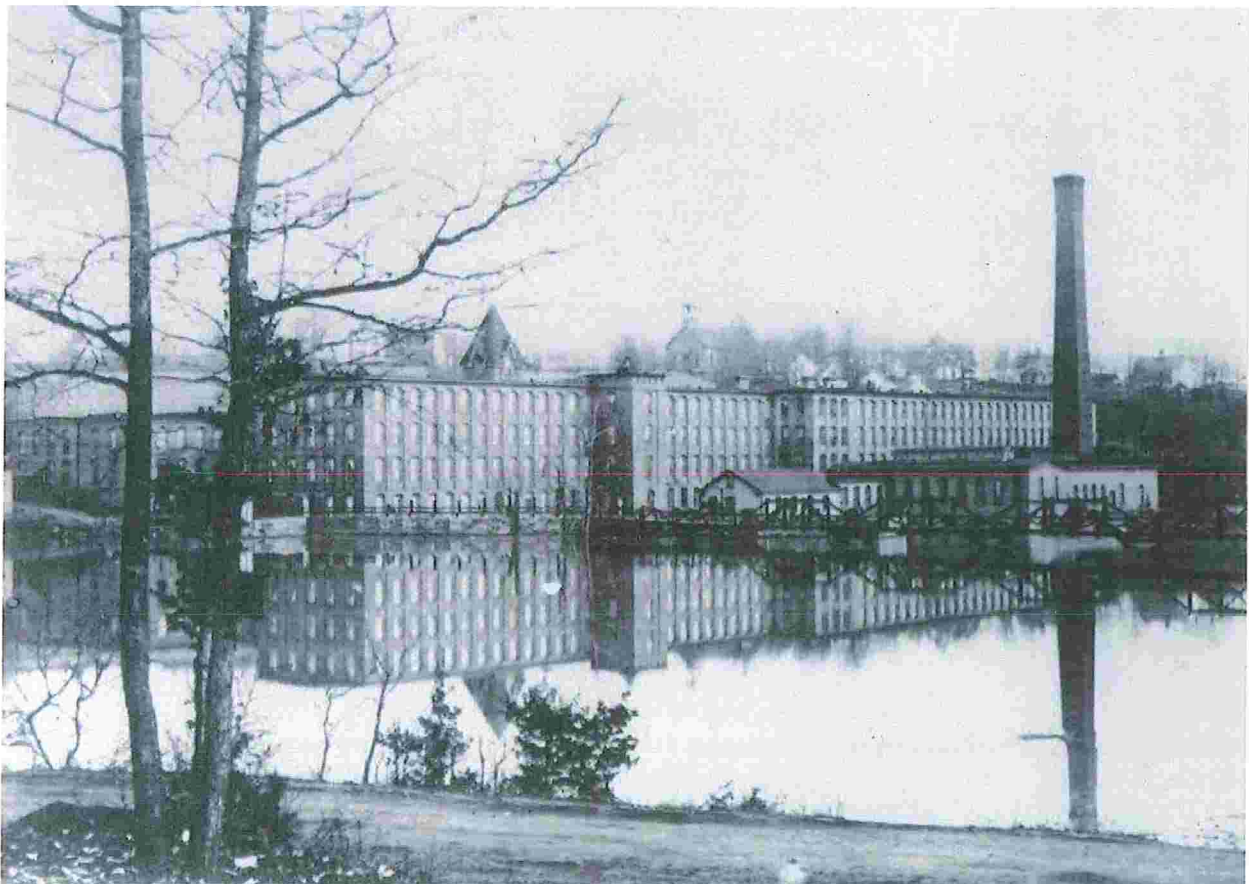


Request for Textile Mill Site Certification

By

Greenville County Council

**Piedmont Mill One
Ridge Row Street
Piedmont, South Carolina 29673**



Photograph of Piedmont Manufacturing Company Mill One from Greenville County Library System Digital Collection

Submitted by:

State Investors, LLC
120 Cherrywood Trail
Greer, South Carolina 29650

June 25, 2019

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Exhibit Attachments:

Exhibit A- Property Reports

Exhibit B- Current Photographs of Piedmont Mill One Property

Exhibit C- Letter from Appalachian Council of Governments

Exhibit D- Historic Map and Photographs of Piedmont Mill One Property

Summary of Request for Certification

State Investors, LLC, a South Carolina limited liability company (the “Company”) has entered into certain contracts to acquire five tracts or parcels of real estate located in Piedmont, Greenville County, South Carolina. These parcels bear Greenville County Tax Map Numbers 0616110100101, 0616110100102, 0616110100103, 0616030114000, 0616030115100, 0616110100104 and 0616030115200 and comprise the location of the Piedmont Mill One textile mill formerly owned and operated by J. P. Stevens and Company, Inc. (the “Piedmont Mill One Property”). Three of these parcels are currently owned by Elizabeth Ann Pack, two of these parcels are owned by R.A. Simpson, Lois L. Spurlock and Margaret McAbee Simpson, one of these parcels is owned by Piedmont Public Service District and one parcel is owned by West Point Stevens, Inc. (a successor company to J.P. Stevens and Company, Inc.), as more particularly described herein and the Company is submitting this Request for Certification of Textile Mill Site in anticipation of its acquisition of the Piedmont Mill One Property from the current owners in July of 2019.

