

STATE OF SOUTH CAROLINA

IN THE COURT OF COMMON PLEAS
C/A NO.

COUNTY OF LEXINGTON/RICHLAND

Road/Route I-20/I-26/I-126 (Carolina Crossroads)
Project ID No. P027662
Tract 290

South Carolina Department of Transportation

Condemnor,

VS.

**The National Pentecostal Overcoming
Churches of the World, Inc.,**

Landowner(s),

and

**Richland County Treasurer's Delinquent
Taxes Office, Liens Holder,**

Other Condemnee(s).

CONDEMNATION NOTICE
AND
TENDER OF PAYMENT

(JURY TRIAL DEMANDED)

Copy To: Lela Stiles Brannon, PO Box 30021, Columbia, South Carolina 29130
Pastor Alex Juitt, The Life Church, 9105 Wilson Boulevard, Columbia, South
Carolina 29203
Pastor Eugene Sutton, 227 Golf Course Road, Winnsboro, South Carolina 29180
Richland County Tax Assessor's Office, 2020 Hampton Street, 2nd Floor, PO Box 192,
Columbia, South Carolina 29201

TO: THE LANDOWNER(S) AND OTHER CONDEMNEE(S) ABOVE NAMED:

Pursuant to the South Carolina Eminent Domain Procedure Act, Section 28-2-10,
et seq., Code of Laws of South Carolina, 1976, as amended, you are hereby notified as
follows:

1. The South Carolina Department of Transportation (SCDOT) is the Condemnor
herein and seeks to acquire the real property described herein for public purposes.
2. **The National Pentecostal Overcoming Churches of the World, Inc. is named**
as Landowner(s) in this action by virtue of **their** claim(s) of title (or other interests) as

Condemnation Notice and Tender of Payment (continued)

shown by that certain **deed by Harvey J. Rosen dated December 12, 2012 and recorded December 13, 2012 in Deed Book R1819, Page 3350 in the ROD Office for Richland County.**

3. **Richland County Treasurer's Office** is made a party in this action as "Other Condemnee(s)" by virtue of its claims of interest in those certain **unpaid property taxes from 2013, 2014, 2015, 2016, 2017, 2018, and 2019.**

4. The following is a description of the real property subject to this action and a description of the interest sought to be acquired in and to the property by the Condemnor:

All that parcel or strip of land, in fee simple, with improvements thereon, if any, containing 0.099 acre (4,320 square feet) of land and being the entire property and describe as follows: Situate, lying and being on the Eastern side of Morninghill Drive, formerly Morningside Drive, near the City of Columbia, in the County of Richland, and in the State of South Carolina, said lot being shown and designated as part of Lot 30, Block L, as shown on Plat of "Skyview Terrace" prepared by B. P. Barber Associates, Engineers, dated May 10, 1956, and recorded in the Office of the Clerk of Court for Richland County in Plat Book R, at Pages 56-57, said lot being bounded on the North by I-20, on the East, now or formerly, by Inez Nunamaker, on the South, now or formerly, by William J. Estes and on the West by Morninghill Drive. The above lot measures forty-eight (48') feet on Morninghill Drive and goes back one hundred and fifty (150') to a point.

Tax Map Number R06014-12-01

5. The SCDOT is vested with the power of eminent domain pursuant to Section 57-5-320 and Section 28-2-60, Code of Laws of South Carolina, 1976, as amended.

6. The property sought herein is to be acquired for public purposes, more particularly for the construction of **a section of I-20/I-26/I-126 (Carolina Crossroads), in Lexington/Richland Counties.**

7. This action is brought pursuant to Section 28-2-240, Code of Laws of South Carolina, 1976, as amended.

8. The SCDOT has complied with the requirements set forth in Section 28-2-70(a), Code of Laws of South Carolina, 1976, as amended, by having the subject property appraised and making the appraisal available to the Landowner(s) where required by law, and certifies to the Court that a negotiated resolution has been attempted prior to the

Condemnation Notice and Tender of Payment (continued)

commencement of this action, or pursuant to Section 12-28-2940, Code of Laws of South Carolina, 1976, as amended, an appraisal of this property was not required.

