

STATE OF SOUTH CAROLINA

COUNTY OF LEXINGTON/RICHLAND

Road/Route I-20/I-26/I-126 (Carolina Crossroads)
 Project ID No. P027662
 Tract 209

South Carolina Department of Transportation

Condemnor,

VS.

Richland County Recreation Commission,

Landowner(s),

IN THE COURT OF COMMON PLEAS
 C/A NO.

CONDEMNATION NOTICE
 AND
 TENDER OF PAYMENT
 (JURY TRIAL DEMANDED)

TO: THE LANDOWNER(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. **Richland County Recreation Commission is** named as Landowner(s) in this action by virtue of **their** claim(s) of title (or other interests) as shown by that certain **Limited Warranty deed from Chartown, a North Carolina general partnership, dated January 13, 2009 and recorded January 15, 2009 in Deed Book 1487, Page 2990; also, by Quit Claim Deed from Chartown, a North Carolina general partnership, dated January 13, 2009 and recorded January 15, 2009 in Deed Book 1487, Page 3001 in the records of the ROD Office for Richland County.**
3. 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:

Condemnation Notice and Tender of Payment (continued)

All that parcel or strip of land, in fee simple, containing 13,790 square feet (0.317 acre), more or less, and all improvements thereon, if any, including rights of access as may be needed for controlled accessed facilities, being a portion of the property, owned by Richland County Recreation Commission, shown as the "Area of Acquisition" on Exhibit "A", attached hereto and made a part hereof, left of Broad River Road Ramp E, between approximate survey stations 3223+00 and 3227+00.

Tax Map Number R07402-02-03

4. 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.

5. 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.**

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

7. 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 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.

8. Project plans may be inspected at the office of **South Carolina Department of Transportation, Richland County Maintenance Office, 7201 Fairfield Road, Columbia, South Carolina 29203, under Project No. P027662, I-20/I-26/I-126 (Carolina Crossroads), Tract 209.**

9. 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 **TWELVE THOUSAND EIGHT HUNDRED AND NO/100 DOLLARS (\$12,800.00)** AND HEREBY TENDERS PAYMENT THEREOF TO THE LANDOWNER(S).

10. 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

Condemnation Notice and Tender of Payment (continued)

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.

11. 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.

12. 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.

13. 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.

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

Condemnation Notice and Tender of Payment (continued)

15. 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
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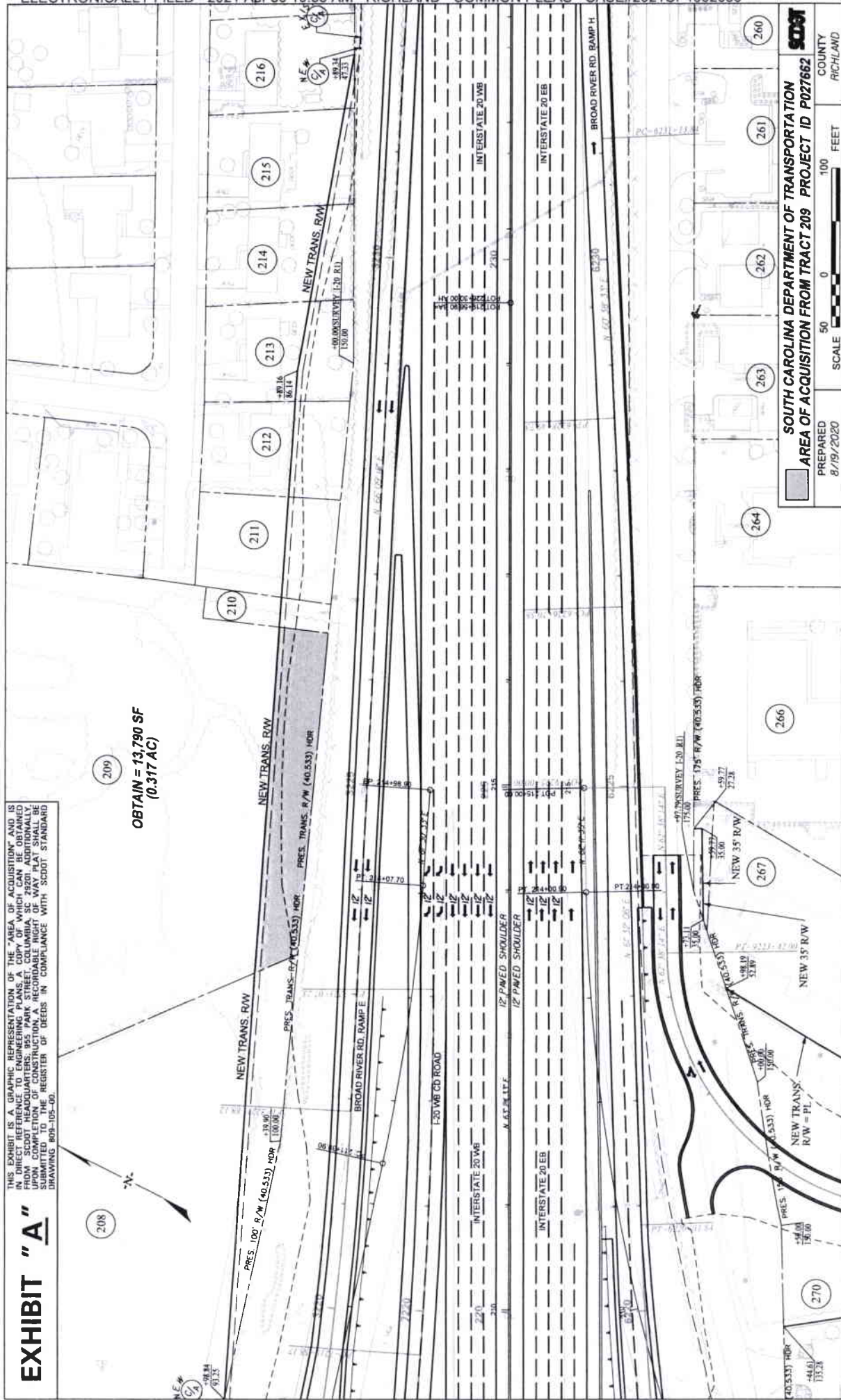
Lexington, South Carolina

April 30, 20 21

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EXHIBIT "A"

THIS EXHIBIT IS A GRAPHIC REPRESENTATION OF THE "AREA OF ACQUISITION" AND IS IN DIRECT REFERENCE TO ENGINEERING PLANS A COPY OF WHICH CAN BE OBTAINED FROM THE SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION. IT SHALL BE SUBMITTED TO THE REGISTER OF DEEDS IN COMPLIANCE WITH SCDDT STANDARD DRAWING 809-105-00.



SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION
AREA OF ACQUISITION FROM TRACT 209 PROJECT ID P027662
PREPARED 8/19/2020
COUNTY RICHLAND