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THE STATE OF SOUTH CAROLINA
In The Supreme Court

APPEAL FROM RICHLAND COUNTY
Court of Common Pleas

John Hamilton Smith, Special Referee

Case No. 2010-CP-40-8943R
Appellate Case No. 2013-001067

Columbia Venture, LLC, Appellant,

v.

Richland County, Respondent.

REVISED RECORD ON APPEAL
VOLUME 9 OF 13
PAGES 3803 - 4276

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BURROUGHS & CHAPIN COMPANY, INC.
Family Values Since 1895

CONFIDENTIALITY AGREEMENT

You will receive certain information from Burroughs & Chapin Company, Inc. (hereinafter the "Company") about certain ("Manning Tract") properties located in Columbia, South Carolina and potential development plans. Such information may be non-public, confidential or proprietary in nature. All information concerning the Columbia project which is furnished to you, whether orally or in writing, together with all analyses, compilations, studies, transmissions or any other documents, is referred to as "Proprietary Information." Proprietary Information does not include, however, information which (i) is or becomes generally available to the public other than as a result of a disclosure by you or your Representatives (including but not limited to officers, directors, employees, etc.), or (ii) is disclosed pursuant to and as required by any law, court order, subpoena, or other enforceable legal process. As used in this Agreement, the term "person" shall be broadly interpreted to include, without limitation, any corporation, company, partnership and individual.

You hereby agree that the Proprietary Information will not be used by you in any way detrimental to the Company or any of the Company's affiliated companies ("Affiliates"). You also agree (a) to keep all Proprietary Information confidential except as required by law, and not to disclose or reveal any Proprietary Information to any person other than those employed by you or on your behalf (including your Representatives) who are actively and directly participating in the evaluation of the project, and you agree to cause those persons to observe the terms of this Agreement, and (b) not to use the Proprietary Information for any purpose other than in connection with the evaluation of the project.

In the event that you or any of your Representatives to whom any Proprietary Information is requested pursuant to, or required by applicable law or regulation or by legal process to disclose any Proprietary Information, you agree to provide the Company with prompt notice of such request(s) and to seek, if appropriate, a protective order. In the event that such protective order or other remedy is not obtained, you may furnish that portion (and only that portion) of the Proprietary Information which, in the written opinion of your counsel, you are legally compelled to disclose, and you will exercise your best efforts to obtain reliable assurance that confidential treatment will be accorded any Proprietary Information so furnished.

In addition, unless otherwise required by law, neither you nor your Representatives will, without the prior written consent of the Company or its Affiliates, disclose to any person any information about the project, or the terms, conditions or other facts relating thereto, including the fact that discussions are taking place with respect thereto or the

CORPORATE OFFICE: Founders Centre 2411 Oak Street Suite 402 Myrtle Beach, SC 29577 / P.O. Box 2095 Myrtle Beach, SC 29578-2095 / (843) 448-5123 FAX (843) 448-9838
BRANCH OFFICE: 314 Main Street Conway, SC 29526 / P.O. Box 260 Conway, SC 29526-0260 / (843) 248-4237 FAX (843) 248-6570

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status thereof, or the fact that Proprietary Information has been made available to you. You further agree to advise your Representatives or any other party to whom Proprietary Information is disclosed by you or your Representatives of its confidential nature and the restrictions in this Agreement.

Upon the Request of the Company or its Affiliates, you shall promptly redeliver to the Company the Proprietary Information and will not retain any copies, extracts or other reproduction in whole or in part of such written material. All documents, memoranda, notes and other writings whatsoever, prepared by you or your Representatives based on the information contained in the Proprietary Information, shall be destroyed, and such destruction shall be certified in writing to the Company by an authorized officer supervising such destruction.

Although Proprietary Information contains information the Company believes to be relevant for the purpose of your evaluation of the project, you understand that the Company makes no representation or warranty as to the accuracy or completeness of the Proprietary Information.

Without prejudice to the rights and remedies otherwise available to us, you agree that the Company shall be entitled to all available relief including, but not limited to, specific performance or injunction in the event of a breach or threat to breach any of the provisions of this Agreement. It is further understood and agreed that no failure or delay by the Company in exercising any right, power or privilege hereunder shall operate as a waiver thereof nor shall any single or partial exercise thereof preclude any other or further exercise of any right, power or privilege. If any litigation is brought by the Company to enforce this Agreement, the party in that litigation in whose favor a final nonappealable judgment is entered shall be entitled to reasonable attorneys' fees and reasonable costs.

Nothing in this Agreement shall be construed to provide the Company with an obligation to disclose information disclosed pursuant to this Agreement only to you. The Company reserves the right to disclose any information provided to you or other information to other interested parties.

You hereby agree to indemnify, defend and hold harmless the Company, its successors and assigns, and its present and former directors, officers, shareholders, employees, attorneys and other Representatives, of any and all claims, costs, causes of action and expenses (including expert witness fees and attorneys' fees and other costs of litigation) incurred directly or indirectly as a violation of the terms of this Agreement by you or any entity controlled by you or an affiliate of yours or any combination thereof.

The Company reserves the right to assign all rights under this Agreement, including without limitation, the right to enforce all of the terms hereof, to any entity that consummates a transaction with respect to the project. In addition, this agreement shall inure to the benefit of and be enforceable by the Company's successors and assigns.

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This Agreement shall be governed by and construed and enforced in accordance with the laws of the State of South Carolina and the parties consent to the jurisdiction of South Carolina courts, both state and federal located in Horry County, South Carolina. The parties agree to waive, to the fullest extent permitted by law, the defense of inconvenient forum. This Agreement represents the entire agreement between the parties with respect to the subject matter hereof and all prior agreements and understanding, whether oral or written, are superseded in their entirety by the terms hereof.

If any portion of this Agreement should become invalidated, the remaining provisions are to retain their full effect.

If you are in agreement with the foregoing, please so indicate by signing and returning the enclosed copy of this letter, whereupon this letter will constitute our agreement with respect to the subject matter hereof.

BURROUGHS & CHAPIN COMPANY, INC.

_____ By: _____
Witness Douglas P. Wendel
President & CEO

Dated:_____

Accepted and acknowledged:

_____ By: _____
Witness (Authorized Officer)
(Title)

Dated:_____

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BURROUGHS & CHAPIN COMPANY, INC.
Family Values Since 1895

TERM SHEET

Acreage: 4600 +/- acres
Site: Intersection of I-77 and Bluff Road in Columbia, South Carolina
Lead Developer: Burroughs & Chapin Company, Inc.

There is a small window of opportunity to get this large amount of acreage, strategically located, in one parcel for development purposes.

What is being sought are investment partners to come together with Burroughs & Chapin Company, Inc. to develop this property as a multi-phase, multi-use project.

The intent is to have five (5) members of a team with 20% ownership. The cost of an open 20% ownership position is $6,000,000.00.

Burroughs & Chapin Company, Inc. will serve as the lead developer and manage the project for a 5% fee of the profits generated on the project above and beyond the initial investment of the development group.

The numbers provided in this package are certainly preliminary and are provided for illustrative purposes only. The land plan is only a first attempt and shows some land use and venues that are either speculative or not part of the primary tract of land. It is provided only to give an indication of the types of uses that may ultimately go on the property.

Any final configuration and ownership of the development team is subject to Board of Director approval by Burroughs & Chapin Company, Inc. There is nothing in this package that creates an obligation on behalf of Burroughs & Chapin Company, Inc. to enter into any agreement with anyone.

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BRANCH OFFICE: 314 Main Street Conway, SC 29526 / P.O. Box 260 Conway, SC 29526-0260 / (843) 248-1237 FAX (843) 248-6570

Executive Summary

Project Description

The Columbia project is a multi-phased, mixed use development conceptually designed by Burroughs & Chapin Company, Inc. The site encompasses more than 4,500 acres located at the intersection of I-77 and Bluff Road in Columbia, South Carolina with two miles of frontage on I-77, four miles of frontage on the Congaree River, within one mile of the University of South Carolina football stadium and within two miles of the University of South Carolina (USC) campus.

The total project will be a designed and controlled theme concept, mixed use, multiphase, campus style development strategically located to the major activity centers of Columbia, South Carolina, a state capital MSA of 600,000 population. The site bordering both sides of I-77 is part of the Columbia perimeter road (ring road) system and has the water and sewer capacity to accommodate the tremendous market potential of all the uses of the entire site. The site has the market potential to be a premier Southeast development. Every aspect of the project will be planned and managed by a professional team with an impressive list of successful projects and will be built around three golf courses not rivaled in central South Carolina.