9. Project plans may be inspected at the office of **South Carolina Department of Transportation, Richland Maintenance Office, 7201 Fairfield Road, Columbia, South Carolina 29203, under Project Id. P027662, I-20/I-26/I-126 (Carolina Crossroads) Tract 290.**

10. THE CONDEMNOR HAS DETERMINED JUST COMPENSATION FOR THE PROPERTY AND RIGHTS TO BE ACQUIRED HEREUNDER, INCLUDING ALL DAMAGES (IF ANY), TO BE THE SUM OF **ONE THOUSAND ONE HUNDRED AND NO/100 DOLLARS (\$1,100.00)** AND HEREBY TENDERS PAYMENT THEREOF TO THE LANDOWNER(S).

11. Payment of this amount will be made to the Landowner(s) if within thirty (30) days of service of this Condemnation Notice, the Landowner(s) in writing requests payment, and agrees to execute any instruments necessary to convey to the Condemnor the property interests and rights described hereinabove. The Agreement and Request for Payment must be sent by first class certified mail with return receipt requested or delivered in person to Director, Rights of Way, South Carolina Department of Transportation, 955 Park Street, Columbia, South Carolina 29202. If no Agreement and Request for Payment is received by the Condemnor within the thirty (30) day period, the tender is considered rejected.

12. If the tender is rejected, the Condemnor has the right to file this Condemnation Notice with the Clerk of Court of the County where the property is situated and deposit the tender amount with the Clerk. The Condemnor shall give the Landowner(s) and Other Condemnee(s) notice that it has done so and may then proceed to take possession of the property interests and exercise the rights described in this Condemnation Notice.

13. AN ACTION CHALLENGING THE CONDEMNOR'S RIGHT TO ACQUIRE THE PROPERTY AND RIGHTS DESCRIBED HEREIN MUST BE COMMENCED IN A SEPARATE PROCEEDING IN THE COURT OF COMMON PLEAS WITHIN THIRTY DAYS OF THIS CONDEMNATION NOTICE, OR THE LANDOWNER(S) WILL BE CONSIDERED TO HAVE WAIVED THE CHALLENGE.

Condemnation Notice and Tender of Payment (continued)

14. THE CONDEMNOR HAS ELECTED NOT TO UTILIZE THE APPRAISAL PANEL PROCEDURE. Therefore, if the tender herein is rejected, the Condemnor shall notify the Clerk of Court and shall demand a trial to determine the amount of just compensation to be paid. A copy of that notice must be served on the Landowner(s). That notice shall state whether the Condemnor demands a trial by jury or by the Court without a jury. The Landowner(s) has the right to demand a trial by jury. The case may not be called for trial before sixty (60) days after the service of that notice, but it may thereafter be given priority for trial over other civil cases. The Clerk of Court shall give the Landowner(s) written notice by mail of the call of the case for trial.

15. THEREFORE, IF THE TENDER HEREIN IS REJECTED, THE LANDOWNER(S) IS ADVISED TO OBTAIN LEGAL COUNSEL AT ONCE, IF NOT ALREADY OBTAINED.

16. In the event the Landowner(s) accepts the amount tendered in this Notice, the attached Agreement and Request for Payment form should be signed and returned to the Condemnor within thirty (30) days of your receipt of this Notice.

BY: s/S. Murry Kinard
Attorney for Condemnor (SCDOT)
Murry Kinard, Attorney At Law-Bar No.66590
Kinard & Jones, LLC
303 South Lake Drive, Lexington, SC 29072
Telephone: 803-359-1003

Lexington , South Carolina

October 27 , 20 20

STATE OF SOUTH CAROLINA

IN THE COURT OF COMMON PLEAS
C/A NO.

COUNTY OF LEXINGTON/RICHLAND

Road/Route **I-20/I-26/I-126 (Carolina Crossroads)**
Project ID No. **P027662**
Tract **290**

South Carolina Department of Transportation

Condemnor,

VS.

