th>
<th>Description of Property Before and After the Acquisition:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Utilities: Electricity ☑, Gas ☐, Well ☑, Public Water ☑, Septic Tank ☑, Public Sewer ☑, Other ☐</td>
<td></td>
</tr>
<tr>
<td>DESCRIPTION</td>
<td>BEFORE</td>
</tr>
<tr>
<td>------------------------------</td>
<td>---------------------------------</td>
</tr>
<tr>
<td>Present Use:</td>
<td>Mauldin City Park</td>
</tr>
<tr>
<td>Site Size:</td>
<td>12.75 acres; 555,390 sq. ft.</td>
</tr>
<tr>
<td>Acquisition Size:</td>
<td>0.28 acre; 12,247 sq. ft. + 0.181 acre / 7,906 temporary)</td>
</tr>
<tr>
<td>Zoning:</td>
<td>R20</td>
</tr>
<tr>
<td>Zoning Conformity:</td>
<td>Legal conforming</td>
</tr>
<tr>
<td>Corner Influence:</td>
<td>Yes</td>
</tr>
<tr>
<td>Primary Frontage (Linear Feet):</td>
<td>764.2</td>
</tr>
<tr>
<td>Secondary Frontage(s) (Linear Feet):</td>
<td>324.5</td>
</tr>
<tr>
<td>Visibility:</td>
<td>Typical</td>
</tr>
<tr>
<td>Ingress/Egress</td>
<td></td>
</tr>
<tr>
<td>Primary Road:</td>
<td>Full Access</td>
</tr>
<tr>
<td>Secondary Road(s):</td>
<td>None</td>
</tr>
<tr>
<td>Grade at Road Level:</td>
<td>At Grade</td>
</tr>
<tr>
<td>Shape:</td>
<td>Irregular</td>
</tr>
</tbody>
</table>

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.
(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.
### (17) Valuation Analysis:

#### A: Land Valuation – Sales Comparison Approach

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

<table>
<thead>
<tr>
<th>CALCULATIONS OF VALUE OF TEMPORARY EASEMENT AREA</th>
</tr>
</thead>
<tbody>
<tr>
<td>Land - Fee Simple</td>
</tr>
<tr>
<td>Value per Square Foot</td>
</tr>
<tr>
<td>Fee Value of Temporary Easement</td>
</tr>
<tr>
<td>Fee Value of TCE</td>
</tr>
<tr>
<td>Return on Investment</td>
</tr>
<tr>
<td>Subtotal 1 Year Return on Investment</td>
</tr>
<tr>
<td># Years Easement Encumbrance</td>
</tr>
<tr>
<td>Value of Temporary Easement Area Acquired</td>
</tr>
</tbody>
</table>

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 $2.50 per square foot is concluded giving the greatest weight to Sale 14 due to its zero net adjustment other than time.
<table>
<thead>
<tr>
<th>Before Value:</th>
<th>Before Size:</th>
<th>555,390 Sq. Ft.</th>
<th>X</th>
<th>$ 2.50</th>
<th>per unit</th>
<th>=</th>
<th>$ 1,388,480</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Improvements (if any)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$ 4,900</td>
</tr>
<tr>
<td>Total Before Value</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$ 1,393,380</td>
</tr>
<tr>
<td>After Value:</td>
<td>After Size:</td>
<td>543,143 Sq. Ft.</td>
<td>X</td>
<td>$ 2.50</td>
<td>per unit</td>
<td>=</td>
<td>$ 1,357,858</td>
</tr>
<tr>
<td>Temporary Construction Easement</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$11,859</td>
</tr>
<tr>
<td>Acquisition Value:</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$ 47,380 (R)</td>
</tr>
</tbody>
</table>
## ALLOCATION OF VALUE

<table>
<thead>
<tr>
<th>(18)</th>
<th>Estimated Value of the Acquisition:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Land Acquired:</td>
<td>12,247 square feet</td>
</tr>
<tr>
<td>Value of Land Acquired:</td>
<td></td>
</tr>
<tr>
<td>Value of Temporary Right of Way:</td>
<td></td>
</tr>
<tr>
<td>Value of Site Improvements, within the new right of way:</td>
<td></td>
</tr>
<tr>
<td>Damages/Cost to Cure:</td>
<td></td>
</tr>
<tr>
<td><strong>Total:</strong></td>
<td></td>
</tr>
</tbody>
</table>

Therefore, it is the appraiser's opinion that the Fair Market Value of the Acquisition is: $47,380 (R) As of 2/13/2023