Every effort will be made to incorporate the USC needs as a part of the project. USC needs condos for graduate and married students with security, adult education facilities, golf training, apartments and recreation facilities. There has been some discussion with USC about the possibility of placing the new proposed coliseum on this site as well as other athletic facilities. We are not sure at this point if this is feasible. More study and review is needed.

Estimated Land Use

Commercial

The prime interchange at Bluff Road and I-77 (both quadrants and down I-77) will have motels, fast foods, convenience stores, banks, service centers, offices and information center. The core at underpass west of I-77 will have hotels, restaurants, retail, conference center, meeting space offices and entertainment. The core at underpass east of I-77 around a 60-acre lake and along interstate will have hotel sites, an outlet mall, specialty retailing, theme restaurants, entertainment conference center and meeting space. Interstate frontage will have high-rise office. River sites will be available.

Office

West of I-77 will be research and development style park and corporate park campuses.

Education

South Campus (USC) park and continuing education buildings with a possible coliseum site and related facilities.

Outward bound schools nature area, river access, fishing, parks, trails and camping area.

Residential/Apartments

Single-family condos along riverfront above flood plain with parking under (low country design, four units per acre with 1,400 units.

Student housing garden-style apartment, fifteen units per acre with 2,250 units west of I-77.

Marina/Village/River Access/Recreation Parks
Recess marina into site using removed soil to build above flood plain and dikes.
Lake-light show, boating, boardwalk, recreation, fountains
City Park, Wildlife Park, city golf, equestrian center, sports complex east of I-77
City Park amphitheater
Green areas, greenways, roadways, wetlands and lakes, bike and jogging paths, dikes and supporting facilities.

Theme Park Possibilities
Fun park, water park, carpet golf, Nascar SpeedPark

Golf
Three 18-hole golf courses
Commercial driving range

Access
Major accesses Stadium Boulevard and Greenway to Bluff Road.
Need to consider Diamond Interchange.

Problem Areas

Since some of this site along the river will be in a 100-year flood area, we may have to build up units and park under or fill as required. Early indications from engineers are that a dike system along the river will work for the site and allow the use of all lands on the site with a strong possibility of being able to build flat.

Architectural Guidelines

The Columbia project, because of its size, will be a community of several different styles controlled by one Architectural Review Board. The greatest challenge will be to keep the commercial design acceptable. Buildings will not have to be alike, but should have some unifying element.

Estimated Land Use
Executive Summary

Overview: The Columbia project is to be a 4,500 acre +/- mixed use, multiphase, campus style development strategically located to the major activity centers of Columbia, South Carolina, a state capital and university MSA of 600,000 population. The site bordering both sides of Interstate 77 is part of the Columbia perimeter road (ring road) system and has the water and sewer capacity to accommodate the tremendous market potential of all the uses of the entire site. The site has the market potential to be a premier southeast development. Only developers with outstanding track records will be considered to participate in the project. Every aspect of the project will be planned and managed by a professional team with an impressive list of successful projects.

Description	Acreage	3 Year Sales	Remaining Acreage
1. Commercial			
A. Prime interchange at Bluff Road and I-77, both quadrants and down I-77 motels, fast foods, convenience stores, banks, service centers, offices, information center.	80 acres	30	50
B. Core at underpass west of I-77; hotels, restaurants, retail, conference center, meeting space offices, entertainment	100 acres	50	50
C. Core at underpass east of I-77 and around 60 acre lake and along interstate; hotel sites, discount mall, specialty retailing and theme restaurants, entertainment conference center and meeting space	250 acres	100	150
D. Interstate frontage/high rise office	50 acres	15	35
E. River Sites	50 acres	0	50
2. Office			
A. Research and development style park west of I-77	100 acres	100	0
B. Corporate park campus style west of I-77	100 acres	100	0
3. Education			
A. South Campus park and continuing education buildings with a possible coliseum site and related athletic facilities for use.	300 acres	100	200
B. Outward bound schools nature area, river access, fishing park, trails, camping area.	500 acres		500
4. Residential/Apartments			
A. Single-family condos along riverfront above flood plain with parking under (low country design) 4 units/acre with 1,400 units	350 acres		350
B. Student housing-garden style apartment 15 units/acre with 2,250 units (west I-77) with security	150 acres	50	100
C. Garden apartments; 15 units/acre with 2,250 units (west of I-77)	150 acres	50	100
5. Marina/Village/River Access/Recreation Parks			
A. Recess marina into site using removed soil to build above flood plain and dikes	150 acres		150
B. Lake light show, boating, boardwalk, recreation, fountains	60 acres		60
C. City park, wildlife park, city golf, equestrian center, sports complex (east of I-77)	400 acres	400	0
D. City park, amphitheater	200 acres		200
E. Green areas, greenways, roadways, wetlands, lakes, bike and jogging paths, dikes and support facilities			
6. Theme Park			
A. Fun Park, water park, carpet golf, Nascar SpeedPark racing, video	75 acres	75	0
7. Golf			
A. Three 18 hole golf courses/commercial driving range	600 acres	600	0
8. Access			
A. Major access Stadium Boulevard and Greenway to Bluff Road	250 acres		250
9. Miscellaneous (Balance)	350 acres	25	175

					Columbia, S.C. Project		
	(PRELIMINARY ANALYSIS)				Revenue and Expenditure Projections		
					6-Dec-98		
Estimated Land Cost	$18,000,000						
(4600 Acres)							
	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	TOTALS	
Sales	$0	$15,730,000	$39,260,000	$40,760,000	$47,000,000		$142,780,000
Land Costs	$0	$4,600,000	$4,600,000	$4,600,000	$4,600,000		$18,000,000
Development Costs	$1,000,000	$2,500,000	$5,800,000	$6,350,000	$7,700,000		$23,150,000
Gross Profit	-$1,000,000	$8,730,000	$29,160,000	$29,800,000	$34,800,000		$101,630,000
Commissions	$0	$946,000	$1,765,000	$2,145,000	$2,520,000		$7,376,000
Advertising							
Other costs							
Total Operating Expenses	$0	$945,000	$1,765,000	$2,145,000	$2,620,000		$7,386,000
Operating Profit	-$1,000,000	$7,805,000	$27,396,000	$27,736,000	$32,280,000		$94,235,000
Overhead (3%)	$0	$472,500	$1,177,500	$1,222,500	$1,410,000		$4,282,500
Carrying Cost of investment at 10%	$0	$0	$0	$0	$0		$0
Profit After Carrying Cost	-$1,000,000	$7,332,500	$26,217,600	$26,532,500	$30,870,000		$89,852,600
% Return on Sales		46.6%	66.8%	65.1%	65.7%		63.0%

