

**South Carolina State Housing Finance & Development Authority
Low-Income Housing Tax Credit / Tax Exempt Bond Application**

Development ID #: **26034** Development Name: **Mill House** Date: **5/13/2026**
Application Type: **Initial Application**

Application Information:

☒ 9% Tax Credit	☒ New Construction	☒ This Application includes a notarized letter affirming a knowing and voluntary waiver of the right to request a qualified contract for the duration of the extended use period. Include notarized letter behind this page.
☐ 4% Tax Credit	☐ Rehabilitation	
☒ State Tax Credits	☐ Acq/Rehabilitation	
☐ Adaptive Reuse	☐ Public Housing Authority Set-Aside	
		☐ Nonprofit Set-Aside (9% Only)

Total # of Low-Income Units:	52	# Designed for Families Units:	52	# Transitional Units:	0
Total # Market Rate Units:	0	# Older Persons (55+) Units:	0	# Homeless Units:	0
Employee / Manager Units:	0	# Elderly Persons (62+) Units:	0	# 3+ Bedroom Units:	16
Total # of Units:	52	# Single Room Occupancy:	0	# Supportive Housing Units:	6

Applicant Information:

Development Name:	Mill House	County:	Anderson	Group:	Urban
Street Address:	near 500 Glenn Street	County Code:	4		
City:	Anderson	Congressional District # :	3		
State:	SC	Zip:	29625	Est. Start Date:	6/1/2027
☒ Limited Partnership	Entity Name: Mill House Family I, LP				
☐ Limited Liability Company	Street Address: 3715 Northside Parkway NW, Bldg 200, Ste 175				
☐ Non-Profit	City:	Atlanta	State:	GA	Zip:
☐ Other - Identify below	Fed ID # :	33-4085960			
	Contact Person:	Wiley A. Tucker, III	Telephone:	404-949-3871	
	Email:	jody@prestwickcompanies.com			

How many applications will the principals of this development be associated with? **2**

Including all associated developments, approximately how much in tax credits will be applied for by said Principal(s)? **2,900,000.00**

List each member of the development team with his/her associated developments: (attach additional pages if necessary)

Mill House (Anderson) = \$1,450,000 tax credit request. Members: Wiley A. Tucker, III, Brandon Dampier, Brandon Underdahl, Sarah Niemann
Aston Pointe II (Anderson) = \$1,450,000 tax credit request. Members: Wiley A. Tucker III, Brandon Dampier, Brandon Underdahl, Sarah Niemann

To whom it may concern,

This Application, affirms a knowing and voluntary waiver of the right to request a qualified contract from the Authority for the duration of the extended use period.

No member of the Development Team has had an ownership interest in any property that requested a qualified contract.

Willful 3
Mill House Family I, LP

4/30/2026
Date

Notarized on this 30th day of April, 2026.

Seal



Applicant Information (cont.):

Name of Partner / Shareholder	% of Ownership	Telephone #
Wiley A. Tucker, III (temporary)	99.99%	404-949-3871
Mill House Family I GP, LLC	0.01%	404-949-3871

Developer Name:	Prestwick Development Company, LLC	Non-profit	☐	For-profit	☒
Street Address:	3715 Northside Parkway NW	Contact Name:	Wiley A. Tucker, III		
City:	Atlanta	Telephone # :	404-949-3870		
State:	GA	Fax # :	NA		
Zip:	30327	Email Address:	jody@prestwickcompanies.com		

Co-Developer:	NA	Non-profit	☐	For-profit	☐
Street Address:		Contact Name:			
City:		Telephone # :			
State:		Fax # :			
Zip:		Email Address:			

Management Entity:	Asset Living	Non-profit	☐	For-profit	☒
Street Address:	6 Concourse Parkway, Suite 600	Contact Name:	Bonnie Smetzer		
City:	Atlanta	Telephone # :	404-995-1111		
State:	GA	Fax # :			
Zip:	30328	Email Address:	bonnie.smetzer@assetliving.com		

Consultant:	NA	Contact Name:			
Street Address:		Telephone # :			
City:		Fax # :			
State:		Email Address:			
Zip:					

Tax Attorney:	Coleman Talley	Contact Name:	Gregory Q. Clark		
Street Address:	1 Independent Drive	Telephone # :	904-456-8960		
City:	Jacksonville	Fax # :			
State:	FL	Email Address:	greg.clark@colemantalley.com		
Zip:	32202				

CPA Company:	Dauby O'Conner & Zaleski, LLC	Contact Name:	Michael Turner		
Street Address:	501 Congressional Blvd	Telephone # :	317-819-6166		
City:	Carmel	Fax # :			
State:	IN	Email Address:	mtturner@dozllc.com		
Zip:	46032				

Architect Company:	Geheber Lewis and Associates	Architect License #:	11241		
Street Address:	3301 Windy Ridge Parkway, SE	Contact Name:	Rene Lopez		
City:	Atlanta	Telephone # :	404-228-1958 x123		
State:	GA	Fax # :			
Zip:	30339	Email Address:	rlopez@glaatl.com		

General Contractor:	Arlington Construction	GC License #:	CLG 104102		
Street Address:	2 North 20th Street, Ste 700	Contact Name:	Russ Walker		
City:	Birmingham	Telephone # :	205-252-0460		
State:	AL	Fax # :			
Zip:	35203	Email Address:	rwalker@arlingtonconstruction.net		

Site:

Development located within city limits?	Y/N	N	Congressional District # :	3
USDA Eligible Area? Search Here	Y/N	Y	State Senate District # :	4
Located in a Flood Plain?	Y/N	N	State House District # :	5
Listed on National Register of Historic Places?	Y/N	N	Census Tract # :	45007000701
Located in an Opportunity Zone?	Y/N	N		
Located in a Qualified Census Tract?	Y/N	Y	Was the land donated?	Y/N N
Located in a Difficult Development Area?	Y/N	N		
Is the site zoned for your development?	Y/N	Y	Coordinates for development centroid to the 5th decimal place:	
Do any detrimental site characteristics exist?	Y/N	N	Latitude: 34.50729	Longitude: -82.66888

If yes, please list:

Do any wetlands (jurisdictional or nonjurisdictional) exist on the site?	Y/N	N	If yes, what %?	
Overall, is at least 80% of the site buildable?	Y/N	Y		

If no, attach an explanation behind this page of the application. Include any setback requirements.

Site Control (Parcel 1):

Control: Purchase Contract	Expiration Date: 6/29/2027	If Land Lease, how much annual debt?
Acres: 13.809	Total Cost of Land: 950,000.00	
Seller(s) - this name must be on current recorded deed: Appleton Property, LLC		
Address: 744 Broad Street		TMS #: 1231401001
City: Newark		
State: NJ	Zip: 7102	

Is there a common ownership interest between the purchaser and seller? Y/N

If yes, provide attorney opinion on whether the proposal qualifies for tax credits on acquisition costs.

Site Control (Parcel 2):

Control:	Expiration Date:	If Land Lease, how much annual debt?
Acres:	Total Cost of Land:	
Seller(s) - this name must be on current recorded deed:		
Address:		TMS #:
City:		
State:	Zip:	

Is there a common ownership interest between the purchaser and seller? Y/N

If yes, provide attorney opinion on whether the proposal qualifies for tax credits on acquisition costs.

Site Control (Parcel 3):

Control:	Expiration Date:	If Land Lease, how much annual debt?
Acres:	Total Cost of Land:	
Seller(s) - this name must be on current recorded deed:		
Address:		TMS #:
City:		
State:	Zip:	

Is there a common ownership interest between the purchaser and seller? Y/N

If yes, provide attorney opinion on whether the proposal qualifies for tax credits on acquisition costs.

Site Control (Parcel 4):

Control:	Expiration Date:	If Land Lease, how much annual debt?
Acres:	Total Cost of Land:	
Seller(s) - this name must be on current recorded deed:		
Address:		TMS #:
City:		
State:	Zip:	

Is there a common ownership interest between the purchaser and seller? Y/N

If yes, provide attorney opinion on whether the proposal qualifies for tax credits on acquisition costs.

Development:Are the residential units available to the general public? Y/N Is this proposed development intended for occupancy by Individuals with Children? Y/N Does the marketing plan give preference to persons on a Public Housing Waiting List? Y/N **Placed-In-Service Application Only** - On what page of the marketing plan is this preference/outreach described? Will all low-income units be comparable in terms of construction quality and amenities when compared to market rate units in the development? Y, N, N/A Will this development convert to Tenant Ownership? Y/N Proposal will meet green and energy efficiency sustainable building requirements? Y/N

Which certification?

 Enterprise's Enterprise Green Communities US Green Building Council's LEED for Homes Home Innovation Research Lab's National Green Building Standard - Bronze level or higher? Southface Energy Institute and Greater Atlanta Home Builders Association's Earthcraft High Performance Building Council of the BIA of Central SC, Certified High Performance (CHiP) HOME Program Garden Apartment Triplex/Quadplex Detached Clubhouse Single Family House (Detached) Other Describe Below Elevator Townhouse/Rowhouse 1 residential building - 3 story walk up + stand alone clubhouse Foundation Type: Slab on Grade Duplex Number of stories in tallest building: 3**Parking**# of Units (1 BR or less) = x 1 = 12 # of required parking spaces: 80# of Units (2 BR) = x 1.5 = 36 # of planned parking spaces: # of Units (3 BR or more) = x 2 = 32 excess/(deficit): 56Will **any** tenants pay parking fees? Y/N If yes, explain the charges: Local jurisdiction requires less? Y/N **Utility Allowance Information**Source of Utility Allowance Calculation: Engineered Energy Consumption Model Energy Star? Y/N Unit Type(s): 1st type: Larger Apartment Bldgs. (5+ units) 2nd type:

(if applicable)

Utility Allowance (round total of these up to the nearest dollar):

Utilities	Type	Utilities Paid By:	Enter Allowances by Bedroom Size				
			0-BR	1-BR	2-BR	3-BR	4-BR
Heating	Electric Heat Pump	Tenant Paid		9.72	7.17	10.57	
Cooking	Electric	Tenant Paid		3.83	4.79	5.74	
Other Electric	Electric	Tenant Paid		32.96	39.14	44.81	
Air Conditioning	Electric	Tenant Paid		4.71	6.98	8.44	
Water Heating	Electric	Tenant Paid		10.39	19.11	26.41	
Water		Tenant Paid		21.78	21.78	21.78	
Sewer		Tenant Paid		24.25	34.13	42.38	
Trash		Development Paid					
Electric and/or Natural Gas Base Charge				0.00	0.00	0.00	
Total Utility Allowance for Units:				107.64	133.10	160.13	
Total Utility Allowance (rounded Up to the nearest dollar):				108.00	134.00	161.00	

For year: 2026

Development (cont.):Has the proposed development received a prior award of LIHTCs? Previous ID # Y/N If yes, what was the date of allocation? If yes, is the development still under the initial LIHTC compliance period? Y/N Has the proposed development received a prior award of Tax-Exempt Bonds? ID # Y/N If yes, what was the date of the bond issuance? If yes, is the development still under the initial Tax-Exempt Bond compliance period? Y/N # of Residential Buildings: # of Non Residential Buildings: Total Buildings: If development is more than one building: Owned by the same entity for Federal Income Tax Purposes? Y/N Located on the same tract of land? Y/N Financed pursuant to a common plan of financing? Y/N List commercial facilities other than tenant use: Are all of the buildings currently under control? Y/N If no, how many buildings are under control? When will the rest of the buildings be under control? How many buildings will be acquired? Building(s) acquired or to be acquired from: Building(s) acquired/to be acquired from a Related Party, determined with reference to: **If acquisition from a government agency:**Name of Agency: Date: Amount: Has or will a waiver of the 10-year holding requirement be requested from the Department of Treasury? Y/N Does the development preserve assisted low-income housing that due to mortgage prepayments, foreclosure, or expiring rental assistance would otherwise convert to market rate use? Y/N

If yes, attach documentation to this page of the application as to conversion to market rate.

Has or will the development be acquired from an insured depository institution in default or from a receiver or conservator of such an institution? Y/N

If yes, attach documentation to this page of the application.

Attach a separate sheet to this page of the application listing the (a) building address, (b) type of control, (c) number of units, (d) expiration date of control, (e) acquisition cost for all buildings under control, (f) the date each building was placed-in-service, (g) the date of the last nonqualified substantial improvement, and (h) the number of years between the date the building was placed-in-service and date of acquisition. If a separate sheet is not attached, this application will be considered incomplete.

Is there currently any project-based rental assistance on the development? Y/N

If yes, what type of project-based rental assistance? Project Based Section 8
 HUD rental assistance. ID HUD type:
 RDA rental assistance
 Other: Identify "Other":

If yes, how many units have project-based rental assistance? % of units: # of years assistance provided: Will there be any project-based rental assistance if the proposed development is awarded tax credits? Y/N If yes, identify the type of project-based rental assistance: Is HUD Approval for Transfer of Physical Assets Required? Y/N

If yes, attach documentation to this page of the application.

Does this development involve any relocation of low-income tenants? Y/N If yes, will the tenants be Temporarily relocated? Y/N If yes, what percentage? Will any low-income tenants be Permanently relocated? Y/N If yes, what percentage?

Development Targeting**Minimum Set-Aside Requirements - Irrevocable Election (Check One)**

☐ At least 20% of the rental units in this development will be rent restricted and occupied by individuals whose income is 50% or less of Area Median Income.

☐ At least 40% of the rental units in this development will be rent restricted and occupied by individuals whose income is 60% or less of Area Median Income.

☒ Income averaging option as defined in Section 42(g)(1)(C) of the Internal Revenue Code.

The Authority will allow the applicant to petition the Authority on the fifth anniversary date of the placed-in-service date and every five years thereafter, to waive the special targeting of 50% of median income and increase the targeting to 60% of median income (provided the owner/applicant chose the 40/60 election) if (a) the development has had at least a two year history of vacancies averaging at least 20% which can be evidenced to the Authority through project audits and/or (b) the Applicant can demonstrate that other conditions exist which threaten the economic viability of the development. **The Authority may grant or refuse any waiver requested in its sole discretion.**

Unit Details and Proposed Development Income:

What's the effective date of the maximum allowable rents?