Current Ownership of Mill Property

The Piedmont One Mill Property that is the subject of this Request for Certification consists of the following tax map parcels with the owners described below:

Tract One- Tax Map #0616110100101 containing 8.2 acres and owned by Elizabeth Ann Pack.

Tract Two- Tax Map #0616110100102 containing 0.30 acres and owned by Elizabeth Ann Pack.

Tract Three- Tax Map #0616110100103 containing 0.10 acres and owned by Elizabeth Ann Pack.

Tract Four- Tax Map #0616030114000 containing 1.057 acres and owned by R.A. Simpson, Lois L. Spurlock and Margaret McAbee Simpson.

Tract Five- Tax Map #0616030115000 containing 1.3 acres and owned by R.A. Simpson, Lois L. Spurlock and Margaret McAbee Simpson.

Tract Six- Tax Map #0616011100104 containing 0.40 acres and owned by Piedmont Public Service District.

Tract Seven- Tax Map #0616030115200 containing .010 acres and owned by West Point Stevens, Inc. (successor company to J.P. Stevens and Company, Inc.

The aggregate acreage of the five tracts is 11.457 acres. Property reports for each of these tracts are attached as Exhibit A.

History of Piedmont Mill One Property

- 1874- Henry Pinckney Hammett is the owner of 567.5 acres of land located at Garrison Shoals on the Saluda River in Greenville and Anderson Counties and on August 27, 1874, the land is conveyed to Piedmont Manufacturing Company, a South Carolina company organized by Mr. Hammett. (Deed from H.P. Hammett to Piedmont Manufacturing Company recorded in Deed Book FF at Page 601 in the Office of the Register of Deeds for Greenville County, South Carolina (the "ROD")).
- 1876- Piedmont Mill One opens in a four story brick factory building with 5,000 spindles and 112 looms. The mill was enlarged in 1880 and 1900. Piedmont Mill Two was built in Anderson County in 1888. By 1892, the two mills operated 47,000 spindles and 1,300 looms.
- 1946- On August 31, 1946, Piedmont Manufacturing Company conveys the property and improvements encompassing both Piedmont Mill One and Piedmont Mill Two to J. P. Stevens and Company (Deed from Piedmont Manufacturing Company to J. P. Stevens and Company recorded in Deed Book 298, at Page 406 in the ROD). J. P. Stevens and Company continues to operate both mills for textile manufacturing purposes and adds new buildings.
- 1977- J. P. Stevens and Company ceases manufacturing operations at the mills.
- 1982-1984 From 1982 through 1984, J. P. Stevens and Company conveys portions of the Piedmont Mill One Property to different owners. One set of property transfers leads to one current owner of a portion of the Piedmont Mill One Property, Elizabeth Ann Pack (relating to Greenville County Tax Map Parcels 0616110100101, 0616110100102 and 0616110100103) and another set of transfers leads to three other current owners of other portions of the Piedmont Mill One Property, R. A. Simpson, Margaret McAbee Simpson and Lois L. Spurlock (relating to Greenville County Tax Map Parcels 9616030114000 and 0616030115100). These transfers are described in more detail below.
- 1983- The Piedmont One Mill building is mostly destroyed by fire. The main mill building was demolished thereafter, but some structures, including the tower, remain on the property.

PACK PROPERTIES TRANSFER HISTORY

- 1982- In November, 1982, J. P. Stevens and Company conveys the land and improvements which includes the tract on which Piedmont Mill One is located and other related parcels to Aquenergy Systems, Inc. and to the Piedmont Community Improvement Association, Inc. (Deed from J. P. Stevens and Company to Aquenergy Systems, Inc. recorded in Deed Book 1177, at Page 15 in the ROD; and Deeds from J. P. Stevens and Company to Piedmont Community Improvement Association, Inc. recorded in Deed Book 1178, at Pages 207 and 210, respectively in the ROD).

- 1987- In August, 1987, Aquenergy Systems, Inc. conveys land and improvements which includes the tract on which Piedmont Mill One is located to Piedmont Community Improvement Association, Inc. and in connection with such conveyance, Piedmont Community Improvement Association, Inc. conveys that property and the properties it acquired from J. P. Stevens and Company in 1982 to Gerald Tripp (Deed from Aquenergy Systems, Inc. to Piedmont Community Improvement Association, Inc. recorded in Deed Book 1301, at Page 976 in the ROD; and Deed from Piedmont Community Improvement Association, Inc. to Gerald Tripp recorded in Deed Book 1301, at Page 981 in the ROD).
- 1997- In September, 1997, Gerald Tripp conveys all of the properties acquired from Piedmont Community Improvement Association, Inc. to Elizabeth Ann Pack, the current owner of a portion of the Piedmont Mill One Property. (Deed from Gerald Tripp to Elizabeth Ann Pack recorded in Deed Book 1727, at Page 233 in the ROD. There has been no activity on these properties since the acquisition by the current owner.