COLUMBIA, SC 12/1/98

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SCHEDULE		(PRELIMINARY ANALYSIS)			Columbia, S.C. Project					
					Revenue and Expenditure Projections					
					6-Dec-88					
		Average						0.00		
ASSUMPTIONS:	#	Sales	Total	Purchase	Development	Marketing		Less O/H	Cash Flow	
Sale of Lots	Acres	Price	Sales	Price	Costs	Cost		Allowance	Bef Land Cost	
YEAR 2										
HOTEL SITES	10	$200,000	$2,000,000		$200,000	$120,000		$60,000	$1,020,000	
SPECIALTY & RESTAUR.	25	$150,000	$3,750,000		$500,000	$225,000		$112,500	$2,912,500	
LAKE (50 ACRES)	60	$0	$0		$0	$0		$0	$0	
I-77 COMMERCIAL FRONT	18	$100,000	$1,500,000		$300,000	$90,000		$45,000	$1,065,000	
LAKE RETAIL	75	$100,000	$7,500,000		$1,500,000	$450,000		$225,000	$5,325,000	
PUBLIC GOLF COURSE	200	$5,000	$1,000,000		$0	$60,000		$30,000	$910,000	
WATER TREATMENT	25	$50,000	$0		$0	$0		$0	$0	
USC PROSPECTIVE	100	$0	$0		$0	$0		$0	$0	
ROADS & RIGHTAWAYS	450	$0	$0		$0	$0		$0	$0	
Totals	940		$15,750,000		$2,500,000	$945,000		$472,500	$11,032,500	
ASSUMPTIONS:	#	Sales	Total	Purchase	Development	Marketing		Less O/H	Cash Flow	
Sale of Lots	Acres	Price	Sales	Price	Costs	Cost		Allowance	Bef Land Cost	
YEAR 3										
100 ACRES - BLUFF RD	40	$200,000	$8,000,000		$800,000	$480,000		$240,000	$6,480,000	
Outlot Mall	75	$100,000	$7,500,000		$1,500,000	$450,000		$225,000	$5,325,000	
CAMPUS OFFICE PARK	50	$40,000	$2,000,000		$500,000	$150,000		$75,000	$1,775,000	
STUDENT HOUSING	50	$50,000	$2,500,000		$500,000	$150,000		$75,000	$1,775,000	
THEME PARK	100	$100,000	$10,000,000		$2,000,000	$0		$300,000	$7,700,000	
MARINA & CONDOS	30	$100,000	$3,000,000		$600,000	$180,000		$90,000	$2,130,000	
HOTEL SITES	10	$200,000	$2,000,000		$200,000	$120,000		$60,000	$1,620,000	
SPECIALTY & RESTAUR.	25	$150,000	$3,750,000		$500,000	$225,000		$112,500	$2,912,500	
YEAR 3 TOTALS	340		$39,250,000		$8,600,000	$1,755,000		$1,171,500	$29,717,500	
YEAR 4										
161 ACRES - BLUFF RD	30	$200,000	$6,000,000		$800,000	$360,000		$180,000	$4,860,000	
I-77 COMMERCIAL FRONT	20	$100,000	$2,000,000		$400,000	$120,000		$60,000	$1,420,000	
LAKE RETAIL	75	$100,000	$7,500,000		$1,500,000	$450,000		$225,000	$5,325,000	
PRIVATE GOLF COURSE	200	$5,000	$1,000,000		$0	$60,000		$30,000	$910,000	
CAMPUS OFFICE PARK	60	$50,000	$2,500,000		$500,000	$150,000		$75,000	$1,775,000	
STUDENT HOUSING	75	$50,000	$3,750,000		$750,000	$225,000		$112,500	$2,662,500	
MARINA & CONDOS	30	$100,000	$3,000,000		$600,000	$180,000		$90,000	$2,130,000	
RESIDENTIAL - GATED	200	$50,000	$10,000,000		$2,000,000	$600,000		$300,000	$7,100,000	
USC - OTHER	100	$50,000	$5,000,000		$0	$0		$150,000	$4,850,000	
YEAR 4 TOTALS	780		$40,750,000		$6,350,000	$2,145,000		$1,322,500	$31,032,500	
YEAR 5										
102 ACRES - BLUFF RD	30	$200,000	$6,000,000		$800,000	$360,000		$180,000	$4,860,000	
HOTEL SITES	5	$200,000	$1,000,000		$100,000	$60,000		$30,000	$810,000	
I-77 COMMERCIAL FRONT	15	$100,000	$1,500,000		$300,000	$90,000		$45,000	$1,065,000	
LAKE RETAIL	100	$100,000	$10,000,000		$2,000,000	$600,000		$300,000	$7,100,000	
CAMPUS OFFICE PARK	100	$50,000	$5,000,000		$1,000,000	$300,000		$150,000	$3,550,000	
STUDENT HOUSING	75	$50,000	$3,750,000		$750,000	$225,000		$112,500	$2,662,500	
MARINA & CONDOS	40	$100,000	$4,000,000		$800,000	$240,000		$120,000	$2,840,000	
RESIDENTIAL - GATED	215	$50,000	$10,750,000		$2,150,000	$645,000		$322,500	$7,632,500	
USC - OTHER	100	$50,000	$5,000,000		$0	$0		$150,000	$4,850,000	
YEAR 5 TOTALS	680		$47,000,000		$7,700,000	$2,520,000		$1,410,000	$35,370,000	
5-YEAR TOTALS			$142,750,000		$23,150,000	$7,365,000		$4,287,500	$107,952,500	

COLUMBIA PROJECT DUE DILIGENCE

1. FEMA
   - Currently the land is in a proposed floodway.
   - Lockwood Greene will take the lead. Their duties include:
     1. Determine a detailed plan of action to have the proposed floodway designation removed from the affected areas.
     2. Have the detailed plan initially approved by FEMA at the local level (political reasons).
     3. Take the detailed plan to Atlanta for FEMA determination that the proposed floodway designation will be removed if certain studies are made and the plan of action is carried out. Need a sign off by the decision-makers.
     4. Determine which politicians need to be involved should we get to that stage. Have the technical arguments prepared for their use.

2. DIKE SYSTEM
   - Lockwood Greene needs to prepare an analysis of the requirements for the levy system to be fully functional and acceptable to get the subject property out of the floodplain requirements for building. It is an existing feature that will hold water back.
   - Estimated cost to bring it up to acceptable standards.
   - Burroughs & Chapin (George Gregory) to look at the politics of having a municipality or county accept responsibility for the maintenance of the levy system (tax incentives).
   - Lockwood Greene to determine if building can occur on flat ground if the levy system is adequate and meets appropriate standards.
   - If building flat is not an option or only an option for certain types of development, Lockwood Greene, Bill Pritchard and Larry Best to give input on costs to build up.
   - Pumping could be accomplished at $200,000 or less if necessary.

3. INITIAL LAND PLAN
   - Larry Best has completed. Need suggestions for improvement. To be used as a guide for interested parties in the property. Clearly, Levy Station I is the filet and will be where the first phase of development will occur.

4. LISTING OF INTERESTED PARTIES
   - Bill Simmon, Ron Hendrix, Lane Fowler and Terry Thompson will be responsible for building this list including obtaining "Letters of Interest" in the project. Examples of same already identified include:
     1. Belz Burrows (Outlet Park site – 100 acres plus $12,000/acre)
     2. Jefferson Development (residential sites – 600+ acres at $12,000/acre).

5. APPRAISAL
   * There is a full-blown detailed appraisal of this property which will be updated and signed off for our purposes which values the property undeveloped at $30,000,000.

6. VIDEO
   * There is an hour-long aerial video of the property available which was done in November 1998.

7. CITY OF COLUMBIA AGREEMENT WITH MANNING
   * Apparently there is a document by which the City of Columbia has agreed to maintain the Dike System.

8. EVIDENCE AND AVAILABLE OF UTILITIES
   * Bill Pritchard to obtain necessary information. Water and sewer are already on site, and per conversations with knowledgeable parties, these utilities will not be a problem.

9. FINANCING
   * Tom Wheatley to have responsibility. There are a number of interested venture capital partners that are aware of this site. George Gregory, Ron Hendrix and Bill Sirmon to create that list for contact purposes.

