APPALACHIAN
COUNCIL OF GOVERNMENTS

October 30, 2026

Cone Mills Acquisition Group, LLC
c/o Richard L. Few, Jr.
Parker Poe Consulting, LLC
110 East Court Street
Suite 200
Greenville, SC 29601

Dear Richard,

In 2018, the South Carolina General Assembly made amendments to the Textiles Communities Revitalization Act. These amendments 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 their regular meeting on October 26, 2018, the Appalachian Council of Governments Board of Directors made these designations for Anderson, Cherokee, Greenville, Oconee, Pickens, and Spartanburg Counties.

Through this correspondence, I am certifying those certain parcels of land designated as Tract 1 (71.522 acres), Tract 2 (17.664 acres), Tract 3 (7.490 acres), Tract 4 (85.291 acres), Tract 5 (32.725 acres), and Tract 7 (8.434 acres), totaling 223.126 acres, more or less, as shown and delineated on that certain plat entitled, "Cone Mills Acquisition, LLC," prepared by A. Clay Jones of Site Design, Inc., SC PLS No. 26210, dated April 7, 2025, recorded in Plat Book PL 1514, Pages 53-54, in the Office of the Greenville County SC Register of Deeds, a copy of which is attached hereto as Exhibit 1 and incorporated herein by reference, is in a distressed area of the state, as designated by the Board of Directors of the Appalachian Council of Governments.

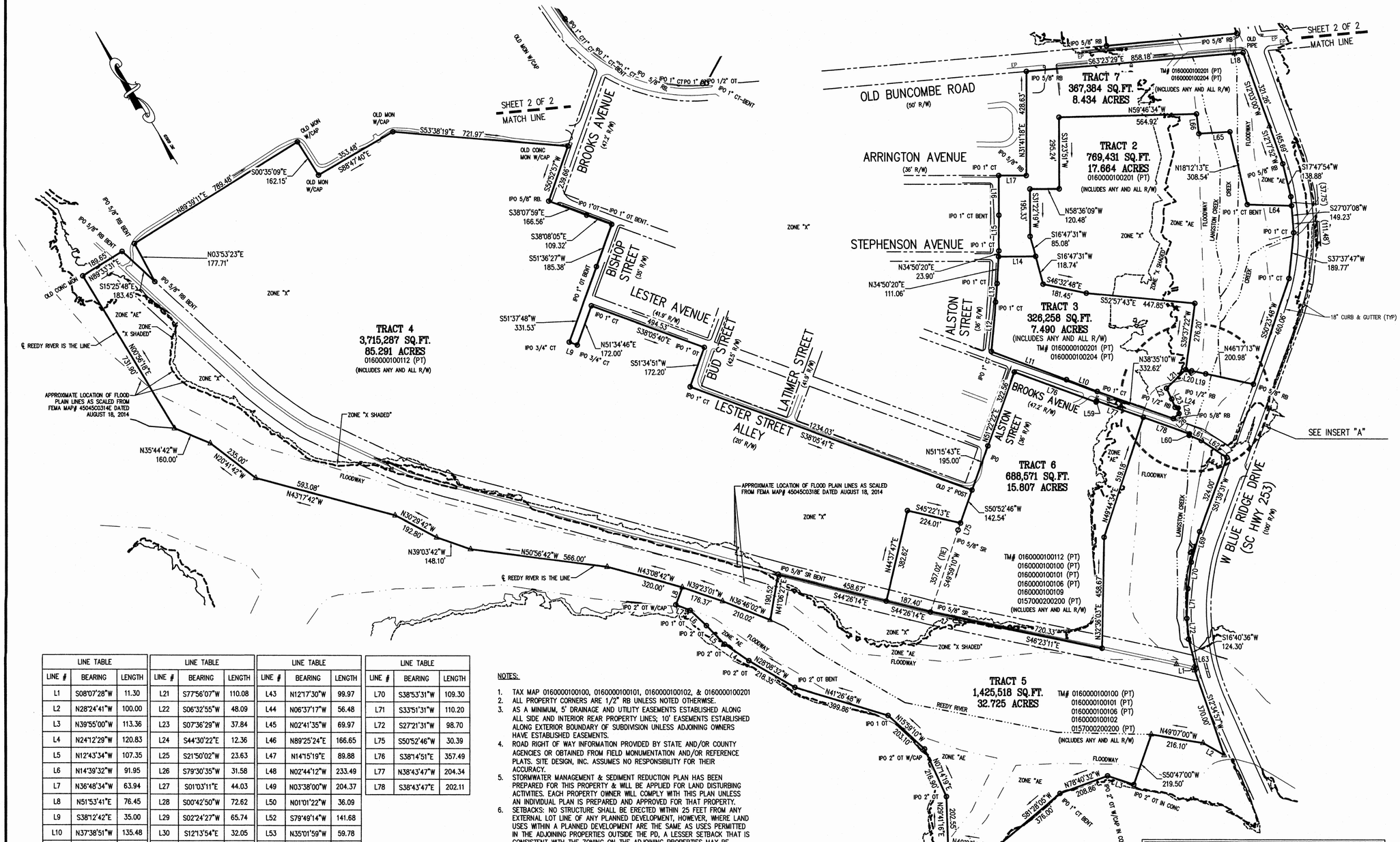
If we may provide further assistance with this effort, please do not hesitate to let me know.

