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CITY OF BEAUFORT
1911 BOUNDARY STREET
BEAUFORT MUNICIPAL COMPLEX
BEAUFORT, SOUTH CAROLINA 29902
(843) 525-7070
CITY COUNCIL REGULAR MEETING AGENDA
April 25, 2023

STATEMENT OF MEDIA NOTIFICATION

"In accordance with South Carolina Code of Laws, 1976, Section 30-4-80(d), as amended, all local media was duly notified of the time, date, place and agenda of this meeting."

REGULAR MEETING - Council Chambers, 2nd Floor - 7:00 PM

Please note, this meeting will be broadcasted via zoom and live streamed on Facebook. You can view the meeting at the City's page; City Beaufort SC

I. CALL TO ORDER

A. Stephen D. Murray III, Mayor

II. INVOCATION AND PLEDGE OF ALLEGIANCE

A. Mayor Pro Tem, Mike McFee

III. PROCLAMATIONS/COMMENDATIONS/RECOGNITIONS

A. Character Education Proclamation - Kate Kelly, Beaufort Middle School

IV. PUBLIC COMMENT

V. MINUTES

A. Worksession and Regular Meeting - April 11, 2023

VI. NEW BUSINESS

- A. Request from DragonBoat Beaufort Race Day Organizers for free Event Parking in Marina Parking Lot on June 24, 2023, from 6:00 AM to 7:00 PM
- B. Request from Downtown Beaufort Merchants Association for Waivers of Drinking in Public and Food Truck Regulations during the First Friday Street Closures on June 2, August 4, and November 3, 2023
- C. A resolution authorizing the City of Beaufort to enter into a Cooperative Pricing Agreement with OMNIA Partners for the procurement of Playground Equipment
- D. A resolution authorizing the purchase or condemnation by the City of Beaufort of a utility and temporary construction easement on property located on Allison Road for the public purpose of placing utilities underground as part of the Allison Road Streetscape Project
- E. Appointments/Reappointments to Boards, Commissions and Committees

VII. EXECUTIVE SESSION

- A. Pursuant to Title 30, Chapter 4, Section (70) (a) (1) of the South Carolina Code of Law: Discussion regarding personnel appointed by City Council

VIII.REPORTS

- City Manager's Report
- Mayor Report
- Reports by Council Members

IX. ADJOURN



PROCLAMATION

WHEREAS, the character education movement reinforces the social, emotional, and ethical development of students; and

WHEREAS, schools, school districts and states are working to instill important core ethical and performance values including caring, honesty, diligence, fairness, fortitude, responsibility, and respect for self and others; and

WHEREAS, character education provides long-term solutions to moral, ethical, and academic issues that are of growing concern in our society and our schools; and

WHEREAS, character education teaches students how to be their best selves and how to do their best work; and

WHEREAS, the Eleven Principles of Effective Character Education include: Promoting core ethical and performance values; Teaching students to understand, care about and act upon these core ethical and performance values; Encompassing all aspects of the school culture; Fostering a caring school community; Providing opportunities for moral action; Supporting academic achievement; Developing intrinsic motivation; Including whole-staff involvement; Requiring positive leadership of staff and students; Involving parents and community members; and assess results and strives to improve; and

WHEREAS, the Beaufort County School District's Character Education program was formed to support parents' efforts in developing good character in their children; and

WHEREAS, the purpose of the Character Education program is to integrate good character traits into the total school environment, as well as into the community; and

WHEREAS, each school's counselor identified a list of character words and definitions deemed important regardless of a person's political leanings, race, gender, or religious convictions; and

WHEREAS, the words are friendship, kindness, acceptance, courage, tolerance, respect, gratitude, compassion, citizenship, perseverance, honesty, integrity, self-control, forgiveness responsibility and cooperation; and

WHEREAS, Kate Kelly was selected as the winner by Beaufort Middle School as the student of the month.

NOW, THEREFORE, the City Council of the City of Beaufort, South Carolina, hereby proclaims March 2023 as

KATE KELLY, BEAUFORT MIDDLE SCHOOL STUDENT OF THE MONTH

The City of Beaufort thereby pronounces *Self-Control* as the word for the month of March and applauds Kate Kelly, the Beaufort County School District, and Beaufort Middle School for their work and specifically honors Kate Kelly as Beaufort Middle School student of the month.

IN WITNESS THEREOF, I hereunto set my hand and caused the Seal of the City of Beaufort to be affixed this 25th day of April 2023.

STEPHEN D. MURRAY III, MAYOR

ATTEST:

TRACI GULDNER, CITY CLERK



City Council Worksession
Meeting Minutes – Planning Conference Room – 1st Floor

April 11, 2023

I. CALL TO ORDER

5:00 PM

Mayor Stephen D. Murray III

Members of Council in attendance - Neil Lipsitz, Mike McFee, Mitch Mitchell, Josh Scallate and Mayor Murray.

II. EMPLOYEE NEW HIRE RECOGNITION

A. Police Department.

Stephanie Price, Deputy Police Chief, introduced George Pirrone.

III. DISCUSSIONS

A. Discussion of tours embarking and debarking from the Pat Conroy Center, 601 Bladen Street.

Linda Roper, Downtown Operations and Community Services Director, said that all the tours now leave from the Marina parking lot downtown. The City has been approached by Bill Reynolds, Beaufort Tours, to move his starting and stopping point to the Pat Conroy Center on the corner of Bladen and King Streets. Some of the concerns are parking, regulation, and timing of the rotation of the routes. Tours now leave every 30 minutes among the mid-sized vehicles. If we allow one to move locations, we must allow all to do the same. The ordinance would need to be changed.

Right now, there are 6 walking tours, 4 mid-sized vehicle tours, and 2 carriage tours running from the Marina parking lot.

Councilman Mitchell inquired if there were any potential advantages to this request and should there be more time to allow feedback from the Public.

Mayor Pro Tem, McFee asked if there were plans to change the routes.

Councilman Scallate sees this as a benefit to get more business at the Pat Conroy Center and asked if they approve of this request. Ms. Roper said they are very supportive.

Councilman Lipsitz is concerned about there being no cameras in the area, and the limited parking.

Bill Reynolds, Beaufort Tours, addressed Council on this matter.

Mayor Murray stated that he is generally in favor of the request. He is not in favor of adding any more additional tours in the district.

Staff will look into the possibilities of changing the ordinance to increase the number of embarkation and debarkation sites for tours. Each tour company will be contacted to see if any other changes should be made.

B. Strategic Plan draft review.

Scott Marshall, City Manager, presented the results from the Council Retreat regarding the update of the Strategic Plan. He read the proposed Vision Statement and Mission Statement. Fiscal Sustainability is a new key focus area. There are now 5. In the key focus areas, there are 30 guiding principles and 44 initiatives. All have designated start times between Fiscal Year 2024 and Fiscal Year 2026.

Mayor Murray stated that there is a duplicate initiative under key focus area Economic Development and Innovation. Publish an Annual State of Business Community Report of Startups and Closings - New, shall be removed.

Mayor Murray mentioned the new Metropolitan Service Area that is being developed. Said that a decision needs to be made relatively quickly. Not sure if it can be captured in the Strategic Plan but does not want to let it slip by. The deadline is in August.

Mr. Marshall said this can be identified under the key focus area Manage Growth and Protect Natural Resources to consider establishing a separate Metropolitan Planning Organization.

C. Update Army Corps 3x3 Study Letter of Intent.

Reece Bertholf, Deputy City Manager, started off by saying in April 2021, the City of Beaufort gave a Letter of Intent to participate in a 3x3 planning effort with the Army Corps of Engineers. This is the entry study that would result in a potential project to respond to sea level rise and coastal flooding events. The City was contacted and told about the 2022 WRDA bill that was created. There is now an opportunity to expand the scope of any potential project from the perspective of what might cause flooding. In order to take advantage of this the City must amend the most recent Letter of Intent.

Council is supportive of sending an amended letter. Mayor Murray suggested that staff draft a letter for Council to sign, that can be sent to our Federal Delegation.

D. Third Quarter Fiscal Year 2023 Financial update.

Alan Eisenman, Finance Director, went over the Quarterly Report using Open.Gov, our financial transparency website. The Revenues were \$21,838,085.14, with Expenditures of \$21,567,417.42. The Revenues exceed the Expenditures by \$270,667.72. He also provided the comparisons as they related to the Third Quarter in FY 2022.

Mayor Murray asked that we put a link to the Quarterly Report in the agenda packet to make it easily accessible.

Mr. Eisenman reported that the City received a South Carolina Department of Resilience (SCOR) grant of 7.5 million dollars. This will be used for downtown drainage projects.

IV. EXECUTIVE SESSION

Councilman Lipsitz made a motion to go into Executive Session and seconded by Mayor Pro Tem, McFee.

- A. Pursuant to Title 30, Chapter 4, Section (70) (a) (2) of the South Carolina Code of Law: Discussion regarding the proposed sale or purchase of property.

Councilman Lipsitz made a motion to come out of Executive Session and seconded by Councilman Mitchell.

No actions from Executive Session.

V. ADJOURN

7:05 PM

Disclaimer: This document is a summary. All City Council Worksessions and Regular Meetings are recorded. Live stream can be found on the City's website at www.cityofbeaufort.org (Agenda section). Any questions, please contact the City Clerk, Traci Guldner at 843-525-7024 or by email at tguldner@cityofbeaufort.org.

DRAFT



City Council Regular Meeting
Meeting Minutes – City Hall Council Chambers, 2nd Floor

April 11, 2023

I. CALL TO ORDER

7:05 PM

Mayor, Stephen D. Murray III

Members of Council in attendance - Neil Lipsitz, Mike McFee, Mitch Mitchell, Josh Scallate and Mayor Murray.

II. INVOCATION AND PLEDGE OF ALLEGIANCE

Mayor Pro Tem, Mike McFee

III. PROCLAMATIONS/COMMENDATIONS/RECOGNITIONS

A. Proclamation proclaiming April 2023 as Child Abuse Prevention and Awareness Month.

Motion to approve was made by Mayor Pro Tem, McFee and seconded by Councilman Lipsitz.

All were in favor, motion carried.

B. Proclamation proclaiming April 2023 as Fair Housing Month.

Motion to approve was made by Mayor Pro Tem, McFee and seconded by Councilman Lipsitz.

All were in favor, motion carried.

IV. PUBLIC HEARING

A. Community Development Block Grant (CDBG) application for the Carteret Street Drainage Project.

Barbara Johnson, Community and Economic Development Specialist with the Lowcountry Council of Governments, stated that the City of Beaufort is proposing to use \$1,308,200.00 of CDBG funds, along with \$130,820.00 in local funds, and an additional investment of \$153,021.00 to make drainage improvements in the Carteret Street area. The total project cost is \$1,592,041.00. This cost may change as they are still working on the budget. This would benefit approximately 60 units and at least 51 percent must qualify as low to moderate income. Income surveys are ongoing. The application is due by Monday, April 17, 2023, by 5:00 pm.

V. PUBLIC COMMENT

Howell Beach, 310 Federal Street, addressed Council regarding the property located at the corner of North and Bladen Streets that was purchased by Beaufort County. The packet given to Council is attached to these minutes.

VI. MINUTES

Worksession and Regular Meeting - March 28, 2023.

Motion to approve was made by Councilman Lipsitz and seconded by Mayor Pro Tem, McFee.

Minutes approved as presented.

VII. OLD BUSINESS

- A. Ordinance to participate in Local Revenue Services with the Municipal Association of South Carolina - 2nd reading.

Motion to approve was made by Mayor Pro Tem, McFee and seconded by Councilman Lipsitz.

First reading was held on March 28, 2023. No changes were made since first reading.

All were in favor, motion carried.

VIII. NEW BUSINESS

- A. Request from Beaufort - Jasper YMCA of the Lowcountry to host the 2023 Beaufort River Swim and 5k run on Saturday, May 20, 2023, from 6:00 am to 12:00 pm, and for exclusive use of Dinghy Dock and boat ramp, and waiver of parking fees until 12:00 pm.

Motion to approve was made by Councilman Lipsitz and seconded by Councilman Mitchell.

All were in favor, motion carried.

- B. A resolution pledging to practice and promote civility in the City of Beaufort.

Motion to approve was made by Mayor Pro Tem, McFee and seconded by Councilman Mitchell.

All were in favor, motion carried.

IX. REPORTS

City Manager's Report

Reported that from the Fire Department, Kyle Peeples was promoted to Battalion Chief and Devin Mitchell was promoted to Captain.

Stated that there was an early morning fire on Easter, 3 of our fire engines, a unit from Parris Island and Beaufort County EMS responded to a fully engulfed house fire. The fire was contained with no injuries to civilians or emergency responders. There was also a shooting that evening. Police responded to the scene of a gunshot victim who unfortunately did not survive. An investigation into this incident is ongoing. He indicated that although these are both tragic events, he was impressed with the professionalism and expertise that our Fire Department and our Police Department displayed in response and continue to display in the ensuing investigative activities.

Mentioned that the work to remove the dead palm trees has started in the Waterfront Park. The planting of the new Sabal Palm Trees are scheduled to begin May 8, 2023.

Said that the Taste of Beaufort will be taking place on May 5 - 6, 2023. Volunteers are needed. Please look out for the link on our Facebook Page and Website.

The next concert in the park series event will be on Sunday, April 30, 2023. The Lowcountry Wind Symphony will perform beginning at 4:00 pm.

Mayor's Report

Congratulated Dr. Val Littlefield, Director of the Institute for the Study of the Reconstruction Era, and Rhonda Carey on a successful symposium. One of the discussion items was the First South Carolina Volunteers.

Mentioned that the Soft-Shell Crab Festival will be hosted by the Town of Port Royal on Saturday, April 15, 2023.

The Heritage Golf Tournament is also being held this week in Hilton Head.

On Friday, April 21, 2023, there will be a grand opening of Whitehall Park at 10:30 am.

Councilman Mitchell

Reported that ROTC Cadets from South Carolina State University will be visiting the Beaufort area next Thursday, April 20, 2023.

Mayor Pro Tem, McFee

Nothing to report.

Councilman Scallate

He will be attending his first Beaufort History Museum Board Meeting on Friday, April 14, 2023.

Stated there will be a Reimagine Ribaut Road discussion being held at the Technical College of the Lowcountry on Thursday, April 20, 2023 at 5:30 pm.

Councilman Lipsitz

Attended the 182nd birthday celebration of Robert Smalls.

X. ADJOURN

7:34 PM

Motion to adjourn was made by Councilman Lipsitz and seconded by Councilman Mitchell.

All were in favor, motion carried.

Disclaimer: This document is a summary. All City Council Worksessions and Regular Meetings are recorded. Live stream can be found on the City's website at www.cityofbeaufort.org (Agenda section). Any questions, please contact the City Clerk, Traci Guldner at 843-525-7024 or by email at tguldner@cityofbeaufort.org.



CITY OF BEAUFORT
DEPARTMENT REQUEST FOR CITY COUNCIL AGENDA ITEM

TO: CITY COUNCIL **DATE:** 4/18/2023
FROM: Linda D. Roper
AGENDA ITEM TITLE: Request from DragonBoat Beaufort Race Day Organizers for free Event Parking in Marina Parking Lot on June 24, 2023, from 6:00 AM to 7:00 PM
MEETING DATE: 4/25/2023
DEPARTMENT: Downtown Operations

BACKGROUND INFORMATION:

PLACED ON AGENDA FOR: Action

REMARKS:

ATTACHMENTS:

Description	Type	Upload Date
Dragon Boat Free Parking Request 2023	Cover Memo	4/18/2023



DRAGONBOAT RACE DAY 2023

JUNE 24 • WATERFRONT PARK • BEAUFORT, SC

April 17, 2023

To Beaufort City Council:

DragonBoat Beaufort Race Day organizers are respectfully requesting “parking pass” use of available Marina Parking Lot spaces at no charge for June 24, 2023, the day of our Dragonboat Festival at Waterfront Park. The spaces would be used by Race Day Staff and Festival participants beginning at 6:00 AM. The pass would be “active” for the duration of the day, until 7:00 PM.

Background:

In the past DBB has always paid for parking associated with Race Day vendors, which does require more than one day of parking at the Marina, and additionally paid for 25 parking spots for our Staff on the day of the event. We would, of course, continue to pay for the necessary vendor spaces.

However, each year we've run into issues -- we pay for spots that are used by boating individuals at the Marina; cones placed for reserved parking are moved, resulting in people parking in undesignated spots; participants in the Festival are ticketed while devoting their energies to help DBB in our fundraising efforts.

Dragonboat Race Day brings in substantial revenue to a variety of merchants and the City over several days. DDB is a nonprofit organization; having to use proceeds to pay parking fees takes away from the nonprofit revenue generated to assist cancer patients and survivors in our community.

Thank you in advance for your careful consideration.

Chris Jones
Director Race Day 2023
DragonBoat Beaufort



CITY OF BEAUFORT
DEPARTMENT REQUEST FOR CITY COUNCIL AGENDA ITEM

TO: CITY COUNCIL **DATE:** 4/18/2023
FROM: Linda D. Roper
AGENDA ITEM TITLE: Request from Downtown Beaufort Merchants Association for Waivers of Drinking in Public and Food Truck Regulations during the First Friday Street Closures on June 2, August 4, and November 3, 2023
MEETING DATE: 4/25/2023
DEPARTMENT: Downtown Operations

BACKGROUND INFORMATION:

PLACED ON AGENDA FOR: Action

REMARKS:

ATTACHMENTS:

Description	Type	Upload Date
Request from DEMA for Waivers of Drinking in Public & Food Vendors in 2023	Cover Memo	4/18/2023



CITY OF BEAUFORT

Downtown Operations & Community Services

MEMORANDUM

TO: City Council

FROM: Linda D. Roper, Dir. Downtown Operations and Community Services

DATE: April 17, 2023

SUBJECT: Request of Waiver of City Ordinances for Drinking in Public and Regulations for Food Truck Vendor during First Friday Street Closures in 2023

On behalf of the Downtown Beaufort Merchants Association interest of enhancing the First Friday street closures while ensuring compliance with city ordinances, we request waivers to City ordinances Public Drinking (7-7002) and Food Truck Vending in Designated Areas (7-16006 (c)) between 5:00 to 8:00 PM on the following approved street closures:

June 2, 2023
August 4, 2023
November 3, 2023

The area for the street closures includes Bay Street from Charles to Carteret, and West Street and Scott Streets from Port Republic to Bay Street.

Any alcohol served by the Merchants will be identifiable cups. The Merchants understand and encourage the permitted alcohol establishments are to follow alcohol beverage licensing regulations.



CITY OF BEAUFORT

DEPARTMENT REQUEST FOR CITY COUNCIL AGENDA ITEM

TO: CITY COUNCIL **DATE:** 4/18/2023
FROM: Linda D. Roper
AGENDA ITEM TITLE: A resolution authorizing the City of Beaufort to enter into a Cooperative Pricing Agreement with OMNIA Partners for the procurement of Playground Equipment
MEETING DATE: 4/25/2023
DEPARTMENT: Downtown Operations

BACKGROUND INFORMATION:

Engineers Davis & Floyd and Landscape Architects Wood + Partners are engaged in the planning and design of Southside Park Phase 1 which includes the playground section of the park. As part of this planning, the playground equipment needs to be determined to complete the construction documents.

Wood + Partners met with the Southside Park Steering Committee consisting of representatives from the Southside Park Task Force and City staff members on November 29, 2023 to determine elements and material types of playground equipment preferred. The Committee also recommended manufacturers based on the experience of current playground equipment maintained by the City.

On March 16, 2023, Wood + Partners presented playground equipment with preliminary designs from various vendors who offered the preferred manufacturers to the Steering Committee. They chose the vendor and Manufacturer of Gametime Equipment.

In order to determine the final layout and design of Phase, the City will need to engage a vendor to determine the actual elements within the playground layout. OMINIA Partners Co-op pricing conducts a competitive bid process in order for manufacturers to be included as part of their program providing a fair and comprehensive process which meets/exceeds the City and State procurement requirements.

PLACED ON AGENDA FOR: Action

REMARKS:

Staff recommends approval of the agreement OMINIA partners

ATTACHMENTS:

Description	Type	Upload Date
Resolution to enter into Co-op Omnia	Cover Memo	4/19/2023

RESOLUTION

A RESOLUTION AUTHORIZING THE CITY OF BEAUFORT TO ENTER INTO A COOPERATIVE PRICING AGREEMENT With OMNIA PARTNERS FOR THE PROCUREMENT OF PLAYGROUND EQUIPMENT.

WHEREAS, after a competitive solicitation and selection process by Principal Procurement Agencies, in compliance with their own policies, procedures, rules and regulations, a number of suppliers have entered into "**Master Agreements**" (herein so called) to provide a variety of goods, products and services ("**Products**") to the applicable Principal Procurement Agency and the Participating Public Agencies;

WHEREAS, Master Agreements are made available by Principal Procurement Agencies through the OMNIA Partners Parties and provide that Participating Public Agencies may purchase Products on the same terms, conditions, and pricing as the Principal Procurement Agency, subject to any applicable federal and/or local purchasing ordinances and the laws of the State of purchase; and

WHEREAS, in addition to Master Agreements, the OMNIA Partners Parties may from time to time offer Participating Public Agencies the opportunity to acquire Products through other group purchasing agreements.