LIHTC: 4/1/2025

HOME: NA

Units Rent and Income

	Type	Unit Utility Type	# of Units	Beds	Baths	Square Footage	Proposed Monthly Rent*	Utility Allowance	Gross Rent	Maximum Allowable Rent	% AMGI	Assistance Type
1	LI	Apartment	3	1	1.0	800	215	108	323	326	20	LIHTC Assisted
2	LI	Apartment	2	2	2.0	920	250	134	384	392	20	LIHTC Assisted
3	LI	Apartment	1	3	2.0	1,110	285	161	446	453	20	LIHTC Assisted
4												
5	LI	Apartment	9	1	1.0	800	840	108	948	980	60	LIHTC Assisted
6	LI	Apartment	22	2	2.0	920	1,020	134	1,154	1,176	60	LIHTC Assisted
7	LI	Apartment	15	3	2.0	1,110	1,145	161	1,306	1,359	60	LIHTC Assisted
8												
9												
10												
11												
12												
13												
14												
15												
16												
17												
18												
19												
20												
			52									

*This column will be the reference for annual rental income calculation Tab 7 for LI and/or MR units.

Total Bedrooms:	108	Total Residential Sqft:	49,440.00	Total Annual Income:	583,260.00
Total LI Units:	52	Total MR Units:	0	LI Unit Percentage:	100.000%
Total LI Sqft:	49,440.00	Total MR Sqft:	0.00	LI Sqft Percentage:	100.000%
Total Common Sqft:	12,486.00	Total Non-Heated Sqft:	3,458.00	Total Development Sqft:	65,384.00

Detail of Other Income (List each type of other income on a separate line)

	Type of Other Income	# Units	Annual \$ Amount	Monthly \$ / Unit	Annual \$ / Unit
1	Laundry	52	4,000.00	6.41	76.92
2	Forfeited Deposits	52	4,000.00	6.41	76.92
3	Late Fees	52	3,665.00	5.87	70.48
4					
5	Other (Specify)				
6	Other (Specify)				
7	Other (Specify)				
Totals:			11,665.00	18.69	224.33

Proforma Income Statement:

Rental Income	
From Low Income Units	583,260.00
From Market Rate Units	0.00
Total Annual Rental Income	583,260.00
Other Income	11,665.00
*Vacancy%	7.00%
Vacancy Allowance =	(41,644.75)
Effective Gross Income (EGI) =	553,280.00

Administrative Expenses	
Accounting/Audit	10,500.00
Advertising	2,500.00
Annual Compliance Fees	6,760.00
Legal	5,000.00
Licenses and Permits	6,000.00
Management Fees	27,664.00
Management Payroll	60,000.00
Management Payroll Taxes	15,000.00
Telephone	2,000.00
Office Supplies	4,740.00
Other Admin. Expenses (7-A)	0.00
Total Administrative	140,164.00
Percent of EGI	25.33%

Operating Expenses	
Fuel	
Electrical	9,260.00
Water and Sewer	9,700.00
Natural gas	
Trash	8,000.00
Security	
Other Operating (7-A)	0.00
Total Operating	26,960.00
Percent of EGI	4.87%

Maintenance Expenses	
Clubhouse Maintenance	15,000.00
Decorating	5,000.00
Elevator	0.00
Extermination	12,000.00
Landscaping	18,000.00
Maintenance Payroll	45,000.00
Maintenance Payroll Taxes	15,000.00
Parking Lot Maintenance	
Repairs	19,000.00
Supplies	3,000.00
Pool Maintenance	
Other Maintenance (7-A)	0.00
Total Maintenance	132,000.00
Percent of EGI	23.86%

Fixed Expenses	
Insurance	28,174.00
Real Estate Taxes	62,500.00
Other Taxes (7-A)	0.00
Total Fixed Expenses	90,674.00
Percent of EGI	16.39%

Total Annual Expenses	389,798.00
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Replacement Reserves	15,600.00
Capital Replacement Reserves	
Total Reserves	15,600.00
Net Operating Income	147,882.00

Other Income / Rental Income = 2.00% must not exceed 3%

Do **not** include income and expenses on this form attributable to the provision of services other than housing.

***If 5% vacancy rate is requested, the applicant must provide justification. The Authority will make the final determination of whether to utilize a five percent (5%) vacancy rate for underwriting.**

Other Expense Detail and Rationale:

Other Admin. Expenses	
Other Admin Expenses:	0.00

Rationale:

Other Operating Expenses	
Other Operating Expenses:	0.00

Rationale:

Other Maintenance Expenses	
Other Maintenance Expenses:	0.00

Rationale:

Other Fixed Expenses	
Other Fixed Expenses:	0.00

Rationale:

Funding:

Attach a copy of the commitment letter, indicating the specific amount and purpose of its funding behind the appropriate Tab in the Application package.

Section 1 - Tax Credit Funding, Deferred Developer Fees, and Equity				
Source Name	Amount	Designation	Equity Factor	Equity Provider
Federal Tax Credit Equity	11,598,840.00	Federal	0.8000	Raymond James Affordable Housing Investments, Inc.
State Tax Credit Equity	6,525,000.00	State	0.4500	Raymond James Affordable Housing Investments, Inc.
Historic Tax Credit		Federal		
Certified Historic Structure Credit		State		
Textile Rehabilitation Credit		State		
Abandoned Building Credit		State		
Brownfields Cleanup Credit	50,000.00	State	0.0000	South Carolina Dept of Environmental Services
Reinvestment Income (4% TEB Only)				
Deferred Developer Fee	101,020.00			

Section 1 Total = 18,274,860.00

Section 2 - Permanent Financing (Not Construction or Bridge Loans)								
Lender Name	Amount	Debt Service	Interest Rate	Amort	Term	Financing Source	Financing Type	Lien Position
M1 Bank	1,226,073.00	91,430.41	7.000%	40	15	Conventional	Permanent Financing	1
								2
								3
								4

Section 2 Total = 1,226,073.00 91,430.41

Section 1 & 2 Total = 19,500,933.00

This amount will be used to match development costs.

Section 3 - Construction Loans and Bridge Financing						
Lender Name	Amount	Interest Rate	Amort	Term	Financing Source	Financing Type
M1 Bank	12,315,397.00	7.000%		2.5	Conventional	Construction Financing

Section 3 Total = 12,315,397.00

Development Costs:

	Development Costs	4% Basis (30%) - Acquisition	4% (30%) / 9% (70%) - New / Rehab.	Summary of Const. Cost Addm.	Difference
Acquisition					
1 Land	950,000.00	-	-		
2 Existing Structures	-	-	-		
3 Brownfield Clean Up	50,000.00	-	50,000.00		
	1,000,000.00	-	50,000.00		
Site Work					
4 On-Site Improvements	1,803,051.99	-	1,803,051.99		
5 Off-Site Improvements	20,000.00	-	-		
6 Demolition	-	-	-		
7 Improvements	-	-	-		
	1,823,051.99	-	1,803,051.99	1,823,051.99	- ok
Rehabilitation and New Construction					
8 New Construction	8,417,868.01	-	8,417,868.01		
9 Rehabilitation	-	-	-		
10 Accessory Structures	-	-	-		
11 Other Hard Construction Costs	-	-	-		
12 Furniture, Fixtures, & Equipment	100,000.00	-	100,000.00		
13 Contractor Contingency	505,969.00	-	505,969.00		
14 General Requirements	620,455.00	-	607,255.00		
15 Contractor Profit	620,455.00	-	607,255.00		
16 Contractor Overhead	208,818.00	-	202,418.00		
	10,471,565.01	-	10,440,765.01	10,471,565.01	- ok
Professional Fees					
17 Architect Fee Design	475,000.00	-	475,000.00		
18 Architect Fee Construction Supervision	60,000.00	-	60,000.00		
19 Engineering Fees	150,000.00	-	150,000.00		
20 Survey	35,000.00	-	35,000.00		
21 Real Estate Attorney Fees	165,000.00	-	82,500.00		
22 Tax Attorney Fees	-	-	-		
23 Accountant	55,000.00	-	55,000.00		
24 Green Certification	30,000.00	-	30,000.00		
25 ADA Consultant+ Construction Material Testing +	201,000.00	-	201,000.00		
	1,171,000.00	-	1,088,500.00		
Construction Financing					
26 Construction Loan Origination Fee	123,154.00	-	80,050.00		
27 Construction Loan Interest Paid	965,837.00	-	627,794.00		
28 Construction Loan Legal Fees	50,000.00	-	32,500.00		
29 Construction Loan Credit Report	-	-	-		
30 Construction Loan Title & Recording Costs	-	-	-		
31 Inspection Fees	25,600.00	-	25,600.00		
32 Lender Due Diligence	25,000.00	-	25,000.00		
	1,189,591.00	-	790,944.00		
Construction Interim Costs					
33 Construction Insurance	225,000.00	-	225,000.00		
34 Performance Bond Premium	76,626.00	-	76,626.00		
35 Construction Period Taxes	40,000.00	-	40,000.00		
36 Tap Fees and Impact Fees	264,250.00	-	264,250.00		
37 Permitting Fees	114,564.00	-	114,564.00		
38 Developer Paid, Signage+Access Controls+Interior	560,000.00	-	560,000.00		
	1,280,440.00	-	1,280,440.00		
Permanent Financing					
39 Permanent Loan Origination Fee	12,261.00	-	-		
40 Bond Premium	-	-	-		
41 Credit Enhancement	-	-	-		
42 Permanent Loan Title & Recording	65,000.00	-	-		
43 Counsels Fee	-	-	-		
44 Lenders Counsel Fee	-	-	-		
45 Credit Report	-	-	-		
46 Mortgage Broker Fees	-	-	-		
47 Permanent Loan Closing	50,000.00	-	-		
48 Underwriter Discount	-	-	-		
49 Attorney / Legal Fees	-	-	-		
50 Other (Specify)	-	-	-		
	127,261.00	-	-		
Soft Costs					
51 Feasibility Study	-	-	-		
52 Environmental Study	45,000.00	-	45,000.00		
53 Appraisal Fees	15,000.00	-	15,000.00		
54 Market Study	10,000.00	-	10,000.00		
55 SC Housing Application Fee	6,000.00	-	-		
56 SC Housing Market Study	600.00	-	-		
57 SC Housing Plan/Spec/Site Review	6,600.00	-	-		
58 SC Housing State Tax Credit Fee (10%)	290,000.00	-	-		
59 SC Housing Bond Issuance (0.75%)	-	-	-		
60 SC Housing Financial Advisor Fee (0.10%)	-	-	-		
61 Compliance Fees	6,760.00	-	-		
62 Cost Certification	-	-	-		
63 Tenant Relocation Costs	-	-	-		
64 Soil Testing	35,000.00	-	35,000.00		
65 Physical Needs Assessment	-	-	-		
66 Rent-Up Expenses	-	-	-		
67 Marketing	85,000.00	-	-		
68 Other (Specify)	-	-	-		
	499,960.00	-	105,000.00		
Syndication Costs					
69 Organizational Expenses	-	-	-		
70 Tax Opinion	-	-	-		
71 Bridge Loan Fees	-	-	-		
72 Syndication Fees	50,000.00	-	-		
73 Other (Specify)	-	-	-		
	50,000.00	-	-		
Developer Fees					
74 Developer Overhead	465,000.00	-	465,000.00		
75 Developer Fee	1,085,000.00	-	1,085,000.00		
76 Project Consultant Fee	-	-	-		
77 Other (Specify)	-	-	-		
	1,550,000.00	-	1,550,000.00		
Project Reserves					
78 Operating Reserves	240,614.00	-	-		
79 Rent Up Reserve	97,450.00	-	-		
	338,064.00	-	-		
80 COLUMN TOTALS	19,500,933.00	-	16,908,701.00		
81 TOTAL DEVELOPMENT COST	19,500,933.00				
82 TOTAL ELIGIBLE BASIS	16,908,701.00				
83 TOTAL INELIGIBLE COSTS	2,592,232.00				

Development Type:☐ 100% Supportive Housing (identify type below)

Development Type (if applicable)

Market Study Findings

Approved Market Study Analyst:

Tad Scepianiak - RPRG

Capture Rate:

3.00%

Market Advantage:

38.60%

Absorption/Lease-Up Period:

4

Federal Funds Summary (Please select all that are applicable):

If a federal subsidy is included in the funding sources, please identify the type of federal subsidy:

☐ HOME Funds (State)☐ Other Federal Funding - Please identify:☐ HOME Funds (Local Participating Jurisdiction)☐ RHS Section 514, 515, or 516Are there any federal **grants** included in the funding sources?

Y/N

If **yes**, have the federal grants been removed from basis?

Y/N

Tax Exempt Bond Information:**Initial Application Information (Bond amount is updated at placed in service):**

Is Tax-Exempt Bond Financing Used?

(Y/N)

N

If **yes**, what is the Amount?

Affordability Term (Year)

Rent Restriction History:

If used, what is the percentage of Tax-Exempt Bond financing to the Aggregate Basis of the development?

Placed in Service Information (Update Bond amount above):

Issue:

Year:

Original Issuance Date:

Inducement Date:

TEFRA Date:

Refunding Date (if applicable):

TEB 10% Occupancy Date:

TEB 50% Occupancy Date:

Cost Summary:

Hard Construction Costs =

10,340,920.00

Hard Costs =

12,111,139.00

Hard Costs / Total Development Costs =

62.11%

Must be 60% or greater

Contractor Cost Limits:

General Requirements / Hard Construction Costs =

6.00%

Must be 6% or less

Contractor Profit and Overhead / Hard Construction Costs =

8.00%

Must be 8% or less

Contractor Contingency / Hard Construction Costs =

4.89%

Must be 5% or less for NC, 10% or less for A/R

Annual Operating Expense per Unit =

5,622.00

Must fall within \$3,500 - \$6,000. The Authority may consider waivers if special circumstances apply.

Hard Construction Costs per Unit =

198,864.00

Must be a minimum of \$50,000 per unit or the amount required by the Physical Needs Assessment, if greater. In addition, at least \$25,000 of this amount must be attributed to interior unit rehabilitation costs.

Syndication Information:Intend on syndicating tax credits for development? ☒ Y Y/NType of offering: Type of investors: Anticipated Annual Federal Tax Credit Amount: Syndication Value Per Federal Tax Credit Dollar: State Anticipated Annual State Tax Credit Amount: Syndication Value Per State Tax Credit Dollar: Expected Total Syndication Proceeds: **Federal Tax Credit Syndicator Information:**Name of Fund: Syndicator: Address: City: State: Zip: Contact Name: Email Address: Telephone #: **State Tax Credit Syndicator Information:**Name of Fund: Syndicator: Address: City: State: Zip: Contact Name: Email Address: Telephone #: When will these funds be paid in?