SIMPSON PROPERTIES TRANSFER HISTORY

- 1983-1984 In January, 1983 and in October, 1984, J. P. Stevens and Company conveys several tracts on which Piedmont Mill One is located to R. D. Simpson (Deeds from J. P. Stevens and Company to R. D. Simpson recorded in Deed Book 1182, at Page 225 and Deed Book 1225, at Page 519, respectively, in the ROD).
- 1995-2017 These properties remain in the name of R. D. Simpson and then a trust for R.D. Simpson. In October of 1995, the trust transfers the property to the children of R.D. Simpson, Anita S. Lee, R.A. Simpson and William J. Simpson, Sr. (Deed from W.J. Simpson, Sr. and J. Don Lee, as Trustees of the R.D. Simpson, Jr. Trust recorded in Deed Book 1628, at Page 585 in the ROD. In October, 2016, one of the current owners, Lois L. Spurlock inherited a 1/3 interest in these properties from the Estate of Anita Simpson Lee (Deed of Distribution from Estate of Anita Simpson Lee to Lois L. Spurlock recorded in Deed Book 2499, at Page 5705 in the ROD). In July, 2017, one of the current owners, Margaret McAbee Simpson, inherited a 1/3 interest from the Estate of William Jackson Simpson, Sr. (Deed of Distribution from Estate of William Jackson Simpson, Sr. to Margaret McAbee Simpson recorded in Deed Book 2517, at Page 1148 in the ROD). There has been no activity on these properties since the acquisition by the current owners.

PIEDMONT PUBLIC SERVICE DISTRICT TRANSFER HISTORY

- 1982-1997 J. P. Stevens and Company, Inc. owned this property until November, 1982 and at that time, the transfers of this property are included in the transfers described above for the Pack Properties Transfer history through 1997.
- 1999 In July, 1999, Elizabeth Ann Pack conveys this property to Piedmont Public Service District (Deed from Elizabeth Ann Pack to Piedmont Public Service District recorded in Deed Book 1853, at Page 317 in the ROD). There has been no activity on this property since the acquisition by the current owner.

WEST POINT STEVENS, INC. TRANSFER HISTORY

- 1946- Present In August of 1946, Piedmont Manufacturing Company conveys 567.5 acres of property, which includes all of the properties described in the Pack Properties Transfer History, the Simpson Properties Transfer History and Piedmont Public Service District Transfer History and this tract to J. P. Stevens and Company, Inc. (Deed from Piedmont Manufacturing Company to J. P. Stevens and Company, Inc. recorded in Deed Book 298, at Page 406 in the ROD). A recent title search indicates this tract was never transferred by J. P. Stevens and Company, Inc. to any person or entity. The tract was originally designated as a public street known as Mill Street. However, at some point, it was abandoned and J. P. Stevens and Company, Inc. began receiving property tax bills for the tract from Greenville County. Several years of property taxes remain unpaid at this time. Representatives of West Point Stevens, Inc., the successor company to J. P. Stevens and Company, Inc. have indicated to State Investors, LLC that it will transfer the tract to State Investors, LLC or its assigns by quitclaim deed in exchange for the transferee's payment of the unpaid property taxes and penalties.

Current Condition of Mill Property

As described above, the Piedmont One Mill building was mostly destroyed by fire in 1983 and most of the buildings and structures were demolished at that time. However, some structures, walls and the tower remain on the property. The current condition is depicted in the photographs attached as Exhibit C.

Plans for Acquisition of Mill Property

State Investors, LLC, a South Carolina limited liability company, has contracts to purchase the five tracts with the current owners scheduled for closing at the end of July 2019. State Investors is requesting this certification in anticipation of redeveloping the mill property for commercial purposes and establishing a residential subdivision with townhouses.

Location of Mill Property in Distressed Area

Section 12-65-20 of the S.C. Code of Laws was amended last year to modify the definition of textile mill site for properties located in a distressed area as designated by the applicable council of governments. State Investors received a letter dated January 17, 2019 from the Appalachian Council of Governments, a copy of which is attached hereto as Exhibit D, which designated these five tracts, plus some additional adjacent tracts, as being located in a distressed area.

Under Section 12-65-20(4) of the S.C. Code of Laws, a textile mill site located in a distressed area includes the textile mill together with all land and other improvements on it which were used directly for textile manufacturing operations or ancillary uses or were located on the same parcel or a contiguous parcel within one thousand feet of any textile mill structure or ancillary uses. Section 12-65-20(2) provides that ancillary uses means uses related to textile manufacturing, dyeing or finishing operations on a textile mill site consisting of sales, distribution, storage, water runoff, wastewater treatment and detention, pollution control, landfill,

personnel offices, security offices, employee parking, dining and recreation areas, and internal roadways and driveways directly associated with such uses.