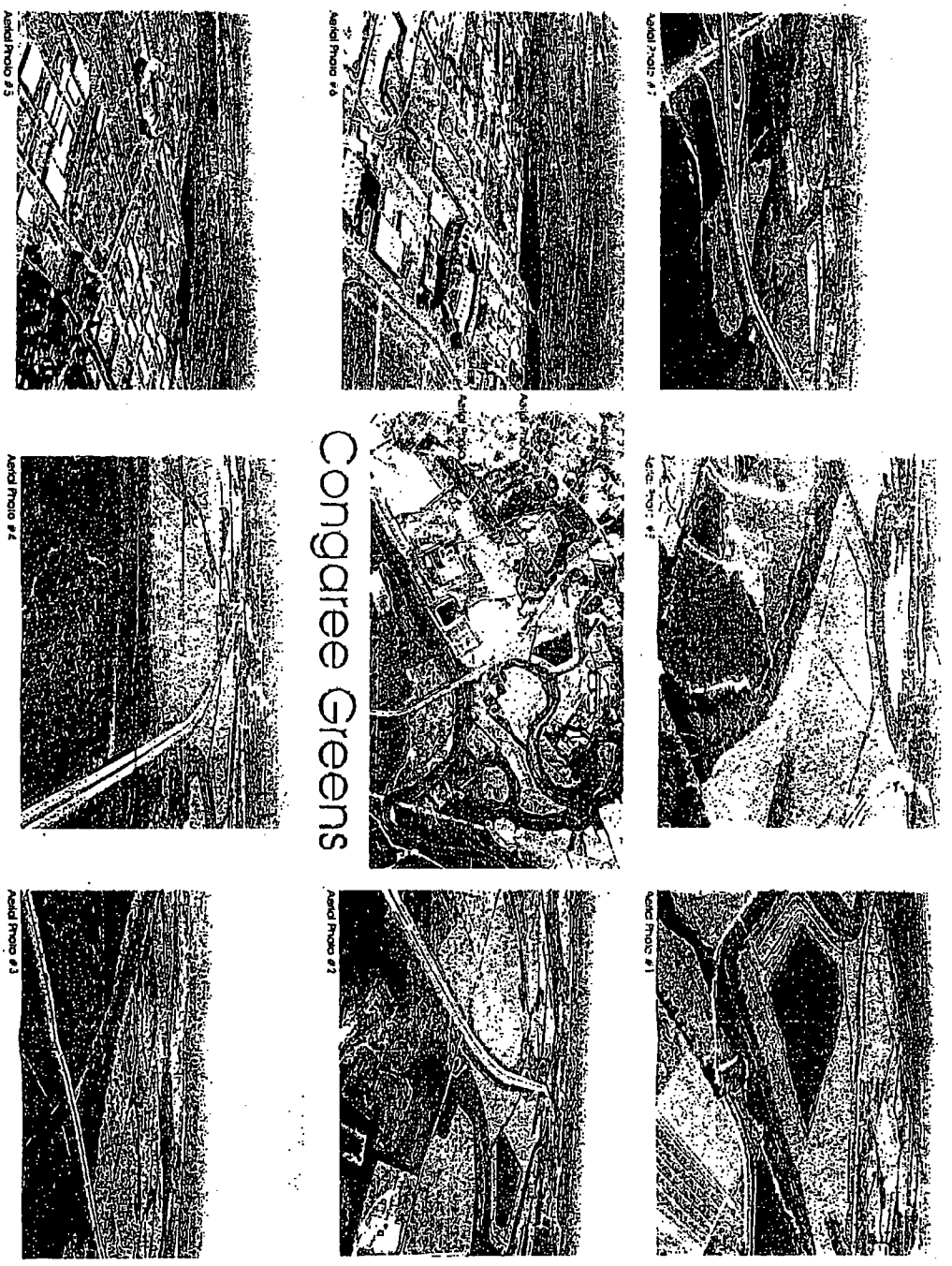
   * Lockwood Greene and related companies are interested in some form of joint venture partnership.

10. SURVEY
   * Manning to provide. Already complete for SS's 1 and 2.

11. ENVIRONMENTAL
   * One has been completed. Manning to have it updated.

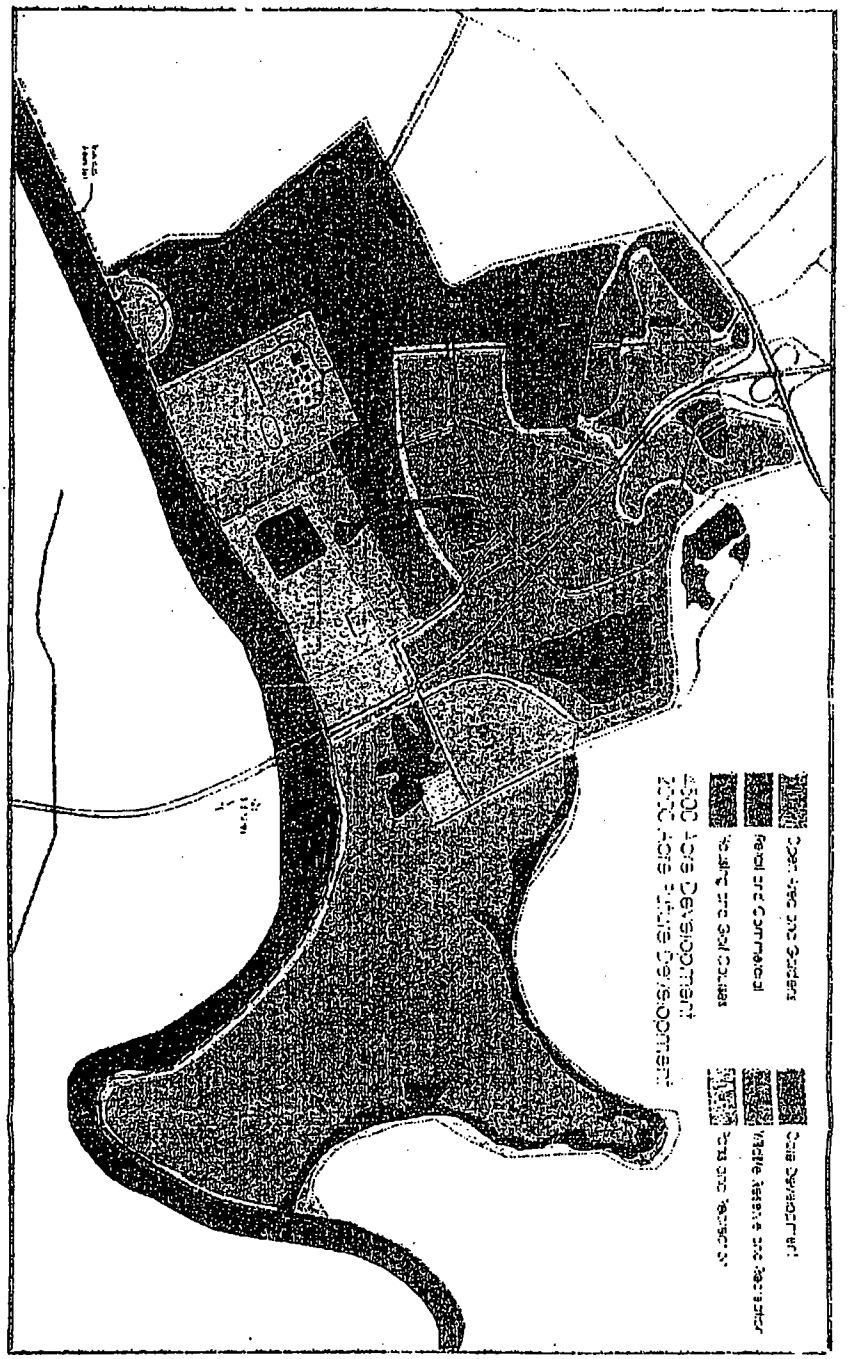
12. LEGAL
   * Law firm (McNair) to complete:
     1. Title exceptions
     2. Title commitment
     3. Tax information
     4. Other

13. USC INVOLVEMENT
   * George Gregory and Doug Wendel to follow-up
   * Time tables and availability of land
   * Gregg property negotiation
   * City of Columbia, Richland County politics
   * Tax incentives
   * Farmer's market issues