NOW, THEREFORE, in consideration of the mutual promises contained in this Agreement, and of the mutual benefits to result, the parties hereby agree as follows:

1. Each party will facilitate the cooperative procurement of Products.
2. The Participating Public Agencies shall procure Products in accordance with and subject to the relevant federal, state, and local statutes, ordinances, rules and regulations that govern Participating Public Agency's procurement practices. The Participating Public Agencies hereby acknowledge and agree that it is the intent of the parties that all provisions of this Agreement and that Principal Procurement Agencies' participation in the program described herein comply with all applicable laws, including but not limited to the requirements of 42 C.F.R. § 1001.952(j), as may be amended from time to time. The Participating Public Agencies further acknowledge and agree that they are solely responsible for their compliance with all applicable "safe harbor" regulations, including but not limited to any and all obligations to fully and accurately report discounts and incentives.
3. The Participating Public Agency represents and warrants that the Participating Public Agency is not a hospital or other healthcare provider and is not purchasing Products on behalf of a hospital or healthcare provider; provided that the foregoing shall not prohibit Participating Public Agency from furnishing health care services so long as the furnishing of health care services is not in furtherance of a primary purpose of the Participating Public Agency.
4. The cooperative use of Master Agreements shall be in accordance with the terms and conditions of the Master Agreements, except as modification of those terms and conditions is otherwise required by applicable federal, state, or local law, policies or procedures.
5. The Principal Procurement Agencies will make available, upon reasonable request, Master Agreement information which may assist in improving the procurement of Products by the Participating Public Agencies.
6. The Participating Public Agency agrees the OMNIA Partners Parties may provide access to group purchasing organization ("**GPO**") agreements directly or indirectly by enrolling the Participating Public Agency in another GPO's purchasing program, provided that the purchase of Products through the OMNIA Partners Parties or any other GPO shall be at the Participating Public Agency's sole discretion.
7. The Participating Public Agencies (each a "**Procuring Party**") that procure Products through any Master Agreement or GPO Product supply agreement (each a "**GPO Contract**") will make

timely payments to the distributor, manufacturer, or other vendor (collectively, "**Supplier**") for Products received in accordance with the terms and conditions of the Master Agreement or GPO Contract, as applicable. Payment for Products and inspections and acceptance of Products ordered by the Procuring Party shall be the exclusive obligation of such Procuring Party. Disputes between Procuring Party and any Supplier shall be resolved in accordance with the law and venue rules of the State of purchase unless otherwise agreed to by the Procuring Party and Supplier.

8. The Procuring Party shall not use this Agreement as a method for obtaining additional concessions or reduced prices for purchase of similar products or services outside of the Master Agreement. Master Agreements may be structured with not-to-exceed pricing, in which cases the Supplier may offer the Procuring Party and the Procuring Party may accept lower pricing or additional concessions for purchase of Products through a Master Agreement.
9. The Procuring Party shall be responsible for the ordering of Products under this Agreement. A non-procuring party shall not be liable in any fashion for any violation by a Procuring Party, and, to the extent permitted by applicable law, the Procuring Party shall hold non-procuring party harmless from any liability that may arise from the acts or omissions of the Procuring Party.
10. WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, THE OMNIA PARTNERS PARTIES EXPRESSLY DISCLAIM ALL EXPRESS OR IMPLIED REPRESENTATIONS AND WARRANTIES REGARDING ANY PRODUCT, MASTER AGREEMENT AND GPO CONTRACT. THE OMNIA PARTNERS PARTIES SHALL NOT BE LIABLE IN ANY WAY FOR ANY SPECIAL, INCIDENTAL, INDIRECT, CONSEQUENTIAL, EXEMPLARY, PUNITIVE, OR RELIANCE DAMAGES, EVEN IF THE OMNIA PARTNERS PARTIES ARE ADVISED OF THE POSSIBILITY OF SUCH DAMAGES. FURTHER, THE PROCURING PARTY ACKNOWLEDGES AND AGREES THAT THE OMNIA PARTNERS PARTIES SHALL HAVE NO LIABILITY FOR ANY ACT OR OMISSION BY A SUPPLIER OR OTHER PARTY UNDER A MASTER AGREEMENT OR GPO CONTRACT.
11. This Agreement shall remain in effect until termination by either party giving thirty (30) days' written notice to the other party. The provisions of Paragraphs 6 - 10 hereof shall survive any such termination.
12. This Agreement shall take effect upon (i) execution of the Principal Procurement Agency Certificate, or (ii) registration on the OMNIA Partners website or the execution of this Agreement by a Participating Public Agency, as applicable.

IN WITNESS THEREOF, I hereunto set my hand and caused the Seal of the City of Beaufort to be affixed this 25th day of April 2023.

STEPHEN D. MURRAY III, MAYOR

ATTEST:

TRACI GULDNER, CITY CLERK



CITY OF BEAUFORT

DEPARTMENT REQUEST FOR CITY COUNCIL AGENDA ITEM

TO: CITY COUNCIL **DATE:** 4/21/2023
FROM: Carrie Gorsuch
AGENDA ITEM TITLE: A resolution authorizing the purchase or condemnation by the City of Beaufort of a utility and temporary construction easement on property located on Allison Road for the public purpose of placing utilities underground as part of the Allison Road Streetscape Project
MEETING DATE: 4/25/2023
DEPARTMENT: City Managers Office

BACKGROUND INFORMATION:

The City of Beaufort has completed the design of the Allison Road Streetscape Project. In order to move to construction, the City has to obtain permanent and temporary easements from every property owner affected by the construction. Part of the project includes placing the utilities underground. The City has received all of the easements except for the easements associated with the property located at 2311 Allison Road. After numerous attempts to secure the easement between Dominion Energy and the property owner, negotiations were unsuccessful. The easements were referred to the City's Attorney for review and recommendation.

PLACED ON AGENDA FOR: Action

REMARKS:

The City's Attorney recommends that the City move forward with purchase or condemnation in order for the City to secure the right of way for this property.

An appraisal was completed and is attached. The recommended purchase price would be \$24,000.00.

ATTACHMENTS:

Description	Type	Upload Date
Resolution Allison Road	Backup Material	4/21/2023
Appraisal	Backup Material	4/21/2023

RESOLUTION

A resolution authorizing the purchase or condemnation by the City of Beaufort of a utility and temporary construction easement on property located on Allison Road for the public purpose of placing utilities underground as part of the Allison Road Streetscape Project

WHEREAS, the City of Beaufort is engaged in the streetscape project of improvement of Allison Road located in the City limits (The Project); and,

WHEREAS, the Project includes placing underground the electric and other utilities which are currently located on above-ground poles; and,

WHEREAS, in order to complete this portion of the Project, it is necessary that the City obtain, in the name of Dominion Energy South Carolina, Inc., utility and temporary construction easements for the placement of the underground utilities; and,

WHEREAS, the City has obtained the aforesaid utility easements from all owners along Allison Road, except the owner of parcel R120 005 000 0177 000, Emma Jean Kuhn, as Trustee of the Enid Steedly Bates Revocable Trust Dated October 26, 2000; and,

WHEREAS, the City has attempted unsuccessfully to obtain this easement through personal negotiation with the owner and her representative; and,

WHEREAS, the Project cannot move forward without this final utility easement; and,

WHEREAS, the City has obtained an appraisal of this utility and temporary construction easement; and,

WHEREAS, it is necessary and in the public interest for the City to acquire said easement by purchase or condemnation.

THEREFORE, BE IT RESOLVED, by the City Council of Beaufort, South Carolina, in council duly assembled and by authority of the same, that the City Manager shall be authorized and empowered to take such action as is necessary and appropriate to acquire, by purchase or condemnation if necessary, the utility and temporary construction easement in the name of Dominion Energy South Carolina, Inc. in the form set forth in the proposed Easement attached hereto as Exhibit A and made a part hereof, on the property on Allison Road identified as

parcel R120 005 000 0177 000, currently owned by Emma Jean Kuhn, as Trustee of the Enid Steedly Bates Revocable Trust Dated October 26, 2000.

This Resolution shall become effective immediately upon adoption.

Adopted this _____ day of April, 2023

Stephen D. Murray III, Mayor

Attest:

Traci Guldner, City Clerk



Appraisal Report

2311 Allison Road
Beaufort, SC 29902
Beaufort County

Report Date: April 12, 2023



Client:

Harvey & Battey
Attn: William B. Harvey, III
1001 Craven Street
Beaufort, SC 29902

Compass South File Number: 2023-335



April 12, 2023

Harvey & Battey
Attn: William B. Harvey, III
1001 Craven Street
Beaufort, SC 29902

Re: Imposition of Dominion Energy underground utility easement and temporary construction easement on 2311 Allison Road, Beaufort SC 29902 in Beaufort County

Dear Mr. Harvey, III:

In fulfillment of the agreement outlined in our engagement letter dated March 22, 2023, we are pleased to present the attached appraisal report for the above referenced property as of Tuesday, March 28, 2023. The report, which was qualified by the definitions, limitations and certifications set forth therein, sets forth our opinion of the market value of the proposed acquisition by imposition of Dominion Energy underground utility easement and temporary construction easement on the subject property in the amount of \$24,000, together with the data and reasoning which formed the basis of that opinion.

This report was specifically prepared for Harvey & Battey and was intended for use only by that person or entity, its associates, professional advisers and appropriate regulatory authorities, if applicable. It may not be distributed to or relied upon by any other persons or entities without our prior written permission.

If you have any questions concerning this report, please contact the undersigned.

A handwritten signature in blue ink, appearing to read "Travis Lee Avant".

Travis Lee Avant, ASA, ARM-RP, R/W-AC
Certified General Real Estate Appraiser CG4749

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Summary Information

Identity of Client

This appraisal was prepared for and on behalf of Harvey & Battey.

Effective Date of the Appraisal

Tuesday, March 28, 2023

Exercise of Eminent Domain to Acquire Easement(s)

The client asked us to appraise a proposed Dominion Energy underground utility easement and temporary construction easement. The permanent easement will be located on the south side of the subject property located at 2311 Allison Road in Beaufort, SC and will total 0.0492 +/- acres or 2,143.2 SF (10' x 214.32'). The temporary construction easement will consist of a 10' strip across the property line adjacent to Allison Road and will fall within the permanent easement area with no additional acquisition value. There will be a 5' slope/NPDES temporary easement that will be located behind the Dominion 10' permanent strip easement and across the property frontage. Therefore, the temporary easement area will consist of 0.0246 +/- acres or 1,071.6 SF (5' x 214.32').

Summary Description of the Subject Property

The subject property was comprised of 0.79 acres and was improved with a residential house and a detached garage apartment with a physical address of 2311 Allison Road, Beaufort, SC 29902.

Appraised Value of the Imposed Easement(s)

Based on the scope of work, methodologies and analysis performed, and set forth herein, the value of the Dominion Energy underground utility easement and temporary construction easement, as of the effective date of the appraisal, was \$24,000.

Type of Report

This appraisal was prepared as an 'Appraisal Report', as defined by the Uniform Standards of Professional Appraisal Practice (USPAP). Accordingly, this report summarizes our analysis and the rationale for our conclusion.

Date of the Report

April 12, 2023

Real Property Interest Appraised

The property was appraised on the understanding that the owner's interest was 'fee simple', which is 'an absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat'. [Source: Appraisal Institute, *The Dictionary of Real Estate Appraisal*, 7th ed. (Chicago: Appraisal Institute, 2022).]

Easement

A nonpossessory interest held by one person in property of another where the first person is accorded partial use of the property for a specific purpose. An easement restricts but does not abrogate the fee owners' rights to the use and enjoyment of the property. [Source: IRWA, *The Valuation of Partial Acquisitions*, Course 421. (2014).]

Intended Use of the Appraisal

We have been informed that the intended user expects to employ the information contained in this appraisal report for the purpose of establishing a market value for the proposed acquisition.

Intended User

On the basis of instructions received at the time of the assignment, Harvey & Battey was recognized as the intended user of this appraisal report and was intended for use only by that person or entity, its associates, professional advisers and appropriate regulatory authorities, if applicable. It may not be distributed to or relied upon by any other persons or entities without our prior written permission.

Type and Definition of Value

The subject property was appraised at 'market value', which is defined as 'the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- Buyer and seller are typically motivated;
- Both parties are well informed or well advised and acting in what they consider their own best interests;
- A reasonable time is allowed for exposure in the open market;
- Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.'

This definition is from regulations published by federal regulatory agencies pursuant to Title XI of the Financial Institution Reform, Recovery, and Enforcement Act (FIRREA) of 1989, between July 5, 1990 and August 24, 1990, by the Federal Reserve System (FRS), National Credit Union Administration, (NCUA), Federal Deposit Insurance Corporation (FDIC) and the Office of Comptroller of Currency (OCC). The definition is also referenced in regulations jointly published by OCC, FRS, and FDICI on June 1994, and the Interagency Appraisal and Evaluations Guideline, as revised and updated December 2010 (Interagency Appraisal and Evaluation Guidelines, 75 F.R. 77450, 77453 & 77472 (Dec. 10, 2010)).

Interim HBU

When an improved property is in transition, the improvement's contributory value is usually negatively affected and the value of the land, as if vacant, is typically positively affected. Once the value of the land, as if vacant, overtakes the improved property value and, once demolition expense is covered, the highest and best use transition is complete.

Property Specific Information

The Subject Real Estate

The client asked us to appraise a proposed Dominion Energy underground utility easement and temporary construction easement. The permanent easement will be located on the south side of the subject property site that was located at 2311 Allison Road in Beaufort, SC. The permanent easement will total 0.0492 +/- acres or 2,143.2 SF (10' x 214.32'). The temporary construction easement will consist of a 10' strip across the property line adjacent to Allison Road and thus, will fall within the permanent easement area with no additional acquisition value. There will, however, be a 5' slope/NPDES temporary easement that will be located behind the Dominion 10' permanent strip easement and across the property frontage. Therefore, this portion of the temporary easement will consist of 0.0246 +/- acres or 1,071.6 SF (5' x 214.32').

The site was adjacent to the Beaufort Memorial Outpatient Rehabilitation and Medical Administrative Center and its corresponding parking lot as well as being next door to Sea Island Pediatrics office building and in close proximity to Beaufort Memorial Hospital. The lot was bordered along its western side by a 23' wide access road identified as Hobbs Lane. The site was zoned T4-Neighborhood by the City of Beaufort which allows for office use and was considered to be the highest and best use of the property as if vacant (bare land only).

The property was improved with a single-family residence and supporting structures. Given their location on the subject site, the improvements were considered unaffected by the proposed easement(s); therefore, we have excluded the improvements from our analysis. There was a low picket fence situated on approximately one-half of the front portion of the lot; however, this improvement was built within the SCDOT right-of-way and no value was attributed thereto.

The area of acquisition did not appear to be marked at the time of our inspection. This appraisal report is based on our observations of the subject site and the information provided to us prior and subsequent to our physical inspection of the subject site. This appraisal report has been prepared under the extraordinary assumption that the easement will be acquired as proposed. We also made the extraordinary assumption that the temporary acquisition will last no longer than one year. We recognize that the proposed easement may overlap previously encumbered portions of the subject site.

We have performed this assignment under the hypothetical conditions that the proposed easement does not cross any existing easements and that the property owners were previously compensated for any existing easements. The subject site is summarized in the following chart:

Property Summary			
	Acreage	Square Feet	% of Whole
Subject Property	0.79	34,412.40	
Proposed Easement(s)	0.0492	2,143.20	6.23%
Proposed Temporary Construction Easement(s)	0.0246	1,071.60	3.11%
Remnant(s)	0.00	0.00	0.00%

The Owner(s) of Record(s)

Enid Steedly Bates as Trustee of the Enid Steedly Bates Revocable Trust Dated October 26, 2000

Tax Map Parcel(s)

The property was identified in the county records of Beaufort as falling under the following tax map parcel(s): R120-005-000-0177-0000

Sales History

Research of the applicable public records and private data services revealed that the subject was not under current agreement or option and was not offered for sale on the open market. Additionally, according to these sources, the subject had not transferred during the past three years.

South Carolina Property Taxes

Properties in South Carolina are exposed to the "ATI Law", which means the fair market value of a parcel of real property and any improvements thereon as determined by appraisal at the time the parcel last underwent an assessable transfer of interest. In this law, "fair market value" means the fair market value of a parcel of real property and any improvements thereon as determined by the property tax assessor by an initial appraisal, by an appraisal at the time the parcel undergoes an assessable transfer of interest, and as periodically reappraised pursuant to Section 12-43-217.

When real estate is subject to the six percent assessment ratio provided pursuant to Section 12-43-220(e) and is currently subject to property tax undergoes an assessable

transfer of interest after 2010, there is allowed an exemption from property tax in an amount equal to 25% of ATI fair market value of the parcel. If the ATI fair market value of the parcel is less than the current fair market value, the exemption otherwise allowed pursuant to this section does not apply. The exemption allowed does not apply unless the owner of the property, or the owner's agent, notifies the county assessor that the property will be subject to the six percent assessment ratio before January 31st for the tax year for which the owner first claims eligibility for the exemption.

South Carolina law also limits the increase in the taxable value of real property attributable to the countywide reassessments to fifteen percent. Market value may increase more than 15%, but if it does, the taxable value is limited or capped. The 15% reassessment cap is not a cap on taxes. The "15% Cap" reduces the value on which some properties are taxed creating a taxable value.

More information can be found here:

<https://www.scstatehouse.gov/code/t12c037.php>

The most recent taxes on the subject were \$2,735.22 and were reported as paid as of the effective date of this appraisal. Under the state's law governing assessable transfers of interest, when real property is sold the sales price becomes the assessed value for property tax purposes. The property presently has an assessed value of \$263,300; accordingly, should the property transfer for our estimated market value, the property taxes could increase.

Site Characteristics

Location

The subject was located at 2311 Allison Road, Beaufort, SC 29902 and was adjacent to Beaufort Memorial Outpatient Rehabilitation and Medical Administrative Center and its parking lot. The property was in an area that has been transitioning from residential to office use. The site was situated one parcel off Ribaut Road in an area that was improved with a mixture of commercial, retail, medical offices, restaurants, schools as well as single and multi-family residential in close proximity.

Shape and Topography

The site was quadrilateral in shape and level at street grade. The recorded deed indicated that it measures 165.55'x186.6'x163.55'x213.07' and equates to 0.79 +/- acre. The survey provided to us, a copy of which can be found later in this report, indicated that the frontage along Allison Road measures 214.32'.

Zoning

The subject property site was zoned T4-Neighborhood (T4-N) by the City of Beaufort. This district is a mixed-use zone of urban residential units and limited commercial development. A wide range of building types exist in the T4-Neighborhood district, including, but not limited to, apartment buildings, mixed-use buildings, rowhomes, duplexes, corner stores, and both attached and detached single-family housing.

Restrictions and Covenants

There were no known restrictions or covenants recorded for the subject property.

Access

The lot had front access along Allison Road, a secondary, two-lane paved road, situated one parcel off Ribaut Road on its western side.

Utilities

The site was reportedly connected to electricity with public water and sewer being provided by BJWSA.

Flood Zone

The subject property did not appear to lie in the 100-year flood plain, which is an area adjoining a river, stream, or watercourse covered by water in the event of a 100-year flood. The flood having a one percent chance of being equaled or exceeded in magnitude in any given year. Factors which may be affected by properties located in such a flood plain include building permits, environmental regulations, and flood insurance.

Environmental Issues

We are not qualified to detect the existence of hazardous materials but have no knowledge of the existence of such material on or in the property. This appraisal was predicated on the assumption that there were no such materials on or in the property that could have caused a loss in value.

Earthquake Hazard Zone

According to the US Geological Survey's seismic hazard map, there is only one area in the southeastern United States in which earthquake peak ground acceleration (PGA) has a 2% chance of being exceeded in 50 years at a value of over 80%g, and that is in the Lowcountry of South Carolina. Talwani and Schaeffer from the University of South Carolina used evidence from previous earthquakes to determine how often earthquakes

like the 1886 earthquake have occurred in the Charleston/Coastal area. They determined that earthquakes in the Charleston area appear to occur about every 400-500 years and the possibility that large earthquakes may occur in Georgetown and Bluffton on average 2,000-year cycles. Unfortunately, their data set is limited to only the last 6,000 years because of changes in groundwater levels, which affect the formation of earthquake features. Therefore, it seems unlikely that a large earthquake will occur anytime soon in the Lowcountry. Statistically, there is a 1/400 chance that a large earthquake will occur each year in this area, and a significantly smaller chance in other areas across the southeast. Further information can be found here: <https://www.usgs.gov/>

Strengths and Weaknesses

The property site had no outstanding strengths or weaknesses.

Conclusion about the Site

Based on the foregoing analysis and the site inspection, in our opinion the subject property was located on a site that is comparable to that of other commercial properties in the immediate area. Additionally, there were no apparent disadvantages to the site from the perspective of marketability.

Existing Use of the Property

The subject property was used as a residential property at the time of inspection. This use was considered to be an interim use and its highest and best future use was commercial.

Title Description

A copy of the primary page of the current, recorded title description can be found in the Addenda to this report.

Easement # 902574

INDENTURE, made this _____ day of _____, 2023 by and between **Emma Jean Kuhn, as Trustee of the Enid Steedly Bates Revocable Trust Dated October 26, 2000** of the County of Beaufort and State of South Carolina, hereinafter called "Grantor" (whether singular or plural), and the **DOMINION ENERGY SOUTH CAROLINA, INC.**, a South Carolina corporation, having its principal office in Cayce, South Carolina, hereinafter called "Grantee".

WITNESSETH:

That, in consideration of the sum of One Dollar (\$1.00) received from Grantee, Grantor, being the owner of land situate in the County of Beaufort, State of South Carolina, hereby grants and conveys to Grantee, its successors and assigns, the right to construct, extend, replace, relocate, perpetually maintain and operate an underground electric line or lines consisting of any or all of the following: conductors, lightning protective wires, municipal, public or private communication lines, cables, conduits, pad mounted transformers, and other accessory apparatus and equipment deemed by Grantee to be necessary or desirable, upon, over, across, through and under land described as follows: a Ten (10) feet easement space along the entire distance of the southern property line, being a common boundary with Allison Road and being a portion of a lot of land containing 0.35 acres, more or less, and being the same lands conveyed to Grantor by deed of Enid S. Bates, dated or recorded 7/10/2001, and filed in the Register of Deeds office for Beaufort County in Deed Book 1444 at Page 826.