LIS PENDENS

**The National Pentecostal Overcoming
Churches of the World, Inc.,**

Landowner(s),

and

**Richland County Treasurer's Delinquent
Taxes Office, Liens Holder,**

Other Condemnee(s).

NOTICE IS HEREBY GIVEN that the Condemnor above named pursuant to the South Carolina Eminent Domain Procedures Act, Section 28-2-10, et seq., of the South Carolina Code of Laws, 1976, as amended, has brought an action against the Condemnee(s) above named to acquire the real property described herein for public purposes, to-wit:

All that parcel or strip of land, in fee simple, with improvements thereon, if any, containing 0.099 acre (4,320 square feet) of land and being the entire property and describe as follows: Situate, lying and being on the Eastern side of Morninghill Drive, formerly Morningside Drive, near the City of Columbia, in the County of Richland, and in the State of South Carolina, said lot being shown and designated as part of Lot 30, Block L, as shown on Plat of "Skyview Terrace" prepared by B. P. Barber Associates, Engineers, dated May 10, 1956, and recorded in the Office of the Clerk of Court for Richland County in Plat Book R, at Pages 56-57, said lot being bounded on the North by I-20, on the East, now or formerly, by Inez Nunamaker, on the South, now or formerly, by William J. Estes and on the West by Morninghill Drive. The

Lis Pendens (continued)

above lot measures forty-eight (48') feet on Morninghill Drive and goes back one hundred and fifty (150') to a point.

Tax Map Number R06014-12-01

The property sought herein is to be acquired for public purposes, more particularly for the construction of a **section of I-20/I-26/I-126 (Carolina Crossroads)**, in **Lexington/Richland Counties**.

BY: s/S. Murry Kinard
Attorney for Condemnor (SCDOT)
Murry Kinard, Attorney At Law-Bar No.66590
Kinard & Jones, LLC
303 South Lake Drive, Lexington, SC 29072
Telephone: 803-359-1003

Lexington , South Carolina

October 27 , 20 20

STATE OF SOUTH CAROLINA

IN THE COURT OF COMMON PLEAS
C/A NO.

COUNTY OF LEXINGTON/RICHLAND

Road/Route **I-20/I-26/I-126 (Carolina Crossroads)**
Project ID No. **P07662**
Tract **290**

South Carolina Department of Transportation

Condemnor,

VS.

SUMMONS

**The National Pentecostal Overcoming
Churches of the World, Inc.,**

Landowner(s),

and

**Richland County Treasurer's Delinquent
Taxes Office, Lien Holder,**

Other Condemnee(s).

TO: THE LANDOWNER(S) AND OTHER CONDEMNEE(S) ABOVE NAMED:

YOU ARE HEREBY SUMMONED, advised and notified, that pursuant to the South Carolina Eminent Domain Procedures Act, Section 28-2-10, et seq., the within Condemnation Notice and Tender of Payment, a copy of which is herewith served upon you, has been filed with the Clerk of Court for Richland County. The purpose of this lawsuit is to enable the Condemnor, the South Carolina Department of Transportation, to acquire certain real property

Summons (continued)

for its public purposes, as is more fully stated in the attached Condemnation Notice and Tender of Payment. Responsive pleadings to the Condemnation Notice and Tender of Payment are not necessary.

BY: s/S. Murry Kinard
Attorney for Condemnor (SCDOT)
Murry Kinard, Attorney At Law-Bar No.66590
Kinard & Jones, LLC
303 South Lake Drive, Lexington, SC 29072
Telephone: 803-359-1003

Lexington , South Carolina

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STATE OF SOUTH CAROLINA

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Tract **290**

South Carolina Department of Transportation

Condemnor,

AFFIDAVIT

VS.

**The National Pentecostal Overcoming
Churches of the World, Inc.,**

Landowner(s),

and

**Richland County Treasurer's Delinquent Taxes
Office, Liens Holder,**

Other Condemnee(s).