Check **all** boxes that apply for this development:

☐ a) Newly constructed and federally subsidized

☒ b) Newly constructed and **not** federally subsidized

☐ c) Existing building

☐ d) Section 42(e) rehabilitation expenditures federally subsidized

☐ e) Section 42(e) rehabilitation expenditures **not** federally subsidized

☐ f) Not federally subsidized by reason of 40-50 rule under Sec. 42(i)(2)(E)

☐ g) Allocation counting toward the 10% nonprofit requirement under Sec. 42(h)(5)

Development Cost Summary:

Consult your **tax attorney** or **tax accountant** to determine which development costs should be included for tax credit purposes.

Itemized Costs	New Construction	Rehabilitation	Acquisition/Rehabilitation		Total
			Acquisition	Rehabilitation	
Total Development Cost	19,500,933.00	0.00	0.00		19,500,933.00
Less Ineligible Costs	2,592,232.00	0.00	0.00		2,592,232.00
Total Eligible Basis	16,908,701.00	0.00	0.00	0.00	16,908,701.00
Multiplied by Applicable Fraction	100%	100%	100%	100%	
QCT or DDA (basis boost)	130%	130%	100%	130%	
Total Qualified Basis	21,981,311.30	0.00	0.00	0.00	21,981,311.30

For year: 2026

Page 11

Financial Summary:**Income and Expense Analysis:**

Total Annual Rental Income	583,260.00
Other Income	11,665.00
Vacancy Allowance	(41,644.75)
Effective Gross Income	553,280.00
Total Administrative Expenses	140,164.00
Total Operating Expenses	26,960.00
Total Maintenance Expenses	132,000.00
Total Fixed Expenses	90,674.00
Total Annual Expenses	389,798.00
Annual Replacement Reserves	15,600.00
Net Operating Income	147,882.00
Total Annual Debt Service	91,430.41
Net Cash Flow	56,451.59

Debt Coverage Ratio = **Uses of Funds:**

Acquisition	1,000,000.00
Site Work	1,823,051.99
Rehabilitation and New Construction	10,471,565.01
Professional Fees	1,171,000.00
Construction Financing	1,189,591.00
Construction Interim Costs	1,280,440.00
Permanent Financing	127,261.00
Soft Costs	499,960.00
Syndication Costs	50,000.00
Developer Fees	1,550,000.00
Project Reserves	338,064.00
Total Development Cost	19,500,933.00

Operating Reserves 240,614

For any budgeted reserves in excess of the required amount, justification and support must be provided for the excess amounts (required by syndicators or lenders). If the justification and support is not provided or is insufficient, these reserves may be written down to the Authority requested amounts.

Sources of Funds:

1 Federal Tax Credit Equity	11,598,840.00
2 State Tax Credit Equity	6,525,000.00
3	
4	
5	
6	
7 Brownfields Cleanup Credit	50,000.00
8	
9 Deferred Developer Fee	101,020.00
10 M1 Bank	1,226,073.00
11	
12	
13	
**Total Sources of Funds	19,500,933.00

Section 3 - Construction Loans and Bridge Financing from page 8 are **NOT included in the calculation of the "Sources of Funds" section on this page.

Do Uses = Sources?

Complete the following information for **each residential rental building** for which Low-Income Housing Tax Credits **are being requested**. Each building must have a street address, **not a post office box**. The owner must designate each building with a **number or letter**. Make extra copies as needed.

[illegible]

For year: 2026

Acknowledgement and Agreements:

1. I certify that I have not been indicted, charged, convicted of or had a civil judgment rendered against me for a criminal offense in connection with obtaining, attempting to obtain, or performing a public transaction or contract, violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property. I further certify that I have not been debarred, suspended, proposed for debarment or suspension, declared ineligible or voluntarily excluded from any transactions or construction developments involving the use of any governmental funds, including but not limited to CDBG, RHS, Federal Home Loan Bank, HOME, National HTF, LIHTC, any state's funds, etc.
2. I certify that neither the owner nor any of its related entities or its officers, principals, shareholders or partners owes the South Carolina State Housing Finance and Development Authority ("Authority") any unpaid fees or charges.
3. I am responsible for ensuring that the proposed development consists or will consist of a qualified low-income building(s) as defined in section 42 of the Internal Revenue Code, as amended, and will satisfy all applicable requirements of federal tax law in the acquisition, rehabilitation, or construction and operation of the development to receive the Low-Income Housing Credit ("Credit" or "Credits"). I understand and agree that the development will be affirmatively marketed, and will be made available for occupancy by all persons regardless of race, national origin, religion, creed or sex, age, and handicap. I understand and agree to minimize the involuntary displacement of Low-Income Households, if applicable.
4. I am responsible for all calculations and figures relating to the determination of the eligible basis of the building. I understand and agree that the amount of the Credit is calculated in reliance upon the figures that I submit as to eligible and qualified basis. I understand that my estimates and calculations as to the amount, if any, of Credit necessary for the development to achieve financial feasibility for the Credit period and the estimates and calculations made by the Authority as to the amount, if any, of Credit necessary for the development to achieve financial feasibility for the Credit period may reach different results. In the event of any disagreement as to the appropriate amount, if any, of Credit to be reserved or allocated to the development, I agree to be bound by the results of the estimates and calculations made by the Authority.
5. I understand that the actual amount of Credit allocated may vary from the amount initially reserved due to: (a) the determination by the Authority as to the amount of Credit necessary for the financial feasibility of the development and its viability as a qualified Low-Income Housing Development; (b) revisions in the calculations of eligible and qualified basis as finally determined; (c) fluctuations in the prevailing Credit percentage; (d) availability of the Credit.
6. I understand and agree that neither the Authority nor any of its individual directors, employees, members, officers or agents assumes any responsibility or makes any representations with respect to the feasibility or viability of the development, the availability of or the amount of the Credit, or the validity or propriety of the allocation of the Credit. Furthermore, neither the Authority nor any of its individual directors, employees, members, officers or agents makes any independent investigation as to the eligible and qualified basis and I understand and agree that any and all Credit awards or amounts are based solely on representations made by me.
7. I understand that the requirements regarding the making of applications for the Credits and the terms of any reservation or allocation are subject to change at any time by federal or State law, federal or State regulations, or Authority procedures. I understand that the Authority may not notify me as to any federal or state law or regulations promulgated or to be promulgated. I understand and agree that it is my responsibility to seek the advice of my attorney, accountant or other tax adviser to ensure present and future compliance with all laws, regulations, or procedures which may affect my development or the units contained therein.

Acknowledgement and Agreements (2nd page):

8. I understand that reservations of Credits are not transferable. I further understand that any change in the makeup of the owner entity (general partner(s), partnership, individuals, etc.) applying for an allocation of Credits or in the location of the development will void any application that I have made or any reservation that I may receive as a result of such application.
 9. I certify that a true, exact, and complete copy of this application, including all supporting documentation enclosed herewith, has been provided to the tax attorney and tax accountant who provided the required attorney's opinions and accountant's opinions accompanying this application.
 10. I understand that any changes to the development made following initial submission of an application concerning the number and type of units/buildings, the development budget, or financial arrangements may result in a withdrawal of any Credit reservation or allocation. I hereby certify that I will submit any revisions with evidence to support any modifications and obtain Authority consent prior to finalizing such modifications.
 11. I understand and agree that, as a precondition to receiving an allocation of Credits, I shall meet certain conditions prior to allocation, shall pay all applicable fees, and shall impose restrictive covenants on the property in the form required by the Authority.
 12. If I select to waive the Qualified Contract process, I am knowingly and voluntarily waiving the ability to request a Qualified Contract be presented to me at any time during the compliance period or extended use period.
 13. I understand and agree that to the greatest extent feasible, opportunities for training and employment arising in connection with the planning and implementation of any development and contracts for work to be performed in connection with any development, including but not limited to, finance, planning, consulting, design architecture, marketing, building construction, property management or maintenance, will be made available and awarded to businesses which are owned in whole or in part by minority persons and/or women.
 14. I agree to pay such monitoring fees as the Authority may determine necessary. I understand and agree that this fee may increase during the compliance period or extended use period. I understand and agree that the record keeping and record retention requirements of the Internal Revenue Service will be met and maintained in the manner prescribed by the Authority. I understand and agree that compliance requirements are detailed in the Compliance Monitoring manual, and I understand that these requirements may change and I agree to any changes that the Authority may deem necessary. I understand and agree that any and all forms or documents provided by the Authority must be used in the manner prescribed, and agree that exceptions or substitutions may not be made without the Authority's express written consent.
 15. I understand and agree that my application for Credits, all attachments thereto, all correspondence relating to my application in particular or the Credit in general, Authority generated documents related to my application, and any and all information related to compliance or findings of noncompliance may be subject to a request for disclosure. I further understand and agree that my application for Credits and the attachments thereto may include taxpayer and return information as defined by the Internal Revenue Code and/or the Internal Revenue Service. I hereby expressly consent to the disclosure of such information. Furthermore, I expressly consent to the publication of my application, and all attachments thereto, on the Authority's website.
 16. I understand and agree that the Authority, at its discretion, may prohibit me, the owner or any of its related entities, officers, principals, shareholders, or partners from further participation in any Program administered by the Authority, on a permanent or probationary basis. Such prohibition may include, but is not limited to, entities or representatives.
 17. I understand and agree that the Authority (or a contracted party) may perform an inspection of the development location and nearby properties and a decision by the Authority to reject the application due to the presence of hazards, dangers, risks or negative characteristics that might render the site unsuitable is final and not subject to further review.
-

Acknowledgement and Agreements (3rd page):

18. I understand that if the above are determined to be false, I may be subject to immediate suspension from all Authority programs. I understand that any misrepresentations in my application or supporting documentation may result in withdrawal of Credits by the Authority, my suspension or debarment from future program participation, the suspension or debarment of any related entities or its officers, principals, shareholders or partners, and notification to the Internal Revenue Service. Additionally, in the event the Authority withdraws a reservation or allocation of Credits, I agree to execute any agreements to return Credits in accordance with federal or state law or regulation or Authority procedures in the manner and time prescribed by the Authority.

By:



(Signature)

Date:

5-13-26

Wiley A. Tucker, III

(Printed Name)

Manager

Its:

All pages of this application must be completed and the application certification page executed. All required signatures must be originals. Faxes will not be accepted. The Authority reserves the right to determine whether any omission on a page of this application is material or non-material for purposes of the satisfaction of required criteria.

Application Workbook Disclaimer:

All automations/calculations in this workbook are provided to assist the applicant in the submission process. While Authority staff has taken steps to ensure the accuracy of the automations/calculations, the Authority does not guarantee the accuracy of these automations/calculations. It is the responsibility of the applicant to independently verify that the numbers and information in this application are accurate and properly represented. Authority staff will also perform calculations independent of the application to verify the accuracy of the submitted information.

Attorney signature required for all application submissions EXCEPT TAX EXEMPT BOND INITIAL APPLICATION:

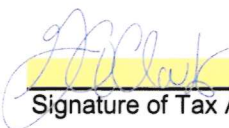
I hereby certify that I have reviewed this application and applicable documentation and have rendered the opinion letters dated May 13, 2026 based on the information contained in this application and the applicable documentation. I further certify that this document is an original or true copy which has not been altered.

Gregory Q. Clark

Attorney Name

Coleman Talley LLP

Firm Name



Signature of Tax Attorney

Date: May 13, 2026

AIA Document G702

A			B	C	D	E	F	G	H
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED			COMPLETED AND STORED TO DATE (D+E+F)	COMPLETION % (G/C)	BALANCE TO FINISH (C-G)	
			PREVIOUS APPLICATIONS	THIS APPLICATION					
				WORK IN PLACE	STORED (NOT IN D OR E)				
1	Site Work	1,823,051.99	-	-	-	-	#DIV/0!	-	
2	Landscaping & Amenities	200,000.00	-	-	-	-	#DIV/0!	-	
3	Concrete	481,944.75	-	-	-	-	#DIV/0!	-	
4	Masonry	252,507.50	-	-	-	-	#DIV/0!	-	
5	Metals	105,940.00	-	-	-	-	#DIV/0!	-	
6	Framing / Rough Carpentry	1,370,755.00	-	-	-	-	#DIV/0!	-	
7	Finish / Trim Carpentry	95,400.00	-	-	-	-	#DIV/0!	-	
8	Insulation	86,574.00	-	-	-	-	#DIV/0!	-	
9	Roofing & Gutters	129,861.00	-	-	-	-	#DIV/0!	-	
10	Siding / Soffit / Fascia	325,373.95	-	-	-	-	#DIV/0!	-	
11	Doors & Windows	776,000.00	-	-	-	-	#DIV/0!	-	
12	Drywall / Acoustics/Paint	955,921.25	-	-	-	-	#DIV/0!	-	
13	Flooring & Tile	159,000.00	-	-	-	-	#DIV/0!	-	
14	Hardware & Accessories	125,000.00	-	-	-	-	#DIV/0!	-	
15	Cabinets & Appliances	275,600.00	-	-	-	-	#DIV/0!	-	
16	Elevators/Lifts	185,000.00	-	-	-	-	#DIV/0!	-	
17	Plumbing	689,000.00	-	-	-	-	#DIV/0!	-	
18	HVAC	821,500.00	-	-	-	-	#DIV/0!	-	
19	Electrical / Lighting	948,000.00	-	-	-	-	#DIV/0!	-	
20	Low Voltage Systems	100,000.00	-	-	-	-	#DIV/0!	-	
21	Miscellaneous / Other items not included	334,490.56	-	-	-	-	#DIV/0!	-	
22	Furniture, Fixtures, & Equipment	100,000.00	-	-	-	-	#DIV/0!	-	
	Total Construction	10,340,920.00	-	-	-	-	#DIV/0!	-	

Contingency (max 5% NC / 10% Acq/Rehab)	505,969.00
General Requirements (max 6%)	620,455.00
Contractor Profit and Overhead (max 8%)	827,273.00

Total Project Development	12,294,617.00
---------------------------	---------------

Total Project Development (less site work)	10,471,565.01
--	---------------

Construction Cost Addendum Certification: I certify that to the best of my knowledge all known relevant factors affecting the cost of construction have been taken into consideration in the preparation of this construction cost addendum. I have been provided a copy of the current year's Qualified Allocation Plan and the estimated costs necessary to build the project in accordance with the Development Design Criteria have been incorporated into the addendum. I have been provided and have reviewed the plans and specifications. I have been provided and have reviewed the geotechnical reports and the estimated costs for all recommendations have been incorporated into the addendum. If applicable, I have been provided and have reviewed the asbestos and/or lead-based paint assessment reports and taken into consideration the estimated costs necessary to remediate and/or abate these materials in accordance with federal and state regulations. If applicable, I have also taken into consideration the costs necessary to build the project in accordance with the sustainable building certification selected by the project owner.