All that certain piece, parcel, or lot of land, lying and being located on the north side of Allison Road, identified by tax map #R120 005 000 0177 0000 on that certain plat recorded in Plat Book 136 at Page 50.

The easement will be as shown on Exhibit "A", attached hereto and made a part hereof and will be for underground facilities only, No Overhead or Transmission facilities shall be installed within the above-described easement area.

TMS: R120 005 000 0177 0000

Together with the right from time to time to install on said line such additional lines, apparatus and equipment as Grantee may deem necessary or desirable and the right to remove said line or any part thereof.

Together also with the right (but not the obligation) from time to time to trim, cut or remove trees, underbrush and other obstructions that are within, over, under or through a strip of land ("Easement Space") being a Ten (10) feet easement space along the entire distance of the southern property line, being a common boundary with Allison Road, as shown on attached Exhibit "A"; and within, over, under or through a section of land extending Twelve (12) feet from the door side(s) of any pad mounted transformers, elbow cabinets, or other devices as they are installed; provided, however, any damage to the property of Grantor (other than that caused by trimming, cutting or removing) caused by Grantee in maintaining or repairing said lines, shall be borne by Grantee; provided further, however, that Grantors agree for themselves, their successors and assigns, not to build or allow any structure to be placed on the premises in such a manner that any part thereof will exist within the applicable above specified Easement Space, and in case such structure is built, then Grantor, or such successors and assigns as may be in possession and control of the premises at the time, will promptly remove the same upon demand of Grantee herein. Grantor further agrees to maintain minimum ground coverage of thirty six (36) inches and maximum ground coverage of fifty four (54) inches over all underground primary electric lines. Together also with the right of entry upon said lands of Grantor for all of the purposes aforesaid.

The words "Grantor" and "Grantee" shall include their heirs, executors, administrators, successors and assigns, as the case may be.

THE STATE OF SOUTH CAROLINA
 COUNTY OF BEAUFORT

PERMISSION FOR:
 ALLISON ROAD

Road
 File
 Project
 PIN

FROM RIBAUT ROAD TO COTTAGE FARM DRIVE

ALLISON ROAD STREETScape

KNOWN ALL MEN BY THESE PRESENTS, That I (or we) Enid Steedly Bates Trustee owning property located at 2311 Allison Road in the City of Beaufort, in consideration of the sum of One Dollar (\$1.00), to me (or us) in hand paid, and other valuable consideration at and before the sealing and delivering hereof, do hereby grant to the City of Beaufort permission to do the work outlined below, with the understanding that this work is to be done on property of the grantor outside of the right of way, it being fully understood and agreed that no right of way is being granted to the City of Beaufort for the purpose of this construction. Further, permission is granted to perform construction beyond the right of way such as duct bank, grading, storm drainage, driveway and raddi tie-ins to conform to the proposed roadway improvements as shown on the plans for the construction of this project. Said permission is set to expire at the project completion date, which is currently set as May 31, 2024, or substantial completion of the project, which ever comes earliest.

SPECIAL PROVISION:

Duct Bank:

Herein granted is permission for duct bank infrastructure to be installed in accordance with Dominion Energy's underground power equipment. All duct bank work will be within the right-of-way except for the work within Dominion Energy's 10'x10' easement.

Construction Slopes:

Also herein granted is permission for construction slopes to extend beyond the right of way to a maximum depth of five (5) ft, as shown on the attached drawing, with the understanding that no additional property is granted for construction slopes during this construction.

Permission for Slopes and radii to extend beyond Right of Way of an Entrance:

Also, herein granted is permission for construction slopes and radii to extend beyond the right of way as shown on the plans for this project with the understanding that no additional property is being granted for the construction slopes and radii during this construction.

PREPARED BY: Carrie Gorsuch, Project Support Coordinator, City of Beaufort

GRANTEE'S ADDRESS: City of Beaufort, 1911 Boundary Street, Beaufort, SC 29902

Photograph(s) of the Subject Property



Site as seen from Allison Road



Site as seen from Allison Road



Site as seen from corner of Allison Road and Hobbs Lane



House on property site

Work Performed

United States Economy

The U.S. economy is still expanding, but signs of slowing are proliferating as the Federal Reserve boosts interest rates sharply to tackle inflation that is still stubbornly high. Many analysts are now expecting the economy to tip into recession this year on a pullback of consumer spending and business investment, both of which are reacting to higher borrowing costs and weakening demand.

Pandemic-related supply chain disruptions and stimulus-fueled consumer demand led to decades-high inflation last year, which was exacerbated by the war in Europe. In response, the Federal Reserve has tightened monetary policy, raising its overnight lending rate by 425 basis points last year, including four unusually large increases of 75 basis points. An additional 75 basis points are expected to be added in coming months, pushing its target rate over 5%. The central bank is also shrinking its bloated balance sheet. More than \$300 billion of assets were allowed to mature without reinvestment last year, removing liquidity from the market and shrinking the monetary base. The Fed intends to draw down \$1 trillion in 2023.

Federal Reserve Chairman Jerome Powell has repeatedly stressed that the committee is focused on its price stability mandate and will push rates higher until inflation abates, even at the risk of triggering job losses and an economic slowdown. So far, inflation as measured by the consumer price index (CPI) has eased from its peak of 9.1% reached in June 2022 to 7.1% in November. However, core CPI, which excludes food and energy prices, has been slower to retreat, with broad-based gains continuing across many products and services.

Rising prices and recession fears have weighed heavily on consumer sentiment, yet households continue to open their wallets. Consumer spending has been supported by stimulus payments that were sent to households during the pandemic, much of which was saved. But robust spending on physical goods such as automobiles, computers, and furniture during the pandemic (and now on services such as travel and entertainment) has seen households drawing down their excess savings and turning to borrowing.

With relief payments in the rearview mirror, personal incomes are set to cool, which suggests that spending will also moderate, becoming a drag on economic growth. Real

personal income has stagnated on a per capita basis, returning to pre-pandemic levels. The personal savings rate fell to 2.4% in November, as spending outpaced incomes and households dipped into savings accounts.

Economic momentum had already flagged in the first half of 2022, which saw two quarters of negative economic growth, often seen as the definition of a recession. However, gross domestic product popped higher by 3.2% in the third quarter, far more than expected, as net exports boosted economic growth. However, with demand continuing to cool and net exports expected to decline, most analysts have downgraded their forecasts, expecting the economy to have slowed to a standstill by the end of 2022 or turn negative.

Other recent data confirm a slowdown in activity. Announcements of hiring freezes and impending layoffs are widespread, suggesting that the labor market will slow in coming days. Business investment is at risk, as factories report new orders for their products are slowing, leading to a contraction in both manufacturing and services sectors. And with mortgage rates still at levels not seen in years and housing prices still uncomfortably high, affordability has eroded, leading to a sharp turnaround in what had been a red-hot housing market. Sales of both new and existing homes have fallen in recent months as potential homebuyers are being priced out of the market.

Moreover, while the labor market remains sturdy, job gains are slowing. The monthly average of gains in the fourth quarter fell to 247,000 from 539,000 in the first quarter of 2022. The unemployment rate in December fell to 3.5%, its pre-pandemic level. Labor participation remains somewhat weak and is still below its pre-pandemic rate, as older workers chose to retire early during the pandemic and others continue to cite COVID fears and a lack of family care options as reasons to remain on the sidelines. Wage growth also cooled in December, a sign that, although competition for workers appears quite strong, employers no longer need to offer significant increases to attract labor.

UNITED STATES EMPLOYMENT BY INDUSTRY IN THOUSANDS

Industry	CURRENT JOBS		CURRENT GROWTH	10 YR HISTORICAL	5 YR FORECAST
	Jobs	LQ	US	US	US
Manufacturing	12,948	1.0	3.11%	0.79%	-0.02%
Trade, Transportation and Utilities	28,740	1.0	1.77%	1.18%	0.08%
Retail Trade	15,779	1.0	0.85%	0.56%	0.08%
Financial Activities	9,002	1.0	1.61%	1.41%	0.10%
Government	22,415	1.0	1.27%	0.24%	0.54%
Natural Resources, Mining and Construction	8,399	1.0	3.36%	2.48%	0.25%
Education and Health Services	24,833	1.0	3.72%	1.73%	0.55%
Professional and Business Services	22,497	1.0	3.07%	2.11%	0.36%
Information	3,063	1.0	5.28%	1.36%	0.20%
Leisure and Hospitality	16,038	1.0	6.32%	1.38%	1.09%
Other Services	5,772	1.0	3.07%	0.57%	0.35%
Total Employment	153,710	1.0	2.97%	1.30%	0.39%

Source: Oxford Economics
LQ = Location Quotient

The State Market and Economy – South Carolina

The subject property is located in county (or counties) of Beaufort, South Carolina. The state, which is roughly triangular in shape and spread over 32,020 square miles, is bordered by North Carolina to the north, the Atlantic Ocean to the east, and Georgia to the west and south. South Carolina has 5.1 million people, 46 counties, and 187 miles of coastline.

Historically, the state's economy was driven by cotton and textiles, but most of the mills have now closed. Today, agribusiness, advanced manufacturing, advanced materials, and tourism drive the state's economy. Agribusiness, which consists of both agriculture and forestry, has a significant agricultural economic impact on the state at \$41.7 billion (South Carolina Business Climate, 2017 Ed. & www.sccommerce.com). Over the past ten years, agribusiness has grown at 23%, which is one of South Carolina's fastest growing industries.

The state's largest agribusiness sector, forestry, generates an annual economic impact of \$21 billion. Forests comprise approximately 70% of South Carolina's land and directly employ 35,000 workers across the state. Major forest product producers, such as International Paper, Kapstone, Resolute, and Sonoco accounted for approximately 67% of forestry's contribution to the state's economy. In regard to agriculture, there are over 25,000 farms in the state, which encompass approximately 4.5 million acres. Poultry is the state's top commodity (South Carolina Business Climate, 2017 Ed.). Recently, there was an announcement for a \$314 million investment for an Agriculture Technology Campus in Hampton County by Mastronardi, Clear Water Farms, LiDestri

Food and Drink, and the GEM Opportunity Zone Fund. This 1,000-acre campus will consist of greenhouses, a 150,000-square-foot distribution center, and a co-packing facility for locally grown and sourced products. This campus is to begin operations in 2022 and will create 1,500 jobs in 5 years.

According to the Division of Research at the Darla Moore School of Business and South Carolina Department of Commerce, advanced manufacturing has been the major industrial force in the state's robust economic growth, and employment in this sector has grown 18% over the past 10 years. The state is number one in the nation for export sales of tires and passenger vehicles. The automotive industry, advanced materials industry, and aerospace industry generate an annual economic impact \$27 billion, \$21.9 billion, and \$19 billion (including military facilities), respectively. The state is considered to be a leader in foreign direct investment with more than 1,200 operations. Major global companies including Boeing, Volvo Cars, BMW, Mercedes-Benz Vans, Giti Tire, Continental, Michelin, Bridgestone, and Bosch have operations throughout the state.

Business development in the state can largely be attributed to the state's pro-business environment. Area Development Magazine ranks South Carolina as one of the top states to do business in the nation because of its overall low cost of doing business, incentives, cooperative state government, low taxes, and speed of permitting. Other factors that promote a friendly business environment include its status as a right-to-work state, low industrial power rates which are 12% lower than the national average, and ease of transportation.

Companies have many modes of transportation with approximately 846 miles of interstate; 2,300 miles of railroads served by CSX Transportation, Norfolk Southern, and eight independent lines; and two international airports, the Greenville-Spartanburg International Airport and the Charleston International Airport. The state also had two public marine terminals at the Port of Georgetown and the Port of Charleston, which will be the deepest harbor on the east coast when dredging is complete, as well as two inland ports in Greer and Dillion. Based on the "The Economic Impact of the South Carolina Ports Authority" written by the Division of Research at USC's Moore School of Business, South Carolina Ports have a \$63.4-billion annual economic impact on South Carolina, over half of which is felt in the upstate due to the number of manufacturers located there. The economic impact for the state translates into about \$1.1 billion in annual tax revenue and 224,963 jobs. According to the South Carolina Ports Authority,

the ports create 1 in 10 jobs in South Carolina which pay approximately 32% higher wages a year than the state average.

Local Market Conditions

County Description

Beaufort County, in the south-east part of the state, borders the Atlantic and covers just over 900 square miles – of which almost 38%, or 350 square miles, is water, surrounding hundreds of 'Sea Islands', big and small. The county is part of the area known as South Carolina's 'Lowcountry', and forms part of the environmentally important 350,000-acre wetland and riverine system known as the 'ACE basin'. Until the middle of the 20th. century, the county was dominated by the county seat of Beaufort, chartered in 1711 and often cited as one of the most attractive and desirable southern towns in the United States, both for its location and its well-preserved ante-bellum homes.

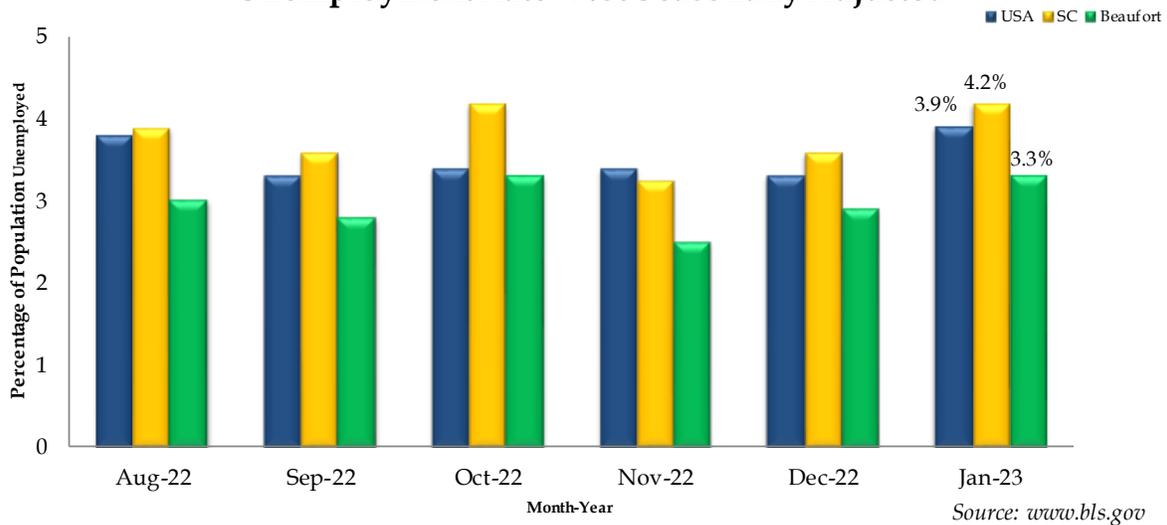
Starting in the late 1950s, Beaufort's dominance over the county began to be challenged by the development of Hilton Head Island as a major destination resort aimed at both seasonal visitors and retirees. In 1950, the county population was approximately 27,000. Since then, it has grown more than seven-fold, with the population estimated to be 195,368 in 2020. While Hilton Head Island was the dominant force in this growth for many years, over the past two decades Sun City Hilton Head, the Town of Bluffton and the commercial corridor along US Highway 278 have played increasingly important roles in that growth. The consequence is a somewhat bifurcated county, with the northern 'old-school' Beaufort part of the county frequently over-shadowed by the relative size and affluence of Hilton Head Island and its neighboring communities in the southern part of the county.

The City of Beaufort is the county seat of Beaufort County and was founded in 1711. The downtown area borders the Beaufort River, with the Henry C. Chambers Waterfront Park as its central feature. The City has one of the nation's largest National Historic Landmark Districts. The prominent role of the City and the surrounding sea islands led to the establishment of the federal Reconstruction Era National Monument in 2017. There are several military bases in the area, including the Marine Corps Air Station-Beaufort within the city limits as well as the nearby Parris Island Marine Corps Recruit Depot and the US Naval Hospital; both in nearby Port Royal. The City's population was 13,607 according to the 2020 US Census.

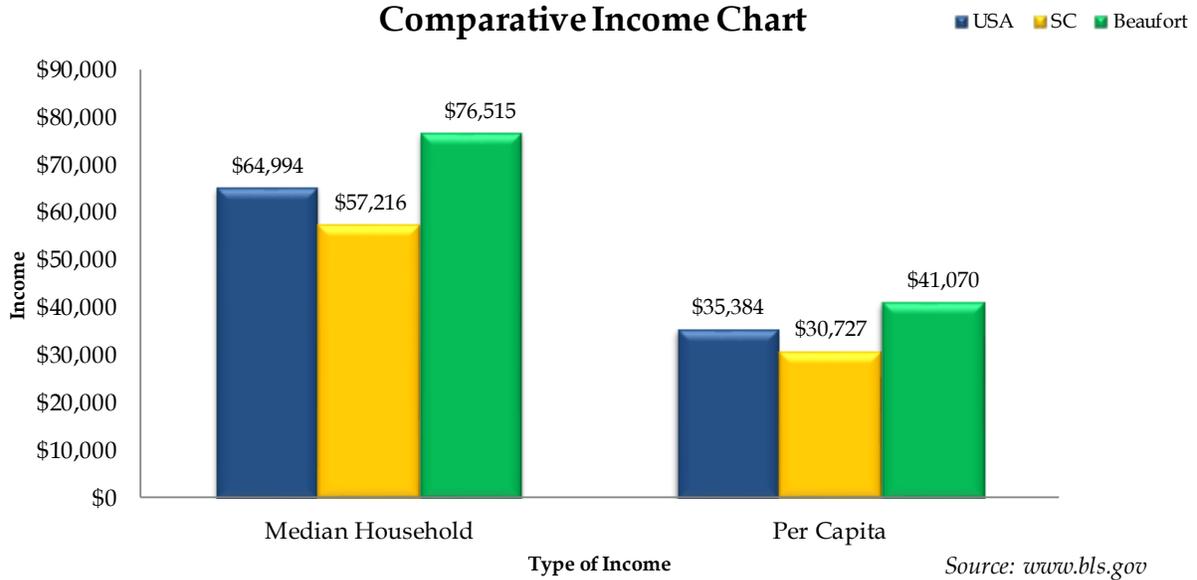
The Local Market & Economy

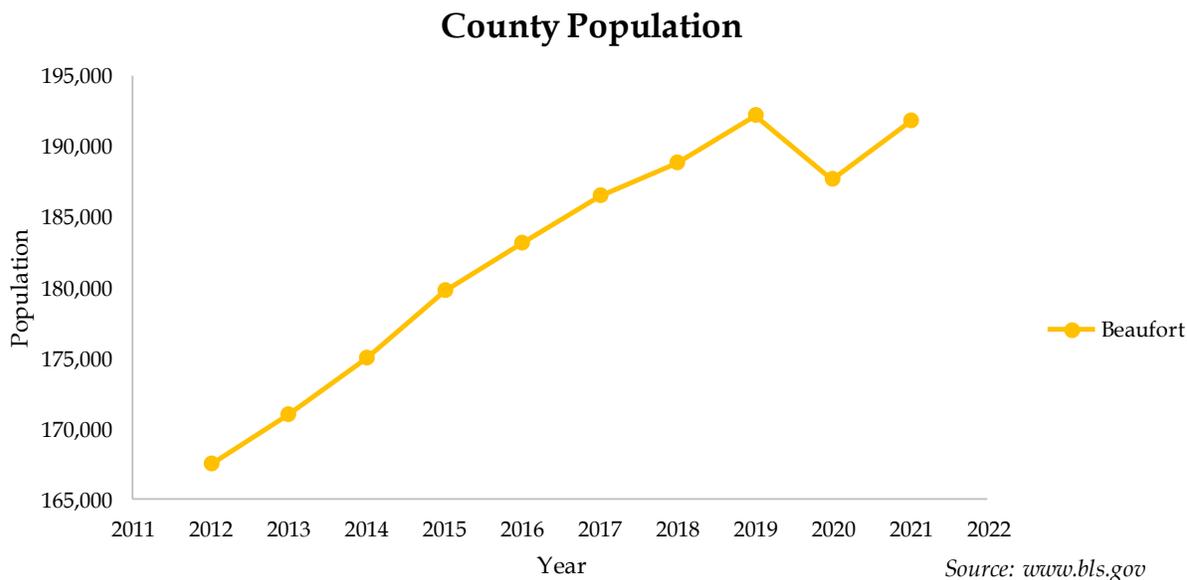
The Bureau of Labor Statistics (BLS), a part of the U.S. Census Bureau, collects and reports data on per capita and median household income using a five-year average, with unemployment and population data also being available from the BLS. Using the most recent data available, the average, per capita income, median household income as well as unemployment for the applicable areas for this report were as follows:

Unemployment Rate - Not Seasonally Adjusted



Comparative Income Chart





This data indicates that the area in which the subject property was located was in a comparatively better position, economically, than the state as a whole. Apart from this statistical data, which can sometimes be misleading when addressing property values, we also specifically addressed the market for the subject property. Based on discussion with local realtors familiar with the area, the market for properties such as the subject was found to be noticeably improved on the prior year. That same source observed that the market for such properties was likely to improve over the coming year.

Conclusion on the Market for the Subject Property

Based on the foregoing, in our opinion the market for the subject property was relatively strong and likely to remain so for the foreseeable future - and our report on market value reflected that conclusion.