Geographic Area of Textile Mill Site

Due to the significant size and number of buildings in use on the mill property, the entire 11.457 acres would qualify as a textile mill site. The entire site from its western property line to its eastern property line is approximately 975 feet and from south to north approximately 602 feet. Therefore, all areas would be within 1,000 feet of the textile mill structure. Photographs and Sanborn maps from years prior to 1983 are attached as Exhibit E demonstrate that the textile mill building and related buildings occupied a large amount of the acreage on this site.

References

Greenville County Library System Digital Collection

S C Picture Project- Piedmont Mill, Piedmont, South Carolina

Office of the Register of Deeds for Greenville County, South Carolina

Greenville County Assessor's Office

EnviroSouth Phase I Environmental Assessment dated November 15, 2018

Appalachian Council of Governments

EXHIBIT A

Copies of Property Reports

(See attached)

PACK-CHAIN 1

Greenville County, SC - Property Report	Convert to PDF	5/20/2019
PIN / Tax Map #		
0616110100101		



Owner Information	
Owner Name	PACK ELIZABETH ANN
Additional Owner Name	
Care Of	
Mailing Address	Po Box 104
City	Piedmont
State	SC
Zip Code	29673



Mobile
Maps and
Information



Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.

Parcel Information			
Acres	Description	Location	Subdivision
8.200	None	Ridge Row	

Reference Information				
Deed Book	Deed Page	Deed Date	Plat Book	Plat Page
1727	233	11/14/1997	14-F	80

Building Information			
Bedrooms	Bathrooms	Half Baths	Square Feet
0	0	0	0

Classification		
Land Use	Jurisdiction	Homestead Code
9170 - Agricultural Vacant	County Jurisdiction	No

Values			
Fair Market Value	Taxable Market Value	Sales Price	Total Rollback
\$64,000	\$57,480	\$0	\$0

Taxes / Fees				
Tax District	County Stormwater Fee	City Stormwater Fee	Taxes	Taxes Paid Date
090	\$22.80	\$0	\$1,222.14	1/15/2019



Property Tax History			
Tax Year	Owner Name	Taxable Market Value	Taxes
2017	Pack Elizabeth Ann	\$57,480	\$1,204.54
2016	Pack Elizabeth Ann	\$57,480	\$1,274.77
2015	Pack Elizabeth Ann	\$57,480	\$1,516.68
2014	Pack Elizabeth Ann	\$49,990	\$1,321.63
2013	Pack Elizabeth Ann	\$49,990	\$1,154.38
2012	Pack Elizabeth Ann	\$49,990	\$1,239.02
2011	Pack Elizabeth Ann	\$49,990	\$1,210.51
2010	Pack Elizabeth Ann	\$49,990	\$1,194.29
2009	Pack Elizabeth Ann	\$43,470	\$918.22
2008	Pack Elizabeth Ann	\$43,470	\$970.55
2007	Pack Elizabeth Ann	\$43,470	\$877.50
2006	Pack Elizabeth Ann	\$37,800	\$854.22
2005	Pack Elizabeth Ann	\$37,800	\$768.16
2004	Pack Elizabeth Ann	\$37,800	\$700.17
2003	Pack Elizabeth Ann	\$37,800	\$758.66
2002	Pack Elizabeth Ann	\$37,800	\$798.13
2001	Pack Elizabeth Ann	\$37,800	\$656.94
2000	Pack Elizabeth Ann	\$88,000	\$1,856.03
1999	Pack Elizabeth Ann	\$90,317	\$1,804.48
1998	Pack Elizabeth Ann	\$90,317	\$1,760.86

Ownership History				
Owner Name	Deed Book	Deed Page	Date of Last Sale	Last Sale Price
Pack Elizabeth Ann	1727	233	19971114	\$0
Tripp Gerald S	1301	981	19870807	\$90,000

Greenville County, SC - Property Report	Converted FDI	6/20/2019
PIN / Tax Map #		
0616110100102		



Owner Information	
Owner Name	PACK ELIZABETH G
Additional Owner Name	
Care Of	
Mailing Address	Po Box 104
City	Piedmont
State	SC
Zip Code	29673


 Mobile Maps and Information
 

Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.