Date of the Report: 2/27/2024

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

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

Date: 2/27/2024
ADDENDA

Deed
JOHN P. MAXX, Attorney
TITLE TO REAL ESTATE BY A CORPORATION
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
Granee’s address: City Hall
 Mauldin, S.C. 29662

KNOW ALL MEN BY THESE PRESENTS, that GEORGE O’SHEILD BUILDERS, INC., a Corporation organized 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 the sum of SIXTY FIVE THOUSAND AND 00/100 Dollars, the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and releas 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 southwestern corner of the Intersection of East Butler Avenue and Corn Road, containing 12.73 acres, more or less, being shown on a plat entitled “Property of Richard X. and Grace B. Costello”, by F. H. Walker, Jr., Surveyor, dated May 5, 1973, and, according to a concrete plat entitled “Prepared Recreation Complex, City of Mauldin” by Webster Engineering dated October 19, 1974, having the following notes and bounds, to wit:

BEGINNING at an iron pin on the northeastern side of East Butler Road at the corner of property owned by Wesleyan Methodist Church and running thence along the northeastern side of East Butler Road as follows: S. 45° 32’ E., 150 feet to an iron pin; N. 44° 30’ E., 50 feet to an iron pin; N. 31° 11’ E., 100 feet to an iron pin; S. 11° 59’ E., 50 feet to an iron pin; S. 31° 12’ E., 100 feet to an iron pin; S. 24° 00’ W., 111 feet to an iron pin; S. 19° 13’ E., 90.3 feet to an iron pin; S. 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, S. 73° 09’ E., 220.4 feet to an iron pin; thence continuing along the Chandler line, S. 12° 22’ E., 204.15 feet to an iron pin on the southern side of Corn Road; thence along the southern side of Corn Road, S. 28° 05’ E., 313.9 feet to an iron pin; thence S. 33° 30’ W., 677.35 feet to an iron pin; thence S. 68° 55’ W., 13.75 feet to an iron pin; thence S. 21° 45’ W., 13.5 feet to an iron pin; thence S. 35° 32’ W., 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 grantee hereof by deed from Frank S. Leake, Jr., G. Sidney Garrett and J. Calvin Tucker, recorded June 31, 1974 in the XNC Office for Greenville County in deed book 1037 at page 852.
**RIGHT OF WAY AGENT’S WORKSHEET**

**Project ID No.:** P0078635

**County:** Greenville

**Road Name:** Road S-107 (East Butler Road)

**Plan Number:** T-45, 1A, 2A, 3A, 12A, 13A

**Physical Property Address:** 285 Caro Road, Mauldin, South Carolina 29662

**LANDOWNER’S NAMES AND ADDRESSES**

The City of Mauldin, a municipal corporation – 2 East Butler Road, Mauldin, South Carolina 29662

**Phone:** 864-933-8219

**E-Mail:** 

**MORTGAGEES AND ADDRESSES**

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**OTHER ENCUMBRANCES AND ADDRESSES**

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**PROPERTY TAXES**

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**PARCEL INFORMATION (BEFORE/ AFTER ACQUISITION)**

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**TITLE ABSTRACT DATA**

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Page 1 of 2 pages

Trust: 205
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) 497-3900 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, MAI, SRA
License No. CG1132
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 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
- “State of South Carolina Economic Summit 2022” Appraisal Institute, 2022
- “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
- “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
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.
♦ 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:

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.
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

Real Estate Analysis and Consulting

Extensive experience in numerous property types including:

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<th>Health Care Enterprises</th>
<th>Hospitals</th>
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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
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

DEBORAH L. TRIPP

#: 338

Status: ACTIVE

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 Commissioner
Suite 1000 - Instrumental Tower
200 Praetoria Street, N.E.
Atlanta, GA 30303-1666

123451234567890

BID

NORTH CAROLINA APPOISAL BOARD

APPRASER QUALIFICATION CARD

DEBORAH L. TRIPP

A5379

APPRAISER NUMBER

G

TYPE

Y

NATIONAL REGISTER

EXPIRES JUNE 30, 2024

BCD 1433371

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

OFFICE CODE: REG:0207 OGC

THE PERSON LISTED BELOW HAS BEEN LICENSED AS A BROKER IN CHARGE.

DEBORAH L. TRIPP

PROPERTY SOLUTION LLC

9721 RUBI RIVER RD
COLUMBIA SC 29212

Expires: 06/30/2024

OFFICE CARD

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.

$  485.00 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

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## TITLE TO REAL ESTATE

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**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:

1st Witness

Name Grantor (L.S.)