Most Probable Buyer

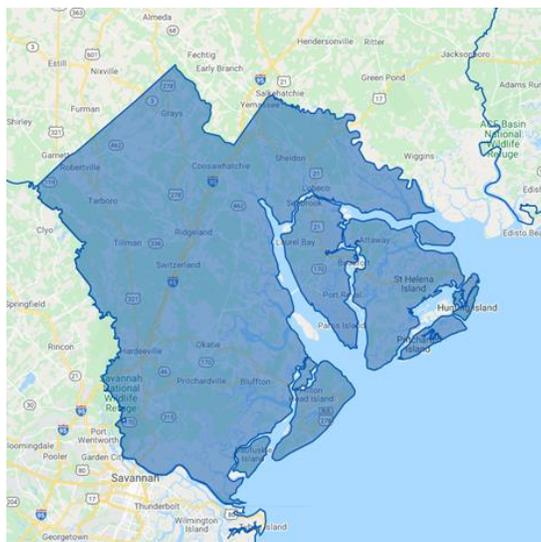
Based on the type of property and current market conditions, in our opinion the most probable buyer of the subject property would be an investor.

Foreclosure Activity

Based on a review of the general market area of the subject property, as well as discussions with a local lender, foreclosure activity in the area was at normal levels.

Local Market Analysis

The following information was taken from the Office Market Report from CoStar for the Hilton Head Island area (see aerial below). It should be noted that this data is not specific to any particular submarket but is rather a blend of numerous submarkets.



Overview

Office rents in the Hilton Head Island Market were rising at a 3.2% annual rate during the second quarter of 2023, and have posted an average annual gain of 4.4% over the past three years. In addition to 91,000 SF that has delivered over the past three years (a cumulative inventory expansion of 1.8%), there is 38,000 SF currently underway. Vacancies in the metro were somewhat below the 10-year average as of 2023Q2, but were essentially flat over the past four quarters.

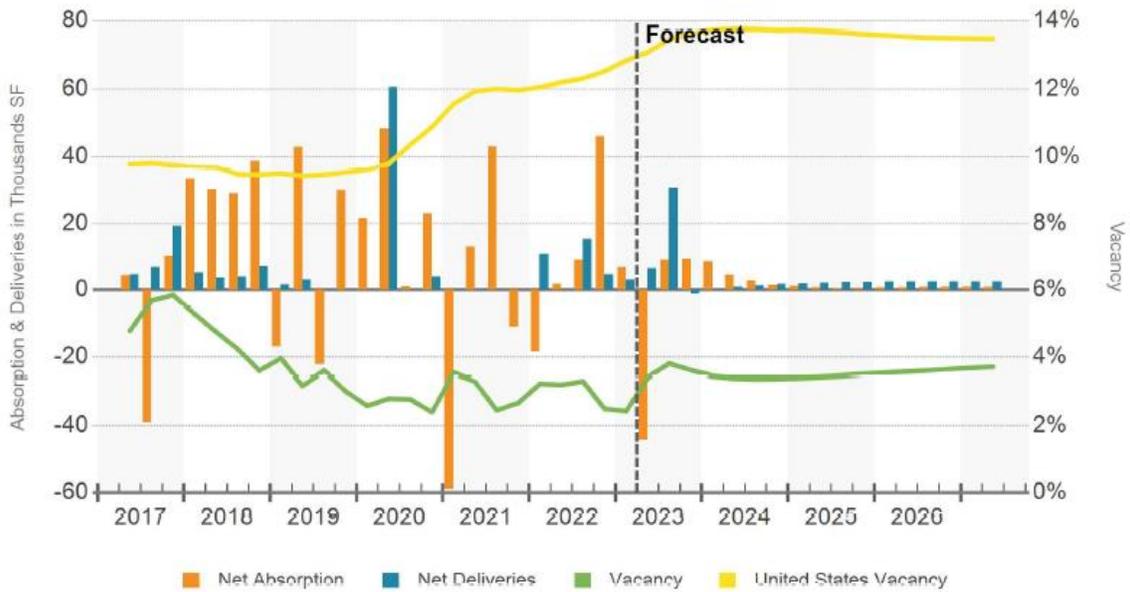
Nonfarm payrolls were recently increasing at an annual rate of 1.0%, a gain of about 820 jobs, and the metro's strongest rate of job creation in over a year.

KEY INDICATORS

Current Quarter	RBA	Vacancy Rate	Market Rent	Availability Rate	Net Absorption SF	Deliveries SF	Under Construction
4 & 5 Star	236,404	8.5%	\$25.62	22.1%	(15,884)	0	10,928
3 Star	2,639,932	4.6%	\$28.42	4.7%	(31,478)	0	27,200
1 & 2 Star	2,278,708	1.4%	\$21.73	1.4%	(604)	0	0
Market	5,155,044	3.4%	\$25.35	4.1%	(47,966)	0	38,128
Annual Trends	12 Month	Historical Average	Forecast Average	Peak	When	Trough	When
Vacancy Change (YOY)	0.1%	4.9%	3.6%	7.2%	2012 Q4	2.4%	2020 Q4
Net Absorption SF	14.9K	35,014	5,773	137,253	2014 Q4	(51,485)	2008 Q3
Deliveries SF	22.4K	36,458	19,393	116,216	2010 Q3	0	2021 Q4
Rent Growth	3.2%	1.3%	0.9%	6.5%	2021 Q3	-6.5%	2010 Q2
Sales Volume	\$36.1M	\$26.2M	N/A	\$64.8M	2022 Q3	\$457K	2008 Q4

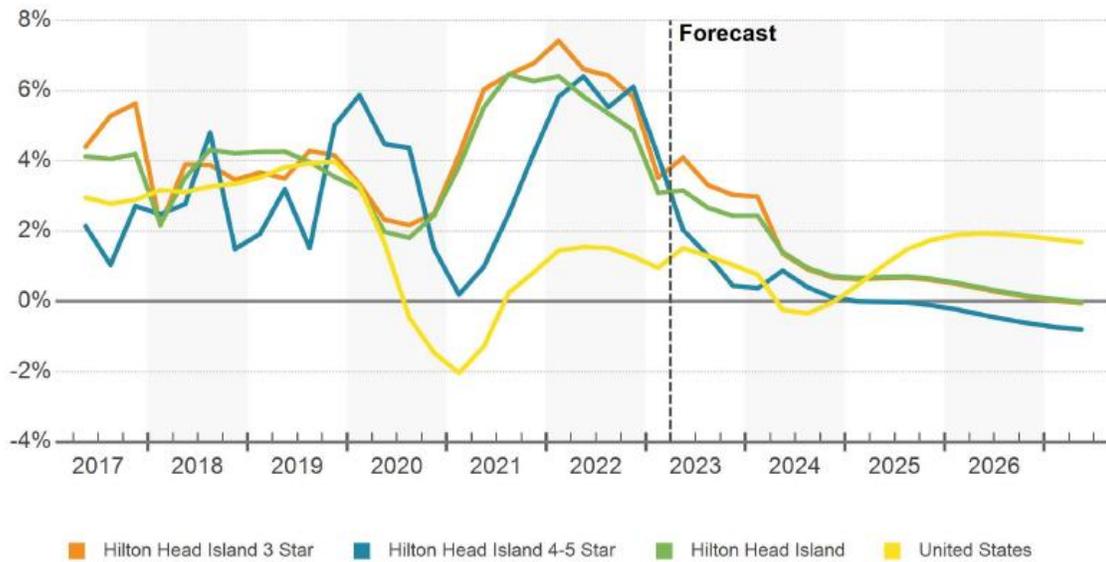
Leasing

NET ABSORPTION, NET DELIVERIES & VACANCY



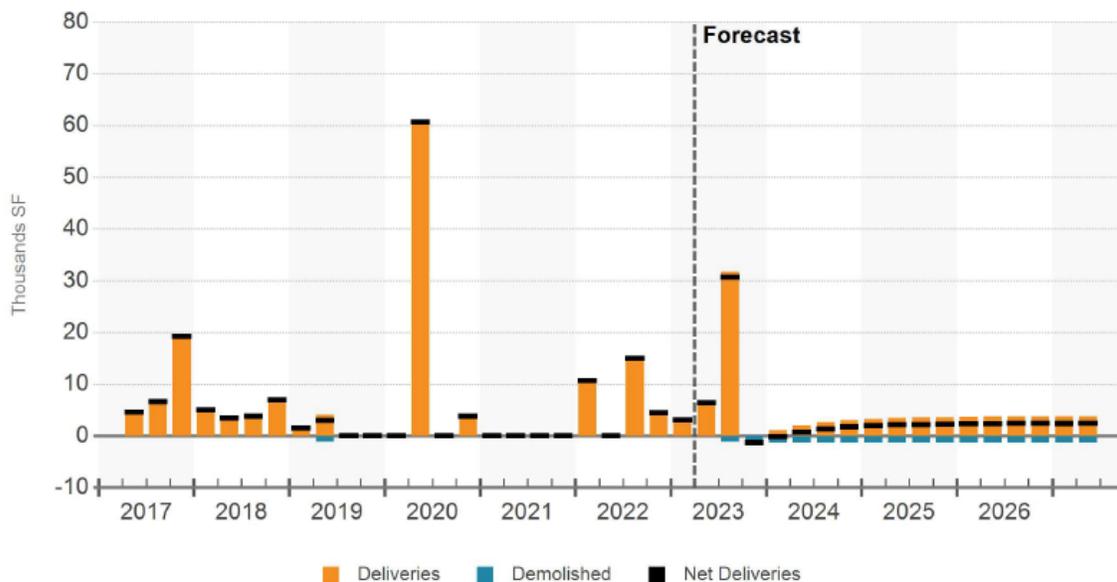
Rent

MARKET RENT GROWTH (YOY)



Construction

DELIVERIES & DEMOLITIONS

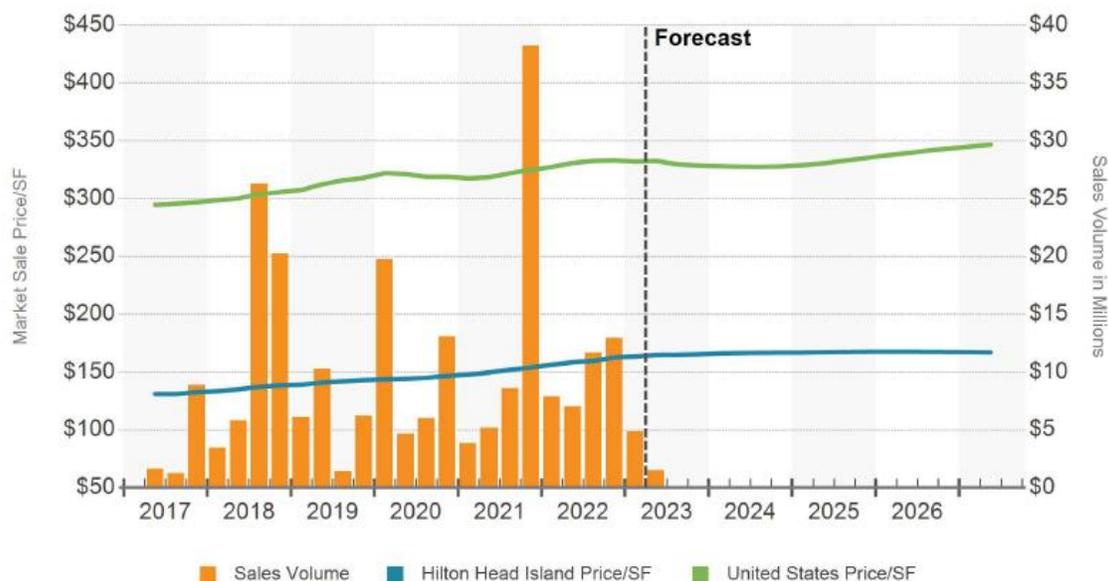


Sales

When compared with other tertiary office markets, Hilton Head Island saw more deals close than most of its peers, recording 39 sales in the past year. That was largely in line with the five-year average annual sales count in the market. Annual sales volume has averaged \$42.6 million over the past five years, and the 12-month high in investment volume hit \$64.8 million over that stretch. In the past 12 months specifically, \$37.1 million worth of office assets sold. Deals involving 3 Star office buildings propelled that sales volume in the past year, with \$25.6 million in transaction volume.

Market pricing, which is derived from the price movement of every office asset in the region, sat at \$164/SF during the second quarter of 2023. That figure is an improvement over this time last year, and the price is a large discount to the overall average for the country. The office market price in Hilton Head Island is more than 50% below the average for the entire United States. The market cap rate has dropped since last year and currently sits at 8.3%. This is the lowest cap rate that has been seen in Hilton Head Island during the past five years, and the cap rate is structurally higher here than those across the country.

SALES VOLUME & MARKET SALE PRICE PER SF



Exposure & Reasonable Marketing Times

In determining whether or not there is a market for the property, we considered two periods of time – one prior to the appraisal date and the other following that date. The first, known as 'the exposure time', is the estimated length of time the property would have been offered on the market prior to a hypothetical sale at market value on the date of the appraisal. The second, known as 'the reasonable marketing time', is an estimate of the amount of time it might take to sell the property at the estimated market value during the period immediately after the date of an appraisal. In the instant case, we determined, based on a study and review of market conditions, particularly those demonstrated by these comparable sales, that the 'exposure time' needed to consummate a sale prior to the appraisal would have been approximately 3-6 months. Using a similar approach, we then determined the 'reasonable marketing time' to be approximately 3-6 months.

Highest and Best Use

This appraisal has been prepared under the assumption that the property's value should reflect its 'highest and best use'. This term means 'the reasonably probable use of property that results in the highest value. The four criteria that the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity. [Source: Appraisal Institute, *The Dictionary of Real Estate Appraisal*, 7th ed. (Chicago: Appraisal Institute, 2022).]

The subject property must meet four 'highest and best use' criteria, it must be: Physically Adaptable; Legally Permissible; Financially Feasible; and Maximally Productive.

Physically Adaptable

Size, shape, area, and terrain affect the use to which land may be developed. The subject property's underlying land was sufficiently regular in shape to allow for many forms of utilization. Surface water runoff appeared to be adequate and, based on our site inspection, the soil or sub-soil had no apparent irregularities that would restrict the property from being used in any reasonable manner.

Legally Permissible

The subject property site was zoned T4-Neighborhood (T4-N) by the City of Beaufort. This district is a mixed-use zone of urban residential units and limited commercial development. A wide range of building types exist in the T4-Neighborhood district, including, but not limited to, apartment buildings, mixed-use buildings, rowhomes, duplexes, corner stores, and both attached and detached single-family housing. There were no known restrictions or covenants recorded for the subject property.

Financially Feasible

The financial feasibility of a property is best determined by comparing its market value with its acquisition and improvement costs, if any. In the case of vacant land, such feasibility is not an issue until such time as consideration is given to developing the property.

Maximally Productive

The maximally productive use of the subject must be considered in the light of how it was used, who uses it and the time or period of its use. The market activity indicators such as lower vacancies, increase in rental rates, low capitalization rates and increase in land values support the idea that development of this property is feasible. In this

case, the subject property, as vacant land, was best suited for commercial development such as medical uses, offices, etc.

Conclusion as to Highest and Best Use Prior to the Imposition of the Easement(s)

In light of the current use (interim) as residential we conclude that based on the preceding discussion, and particularly our determination of its maximally productive use, in our opinion, the highest and best use of the subject property, whether as vacant or as improved, is commercial development.

Highest and Best Use - After Imposing the Easement(s)

The client asked us to appraise a proposed Dominion Energy underground utility easement and temporary construction easement. The permanent easement will be located on the south side of the subject property site that was located at 2311 Allison Road in Beaufort, SC. The permanent easement will total 0.0492 +/- acres or 2,143.2 SF (10' x 214.32'). The temporary construction easement will consist of a 10' strip across the property line adjacent to Allison Road and thus, will fall within the permanent easement area with no additional acquisition value. There will, however, be a 5' slope/NPDES temporary easement that will be located behind the Dominion 10' permanent strip easement and across the property frontage. Therefore, this portion of the temporary easement will consist of 0.0246 +/- acres or 1,071.6 SF (5' x 214.32').

The site was adjacent to the Beaufort Memorial Outpatient Rehabilitation and Medical Administrative Center and its corresponding parking lot as well as being next door to Sea Island Pediatrics office building and in close proximity to Beaufort Memorial Hospital. The lot was bordered along its western side by a 23' wide access road identified as Hobbs Lane. The site was zoned T4-Neighborhood by the City of Beaufort which allows for office use and was considered to be the highest and best use of the property as if vacant (bare land only).

The property was improved with a single-family residence and supporting structures. Given their location on the subject site, the improvements were considered unaffected by the proposed easement(s); therefore, we have excluded the improvements from our analysis. There was a low picket fence situated on approximately one-half of the front portion of the lot; however, this improvement was built within the SCDOT right-of-way, and no value was attributed thereto.

The area of acquisition did not appear to be marked at the time of our inspection. This appraisal report is based on our observations of the subject site and the information provided to us prior and subsequent to our physical inspection of the subject site. This appraisal report has been prepared under the extraordinary assumption that the easement will be acquired as proposed. We also made the extraordinary assumption that the temporary acquisition will last no longer than one year. We recognize that the proposed easement may overlap previously encumbered portions of the subject site. We have performed this assignment under the hypothetical conditions that the proposed easement does not cross any existing easements and that the property owners were previously compensated for any existing easements. The subject site is summarized in the following chart:

Property Summary			
	Acreage	Square Feet	% of Whole
Subject Property	0.79	34,412.40	
Proposed Easement(s)	0.0492	2,143.20	6.23 %
Proposed Temporary Construction Easement(s)	0.0246	1,071.60	3.11 %
Remnant(s)	0.00	0.00	0.00 %

In our opinion, the proposed acquisition will not change the highest and best use of the subject property as commercial development.

The Scope of Work

As noted above, this report has been prepared for the purpose of valuing that portion of the so-called 'bundle of rights' of the subject property that is intended to be acquired by the imposition of easement(s) under the power of eminent domain. To determine that value, we have utilized an approach generally known as the 'summation method'. This approach first determines a value for the subject property 'as is' (known as 'value of the whole') and then assigns a value to the portion that is to be acquired based on its simple mathematical ratio to the value of the whole property but adjusted for any rights that will not be affected by the acquisition. The remaining property is then evaluated to determine whether or not the remainder's value has been additionally affected by the acquisition - whether negatively or (much less likely, positively). If there is such an additional economic result, it and the value obtained under the simple mathematical ratio are added together. This final number is the value ascribed to the whole acquisition. Subject to those introductory comments, the approaches to valuation under this approach are entirely consistent with any standard appraisal of real estate.

There are three main approaches to appraisal valuation: sales, cost, and income. In order to properly perform the necessary work, the appraiser must first determine which approaches are applicable. Having made that determination, the appraiser will then undertake appropriate research of both the subject property and its market area. The research performed may include reviews of publicly available data, such as governmental tax and property records; review of proprietary records, such as Multiple Listing and other subscription services; inspection of proprietary data maintained by the appraiser; consideration and inspection of comparable properties, whether sold or listed for sale; and, interviews with participants in the appropriate market place, such as owners, brokers, and other appraisers.

As noted above, the first step in this process is the determination of which approach to valuation is appropriate in the circumstances. This is addressed below for each of the three main approaches.

Sales Approach

In the case of commercial properties, such as the subject property, the sales approach is a commonly used and accepted method. This is because there is usually a reasonable availability of comparable sales data and because many commercial properties are priced and sold on the basis of such data. In the case of the subject property reasonable data was available, which we identified and analyzed. The detail of those comparables, and an analysis of how their adjusted values led us to a determined value for the subject, is found further on in this report.

Cost Approach

This approach is frequently used for commercial properties, particularly in the case of newer buildings and other improvements, particularly in the case of newer properties. For the purposes of this report, we are only appraising the bare land. Therefore, we determined that the use of this approach for the subject property would not be appropriate.

Income Approach

This approach is generally reserved for appraising income productive properties and is based on the Principal of Anticipation, which reasons that there is value in the expectation of benefits (income) to be received in the future, and that this value may be defined as the present value of all rights to such future benefits. In the immediate case, we are utilizing a process commonly referred to as direct capitalization, which is a method used to convert an estimate of a single year's income expectancy into an

indication of value in one direct step. This is typically achieved by dividing the net income estimate by an appropriate capitalization rate, which is determined either by a band-of-investments, journals or market extraction. In the case of the subject property, there were no improvements that contribute any significant value to the property. Therefore, we determined that the use of this approach for the subject property would not be appropriate.

The Sales Approach

As noted above, a primary method of determining the market value of a property is through the identification and analysis of comparable sales, and if appropriate, listings, of property within reasonable proximity and with reasonable comparability to the subject property. This approach, sometimes called the 'market data' approach is based under a tripartite assumption that: (a) there is a market for a particular property; (b) that both buyers and sellers are fully informed as to the market and state of the market for that type of property; and, (c) that the property will be exposed in the open market for a reasonable period of time.

On the following pages are the properties that we identified as suitable comparables for the purpose of establishing market value for the subject property before the acquisition and after the acquisition. This data has then been analyzed, summarized and adjusted to reflect the variations within those properties that would tend to affect such value.

Land Comparable 1



ID	17411	Tax ID	R120-003-000-0269-0000
Transaction Type	Closed Sale	Grantor	Trask Development Co., LLC
Property Rights	Fee Simple	Grantee	Specialty Properties, LLC
Address	305 Ribaut Road	Price	\$160,000
City	Beaufort	Current Use	Land
County	Beaufort	Book/Page	3956/2043
State	SC	Verification	Public Records, Secondary Sources
Zip	29902	Distance	1.43
Date	1/4/2021		

Values

Acres	0.42	Land SF	18,295.20
Price Per Acre	\$380,952	Price Per Land SF	\$8.75

Comments

This is the sale of a 0.42-acre lot that is located at the corner of Ribaut Road, Prince Street and Euhaw Street in Beaufort, SC. The site is zoned T4-N by the City of Beaufort. T4-Neighborhood district is a mixed-use zone of urban residential units and limited commercial development.