Parcel Information			
Acres	Description	Location	Subdivision
0,300	1	Maln	

Reference Information				
Deed Book	Deed Page	Deed Date	Plat Book	Plat Page
1625	1325	10/23/1995	23-S	40

Building Information			
Bedrooms	Bathrooms	Half Baths	Square Feet
0	0	0	0

Classification		
Land Use	Jurisdiction	Homestead Code
1180 - Residential Vacant	County Jurisdiction	No

Values			
Fair Market Value	Taxable Market Value	Sales Price	Total Rollback
\$12,000	\$12,000	\$0	\$0

Taxes / Fees				
Tax District	County Stormwater Fee	City Stormwater Fee	Taxes	Taxes Paid Date
090	\$22.80	\$0	\$284.93	1/15/2019

Property Tax History			
Tax Year	Owner Name	Taxable Market Value	Taxes
2017	Pack Elizabeth G	\$12,000	\$281.25
2016	Pack Elizabeth G	\$12,000	\$284.08
2015	Pack Elizabeth G	\$12,000	\$480.95
2014	Pack Elizabeth G	\$12,000	\$478.92
2013	Pack Elizabeth G	\$12,000	\$324.78
2012	Pack Elizabeth G	\$12,000	\$436.69
2011	Pack Elizabeth G	\$78,613	\$1,831.45
2010	Pack Elizabeth G	\$78,613	\$1,913.93
2009	Pack Elizabeth G	\$68,373	\$1,473.50
2008	Pack Elizabeth G	\$68,373	\$1,636.83
2007	Pack Elizabeth G	\$68,373	\$1,450.62
2006	Pack Elizabeth G	\$59,455	\$1,394.85
2005	Pack Elizabeth G	\$59,455	\$1,271.52
2004	Pack Elizabeth G	\$59,455	\$1,164.90
2003	Pack Elizabeth G	\$59,455	\$1,176.84
2002	Pack Elizabeth G	\$59,455	\$1,313.53
2001	Pack Elizabeth G	\$59,455	\$1,030.26
2000	Pack Elizabeth G	\$52,500	\$1,113.34
1999	Pack Elizabeth G	\$52,500	\$1,055.02
1998	Pack Elizabeth G	\$52,500	\$1,029.67

Ownership History				
Owner Name	Deed Book	Deed Page	Date of Last Sale	Last Sale Price
Pack Elizabeth G	1625	1325	19951023	\$0
Pack Thomas C Jr	1498	570	19921214	\$70,000

PIN / Tax Map #

0616110100103



Owner Information

Owner Name	PACK ELIZABETH G
Additional Owner Name	
Care Of	
Mailing Address	Po Box 104
City	Piedmont
State	SC
Zip Code	29673



Mobile
Maps and
Information



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Parcel Information

Acres	Description	Location	Subdivision
0.100	2	Main	

Reference Information

Deed Book	Deed Page	Deed Date	Plat Book	Plat Page
1625	1325	10/23/1995	23-S	40

Building Information

Bedrooms	Bathrooms	Half Baths	Square Feet
0	0	0	0

Classification

Land Use	Jurisdiction	Homestead Code
1180 - Residential Vacant	County Jurisdiction	No

Values

Fair Market Value	Taxable Market Value	Sales Price	Total Rollback
\$12,000	\$12,000	\$0	\$0

Taxes / Fees

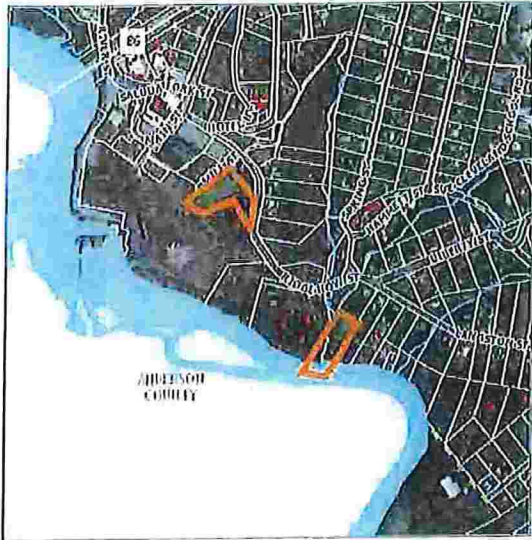
Tax District	County Stormwater Fee	City Stormwater Fee	Taxes	Taxes Paid Date
090	\$22.80	\$0	\$284.93	1/15/2019

Property Tax History				
Tax Year	Owner Name	Taxable Market Value		Taxes
2017	Pack Elizabeth G		\$12,000	\$281.25
2016	Pack Elizabeth G		\$12,000	\$284.08
2015	Pack Elizabeth G		\$12,000	\$480.95
2014	Pack Elizabeth G		\$12,000	\$478.92
2013	Pack Elizabeth G		\$12,000	\$324.78
2012	Pack Elizabeth G		\$12,000	\$436.69
2011	Pack Elizabeth G		\$26,202	\$782.95
2010	Pack Elizabeth G		\$26,202	\$774.47
2009	Pack Elizabeth G		\$22,790	\$612.21
2008	Pack Elizabeth G		\$22,790	\$622.11
2007	Pack Elizabeth G		\$22,790	\$556.63
2006	Pack Elizabeth G		\$19,818	\$558.12
2005	Pack Elizabeth G		\$19,818	\$493.34
2004	Pack Elizabeth G		\$19,818	\$457.70
2003	Pack Elizabeth G		\$19,818	\$408.55
2002	Pack Elizabeth G		\$19,818	\$520.95
2001	Pack Elizabeth G		\$19,818	\$344.39
2000	Pack Elizabeth G		\$17,500	\$381.11
1999	Pack Elizabeth G		\$17,500	\$361.67
1998	Pack Elizabeth G		\$17,500	\$353.23

