



BP0197146



RMC BK 0197 Pg 146 : pg 1 *

THE STATE OF SOUTH CAROLINA

COUNTY OF CHARLESTON

Road/Route Port Access Road
 File 10.037345A
 Item _____
 Project GEN8
 PIN 37345 RD01
 Tract 57

RIGHT OF WAY EASEMENT

Approximate Survey Station

22+00 To 24+00 RT
 Spruill Avenue
 To _____
 To _____

KNOW ALL MEN BY THESE PRESENTS, That I (or we) 2533 Spruill Avenue, LLC, a South Carolina Limited Liability Company, c/o Loren Ziff, 856 Lowcountry Boulevard, Suite 101, Mt. Pleasant, SC 29464 in consideration of the sum of One Hundred Fifteen Thousand and NO/00 Dollars (\$115,000.00), to me (or us) in hand paid, and other valuable consideration at and before the sealing and delivering thereof, by the South Carolina Department of Transportation, receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, give, bargain, sell and release, unto the said South Carolina Department of Transportation, its successors and assigns, an easement or right of way for the construction, improvement, operation and maintenance of a public road known as a State Highway From: I-26 (Exit 216) To: Proposed Port Terminal on Port Access Road (R/W Corridor), State and County aforesaid, as shown on plans prepared by the South Carolina Department of Transportation, upon and across the land which I (or we) may own, in whole or in part, between the survey stations referenced above and as depicted and described on the above reference plans together with, all and singular, the rights, members, hereditaments, and appurtenances thereunto belonging, or in any way incident or appertaining. The grantor expressly recognizes the possibility that the property herein may be used in the future by public utility or others granted the statutory right to use the right of way.

SPECIAL PROVISIONS: All that certain parcel of land owned by 2533 Spruill Avenue, LLC a South Carolina Limited Liability Company, shown as the "Area of Acquisition" on Exhibit A, attached hereto and made a part hereof. Tax Map No. 466-08-00-421. 1,088 S.F. building

TO HAVE AND TO HOLD, all and singular, the said easement or right of way and the rights hereinabove granted, unto the said South Carolina Department of Transportation, its successors and assigns forever for a public road, highway, other public transportation purposes or other public uses as are permitted within and in conjunction with highway rights of way and the grantors hereby dedicated their respective interest in said strip of land to public use for such purposes.

It is agreed that buildings, fences, signs or other obstructions will not be erected by me (or us), my (or our) heirs, assigns or administrators within the limits of the right of way herein conveyed and that such buildings and fences are now within the right of way herein conveyed will be moved from the right of way and restored in as good condition as before moving at the expense of the South Carolina Department of Transportation.

IN WITNESS WHEREOF, I (or we) have hereunto set my (or our) hand(s) and seal(s) this 17th day of May, in the year of our Lord, Two Thousand and Eleven.

Signed, sealed and delivered in the presence of:

Kelly Maff
 1st Witness
Lynn E. Myers
 2nd Witness

2533 Spruill Avenue, LLC a South Carolina Limited Liability Company,

By: LOREN ZIFF (L.S.)
Member (L.S.)

NOTE: All right of way agreements must be in writing and are subject to rejection by the South Carolina Department of Transportation.

THE STATE OF South Carolina
 COUNTY OF Charleston

ACKNOWLEDGEMENT

Personally appeared before me the above named Grantor(s) and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this 17 day of May, 2011.

Lynn E. Myers
 Signature of Notary Public
Lynn E. Myers
 Printed Name of Notary Public

NOTARY PUBLIC FOR THE STATE OF South Carolina

My Commission Expires: February 8, 2021
 (Affix seal if outside SC)

GRANTEE'S ADDRESS: SCDOT, Director, Rights of Way, P.O. Box 191, Columbia, SC 29202-0191

Checked 6.8.11 By Re
 Recorded _____ By _____
 Project _____ File No. _____

Tract 57

JUN 17 2011
 REQUESTED
 PAYMENT

EXHIBIT "A"

The plan shows several key features:

- Roads:** STROMBOLI AVE. EXT., SHIPYARD CREEK RD., SPRUILL AVE., HAMPTON AVE., RD. S-32, RD. S-1378.
- Proposed Alignments:** NEW 66' R/W, NEW 50' R/W, NEW 27' R/W, NEW 50' R/W.
- Existing Infrastructure:** EXISTING R/W, EXISTING R/W, EXISTING R/W.
- Acquisition Area:** OBTAIN = 0.08 AC.
- Stationing and Curve Data:**

Curve	SPRUILL-2	P.I. Station	18+56.21 N	389,806.7876 E	2,319,673.5174
Delta	3° 32' 53.06" (RT)				
Degree	1° 30' 00.01"				
Tangent	118.3087				
Length	236.5377				
Radius	3,819.7100				
External	1.8317				
Long Chord	238.4999				
Mid. Ord.	1.8308				
P.C. Station	18+37.90 N	389,703.7332 E	2,319,805.7087		
P.T. Station	20+74.44 N	389,505.8314 E	2,319,735.1985		
C.C.	N	387,514.4278 E	2,318,475.6726		
Back	S 34° 58' 15.19" E				
Ahead	S 31° 25' 22.12" E				
Chord Bear	S 33° 11' 48.66" E				
Course from PT SPRUILL-2 to 226	S 31° 25' 22.12" E Dist 425.5614				

**South Carolina Department of Transportation
Area of Acquisition from Tract 57 File 10.037345A
Scale 1"=60'**

SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION
AREA OF ACQUISITION FROM TRACT 57 FILE 10.037345A
SCALE 1"=60' ORIGINAL PREPARED 3/15/2011