The credentials of the preparer of the construction cost addendum must be submitted with the application.

Reviewed and approved for submission by:

Alex Conwell - Estimator

(Name & Title)

<--- to be completed by an Estimator, Contractor, Architect, or Engineer

Alex B Conwell

(Signature)

5/12/2026

(Date)

Arlington Construction Services, LLC

(Company / Firm Name)

Phone: 205-249-5962

Fax:

Email: aconwell@arlingtonconstruction.net



ARLINGTON

CONSTRUCTION

About Us

Since 1955, Arlington Construction Services' reputation and collaboration with Arlington Properties' development division has allowed us to build, *or renovate in special cases*, more than 37,000 apartment homes that serve the luxury and affordable housing markets.

We specialize in constructing Class A, low income, tax credit, and assisted living properties, as well as repositioning a variety of property types. This experience translates into our ability to bring a creative and a resourceful approach to each project we face. Our team has extensive experience in all aspects of multifamily construction, which enables us to be highly efficient, provide solid estimates and responds to challenges quickly.

Through collaboration with Arlington Properties' three independent divisions, Arlington Construction Services is able to provide strategic counsel during a project's development and estimating phases, and also handle maintenance, management, and renovation needs after a project's completion.

Low-Income Housing Tax Credit

The Federal Government's Low Income Housing Tax Credit (LIHTC) program is the largest driver of new and rehabilitated affordable rental housing in the nation. Arlington Construction utilizes the same care, knowledge, and team to build and renovate LIHTC properties as they do their other multi-family projects.

2 North 20th Street, Suite 700
Birmingham, AL 35203

(205) 252-0460

ALEX CONWELL

626 SAVANNAH STREET, ODENVILLE AL 35120

ALEXBCONWELL@GMAIL.COM

205-249-5962

EXPERIENCE

ESTIMATOR, ARLINGTON CONSTRUCTION SERVICES (SEPTEMBER 2022 – PRESENT)

- Assisted in and led cost estimating efforts for several multifamily construction projects.
- Presented detailed project estimates to internal and third-party clients.
- Developed and maintained strong relationships with subcontractors to support accurate pricing and project execution.
- Assisted in value engineering efforts to align project scope with budget requirements.

STUDENT PASTOR, ONEEIGHTY CHURCH (DECEMBER 2018 – SEPTEMBER 2022)

- Grew an adult volunteer leadership team from five to twenty-two, identified strengths and gifts of each team member and assigned them responsibilities and roles accordingly by building personal relationship and rapport with each member of the team. Set individual and team goals and developed a plan of execution for each one.
- Established a culture of excellence utilizing team-building exercises, morale boosters, team care objectives and consistent communication.
- Frequently enacted quick but long-lasting conflict resolution between staff, volunteers and students.
- Ability to efficiently come up with solutions to problems, and to anticipate issues before they escalate.
- Manage yearly budgets, allocating funds to projects, events and standard line items yearly. Keep track of spending and report all expenditures weekly, consistently staying below budget multiple years in a row.
- Lead several teams within the organization, with several different objectives (guest and member experience, student experience, student leadership, event planning, marketing).

DEALER SUCCESS MANAGER, SCA PERFORMANCE (FOX FACTORY)
(FEBRUARY 2019 – AUGUST 2019)

- Worked directly with sales team to establish rapport with won clients. Served as main point of contact for dealerships regarding inventory, vehicle sales and product training.
- Assisted sales team by winning warm leads from online information requests.
- Established calling and email rotations to maintain sales relationships with each dealership, to encourage consistently updating inventory online and internally.
- Implemented and managed the Dealer Success Training program by meeting with dealerships' main points of contact, helping implement the training within their sales team and offering incentives for completion of the program.

INSIDE & OUTSIDE SALES, MIDWEST CONSTRUCTION SUPPLIES
(MAY 2016 – DECEMBER 2018)

- Generated new leads utilizing cold calling, driving to job sites and pitching foremen or project managers and scoped ALDOT Jobs Bidding page for potential material sales.
- Created quotes and bids for jobs by assessing inventory, cost to Midwest and acceptable mark-ups to maximize revenue while remaining competitive.
- Answered all incoming calls to the Birmingham Sales office. Provided competitive quotes after researching competitors' pricing and product selection.
- Managed frequent drop shipments utilizing established freight company relationships, and established rapport with those companies to ensure lowest prices for shipments.
- Maintained a robust CRM, along with adding personal notes to ensure clients' needs were being anticipated and exceeded. Maintained office and warehouse inventory. Ordered replacements for low stock, followed up on any delays and kept open lines of communication to suppliers and clients.

2026 Full Application Scoring Template

Development: Mill House ID: 26034

Preliminary Application New Construction Scoring Criteria

		Enter Pts. Here
A. POSITIVE SITE CHARACTERISTICS		PTS
Distance to Amenities	up to 70	65
Public Transportation	1	0
Number of Jobs Paying between \$1,251 and \$3,333	up to 10	10
Project located entirely within a Rural area defined by USDA	5	5
B. LAND DONATION		
Local Government owns the proposed real estate at prelim app & has prior to July 31, 2025	5	0
D. AFFORDABLE HOUSING SHORTAGE		
Located in a county w/out NC 9% award in 15 previous funding cycles	10	
Located in a county w/out NC 9% award in 10 previous funding cycles	7	
Located in a county w/out NC 9% award in 5 previous funding cycles	5	
Located in a county w/out NC 9% award in 3 previous funding cycles	3	
Total Prelim Application Score		80

Full Application New Construction Scoring Criteria

C. AFFORDABILITY		
Applicable income limits	10	10
Owner signs voluntary waiver to request QC for the duration of the extended use period.	10	10
E. SUSTAINABLE BUILDING		
Application contains Certification from Responsible Green and/or Energy Professional	5	5
F. LEVERAGING		
\$ from local govt ; 1000-1999=1pt, 2000-3499=2pts, 3500-5499=3pts, 5500-7999=4pts, 8000-9999=5pts, 10,000+=6pts	up to 6	6
G. OTHER CREDITS		
Qualifying and Utilizing other Tax Credits	5	5
H. SUPPORTIVE HOUSING		
10% of the units to persons with disabilities	5	5

Full Application Score 41

Total Score 121

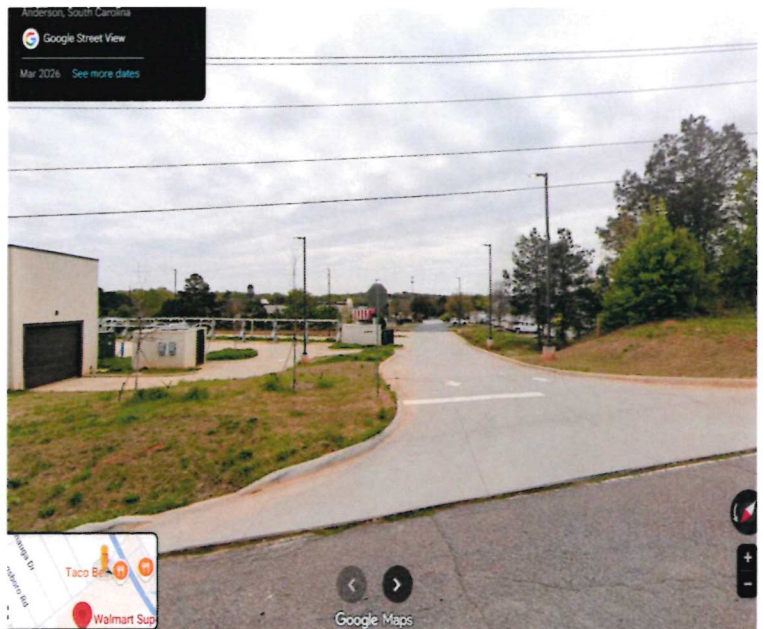
Supporting Documentation for Prelim App Scoring Discrepancies

The Applicant, Mill House self-scored at 86 points but received 80 points at Preliminary Scoring. A member of the development team, Sarah Niemann, spoke with Kim Wilbourne in February and they discussed the Dollar Tree scoring. In that conversation, Kim acknowledged the reverse directions (from the service to the site) was within 1.0 miles to the site and would gain back one point. The Dollar Tree is 0.7 miles from the site. This brought the new Prelim Score to 81. Kim said nothing needed to be addressed to get this point back but we are noting just in case notes were not made.

In that call, Sarah said she needed to do additional research to determine the distance to Walmart. Kim mentioned the directions stopped at the entrance to the car wash, Links Car Wash and that the closest entrance shown on the directions was not an entrance to the parking lot of Walmart and was the entrance to the car wash. Therefore 6 points were given to the distance to Walmart (less than less than 2 miles).

After our research, we determined there is an easement agreement recorded in Anderson County by the developer of the Walmart plaza and outparcels to allow this entrance access to Walmart off Monitor Drive. Please see the attached document and exhibits. Please note the car wash entrance is listed as Outparcel #1. All Outparcels have easement access to Walmart.

The exhibits of the Easement Agreement were drawn prior to connection to Monitor Drive but Section 5.a of the ECR provides vehicular & pedestrian access over roadways. The description of roadways is not limited to what exists as of the date signing of the document, therefore, the newer access is an entrance to Walmart. Note, current view of Google maps shows the car wash under construction and dirt entrance. This is not current conditions as the car wash is complete and fully paved entrance with parking lot arrows for directional driving to Walmart.



A shared easement providing direct vehicular and pedestrian access to the outparcels should be considered a site entrance to the Walmart anchor tenant because the easement functions as an integrated part of the overall

shopping center circulation system, allowing customers, residents, and service vehicles to enter the development and access Walmart in the same manner as any internal drive or primary curb cut serving the center. Although the access point may be located on or through an outparcel, the easement legally establishes permanent cross-access rights and creates a continuous connection to the anchor tenant site, making it operationally and functionally equivalent to a direct site entrance. In practice, users entering through the shared easement are entering the Walmart development as a whole, not a separate isolated parcel, and the presence of this interconnected access supports the conclusion that the entrance serves the anchor tenant for purposes of access, visibility, and proximity.

It was our understanding the Site Reviewer did not think the entrance provided was not an entrance into Walmart and was only for Links Car Wash. However, this does make the distance to Walmart less than or equal to 1.5 miles to the site as soon as you make a left turn from Monitor Drive into the parking lot entrance of Links Car Wash giving a score of 8 points for this service amenity. Attached is the applicant directions provided at Prelim Application as well as a video showing the odometer from the amenity service to the proposed site. The Applicant asks to receive 2 additional points making their Prelim Score 83 points.

Video link showing actual driving distance from Walmart to site:

<https://www.dropbox.com/scl/fi/zejxkmp0562jcm54jlcv/Video-Apr-07-2026-1-28-56-PM.mov?rlkey=hg4hatsbkrqpn84d461cddtd2&st=bdrf1z74&dl=0>



1703 W Whitner St, Anderson, SC 29625 to Los Meros Tacos, Hwy 28 Bypass, Anderson, SC 29624

Drive 1.5 miles, 4 min

Walmart Super Center - 651 Hwy 28 Bypass - Grocery



Imagery ©2026 Airbus, CNES / Airbus, Maxar Technologies, Map data ©2026 500 ft

1703 W Whitner St
Anderson, SC 29625

↑ 1. Head toward York St

- ↩ 2. Turn left onto Belmont Dr 0.3 mi
- ↪ 3. Turn right onto W Market St 0.2 mi
- ↩ 4. Turn left onto Lewis St 0.3 mi
- ↪ 5. Turn right onto C-9-304/Monitor Dr 0.6 mi
- 📍 Continue to follow Monitor Dr 0.1 mi

Entrance to Walmart at first left hand turn.

Los Meros Tacos

Hwy 28 Bypass, Anderson, SC 29624

Anderson, South Carolina; Store #6441

**EASEMENTS WITH COVENANTS AND
RESTRICTIONS AFFECTING LAND ("ECR")**

THIS AGREEMENT is made as of the 10th day of July, 1998, between WAL-MART REAL ESTATE BUSINESS TRUST, a Delaware business trust, of 702 S.W. Eighth Street, Bentonville, Arkansas 72716 ("Wal-Mart"), and BRIGHT-MEYERS ANDERSON ASSOCIATES, L.P., a South Carolina Limited Partnership, of 537 Market Street, Suite 400, Chattanooga, Tennessee, 37402 ("Developer").

WITNESSETH:

WHEREAS, Developer is the owner of Tract 1 as shown on the plan attached hereto as Exhibit A hereof, said Tract being more particularly described in Exhibit B attached hereto;

WHEREAS, Developer is the owner of Tract 2 and the Outparcel(s) shown on the plan attached hereto as Exhibit A hereof, the same being more particularly described in Exhibit C hereof; and

WHEREAS, Wal-Mart is the lessee of Tract 1 pursuant to a lease dated February 17, 1998 (the "Lease"); and

WHEREAS, Wal-Mart and Developer desire that Tracts 1 and 2 be developed in conjunction with each other pursuant to a general plan of improvement to form a commercial Shopping Center (sometimes hereinafter referred to as the "Shopping Center"), and further desire that said Tracts and the Outparcel(s) be subject to the easements and the covenants, conditions and restrictions hereinafter set forth;

NOW, THEREFORE, for and in consideration of the premises, easements, covenants, conditions, restrictions, and encumbrances contained herein, the sufficiency of which is hereby acknowledged, Wal-Mart and Developer do hereby agree as follows:

1. Building/Common Areas.

- a. "Building Areas" as used herein shall mean that portion of Tract 1 and those portions of Tract 2 shown on Exhibit A as "Building Area" (and "Future Building Area" and "Future Expansion Area"). Canopies may encroach from the Building Areas over the Common Areas provided the canopies do not interfere with the use of the Common Areas.
- b. "Common Areas" shall be all of Tracts 1 and 2 except the Building Areas.
- c. Conversion to Common Areas: Those portions of the Building Areas on each Tract which are not from time to time used or cannot, under the terms of this Agreement (including Paragraph 6a(3)), be used for buildings shall become part of the Common Area for the uses permitted hereunder and shall be improved, kept and maintained as provided herein.
- d. "Tract" or "Tracts" shall mean either Tract 1 and/or Tract 2, as the context may require.