Ownership History				
Owner Name	Deed Book	Deed Page	Date of Last Sale	Last Sale Price
Pack Elizabeth G	1625	1325	19951023	\$0
Pack Thomas C Jr	1498	570	19921214	\$0

SIMPSON - CHAIN 1

Greenville County, SC - Property Report	Go back to PDE	5/20/2019
PIN / Tax Map #		
0616030114000		



Owner Information	
Owner Name	SIMPSON MARGARET MCABEE
Additional Owner Name	SPURLOCK LOIS L & ETAL
Care Of	
Mailing Address	500 Shiloh Church Rd
City	Piedmont
State	SC
Zip Code	29673



Mobile
Maps and
Information



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Parcel Information			
Acres	Description	Location	Subdivision
1.000	None	Ridge Row	

Reference Information				
Deed Book	Deed Page	Deed Date	Plat Book	Plat Page
2517	1148	7/20/2017	11-A	92

Building Information			
Bedrooms	Bathrooms	Half Baths	Square Feet
0	0	0	0

Classification		
Land Use	Jurisdiction	Homestead Code
1180 - Residential Vacant	County Jurisdiction	No

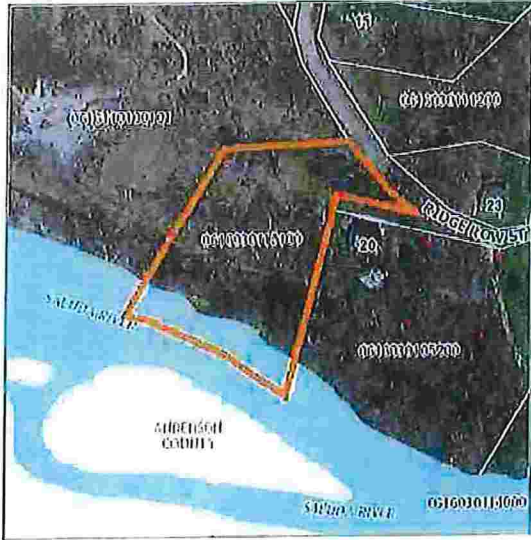
Values			
Fair Market Value	Taxable Market Value	Sales Price	Total Rollback
\$9,000	\$9,000	\$0	\$0

Taxes / Fees				
Tax District	County Stormwater Fee	City Stormwater Fee	Taxes	Taxes Paid Date
090	\$22.80	\$0	\$223.13	11/30/2018

Property Tax History				
Tax Year	Owner Name	Taxable Market Value		Taxes
2017	Spurlock Lois L Simpson R A &		\$9,000	\$220.38
2016	Lee Anita S & Simpson R A Etal		\$4,550	\$111.87
2015	Lee Anita S & Simpson R A Etal		\$4,550	\$111.87
2014	Lee Anita S & Simpson R A Etal		\$3,967	\$99.94
2013	Lee Anita S & Simpson R A Etal		\$3,967	\$136.74
2012	Lee Anita S & Simpson R A Etal		\$3,967	\$142
2011	Lee Anita S & Simpson R A Etal		\$3,967	\$169.63
2010	Lee Anita S & Simpson R A Etal		\$3,967	\$168.50
2009	Lee Anita S & Simpson R A Etal		\$3,450	\$159.12
2008	Lee Anita S & Simpson R A Etal		\$3,450	\$86.66
2007	Lee Anita S & Simpson R A Etal		\$3,450	\$85.32
2006	Lee Anita S & Simpson R A Etal		\$3,000	\$78.06
2005	Lee Anita S & Simpson R A Etal		\$3,000	\$76.53
2004	Lee Anita S & Simpson R A Etal		\$3,000	\$76.51
2003	Lee Anita S & Simpson R A Etal		\$3,000	\$75.85
2002	Lee Anita S & Simpson R A Etal		\$3,000	\$76.34
2001	Lee Anita S Etal		\$3,000	\$52.09
2000	Lee Anita S Etal		\$1,500	\$27.29
1999	Lee Anita S Etal		\$1,500	\$25.84
1998	Lee Anita S Etal		\$1,500	\$25.21

Ownership History				
Owner Name	Deed Book	Deed Page	Date of Last Sale	Last Sale Price
Simpson Margaret Mcabee	2517	1148	20170720	\$0
Spurlock Lois L	2499	5705	20161108	\$0
Lee Anita S Etal	1628	585	19951122	\$0
Simpson R D	1225	519	19841102	\$1,900

Greenville County, SC - Property Report	Convert to PDF	5/20/2019
PIN / Tax Map #		
0616030115100		



Owner Information	
Owner Name	SIMPSON MARGARET MCABEE
Additional Owner Name	SPURLOCK LOIS L & ETAL
Care Of	
Mailing Address	500 Shiloh Church Rd
City	Piedmont
State	SC
Zip Code	29673