PERSONALLY, APPEARED before me **William C. Johnston** who, being first duly sworn, says and deposes:

1. That the amount tendered by the Condemnor to the Landowner(s) in the Condemnation Notice has been rejected;
2. That the Condemnor demands a trial not earlier than sixty (60) days after the date of service of this affidavit upon the Landowner(s);
3. That the Condemnor demands a trial by jury;
4. That, at this time, the Condemnor does not demand that this action be given priority over other cases;
5. That the Clerk of Court should notify the following of the call of the case.

Affidavit (continued)

The National Pentecostal Overcoming Churches
of the World, Inc.
PO Box 30021
Columbia, South Carolina 29130

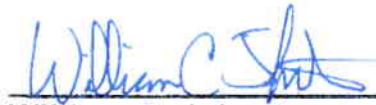
Richland County Treasurer's Office
PO Box 11947
Columbia, South Carolina 29211

Lela Stiles Brannon
PO Box 30021
Columbia, South Carolina 29130

Pastor Alex Juitt, The Life Church
9105 Wilson Boulevard
Columbia, South Carolina 29203

Pastor Eugene Sutton
227 Golf Course Road
Winnsboro, South Carolina 29180

Richland County Tax Assessor's Office
2020 Hampton Street, 2nd Floor
PO Box 192
Columbia, South Carolina 29201



William C. Johnston
Assistant Director, Rights of Way for
Mega Projects

SWORN to before me this 1st

day of October, 2020

Tillary Briggs

Print or Type Notary Name Tillary Briggs

NOTARY PUBLIC FOR South Carolina

My Commission Expires: February 12, 2020

ELECTRONICALLY FILED - 2020 Oct 27 3:58 PM - RICHLAND - COMMON PLEAS - CASE#2020CP4005085

STATE OF SOUTH CAROLINA

AGREEMENT AND REQUEST

COUNTY OF LEXINGTON/RICHLAND

FOR PAYMENT

Road/Route I-20/I-26/I-126 (Carolina Crossroads)
Project ID No. P027662
Tract 290

I (we), the landowner(s), request payment of the amount determined by the South Carolina Department of Transportation as just compensation for the property and rights to be acquired for the project mentioned above. By making this request I (we) agree to execute the instruments necessary to convey to the South Carolina Department of Transportation the property interests and rights described in the Condemnation Notice and Tender of Payment. Upon signing and payment of the agreed upon amount, the landowner waives any and all rights pursuant to the Code of Laws of South Carolina, 1976, as amended by the Eminent Domain Procedure Act.

The National Pentecostal Overcoming Churches of the World, Inc.

(L.S.)

By: _____
(L.S.)

(L.S.)

Its: _____
(L.S.)

(L.S.)

(L.S.)

Dated the _____ day of

_____, 20 _____

Tract 290

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Project ID No. **P027662**
Tract **290**

South Carolina Department of Transportation

Condemnor,

NOTICE OF FILING

VS.

**The National Pentecostal Overcoming
Churches of the World, Inc.,**

Landowner(s),

and

**Richland County Treasurer's Delinquent Taxes
Office, Liens Holder,**

Other Condemnee(s).

TO: THE LANDOWNER(S) AND OTHER CONDEMNEE(S) ABOVE NAMED:

Pursuant to the South Carolina Eminent Domain Procedure Act, Section 28-2-230(b), et seq., Code of Laws of South Carolina, 1976, as amended, you are hereby notified that as you have rejected the amount tendered as just compensation as stated in the Condemnation Notice, the Condemnor has filed the Condemnation Notice with the Clerk of Court for **RICHLAND** County pursuant to Section 28-2-90,

Notice of Filing (continued)

Code of Laws of South Carolina, 1976, as amended, may now proceed to take possession of the property or interest described in the Condemnation Notice.

BY: s/S. Murry Kinard
Attorney for Condemnor (SCDOT)
Murry Kinard, Attorney At Law-Bar No.66590
Kinard & Jones, LLC
303 South Lake Drive, Lexington, SC 29072
Telephone: 803-359-1003

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