Land Comparable 2



ID	20473	Tax ID	R110-010-000-0130-0000
Transaction Type	Closed Sale	Grantor	Paris Avenue Partners, LLC
Property Rights	Fee Simple	Grantee	Port Royal Investments, LLC
Address	1607 Paris Avenue	Price	\$850,000
City	Port Royal	Current Use	Land
County	Beaufort	Book/Page	4084/2882
State	SC	Verification	Public Records, Secondary Sources
Zip	29935	Distance	2.37
Date	11/12/2021		

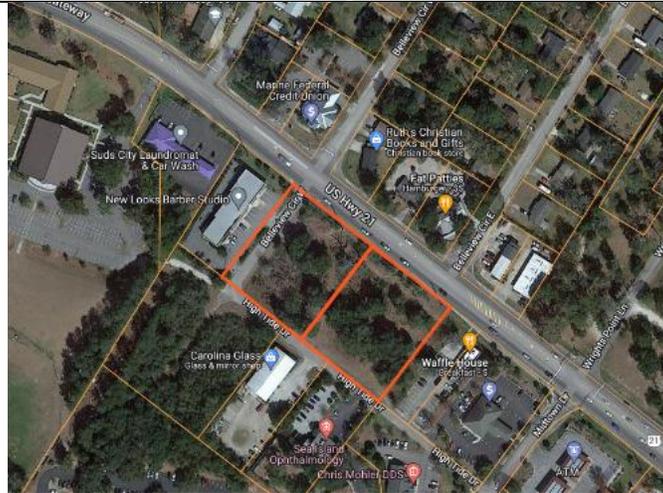
Values

Acres	2.14	Land SF	93,218.40
Price Per Acre	\$397,196	Price Per Land SF	\$9.12

Comments

This was the sale of a 2.14 acre parcel of land located at 1607 Paris Avenue at the corner of 16th Street in the heart of old town Port Royal, SC . The property sold for \$850,000 on November 12, 2021 and has good access and visibility. The parcel was zoned T5 Main Street by the Town of Port Royal.

Land Comparable 3



ID	16112	Tax ID	R112-034-000-0245-0000, 0145-0000, 0246-0000 and 0247-0000
Transaction Type	Closed Sale	Grantor	Fish and Goat, LLC
Property Rights	Fee Simple	Grantee	Whispering Moss, LLC
Address	Parris Island Gateway	Price	\$625,000
City	Port Royal	Current Use	Land
County	Beaufort	Book/Page	4119/1136
State	SC	Verification	Public Records, Secondary Sources
Zip	29935	Distance	3.29
Date	2/9/2022		

Values

Acres	1.21	Land SF	52,728.46
Price Per Acre	\$516,324	Price Per Land SF	\$11.85

Comments

This is the sale of 1.21 acres being comprised of four adjacent land parcels (later formed into two parcels) that are located at the corner of Parris Island Gateway and Belleview Circle. The parcel was zoned T4 Neighborhood Center Open by the Town of Port Royal.

Land Comparable 4



ID	16528	Tax ID	R110-010-000-0123-0000
Transaction Type	Closed Sale	Grantor	Pinckney Enterprises, LP
Property Rights	Fee Simple	Grantee	Maureen McDonnell
Address	1719 Ribaut Road	Price	\$350,000
City	Port Royal	Current Use	Land
County	Beaufort	Book/Page	4141/2558
State	SC	Verification	Public Records, Secondary Sources
Zip	29935	Distance	2.15
Date	4/28/2022		

Values

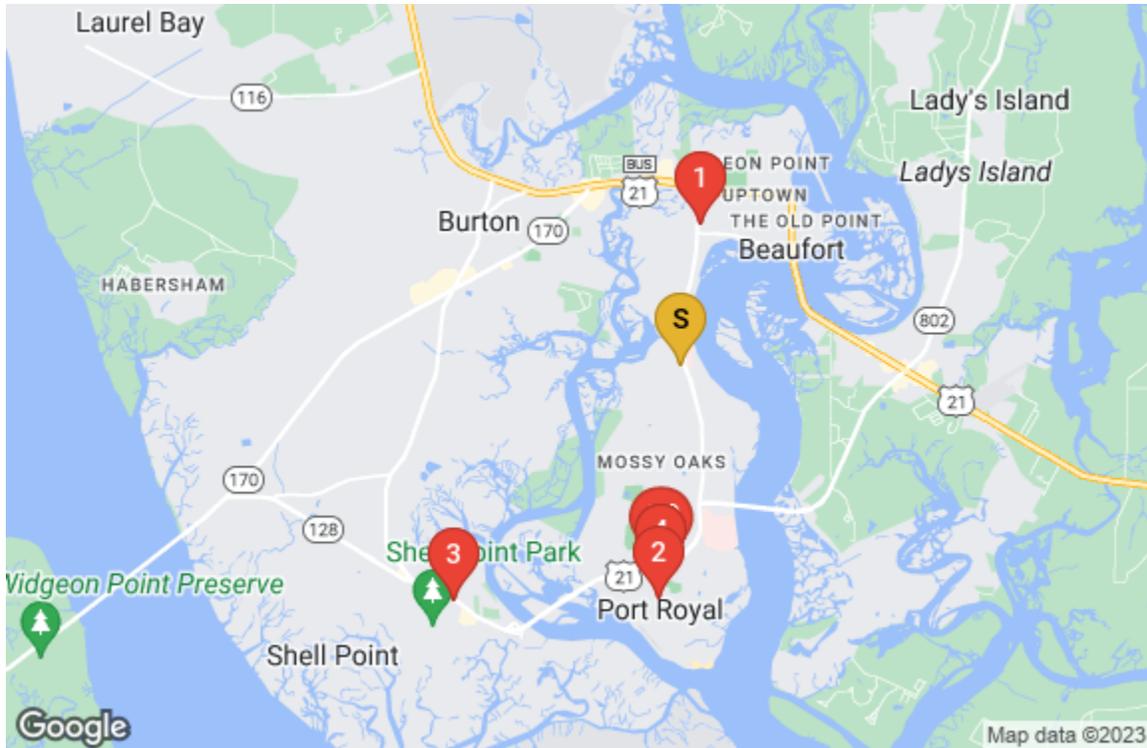
Acres	0.98	Land SF	42,863.04
Price Per Acre	\$355,691	Price Per Land SF	\$8.17

Comments

This is the sale of a 0.984 acre commercial site that is located at 1719 Ribaut Road in Port Royal, SC. It is situated next to Parker's convenience store with road frontage on both Ribaut Road and Paris Avenue. The zoning is T-5 Main Street. There is an older building on the lot that sold as is with no value being attributed to the structure. The parcel was zoned T5 Main Street by the Town of Port Royal.

Location Map

The following map shows the relative position of these comparables to the subject property (subject is the yellow pin).



Adjustments & Summary

The following table identifies each of these comparables, by number, in summary form designed to show the value of each. That value has then been adjusted up or down, in percentage terms, for a variety of factors intended to improve the comparability of that property with the subject property, as discussed below.

Comparable	Adjustment Grid			
	1	2	3	4
ID	17411	20473	16112	16528
Date	1/4/2021	11/12/2021	2/9/2022	4/28/2022
Price	\$160,000	\$850,000	\$625,000	\$350,000
Acres	0.420	2.140	1.210	0.984
Value per Acre	\$380,952	\$397,196	\$516,324	\$355,691
Transaction adjustments				
Property rights				
<i>As adjusted</i>	\$380,952	\$397,196	\$516,324	\$355,691
Finance or Concessions				
<i>As adjusted</i>	\$380,952	\$397,196	\$516,324	\$355,691
Conditions of sale				
<i>As adjusted</i>	\$380,952	\$397,196	\$516,324	\$355,691
Post Acqn. Costs				
<i>As adjusted</i>	\$380,952	\$397,196	\$516,324	\$355,691
Market Timing	5%	2%	2%	1%
<i>As adjusted</i>	\$400,000	\$405,140	\$526,651	\$359,248
Property adjustments				
Location	(7%)	1%	(16%)	(5%)
Site	(4%)	(4%)	(8%)	(4%)
<i>Adjustments</i>	(11%)	(3%)	(24%)	(9%)
As adjusted value	\$356,000	\$392,986	\$400,254	\$326,916
Relative size				
<i>Total net adjustments</i>	(11%)	(3%)	(24%)	(9%)
As adjusted price	\$356,000	\$392,986	\$400,254	\$326,916

Data on Comparability			
Before Adjustments		After Adjustments	
Mean	\$412,540.95	Mean	\$369,039.02
Median	\$389,074.32	Median	\$374,492.99
Range	\$160,633.05	Range	\$73,338.79
Standard Dev.	\$61,717.40	Standard Dev.	\$29,547.65
Percentage that Range & Standard Dev. Tightened			
Range			(54.34%)
Standard Dev.			(52.12%)

The tables above depict the mean, median, range and standard deviation for the comparable sales before and after all adjustments were applied. The mean and median are both measures of central tendency. A mean is the sum of values for a variable in a sample or population divided by the number of items in the sample or population (otherwise known as the average). A median is identified as the middle value in an ordered array of numerical values. If the ordered array contains an even number of values, then the median is the mean of the two values on either side of the middle. The range, however, is simply the difference between the highest and lowest values. Finally, the standard deviation is a measure of the amount of dispersion of a set of values. A low standard deviation indicates that the values tend to be close to the mean of the set, while a high standard deviation indicates that the values are spread out over a wider range.

Ideally, the range and standard deviation for the comparables will both be as close to zero as possible. In the tables above, if the range and standard deviation have decreased from before and after the adjustments were applied, this would indicate that, as a whole, the adjustments were warranted (the last table shows the percentage that these numbers changed). The only reason these numbers would remain the same is if no adjustments were needed in the given set of comparables. Finally, if the range and standard deviation increased, this would indicate that, as a whole, the adjustments actually made the sales less comparable to the subject and the analysis is flawed.

Transactional Adjustments

The preceding summary addresses a series of factors affecting property value. Price adjustments including potential property rights, financing, sales conditions, expenditures, and market conditions can impact the per unit value of the property. As a result, we examined all comparable sales for any potential price adjustments. Based on the analysis of the comparable sales, we determined that multiple transactional adjustments were warranted.

Property values of similar type properties have increased at an average rate of three percent annually with adjustments being applied to all of the sales for market timing/appreciation as per information gathered from Beaufort MLS and Costar sales with the exception of the past two quarters due to rising inflation and interest rates.

Location Adjustments

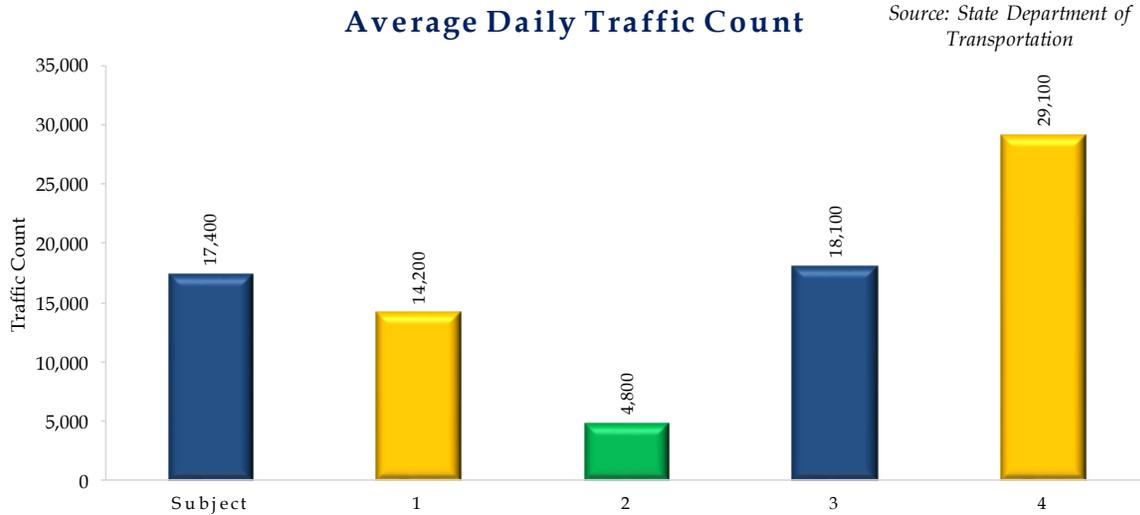
The location of properties can have a significant impact on their perceived and actual value. In considering the subject property and the multiple comparables, we looked at multiple locational factors that, in our opinion, could influence and affect value. In order to establish relative values for these factors, we assigned each of the properties, for each factor, a value on a scale from 1 to 5, with 5 being the highest, as follows.

Poor	1
Below average	2
Average	3
Above average	4
Good	5

AADT

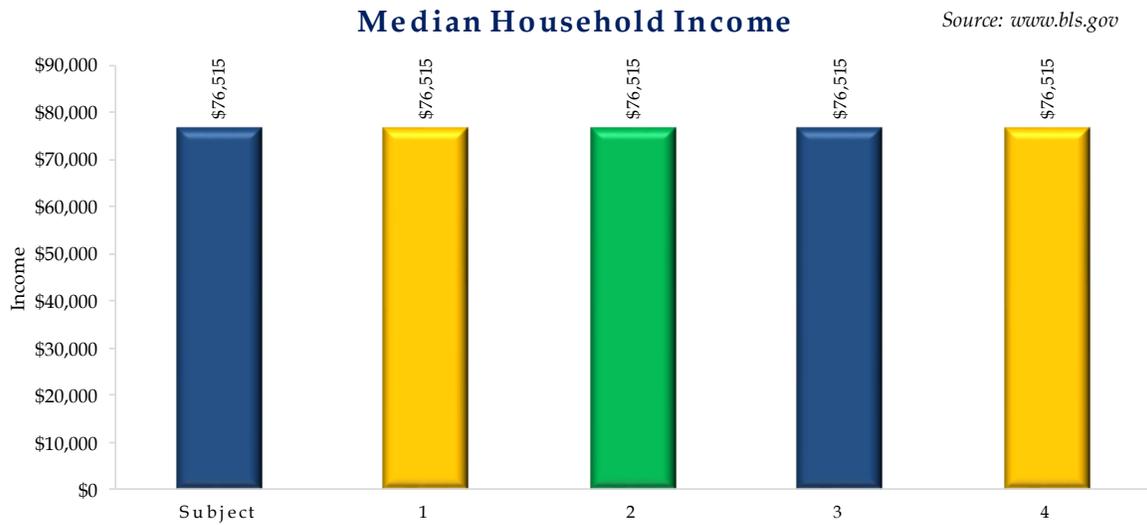
The Average Annual Daily Traffic (AADT) count is, as the name implies, a count of the daily drive-by traffic, recorded and reported by a state authority. This can be an important factor for many businesses, with the general assumption being that the higher the count, the higher the value to the business. Here, the AADT adjustment has been computed by assuming that the subject property is 'average' on our scale. We then mathematically relate the comparables to that by determining the ratio of their AADT count to the subject property and then multiplying that ratio against the subject property's scale value. The mathematical formula would be the AADT of the comparable divided by that of the subject. This resultant number is then multiplied by '3', which is the 'average' on our scale. If the resultant comparable scale value exceeds

'5', the highest value on the scale, then it is automatically adjusted down to '5' for summary analysis purposes.



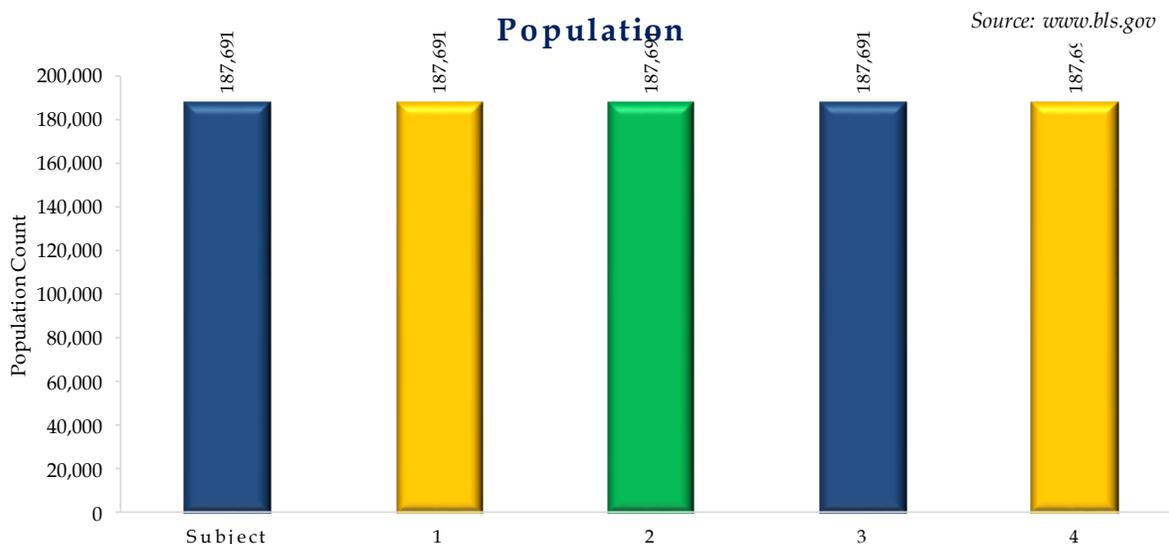
Local Economy

For commercial enterprises, it makes sense to grade the property by reference to the local economy. In order to compare such economies, we have utilized the median household income for each area, as provided by the Census Bureau, and then adjusted that to achieve the related scale value. This adjustment has been computed by assuming that the subject property is 'average' on our scale. We then mathematically relate the comparables to that by determining the ratio of their median household income to the subject property and then multiplying that ratio against the subject property's scale value. If the resultant comparable scale value exceeds '5', the highest value on the scale, then it is automatically adjusted down to '5' for summary analysis purposes, below.



Population

For commercial/industrial enterprises, it makes sense to grade the property by reference to the overall population of the area. When an area has a higher population, there is greater income potential and more competition for potential buyers. In order to compare such populations, we have utilized the population for each area, as provided by the Census Bureau, and then adjusted that, using the same methodology as for the local economy, above, to achieve the related scale value. If the resultant comparable scale value exceeds '5', the highest value on the scale, then it is automatically adjusted down to '5' for summary analysis purposes, below.



Visibility

Although a property might be on a high AADT road, it might be hidden from view for some reason. In such a case, its visibility is diminished, which, for a commercial venture reduces the value of its AADT. Accordingly, a property with poor visibility should be graded lower than one with good visibility. Conversely, the property might be on a corner and have excellent visibility, resulting in a very high relative value. The assignment of the relative values is, necessarily, a subjective task but, through its usage, does allow for a reasonable indication of the value of the property's visibility in the context of its commercial appeal.

Surroundings

Properties often have features or conditions in their immediate surroundings that make them more or less desirable. Again, as with 'visibility', the assignment of the relative values is necessarily a subjective task but, through its usage, does permit a reasonable assessment of the property's surroundings in the context of its commercial appeal.

Proximity to Major Nodes

A commercial/industrial property may be further from area linkages such as major thoroughfares, interstates, ports, and railways. In such a case, its accessibility is diminished. This can be an important factor for many businesses in order to either reduce transportation costs or increase exposure to retail traffic. The adjustments have been computed by mathematically relating the comparables and the subject. We

determine their ratio to the subject property, and then multiplying that ratio against the subject property's scale value.

Accessibility

Accessibility for commercial/industrial properties, especially retail/service industries, is critical. Easy accessibility provides convenience for customers as well as deliveries for goods. The assignment of the relative values is, necessarily, a subjective task; however, through its usage, it does allow for a reasonable indication of the value of the property's accessibility in the context of its appeal.

Summary

The following table brings these elements together and establishes what, in our opinion, is a reasonably objective determination of the relative differences in value attributable to each comparable by virtue of its locational difference from the subject property:

Location Adjustment					
	Subject	1	2	3	4
AADT	3.0	2.5	0.8	3.1	5.0
Local economy	3.0	3.0	3.0	3.0	3.0
Population	3.0	3.0	3.0	3.0	3.0
Visibility	3.0	5.0	5.0	5.0	4.0
Surroundings	3.0	3.0	3.0	5.0	3.0
Proximity to major nodes	3.0	3.0	3.0	3.0	3.0
Accessibility	3.0	3.0	3.0	3.0	1.0
	21.0	22.5	20.8	25.1	22.0
Location adjustment		(7%)	1%	(16%)	(5%)

Site Adjustments

The physical attributes of a property can impact their perceived and actual value. In considering the subject property and the comparables, we looked at physical factors that, in our opinion, influence and affect value. In order to establish relative values for these factors, we have assigned for each of the properties, for each factor, a value on a scale from 1 to 5, with 5 being the highest. These ratings are not intended to imply that a particular factor is considered poor or underperforming but is intended to illustrate that a particular factor is inferior or superior in comparison to the subject. The following table identifies the elements for the subject property and the comparables and establishes what, in our opinion, is a reasonably objective determination of the relative differences in value attributable to each comparable by virtue of its differences from the subject property. Please note that for each of these ratings, which are to some extent

subjective, we have allowed for marginal attributions by assigning less than whole numbers to a category where we deemed appropriate:

	Site Adjustment				
	Subject	1	2	3	4
Ease of access onto site	3.0	3.0	3.0	3.0	3.0
Easements	3.0	3.0	3.0	3.0	3.0
Highway Frontage	3.0	4.0	4.0	5.0	4.0
Site Prep	3.0	3.0	3.0	3.0	3.0
Shape	3.0	3.0	3.0	3.0	3.0
Topography	3.0	3.0	3.0	3.0	3.0
Utilities	3.0	3.0	3.0	3.0	3.0
Circulation	3.0	3.0	3.0	3.0	3.0
	24.0	25.0	25.0	26.0	25.0
Site adjustment		(4%)	(4%)	(8%)	(4%)

Determination

After making adjustments to the comparable sales, we have determined a reasonable bare land value of the subject property per acre to be \$370,000. Thus, the fee simple market value equates to \$292,000, as rounded (0.79 acres x \$370,000/ac = \$292,300).