With regards,

E. Brooke Ferguson
Economic Development Director

NOTE: EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: RIGHTS-OF-WAY, EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND USE REGULATIONS AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. – ANY FLOOD PLAIN DATA SHOWN HEREON IS AN APPROXIMATE LOCATION GRAPHICALLY PLOTTED FROM THE REFERENCED FEMA MAP UNLESS OTHERWISE NOTED. – THIS SURVEY DOES NOT CONSTITUTE A TITLE RESEARCH, FLOOD STUDY, WETLAND DELINEATION OR ENVIRONMENTAL INSPECTION BY SURVEYOR.

Exhibit 1



LINE TABLE		
LINE #	BEARING	LENGTH
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NOTES:

1. TAX MAP 0160000100100, 0160000100101, 0160000100102, & 0160000100201
2. ALL PROPERTY CORNERS ARE 1/2" RB UNLESS NOTED OTHERWISE.
3. AS A MINIMUM, 5' DRAINAGE AND UTILITY EASEMENTS ESTABLISHED ALONG ALL SIDE AND INTERIOR REAR PROPERTY LINES; 10' EASEMENTS ESTABLISHED ALONG EXTERIOR BOUNDARY OF SUBDIVISION UNLESS ADJOINING OWNERS HAVE ESTABLISHED EASEMENTS.
4. ROAD RIGHT OF WAY INFORMATION PROVIDED BY STATE AND/OR COUNTY AGENCIES OR OBTAINED FROM FIELD MONUMENTATION AND/OR REFERENCE PLATS. SITE DESIGN, INC. ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY.
5. STORMWATER MANAGEMENT & SEDIMENT REDUCTION PLAN HAS BEEN PREPARED FOR THIS PROPERTY & WILL BE APPLIED FOR LAND DISTURBING ACTIVITIES. EACH PROPERTY OWNER WILL COMPLY WITH THIS PLAN UNLESS AN INDIVIDUAL PLAN IS PREPARED AND APPROVED FOR THAT PROPERTY.
6. SETBACKS: NO STRUCTURE SHALL BE ERECTED WITHIN 25 FEET FROM ANY EXTERNAL LOT LINE OF ANY PLANNED DEVELOPMENT, HOWEVER, WHERE LAND USES WITHIN A PLANNED DEVELOPMENT ARE THE SAME AS USES PERMITTED IN THE ADJOINING PROPERTIES OUTSIDE THE PD, A LESSER SETBACK THAT IS CONSISTENT WITH THE ZONING ON THE ADJOINING PROPERTIES MAY BE PERMITTED.
7. THIS PROPERTY IS LOCATED IN A DESIGNATED FLOOD HAZARD AREA, "FLOODWAY, ZONE "AE", ZONE "X SHADED", & ZONE "X" PER FIRM MAPS 4504SC0314E, DATED AUGUST 18, 2014 & 45045C0318E, DATED AUGUST 18, 2014.