Mobile
Maps and
Information



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Parcel Information			
Acres	Description	Location	Subdivision
1.300	None	Ridge Row	

Reference Information				
Deed Book	Deed Page	Deed Date	Plat Book	Plat Page
2517	1148	7/20/2017	9L	98

Building Information			
Bedrooms	Bathrooms	Half Baths	Square Feet
0	0	0	0

Classification		
Land Use	Jurisdiction	Homestead Code
1180 - Residential Vacant	County Jurisdiction	No

Values			
Fair Market Value	Taxable Market Value	Sales Price	Total Rollback
\$9,000	\$9,000	\$0	\$0

Taxes / Fees				
Tax District	County Stormwater Fee	City Stormwater Fee	Taxes	Taxes Paid Date
090	\$22.80	\$0	\$223.13	11/30/2018

PIN / Tax Map #

0616110100104



Owner Information

Owner Name	PIEDMONT PUBLIC SERVICE DIST
Additional Owner Name	
Care Of	
Mailing Address	Po Box 57
City	Piedmont
State	SC
Zip Code	29673



Mobile Maps and Information



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Parcel Information

Acres	Description	Location	Subdivision
0.400	A	Mill	

Reference Information

Deed Book	Deed Page	Deed Date	Plat Book	Plat Page
1853	317	7/19/1999	40-O	26

Building Information

Bedrooms	Bathrooms	Half Baths	Square Feet
0	0	0	0

Classification

Land Use	Jurisdiction	Homestead Code
1180 - Residential Vacant	County Ownership	No

Values

Fair Market Value	Taxable Market Value	Sales Price	Total Rollback
\$12,000	\$11,900	\$0	\$0

Taxes / Fees

Tax District	County Stormwater Fee	City Stormwater Fee	Taxes	Taxes Paid Date
090	\$22.80	\$0	\$37.75	4/17/2019

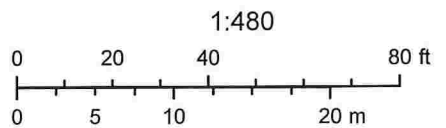
Property Tax History			
Tax Year	Owner Name	Taxable Market Value	Taxes
2017	Piedmont Public Service Dist	\$0	\$37.75
2016	Piedmont Public Service Dist	\$0	\$22.80
2015	Piedmont Public Service Dist	\$0	\$22.80
2014	Piedmont Public Service Dist	\$0	\$22.80
2013	Piedmont Public Service Dist	\$0	\$22.80
2012	Piedmont Public Service Dist	\$0	\$22.80
2011	Piedmont Public Service Dist	\$0	\$94.80
2010	Piedmont Public Service Dist	\$0	\$94.80
2009	Piedmont Public Service Dist	\$0	\$94.80
2008	Piedmont Public Service Dist	\$0	\$22.80
2007	Piedmont Public Service Dist	\$0	\$22.80
2006	Piedmont Public Service Dist	\$0	\$27
2005	Piedmont Public Service Dist	\$0	\$25.65

Ownership History				
Owner Name	Deed Book	Deed Page	Date of Last Sale	Last Sale Price
Piedmont Public Service Dist	1853	317	19990719	\$30,000

