

RESOLUTION NO. 16-11

A RESOLUTION OF THE COUNTY COUNCIL OF DORCHESTER COUNTY, SOUTH CAROLINA, DESCRIBING THE SUMMERS CORNER IMPROVEMENT DISTRICT AND THE SUMMERS CORNER IMPROVEMENT PLAN TO BE EFFECTED THEREBY, THE PROJECTED TIME SCHEDULE FOR THE ACCOMPLISHMENT OF THE SUMMERS CORNER IMPROVEMENT PLAN, THE ESTIMATED COST OF THE IMPROVEMENTS AND THE AMOUNT OF SUCH COSTS TO BE DERIVED FROM ASSESSMENTS, BONDS OR OTHER FUNDS; SETTING FORTH THE PROPOSED BASIS AND RATES OF ASSESSMENTS TO BE IMPOSED WITHIN THE SUMMERS CORNER IMPROVEMENT DISTRICT; ORDERING A PUBLIC HEARING; AND OTHER MATTERS RELATED THERETO.

BE IT RESOLVED BY THE COUNTY COUNCIL OF DORCHESTER COUNTY, SOUTH CAROLINA, AS FOLLOWS:

Section 1. Findings and Determinations.

The County Council (the "Council") of Dorchester County, South Carolina (the "County"), hereby finds and determines:

(a) The County is a political subdivision of the State of South Carolina (the "State"), and as such, possesses certain powers granted by the Constitution and general laws of the State.

(b) Pursuant to Title 4, Chapter 35, Code of Laws of South Carolina 1976, as amended (the "Act"), the counties of the State are vested with all powers consistent with the Constitution necessary, useful, and desirable to affect improvements within an improvement district, to increase property values, prevent depreciation of property values and preserve and increase their tax bases.

(c) An "improvement plan" (within the meaning of Section 4-35-30(4) of the Act), entitled "Summers Corner Improvement Plan" (the "Improvement Plan"), has been prepared and presented to the Council, which such Improvement Plan, among other things, contemplates the creation of an "improvement district" (within the meaning of Section 4-35-30(3) of the Act) to be known as the Summers Corner Improvement District (the "Improvement District"). A copy of the Improvement Plan, which may be amended or supplemented from time to time, is attached hereto as Exhibit A and incorporated herein by reference and available for review in the office of the County Attorney. The Improvement Plan contemplates the provision of up to

\$100,000,000 (uninflated) of improvements to the Improvement District, as more particularly described therein and below (collectively, the "Improvements"), which such improvements constitute "improvements" (within the meaning of Section 4-35-30(2) of the Act).

(d) The Council finds that (1) the Improvements may be beneficial within the designated Improvement District, (2) the Improvements are likely to significantly improve property values within the Improvement District by promoting the development of the property, (3) it would be fair and equitable to finance all or part of the cost of the Improvements by an assessment upon the real property located within the Improvement District, and (4) written consent for the creation of the Improvement District from majority of the owners of real property within the Improvement District having an aggregate assessed value in excess of sixty-six percent of the assessed value of all real property within the Improvement District will be obtained prior to the establishment of the District.

(e) Pursuant to the Act, the Council may establish the Improvement District and implement and finance, in whole or in part, the Improvement Plan in the Improvement District in accordance with the provisions of the Act.

(f) In accordance with the requirements of Section 4-35-70 of the Act, Council hereby directs and authorizes the publication of this resolution and the establishment of the time and place of a public hearing concerning the Improvement Plan.

It is now necessary and in the best interest of the health, safety, and general welfare of the citizens of the County that the Improvement District and Improvement Plan be described and the other requirements of the Act be met through adoption and publication of this resolution.

Section 2. Description of Improvement District.

The Improvement District shall consist of approximately 6,937 acres of mixed-use planned development consisting of proposed commercial and residential land uses. The Improvement District shall consist of those certain parcels of property, bordering roads and highways, and intersections as set forth Exhibit B, which is attached hereto and incorporated herein by reference. The Improvement District will also include such easements and rights-of-way contiguous thereto as shall be necessary for the construction of certain Improvements. The property is located in Dorchester County and is generally bordered by Delemar Highway Route 165 to the east, Walterboro Highway US 17A to the west, and Boonehill Road to the north.

Section 3. Description of Improvements.

Subject to the terms set forth in the Improvement Plan, the Council finds that the future development within the Improvement District requires the acquisition and construction of improvements, including but not limited to the following improvements:

- a) Passive and active recreational facilities, including parks, trails, greenspace and related site improvements, as well as the maintenance thereon;
- b) Public facilities, including a fire station and emergency medical service (EMS) station;
- c) Connector roads and related transportation improvements;
- d) Street improvements, including but not limited to sidewalks, street trees, lighting;
- e) Intersection improvements that provide access and connectivity to the District, including traffic signals and related improvements;
- f) Water and sewer service assets;
- g) Drainage and detention assets; and
- h) Other public facilities, public works, and improvements as allowed under the Act and approved by the County;

all as described and more particularly identified in the Improvement Plan.

Section 4. Time Schedule for Plan.

The implementation of the Improvement Plan is expected to be phased in over a period of 30 years, expected to begin in the 1st quarter of 2017.

Section 5. Estimated Cost of Improvements; Amount to be Derived from Assessments.

The total estimated, uninflated cost of all of the potential Improvements is approximately \$100,000,000, and that such costs will be financed, in whole or in part, by "assessments" (within the meaning of Section 4-35-30(1) of the Act) on all real property in the Improvement District benefiting from the Improvements ("Assessments"). It is expected that the Assessments will be set, utilizing various assumptions, to fund \$65,000,000 of the uninflated cost of the Improvements, including financing costs and the administrative costs of the Improvement District.

Section 6. Basis for the Rates of Assessment to be Imposed Within the Improvement District.

Assessments shall be imposed upon parcels of real property in the Improvement District based upon the parcel's expected development use and the estimated benefit of the Improvements to the parcel, according to the procedures set forth in an assessment roll, a Rate and Method of Apportionment of Assessments, and an assessment report, which shall establish an assessment allocation methodology which fairly reflects the benefits derived from the Improvements.

The total of the Assessments shall equal the anticipated costs of the Improvements, including estimated financing costs and the administrative costs of the County related to allocating, billing and collecting and any other administrative costs of the County related to the Improvement District, to be provided for the benefit of the property in the Improvement District. Upon the subdivision of any parcel, the total Assessment allocated to that parcel prior to the subdivision shall be allocated to the parcels resulting from the subdivision in accordance with the established assessment allocation methodology. The Assessments on the parent parcel prior to the subdivision shall equal the sum of the Assessments on the resulting parcels after the subdivision of the parent parcel.

An Assessment shall not be imposed upon property within the boundaries of the Improvement District that does not receive a benefit from the Improvements. An Assessment shall not be imposed upon property outside the boundaries of the Improvement District. Assessments shall also not be imposed on any property purchased or otherwise acquired by a public entity.