CVMcNair002452

PLTF TRIAL EXH 264



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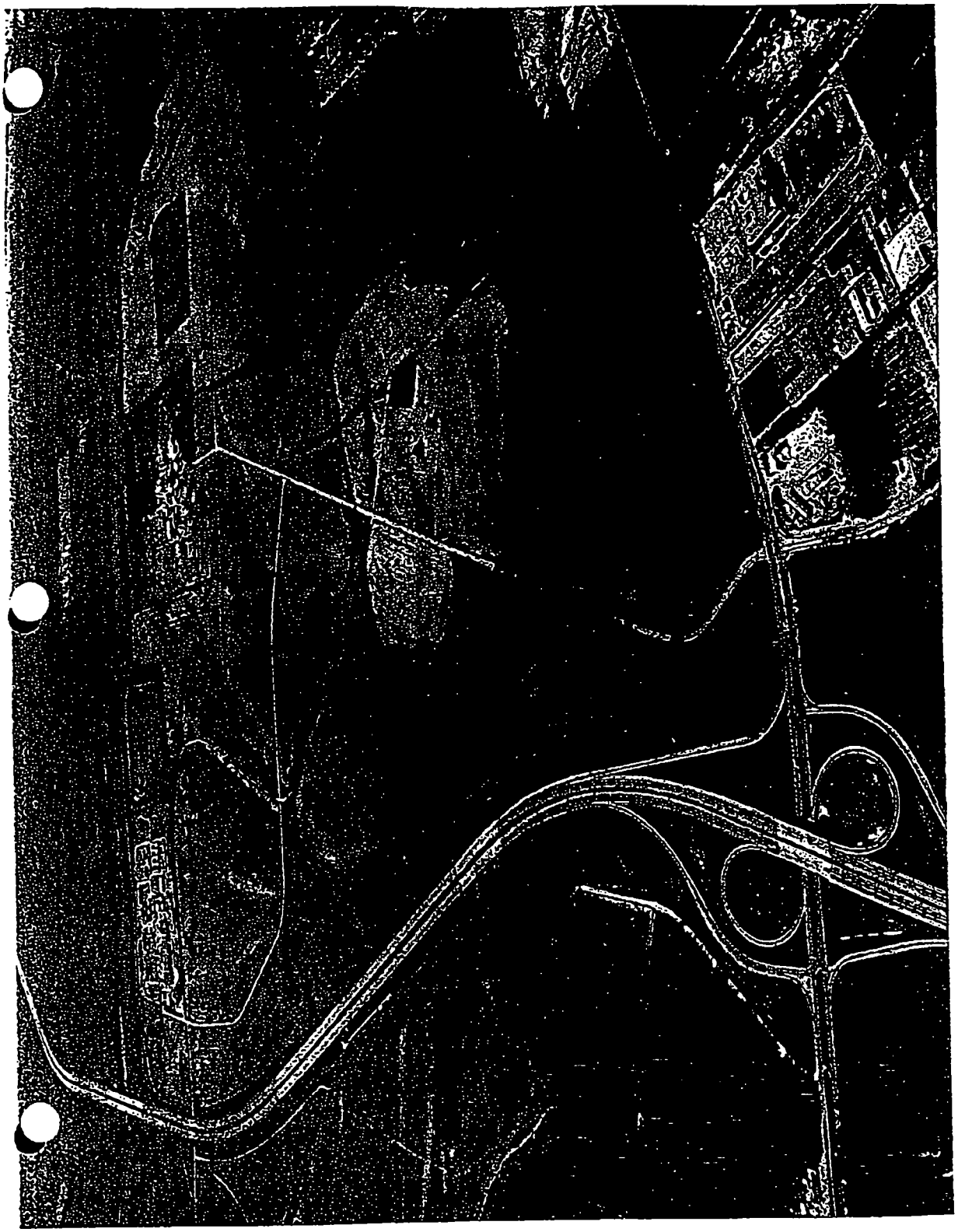
PLTF TRIAL EXH 264



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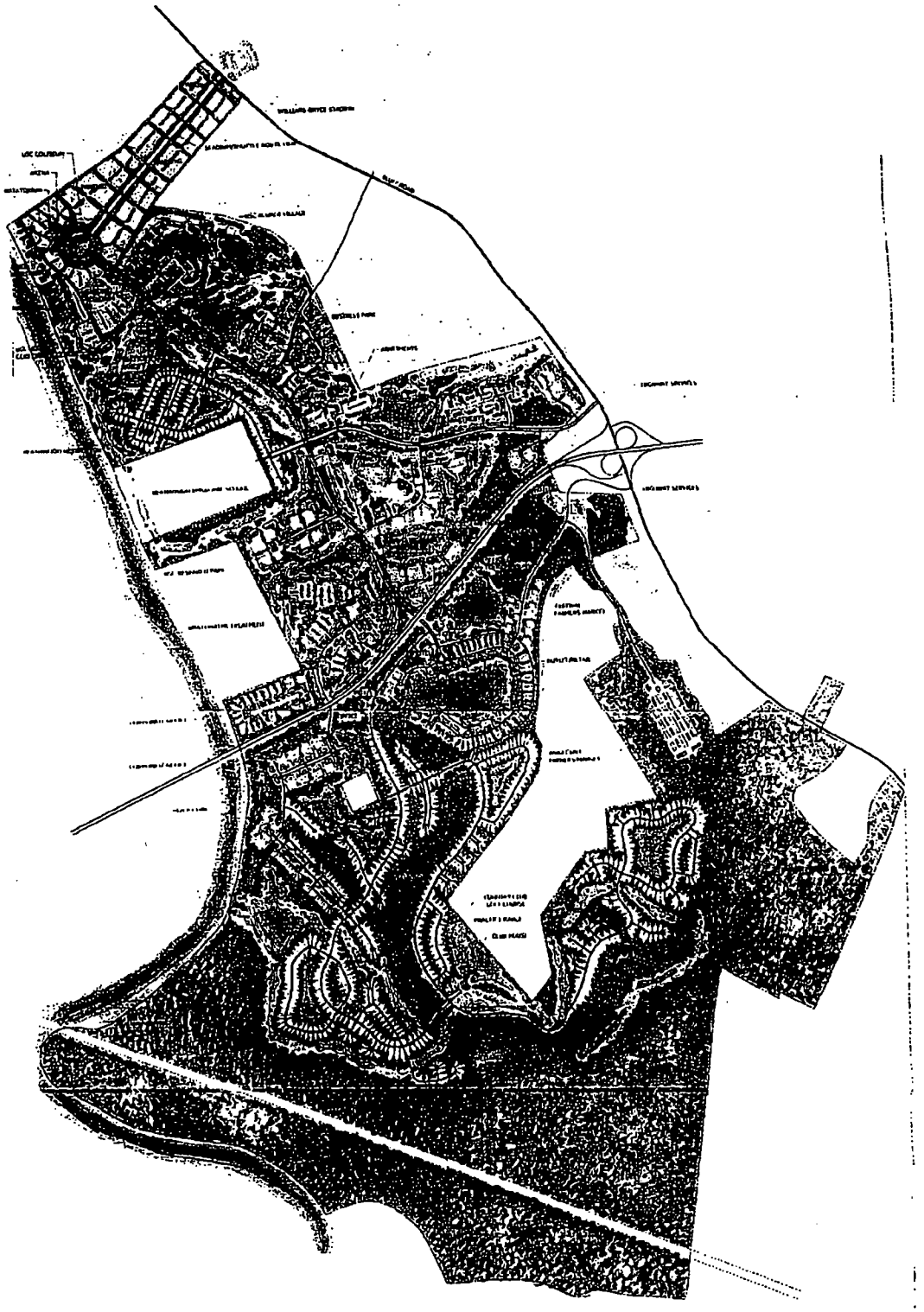