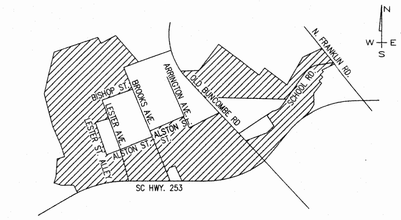
LEGEND

BL	BUILDING LINE	TEL	TELEPHONE PEDESTAL
CL	CENTERLINE	CATV	CABLE TV PEDESTAL
CMP	CORRUGATED METAL PIPE	E	ELECTRIC METER
CT	CRIMP TOP	CB	CATCH BASIN
DE	DRAINAGE EASEMENT	DI	DROP INLET
EP	EDGE OF PAVEMENT	ET	ELEC TRANS
IPO	IRON PIN OLD-O	99.9	ELEVATION
IPS	IRON PIN SET-O		FIRE HYDRANT
N&C	NAIL & CAP		GAS METER
OT	OPEN TOP	GV	GAS VALVE
RB	REBAR	LP	LIGHT POLE
RCP	REINFORCED CONC PIPE	PP	POWER POLE
R/W	RIGHT OF WAY	GP	GUY ANCHOR
SD	STORM DRAIN	SDMH	SD MANHOLE
SS	SANITARY SEWER	SSMH	SS MANHOLE
SSE	SS EASEMENT	TMH	TELEPHONE MANHOLE
		CO	CLEAN OUT
TC/BC	TOP/BOTTOM CURB		
TW/BW	TOP/BOTTOM WALL		
VCP	VITRIFIED CLAY PIPE		
	WATER METER		
WV	WATER VALVE		
—CTV—	CABLE TV		
—X—	FENCE LINE		
—FOC—	FIBER OPTIC CABLE		
—GAS—	GAS LINE		
—OHP—	OVERHEAD POWER		
—OHT—	OVERHEAD TELEPHONE		
—SD—	STORM DRAIN		
—SS—	SANITARY SEWER		
—UGP—	UNDERGROUND POWER		
—UGT—	UNDERGROUND TEL		
—W—	WATER LINE		

NOTE: THIS SURVEY WILL SUPERCEDE PB 1420 PGS 87-88 AND PB 1474-235

2025020586
Book: PL 1514 Page: 0053 - 0054 2 Pgs
April 8, 2025 09:21:54 AM
Rec: $50.00
FILED IN GREENVILLE COUNTY, SC

200684 Recombination Plat (2-3-25)



LOCATION MAP NOT TO SCALE

CERTIFICATE OF ACCURACY

I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN.

4/7/25
DATE

26210
S.C. REG. NO.

SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR No. 26210 A. CLAY JONES, JR., P.L.S.

CERTIFICATE OF OWNERSHIP AND DEDICATION

"THE UNDERSIGNED HEREBY ACKNOWLEDGE THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT AND THAT I (WE) ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND HEREBY DEDICATE TO PUBLIC USE AS ROADS, STREETS, AND EASEMENTS, FOREVER ALL AREAS SO SHOWN OR INDICATED ON SAID PLAT"

DATE 7/pril/2025 SIGNED Manager, Cone Mills Acquisition, LLC

DATE April 7, 2025 SIGNED Authorized Signor, Cone Mills Acquisition, LLC

DATE _____ SIGNED _____

DATE _____ SIGNED _____

CERTIFICATE OF APPROVAL FOR RECORDING

"I HEREBY CERTIFY THAT THE SUBDIVISION PLAN SHOWN HEREWITH HAS BEEN FOUND TO COMPLY WITH THE LAND DEVELOPMENT REGULATIONS FOR GREENVILLE COUNTY, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS NOTED IN THE MINUTES OF THE PLANNING COMMISSION FOR GREENVILLE COUNTY, SOUTH CAROLINA AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS FOR GREENVILLE COUNTY."

DATE 4/8/2025

AUTHORIZED REPRESENTATIVE AS DESIGNATED BY GREENVILLE COUNTY PLANNING COMMISSION

THE PLAT IS NOT A SUBDIVISION AS DEFINED BY THE GREENVILLE COUNTY LAND DEVELOPMENT REGULATIONS

4/8/2025
DATE

AUTHORIZED REPRESENTATIVE OF GREENVILLE COUNTY PLANNING

SOUTH CAROLINA SITE DESIGN, INC. No. C00122 CERTIFICATE OF AUTHORIZATION

SHEET 1 OF 2

CONE MILLS ACQUISITION, LLC

OWNER
AMERICAN FAST PRINT (US)
753 E MAIN STREET SUITE 7
SPARTANBURG, SOUTH CAROLINA 29302

NO. OF ACRES: 228.933 MILES OF NEW ROAD: 0
NO. OF LOTS: 7 DATE: 1-15-2020
ERROR OF CLOSURE: 1:10,000 (REVISED 11-18-24)
CURRENT ZONING: PD

SCALE: 1" = 200'
200' 0 200' 400'

SITE DESIGN, INC.
CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS
225 ROCKY CREEK ROAD, GREENVILLE, SC 29615
PH: (864)271-0496
www.sitedesign-inc.com