- e. Notwithstanding the foregoing, Wal-Mart (for so long as the Lease is in effect) may add additional building areas or change, delete, enlarge, reduce or otherwise modify existing Building Areas, so long as such changes do not impair access to Tract 2, and are done in compliance with applicable laws and ordinances, and further provided that the value of the Shopping Center shall not be materially diminished thereby.

2. Use. Buildings in the Shopping Center shall be used for commercial purposes of the type normally found in a retail shopping center including, without limitation, financial institutions, service shops, offices, and retail stores. No cafeteria, restaurant, theatre, bowling alley, billiard parlor, night club or other place of recreation or amusement, or any business serving alcoholic beverages shall occupy space within the Shopping Center without the prior written consent of Wal-Mart. Notwithstanding anything to the contrary contained herein, it is expressly agreed that nothing contained in this Agreement shall be construed to contain a covenant, either express or implied, to either commence the operation of a business or thereafter continuously operate a business by Wal-Mart on Tract 1. Developer recognizes and agrees that Wal-Mart may, at Wal-Mart's sole discretion and at any time during the term of this Agreement, cease the operation of its business on Tract 1; and Developer hereby waives any legal action for damages or for equitable relief which might be available to Developer because of such cessation of business activity by Wal-Mart.

3. Competing Business. Developer covenants that as long as Wal-Mart, or any affiliate of Wal-Mart, is the user of Tract 1, either as owner or lessee, no space in or portion of Tract 2, and no space in or portion of any other real property adjacent to the Shopping Center which may subsequently be acquired by Developer, shall be leased or occupied by or conveyed to any other party for use as a discount department store or other discount store in excess of 10,000 sq. ft. In the event of a breach of this covenant, Wal-Mart shall have the right, in its sole discretion, to terminate any or all of the easements granted to the Owner of Tract 2 (but not the obligations imposed upon the Owner of Tract 2) in this Agreement and to seek any and all remedies afforded by either law or equity.

4. Buildings.

- a. Design and Construction. The Buildings Areas shall be designed so that the exterior elevation of each shall be architecturally and aesthetically compatible and so that building wall footings shall not encroach from one Tract onto another Tract except as provided for in Subsection d. below. The design and construction shall be of high quality. No building shall exceed thirty-five feet (35') in height above finished grade. No building shall have a metal exterior.
- b. Location. Subject to paragraph 1(e), no building shall be constructed on Tracts 1 and 2 (as either immediate development or future expansion) except within the Building Areas and no improvements or alterations which substantially vary from

those shown on Exhibit A may be made without the prior written consent of Wal-Mart. Subject to paragraph 1(e), the front wall(s) of the building(s) on Tracts 1 and 2 shall be constructed in the location shown in Exhibit A.

c. Fire Protection. Any building constructed in the Shopping Center shall be constructed and operated in such a manner which will preserve the sprinklered rate on the other buildings in the Shopping Center.

d. Easements. In the event building wall footings encroach from one Tract onto another, despite efforts to avoid that occurrence, the party onto whose Tract the footings encroach shall cooperate in granting an encroachment permit or easement to the party whose building wall footings encroach.

e. Outparcel(s) Development. The Outparcel(s) shall be developed only under the following guidelines:

- (1) The building constructed on the Outparcel(s) shall not exceed twenty-two (22) feet in height, as measured from the mean finished elevation of the parking area of the Shopping Center;
- (2) Any buildings to be constructed on the Outparcel(s) shall not exceed 5,000 square feet in size;
- (3) Any rooftop equipment shall be screened in a manner satisfactory to the Developer;
- (4) No rooftop sign shall be erected on the building constructed;
- (5) No freestanding identification sign may be erected on the Outparcel(s) without approval of the Developer, and in no event shall such freestanding identification sign exceed the height of the shopping center pylon sign or block the visibility of the Wal-Mart Store. Notwithstanding the foregoing, there may be erected entrance-exit signs to facilitate the free flow of traffic, which entrance-exit signs shall be of a monument type, not to exceed 3'3" in height, the type and location of such signs to be approved by Developer.
- (6) No improvements shall be constructed, erected, expanded or altered on the Outparcel(s) until the plans for same (including site layout, exterior building materials and colors and parking) have been approved in writing by Developer and Wal-Mart. No building or structure of any kind shall be erected on the Outparcel(s) except upon that area designated as a building area on the Site Plan; provided, there may be constructed and maintained a canopy or canopies projecting from said building area; normal foundations and doors for ingress and egress may project from

such building area; and signs may be erected upon said canopy or canopies, so long as said signs do not obstruct the signs of any other owner or tenant of the Shopping Center.

- (7) In developing and using the Outparcel(s), the owner of the Outparcel(s) shall continuously provide and maintain a parking ratio on such Outparcel(s) equal to one of the following: (i) fifteen (15) spaces for every one thousand (1,000) square feet of building space for any restaurant or entertainment use in excess of five thousand (5,000) square feet (the same ratio shall be provided for a McDonald's Restaurant, notwithstanding a building footprint of less than five thousand (5,000) square feet); or (ii) ten (10) spaces for every one thousand (1,000) square feet of building space for any restaurant or entertainment use less than five thousand (5,000) square feet (subject to the exception above); or (iii) six (6.0) spaces per one thousand (1,000) square feet of building space for any other use. In addition, the owner shall cause landscaping areas to be added and maintained in conjunction with any building or other improvement constructed on the Outparcel(s).
- (8) The Outparcel(s) shall be kept neat, orderly, planted in grass and trimmed until improved and constructed.
- (9) Subject to the prior written consent of Developer, any building, structure or improvement on the Outparcel(s) shall be used for retail or commercial purposes only, however, no building, structure or improvement on the Outparcel(s) may be used as a theater, night club, bowling alley, health spa, cafeteria, billiard parlor or other place of recreation or amusement, or as a business serving or selling alcoholic beverages or as a discount department store or a variety, general or "dollar" store.
- (10) The owner(s) of the Outparcel(s) shall maintain comprehensive public liability insurance, property damage and All-Risk hazard insurance on the Outparcel(s) their buildings, appurtenances and other improvements located thereon. Such insurance shall (i) be carried with reputable companies licensed to do business in the state in which the Outparcel(s) are located; (ii) have liability limits of at least \$5,000,000.00 for each occurrence, bodily injury and property damage combined; (iii) provide for full replacement value for the buildings and improvements covered

thereunder and (iv) not be subject to change, cancellation or termination without at least thirty (30) days' prior written notice to Wal-Mart and the owners of Tract 1 and Tract 2.

5. Common Areas.

a. Grant of Easements. Developer hereby establishes and grants a nonexclusive easement for the benefit of the owner of each Tract, and their agents, customers, invitees, licensees, tenants and employees, over, through and around their respective Tracts for roadways, walkways, ingress and egress, parking of motor vehicles, loading and unloading of commercial and other vehicles, and the use of facilities installed for the comfort and convenience of customers, invitees, licensees, tenants and employees of all businesses and occupants of the buildings constructed on the Building Areas defined above. In addition to the foregoing, Developer hereby grants for the benefit of those certain Outparcel(s) now owned by Developer and identified on Exhibit C, nonexclusive easements for vehicular and pedestrian access, ingress, and egress over and across Tract 1 and Tract 2; provided, however, in no event shall the owner occupant, licensee or invitee of any of the Outparcel(s) be permitted to use Tract 1 or Tract 2 for vehicular parking or for any other purpose other than as described above.

b. Limitations on Use.

- (1) Customers. Each party shall use reasonable efforts to ensure that customers and invitees shall not be permitted to park on the Common Areas except while shopping or transacting business on Tracts 1 and 2.
- (2) Employees. Each party shall use reasonable efforts to ensure that employees shall not park on the Common Areas, except in areas designated on Exhibit A as "employee parking areas," if any. The parties hereto may from time to time mutually designate and approve "employee parking areas" not shown on Exhibit A.
- (3) General. Any activity within the Common Areas other than its primary purpose of the Common Areas, which is to provide for parking for the customers, invitees and employees of those businesses conducted with the Building Areas and for the servicing and supplying of such businesses, shall be permitted so long as such activity shall not unreasonably interfere with such primary purpose. The use by the owner or tenant(s) of Tract 1 of the Common Areas on such Tract 1 for the display, sale and storage of merchandise and for the use of seasonal sales structures is expressly permitted. Persons using the Common

Areas in accordance with this Agreement shall not be charged any fee for such use.

- c. Utility and Service Easements. Developer hereby establishes and grants a nonexclusive easement for the benefit of the owner of each Tract or Outparcel, on, across and under the Common Areas and those areas of any Outparcel not used for buildings, to install, use, maintain and repair public utility services and distribution systems (including storm drains, sewers, utilities and other proper services necessary for the orderly development and operation of the Shopping Center and the Outparcel(s)), now upon or hereafter installed on, across or under the Common Areas or those areas of any Outparcel not used for buildings, to the extent necessary to service such Tract or Outparcel. Both parties shall use their best efforts to cause the installation of such utility and service lines prior to paving of the Common Areas. The location of any utilities hereafter installed shall be determined by the owner of the Tract (the location of utilities on Tract 1 shall be determined by Wal-Mart as long as its lease for Tract 1 is in effect) or Outparcel upon which such utilities are to be installed. Any such installed utility services may be relocated by the owner of a Tract or Outparcel on such owner's Tract or Outparcel, subject to compliance with applicable laws, at the expense of the owner of that Tract or Outparcel, provided that such relocation shall not interfere with, increase the cost of, or diminish utility services to any other Tract or Outparcel and, further provided, that no utilities shall be relocated on Tract 1 without the prior written consent of Wal-Mart as long as its lease for Tract 1 is in effect.
- d. Water Flow. Developer hereby establishes and grants a nonexclusive easement for the benefit of the owner of each Tract or Outparcel to use, maintain and repair any storm water drainage system (the "Storm Drainage System") now or hereafter located on either Tract or any Outparcel, together with the right to discharge surface water runoff across portions of either Tract or any Outparcel in accordance with the design of the Storm Drainage System. Any alteration in the natural water flow which may occur as a natural consequence of normal construction activities and the existence of the party's improvements substantially as shown on Exhibit A (including, without limitation, building and building expansion, curbs, drives and paving) shall be permitted.

6. Development, Maintenance, and Taxes.

a. Development.

- (1) Arrangement. The arrangement of the Common Areas shall not be changed in a manner inconsistent with the provisions of this Agreement.
- (2) "Parking Area" Ratio. Developer, as the owner of Tract 2, agrees that at all times there shall be independently maintained on Tract 2 parking area sufficient to accommodate no fewer than five (5.0) car spaces for each one thousand (1,000) square feet of Building Area on such Tract. Developer, as the owner of Tract 1, and Wal-Mart agree that at all times there shall be independently maintained on Tract 1 parking area sufficient to meet the requirements of applicable governmental ordinances or regulations, subject to such variances as Wal-Mart or Developer, as the owner of Tract 1, may obtain.
- (3) Development Timing. Concurrent with any building being constructed within the Building Areas of either tract by owner of said tract (the "Developing Party"), the Common Areas of that tract shall be developed in accordance with Exhibit A at the expense of such Developing Party. In the event such construction by the Developing Party shall occur prior to the development of the other tract, the Developing Party shall have the right to grade, pave and use any portion of the Common Areas of the non-developing party's tract for access and for construction of, but not limited to, drainage structures and utility lines as is necessary to provide essential services to the Developing Party's tract. The Developing Party shall present an itemized statement of expenses incurred in the construction of said improvements to and upon the non-developing party's tract, and the non-developing party agrees to reimburse the Developing Party for such costs within thirty (30) days of receipt thereof.
- (4) Service Drive. Developer agrees that if on Exhibit A hereof a service drive is delineated on Tract 2 by crosshatching and is labeled as a "Service Drive," it shall develop the same simultaneously with the development and construction on Tract 1 by Wal-Mart. In the event Developer does not comply with the provisions of the preceding sentence, in addition to any other legal remedies, Wal-Mart shall have the right to cause the Service Drive delineated on Tract 2 to be developed and to be reimbursed by Developer for its costs in doing so within thirty (30) days of receipt of an itemized statement of expenses.

b. Maintenance.

(1) Standards. Following completion of improvements (including buildings and Common Areas) on any Tract or Outparcel, the owner of such Tract or Outparcel shall maintain such improvements in good condition and repair. The maintenance is to include, without limitation, the following:

- (a) Maintaining the surfaces in a level, smooth and evenly-covered condition with the type of surfacing material originally installed or such substitute as shall in all respects be equal in quality, use, and durability;
- (b) Removing all papers, ice and snow, mud and sand, debris, filth and refuse and thoroughly sweeping the area to the extent reasonably necessary to keep the area in a clean and orderly condition;
- (c) Placing, keeping in repair and replacing any necessary, appropriate directional signs, markers and lines;
- (d) Operating, keeping in repair and replacing, where necessary, such artificial lighting facilities as shall be reasonably required;
- (e) Maintaining all perimeter and exterior building walls including but not limited to all retaining walls in a good condition and state of repair;
- (f) Maintaining, mowing, weeding, trimming and watering all landscaped areas and making such replacements of shrubs and other landscaping as is necessary; and
- (g) Maintaining elements of the Storm Drainage System.

(2) Expenses. The respective owners shall pay the maintenance expense of their Tracts.

(3) By Agent. Subject to the mutual agreement of the parties hereto, a third party may be appointed as an agent of the parties to maintain the Common Areas in the manner as above outlined. Said third party may receive for such agency a fee that is mutually acceptable to all parties to cover supervision, management, accounting and similar fees, which sums are to be included in the general maintenance expense paid by the respective owners of the Common Areas.

c. Taxes. Each of the parties hereto agrees to pay or cause to be paid, prior to delinquency, directly to the appropriate taxing authorities all real property taxes

and assessments which are levied against that part of the real property and improvements owned by it.

7. Signs. No sign shall be located on the Common Areas on Tracts 1 and 2 except signs advertising businesses conducted thereon, of which, there shall be no more than two (2) signs on the Common Areas on Tract 1 and two (2) signs on the Common Areas of Tract 2. No signs shall obstruct the ingress and egress shown on Exhibit A.

8. Indemnification/Insurance.

a. Indemnification. The owner of each Tract and each Outparcel hereby indemnifies and saves the other parties harmless from any and all liability, damage, expense, causes of action, suits, claims, or judgments arising from personal injury, death, or property damage and occurring on or from its own Tract or Outparcel, except if caused by the act or negligence of the other party hereto.

b. Insurance.