PRELIMINARY MASTER PLAN

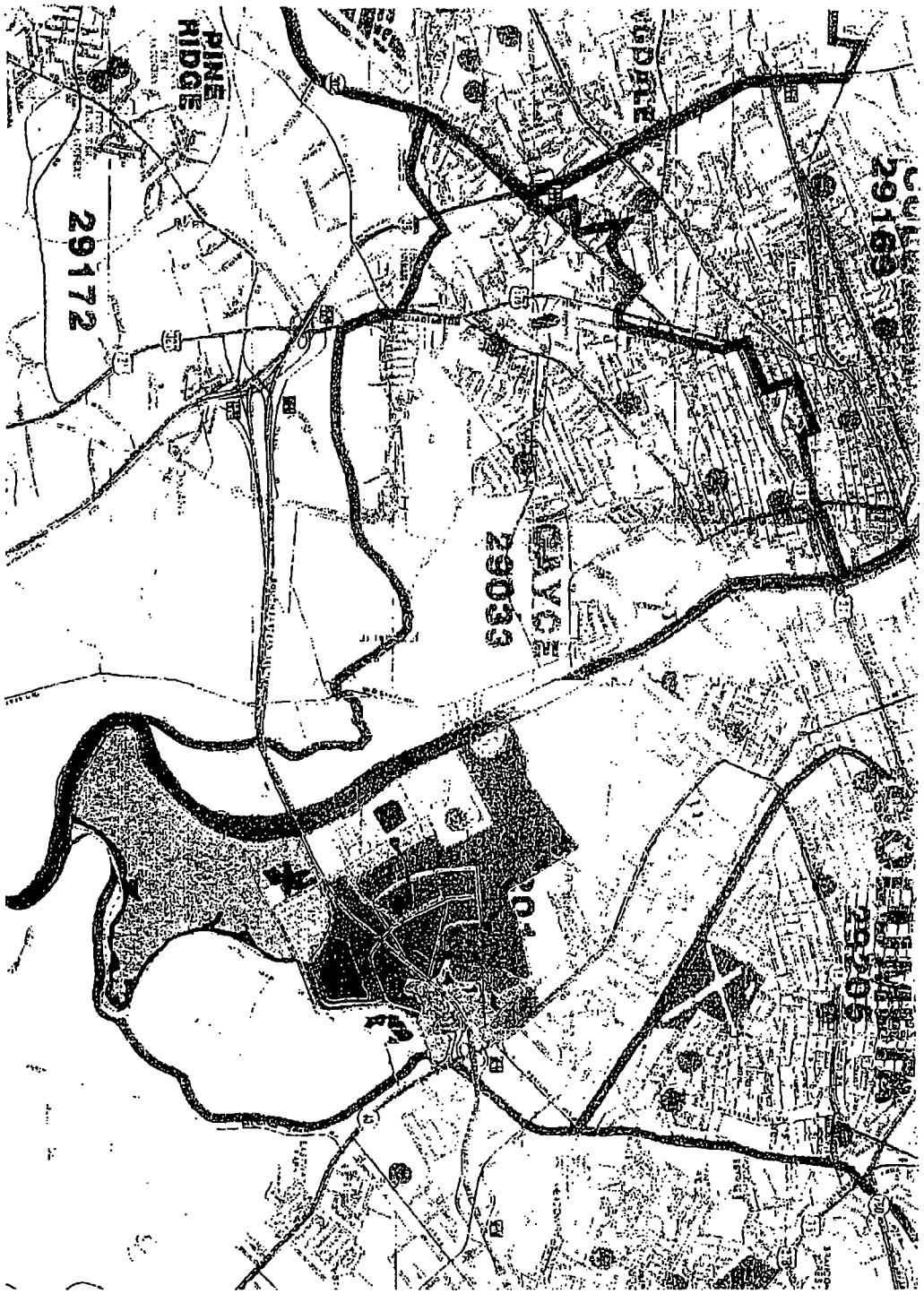
THE COLUMBIA PROJECT

COLUMBIA, SOUTH CAROLINA

BURROUGHS & CHAPIN, INC.

CVMcNair002455

PLTF TRIAL EXH 264



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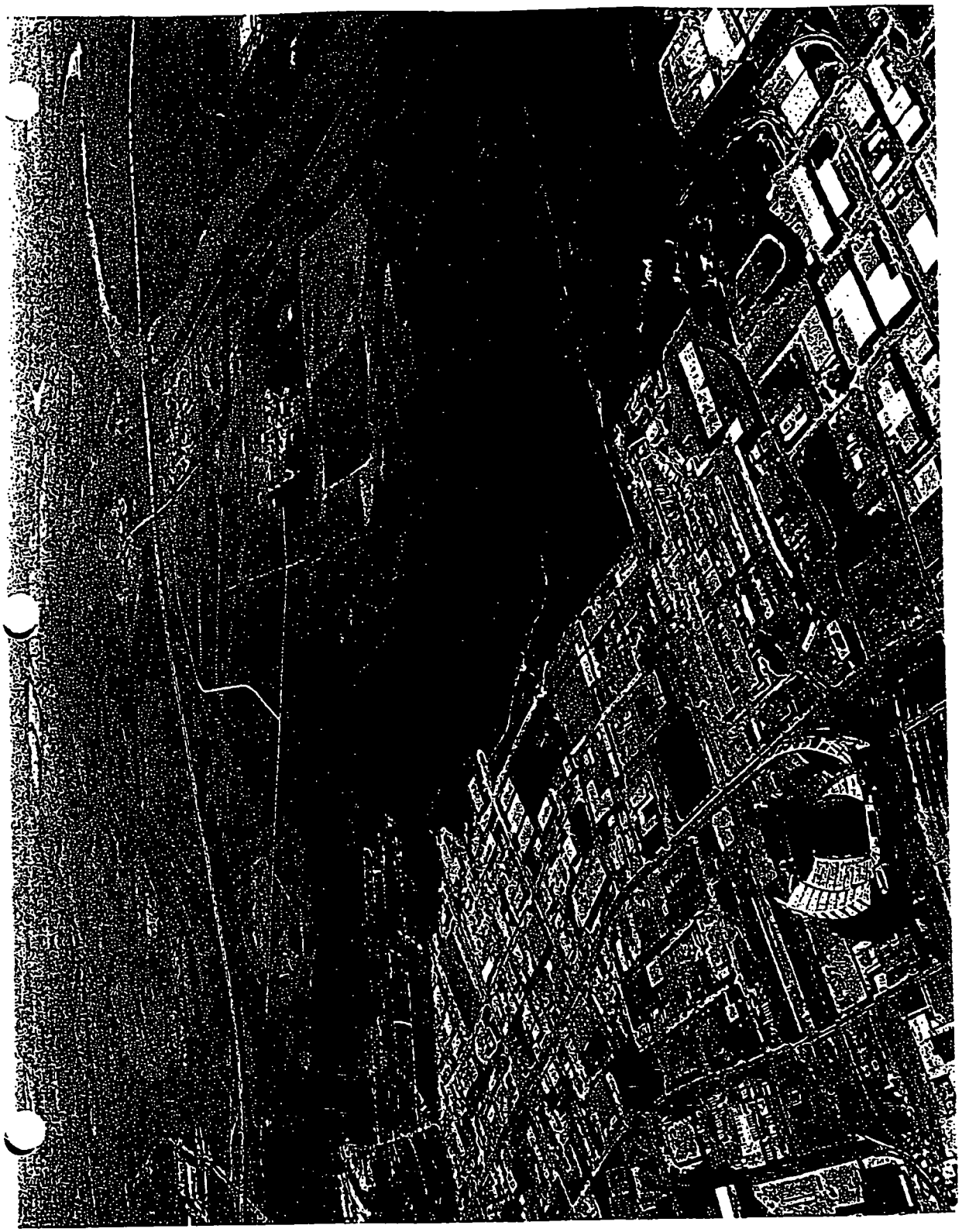
PLTF TRIAL EXH 264



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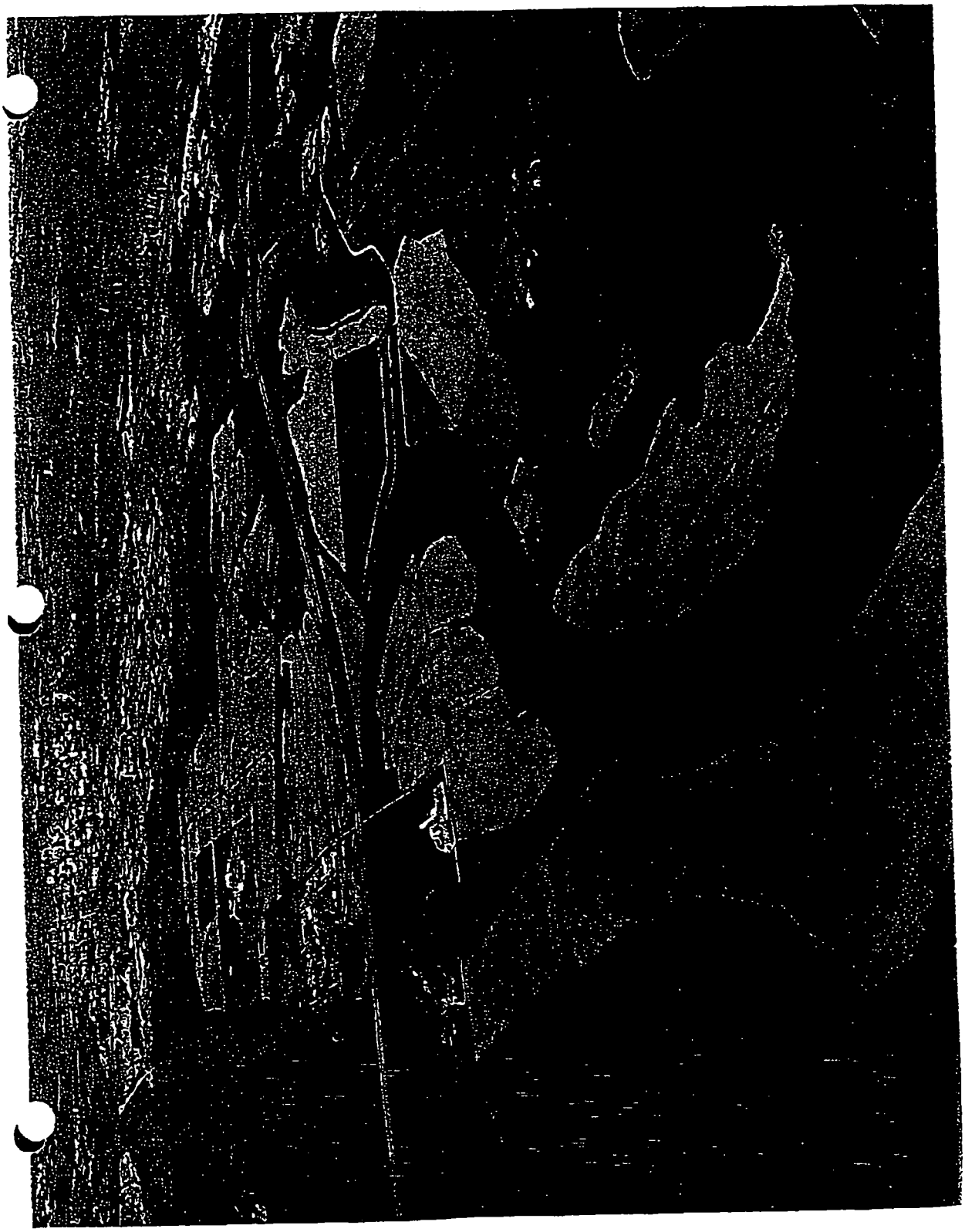