Value Indication	
Total size	0.79
Value/unit	\$370,000
Total Value	\$292,300
Rounded	\$292,000

Value of Right of Way

The client asked us to appraise a proposed Dominion Energy underground utility easement and temporary construction easement. The permanent easement will be located on the south side of the subject property site that was located at 2311 Allison Road in Beaufort, SC. The permanent easement will total 0.0492 +/- acres or 2,143.2 SF (10' x 214.32'). The temporary construction easement will consist of a 10' strip across the property line adjacent to Allison Road and thus, will fall within the permanent easement area with no additional acquisition value. There will however, be a 5' slope/NPDES temporary easement that will be located behind the Dominion 10' permanent strip easement and across the property frontage. Therefore, this portion of the temporary easement will consist of 0.0246 +/- acres or 1,071.6 SF (5' x 214.32').

The site was adjacent to the Beaufort Memorial Outpatient Rehabilitation and Medical Administrative Center and its corresponding parking lot as well as being next door to Sea Island Pediatrics office building and in close proximity to Beaufort Memorial Hospital. The lot was bordered along its western side by a 23' wide access road identified as Hobbs Lane. The site was zoned T4-Neighborhood by the City of Beaufort which allows for office use and was considered to be the highest and best use of the property as if vacant (bare land only).

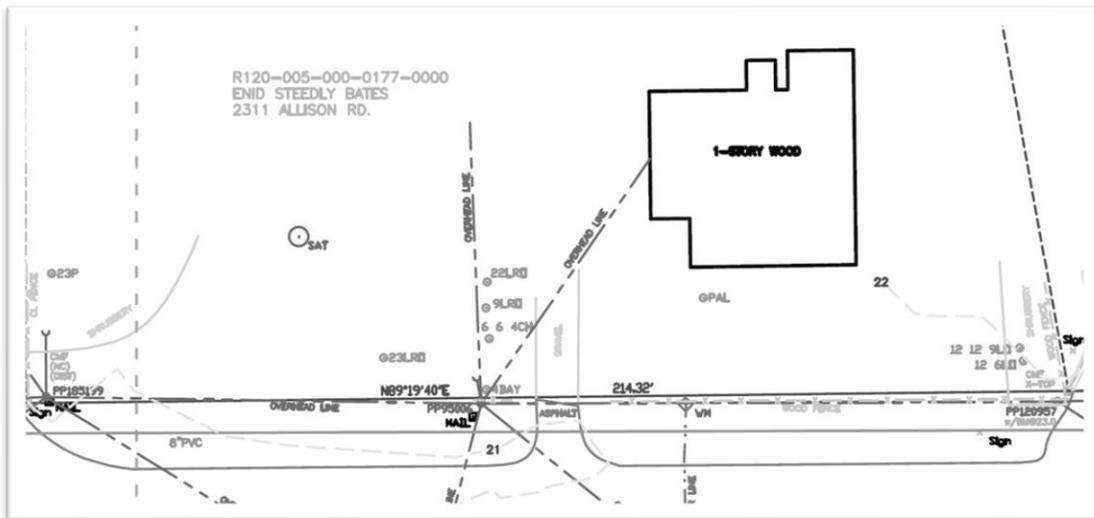
The property was improved with a single-family residence and supporting structures. Given their location on the subject site, the improvements were considered unaffected by the proposed easement(s); therefore, we have excluded the improvements from our analysis. There was a low picket fence situated on approximately one-half of the front portion of the lot; however, this improvement was built within the SCDOT right-of-way and no value was attributed thereto.

The area of acquisition did not appear to be marked at the time of our inspection. This appraisal report is based on our observations of the subject site and the information provided to us prior and subsequent to our physical inspection of the subject site. This appraisal report has been prepared under the extraordinary assumption that the easement will be acquired as proposed. We also made the extraordinary assumption that the temporary acquisition will last no longer than one year. We recognize that the proposed easement may overlap previously encumbered portions of the subject site. We have performed this assignment under the hypothetical conditions that the proposed easement does not cross any existing easements and that the property owners

were previously compensated for any existing easements. The subject site is summarized in the following chart:

Property Summary			
	Acreage	Square Feet	% of Whole
Subject Property	0.79	34,412.40	
Proposed Easement(s)	0.0492	2,143.20	6.23%
Proposed Temporary Construction Easement(s)	0.0246	1,071.60	3.11%
Remnant(s)	0.00	0.00	0.00%

Exhibit(s)



Easement # 902574

INDENTURE, made this _____ day of _____, 2023 by and between Emma Jean Kuhn, as Trustee of the Enid Steedly Bates Revocable Trust Dated October 26, 2000 of the County of Beaufort and State of South Carolina, hereinafter called "Grantor" (whether singular or plural), and the DOMINION ENERGY SOUTH CAROLINA, INC., a South Carolina corporation, having its principal office in Cayce, South Carolina, hereinafter called "Grantee".

WITNESSETH:

That, in consideration of the sum of One Dollar (\$1.00) received from Grantee, Grantor, being the owner of land situate in the County of Beaufort, State of South Carolina, hereby grants and conveys to Grantee, its successors and assigns, the right to construct, extend, replace, relocate, perpetually maintain and operate an underground electric line or lines consisting of any or all of the following: conductors, lightning protective wires, municipal, public or private communication lines, cables, conduits, pad mounted transformers, and other accessory apparatus and equipment deemed by Grantee to be necessary or desirable, upon, over, across, through and under land described as follows: a Ten (10) feet easement space along the entire distance of the southern property line, being a common boundary with Allison Road and being a portion of a lot of land containing 0.35 acres, more or less, and being the same lands conveyed to Grantor by deed of Enid S. Bates, dated or recorded 7/10/2001, and filed in the Register of Deeds office for Beaufort County in Deed Book 1444 at Page 826.

All that certain piece, parcel, or lot of land, lying and being located on the north side of Allison Road, identified by tax map #R120 005 000 0177 0000 on that certain plat recorded in Plat Book 136 at Page 50.

The easement will be as shown on Exhibit "A", attached hereto and made a part hereof and will be for underground facilities only, No Overhead or Transmission facilities shall be installed within the above-described easement area.

TMS: R120 005 000 0177 0000

Together with the right from time to time to install on said line such additional lines, apparatus and equipment as Grantee may deem necessary or desirable and the right to remove said line or any part thereof.

Together also with the right (but not the obligation) from time to time to trim, cut or remove trees, underbrush and other obstructions that are within, over, under or through a strip of land ("Easement Space") being a Ten (10) feet easement space along the entire distance of the southern property line, being a common boundary with Allison Road, as shown on attached Exhibit "A"; and within, over, under or through a section of land extending Twelve (12) feet from the door side(s) of any pad mounted transformers, elbow cabinets, or other devices as they are installed; provided, however, any damage to the property of Grantor (other than that caused by trimming, cutting or removing) caused by Grantee in maintaining or repairing said lines, shall be borne by Grantee; provided further, however, that Grantors agree for themselves, their successors and assigns, not to build or allow any structure to be placed on the premises in such a manner that any part thereof will exist within the applicable above specified Easement Space, and in case such structure is built, then Grantor, or such successors and assigns as may be in possession and control of the premises at the time, will promptly remove the same upon demand of Grantee herein. Grantor further agrees to maintain minimum ground coverage of thirty six (36) inches and maximum ground coverage of fifty four (54) inches over all underground primary electric lines. Together also with the right of entry upon said lands of Grantor for all of the purposes aforesaid.

The words "Grantor" and "Grantee" shall include their heirs, executors, administrators, successors and assigns, as the case may be.

THE STATE OF SOUTH CAROLINA	PERMISSION FOR:
COUNTY OF BEAUFORT	ALLISON ROAD
Road	FROM RIBAUT ROAD TO COTTAGE FARM DRIVE
File	
Project	ALLISON ROAD STREETSCAPE
PIN	

KNOWN ALL MEN BY THESE PRESENTS, That I (or we) Enid Steedly Bates Trustee owning property located at 2311 Allison Road in the City of Beaufort, in consideration of the sum of One Dollar (\$1.00), to me (or us) in hand paid, and other valuable consideration at and before the sealing and delivering hereof, do hereby grant to the City of Beaufort permission to do the work outlined below, with the understanding that this work is to be done on property of the grantor outside of the right of way, it being fully understood and agreed that no right of way is being granted to the City of Beaufort for the purpose of this construction. Further, permission is granted to perform construction beyond the right of way such as duct bank, grading, storm drainage, driveway and raddi tie-ins to conform to the proposed roadway improvements as shown on the plans for the construction of this project. Said permission is set to expire at the project completion date, which is currently set as May 31, 2024, or substantial completion of the project, which ever comes earliest.

SPECIAL PROVISION:

Duct Bank:
Herein granted is permission for duct bank infrastructure to be installed in accordance with Dominion Energy's underground power equipment. All duct bank work will be within the right-of-way except for the work within Dominion Energy's 10'x10' easement.

Construction Slopes:
Also herein granted is permission for construction slopes to extend beyond the right of way to a maximum depth of five (5) ft, as shown on the attached drawing, with the understanding that no additional property is granted for construction slopes during this construction.

Permission for Slopes and radii to extend beyond Right of Way of an Entrance:
Also, herein granted is permission for construction slopes and radii to extend beyond the right of way as shown on the plans for this project with the understanding that no additional property is being granted for the construction slopes and radii during this construction.

PREPARED BY: Carrie Gorsuch, Project Support Coordinator, City of Beaufort

GRANTEE'S ADDRESS: City of Beaufort, 1911 Boundary Street, Beaufort, SC 29902

Typically, easement areas are only worth a fraction of their unencumbered values. In our opinion, the subject's easement removes 85% of the subject property's value as it was a Dominion Energy underground utility easement and temporary construction easement.

In concluding this percentage, we considered the range of values frequently compensated by utility companies for similar easements; studies frequently published

in international right-of-way journals as well as other evaluation journals; and an article entitled *Easement Valuation* by Donnie Sherwood, a Director with Integra Realty Resources and an appraiser since 1978, published in the November/December 2014 Edition of IRWA's Right of Way Magazine that discussed different types of easement restrictions.

Below is a summary chart of various types of easement restrictions in the referenced article by Donnie Sherwood:

Type of Easement	Comments	% of Fee
Overhead electric, railroads, canals, exclusive access easements	Severe impact on use & conveyance potential	90% - 100%
Overhead electric, pipelines, drainage flowage	Major impact on use & conveyance potential	75% - 89%
Pipelines, scenic easements	Some impact on surface use & conveyance	51% - 74%
Water & sewer lines, cable & other communication lines	Balanced use by both owner & the easement holder	50%
Water & sewer lines, cable & other communication lines	Located along property line or on non-usable land area	26% - 49%
Air rights, water or sewer line	Minimal effect on use or utility	11% - 25%
Small, subsurface easement	Nominal effect on use or utility	0% - 10%

These studies and the ranges in the above chart appear to support similar easement purchases and appear to be reflective or in line with the 'bundle of rights theory', which is a metaphor intended to demonstrate the legal relations between property owners and others.

Accordingly, the value of the part to be acquired is as follows:

Value of Acquisition					
Price Per Unit	Acquisition	Value	Rights	Total Value	Rounded
\$370,000	0.0492	\$18,192	85%	\$15,463	\$15,500

Price per Unit x Size of Subject = Value

Value x Diminution = Total Value

Round Total Value

Temporary Acquisition

As mentioned above, Dominion intends to temporarily acquire 1,071.6 SF of the subject property for construction storage purposes. Based on the best estimates available to them, Dominion anticipates that this temporary acquisition will last no longer than one year. Therefore, we made the extraordinary assumption that the temporary acquisition will last no longer than one year. As a result of the temporary easement, the property will suffer from external obsolescence during this period. External obsolescence comes from economic factors which may be national, industry-based, or local in origin.

In our opinion, the most equitable and just compensation to the owner for this temporary acquisition would be the value that the temporarily acquired property could command in a rental market. Unfortunately, based on discussions with persons familiar with local real estate, and our own experience, there is no such market in the immediate area. Therefore, we have determined the temporary loss in value during this one-year period as calculated below:

Loss in Value of Proposed Temporary Construction Easement(s)				
Number of Yrs	Interest	Present Value	Payment	Future Value
1	0.07	\$8,507	$0.0246 \times \$370,000 = \$9,102$	0

The present value of the proposed temporary construction easement is \$8,507 as rounded to \$8,500.

Actual Value of the Remainder

We have previously determined that the remainder's highest and best use will remain commercial development. Based on the foregoing discussion, in our opinion, the per unit value of the remainder will not be affected, either positively or negatively, by the acquisition.

Appraised Value

The value for the acquisition, based on the preceding analysis, can be seen in the table below. It has also determined that the remainder was not adversely affected. Accordingly, the appraised value of the acquisition is \$24,000, being the value of the part acquired as well as any potential positive or negative effect on the remainder as of Tuesday, March 28, 2023. The following table summarizes the steps in this analysis:

Value of the Acquisition under the Summation Method	
A. Value of the whole before the acquisition	\$292,000
B. Value of part acquired, as part of the whole	\$15,500
C. Value of the temporary construction easement	\$8,500
D. Value of remainder, as part of the whole (A-B)	\$276,500
E. Actual value of the remainder	\$276,500
F. Net damages or benefit to the remainder (D-E)	\$0
Total appraised value (B+C+F)	\$24,000

Assumptions and Limiting Conditions

General Assumptions

This appraisal report is based on the following assumptions:

That title to the property is good and marketable unless otherwise stated.

The property is under responsible ownership and management.

The property is free of all liens and encumbrances, including material easements and rights of way, unless otherwise stated.

That the facts, estimates and opinions furnished to us by others were given in good faith and were honestly expressed.

Any data or information provided by the owners or their agents are substantially correct.

There are no hidden or other unapparent conditions in or on the property that would change the appraised value.

That structural and mechanical conditions which visually appear to be sufficient for their intended purpose are indeed so.

That the owner has maintained the property in compliance with all applicable federal, state and local regulations and laws, including the payment of any related taxes, unless otherwise stated.

That all applicable zoning, use regulations and restrictions have been complied with.

That all required licenses, certificates, legislated or administrative consents from any local, state or national governmental or private entity or organization have been or can be obtained or renewed for any use on which the value estimated in this report is based.

That the utilization of the land and any improvements is within the boundaries or property lines of the property, unless noted within the report.

That revenue stamps placed on deeds, used to indicate comparable sales, were in the correct amount to reflect the true and actual money consideration involved; and that the information secured from brokers or interested parties to verify the transactions, is in conformity with the facts.

Limiting Conditions

This report is made expressly subject to the following stipulations and conditions:

No responsibility is assumed for any legal descriptions or for any matter requiring legal competence.

Any sketches, plans or drawings are provided only to assist the reader in visualizing the property.

We specifically accept no responsibility for damage from termites, woodborers or any other wood-infesting insects.

No responsibility is assumed for any adverse condition that would only be discoverable by an inspection performed by a qualified engineer or similar specialist.

We are not qualified to detect the existence of hazardous material but have no knowledge of the existence of such materials on or in the property. This appraisal is predicated on the assumption that there are no such materials on or in the property that could cause a loss in value, unless so noted.

No responsibility is assumed by us for matters that are legal in nature, or for auditing or engineering opinions, nor is any opinion of the title rendered herewith.

Possession of this report or any copy does not carry with it the right of publication, nor may the report, or any portion thereof, be used for any purpose by any but the Client without the previous written consent of the appraiser.

This property has not been surveyed to establish the facts of legal description and dimensions; these are presumed to be substantially as stated in information provided to us.

The provision of this report does not obligate us to voluntarily give sworn testimony with reference to the property evaluated. If given, such testimony would be contingent upon both appropriate compensation and the opportunity to review the appraisal report in light of market change.

This report is an opinion of value and does not constitute any form of guarantee of that value.

To the best of our knowledge, the presence of Radon has not been detected on this property or, if detected, has been determined that the level is considered safe according to the standards established by the Environmental Protection Agency. We do not, however, make any guarantees or warranties that the property has been tested for the presence of Radon, or, if tested, that the tests were conducted pursuant to EPA approved procedures.

The property was not reviewed to determine whether or not it is in conformity with the various requirements of the Americans with Disabilities Act of 1990, as amended. It is possible that a compliance survey could determine that the subject property does not conform to one or more of the requirements of the ADA. If so, this fact could have a negative effect on the market value of the subject property.

The names and qualifications of the appraiser or appraisers who materially assisted in the preparation of this report are found below. For the sake of simplicity and consistency, the use of the terms 'we' or 'us', rather than the first person singular, has been used throughout this report to reflect the possibility that more than one appraiser participated in the work performed for this report.

Extraordinary Assumptions and Hypothetical Conditions

An extraordinary assumption is 'an assumption, directly related to a specific assignment as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser's opinions or conclusions.' (*USPAP 2022-2023*)

A hypothetical condition is 'a condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis.' (*USPAP 2022-2023*)

There are extraordinary assumptions and hypothetical conditions in this report. The area of acquisition did not appear to be marked at the time of our inspection. This appraisal report is based on our observations of the subject site and the information provided to us prior and subsequent to our physical inspection of the subject site. This appraisal report has been prepared under the extraordinary assumption that the easement(s) will be acquired as proposed. We also made the extraordinary assumption that the temporary acquisition will last no longer than one year. We recognize that the proposed easement may overlap previously encumbered portions of the subject site. We have performed this assignment under the hypothetical conditions that the proposed easement does not cross any existing easements and that the property owners were previously compensated for any existing easements. If any of these assumptions are found to be inaccurate, the results of this report could change.

Certification and Qualifications of the Appraiser

Certification Statement

I certify to the best of my knowledge and belief:

The statements of facts contained in this report are true and correct to the best of my knowledge.

The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and is my personal, impartial, and unbiased professional analyses, opinions, and conclusions.

I have no present or prospective interest in or bias with respect to the property that is the subject of this report and have no personal interest in or bias with respect to the parties involved.

I have not previously appraised, and I have not provided any service in any other capacity, regarding the real property which is the subject of this appraisal within the three-year period immediately preceding acceptance of this assignment.

I have no bias with respect to the property that is the subject of this report or to the parties involved in the assignment.

My engagement in this assignment was not contingent upon developing or reporting predetermined results.

My compensation for completing this assignment is not contingent upon the development of reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.

My analysis, opinions, and conclusions were developed, and the report was prepared in conformity with the Uniform Standards of Professional Appraisal Practices.

I made an inspection of the subject property.

Jennifer G. Dean, CG5598 provided research assistance to the person signing this report.

Although several market participants may be contacted as a part of my routine market research investigation, absolute client confidentiality and privacy are maintained at all times with regard to this assignment without conflict of interest.

Professional Associations

I hereby certify that, to the best of my knowledge and belief, the statements of fact contained in this report are true and correct, and this report has been prepared in conformity with the Uniform Standards of Professional Appraisal Practice of The Appraisal Foundation.

The report analysis, opinions, and conclusions were developed, and this report has been prepared in conformity with the Principles of Appraisal Practice and Code of Ethics of the American Society of Appraisers.

As of this date of this report, I am in good standing, completed the continuing educational requirements and in compliance with programs of the Accredited Senior Appraiser (ASA) and Appraisal Review Management (ARM) of the American Society of Appraisers.

As of this date of this report, I am in good standing, completed the continuing educational requirements and in compliance with the program as designated member of the International Right-of-Way Association.

The report analysis, opinions, and conclusions were developed, and this report has been prepared in conformity with the Code of Professional Ethics and Standards of Professional Practices of the Appraisal Institute.

The use of the report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

As of this date of this report, I am in good standing with the Appraisal Institute and a General Review Candidate on the AI-GRS designation path and have completed that Standards and Ethics Education Requirements.



Travis Lee Avant, ASA, ARM-RP, R/W-AC
SC Certified General Real Estate Appraiser CG 4749

Statement of Qualifications of the Appraiser**Travis Lee Avant**

ASA -Accredited Senior Appraiser Designation and Appraisal Review RP Designation



R/W-AC- Senior Right-of-Way Appraiser Designation

Employment History

1983 to 1986	United States Army
1986 to 2000	Law Enforcement, Colleton Co. SC, including six years as elected Sheriff
2000 to 2003	Criminal Investigator, SC Law Enforcement Division -SLED
2003 to 2007	General Appraiser, Hartnett & Co, Charleston, SC
2007 to 2009	Summary Court Magistrate in Colleton County
2011 to 2013	Colleton County Election Commission Board Director
Current	2007- Present founder and principal appraiser of Compass South Appraisals

Education

1987	Graduate of Trident Tech College, AS Public Service
1994	Graduate, the F.B.I. National Academy, Quantico, VA
1996	National Sheriff's Institute Administrators Academy, Colorado
2000	Graduate, The University of South Carolina, AS and Bachelor of Science

Current Business and Professional Affiliations

ASA - Designated Accredited Senior Appraisers
 ASA- Designated member of the Appraisal Review & Management Discipline Committee
 ASA - Representative of the ASA Ethics Committee
 IRWA - Designated Member of the International Right-A-Way Association
 NAR- Designated Member of the National Association of Realtors / Appraisers
 AI-GRS Candidate of the Appraisal Institute
 Board President, Palmetto Rural Telecommunication
 Board Director, Executive Committee, SC Palmetto Agribusiness Council

Current State Certified General Real Estate Appraiser License

Active: Alabama, Georgia, North Carolina, South Carolina, Tennessee and Virginia – temporary licenses
 in past – Texas, Arkansas, Mississippi and Florida.