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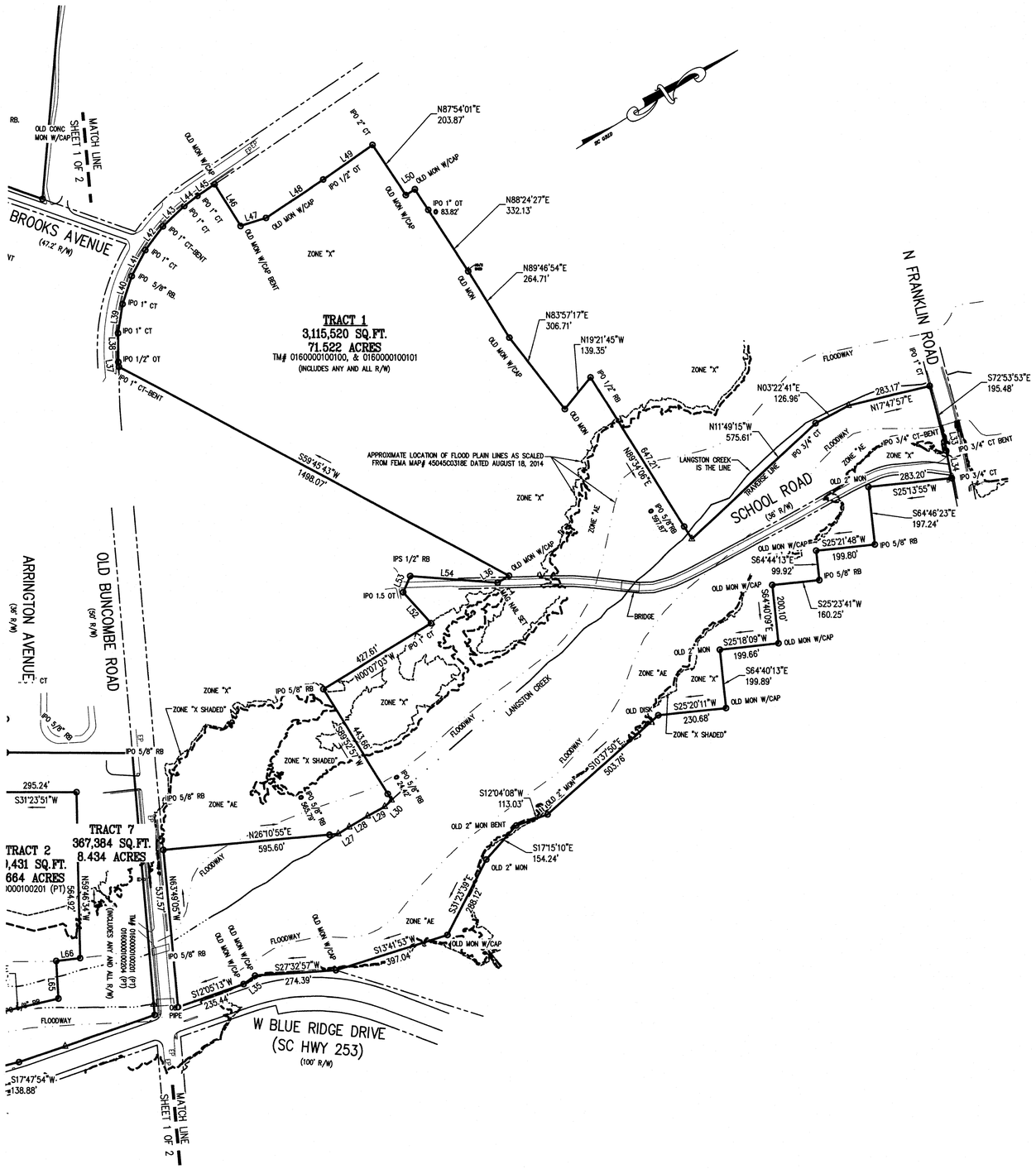

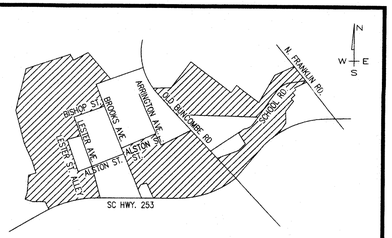

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DATE 7April 2025 SIGNED Holly Dellinger, Cone Mills Acquisition Group, LLC

DATE April 7, 2025 SIGNED Authorized Agent, Cone Mills Acquisition group LLC

DATE _____ SIGNED _____

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200684 Summary