CVMcNair002458

PLTF TRIAL EXH 264

McNAIR LAW FIRM, P.A.
ATTORNEYS AND COUNSELORS AT LAW

NATIONSBANK TOWER/1301 GERVAIS STREET
COLUMBIA, SOUTH CAROLINA 29201

MAILING ADDRESS:
POST OFFICE BOX 11390
COLUMBIA, SOUTH CAROLINA 29211
TELEPHONE: 803/799-9800
FAX: 803/376-2277

FAX COVER SHEET

CONFIDENTIAL & PRIVILEGED
INFORMATION

ALTERNATE FAX NUMBERS:
803/799-9804
803/376-2219
803/376-2278

DATE & TIME: 2/16/99

TRANSMITTED BY: SB

TO: Will Crawford

FAX NUMBERS: (864) 242-8324

TOTAL NUMBER OF PAGES (INCLUDING COVER): 19

FROM: Judith McInnis EXTENSION: ___

CLIENT/MATTER NUMBER: 01E

COMMENTS: _____

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COLA3:333734-1

Instrument: 1999015256 Book/Page: R281 : 1855 DateTime: 2/22/1999 10:53:15 AM

ATTEST A TRUE COPY

STATE OF SOUTH CAROLINA)
) **TITLE TO REAL ESTATE**
COUNTY OF RICHLAND) **LIMITED WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS that **DAK III, LLC**, a South Carolina limited liability company (hereinafter the "Grantor"), in consideration of the sum of Two Million Ninety Seven Thousand Six Hundred and 00/100 ($2,097,600.00) to it well and truly paid by **COLUMBIA VENTURE, LLC**, (hereinafter the "Grantee"), in the State aforesaid, at and before the sealing and delivery hereof, the receipt of which is hereby acknowledged, subject to the Permitted Exceptions hereinafter set forth and referred to, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said:

COLUMBIA VENTURE, LLC

All those certain pieces, parcels or lots of land with improvements thereon, if any, situate, lying and being near the City of Columbia, County of Richland, State of South Carolina, and described in *Exhibit A* attached hereto and incorporated herein by reference (the "Premises").

Book 00281-1855
Deed
Richland County ROD

DERIVATION: Deed of Congaree Farms, L.L.C., dated July 17, 1998 and recorded July 21, 1998 in the Office of the Register of Deeds for Richland County in Record Book 128 at page 321.

GRANTEE'S MAILING ADDRESS: For the purposes of this deed the Grantee's mailing address is:

c/o Burroughs & Chapin Company, Inc.
2411 Oak Street, Suite 402
Myrtle Beach, South Carolina 29577
Attn: Mr. ~~George Gregory~~ Douglas P. Wendel

TOGETHER WITH ALL AND SINGULAR, the rights, members, hereditaments and appurtenances to the said Premises belonging or in anywise incident or appertaining.

THIS CONVEYANCE IS FURTHER MADE SUBJECT TO THE FOLLOWING (the "Permitted Exceptions"):

(1) all agreements, conditions, covenants, easements, reservations, restrictions, and rights of way indicated by instruments, including plats, of record pertaining to the Premises;

I.F. B.M.M.

NPOOL2:331678.1-DE (AFA) 020074-0

Richland County ROD
Richland County Auditor Paul Brawley 2007

This document is not to scale

Instrument: 1999015256 Book/Page: R281 : 1856 DateTime: 2/22/1999 10:53:15 AM

(ii) all applicable zoning and other land use regulations or restrictions of any political subdivision or governmental agency having jurisdiction over the Premises; and,

(iii) riparian rights incident to the Premises.

SUBJECT TO THE PERMITTED EXCEPTIONS, TO HAVE AND TO HOLD, all and singular, the said Premises before mentioned, unto the said Grantee, its successors and assigns forever;

AND SUBJECT TO THE PERMITTED EXCEPTIONS, the said Grantor does hereby bind itself, its successors and assigns, to warrant and forever defend all and singular the said Premises unto the said Grantee, its successors and assigns, against the Grantor and against the Grantor's successors and assigns.

WITNESS, the Hand and Seal of the Grantor this 10th day of February, 1999.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

WITNESS

WITNESS

GRANTOR:

DAK III, LLC, a South Carolina limited liability company

By: _____ [SEAL]
ALEC H. CHAPLIN
Its: Member

By: _____ [SEAL]
E. R. KIBLER
Its: Member

Richland County ROD

Richland County Auditor Paul Brawley 2007

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Instrument: 1999015256 Book/Page: R281 : 1857 DateTime: 2/22/1999 10:53:15 AM

WITNESS

WITNESS

WITNESS

WITNESS

By: CHAPEL HILL, L LC
Its: Member

By: [SEAL]
Its: ~~President~~ Mem Member.

By: MANNING KIRK & ASSOCIATES, INC.
Its: Member

By: (SEE ATTACHED) [SEAL]
Its:

Richland County ROD

Richland County Auditor Paul Brawley 2007

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Instrument: 1999015256 Book/Page: R281 : 1858 DateTime: 2/22/1999 10:53:15 AM

By: CHAPEL HILL, L LC
Its: Member

By: (SEE ATTACHED [SEAL]
Its: President

WITNESS

WITNESS

By: MANNING KIRK & ASSOCIATES, INC.
Its: Member

By: [SEAL]
Its:

WITNESS

WITNESS

NPCOL2:331678.1-DE (AFA) 020074-0

Richland County ROD

Richland County Auditor Paul Brawley 2007

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Instrument: 1999015257 Book/Page: R281 : 1865 DateTime: 2/22/1999 10:53:15 AM

U.S.A. TRUE COPY Richland County R.M.C.

STATE OF SOUTH CAROLINA)
) TITLE TO REAL ESTATE
COUNTY OF RICHLAND) GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that **BURWELL D. MANNING, JR.** (hereinafter the "Grantor"), in consideration of the sum of Five Dollars and 00/100 ($5.00) to him well and truly paid by **COLUMBIA VENTURE, LLC,** (hereinafter the "Grantee"), in the State aforesaid, at and before the sealing and delivery hereof, the receipt of which is hereby acknowledged, subject to the Permitted Exceptions hereinafter set forth and referred to, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said:

COLUMBIA VENTURE, LLC

All those certain pieces, parcels or lots of land with improvements thereon, if any, situate, lying and being near the City of Columbia, County of Richland, State of South Carolina, and described in *Exhibit A* attached hereto and incorporated herein by reference (the "Premises").

DERIVATION: Deed of Manning Development Company, dated February (no day included), 1976 and recorded February 23, 1976 in the Office of the RMC for Richland County in Deed Book D-374 at page 305.

GRANTEE'S MAILING ADDRESS: For the purposes of this deed the Grantee's mailing address is:

c/o Burroughs & Chapin Company, Inc.
2411 Oak Street, Suite 402
Myrtle Beach, South Carolina 29577
Attn: Mr. ~~George Gregory~~ Douglas P. Wendel

TOGETHER WITH ALL AND SINGULAR, the rights, members, hereditaments and appurtenances to the said Premises belonging or in anywise incident or appertaining.

THIS CONVEYANCE IS FURTHER MADE SUBJECT TO THE FOLLOWING (the "Permitted Exceptions"):

(1) all agreements, conditions, covenants, easements, reservations, restrictions, and rights of way indicated by instruments, including plats, of record pertaining to the Premises;

NPCOL2:331678.1-DE (AFA) 020074-0

Book 00281-1865
Deed
Richland County ROD

Richland County Auditor Paul Brawley 2007

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Instrument: 1999015257 Book/Page: R281 : 1868 DateTime: 2/22/1999 10:53:15 AM

(ii) all applicable zoning and other land use regulations or restrictions of any political subdivision or governmental agency having jurisdiction over the Premises; and,

(iii) riparian rights incident to the Premises.