Section 7. Public Hearing.

The Council hereby establishes January 3, 2017, as the date of the public hearing to be held in accordance with the provisions of Section 4-35-70 of the Act. Such public hearing shall be held at 7:00 p.m., in Council Chambers, Human Services Building, 500 N. Main Street, Summerville, S.C., or at such other location in or around the complex posted at the main entrance. At the public hearing and at such adjournment of it, all interested persons may be heard either in person or by their designees.

Section 8. Public Notice.

Pursuant to Section 4-35-70 of the Act, the Council hereby authorizes the publication of this Resolution in its entirety once a week for three successive weeks in a newspaper of general circulation within the County, with the final

publication to occur not less than 10 days prior to the public hearing to be held January 3, 2017.

DONE THIS 21st DAY OF NOVEMBER, 2016.



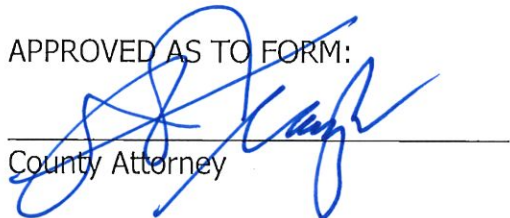
C. DAVID CHINNIS, Chairman
Dorchester County Council

ATTEST:



Clerk to Council

APPROVED AS TO FORM:



County Attorney

EXHIBIT A
SUMMERS CORNER IMPROVEMENT PLAN

IMPROVEMENT PLAN – SUMMERS CORNER IMPROVEMENT DISTRICT

Overview and Purpose

Pursuant to the County Public Works Improvement Act (S. C. Code Section 4-35-10, *et seq.* and, as amended from time to time, the “Act”), and subject to the receipt of all necessary public and governmental approval (as set forth in the Act), Dorchester County, South Carolina (the “County”) is authorized to designate an area within the County (such designated area being referred to herein, and further defined in the Act, as an “Improvement District”) in which the County proposes to provide for the construction and installation of various improvements, public works and facilities.

The County, MWV-East Edisto Summers Corner, LLC, (the “Owner”), and other real property owners (the “Other Parcel Owners”) individually and on behalf of all future owners or other interested parties, desire to create an Improvement District (the “Summers Corner Improvement District”) and provide for the provision and financing of various improvements, public works and facilities for the benefit of the County and the future users of the real property identified below.

The Act requires that the County adopt an “Improvement Plan” in connection with its establishment of an Improvement District. As set forth in the Act, the general purpose of an Improvement Plan is to establish the overall plan by which the County proposes to cause the creation of the applicable improvements within an Improvement District. This Improvement Plan is written, and intended, to meet the Act’s requirements for an Improvement Plan for purposes of the Summers Corner Improvement District. Through the execution of this Improvement Plan, and the implementation of the various public improvements that it contemplates, the County intends to provide a benefit to the underlying real property, improve the property values, and promote the development of the Summers Corner Improvement District. The County also anticipates that the County at large will benefit from the public nature of such improvements.

Description of the Summers Corner Improvement District

The real property included within the Summers Corner Improvement District (the “District”) is located in the County and is generally bordered by Delemar Highway Route 165 to the east, Walterboro Highway US 17A to the west and Boonehill Road to the north. The District is approximately 6,937 acres in total. The District will be accessed from Delemar Highway, Walterboro Highway 17A, and Beech Hill Road Highway 61. The District includes the bordering roads and highways, the intersection at Summers Drive and Boonehill Road, the intersection at Summers Drive at Beech Hill Road, and other external intersections including but not limited to other expected intersections on Delemar Highway and Walterboro Road. The real property parcels, bordering roads and highways, and intersections that comprise the District are listed on **Exhibit A** and attached hereto. For further illustration, a map of the District is shown on **Exhibit B** and attached hereto.

Proposed Land Use

It is anticipated that the Owner and the Other Parcel Owners (and/or any future owners of

the real property in the Summers Corner Improvement District, or portions thereof) will develop the property located within the Summers Corner Improvement District in accordance with the East Edisto Development Agreement between the Owner and the County, which such agreement was initially entered into by the County and the Owner's predecessor in title to be effective as of December 12, 2012, and recorded on December 19, 2012, in Book 8601 at Page 1 in the Dorchester County Register of Deeds Office (the "Development Agreement"). The Development Agreement governs the allowable land uses for the real property covered by the Development Agreement, which includes the 6,937 acres included in the District.

Overall, the Development Agreement contemplates the creation of a mixed-use, self-sufficient, master-planned community within the District. To that end, among other specific development rights, the Development Agreement specifies that many land uses, including but not limited to the following, are permitted within the District:

- Residential, including detached single family homes, attached single family homes, and multi-family
- General commercial
- Office
- Retail
- Hospitality
- Civic
- Business park
- Recreation

The Owner's current expectation for development uses within the District is shown in Table A below.

Table A
Owner's Estimated Development Uses

Expected Use	Expected Quantity
<u>Residential</u>	<u>Units</u>
Single family, detached	5,671
Attached (town homes / condominiums)	631
Age restricted	2,194
For rent apartments	455
	<u>Net Acres</u>
Commercial (office, retail, hotel, other)	193

Notwithstanding the foregoing, it is understood that development uses that are distinct from the types and amounts shown in the table above may occur as a result of market demand or changes in the development plans. Any such deviation will nevertheless be consistent with the requirements of the Development Agreement.

Government Approvals and Regulatory Agency Permits

The expected improvements are allowed under current zoning and land use regulations and are contemplated in the Development Agreement. Nevertheless, it is understood by all involved parties that the implementation of the Improvement Plan will require ongoing compliance with all applicable zoning and land use regulations and the Development Agreement.

To the extent the Owner (or other applicable party) has not already obtained them as of the date hereof, permits and approvals that are administrative in nature, including but not limited to the following list, will be obtained in the standard course of development:

- S. C. Department of Health and Environmental Control (“SCDHEC”) Authorization to Discharge Stormwater under NPDES General Permit from Stormwater Discharges from Construction Activities;
- SCDHEC Permit authorizing connection to existing Water and Sewer utilities, and/or authorization to construct Water and Sewer facilities;
- United States Army Corps of Engineers permit(s)
- SC Department of Transportation encroachment permit(s);
- County Stormwater Permit(s); and
- Other applicable County development reviews and approvals.

The Improvements

The primary goal of this Improvement Plan is to provide for certain public improvements and the maintenance of specific improvements, all for the special benefit of real property owners in the District. This will be accomplished through the construction and/or conveyance of one or more of the following, potential improvements (as approved or accepted by the County as provided herein) within the Assessment District (collectively the “Improvements”):

- Passive and active recreational facilities, including parks, trails, greenspace and related site improvements, as well as the maintenance thereon;
- Public facilities, including a fire station and emergency medical service (EMS) station;
- Connector roads and related transportation improvements;
- Street improvements, including but not limited to sidewalks, street trees, lighting;
- Intersection improvements that provide access and connectivity to the District, including traffic signals and related improvements;
- Water and sewer service assets;
- Drainage and detention assets; and
- Other public facilities, public works, and improvements as allowed under the Act and approved by the County.