(1) The owner of each Tract shall procure and maintain in full force and effect throughout the term of this Agreement general public liability insurance and property damage insurance against claims for personal injury, death or property damage occurring upon, in or about its property, each party's insurance to afford protection to the limit of not less than \$5,000,000.00 for injury or death of a single person, and to the limit of not less than \$5,000,000.00 for any one occurrence, and to the limit of not less than \$5,000,000.00 for property damage. The owner of each Tract shall provide Wal-Mart and the owner of the other Tract with certificates of such insurance from time to time upon written request to evidence that such insurance is in force. Such insurance may be written by additional premises endorsement on any master policy of insurance carried by the party which may cover other property in addition to the property covered by this Agreement. Such insurance shall provide that the same may not be canceled without thirty (30) days' prior written notice to the other party. The obligations of the owner of Tract 1 to maintain insurance under this provision may be satisfied by Wal-Mart.

(2) At all times during the term of this Agreement, the owner of each Tract shall keep improvements on its property insured against loss or damage by fire and other perils and events as may be insured against under the form of All-Risk insurance coverage in effect from time to time in the state in which the parties' respective properties are located, with such insurance to be for the full replacement value of the insured

improvements. The obligations of the owner of Tract 1 to maintain insurance under this provision may be satisfied by Wal-Mart. The owner of a Tract shall pay for any increase in the cost of insuring the improvements on the other Tract if such increase is due to the use by such owner or its tenant(s) of the first Tract.

- (3) Policies of insurance provided for in this Paragraph 8 shall name Wal-Mart and Developer as insureds as their respective interests may appear, and each of them shall provide to the other certificates evidencing the fact that such insurance has been obtained.
- (4) Wal-Mart and the owner of each Tract and Outparcel, each for itself and its property insurer, hereby releases the others, and their tenants, employees and agents from and against any and all claims, demands, liabilities or obligations whatsoever for damage to each other's property or loss of rents or profits resulting from or in any way connected with any fire or other casualty whether or not such fire or other casualty shall have been caused by the negligence or the contributory negligence of the party being released or by any tenant, agent, associate or employee of the party being released, this release being to the extent that such damage or loss is covered by the property insurance which the releasing party is obligated under this ECR to carry, or, if the releasing party is not carrying that insurance, then to the extent such damage or loss would be covered if the releasing party were carrying that insurance.
- (5) Notwithstanding anything to the contrary contained in this Paragraph 8, so long as the net worth of Wal-Mart shall exceed One Hundred Million Dollars (\$100,000,000.00), and so long as Wal-Mart is owner or Lessee of Tract 1, Wal-Mart shall have the right to retain the financial risk for any claim.

9. Eminent Domain.

- a. Owner's Right To Award. Nothing herein shall be construed to give the owner of any Tract or Outparcel any interest in any award or payment made to another party in connection with any exercise of eminent domain or transfer in lieu thereof affecting said other party's Tract or Outparcel or giving the public or any government any rights in said Tract or Outparcel. In the event of any exercise of eminent domain or transfer in lieu thereof of any part of the Common Areas located on Tracts 1 and 2, the award attributable to the land and improvements of such portion of the Common Areas shall be payable only to the owner thereof,

and no claim thereon shall be made by the owners of any other portion of the Common Areas.

- b. Collateral Claims. All other owners of Tracts or Outparcels may file collateral claims with the condemning authority for their losses which are separate and apart from the value of the land area and improvements taken from another owner.
- c. Tenant's Claim. Nothing in this Paragraph 9 shall prevent a tenant from making a claim against an owner pursuant to the provisions of any lease between tenant and owner for all or a portion of any such award or payment.
- d. Restoration Of Common Areas. The owner of any portion of the Common Areas so condemned shall promptly repair and restore the remaining portion of the Common Areas within its respective Tract as nearly as practicable to the condition of the same immediately prior to such condemnation or transfer, to the extent that the proceeds of such award are sufficient to pay the cost of such restoration and repair and without contribution from any other owner.

10. Rights And Obligations Of Lenders. If by virtue of any right or obligation set forth herein a lien shall be placed upon any Tract or Outparcel, such lien shall expressly be subordinate and inferior to the lien of any first lienholder now or hereafter placed on such Tract or Outparcel. Except as set forth in the preceding sentence, however, any holder of a first lien on any Tract or Outparcel, and any assignee or successor in interest of such first lienholder, shall be subject to the terms and conditions of this Agreement.

11. Expansion Of Shopping Center. The parties agree that in the event the Shopping Center is expanded by ownership, control of the parties or agreement with a third party, all of the provisions of this Agreement shall apply to the expanded area and the parking to the building ratio in the expanded area shall not be less than that provided in Paragraph 6a(2). In addition, the owner of Tract 2 will permit Wal-Mart to enter any building on Tract 2 which is within sixty (60) feet of the nearest exterior wall of the building on Tract 1, and will secure for Wal-Mart such permission from other tenants of such building, if any, for such work, as may be necessary in connection with alterations, improvements, or additions to the building on Tract 1.

12. Release from Liability. Any person acquiring fee or leasehold title on any Tract or Outparcel subject hereto, or any expansion of the Shopping Center pursuant to Paragraph 11 or any portion thereof, shall be bound by this Agreement only as to the Tract or Outparcel, or portion thereof, acquired by such person. In addition, such person shall be bound by this Agreement only during the period such person is the fee or leasehold owner of such Tract or Outparcel, or portion thereof, except as to obligations, liabilities or responsibilities that accrue during said period. Although persons may be

released under this paragraph, the easements, covenants and restrictions in this Agreement shall continue to be benefits to and servitudes upon said Tracts running with the land.

13. **Breach.**

- a. **Parties With Remedies.** In the event of breach or threatened breach of this Agreement, only all record owners of Tract 1 as a group, or all record owners of Tract 2 as a group, or Wal-Mart so long as it or any affiliate has an interest as owner or lessee of Tract 1 or Developer so long as it or any affiliate has an interest as owner or lessee of Tract 2, shall be entitled to institute proceedings for full and adequate relief from the consequences of said breach or threatened breach. The unsuccessful party in any action shall pay to the prevailing party a reasonable sum for attorney's fees, which shall be deemed to have accrued on the date such action was filed. Notwithstanding the foregoing, all of the record owners of an Outparcel shall be entitled to take any action permitted by this ECR with respect to the breach of Paragraphs 5(a), 5(c), 5(d), 8(b), 8(c), 8(a), 8(b)(4) and 9.
- b. **Remedies.** If any owner shall fail to perform any covenant or condition contained in this ECR, the aggrieved party shall give the defaulting party at least thirty (30) days' written notice of such alleged default. If such default shall not have been cured within said period of thirty (30) days after the service of notice of default (or if such default be not reasonably susceptible of being cured within said period of thirty (30) days, and said defaulting party shall have not in good faith commenced curing such default within said thirty (30) day period and shall not thereafter prosecute curing such default with diligence and continuity to completion) the aggrieved party may institute legal proceedings for full and adequate relief from the consequences of said default or threatened default.
- c. **Right of Entry.** The defaulting party hereby grants to the aggrieved party a non-exclusive right of entry and non-exclusive easements across and under any and all parts of the defaulting party's Tract or Outparcel (excluding the right to enter any buildings demised to or owned by others) for all purposes reasonably necessary to enable the aggrieved party (acting directly or through agents, contractors, or subcontractors), to perform any of the terms, provisions, covenants or conditions of this ECR which the defaulting party shall have failed to perform, after notice and time to cure, as aforesaid, but no notice and time to cure need be given in the event of any emergency.

14. **Rights of Successors.** The easements, restrictions, benefits and obligations hereunder shall create mutual benefits and servitudes running with the land. This Agreement shall bind and inure to

the benefit of the parties hereto, their respective heirs, representatives, lessees, successors and assigns. The singular number includes the plural and the masculine gender includes the feminine and neuter. Notwithstanding the foregoing, the owners of the Outparcel(s) shall have the right to enforce, and shall have the benefit of, only Paragraphs 5(a), 5(c), 5(d), 6(b), 8(a), 8(b)(4) and 9.

15. Document Execution, Modification and Cancellation. It is understood and agreed that until this document is fully executed by both Developer and Wal-Mart there is not and shall not be an agreement of any kind between the parties hereto upon which any commitment, undertaking or obligation can be founded. This Agreement (including exhibits) may be modified or canceled only by the mutual agreement of (a) Wal-Mart as long as it or its affiliate has any interest as either owner or Lessee of Tract 1, or its successors in interest; (b) Developer, as long as it or its affiliate has any interest as either owner or Lessor of Tract 2, or its successors in interest in Tracts 1 or 2 (only); (c) with respect to Paragraphs 5(a), 5(c), 5(d), 6(b), 8(a), 8(b)(4), 9 and 13, the owners of each Outparcel (to the extent such modification or cancellation affects such Outparcel); and (d) with respect to Paragraph 4(e), the owner or lessee of an Outparcel with respect to which a provision is modified or terminated.

16. Non-Merger. So long as Wal-Mart or its affiliate is owner or lessee of Tract 1, this Agreement shall not be subject to the doctrine of merger.

17. Duration. Unless otherwise canceled or terminated, all of the easements granted in this Agreement shall continue in perpetuity and all other rights and obligations hereof shall automatically terminate and be of no further force and effect after ninety-nine (99) years from the date hereof.

18. Headings. The headings herein are inserted only as a matter of convenience and for reference and in no way define, limit or describe the scope or intent of this document nor in any way affect the terms and provisions hereof.

19. Transfer of Interests; Notices.

- a. In the event that any person or entity (the "Acquiring Party") shall acquire a fee or mortgage interest in any tract subject to this ECR, or any portion thereof, the Acquiring Party shall execute and file in the land records of Anderson County, South Carolina, a statement setting forth the name of the Acquiring Party, the address of the Acquiring Party to which all notices for the purposes of this ECR may be sent, the nature of the interest held by the Acquiring Party, and the date that such interest was acquired (the "Notice Statement"). Contemporaneously with such filing, the Acquiring Party shall also send by certified mail, return receipt requested, a copy of such Notice Statement to all other persons or entities then holding fee or mortgage interests in any tract subject to this ECR, or any portion thereof, as reflected by the Notice Statements then of record in the land records of Anderson County, South Carolina (the "Existing Interest Holders"). Until such time as an Acquiring Party files and mails such Notice

Statement in accordance with the terms of this Subparagraph (a), it shall not be entitled to receive any notice required or permitted to be given under this Declaration, and the Existing Interest Holders shall have no obligation to give any such notice to the Acquiring Party. Any change of address shall require the filing and mailing of a new Notice Statement. It is understood and agreed that the provisions of this Paragraph 19 regarding the recordation of the Notice Statement are satisfied with respect to Developer and Wal-Mart.

- b. Any notice hereunder shall be in writing and shall be served by overnight delivery or certified mail, return receipt requested, postage prepaid, addressed to the respective addresses of the parties as follows:

If intended for Developer:

Bright-Meyers Anderson Associates, L.P.
537 Market Street, Suite 400
Chattanooga, TN 37402
Attention: Patrice I. Davis

If Intended for Wal-Mart:

Wal-Mart Stores, Inc.
2001 SE 10th Street
Bentonville, Arkansas 72712-6469
Attention: Property Management Department

Each party to this ECR may designate by notice in writing a new or other address to which such notice shall thereafter be so given or served. A copy of any such notice shall also be contemporaneously delivered in the manner herein specified to any fee mortgagee or tenant who shall have duly registered with any party its name and address. Notice shall be deemed given when received.

20. Consent. The owner of Tract 1 agrees that for so long as the Lease is in effect, whenever the consent of the owner of Tract 1 is required under the ECR, the owner of Tract 1 will give such consent only after obtaining Wal-Mart's consent.

21. Obligation of the Owner of Tract 1. Wal-Mart hereby agrees that so long as the Lease is in effect, it will satisfy the obligations of the owner of Tract 1 hereunder, and will hold harmless and indemnify the owner of Tract 1 from any and all loss, damage, expense, fees, claims, costs, and liabilities, including, but not limited to, attorneys' fees and costs of litigation, arising out of this ECR, except for those arising out of the acts or omissions of the owner of Tract 1 or its employees, agents, contractors or invitees.

22. Entire Agreement. This Agreement constitutes the entire agreement between the parties hereto. The parties do not rely upon any statement, promise or representation not herein

expressed, and this Agreement once executed and delivered shall not be modified or altered in any respect except by a writing executed and delivered in the same manner as required by this document.

IN WITNESS WHEREOF, the parties have executed this Agreement the day and year first written above.

Deborah Kynce
WITNESS
Print Name: Deborah Kynce
Kathi Coates
WITNESS
Print Name: Kathi Coates

WAL-MART REAL ESTATE BUSINESS TRUST
A Delaware business trust

By: [Signature]
Its Assistant Vice President
Attest: [Signature]
By: [Signature] (SEAL)
"Wal-Mart"

Theresa S. Faith
WITNESS
Print Name: Theresa S. Faith
Carly G. Anderson
WITNESS
Print Name: Carly G. Anderson

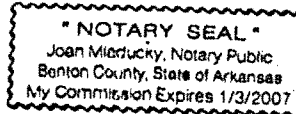
BRIGHT-MEYERS ANDERSON ASSOCIATES
A South Carolina Limited Partnership
By: [Signature]
BRIGHT-MEYERS DEVELOPMENT
CORPORATION, General Partner

By: [Signature]
Fletcher Bright, President
Attest: [Signature]
Patrice I. Davis, Assistant Secretary (SEAL)
"Developer"

STATE OF ARKANSAS
COUNTY OF BENTON

The undersigned, a Notary Public for the County of Benton, State of Arkansas, do hereby certify that Wal-Mart Real Estate Business Trust, a Delaware business trust, by Ray S. Young as Asst. Vice President and Patricia I. Davis as Asst. Secretary personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this 10th day of July, 1998.



Joan Mierucki
Notary Public

My Commission Expires: January 3, 2007

[Affix notarial seal]

STATE OF TENNESSEE
COUNTY OF HAMILTON

The undersigned, a Notary Public for the County of Hamilton, State of Tennessee, do hereby certify that BRIGHT-MEYERS ANDERSON ASSOCIATES, L.P., a South Carolina limited partnership, by Bright Meyers Development Corporation, a Tennessee corporation, its sole General Partner, by Fletcher Bright, its President, and Patricia I. Davis, its Assistant Secretary, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this 6th day of July, 1998.