Brokers Real Estate License

Accredited Buyers Representation - ABR® designee

Appraisal Experience

Twenty years as an appraiser with extensive experience appraising various types of rural and commercial properties. To include commercial, industrial, office and retail uses, c-stores and a variety of special purposes type properties. Experience includes timberland, recreational property, historical plantations, venues, and agricultural products, such as, poultry, swine, blueberries and orchards. I have completed over one hundred appraisal assignment involving conservation and preservation easements. I have completed over hundreds of eminent domain assignments with litigation experience. Eminent Domain clients include property owners, several counties and municipal governments, utility companies and law firms across South Carolina. I have experience in appraisal review; completed over 100 hours of training with emphasis on appraisal review training and have experience providing technical, UASFLA and USPAP compliance appraisal reviews. I have testified as a witness in State, Family, Master of Equity, Common/Civil and Criminal Court.

Articles and Presentations

Contributor for the TAQEEM appraisal review manual was recently published by the American Society of Appraisers. TAQEEM is a Saudi Authority for Accredited Valuations for the government of a Middle Eastern country. I have served a few times as a guest instructor for ASA regarding Appraisal Review courses as well as providing a instructions to a few organization on the appraisal process.

Appraisal Education

Conservation Transactions: Legal and Appraisal Matters, SCCB 2022
 Comprehensive Appraisal Overview, Appraisal Institute, 2022
 Appraisal Review Theory, Appraisal Institute, 2021
 Easement Valuation, IRWA, 2021
 Supervisory - Trainee Course, 2021
 Code of Ethics, IRWA, 2021
 Eminent Domain, IRWA, 2020
 Comprehensive Appraisal Overview, Appraisal Institute, 2020
 Business Practice and Ethics, Appraisal institute, 2019
 Appraisal Review Theory, Appraisal Institute, 2019
 Realtors ® Appraisal Code of Ethics, 2018
 Cost Approach Certificate, Core Logic, 2018
 The Law and Litigation with Eminent Domain, SC Bar, 2018
 Uniform Standards, USPAP, every year and current
 Eminent Domain and Condemnation, Appraisal Institute, 2018
 Expert Witness / Scope of Work / Going Concern, Appraisal Society Appraisers 2017
 Forest Valuation II, Appraisal Institute, 2017
 Principals of Real Estate Appraisals, IRWA 2017
 Uniform Appraisal Standards for Federal Land Acquisitions, 2016, 2017
 Ethics and the Right of Way Profession, IRWA, 2016
 Appraisal Review Management, Appraisal Society Appraisers, 2015, 2016
 Accredited Buyers Representation - ABR® designee, NAR, 2015
 Standards of Practice for the Right of Way Professional, IRWA 2015
 The Valuation of Partial Acquisitions, IRWA 2015
 Real Estate Finance, Statistics Valuation Modeling, Appraisal Institute, 2013

General Appraisal Report Writing and Case Studies, Appraisal Institute, 2013
Hypothetical and Extraordinary Conditions, Appraisal Institute, 2012
Conservation Easements, 2006, 2012, 2013, 2015
Business Practice & Ethics, Appraisal Institute, 2012
Fundamentals of Separating Real Property, 2012
Appraising the Appraiser, Appraisal Institute, 2012
Applied Forest Finance, FORISK, 2010
Advanced Sales and Cost Approach, Appraisal Institute, 2009
Advanced Income Capitalization, Appraisal Institute, 2009
Commercial Real Estate Analysis, CCIM, 2006
The Professional Guide to URAR- Secondary Mortgages, 2005
Appraisal Principles, Appraisal Institute, 2005
Discounted Cash Flow, 2004
Applied Income Property Valuation, 2003
Advanced Income Capitalization Procedures, 2003
Introduction to Income Property Appraisal, 2003
Financial Cash Flow, 2003, 2013
Appraising Single family Residences, 2003
Applied Property Valuation Case study 2003
Principals of Real Estate Appraisals, 2003



Addenda

Addendum A	Easement Documents
Addendum B	P15028-Model
Addendum C	Property Card & Taxes
Addendum D	Deed
Addendum E	Old Plats
Addendum F	Flood Map

Easement # 902574

INDENTURE, made this _____ day of _____, 2023 by and between Emma Jean Kuhn, as Trustee of the Enid Steedly Bates Revocable Trust Dated October 26, 2000 of the County of Beaufort and State of South Carolina, hereinafter called "Grantor" (whether singular or plural), and the DOMINION ENERGY SOUTH CAROLINA, INC., a South Carolina corporation, having its principal office in Cayce, South Carolina, hereinafter called "Grantee".

WITNESSETH:

That, in consideration of the sum of One Dollar (\$1.00) received from Grantee, Grantor, being the owner of land situate in the County of Beaufort, State of South Carolina, hereby grants and conveys to Grantee, its successors and assigns, the right to construct, extend, replace, relocate, perpetually maintain and operate an underground electric line or lines consisting of any or all of the following: conductors, lightning protective wires, municipal, public or private communication lines, cables, conduits, pad mounted transformers, and other accessory apparatus and equipment deemed by Grantee to be necessary or desirable, upon, over, across, through and under land described as follows: a Ten (10) feet easement space along the entire distance of the southern property line, being a common boundary with Allison Road and being a portion of a lot of land containing 0.35 acres, more or less, and being the same lands conveyed to Grantor by deed of Enid S. Bates, dated or recorded 7/10/2001, and filed in the Register of Deeds office for Beaufort County in Deed Book 1444 at Page 826.

All that certain piece, parcel, or lot of land, lying and being located on the north side of Allison Road, identified by tax map #R120 005 000 0177 0000 on that certain plat recorded in Plat Book 136 at Page 50.

The easement will be as shown on Exhibit "A", attached hereto and made a part hereof and will be for underground facilities only, No Overhead or Transmission facilities shall be installed within the above-described easement area.

TMS: R120 005 000 0177 0000

Together with the right from time to time to install on said line such additional lines, apparatus and equipment as Grantee may deem necessary or desirable and the right to remove said line or any part thereof.

Together also with the right (but not the obligation) from time to time to trim, cut or remove trees, underbrush and other obstructions that are within, over, under or through a strip of land ("Easement Space") being a Ten (10) feet easement space along the entire distance of the southern property line, being a common boundary with Allison Road, as shown on attached Exhibit "A"; and within, over, under or through a section of land extending Twelve (12) feet from the door side(s) of any pad mounted transformers, elbow cabinets, or other devices as they are installed; provided, however, any damage to the property of Grantor (other than that caused by trimming, cutting or removing) caused by Grantee in maintaining or repairing said lines, shall be borne by Grantee; provided further, however, that Grantors agree for themselves, their successors and assigns, not to build or allow any structure to be placed on the premises in such a manner that any part thereof will exist within the applicable above specified Easement Space, and in case such structure is built, then Grantor, or such successors and assigns as may be in possession and control of the premises at the time, will promptly remove the same upon demand of Grantee herein. Grantor further agrees to maintain minimum ground coverage of thirty six (36) inches and maximum ground coverage of fifty four (54) inches over all underground primary electric lines. Together also with the right of entry upon said lands of Grantor for all of the purposes aforesaid.

The words "Grantor" and "Grantee" shall include their heirs, executors, administrators, successors and assigns, as the case may be.

IN WITNESS WHEREOF, Grantor has caused this indenture to be duly executed the day and year first above written.

WITNESS:

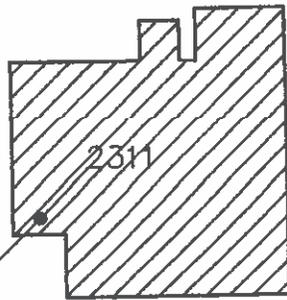
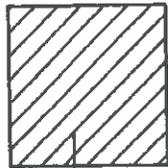
1st Witness

(SEAL)
Enid Steedly Bates, as Trustee of the Enid Steedly Bates
Revocable Trust Dated October 26, 2000

2nd Witness

EXHIBIT A

R120 005 000 0177 0000



10'

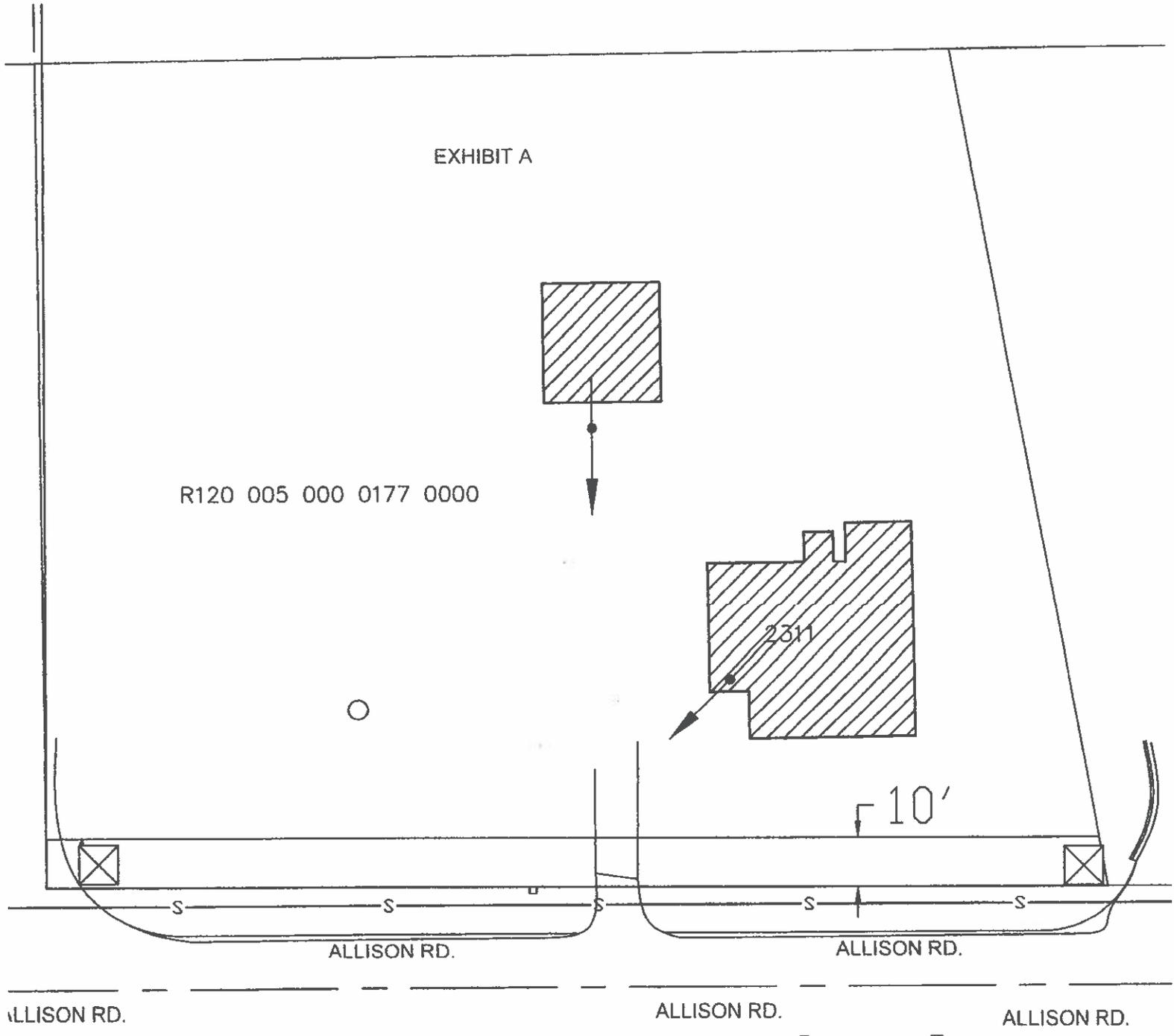
ALLISON RD.

ALLISON RD.

ALLISON RD.

ALLISON RD.

ALLISON RD.



THE STATE OF SOUTH CAROLINA
COUNTY OF BEAUFORT

PERMISSION FOR:
ALLISON ROAD

Road
File
Project
PIN

FROM RIBAUT ROAD TO COTTAGE FARM DRIVE
ALLISON ROAD STREETScape

KNOWN ALL MEN BY THESE PRESENTS, That I (or we) Enid Steedly Bates Trustee owning property located at 2311 Allison Road in the City of Beaufort, in consideration of the sum of One Dollar (\$1.00), to me (or us) in hand paid, and other valuable consideration at and before the sealing and delivering hereof, do hereby grant to the City of Beaufort permission to do the work outlined below, with the understanding that this work is to be done on property of the grantor outside of the right of way, it being fully understood and agreed that no right of way is being granted to the City of Beaufort for the purpose of this construction. Further, permission is granted to perform construction beyond the right of way such as duct bank, grading, storm drainage, driveway and raddi tie-ins to conform to the proposed roadway improvements as shown on the plans for the construction of this project. Said permission is set to expire at the project completion date, which is currently set as May 31, 2024, or substantial completion of the project, which ever comes earliest.

SPECIAL PROVISION:

Duct Bank:

Herein granted is permission for duct bank infrastructure to be installed in accordance with Dominion Energy's underground power equipment. All duct bank work will be within the right-of-way except for the work within Dominion Energy's 10'x10' easement.

Construction Slopes:

Also herein granted is permission for construction slopes to extend beyond the right of way to a maximum depth of five (5) ft, as shown on the attached drawing, with the understanding that no additional property is granted for construction slopes during this construction.

Permission for Slopes and radii to extend beyond Right of Way of an Entrance:

Also, herein granted is permission for construction slopes and radii to extend beyond the right of way as shown on the plans for this project with the understanding that no additional property is being granted for the construction slopes and radii during this construction.

PREPARED BY: Carrie Gorsuch, Project Support Coordinator, City of Beaufort

GRANTEE'S ADDRESS: City of Beaufort, 1911 Boundary Street, Beaufort, SC 29902

TO HAVE AND TO HOLD, all and singular, the said permission hereinbefore granted, unto the said City of Beaufort.

IN WITNESS WHEREOF, I (or we) have hereunto set my (or our) hand(s) and seal(s) 3rd day of June, in the year of our Lord, Two Thousand and Twenty-two.

Signed and sealed and delivered in the presence of:

Caroline Moss
1st Witness
(L.S.)

Enid Steedly Bates Trustee
Enid Steedly Bates Trustee (Seal)

[Signature]
2nd Witness

THE STATE OF South Carolina)
COUNTY OF Beaufort)

ACKNOWLEDGEMENT

Personally appeared before me the above-named Grantor(s) and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this 3rd day of June, 2022
[Signature]
Signature of Notary Public

Kimberly Sue Rauford
Printed Name of Notary Public

NOTARY PUBLIC FOR THE STATE OF SC

My Commission Expires: 10/16/2022
(Affix seal if outside SC)

PREPARED BY: Carrie Gorsuch, Project Support Coordinator, City of Beaufort
GRANTEE'S ADDRESS: City of Beaufort, 1911 Boundary Street, Beaufort, SC 29902

RIGHT OF WAY DATA SHEET

11	12	13	14	15	16
BE	BEAUFORT				

TRACT NO.	PROPERTY OWNER	TAX MAP REFERENCE	TOTAL TRACT ACRES	OBTAIN			REMAINDER LEFT ACRES ^A	REMAINDER RIGHT ACRES ^A	DATE ACQUIRED	TYPE OF INSTRUMENT	OUTFALL DITCH	PERMISSION (YES)				REMARKS
				OUTFALL DITCH	LEFT	RIGHT						TOTAL	SLOPE	DRAINAGE STRUCTURE	EROSION CONTROL	
4	LITTLE CAPERS PROPERTIES LLC	R120-005-000-0186	0.6									YES	YES	YES		
5	MARY ELIZABETH DOBYS COATES	R120-005-000-0184										YES	YES	YES		
6	TANGER R CRASE	R120-005-000-0182	0.49									YES	YES	YES		
7	PETER R SMITH	R120-005-000-0182	0.57									YES	YES	YES		
8	OLIVER S SPENCER	R120-005-000-1804	0.28									YES	YES	YES		
9	GANELLE R POLK HECK	R120-005-000-0180	0.93								YES	YES	YES	YES		
10	DAVID STILWELL & BRITANY STILWELL	R120-005-000-1186										YES	YES	YES		
11	TIMOTHY E & KAREN L KEANE	R120-005-000-1784	0.35									YES	YES	YES		
12	EMD STEEDLY BATES TRUSTEE (EMD STEEDLY BATES REVOCABLE TRUST)	R120-005-000-0177										YES	YES	YES		
13	BEAUFORT COUNTY MEMORIAL HOSPT	R120-005-000-0175	4.78									YES		YES		
16	CESSNA HOLDINGS LLC	R120-005-000-0376														
17	DONALD J & CHERYL RICHARDSON	R120-005-000-0270														
18	PATRICIA MATHERS	R120-005-000-2884	0.47				75 SF (0.002 AC)	75 SF (0.002 AC)	0.468			YES	YES		TRACT ACERAGE MEASURED IN CAD	
19	DAVID E. & MERRYL C. SUMERA	R120-005-000-0209												YES		
20	CHUCK A MCLEOD	R120-005-000-2692												YES		
21	SWL PROPERTIES LLC	R120-005-000-0206												YES		
22	GERALD D & CATHYL BROWN	R120-005-000-0268												YES		
23	1026 NIBAUT RD LLC	R120-005-000-0236	7.76									YES	YES	YES	YES	
24	SUE MONTA SAILORS	R120-005-000-0234												YES		
25	H FRED KLUENSR & EMMA JEAN KLUHN	R120-005-000-0233												YES		
26	BEAUFORT MEMORIAL HOSPITAL	R120-005-000-0232	1.42											YES		

NOTES:
 TOTAL OBTAIN INCLUDES HIGHLAND, WASHA AND OUTFALL DITCHES. OBTAINS WILL BE SHOWN IN SQUARE FEET AND ACRES. ACRES WILL BE SHOWN IN PARENTHESES UNDER SQUARE FEET IN RURAL AREAS. OBTAINS MAY BE SHOWN IN ACRES ONLY. OUTFALL DITCHES WILL BE SHOWN IN ACRES ONLY.
 SHOW REMAINDER IN SQUARE FEET (LESS THAN 0.05) ACRES.



1	2	3	4	5	6	7	8	9	10
DESIGNED BY	DATE	CHECKED BY	DATE	APPROVED BY (REVIEW)					

BEAUFORT COUNTY
CITY OF BEAUFORT

ALLISON ROAD (S-7-159)
RIGHT OF WAY DATA SHEET

Sheet: 4 SCALE: N/A

DATE	SCALE	BY	NO.
10-1-15	AS SHOWN	JE	44



JE INFRASTRUCTURE
CONSULTING & ENGINEERING

REV NO	BY	DATE	DESCRIPTION OF REVISION
1			
2			
3			
4			

DESIGNED BY: _____ DATE: _____
 DRAWN BY: _____ DATE: _____
 CHECKED BY: _____ DATE: _____

BEAUFORT COUNTY
CITY OF BEAUFORT

ALLISON ROAD (S-7-159)
PROPERTY STRIP MAP

SHEET 44 SCALE 1" = 40'

ALLISON ROAD R/W SURVEY
PREPARED FOR

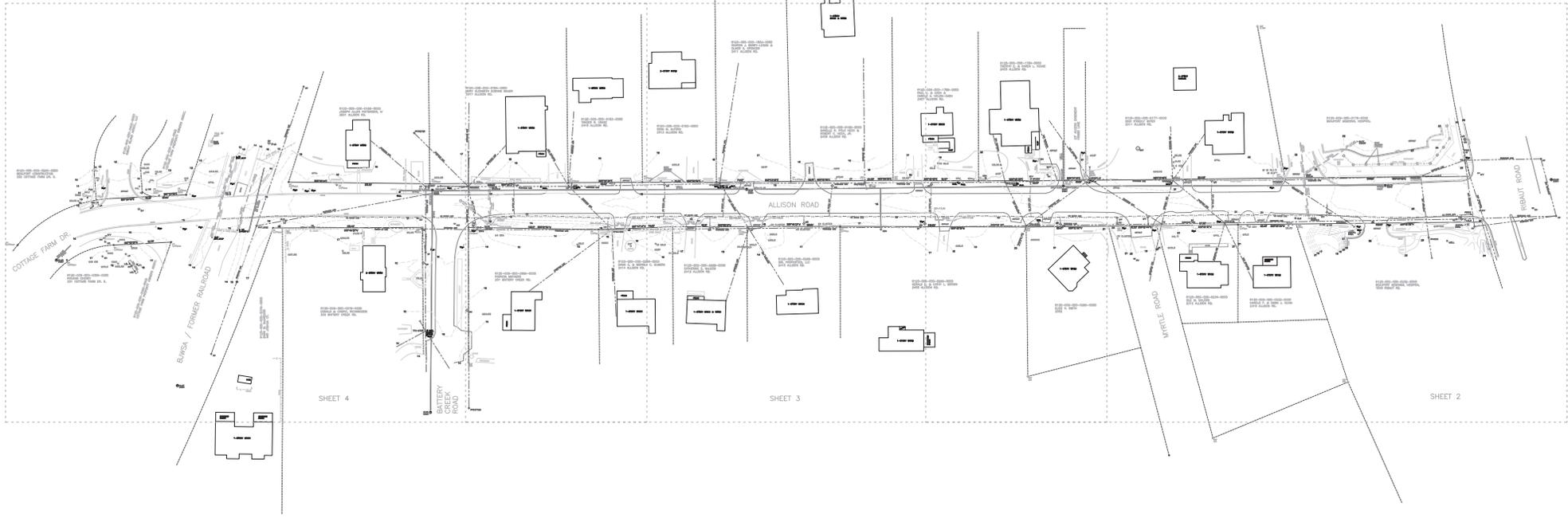
CITY OF BEAUFORT

RIBAUT ROAD TO COTTAGE FARM SUBDIVISION

BEAUFORT COUNTY, SOUTH CAROLINA



VERIFY MAP FOR TO SCALE



NO.	BEARING	DISTANCE
AA	S89°13'31"W	10.30'
AB	N89°41'49"W	10.00'

DATUM = NGVD 1929
ORIGINAL BENCHMARK = BCBF 19 W/ ELEVATION OF 16.73 (NGVD 1929)
UG (UNDERGROUND) WATER LINE SHOWN AS FLAGGED BY OTHERS

- UTILITY LEGEND:
- PP - POWER POLE
 - TP - TELE POLE
 - LP - LIGHT POLE
 - GLFAG - GAS LINE FLAG
 - GUM - GAS LINE MARKER
 - SV - SEWER VALVE
 - VM - VALVE MARKER
 - SMH - STORM MANHOLE
 - SMH - STORM MANHOLE
 - WB - WATER BOX
 - WV - WATER VALVE
 - WM - WATER METER
 - SPH - SPRINKLER HEAD
 - LSL - LANDSCAPE LIGHT
 - PM - POWER METER
 - PI - FIRE HYDRANT
 - SD - STORM DRAIN
 - CL - CLEAN-OUT
 - PVC - POLYVINYL CHLORIDE PIPE
 - RCP - REINFORCED CONC. PIPE

- TREE LEGEND:
- LO - LIVE OAK
 - WO - WATER OAK
 - MO - MOURN OAK
 - GO - GUM
 - MOG - MIMOSA
 - PAL - PALMETTO
 - HO - HOLLY
 - ORN - ORNAMENTAL
 - CH - CHERRY
 - CE - CEDAR
 - PI - PINE
 - DW - DOWDOOD
 - OW - ORNATE MYRTLE

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE NOUNUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS 3 SURVEY AS SPECIFIED THEREIN. ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.