Each of the Improvements is intended to constitute an “Improvement” as such term is set forth in the Act. All such Improvements (as approved or accepted by the County as provided herein) shall be deemed authorized by this Improvement Plan.

The list of Improvements set forth above is not intended to be, and should not be construed as, a guaranty or commitment by the Owner or the County to implement and/or cause the creation

of any or all of the referenced Improvements. The nature and extent of the actual Improvements to be funded in whole or part by the anticipated special assessments (the "District Improvements"), either directly or through a reimbursement, and the locations thereof, will be determined at a later point in time by the Owner (or its assignee) and may vary based on a number of factors (including, without limitation, the amount of special assessments from the real property in the District). District Improvements that consist of water and sewer infrastructure, street improvements or roads (but not including detention and retention ponds and the like) that meet the applicable then-current County design and construction standards and can be accepted by the County pursuant to the County's then-current standard processes shall not require the express written consent of the County. All Improvements that consist of anything other than water and sewer infrastructure, street improvements or roads shall require the express written consent of the County to be designated District Improvements. The general location of certain anticipated Improvements is shown on **Exhibit B**.

Subject to the above, the Owner (or its assignee), with any required consent of the County as described herein, will be entitled to determine the timing of the construction and implementation of all District Improvements. The Owner (or its assignee) will be entitled to: (i) choose when the anticipated special assessment revenue bonds should be issued (subject to standard oversight and legislative approval by the County Council and the marketability of such revenue bonds), and (ii) make a determination as to whether to use the anticipated revenue bonds to provide capital for the upfront cost of any District Improvements and/or a reimbursement for expenses related to then-existing District Improvements. Notwithstanding anything herein to the contrary, the issuance of any special assessment revenue bonds is in the discretion of the County.

The total estimated, uninflated cost of all of the Improvements is approximately \$100,000,000. The foregoing estimate is provided herein for informational purposes only and the parties acknowledge and agree that the Assessments, as defined below, imposed for the District are not anticipated to generate funding sufficient to fund all of the potential Improvements. On the contrary, the Assessments to be imposed on the real property in the District are anticipated to generate funding sufficient to fund \$65,000,000 (uninflated) of District Improvements. It is also understood that the inclusion of the Improvements within this Improvement Plan shall not prohibit the implementation of any one or all of the Improvements from an alternative method or from an alternative funding source.

Additional public improvements allowed under the terms of the Act may be added to the list of potential Improvements following the submittal of an application to the County by the Owner (or its assignee) and the consent of the County. Furthermore, in addition to the Improvements, other public improvements not contemplated or covered by this Improvement Plan are possible and may be constructed within the Improvement District.

While certain public improvements in the Development Agreement to the extent provided herein may be funded by Assessments, nothing in this Improvement Plan shall be construed to relieve the Owner of its obligations under the Development Agreement, including the Owner's obligation under Section 12.2 of the Development Agreement to provide \$600,000 to the County for an EMS/fire station (the "Owner's EMS/Fire Station Obligation"). While other public improvements contemplated under the Development Agreement may be funded by Assessments, Assessments may not be used to satisfy the Owner's EMS/Fire Station Obligation. However, any costs associated with an EMS/fire station that are above and beyond the Owner's EMS/Fire Station Obligation may, with the consent of the County, be funded by Assessments.

Time Schedule for Implementing the Improvement Plan

The Improvement Plan is expected to be implemented in phases, over approximately 30 years (the expected development timeline), beginning in 2017.

Ownership and Maintenance of the Improvements

The District Improvements will be owned by the County or another public entity. To the extent that the Owner constructs a District Improvement, the transfer of ownership of the District Improvements from the Owner (or the Owner's assignee) to the County or other public entity will follow customary procedures and will include both sales and donations of various tracts of real estate.

Certain District Improvements that are conveyed to, but not dedicated to and accepted for maintenance by, the County (collectively the "Recreational Improvements"), will be operated and maintained by a non-profit corporation (the "NPC"). Prior to the issuance of the first building permit for an Improvement that will become a District Improvement, the County will determine whether to accept the operation and maintenance responsibilities for the District Improvement. If the County does not accept the operation and maintenance responsibilities, the District Improvement will be a Recreational Improvement. Notwithstanding the foregoing, Owner or its assignee shall not be prevented or delayed from obtaining a building permit for improvements that do not require public ownership.

It is anticipated the County will assign the full right, power and responsibility of operating and maintaining the Recreational Improvements to the NPC, through the execution of a management agreement (the "District Management Agreement"). Other than its obligation to bill, collect and appropriate Assessments from time to time (which such obligation will be further described in the District Management Agreement), the County will have no obligation to fund the operation or maintenance of the Recreational Improvements during the term of the District Management Agreement. As further explained below, it is anticipated that certain revenue from the Assessments will be used to fund the costs, or a portion thereof, of the operation and maintenance of the Recreational Improvements in accordance with the District Management Agreement.

Sources of Funds

In general, and as further set forth in the Act, special assessments ("Assessments") will be imposed on the real property in the District to fund both the initial cost of the District Improvements and the costs arising out of the ongoing operation and maintenance of the Recreational Improvements. The Assessments will be billed and collected by the County each year through the annual real property tax billing process.

It is anticipated that the funds required to construct the District Improvements will be obtained through County-issued revenue bonds. The revenue bonds will be secured by, and repaid from, the Assessments on the real property in the District. In conjunction with the implementation of this Improvement Plan, the County will use its discretion to issue such revenue bonds (in accordance with the terms of this Improvement Plan). The remaining terms and other details of the revenue bonds shall be prescribed by one or more separate ordinances of the Dorchester County Council (as and when required by law).

Revenues from the Assessments may, in certain cases, be used to directly fund the initial costs of District Improvements.

The funds required to construct some or all of the District Improvements may also be obtained privately, including but not limited to: directly from the Owner, an affiliated entity of the Owner and or a lender to the Owner; from a subsequent property owner; or from an assignee of the Owner. In the event that the funds to construct certain District Improvements are initially privately-provided, it is anticipated that the revenue bonds referenced above will still be issued and used to provide a reimbursement of the costs privately incurred (including financing and transactional costs) in connection with the construction and installation of the District Improvements. Reimbursements may also be paid to the providers of the District Improvements directly from assessments revenues.

As noted above, it is also anticipated that a portion of the Assessments will fund costs arising out of the NPC's ongoing operation and maintenance of the Recreational Improvements in accordance with the District Management Agreement. Certain Recreational Improvements may also be used to generate revenue (based on user fees or other charges allowed by law) to help fund the operation and maintenance of the Recreational Improvements.

Additional sources of revenue not mentioned within this Improvement Plan but allowed by law may also be utilized independently or in combination with the revenue sources stated above to execute this Improvement Plan.

Termination of Assessments

It is anticipated that the Assessments will be collected and used to fund the operations and maintenance of the Recreational Improvements up until the repayment of the last anticipated revenue bond. Upon the termination of all Assessments, the NPC's obligations with respect to the Recreational Improvements will also cease, pursuant to the District Management Agreement. The specific timing of the termination of the Assessments will be determined at a later point in time and will depend on a number of variables, including, without limitation, the established limits of the Assessments. Notwithstanding the foregoing, it is generally expected that the joint termination date of both the Assessments used to fund the operations and maintenance of the Recreational Improvements and the Assessments used to repay revenue bonds will be established upon the issuance of the final revenue bond.

Following the full repayment of the final revenue bond and the termination of the collection of Assessments, Summers Corner Residential Association, Inc., will acquire title to, and become responsible for the operation and maintenance of, the Recreational Improvements, except to the extent that the County exercises its right to retain ownership of any or all of the Recreational Improvements (pursuant to a separate agreement between the Owner and the County). It is understood and agreed that the County shall be responsible for the operation and maintenance of any Recreational Improvements of which it elects to retain ownership.

Proposed Basis and Rates of Assessment to be Imposed within the Improvement District

Assessments shall be imposed upon real property in the District in accordance with each of the Summers Corner Improvement District documents (including, without limitation, any Assessment Report, Assessment Roll, or Rate and Method of Apportionment of Assessments) prepared for the County by MuniCap, Inc., to the extent such documents are approved by the County and/or the Dorchester County Council as required by law (collectively the "Improvement District Documents"). The Improvement District Documents shall establish special assessment rates that fairly and equitably reflect the benefits derived from the Improvements by each of the individual parcels within the District. The total amount of all Assessments to be imposed shall equal the anticipated costs of the Improvements expected to be provided for the benefit of the property in the District, including, without limitation, the projected costs associated with the issuance and repayment of the anticipated revenue bonds, the projected administrative costs of the Improvement District and the projected costs related to the operation and maintenance of the Improvements.

Notwithstanding the foregoing, an Assessment shall not be imposed upon on any real property located outside of the District or any real property located within the District that does not receive a benefit from the Improvements. In addition, Assessments shall not be imposed on any real property that is expressly reserved for the use of a public entity.

Assessments will be allocated based upon each parcel's distinct development classification and such classification's projected utilization of the Improvements. Accordingly, the methodology and procedure for imposing Assessments shall provide that, as real property within the District is subdivided, the expected development use of the subdivided real property (including the quantity of the expected development use) shall be utilized to apportion the Assessments to the subdivided real property. In each case, the sum of the Assessments on all parcels resulting from a subdivision shall equal the total Assessment of the single parcel in question prior to the subdivision.

It is anticipated that annual assessment billing rates will increase between two and three and a half percent per year.

Assessments shall be billed at the earlier of a borrowing to fund District Improvements or the start of construction of a District Improvement (if funded by the Owner).

Amendments

This Improvement Plan may be amended or supplemented from time to time in accordance with the Act.

Exhibit List (on the following pages):

Exhibit A – Exhibit that lists the property parcels, roads/highways, and intersections that comprise the District

Exhibit B – Exhibit that shows the boundaries of the District and the currently planned location of certain Improvements

EXHIBIT A

**EXHIBIT A - Real Property Parcels, Bordering Roads and Highways, and Intersections
Improvement Plan - Summers Corner Improvement District**

Owner	TMS	Acres
Summerville Lakes LLC	158-00-00-001	208.68
Summerville Lakes LLC	151-00-00-048	86.29
Summerville Lakes LLC	151-00-00-087	7.47
Summerville Lakes LLC	159-00-00-011	69.56
Summerville Lakes LLC	159-00-00-012	82.92
Dorchester County School District Two	159-00-00-022	47.13
MWV-East Edisto Summers Corner LLC	159-01-01-001.000	1.22
MWV-East Edisto Summers Corner LLC	159-01-01-002.888	0.04
MWV-East Edisto Summers Corner LLC	159-01-01-003.999	0.56
MWV-East Edisto Summers Corner LLC	159-01-02-001.000	0.71
MWV-East Edisto Summers Corner LLC	159-01-02-002.000	0.41
MWV-East Edisto Summers Corner LLC	159-01-02-003.000	0.80
MWV-East Edisto Summers Corner LLC	159-01-03-001.000	0.12
MWV-East Edisto Summers Corner LLC	159-01-03-002.000	0.12
MWV-East Edisto Summers Corner LLC	159-01-03-003.000	0.13
MWV-East Edisto Summers Corner LLC	159-01-03-004.000	0.13
MWV-East Edisto Summers Corner LLC	159-01-03-005.000	0.13
FD Communities, LLC	159-01-03-006.000	0.15
FD Communities, LLC	159-01-03-007.000	0.15
FD Communities, LLC	159-01-03-008.000	0.12
Sabal Homes at Summers Corner, LLC	159-01-03-009.000	0.15
Dan Ryan Builders South Carolina, LLC	159-01-03-010.000	0.22
Dan Ryan Builders South Carolina, LLC	159-01-03-011.000	0.17
Dan Ryan Builders South Carolina, LLC	159-01-03-012.000	0.25
Ben & Renee McCoy	159-01-03-013.000	0.16
Auston & Lindsey Taber	159-01-03-014.000	0.14
Sabal Homes at Summers Corner, LLC	159-01-03-015.000	0.12
MWV-East Edisto Summers Corner LLC	159-01-03-016.000	0.09
FD Communities, LLC	159-01-03-017.000	0.09
Carolina Cottage (Saussy)	159-01-03-018.000	0.09
MWV-East Edisto Summers Corner LLC	159-01-03-023.888	0.02
MWV-East Edisto Summers Corner LLC	159-01-03-024.888	0.01
MWV-East Edisto Summers Corner LLC	159-01-03-025.888	0.04
MWV-East Edisto Summers Corner LLC	159-01-03-019.888	0.01
MWV-East Edisto Summers Corner LLC	159-01-03-020.888	0.16
MWV-East Edisto Summers Corner LLC	159-01-03-022.999	0.25
MWV-East Edisto Summers Corner LLC	159-01-03-021.999	1.65
Carolina Cottage (Saussy)	159-01-04-001.000	0.09
MWV-East Edisto Summers Corner LLC	159-01-04-002.000	0.09
MWV-East Edisto Summers Corner LLC	159-01-04-003.000	0.09
MWV-East Edisto Summers Corner LLC	159-01-04-004.000	0.09
Bukey	159-01-04-005.000	0.09
Eastwood Construction, LLC	159-01-04-006.000	0.20
Sabal Homes at Summers Corner, LLC	159-01-04-007.000	0.19
Sabal Homes at Summers Corner, LLC	159-01-04-008.000	0.18
FD Communities, LLC	159-01-04-009.000	0.16

Owner	TMS	Acres
FD Communities, LLC	159-01-04-010.000	0.13
Dan Ryan Builders South Carolina, LLC	159-01-04-011.000	0.17
Kim Hoff	159-01-04-012.000	0.20
Chris and Tonya Allen	159-01-04-013.000	0.15
Eastwood Construction, LLC	159-01-04-014.000	0.13
Rob and Tonia Drachler	159-01-04-015.000	0.11
MWV-East Edisto Summers Corner LLC	159-01-04-016.000	0.10
MWV-East Edisto Summers Corner LLC	159-01-04-017.000	0.10
Sabal Homes at Summers Corner, LLC	159-01-04-018.000	0.11
Sabal Homes at Summers Corner, LLC	159-01-04-019.000	0.11
Jennings	159-01-04-020.000	0.14
MWV-East Edisto Summers Corner LLC	159-01-04-021.888	0.40
MWV-East Edisto Summers Corner LLC	159-01-04-022.888	0.02
MWV-East Edisto Summers Corner LLC	159-01-04-023.888	0.46
MWV-East Edisto Summers Corner LLC	159-01-04-024.888	5.76
MWV-East Edisto Summers Corner LLC	159-01-04-025.888	0.08
MWV-East Edisto Summers Corner LLC	159-01-04-027.999	0.28
MWV-East Edisto Summers Corner LLC	159-01-04-026.999	1.69
MWV-East Edisto Summers Corner LLC	159-01-05-001.000	0.11
FD Communities, LLC	159-01-05-002.000	0.13
Dan Ryan Builders South Carolina, LLC	159-01-05-003.000	0.34
Sabal Homes at Summers Corner, LLC	159-01-05-004.000	0.17
Sabal Homes at Summers Corner, LLC	159-01-05-005.000	0.16
Sabal Homes at Summers Corner, LLC	159-01-05-006.000	0.13
Sabal Homes at Summers Corner, LLC	159-01-05-007.000	0.11
MWV-East Edisto Summers Corner LLC	159-01-05-008.000	0.12
MWV-East Edisto Summers Corner LLC	159-01-05-009.000	0.16
MWV-East Edisto Summers Corner LLC	159-01-05-010.000	0.14
MWV-East Edisto Summers Corner LLC	159-01-05-011.000	0.17
MWV-East Edisto Summers Corner LLC	159-01-05-012.000	0.16
MWV-East Edisto Summers Corner LLC	159-01-05-014.888	0.46
MWV-East Edisto Summers Corner LLC	159-01-05-017.888	0.01
MWV-East Edisto Summers Corner LLC	159-01-05-013.888	0.02
MWV-East Edisto Summers Corner LLC	159-01-05-016.999	0.17
MWV-East Edisto Summers Corner LLC	159-01-05-015.999	1.15
MWV-East Edisto Summers Corner LLC	159-01-06-001.888	2.33
MWV-East Edisto Summers Corner LLC	159-01-07-001.000	0.14
FD Communities, LLC	159-01-07-002.000	0.16
Sabal Homes at Summers Corner, LLC	159-01-07-003.000	0.14
Sabal Homes at Summers Corner, LLC	159-01-07-004.000	0.14
Sabal Homes at Summers Corner, LLC	159-01-07-005.000	0.15
FD Communities, LLC	159-01-07-006.000	0.13
FD Communities, LLC	159-01-07-007.000	0.13
FD Communities, LLC	159-01-07-008.000	0.14
MWV-East Edisto Summers Corner LLC	159-01-07-009.000	0.12
Carolina Cottage (Saussy)	159-01-07-010.000	0.08
Carolina Cottage (Saussy)	159-01-07-011.000	0.08
Carolina Cottage (Saussy)	159-01-07-012.000	0.08
MWV-East Edisto Summers Corner LLC	159-01-07-014.999	0.16
MWV-East Edisto Summers Corner LLC	159-01-07-013.999	0.96

Owner	TMS	Acres
Eastwood Construction, LLC	159-01-08-001.000	0.17
FD Communities, LLC	159-01-08-002.000	0.12
FD Communities, LLC	159-01-08-003.000	0.12
FD Communities, LLC	159-01-08-004.000	0.12
FD Communities, LLC	159-01-08-005.000	0.15
FD Communities, LLC	159-01-08-006.000	0.14
Sabal Homes at Summers Corner, LLC	159-01-08-007.000	0.18
FD Communities, LLC	159-01-08-008.000	0.17
Eastwood Construction, LLC	159-01-08-009.000	0.20
FD Communities, LLC	159-01-08-010.000	0.14
FD Communities, LLC	159-01-08-011.000	0.14
Sabal Homes at Summers Corner, LLC	159-01-08-012.000	0.14
Will & Lacey Rogers	159-01-08-013.000	0.15
MWV-East Edisto Summers Corner LLC	159-01-08-014.888	0.16
MWV-East Edisto Summers Corner LLC	159-01-08-016.999	0.19
MWV-East Edisto Summers Corner LLC	159-01-08-015.999	1.44
MWV-East Edisto Summers Corner LLC	159-01-09-001.000	0.17
MWV-East Edisto Summers Corner LLC	159-01-09-002.000	0.17
Sabal Homes at Summers Corner, LLC	159-01-09-003.000	0.17
Dan Ryan Builders South Carolina, LLC	159-01-09-004.000	0.24
FD Communities, LLC	159-01-09-005.000	0.20
Sabal Homes at Summers Corner, LLC	159-01-09-006.000	0.22
MWV-East Edisto Summers Corner LLC	159-01-09-007.000	0.21
Sabal Homes at Summers Corner, LLC	159-01-09-008.000	0.19
Eastwood Construction, LLC	159-01-09-009.000	0.18
Sabal Homes at Summers Corner, LLC	159-01-09-010.000	0.17
MWV-East Edisto Summers Corner LLC	159-01-09-011.000	0.16
Eastwood Construction, LLC	159-01-09-012.000	0.13
Eastwood Construction, LLC	159-01-09-013.000	0.15
Sabal Homes at Summers Corner, LLC	159-01-09-014.000	0.17
Sabal Homes at Summers Corner, LLC	159-01-09-015.000	0.17
MWV-East Edisto Summers Corner LLC	159-01-09-016.888	0.06
MWV-East Edisto Summers Corner LLC	159-01-09-017.888	0.02
MWV-East Edisto Summers Corner LLC	159-01-09-018.888	0.02
MWV-East Edisto Summers Corner LLC	159-01-09-020.999	0.09
MWV-East Edisto Summers Corner LLC	159-01-09-019.999	0.85
MWV-East Edisto Summers Corner LLC	159-01-10-001.000	0.14
MWV-East Edisto Summers Corner LLC	159-01-10-002.000	0.15
Sabal Homes at Summers Corner, LLC	159-01-10-003.000	0.14
Sabal Homes at Summers Corner, LLC	159-01-10-004.000	0.16
Sabal Homes at Summers Corner, LLC	159-01-10-005.000	0.15
Sabal Homes at Summers Corner, LLC	159-01-10-006.000	0.16
Sabal Homes at Summers Corner, LLC	159-01-10-007.000	0.17
Eastwood Construction, LLC	159-01-10-008.000	0.21
Dan Ryan Builders South Carolina, LLC	159-01-10-009.000	0.19
Eastwood Construction, LLC	159-01-10-010.000	0.16
MWV-East Edisto Summers Corner LLC	159-01-10-011.000	0.16
MWV-East Edisto Summers Corner LLC	159-01-10-012.000	0.16
MWV-East Edisto Summers Corner LLC	159-01-10-013.888	0.17
MWV-East Edisto Summers Corner LLC	159-01-10-014.888	0.15

Owner	TMS	Acres
MWV-East Edisto Summers Corner LLC	159-01-10-016.999	0.18
MWV-East Edisto Summers Corner LLC	159-01-10-015.999	0.80
Dan Ryan Builders South Carolina, LLC	159-01-11-001.000	0.27
MWV-East Edisto Summers Corner LLC	159-01-11-002.000	0.20
Dan Ryan Builders South Carolina, LLC	159-01-11-003.000	0.15
Eastwood Construction, LLC	159-01-11-004.000	0.25
Sabal Homes at Summers Corner, LLC	159-01-11-005.000	0.17
MWV-East Edisto Summers Corner LLC	159-01-11-006.000	0.14
Dan Ryan Builders South Carolina, LLC	159-01-11-007.000	0.21
MWV-East Edisto Summers Corner LLC	159-01-11-008.000	0.19
MWV-East Edisto Summers Corner LLC	159-01-11-009.000	0.20
Dan Ryan Builders South Carolina, LLC	159-01-11-010.000	0.18
MWV-East Edisto Summers Corner LLC	159-01-11-011.888	0.18
MWV-East Edisto Summers Corner LLC	159-01-11-012.888	0.20
MWV-East Edisto Summers Corner LLC	159-01-12-001.000	0.20
MWV-East Edisto Summers Corner LLC	159-01-12-002.000	0.22
MWV-East Edisto Summers Corner LLC	159-01-12-003.000	0.18
MWV-East Edisto Summers Corner LLC	159-01-12-004.000	0.22
MWV-East Edisto Summers Corner LLC	159-01-12-005.000	0.20
MWV-East Edisto Summers Corner LLC	159-01-12-006.888	0.04
MWV-East Edisto Summers Corner LLC	159-01-13-001.000	1.19
MWV-East Edisto Summers Corner LLC	159-01-14-001.000	0.15
MWV-East Edisto Summers Corner LLC	159-01-14-002.000	0.11
MWV-East Edisto Summers Corner LLC	159-01-14-003.000	0.11
MWV-East Edisto Summers Corner LLC	159-01-14-004.000	0.11
MWV-East Edisto Summers Corner LLC	159-01-14-005.000	0.11
MWV-East Edisto Summers Corner LLC	159-01-14-006.000	0.12
MWV-East Edisto Summers Corner LLC	159-01-14-007.000	0.17
MWV-East Edisto Summers Corner LLC	159-01-14-008.000	0.15
MWV-East Edisto Summers Corner LLC	159-01-14-009.000	0.14
MWV-East Edisto Summers Corner LLC	159-01-14-010.000	0.13
MWV-East Edisto Summers Corner LLC	159-01-14-011.000	0.12
MWV-East Edisto Summers Corner LLC	159-01-14-012.000	0.19
MWV-East Edisto Summers Corner LLC	159-01-14-013.000	0.18
MWV-East Edisto Summers Corner LLC	159-01-14-014.000	0.20
MWV-East Edisto Summers Corner LLC	159-01-14-015.888	0.17
MWV-East Edisto Summers Corner LLC	159-01-14-017.999	0.12
MWV-East Edisto Summers Corner LLC	159-01-14-016.999	0.83
MWV-East Edisto Summers Corner LLC	159-01-15-001.000	0.11
MWV-East Edisto Summers Corner LLC	159-01-15-002.000	0.11
MWV-East Edisto Summers Corner LLC	159-01-15-003.000	0.12
MWV-East Edisto Summers Corner LLC	159-01-15-004.000	0.08
MWV-East Edisto Summers Corner LLC	159-01-15-005.000	0.08
MWV-East Edisto Summers Corner LLC	159-01-15-006.000	0.08
MWV-East Edisto Summers Corner LLC	159-01-15-007.000	0.11
MWV-East Edisto Summers Corner LLC	159-01-15-008.000	0.17
MWV-East Edisto Summers Corner LLC	159-01-15-009.000	0.14
MWV-East Edisto Summers Corner LLC	159-01-15-010.000	0.13
MWV-East Edisto Summers Corner LLC	159-01-15-011.000	0.13
MWV-East Edisto Summers Corner LLC	159-01-15-012.000	0.15

Owner	TMS	Acres
MWV-East Edisto Summers Corner LLC	159-01-15-013.000	0.15
MWV-East Edisto Summers Corner LLC	159-01-15-014.000	0.16
MWV-East Edisto Summers Corner LLC	159-01-15-015.000	0.22
MWV-East Edisto Summers Corner LLC	159-01-15-016.000	0.16
MWV-East Edisto Summers Corner LLC	159-01-15-017.000	0.15
MWV-East Edisto Summers Corner LLC	159-01-15-018.000	0.15
MWV-East Edisto Summers Corner LLC	159-01-15-019.000	0.17
MWV-East Edisto Summers Corner LLC	159-01-15-020.888	0.27
MWV-East Edisto Summers Corner LLC	159-01-15-022.999	0.22
MWV-East Edisto Summers Corner LLC	159-01-15-021.999	0.89
MWV-East Edisto Summers Corner LLC	159-01-17-001.888	3.15
MWV-East Edisto Summers Corner LLC	159-01-18-001.000	0.09
MWV-East Edisto Summers Corner LLC	159-01-18-002.000	0.08
MWV-East Edisto Summers Corner LLC	159-01-18-003.000	0.08
MWV-East Edisto Summers Corner LLC	159-01-18-004.000	0.08
MWV-East Edisto Summers Corner LLC	159-01-18-005.000	0.08
MWV-East Edisto Summers Corner LLC	159-01-18-006.000	0.16
MWV-East Edisto Summers Corner LLC	159-01-18-007.000	0.13
MWV-East Edisto Summers Corner LLC	159-01-18-015.000	0.16
MWV-East Edisto Summers Corner LLC	159-01-18-016.000	0.16
MWV-East Edisto Summers Corner LLC	159-01-18-017.000	0.17
MWV-East Edisto Summers Corner LLC	159-01-18-018.000	0.16
MWV-East Edisto Summers Corner LLC	159-01-18-019.888	0.15
MWV-East Edisto Summers Corner LLC	159-01-18-021.999	0.13
MWV-East Edisto Summers Corner LLC	159-01-18-020.999	1.39
MWV-East Edisto Summers Corner LLC	159-01-21-001.000	0.15
MWV-East Edisto Summers Corner LLC	159-01-21-002.000	0.16
MWV-East Edisto Summers Corner LLC	159-01-21-003.000	0.16
MWV-East Edisto Summers Corner LLC	159-01-21-004.000	0.19
MWV-East Edisto Summers Corner LLC	159-01-21-005.000	0.16
MWV-East Edisto Summers Corner LLC	159-01-21-006.000	0.15
MWV-East Edisto Summers Corner LLC	159-01-21-007.000	0.20
MWV-East Edisto Summers Corner LLC	159-01-21-008.888	0.29
MWV-East Edisto Summers Corner LLC	159-01-21-009.888	0.01
MWV-East Edisto Summers Corner LLC	159-01-21-010.999	0.62
MWV-East Edisto Summers Corner LLC	159-01-25-001.888	1.22
MWV-East Edisto Summers Corner LLC	159-01-26-001.000	0.17
MWV-East Edisto Summers Corner LLC	159-01-26-002.000	0.14
MWV-East Edisto Summers Corner LLC	159-01-26-003.000	0.14
MWV-East Edisto Summers Corner LLC	159-01-26-004.000	0.17
MWV-East Edisto Summers Corner LLC	159-01-26-005.888	0.02
MWV-East Edisto Summers Corner LLC	159-01-27-001.000	0.15
MWV-East Edisto Summers Corner LLC	159-01-27-002.000	0.14
MWV-East Edisto Summers Corner LLC	159-01-27-003.000	0.14
MWV-East Edisto Summers Corner LLC	159-01-27-004.000	0.13
MWV-East Edisto Summers Corner LLC	159-01-27-005.000	0.19
MWV-East Edisto Summers Corner LLC	159-01-27-006.888	6.37
MWV-East Edisto Summers Corner LLC	159-01-30-001.000	0.17
MWV-East Edisto Summers Corner LLC	159-01-30-002.000	0.16
MWV-East Edisto Summers Corner LLC	159-01-30-003.000	0.16

Owner	TMS	Acres
MWV-East Edisto Summers Corner LLC	159-01-30-004.000	0.16
MWV-East Edisto Summers Corner LLC	159-01-30-005.000	0.17
MWV-East Edisto Summers Corner LLC	159-01-30-006.000	0.22
MWV-East Edisto Summers Corner LLC	159-01-30-007.000	0.22
Eastwood Construction, LLC	159-01-30-008.000	0.20
MWV-East Edisto Summers Corner LLC	159-01-30-009.000	0.18
MWV-East Edisto Summers Corner LLC	159-01-30-010.000	0.20
MWV-East Edisto Summers Corner LLC	159-01-30-011.000	0.21
MWV-East Edisto Summers Corner LLC	159-01-30-012.000	0.21
MWV-East Edisto Summers Corner LLC	159-01-30-013.000	0.20
MWV-East Edisto Summers Corner LLC	159-01-30-014.000	0.18
Dan Ryan Builders South Carolina, LLC	159-01-30-015.000	0.28
MWV-East Edisto Summers Corner LLC	159-01-30-016.000	0.21
MWV-East Edisto Summers Corner LLC	159-01-30-017.888	0.21
MWV-East Edisto Summers Corner LLC	159-01-30-019.888	0.01
MWV-East Edisto Summers Corner LLC	159-01-34-019.000	0.25
MWV-East Edisto Summers Corner LLC	159-01-34-020.000	0.20

Owner	TMS	Acres
MWV-East Edisto Summers Corner LLC	159-01-12-008.999	0.22
MWV-East Edisto Summers Corner LLC	159-01-12-007.999	0.88
MWV-East Edisto Summers Corner LLC	159-01-27-007.999	1.75
MWV-East Edisto Summers Corner LLC	159-01-30-018.999	1.69
MWV-East Edisto Summers Corner LLC	158-00-00-014	2955.27
MWV-East Edisto Summers Corner LLC	159-00-00-023	29.83
MWV-East Edisto Summers Corner LLC	168-00-00-008	2914.05
MWV-East Edisto Summers Corner LLC	159-00-00-024	50.34
MWV-East Edisto Summers Corner LLC	159-00-00-025	82.50
MWV-East Edisto Summers Corner LLC	168-00-00-017.000	0.06
MWV-East Edisto Summers Corner LLC	168-00-00-018.000	129.59
MWV-East Edisto Summers Corner LLC	168-00-00-019.000	197.32

TOTAL = 6937.34

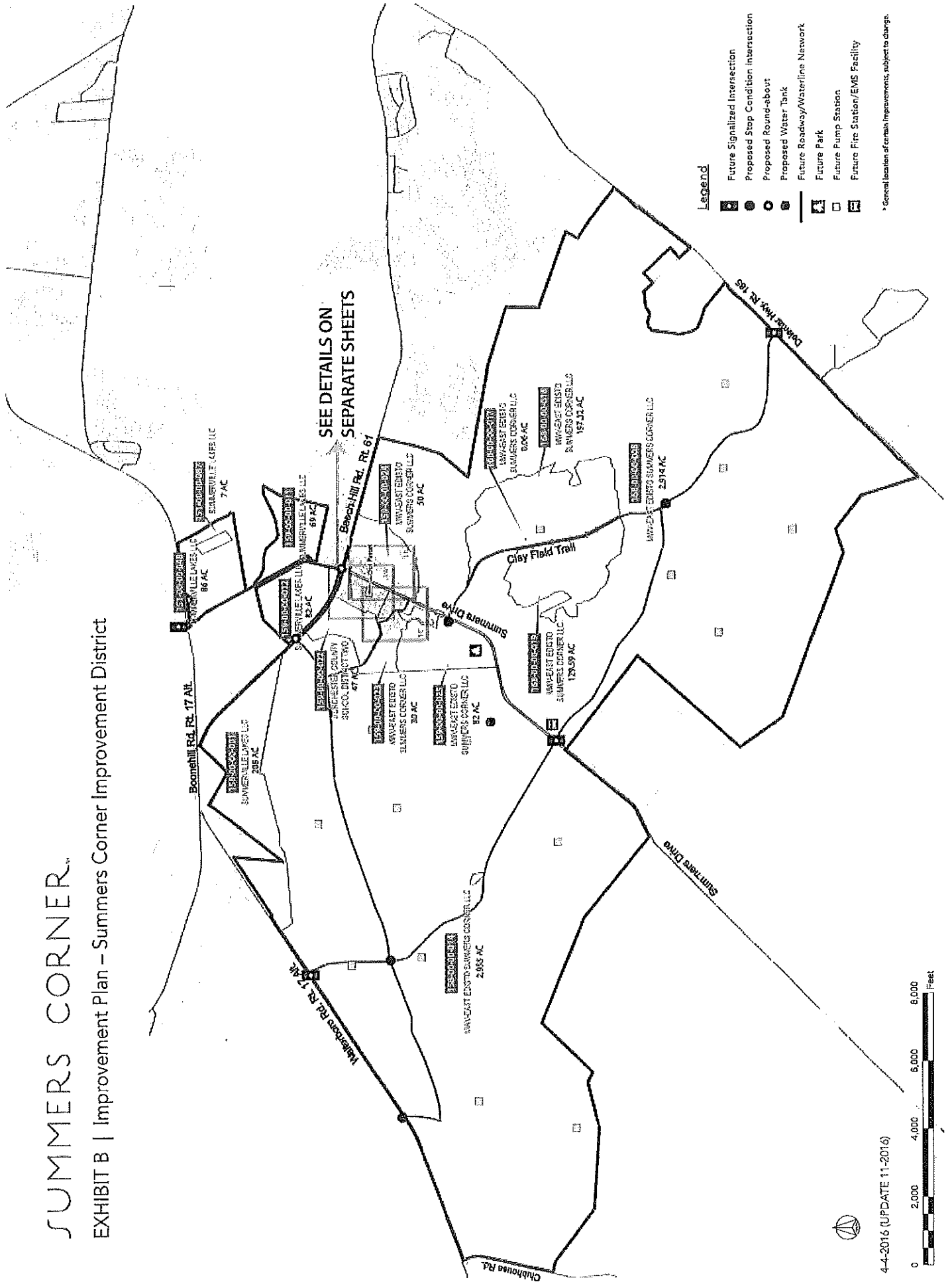
Bordering Roads and Highways
Highway 17 Alt.
Summers Drive
Beechhill Road Rte 61
Delemar Hwy. Rte. 165
Clubhouse Road

Intersections
Highway 17 Alt./Summers Drive
Beechhill Road Rte 61/Summers Drive
Delemar Hwy. Rte. 165/Future Clay Field Trail
Highway 17 Alt./Clubhouse Road

EXHIBIT B

SUMMERS CORNER™

EXHIBIT B | Improvement Plan – Summers Corner Improvement District



SEE DETAILS ON
SEPARATE SHEETS

Legend

- Future Signalized Intersection
- Proposed Stop Condition Intersection
- Proposed Roundabout
- Proposed Water Tank
- Future Roadway/Waterline Network
- Future Park
- Future Pump Station
- Future Fire Station/EMS Facility

*General location of certain improvements, subject to change.

4-4-2016 (UPDATE 11-2016)

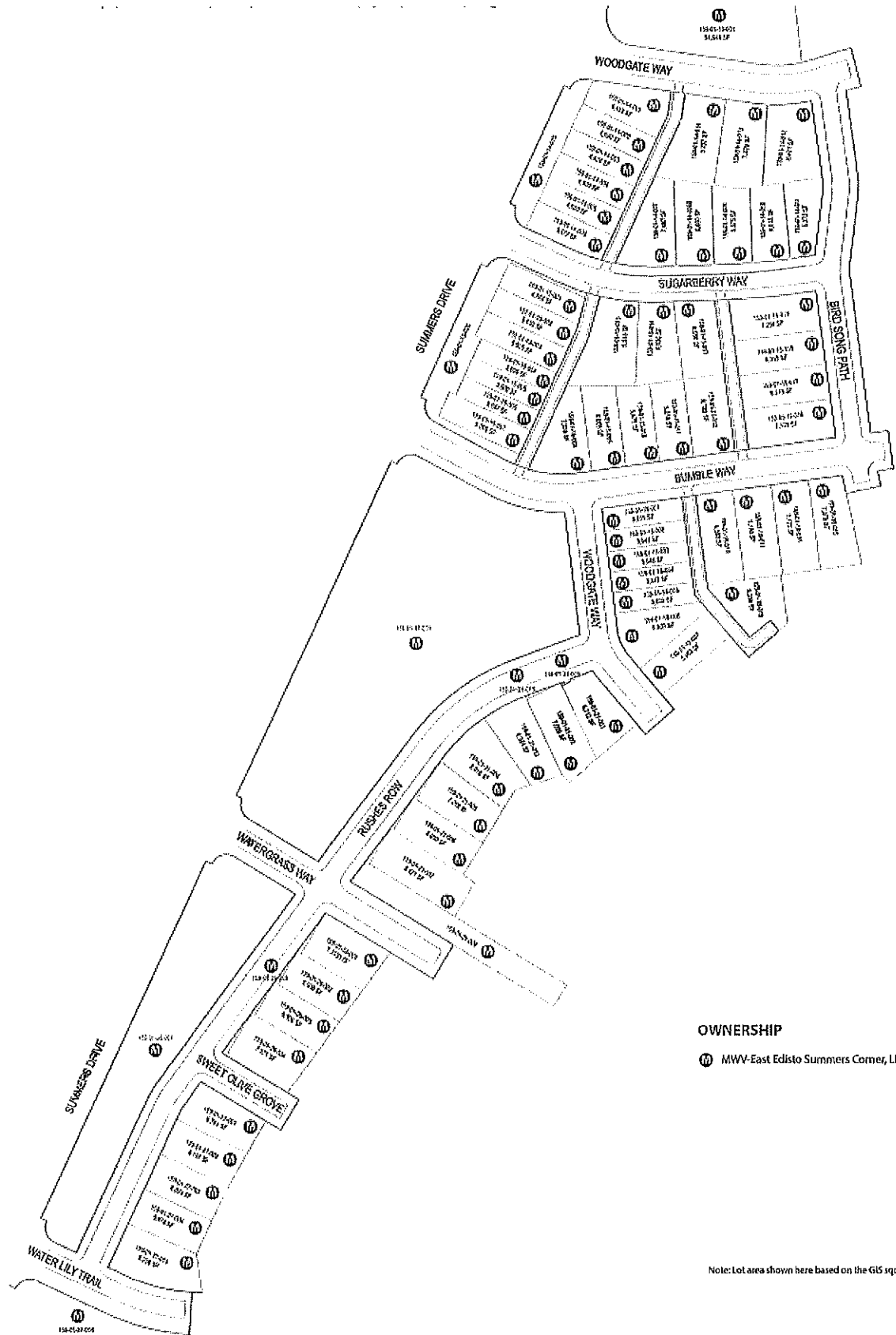




- OWNERSHIP**
- D** Dan Ryan Builders South Carolina, LLC
 - E** Eastwood Construction, LLC
 - F** FD Communities, LLC
 - S** Sabal Homes at Summers Corner, LLC
 - SA** Carolina Cottage (Saussy)
 - M** MWV-East Edisto Summers Corner, LLC

Note: Lot area shown here based on the GIS square footage.





OWNERSHIP

- Ⓜ MWW-East Edisto Summers Corner, LLC

Note: Lot area shown here based on the GIS square footage



11-2016

EXHIBIT B (SECTION 1B DETAILS)



11-2016

EXHIBIT B (SECTION 1C DETAILS)