

STATE OF SOUTH CAROLINA )  
 ) RESOLUTION No. 24-02  
COUNTY OF DORCHESTER )

**RESOLUTION AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE THE REMOVAL OF TRANSFERRED PROPERTY FROM THE TERMS, CONDITIONS, RIGHTS, RESTRICTIONS, PRIVILEGES AND OBLIGATIONS OF THAT CERTAIN DEVELOPMENT AGREEMENT ENTERED INTO BETWEEN MWV-CHARLESTON LAND PARTNERS, LLC, FORMERLY KNOWN AS MWV-EAST EDISTO DORCHESTER, LLC AND DORCHESTER COUNTY, SOUTH CAROLINA DATED AS OF DECEMBER 12, 2012, AND RECORDED DECEMBER 19, 2012, IN THE REGISTER OF DEEDS OFFICE, DORCHESTER COUNTY, IN BOOK 8601, PAGE 1**

**WHEREAS**, on or about December 12, 2012, MWV-Charleston Land Partners, LLC, formerly known as MWV-East Edisto Dorchester, LLC, (Assignor) entered into that certain Development Agreement as amended to the date of this Resolution (Development Agreement) with Dorchester County, South Carolina (Assignee/Owner/County), incident to the future development of approximately thirty-eight thousand six hundred ninety-nine (38,699) acres of real property, as further described on Exhibit C to the Development Agreement, which was recorded in the Office of the Register of Deeds for Dorchester County (ROD) in Book 8601, at Page 1; and,

**WHEREAS**, by Limited Warranty Deed dated December 10, 2018, and recorded December 12, 2018, in the ROD Office for Dorchester County in Book 11667-230, Assignor conveyed two hundred thirty-one and forty-three thousandths (231.043) acres, more or less, of Real Property to Assignee/Owner/County, as is more fully described on Exhibit A attached hereto (Transferred Property); and,

**WHEREAS**, by Partial Assignment and Assumption of Rights and Privileges and Obligations Applicable to the Transferred Property Pursuant to the Development Agreement dated December 12, 2018, and recorded December 13, 2018, in the ROD Office for Dorchester County in Book 11667-253, Assignor transferred, assigned, conveyed and delivered unto Assignee/Owner/County, its successors and assigns, all of Assignor's rights, privileges and obligations as described in the Development Agreement with respect to the Transferred Property (Allocated Rights) and Assignee/Owner/County assumed and agreed to perform all of Assignor's rights, privileges and obligations as described in the Development Agreement, applicable to the Transferred Property (Assumed Obligations).

**WHEREAS**, the aforesaid Development Agreement, consistent with S.C. Code Ann. Sec. 6-31-100, provides for its amendment or cancellation; and

**WHEREAS**, the Assignee/Owner/County, as owner of the Transferred Property, as Assignee of the Assignor's rights, privileges and obligations under the Development

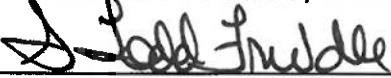
Agreement and as County under the Development Agreement desires to remove the Transferred Property from all of the terms, conditions, rights, restrictions, privileges and obligations of the Development Agreement.

BE IT RESOLVED by Dorchester County Council, duly assembled as follows:

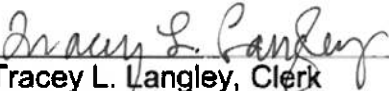
- 1. All the recitals set forth above are incorporated by reference as if fully set forth herein.
- 2. The County Administrator is authorized and empowered to execute the attached Removal of Transferred Property as more fully set forth in Exhibit B attached hereto and incorporated herein by reference.

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2024

**DORCHESTER COUNTY, SOUTH CAROLINA**

By:   
 S. Todd Friddle, Chairman  
 County Council of Dorchester County, South Carolina

**ATTEST:**

  
 Tracey L. Langley, Clerk  
 County Council of Dorchester County,  
 South Carolina

**EXHIBIT "A"**

ALL that piece, parcel or tract of land, together with the improvements thereon, if any, situate, lying and being in the County of Dorchester, State of South Carolina, shown and designated as "PARCEL X" containing 231.043 acres, more or less, on a plat entitled "A PLAT OF THE RE-SURVEY OF TRACT I (TMS 150-00-00-199) OWNED BY MWV-EAST EDISTO PINE HILL COMMERCE PARK, LLC & PARCEL X (TMS 157-00-00-001) OWNED BY WESTROCK-CHARLESTON LAND PARTNERS, LLC" prepared by Elliotte Quinn, III, PLS #10292 of Thomas & Hutton Engineering Co., dated August 24, 2017, and recorded September 29, 2017, in Plat Cabinet M, Page 121, in the Office of the Register of Deeds for Dorchester County, South Carolina, reference to said plat being craved for a more complete description.

TMS No.: 157-00-00-001

## EXHIBIT B

STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF DORCHESTER )

### REMOVAL OF TRANSFERRED PROPERTY

**WHEREAS**, on or about December 12, 2012, MWV-Charleston Land Partners, LLC, formerly known as MWV-East Edisto Dorchester, LLC, (Assignor) entered into that certain Development Agreement as amended January 8, 2024 (Development Agreement) with Dorchester County, South Carolina (Assignee/Owner/County), incident to the future development of approximately thirty-eight thousand six hundred ninety-nine (38,699) acres of real property, as further described on Exhibit C to the Development Agreement, which was recorded in the Office of the Register of Deeds for Dorchester County (ROD) in Book 8601, at Page 1; and,

**WHEREAS**, by Limited Warranty Deed dated December 10, 2018, and recorded December 12, 2018, in the ROD Office for Dorchester County in Book 11667-230, Assignor conveyed two hundred thirty-one and forty-three thousandths (231.043) acres, more or less, of Real Property to Assignee/Owner/County, as is more fully described on Exhibit A attached hereto (Transferred Property); and,

**WHEREAS**, by Partial Assignment and Assumption of Rights and Privileges and Obligations Applicable to the Transferred Property Pursuant to the Development Agreement dated December 12, 2018, and recorded December 13, 2018, in the ROD Office for Dorchester County in Book 11667-253, Assignor transferred, assigned, conveyed and delivered unto Assignee/Owner/County, its successors and assigns, all of Assignor's rights, privileges and obligations as described in the Development Agreement with respect to the Transferred Property (Allocated Rights) and Assignee/Owner/County assumed and agreed to perform all of Assignor's rights, privileges and obligations as described in the Development Agreement, applicable to the Transferred Property (Assumed Obligations).

**WHEREAS**, the aforesaid Development Agreement, consistent with S.C. Code Ann. Sec. 6-31-100, provides for its amendment or cancellation; and

**WHEREAS**, the Assignee/Owner/County, as owner of the Transferred Property, as Assignee of the Assignor's rights, privileges and obligations under the Development Agreement with respect to the Transferred Property, and as County under the Development Agreement desires to remove the Transferred Property from all of the terms, conditions, rights, restrictions, privileges and obligations of the Development Agreement.

**NOW THEREFORE, KNOW YE ALL MEN BY THESE PRESENTS** that Dorchester County, South Carolina pursuant to Resolution 24-\_\_\_\_, as Owner of the Transferred Property more fully described on Exhibit A, attached hereto and incorporated herein by

reference by virtue of that certain Limited Warranty Deed dated December 10, 2018, and recorded in the ROD Office for Dorchester County in Book 11667-230, as Assignee of the Allocated Rights and Assumed Obligations with respect to the Transferred Property by virtue of that certain Partial Assignment and Assumption of Rights and Privileges and Obligations Applicable to the Transferred Property Pursuant to the Development Agreement dated December 12, 2018, and recorded December 13, 2018, in the ROD Office for Dorchester County in Book 11667-253, and as County under the Development Agreement hereby removes said Transferred Property more fully described on Exhibit A, attached hereto and incorporated herein by reference from the terms, conditions, rights, restrictions, privileges and obligations of the certain Development Agreement entered into between MWV-Charleston Land Partners, LLC, formerly known as MWV-East Edisto Dorchester LLC and Dorchester County, South Carolina dated as of December 12, 2012, and recorded December 19, 2012, in the Register of Deeds Office, Dorchester County, in Book 8601, Page 1.

WITNESS Assignee's, Owner's, and County's Hand and Seal on \_\_\_\_\_, 2024.

SIGNED, SEALED AND  
DELIVERED IN THE PRESENCE OF:

DORCHESTER COUNTY, SOUTH CAROLINA  
ASSIGNEE

\_\_\_\_\_  
By: Jason L. Ward  
Its: Administrator

\_\_\_\_\_  
DORCHESTER COUNTY, SOUTH CAROLINA  
OWNER

\_\_\_\_\_  
By: Jason L. Ward  
Its: Administrator

DORCHESTER COUNTY, SOUTH CAROLINA  
COUNTY

\_\_\_\_\_  
By: Jason L. Ward  
Its: Administrator

STATE OF SOUTH CAROLINA        )  
  )  
COUNTY OF DORCHESTER        )        **ACKNOWLEDGMENT**

The foregoing instrument was sworn to and acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2024 by Jason L. Ward its Administrator for Assignee, Dorchester County, South Carolina, by Jason L. Ward its Administrator for Owner, Dorchester County, South Carolina, and by Jason L. Ward its Administrator for County, Dorchester County, South Carolina.

(SEAL)

**NOTARY PUBLIC FOR SOUTH CAROLINA**  
Print Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

**EXHIBIT "A"**

ALL that piece, parcel or tract of land, together with the improvements thereon, if any, situate, lying and being in the County of Dorchester, State of South Carolina, shown and designated as "PARCEL X" containing 231.043 acres, more or less, on a plat entitled "A PLAT OF THE RE-SURVEY OF TRACT I (TMS 150-00-00-199) OWNED BY MWV-EAST EDISTO PINE HILL COMMERCE PARK, LLC & PARCEL X (TMS 157-00-00-001) OWNED BY WESTROCK-CHARLESTON LAND PARTNERS, LLC" prepared by Elliott Quinn, III, PLS #10292 of Thomas & Hutton Engineering Co., dated August 24, 2017, and recorded September 29, 2017, in Plat Cabinet M, Page 121, in the Office of the Register of Deeds for Dorchester County, South Carolina, reference to said plat being craved for a more complete description.

TMS No.: 157-00-00-001