Title

2nd Witness

Name 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)
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

1st Witness

2nd Witness

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)
APPRAISAL REPORT

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

(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

SCDOT R/W Form 120-A (01-2023)    Page 1 of 34    Right of Way Section
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."


(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:

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</table>

This sale is too old to be meaningful and is a gift to the City of Mauldin.

(10) CURRENT LISTING: None

(11) PENDING CONTRACT: None

(11) ASSESSMENT AND TAXES:

Tax Parcel ID No.: M004.02-01-006.23
Tax Year: 2023

<table>
<thead>
<tr>
<th>Land Value:</th>
<th>Improvement Value:</th>
<th>Total Assessed Value:</th>
</tr>
</thead>
<tbody>
<tr>
<td>$</td>
<td>$</td>
<td>$253,400</td>
</tr>
</tbody>
</table>

Real Estate Taxes: $22.80 Stormwater Fee only – otherwise exempt. Assessed value is not applicable due to exemption.
CURRENT ZONING ANALYSIS: RM – Residential Multifamily District - 2 units

<table>
<thead>
<tr>
<th>District:</th>
<th>796 - City of Mauldin</th>
<th>Current Conformity:</th>
<th>Conforms as to use</th>
</tr>
</thead>
</table>

**MINIMUM REQUIREMENTS:**

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front Setback:</td>
<td>20' minimum</td>
</tr>
<tr>
<td>Rear Setback:</td>
<td>15' minimum</td>
</tr>
<tr>
<td>Side Setback:</td>
<td>10'</td>
</tr>
<tr>
<td>Building Height:</td>
<td>45'</td>
</tr>
<tr>
<td># Parking Spaces:</td>
<td>Varies by Use</td>
</tr>
<tr>
<td>Road Frontage:</td>
<td>None</td>
</tr>
<tr>
<td>Maximum Building Size:</td>
<td>None</td>
</tr>
</tbody>
</table>

**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 TAX MAP (Showing flood areas)
Tax Map Number: M004.02-01-006.23
### SUBJECT PHOTOGRAPHS (1 – 3)

<table>
<thead>
<tr>
<th>Address/Location:</th>
<th>N/S Butler Road, Mauldin, SC 29662</th>
</tr>
</thead>
<tbody>
<tr>
<td>Photos Taken By:</td>
<td>Deborah L. Tripp</td>
</tr>
<tr>
<td>Date of Photos:</td>
<td>February 13, 2024</td>
</tr>
</tbody>
</table>

1) View of right-of-way looking west

2) View of creek bisecting subject site

3) Right of way, subject on left
SUBJECT SKETCH

not to scale
(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).
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.
<table>
<thead>
<tr>
<th>DESCRIPTION</th>
<th>BEFORE</th>
<th>AFTER</th>
</tr>
</thead>
<tbody>
<tr>
<td>Present Use:</td>
<td>Single Family Residential</td>
<td>Single Family Residential</td>
</tr>
<tr>
<td>Site Size:</td>
<td>4.99 acres; 217,364 sq. ft.</td>
<td>4.69 acre; 204,377 sq. ft.</td>
</tr>
<tr>
<td>Acquisition Size:</td>
<td>0.30 acre; 12,987 sq. ft. fee simple and 0.076 acre; 3,234 square feet of temporary construction easement</td>
<td></td>
</tr>
<tr>
<td>Zoning:</td>
<td>RM</td>
<td>RM</td>
</tr>
<tr>
<td>Zoning Conformity:</td>
<td>Legal conforming</td>
<td>Legal conforming</td>
</tr>
<tr>
<td>Corner Influence:</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>Primary Frontage (Linear Feet):</td>
<td>203.57' +/-</td>
<td>203.57' +/-</td>
</tr>
<tr>
<td>Secondary Frontage(s) (Linear Feet):</td>
<td>716.82</td>
<td>716.82</td>
</tr>
<tr>
<td>Visibility:</td>
<td>Typical</td>
<td>Similar</td>
</tr>
<tr>
<td>Ingress/Egress</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Primary Road:</td>
<td>Full Access</td>
<td>Full Access</td>
</tr>
<tr>
<td>Secondary Road(s):</td>
<td>None</td>
<td>None</td>
</tr>
<tr>
<td>Grade at Road Level:</td>
<td>Below Grade</td>
<td>Below Grade</td>
</tr>
<tr>
<td>Shape:</td>
<td>Irregular</td>
<td>Irregular</td>
</tr>
</tbody>
</table>

**Additional Comments:** The site is unimproved wetlands, flood zone and floodway land.
(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.
### (17) Valuation Analysis:

#### A: Land Valuation – Sales Comparison Approach

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

<table>
<thead>
<tr>
<th>Before Value: 217,364 Sq. Ft.</th>
<th>X $ 0.25</th>
<th>per unit</th>
<th>= $</th>
<th>54,341</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Improvements (if any)</td>
<td>$ 0.00</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total Before Value</td>
<td>$ 54,341</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>After Value: 204,377 Sq. Ft.</th>
<th>X $ 0.25</th>
<th>per unit</th>
<th>= $</th>
<th>51,094</th>
</tr>
</thead>
<tbody>
<tr>
<td>Acquisition Value:</td>
<td>$ 3,247</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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.
### CALCULATIONS OF VALUE OF TEMPORARY EASEMENT AREA

<table>
<thead>
<tr>
<th>Description</th>
<th>Fee Value</th>
<th>Sq. Fee Value</th>
<th>Total Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Land - Fee</td>
<td></td>
<td>$0.25</td>
<td>$809</td>
</tr>
<tr>
<td>Fee Value of TCE</td>
<td>$809</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Return on Investment</td>
<td>10%</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Subtotal 1 Year Return on Investment</td>
<td>$81</td>
<td></td>
<td></td>
</tr>
<tr>
<td># Years Easement Encumbrance</td>
<td>6</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Value of Temporary Easement Area Acquired</td>
<td>$485</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
### ALLOCATION OF VALUE

<table>
<thead>
<tr>
<th>(18)</th>
<th>Estimated Value of the Acquisition:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Land Acquired:</td>
<td>12,987 square feet</td>
</tr>
<tr>
<td>Value of Land Acquired:</td>
<td></td>
</tr>
<tr>
<td>Value of Temporary Right of Way:</td>
<td></td>
</tr>
<tr>
<td>Value of Site Improvements, within the new right of way:</td>
<td></td>
</tr>
<tr>
<td>Damages/Cost to Cure:</td>
<td></td>
</tr>
<tr>
<td>Total:</td>
<td></td>
</tr>
</tbody>
</table>

Therefore, it is the appraiser’s opinion that the Fair Market Value of the Acquisition is: $3,732

As of 2/13/2024

Date of the Report: 2/29/2024

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

Deed
GRANTEE’S ADDRESS: P.O. Box 264, Mauldin, SC 29662

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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 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 12-2-01, 2001, in the Office for the Register of Deeds for Greenville County in Plat Book 44-X at Page 87-A and 87-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 Grantee 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.

17619
AND Quarter does hereby bind himself, his successors and assigns, to forever defend all and every, the premises before mentioned unto the said Grantee, its successors and assigns, from any action or suit on account of the use or occupation of the same, or any part thereof.

Witness Grantee's seal this 1st day of Dec., 2001.

Signed, sealed and delivered in the presence of:

[Signature]

Member

[Signature]

Member

STATE OF SOUTH CAROLINA

ACKNOWLEDGMENT

The foregoing deed was acknowledged before me by [Signature], the duly commissioned member of [Organization], at [Location], on [Date], 2001.

[Notary Public]

My commission expires [Date].

[Notary Public]

SCDOT R&W Form 120-A (01-2023) Page 28 of 34 Right of Way Section 91
### RIGHT OF WAY AGENCY WORKSHEET

**Project ID No.:** P030553  
**Road/Route:** Road S-107 (East Butler Road)  
**County:** Greenville  
**R/W Agency:** The City of Mauldin, South Carolina - Post Office Box 309, Mauldin, South Carolina 29662  
**Name & Street Address:**  
**Phone:** 864-288-4590  
**E-Mail Address:**  

### MORTGAGES AND LIENSA

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### PROPERTY TAXES

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### PARCEL INFORMATION (PRIOR, BEFORE/AFTER ACQUISITION)

**Before:** 4.69 AC  
**Dimensions:**  
**Acquisition:** 12.388 SF (0.38 AC)  
**After:** 4.08 AC  
**Tax Map #:** 2909-02-0  

### TITLE ABSTRACT DATA

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SCDOT R/W Form 120-A (01-2023)  
Page 29 of 34  
Right of Way Section
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.

Yours very truly,

Deborah L. Tripp, MAI, SRA
License No. C311132
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 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
“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
“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
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.
♦ 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:

Other:
Past President and Co-founder, 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.
QUALIFICATIONS OF DEBORAH L. TRIPP, MAI, SRA - (Continued)

SCOPE OF PROPERTY ANALYSIS COMPLETED

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

Real Estate Analysis and Consulting
Extensive experience in numerous property types including:

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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