

Dovetail Holding Group, LLC

14 Conestee Ave
Greenville, SC 29605

July 9, 2026

South Carolina Department of Revenue

Income Tax
P.O. Box 125
Columbia, South Carolina 29214-0400

Re: Notice of Intent to Rehabilitate – Abandoned Building Tax Credit

S.C. Code § 12-67-140(B)(1)

753, 755, 757, 759 S. Washington Avenue, Greenville, SC 29611

Greenville County Tax Map Number: 0224000101201

To Whom It May Concern,

Pursuant to the South Carolina Abandoned Buildings Revitalization Act, S.C. Code §§ 12-67-100 through 12-67-170 (the "Act"), Dovetail Holdings, LLC (the "Taxpayer") hereby provides notice of its intent to rehabilitate the abandoned building site described herein and elect to receive the income tax credit authorized under § 12-67-140(A)(1).

1. BUILDING SITE LOCATION

The building site is located at 753, 755, 757, and 759 S. Washington Avenue, Greenville, South Carolina 29611. The site is further identified on Greenville County Tax Maps as Tax Map Number 0224000101201. The building site is located within the unincorporated area of Greenville County.

2. PARCEL AREA

The building site consists of approximately 0.84 acres (±).

3. EXISTING BUILDINGS

The building site contains one (1) existing masonry building (circa 1935) comprising approximately 10,450 square feet (±) of gross building area. The structure features heavy timber joists and beams, concrete floors, and masonry exterior walls consistent with textile-era construction. The building is addressed as 753, 755, 757, and 759 S. Washington Avenue and functions/has functioned as a single structure.

4. ABANDONMENT STATUS

The existing building qualifies as an "abandoned building" within the meaning of § 12-67-120(1). At least sixty-six percent (66%) of the space within the building has been closed continuously to business or otherwise nonoperational for income-producing purposes for a period of at least five (5) years immediately preceding the date of this Notice.

Documentation of abandonment is available upon request.

5. INTENDED REHABILITATION

Dovetail Holding Group, LLC intends to rehabilitate the building site for commercial use – primarily for Dovetail Construction and one (1) additional commercial tenant. Dovetail Holding Group, LLC intends to renovate the existing building. Dovetail Holding Group, LLC does not intend to demolish any buildings or construct any additional buildings.

6. ESTIMATED REHABILITATION EXPENSES

Dovetail Holding Group, LLC estimates rehabilitation expenses (as defined by § 12-67-120(6)) in the approximate amount of \$1,000,000 to be incurred in connection with the rehabilitation of the building site. The Taxpayer acknowledges that the credit will be calculated on actual rehabilitation expenses only if actual expenses fall within eighty percent (80%) to one hundred twenty-five percent (125%) of the estimated amount set forth herein.

7. CREDIT ELECTION

Dovetail Holding Group, LLC elects to receive the income tax credit pursuant to § 12-67-140(A)(1) against income taxes.

Please acknowledge receipt of this Notice of Intent to Rehabilitate. The Taxpayer requests that any acknowledgment or further correspondence regarding this matter be directed to:

Eric Segale / Chase Lanier
Dovetail Holding Group, LLC
14 Conestee Ave
Greenville, SC 29605

Respectfully submitted,

Eric Segale / Chase Lanier

Dovetail Holding Group, LLC