Michael A. Stewart
Notary Public

My Commission Expires: 9.8.2001

[Affix notarial seal]

Exhibit B
Wal Mart Tract

Being all that tract or parcel of land lying and being in Anderson County, South Carolina being more particularly described as follows:

Commencing at a point located at the intersection of the western right-of-way of S.C. Highway #28 By-pass and Monitor Drive (C9-304); thence South 07 degrees 04 minutes 05 seconds East for 154.34 feet to an iron pin located on the western right-of-way of S.C. Highway #28 By-pass and also being the joint property corner with I.V. Lume, TMS 124-04-03-001; thence leaving said right-of-way and with the line of I.V. Lume two calls as follows: South 18 degrees 52 minutes 00 seconds West for 25.47 feet to an iron pin; thence South 57 degrees 52 minutes 00 seconds West for 292.41 feet to an iron pin, being the **TRUE POINT OF BEGINNING**; thence South 32 degrees 08 minutes 06 seconds East for 579.41 feet to a point; thence North 57 degrees 51 minutes 54 seconds East for 309.29 feet to an iron pin on the western right-of-way of S.C. Highway #28 By-pass; thence with said right-of-way South 38 degrees 34 minutes 00 seconds East for 70.44 feet to a point; thence leaving said right-of-way South 57 degrees 51 minutes 54 seconds West for 319.96 feet to a point; thence South 32 degrees 08 minutes 06 seconds East for 22.35 feet to a point; thence South 57 degrees 51 minutes 54 seconds West for 300.50 feet to a point; thence South 32 degrees 08 minutes 06 seconds East for 87.00 feet to a point; thence South 57 degrees 51 minutes 54 seconds West for 238.97 feet to a point; thence South 32 degrees 08 minutes 06 seconds East for 38.00 feet to a point; thence South 57 degrees 51 minutes 54 seconds West for 150.85 feet to a point; thence South 32 degrees 08 minutes 06 seconds East for 31.00 feet to a point; thence South 57 degrees 51 minutes 54 seconds West for 160.50 feet to a point; thence South 32 degrees 08 minutes 06 seconds East for 250.98 feet to a point; thence South 62 degrees 47 minutes 51 seconds West for 247.58 feet to an iron pin; thence North 27 degrees 12 minutes 09 seconds West for 1038.15 feet to an iron pin; thence North 57 degrees 14 minutes 54 seconds East for 481.31 feet to an iron pin; thence North 54 degrees 59 minutes 22 seconds East for 358.16 feet to an iron pin; thence North 57 degrees 52 minutes 00 seconds East for 172.00 feet to an iron pin, being the True Point of Beginning. Said tract contains 19.791 acres, or 862,083 square feet, more or less.

As shown on that certain subdivision plat recorded in Book 904, Pages 1 and 2 in the office of the Register of Deeds of Anderson County, South Carolina.

Exhibit C
Shops Tract

Being all that tract or parcel of land lying and being in Anderson County, South Carolina being more particularly described as follows:

Commencing at a point located at the intersection of the western right-of-way of S.C. Hwy #28 By-pass and Monitor Drive (C9-304); thence South 07 degrees 04 minutes 05 seconds East for 154.34 feet to an iron pin located on the western right-of-way of S.C. Highway #28 By-pass and also being the joint front property corner with I.V. Lume, TMS' 124-04-03-001; thence along the western right-of-way of S.C. Hwy #28 By-pass the following courses and distances: South 25 degrees 37 minutes 00 seconds East for 210.08 feet to an iron pin; thence South 42 degrees 20 minutes 00 seconds East for 255.37 feet to an iron pin; thence South 17 degrees 00 minutes 00 seconds East for 106.88 feet to an iron pin; thence South 38 degrees 34 minutes 00 seconds East for 102.84 feet to a point, being the **TRUE POINT OF BEGINNING**; thence with said right-of-way of S.C. Hwy #28 By-pass South 38 degrees 34 minutes 00 seconds East for 188.21 feet to an iron pin; thence leaving said right-of-way South 39 degrees 06 minutes 00 seconds West for 682.90 feet to an iron pin; thence South 27 degrees 12 minutes 09 seconds East for 69.42 feet to an iron pin; thence South 62 degrees 47 minutes 51 seconds West for 541.29 feet to a point; thence North 32 degrees 08 minutes 06 seconds West for 250.98 feet to a point; thence North 57 degrees 51 minutes 54 seconds East for 160.50 feet to a point; thence North 32 degrees 08 minutes 06 seconds West for 31.00 feet to a point; thence North 57 degrees 51 minutes 54 seconds East for 150.85 feet to a point; thence North 32 degrees 08 minutes 06 seconds West for 38.00 feet to a point; thence North 57 degrees 51 minutes 54 seconds East for 238.97 feet to a point; thence North 32 degrees 08 minutes 06 seconds West for 87.00 feet to a point; thence North 57 degrees 51 minutes 54 seconds East for 300.50 feet to a point; thence North 32 degrees 08 minutes 06 seconds West for 22.35 feet to a point; thence North 57 degrees 51 minutes 54 seconds East for 319.96 feet to a point lying on the western right-of-way of S.C. Highway #28 By-pass and being the True Point of Beginning. Said tract contains 8.104 acres or 352,994 square feet, more or less.

As shown on that certain subdivision plat recorded in Book 904, Pages 1 and 2 in the office of the Register of Deeds of Anderson County, South Carolina.

Page 2

Outparcel #1

Being all that tract or parcel of land lying and being in Anderson County, South Carolina being more particularly described as follows:

Commencing at a point located at the intersection of the western right-of-way of S.C. Hwy #28 By-pass and Monitor Drive (C9-304); thence South 07 degrees 04 minutes 05 seconds East for 154.34 feet to an iron pin located on the western right-of-way of S.C. Hwy #28 By-pass and also being the joint front property corner with I.V. Lume, TMS 124-04-03-001 and being the TRUE POINT OF BEGINNING; thence continuing with said right-of-way South 25 degrees 37 minutes 00 seconds East for 210.08 feet to an iron pin; thence leaving said right-of-way South 57 degrees 43 minutes 12 seconds West for 288.35 feet to a point; thence North 32 degrees 08 minutes 06 seconds West for 193.44 feet to an iron pin; thence North 57 degrees 52 minutes 00 seconds East for 292.41 feet to an iron pin; thence North 18 degrees 52 minutes 00 seconds East for 25.47 feet to an iron pin lying on the western right-of-way of S.C. Hwy #28 By-pass and being the True Point of Beginning. Said tract contains 1.330 acres or 57,936 square feet, more or less.

As shown on that certain subdivision plat recorded in Book 904, Pages 1 and 2 in the office of the Register of Deeds of Anderson County, South Carolina.

Outparcel #2

Being all that tract or parcel of land lying and being in Anderson County, South Carolina being more particularly described as follows:

Commencing at a point located at the intersection of the western right-of-way of S.C. Hwy #28 By-pass and Monitor (C9-304); thence South 07 degrees 04 minutes 05 seconds East for 154.34 feet to an iron pin located on the western right-of-way of S.C. Hwy #28 By-pass and also being the joint property corner with I.V. Lume, TMS 124-04-03-001; thence along the western right-of-way of S.C. Hwy #28 By-pass South 25 degrees 37 minutes 00 seconds East for 210.08 feet to an iron pin, being the TRUE POINT OF BEGINNING; thence continuing with said right-of-way South 42 degrees 20 minutes 00 seconds East for 196.81 feet to a point; thence leaving said right-of-way South 57 degrees 51 minutes 54 seconds West for 323.20 feet to a point; thence North 32 degrees 08 minutes 06 seconds West for 192.97 feet to a point; thence North 57 degrees 43 minutes 12 seconds East for 288.35 feet to an iron pin lying on the western right-of-way of S.C. Highway #28 By-pass and being the True Point of Beginning. Said tract contains 1.357 acres or 59,125 square feet, more or less.

56

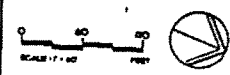
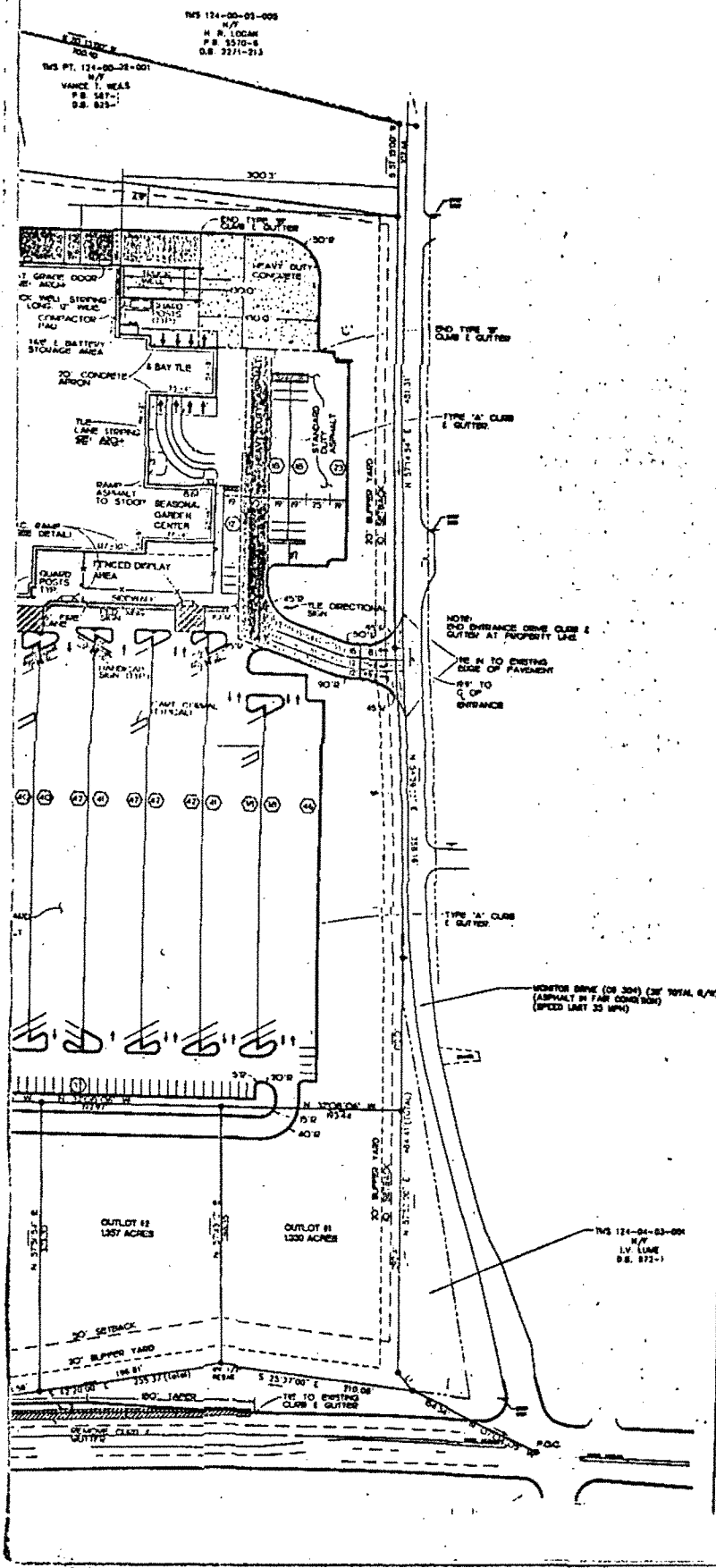
Page 3

Outparcel #3

Being all that tract or parcel of land lying and being in Anderson County, South Carolina being more particularly described as follows:

Commencing at a point located at the intersection of the western right-of-way of S.C. Hwy #28 By-pass and Monitor Drive (C9-304); thence South 07 degrees 04 minutes 05 seconds East for 154.34 feet to an iron pin located on the western right-of-way of S.C. Hwy #28 By-pass and also being the joint front property corner with I.V. Lume, TMS 124-04-03-001; thence along the western right-of-way of S.C. Hwy #28 By-pass South 25 degrees 37 minutes 00 seconds East for 210.08 feet to an iron pin; thence South 42 degrees 20 minutes 00 seconds East for 196.81 feet to a point, being the **TRUE POINT OF BEGINNING**; thence continuing with said right-of-way South 42 degrees 20 minutes 00 seconds East for 58.56 feet to an iron pin; thence South 17 degrees 00 minutes 00 seconds East for 106.88 feet to an iron pin; thence South 38 degrees 34 minutes 00 seconds East for 32.40 feet to an iron pin; thence leaving said right-of-way South 57 degrees 51 minutes 54 seconds West for 309.29 feet to a point; thence North 32 degrees 08 minutes 06 seconds West for 193.00 feet to a point; thence North 57 degrees 51 minutes 54 seconds East for 323.20 feet to a point lying on the western right-of-way of S.C. Hwy #28 By-pass and being the True Point of Beginning. Said tract contains 1.419 acres or 61,800 square feet, more or less.

As shown on that certain subdivision plat recorded in Book 904, Pages 1 and 2 in the office of the Register of Deeds of Anderson County, South Carolina.



- NOTES:**
1. All dimensions, unless otherwise noted, are to face of building or centerline of existing lot.
 2. Unless noted otherwise, dimensions shall be rounded off to nearest 1/4" or 1/2" as appropriate.
 3. All foundation sections are to be reinforced with 4" x 12" rebar at 12" o.c. in all directions. The reinforcement shall be placed in the concrete at the time of pouring. The reinforcement shall be placed in the concrete at the time of pouring. The reinforcement shall be placed in the concrete at the time of pouring.
 4. Unless noted, all curb and gutter shall be 12" high 'A' curb on street side and 6" high 'A' curb on back side.
 5. Curb corners are to be finished by hand. The reinforcement shall be placed in the concrete at the time of pouring. The reinforcement shall be placed in the concrete at the time of pouring. The reinforcement shall be placed in the concrete at the time of pouring.
 6. The concrete shall be placed in the foundation sections by hand. The reinforcement shall be placed in the concrete at the time of pouring. The reinforcement shall be placed in the concrete at the time of pouring. The reinforcement shall be placed in the concrete at the time of pouring.
 7. Sign shall be placed in the center of the South Carolina Department of Transportation and placed in Urban Traffic Control Device.
 8. Place and set curb and gutter on the side of each existing lot, driveway or easement. The curb and gutter shall be placed on the side of each existing lot, driveway or easement. The curb and gutter shall be placed on the side of each existing lot, driveway or easement.
 9. All existing streets, unless noted otherwise, are to be 12' wide. Curb and gutter shall be placed on the side of each existing lot, driveway or easement. The curb and gutter shall be placed on the side of each existing lot, driveway or easement.
 10. All existing streets, unless noted otherwise, are to be 12' wide. Curb and gutter shall be placed on the side of each existing lot, driveway or easement. The curb and gutter shall be placed on the side of each existing lot, driveway or easement.
 11. All existing streets, unless noted otherwise, are to be 12' wide. Curb and gutter shall be placed on the side of each existing lot, driveway or easement. The curb and gutter shall be placed on the side of each existing lot, driveway or easement.
 12. All existing streets, unless noted otherwise, are to be 12' wide. Curb and gutter shall be placed on the side of each existing lot, driveway or easement. The curb and gutter shall be placed on the side of each existing lot, driveway or easement.