SCALE 1" = 50'
APRIL 11, 2013

P15028/AMA SHEET 1 OF 4



DAVID S. YOUNG RLS 9765
BEAUFORT SURVEYING, INC.
1613 PARIS AVENUE
PORT ROYAL, S.C. 29935
PHONE (843) 524-3261



Beaufort County, South Carolina

generated on 3/23/2023 9:09:29 AM EDT

Property ID (PIN)	Alternate ID (AIN)	Parcel Address	Data refreshed as of	Assess Year	Pay Year
R120 005 000 0177 0000	00224322	2311 ALLISON RD, City of Beaufort	3/17/2023	2023	2022

Current Parcel Information

Owner	BATES ENID STEEDLY TRUSTEE (ENID STEEDLY BATES REVOCABLE TRUST	Property Class Code	ResImp SingleFamily
Owner Address	PO BOX 432 BEAUFORT SC 29901	Acreage	.0000
Legal Description	3/4- OWNERS RESIDENCE1/4- RENTAL(GARAGE APT) SEE T ACCT 6% REBILL 2016-2017		

Historic Information

Tax Year	Land	Building	Market	Taxes	Payment
2022	\$209,200	\$54,100	\$263,300	\$2,735.22	\$2,735.22
2021	\$209,200	\$54,100	\$263,300	\$2,701.56	\$2,701.56
2020	\$209,200	\$54,100	\$263,300	\$2,642.05	\$2,642.05
2019	\$209,200	\$54,100	\$263,300	\$2,582.60	\$2,582.60
2018	\$209,200	\$54,100	\$263,300	\$2,473.42	\$2,473.42
2017	\$100,400	\$104,100	\$204,500	\$1,266.17	\$1,266.17
2016	\$100,400	\$104,100	\$204,500	\$1,251.18	\$1,251.18
2015	\$100,400	\$104,100	\$204,500	\$905.41	\$905.41
2014	\$100,400	\$104,100	\$204,500	\$889.87	\$889.87
2013	\$100,400	\$104,100	\$204,500	\$856.81	\$856.81

Sales Disclosure

Grantor	Book & Page	Date	Deed	Vacant	Sale Price
BATES ENID STEEDLY TRUSTEE (ENID STEEDLY BATES REV TRUST)	1444 826	1/22/2001	Fu		\$1
CONVERSION OWNER 00224322	1359 705	10/26/2000	De		\$1
UNKNOWN OWNER 00224322		12/31/1985	Or		\$0
		12/31/1984	Or		\$0

Improvements

Building	Type	Use Code Description	Constructed Year	Stories	Rooms	Square Footage	Improvement Size
R01	DWELL	Dwelling	1948	1.0	02	96	
R01	DWELL	Dwelling	1948	1.0	02	1,204	
R02	DWELL	Dwelling	1952	1.0	02	576	
R01	DETGAR	Residential Detached Garage	1948	0	0		576

WITNESS my hand and seal, this 22 day of January, 2001.

Enid Steedly Bates
Enid Steedly Bates, Grantor

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF

Ryan Glaser
Laura Victoria

STATE OF SOUTH CAROLINA

BEAUFORT COUNTY

PERSONALLY appeared before me the undersigned and made oath that (s)he saw the within named Grantor, sign, seal and as the Grantor's act and deed deliver the within written Deed for the uses and purposes therein mentioned and that (s)he, with the other witness subscribed above witnessed the execution thereof.

Ryan Glaser

SWORN to before me, this 22 day of January, 2001.

Laura Victoria
Notary Public For South Carolina

My Commission Expires: August 2009

EXHIBIT A

ALL that certain piece parcel or tract of land, with all improvements thereon, situate, lying and being in the City of Beaufort, Beaufort County, State of South Carolina, and being more particularly bounded and described on that plat prepared by Neils Christensen, R.L.S. May 25, 1978, as follows, to wit: Beginning at a concrete land marker, thence N 9° 47' 20" W for 165.55 feet to a concrete marker, thence West 186.6 feet to a concrete marker; thence S 0° 35' 20" E for 163.55 feet to a concrete marker; thence N. 89° 53' 50" E along the Northern border of Allison Road for 213.07 feet to the point of beginning. Said tract of land is bounded on the North by lands formerly of L. R. Polk, on the East by the Church of Nazarene, on the South by Allison Road and on the West by an access road 23 feet wide.

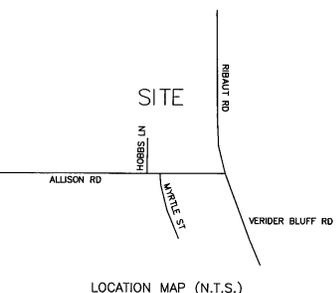
Together with the right to use said access road as shown on said plat in common with Lorenzo R. Polk, his Heirs and Assigns.

This being the same real property conveyed to Enid S. Bates from Sidney W. Bates by deed dated July 27, 1978 and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Deed Book 267 at Page 709 and a Deed of Distribution dated February 18, 1987 and recorded on the Office of the Register of Deeds in Deed Book 488 at Page 831.

TMS# R120-005-000-0177-000



LINE TABLE		
LINE	LENGTH	BEARING
L1	21.43	S01°39'36"E
L2	23.00	S89°51'29"E
L3	23.00	S89°49'34"E



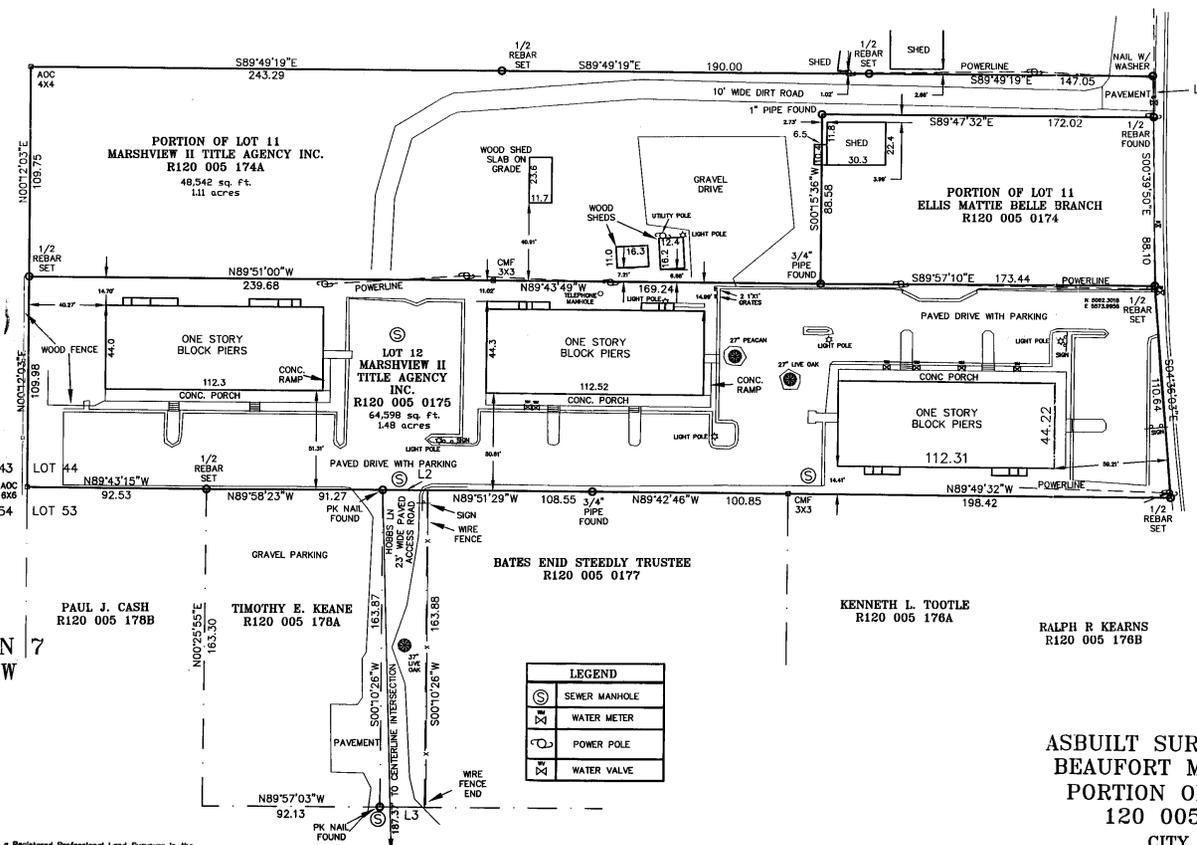
GANELLE POLK
R120 005 0180

VALENTINA E. HOBBS
R120 005 0173

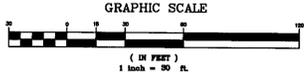
- NOTES:**
- 1.) THE BEARINGS SHOWN HEREON ARE MAGNETIC AND AS SUCH ARE SUBJECT TO LOCAL ATTRACTION. THIS PLAT DOES NOT CERTIFY THE PRESENCE OR ABSENCE OF U.S. ARMY CORPS OF ENGINEERS JURISDICTIONAL WETLANDS.
 - 2.) METHOD OF AREA CALCULATION BASED ON COORDINATE METHOD.
 - 3.) LOCATION OF UNDERGROUND UTILITIES ARE FROM SURFACE INDICATIONS ONLY AND ARE NOT CERTIFIABLE.
 - 4.) THIS PLAT REPRESENTS A SURVEY BASED ON THE LISTED REFERENCES ONLY AND IS NOT THE RESULT OF A TITLE SEARCH.
 - 5.) CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
 - 6.) THE CERTIFIER HAS NOT INVESTIGATED OR BEEN INSTRUCTED TO INVESTIGATE THE EXISTENCE OR NONEXISTENCE OF ANY OVERLAY DISTRICTS, SUCH AS AIRPORT, MILITARY, NOISE, CRASH POTENTIAL OR ENVIRONMENTAL ISSUES.
 - 7.) BEFORE ANY DESIGN WORK OR CONSTRUCTION ON THIS SITE IS STARTED FLOOD ZONE INFORMATION MUST BE VERIFIED BY PROPER BUILDING CODES OFFICIAL.
 - 8.) THIS PROPERTY APPEARS TO LIE IN FLOOD ZONE "A" (ELEV. 14.00) AS DETERMINED BY F.E.M.A. FROM COMM-PANEL NUMBER 450025 0125 E DATED 11/04/92 (INDEX DATED 11/04/92)

- REFERENCES:**
- 1.) T.M.S. 120 005 174A
T.M.S. 120 005 0175
 - 2.) PLAT BY: DAVID YOUAMANS
DATED: 3/27/06
PLAT BOOK 74, PG 11
BEAUFORT COUNTY RMC OFFICE
 - 3.) PLAT BY: DAVID YOUAMANS
DATED: 11/17/99
PLAT BOOK 73, PG 16
BEAUFORT COUNTY RMC OFFICE
 - 4.) PLAT BY: TOMLINSON ENGR. CO.
DATED: 9/16/39
PLAT BOOK 5, PG 29
BEAUFORT COUNTY RMC OFFICE

SECTION 7
1S-1W



LEGEND	
	SEWER MANHOLE
	WATER METER
	POWER POLE
	WATER VALVE



I, David E. Gasque, a Registered Professional Land Surveyor in the State of South Carolina, certify to client(s) shown hereon that to the best of my knowledge, information and belief, the survey shown hereon was made in accordance with the requirements of the minimum standards manual for the practice of land surveying in South Carolina, and meets or exceeds the requirements for a CLASS A survey as specified therein, also there are no encroachments or projections other than shown. This survey is not valid unless it bears the original signature and has an embossed seal.

David E. Gasque
6-30-08
David E. Gasque, R.L.S.
S.C. Registration Number 10000

GASQUE & ASSOCIATES INC.
LAND SURVEYORS PLANNERS
28 PROFESSIONAL VILLAGE CIRCLE, BEAUFORT, S.C.
P.O. BOX 1363, BEAUFORT, S.C.
(843) 522-1798

THIS PLAT IS COPYRIGHTED AND IS ONLY INTENDED FOR THE USE OF THE ENTITY OR PERSON(S) SHOWN HEREON.

RIBA ROAD 75' R/W S.C. HWY 281

BEAUFORT COUNTY GC - RCD
BK 0025 PG 0122
FILE NUM 2008042130
07/02/2008 11:59:59 AM
RECORDED BY P. BALLEW SC978 550031
RECORDING FEES 10.00

EXEMPT

The development plan herein is exempt from the requirements of the City of Beaufort Ordinance 2004-15.
Certified by: *[Signature]*
Date: _____
City of Beaufort Planning Department

ASBUILT SURVEY PREPARED FOR
BEAUFORT MEMORIAL HOSPITAL
PORTION OF LOT 11, LOT 12
120 005 174A & 0175
CITY OF BEAUFORT
BEAUFORT COUNTY SOUTH CAROLINA

DATE 6/12/08 SCALE 1" = 30'

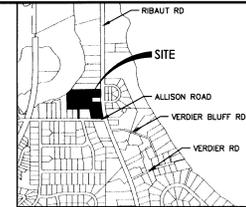
THE AREAS SHOWN ON THIS PLAN IS A GENERAL REPRESENTATION OF THE LOCATION OF THE PROPERTY. THE PROPERTY IS NOT TO BE CONSIDERED AS A BASIS FOR ANY SURVEY OR AS A BASIS FOR ANY OTHER PURPOSES. THE SURVEYOR IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT OR FOR THE ACCURACY OF THE INFORMATION PROVIDED BY ANY OTHER SOURCE. THE SURVEYOR IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY ANY OTHER SOURCE.

CURVE TABLE					
CURVE #	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	1468.89	47°59'08"	110.79'	S057°02'52"	113.11'
C2	1468.90'	6°28'11"	165.88'	S10°40'44"	165.88'

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N78°37'14"E	20.47'
L2	N28°15'57"E	9.88'
L3	N88°05'52"E	13.34'
L4	N60°56'43"E	30.59'
L5	N18°12'39"E	11.99'
L6	S31°49'30"W	41.36'
L7	S28°33'28"W	33.86'
L8	S45°26'42"W	40.32'
L9	S53°17'24"W	47.17'

PARCEL TABLE				
PARCEL	DMP #	SQUARE FEET	ACRES	
1	R120 005 000 0173 0000	81,806	1.421	
2	R120 005 000 1744 0000	48,807	1.116	
3	R120 005 000 0175 0000	84,544	1.482	
4	R120 005 000 0178 0000	32,283	0.741	
COMBINED ACREAGE		207,320	4.760	

ACREAGE TABLE		
AREA	SQUARE FEET	ACRES
UPLANDS	201,700	4.630
CRITICAL	5,620	0.130
TOTAL	207,320	4.760



LOCATION MAP N.T.S.

PLAN REVISIONS	
NO.	DESCRIPTION
1	
2	
3	
4	
5	
6	
7	
8	

SIGNATURE: _____ DATE: 2-1-2013

THE AREA SHOWN ON THIS PLAN IS A GENERAL REPRESENTATION OF THE LOCATION OF THE PROPERTY. THE PROPERTY IS NOT TO BE CONSIDERED AS A BASIS FOR ANY SURVEY OR AS A BASIS FOR ANY OTHER PURPOSES. THE SURVEYOR IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT OR FOR THE ACCURACY OF THE INFORMATION PROVIDED BY ANY OTHER SOURCE. THE SURVEYOR IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY ANY OTHER SOURCE.

SIGNATURE: _____ DATE: 2-1-2013

APPROXIMATE LOCATION OF MEAN HIGH TIDE

NOTE: PROPERTY OWNERSHIP EXTENDS TO MEAN HIGH TIDE (ELEV. = 4.31' (NGVD29)) PER TIDAL BENCHMARK 860 8092 (A)

SEMI-COASTAL CRITICAL LINE

CRITICAL AREA 0.129 ACRES 5,620 SQ. FT.

UPLAND AREA 4.630 ACRES 201,700 SQ. FT.

DMP# R120 005 000 0180 0000

N/F GANELLE R. POLK

DMP# R120 005 000 1788 0000

N/F PAUL J. CASH AND CAROLE A. HOSEN DEED BOOK 1082, PAGE 1673

DMP# R120 005 000 0177 0000

N/F END STEEDY BATES DEED BOOK 1444, PAGE 828

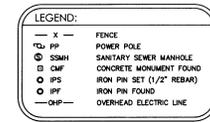
DMP# R120 005 000 178A 0000

N/F TOMOTY E. AND KAREN L. KEANE DEED BOOK 1864, PAGE 1984 PLAT IN DEED BOOK 1188, PAGE 6

N/F RIBAUT MEDICAL PARTNERS DEED BOOK 2245, PAGE 1728 PLAT BOOK 94, PAGE 55

DMP# R120 005 000 0174 0000

N/F MATTIE RELLE BRANCH ELIJS DEED BOOK 2028, PAGE 2154



I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUA FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

- NOTES:
- BEARINGS ARE BASED ON SC STATE PLANE COORDINATE SYSTEM.
 - ELEVATIONS ARE RELATIVE TO MEAN SEA LEVEL (NGVD 29).
 - FIELD WORK COMPLETED APRIL 12, 2010.
 - ON-SITE PARKING AND OTHER IMPROVEMENTS NOT SHOWN FOR CLARITY.
 - ACCORDING TO FEMA FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 450025 0098 D REVISED SEPT. 29, 1994, THE SUBJECT PROPERTY LIES IN FLOOD ZONE "A1" (ELEV. = 13.07'), FLOOD ZONE "C" (AREA OF MINIMUM FLOODING) AND FLOOD ZONE "B" (AREA BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD); OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.
 - REFERENCE PLATS:
 - 1 - DMP# R120 005 000 0173 0000 (PB 126, PG 127)
 - 2 - DMP# R120 005 000 1744 0000 (PB 125, PG 122)
 - 3 - DMP# R120 005 000 0175 0000 (PB 125, PG 122)
 - 4 - DMP# R120 005 000 0178 0000 (PB 135, PG 244)



40A Shunklin Road
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Andrews & Burgess Inc.

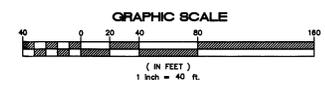
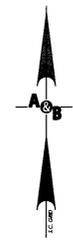
Engineering & Surveying

LAND CONSOLIDATION SURVEY
Prepared For
BEAUFORT MEMORIAL HOSPITAL

RIBAUT ROAD AND ALLISON ROAD
CITY OF BEAUFORT
BEAUFORT COUNTY
SOUTH CAROLINA

Date Drawn: 03/08/10
Last Revised: 01/23/13
Drawn By: N. Ridley
Engineer: G. Burgess

SHEET #:
1
JOB: 100006





CITY OF BEAUFORT
DEPARTMENT REQUEST FOR CITY COUNCIL AGENDA ITEM

TO: CITY COUNCIL **DATE:** 4/14/2023
FROM: Traci Guldner, City Clerk
AGENDA ITEM
TITLE: Appointments/Reappointments to Boards, Commissions and Committees
MEETING
DATE: 4/25/2023
DEPARTMENT: City Clerk

BACKGROUND INFORMATION:

PLACED ON AGENDA FOR: Action

REMARKS: