

RESOLUTION NO. 2023-16

TO CERTIFY PROPERTY LOCATED AT 210 GEORGIA AVENUE (TAX MAP NUMBER 007-14-10-005) AND 200 GEORGIA AVENUE (TAX MAP NUMBER 007-14-10-006) IN NORTH AUGUSTA AS ABANDONED BUILDING SITES PURSUANT TO THE SOUTH CAROLINA ABANDONED BUILDINGS REVITALIZATION ACT

WHEREAS, the South Carolina Abandoned Buildings Revitalization Act (the “Act”) was enacted in Title 12, Chapter 67 of the South Carolina Code of Laws (1976), as amended, to create an incentive for the rehabilitation, renovation and redevelopment of abandoned buildings located in South Carolina;

WHEREAS, Section 12-67-140 of the Act provides that a taxpayer who rehabilitates an abandoned building site is eligible for a credit against certain state income taxes, corporate license fees or insurance premium taxes;

WHEREAS, Block 46, LLC, a South Carolina limited liability company (“Block 46”), owns certain real property located at 210 Georgia Avenue in North Augusta, SC 29841 bearing Tax Map Number 007-14-10-005 (“Site 1”) and Center Street Development, LLC (“Center Street” and together with Block 46, the “Company”) owns certain real property located at 200 Georgia Avenue in North Augusta, SC 29841 bearing Tax Map Number 007-14-10-006 (“Site 2 and “Site 3”) and each of Block 46 and Center Street intends to incur rehabilitation expenses associated with Site 1, Site 2 and Site 3, respectively, as three (3) separate units (each a “Site” and, collectively, the “Sites”); and

WHEREAS, Company desires to rehabilitate the Sites which are located within the city limits of North Augusta; and

WHEREAS, Company has requested that the City certify that each Site is an eligible abandoned building site as defined by the Act.

NOW THEREFORE, BE IT RESOLVED by the City Council of North Augusta, South Carolina as follows:

Section 1. Certification. Based solely on information provided to the City by Block 46 and Center Street and solely for the purposes of Section 12-67-160(A), the City hereby certifies the following: (i) each of the Sites constitutes an abandoned building site as defined by Section 12-67-120(1) of the Act, and (ii) the geographic area of each of the Sites is consistent with Section 12-67-120(2) of the Act.

Section 2. No Representations or Warranties. This Resolution regards only the certification of the Sites pursuant to Section 12-67-160(A) of the Act, and such certification is based solely on the representations provided to the City by Company. The City makes no representations, warranties, findings or determinations regarding any other matters, including the eligibility of Block 46 and Center Street for any credit authorized pursuant to the Act, the eligible portions of the Sites, the Property’s fitness for a particular purpose or any zoning, permitting, or licensing matters.

Section 3. *Savings Clause.* Should any part, provision, or term of this Resolution be deemed unconstitutional or otherwise unenforceable by any court of competent jurisdiction, such finding or determination shall not affect the rest and remainder of the Resolution or any part, provision or term thereof, all of which is hereby deemed separable.

Section 4. *General Repealer.* All prior ordinances, orders, resolutions, or any parts thereof, in conflict with this Resolution are, only to the extent of that conflict, repealed.

Section 5. *Effectiveness.* This Resolution is effective after its adoption.

BE IT RESOLVED THIS 17th DAY OF APRIL, 2023.

**CITY OF NORTH AUGUSTA, SOUTH
CAROLINA**



Briton S. Williams, Mayor

ATTEST:



Jamie Paul, City Clerk

EXHIBIT A

Description of Property and Units

See attached.

EXHIBIT A

AIKEN COUNTY ASSESSOR
Tax Map:
007-14-10-005
Date: 03/02/2022

2022005900
DEED
RECORDING FEES \$15.00
STATE TAX \$1625.00
COUNTY TAX \$687.50
PRESENTED & RECORDED:
02-28-2022 10:40 AM
JUDITH WARNER
REGISTER OF MESSE CONVEYANCE
AIKEN COUNTY, SC
BY: JULIE STUTTS DEPUTY RMC
BK: RB 5001
PG: 2289 - 2292

PREPARED BY / RETURN TO:
FULCHER HAGLER LLP
Scott D. Lewis
P.O. Box 1477
Augusta, GA 30903-1477

STATE OF SOUTH CAROLINA)
)
COUNTY OF AIKEN) TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, THAT on February 23, 2022, NORTH AUGUSTA FORWARD, a South Carolina nonprofit corporation ("Grantor"), whose address is P.O. Box 6067, North Augusta, SC 29841, for and in consideration of the sum of ten dollars (\$10) and other good and valuable consideration, to the Grantor in hand paid at and before the sealing of these presents by BLOCK 46, LLC, a Georgia limited liability company ("Grantee"), whose address is 7 Indian Rock Court, North Augusta, SC 29841, the receipt and sufficiency of which consideration is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell, and release unto the said Grantee the following described property, to wit:

All that certain piece, parcel or lot of land, with improvements thereon, situate, lying and being in the Town of North Augusta, County of Aiken, State of South Carolina, more particularly shown on a plat made by J. T. Wise, C. E., dated June 13, 1951, and known and designated as the northern eighty (80') feet of Lot No. 2 and the southern thirty (30') feet of Lot No. 3, Block 46, on a plat made by George W. Summers, C. E., for the North Augusta Land Company during 1912, said property being bounded and measuring as follows: NORTH by the northern portion of Lot No. 3, Block 46, two hundred twenty-two (222') feet; EAST by Georgia Avenue, one hundred ten (110') feet; SOUTH by the remaining portion of Lot 2, Block 46, two hundred forty-four and five-tenths (244.5') feet; and WEST by an alley, one hundred ten (110') feet, reference being made to said plat for a more complete description as to the metes, bounds and location of said property, the aforesaid plat of J. T. Wise, C. E., dated June 13, 1951, being recorded in the Office of the Clerk of Court for Aiken County, South Carolina, in Misc. Book 75, at Page 237.

LESS AND EXCEPT 0.03 acres conveyed to the South Carolina Department of Transportation by Title to Real Estate on September 18, 2006, and recorded in the Office of the RMC for Aiken County, South Carolina in Book RB 4094, at Page 1595.

This being the same property conveyed to North Augusta Forward, a South Carolina Non-Profit Corporation, by Title to Real Estate dated March 16, 2018, from Johnny W. Williams a/k/a Johnny Wright Williams, Sr., filed of record March 20, 2018, and recorded in the Office of the RMC of Aiken County, South Carolina in Record Book 4711, Pages 565-568; and same as conveyed to Johnny Wright Williams, Sr. by Deed of Distribution dated

EXHIBIT A

March 6, 2018, and recorded in the Office of the RMC for Aiken County, South Carolina in Book 4711, at Page 562.

TMS: 007-14-10-005

TOGETHER, with all singular, the rights, members, hereditaments, and appurtenances to the said premises belonging or anywise incident or appertaining;

TO HAVE AND TO HOLD all and singular the said premises before mentioned unto the said Grantee, its successors and assigns, forever.

AND the Grantor does hereby bind Grantor and its successors and assigns to warrant and forever defend all and singular the said premises unto the said Grantee, its successors and assigns, against Grantor and Grantor's successors and assigns and against every person whomsoever may be lawfully claiming or to claim the same or any part thereof.

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal the 23rd day of February, 2022.

SIGNED, SEALED AND DELIVERED
in the presence of:

Witness

Endrica Barfield

Witness

) NORTH AUGUSTA FORWARD

) Grantor

) By:

JAMES H. ARMSTRONG, JR.

) As its Vice Chair

(SEAL)

STATE OF GEORGIA)

COUNTY OF RICHMOND)

ACKNOWLEDGMENT

PERSONALLY appeared before me the undersigned witness, who on oath deposes and says that he/she saw the within named JAMES H. ARMSTRONG, JR., in the capacity aforesaid, by his act and deed, sign, seal, and deliver the within deed, and that he/she, with the other subscribing witness, witnessed the execution thereof.

SWORN TO BEFORE ME THIS
23rd day of February, 2022.

Endrica Barfield

Notary Public

Richmond County, GA

My commission expires: _____

Witness