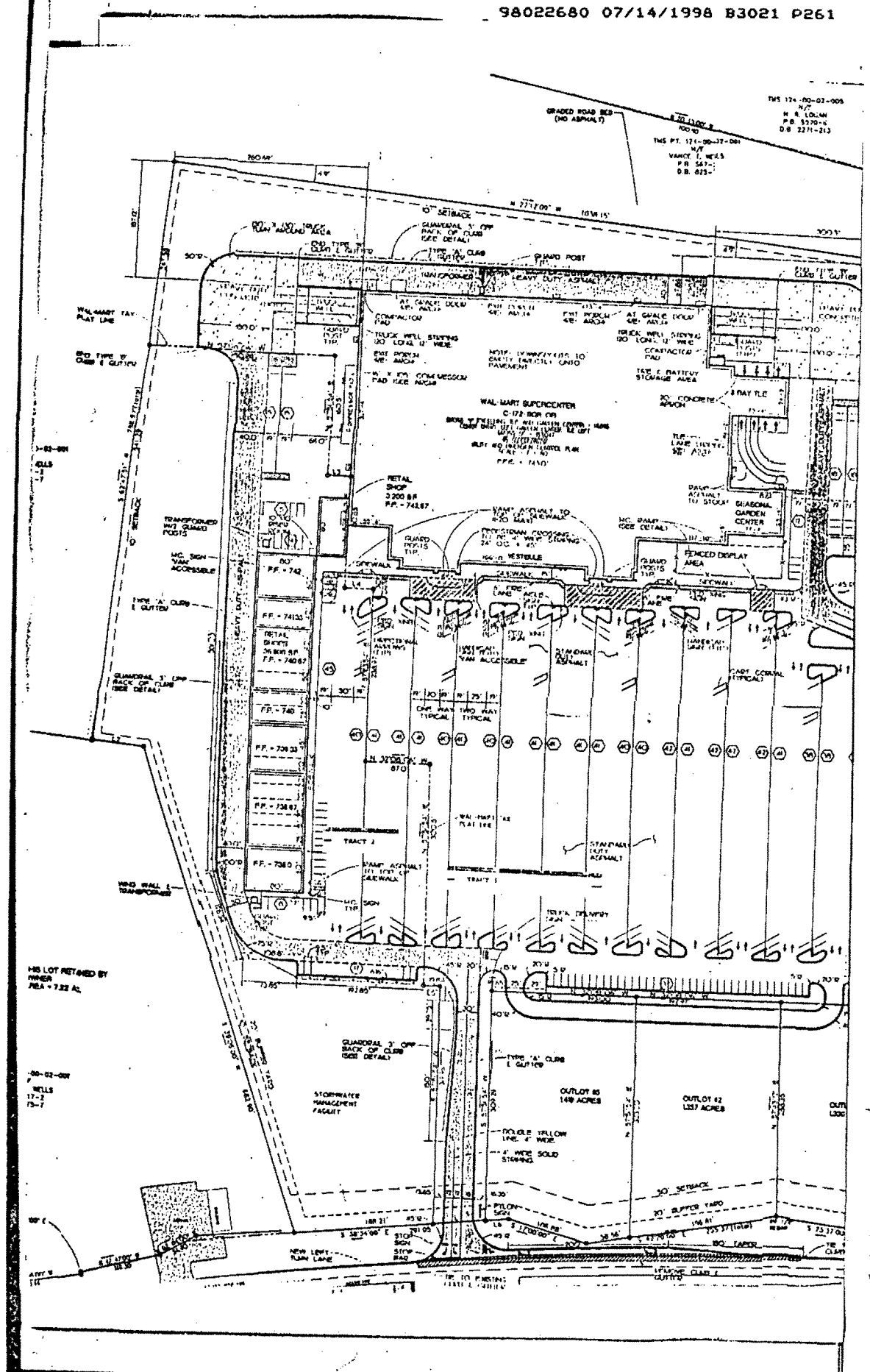
Bright Meyers Development Co.
 300 W. Walnut St., Bldg. 2, Suite 30
 Atlanta, Georgia 30342
 404-252-1499
 fax 404-252-4266

WAL-MART
WAL-MART STORES, INC.
 2001 Northwest 10th Street
 Bentonville, Arkansas 72716
 501-271-1000

Freeland E. Kaufman, Inc.
 209 West Clara Avenue
 Greenville, South Carolina 29609
 804-233-5431
 fax 804-233-0905

Owner: BRIGHT MEYERS DEVELOPMENT CO.
 300 W. WALNUT ST., BLDG. 2, SUITE 30
 ATLANTA, GA 30342
ATTN: PAUL MEYERS

SITE PLAN
WAL-MART STORE # 644
 1200 E.W. NORTH CAROLINA



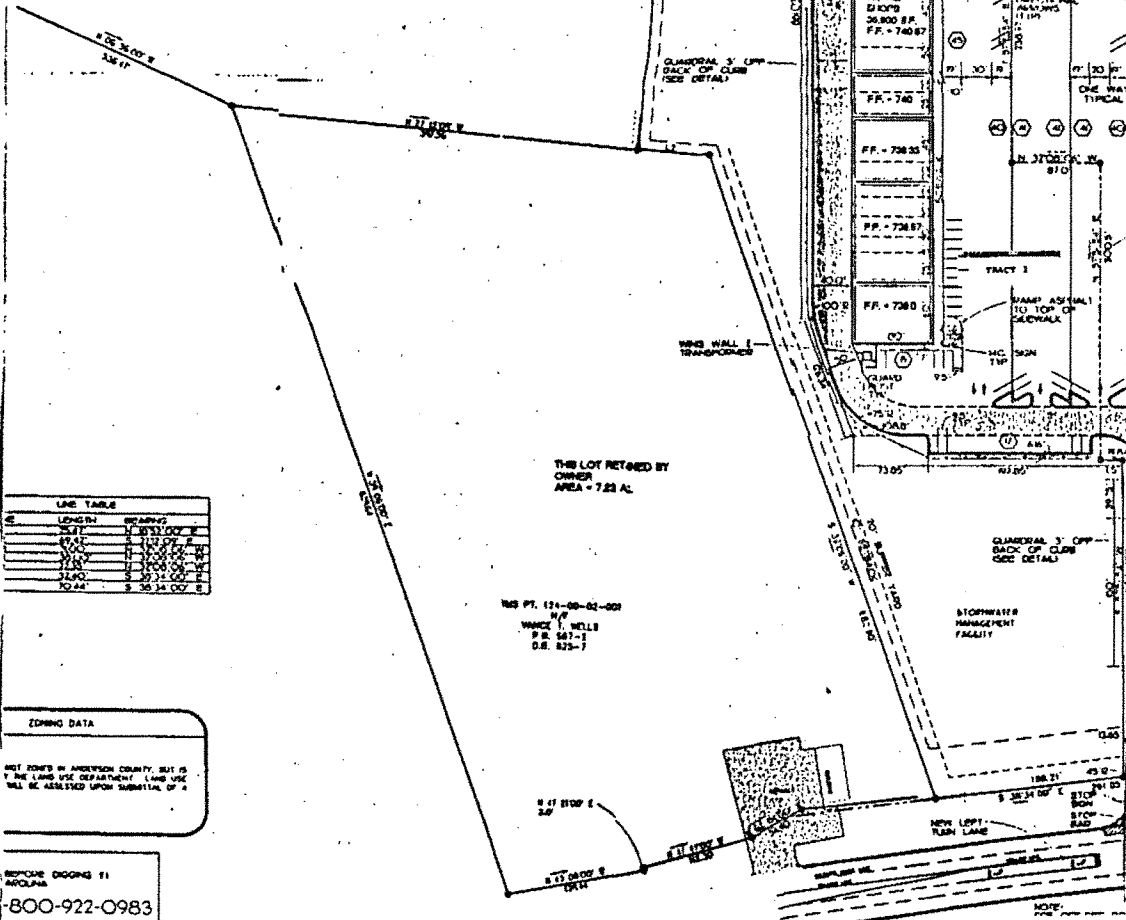
98022680 07/14/1998 B3021 P262

- CONCRETE PAVEMENT
 HEAVY DUTY ASPHALT
 HANDICAP PARKING SPACE
 CONCRETE CURB & GUTTER
 SIGN
 # OF SPACES PER ROW
 GUARD POST

PARKING DATA			
WAL-MART STORE	651047 S.F.	954 SPACES	515000 S.F.
RETAIL SHOPS	40000 S.F.	780 SPACES	415000 S.F.
TOTAL	733047 S.F.	1734 SPACES	930000 S.F.

PROPERTY DATA	
WAL-MART - 1975 ACRES	
CARPIS - 8.75 ACRES	
TOTAL - 28.04 ACRES	
OUTLOT - 3.94 ACRES	
TOTAL - 32.0 ACRES	
1 OPEN SPACE - 32.41	

N/S PT. 124-05-02-001
 W/F
 VANCE T. WELLS
 P.R. 587-2
 O.R. 825-7

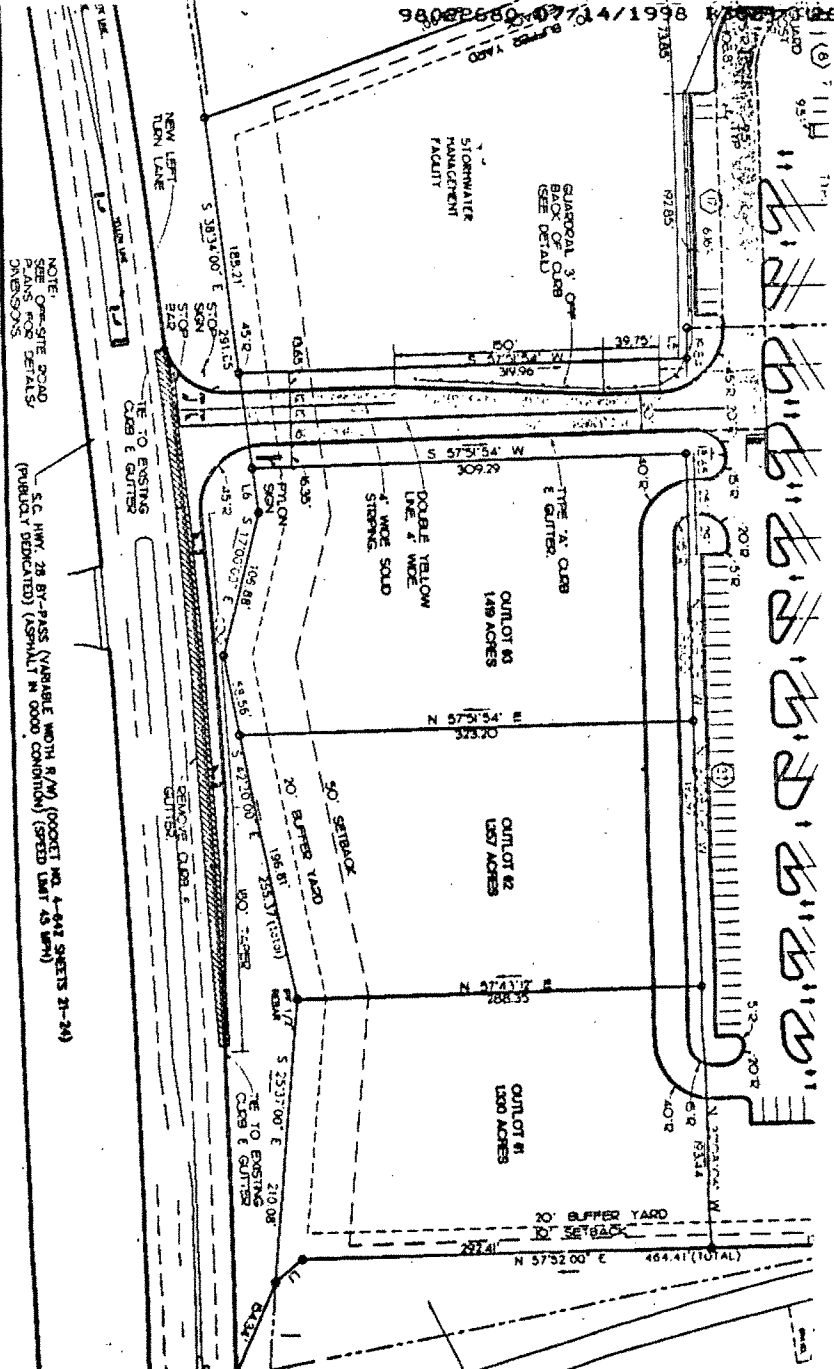


LINE TABLE		
LINE	LENGTH	BEARING
1	15.47	S 87° 10' 00" E
2	15.47	S 87° 10' 00" E
3	15.47	S 87° 10' 00" E
4	15.47	S 87° 10' 00" E
5	15.47	S 87° 10' 00" E
6	15.47	S 87° 10' 00" E
7	15.47	S 87° 10' 00" E
8	15.47	S 87° 10' 00" E
9	15.47	S 87° 10' 00" E
10	15.47	S 87° 10' 00" E

ZONING DATA
 NOT BOUND IN ANDERSON COUNTY, BUT IS
 THE LAND USE DEPARTMENT. LAND USE
 WILL BE ASSISTED UPON SUBMITAL OF A

BEFORE DRAWING 11
 800-922-0983

98022680 07/14/1998 03:49P



NOTE:
SEE OFF-SITE ROAD
PLANS FOR DETAILS
DANERSONS
S.C. HWY. 28 BY-PASS (VARIABLE WIDTH R/W) (PROJECT NOS. 4-642 SHEETS 21-24)
(PUBLICLY REPLICATED) (ASPHALT IN GOOD CONDITION) (SPEED LIMIT 45 MPH)

98022680
FILED, RECORDED, INDEXED
07/14/1998 03:49P
Bk:3021 Pg:240
RecFee:30.00 St Fee:0.00
Co Fee:0.00 Pages:24
REGISTER OF DEEDS, ANDERSON CO
Shirley McElhannon,
Register of Deeds