Mill Street



June 25, 2019




Greenville County GIS
Greenville County GIS Division, Greenville, SC 29601

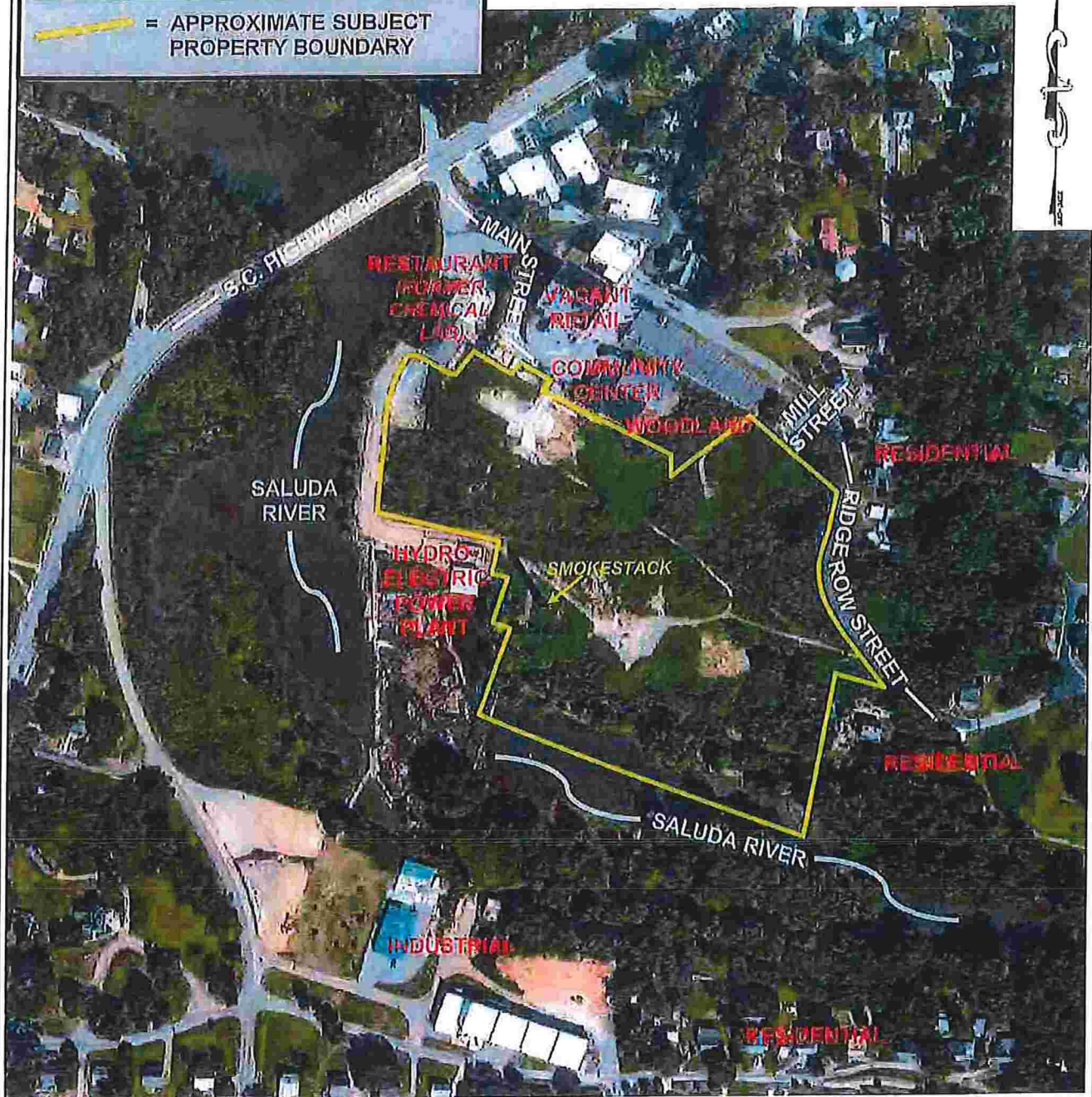
EXHIBIT B

Current Photographs of Piedmont Mill One Property

(See attached)

EXPLANATION
 = APPROXIMATE SUBJECT PROPERTY BOUNDARY

NORTH



SOURCE: GOOGLE MAPS



SITE MAP

**SALUDA FALLS PROPERTY
 RIDGE ROW STREET
 PIEDMONT, SOUTH CAROLINA**

JOB NO.: 2459	CHECKED BY: AL	FIGURE: 2
SCALE: NOT SHOWN	DRAWN BY: HA	DATE: 11/09/2018



Photo 1: Subject property as viewed from Mill Street looking south.



Photo 2: Subject property as viewed from Main Street looking south.



Photo 3: Subject property as viewed from the on-site smokestack looking east.



Photo 4: Woodland area on the central portion of the property.



Photo 5: Small out building on the northern portion of the property.



Photo 6: Smokestack on the southern portion of the property.



Photo 7: Remnants of former mill building on the western portion of the subject property.



Photo 8: Remnants of former mill buildings on the western portion of the subject property.



Photo 9: Small shack on the eastern portion of the subject property.



Photo 10: Pipeline crossing the Saluda River along the western property boundary.

EXHIBIT C

Letter from Appalachian Council of Governments

(See attached)



Mr. Richard Greer
Managing Member
State Investors
120 Cherrywood Trail
Greer, SC 29680

January 17, 2019

Dear Richard:

Thank you for providing information on the Saluda Falls at Piedmont project. Recent amendments to the South Carolina Abandoned Buildings Revitalization Act provide the opportunity for tax credits for certain activities pertaining to a property that is located in a distressed area, as designated by the applicable council of governments. At a meeting on October 26, 2018, the ACOG Board of Directors made these designations for Anderson, Cherokee, Greenville, Oconee, Pickens, and Spartanburg Counties.

Through this correspondence, I am certifying that the Saluda Falls at Piedmont project site, comprised of Greenville County tax parcels 0616110100100, 0616110100101, 0616110100102, 0616110100103, 0616110100104, 0616030114000, 0616030115100, 0616030115200 and 0616030114600, is in a distressed area of the state, as designated by the Board of Directors of the Appalachian Council of Governments.

If we may provide further assistance with this effort, please do not hesitate to let me know.

With regards,

Steven R. Pelissier
Executive Director

EXHIBIT D

**Historic Map and Photographs
of
Piedmont Mill One Property**

(See attached)



INQUIRY #: 5464037.5

YEAR: 1943

— = 500'





INQUIRY #: 5464037.5

YEAR: 1981

— = 500'





Piedmont Number One burning in October 1983

[More details](#)

National Historic Landmark photo -