SUBJECT TO THE PERMITTED EXCEPTIONS, TO HAVE AND TO HOLD, all and singular, the said Premises before mentioned, unto the said Grantee, its successors and assigns forever;

AND SUBJECT TO THE PERMITTED EXCEPTIONS, the said Grantor does hereby bind himself, his heirs, assigns, and personal representatives to warrant and forever defend all and singular the said Premises unto the said Grantee, its successors and assigns, against the Grantor and against the Grantor's heirs, assigns, and personal representatives, and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS, the Hand and Seal of the Grantor this 19 day of February, 1999.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

WITNESS

WITNESS

GRANTOR:

[SEAL]
BURWELL D. MANNING, JR.

Richland County ROD

Richland County Auditor Paul Brawley 2007

This document is not to scale

Instrument: 1999015259 Book/Page: R281 : 1877 DateTime: 2/22/1999 10:53:15 AM

ATTEST A TRUE COPY
Richland County R.M.C.

STATE OF SOUTH CAROLINA)
) TITLE TO REAL ESTATE
COUNTY OF RICHLAND) GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that **BURWELL D. MANNING, JR.** and **EASTERN CORN AND GRAIN COMPANY, INC.** (hereinafter the "Grantors"), in consideration of the sum of Five Dollars and 00/100 ($5.00) to them well and truly paid by **COLUMBIA VENTURE, LLC,** (hereinafter the "Grantee"), in the State aforesaid, at and before the sealing and delivery hereof, the receipt of which is hereby acknowledged, subject to the Permitted Exceptions hereinafter set forth and referred to, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said:

COLUMBIA VENTURE, LLC

All that certain piece, parcel or tract of land with improvements thereon, if any, situate, lying and being near the City of Columbia, County of Richland, State of South Carolina, and delineated on a plat of Parcel No. 2, containing 11.89 acres, more or less, prepared for Heathwood Hall Episcopal School, by Cox and Dinkins, Inc., dated April 18, 1996, last revised June 3, 1998 in the Office of the Register of Deed for Richland County in Record Book 96 at page 614 (the "Premises").

DERIVATION: Deed of Heathwood Hall Episcopal School, dated June 22, 1998 and recorded February 10, 1999 in the Office of the Register of Deeds for Richland County in Record Book 278 at page 2584.

ASSESSOR'S TAX PARCEL NO.: a portion of 11000-01-01

GRANTEE'S MAILING ADDRESS: For the purposes of this deed the Grantee's mailing address is:

c/o Burroughs & Chapin Company, Inc.
2411 Oak Street, Suite 402
Myrtle Beach, South Carolina 29577
Attn: Mr. ~~George Gregory~~ Douglas P. Wandel

TOGETHER WITH ALL AND SINGULAR, the rights, members, hereditaments and appurtenances to the said Premises belonging or in anywise incident or appertaining.

NPCOL2:332121.1-DE (AFA) 020074-0

Book 00281-1877
1999015259 02/22/1999 10:53:15:15
Fee: $10.00 County Tax: $0.00 State Tax: $0.00
Deed
1999015259 John O. Hamm
Richland County ROD

Richland County ROD
Richland County Auditor Paul Brawley 2007

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Instrument: 1999015259 Book/Page: R281 : 1878 DateTime: 2/22/1999 10:53:15 AM

Richland County ROD

Richland County Auditor Paul Brawley 2007

THIS CONVEYANCE IS FURTHER MADE SUBJECT TO THE FOLLOWING (the "Permitted Exceptions"):

(i) all agreements, conditions, covenants, easements, reservations, restrictions, and rights of way indicated by instruments, including plats, of record pertaining to the Premises;

(ii) all applicable zoning and other land use regulations or restrictions of any political subdivision or governmental agency having jurisdiction over the Premises; and,

(iii) riparian rights incident to the Premises.

SUBJECT TO THE PERMITTED EXCEPTIONS, TO HAVE AND TO HOLD, all and singular, the said Premises before mentioned, unto the said Grantee, its successors and assigns forever;

AND SUBJECT TO THE PERMITTED EXCEPTIONS, the said Grantors do hereby bind themselves, their heirs, personal representatives, sucessors and assigns to warrant and forever defend all and singular the said Premises unto the said Grantee, its successors and assigns, against the Grantors and against the Grantors' heirs, personal representatives, successors and assigns, and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS, Grantors have caused these presents to be executed and their respective seals to be hereunto affixed, execution on behalf of the corporate Grantor being by its heretofore duly authorized officer, this 19 day of February, 1999.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

WITNESS AS TO BOTH

WITNESS AS TO BOTH

GRANTOR:

BURWELL D. MANNING, JR. [SEAL]

EASTERN CORN AND GRAIN COMPANY, INC.
(CORPORATE SEAL)

By: [SEAL]
Its: President

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Instrument: 1999015259 Book/Page: R281 : 1879 DateTime: 2/22/1999 10:53:15 AM

STATE OF SOUTH CAROLINA)
) PROBATE
COUNTY OF RICHLAND)

PERSONALLY APPEARED before me the undersigned Witness, who, after being duly sworn, deposes and says that s/he saw the within named BURWELL D. MANNING, JR., sign, seal and, as his act and deed, deliver the within written instrument for the uses and purposes therein mentioned, and that s/he with the other witness who signed above witnessed the execution thereof.

SWORN to before me this
19th day of February, 1999.

Maria E. Kagle [L.S.]
Notary Public for South Carolina
My Commission Expires: 2-22-03

STATE OF SOUTH CAROLINA)
) PROBATE
COUNTY OF RICHLAND)

PERSONALLY APPEARED before me the undersigned Witness, who, after being duly sworn, deposes and says that s/he saw the within named BURWELL D. MANNING, JR., President of EASTERN CORN AND GRAIN COMPANY, INC., sign, seal and, as its act and deed, deliver the within written instrument for the uses and purposes therein mentioned, and that s/he with the other witness who signed above witnessed the execution thereof.

SWORN to before me this
19th day of February, 1999.

Maria E. Kagle [L.S.]
Notary Public for South Carolina
My Commission Expires: 2-22-03

NPCOL2:302121.1-DE (AFA) 020074-0

Richland County ROD

Richland County Auditor Paul Brawley 2007

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Instrument: 1999015259 Book/Page: R281 : 1880 Date/Time: 2/22/1999 10:53:15 AM

STATE OF SOUTH CAROLINA)
COUNTY OF RICHLAND)

AFFIDAVIT FOR EXEMPT TRANSFERS

PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

1. I have read the information on the back of this affidavit and I understand such information.

2. The property being transferred is located in Richland County, South Carolina, bearing Richland County Tax Map Parcel 11000-01-01, and was transferred by Burwell D. Manning, Jr. and Eastern Concrete Company, Inc. to Columbia Venture, LLC on February 19, 1999.

3. The deed is exempt from the deed recording fee because (See Information section of affidavit): Consideration is less than $100.00 – See Exception #1 (S.C. Code Section 12-24-40(1)).

4. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Seller.

5. I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

By: Burwell D Manning Jr.

Its: _____

SWORN to before me this 19th day of February, 1999

Notary Public for South Carolina
My Commission Expires: 2-22-08

Columbia: 540824

Richland County ROD

Richland County Auditor Paul Brawley 2007

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Instrument: 1999015259 Book/Page: R261 : 1881 DateTime: 2/22/1999 10:53:15 AM

INFORMATION

Except as provided in this paragraph, the term "value" means "the consideration paid or to be paid in money or money's worth for the realty." Consideration paid or to be paid in money's worth includes, but is not limited to, other realty, personal property, stocks, bonds, partnership interest and other intangible property, the forgiveness or cancellation of a debt, the assumption of a debt, and the surrendering of any right. The fair market value of the consideration must be used in calculating the consideration paid in money's worth. Taxpayers may elect to use the fair market value of the realty being transferred in determining fair market value of the consideration. In the case of realty transferred between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, and in the case of realty transferred to a trust or as a distribution to a trust beneficiary, "value" means the realty's fair market value. A deduction from value is allowed for the amount of any lien or encumbrance existing on the land, tenement, or realty before the transfer and remaining on the land, tenement, or realty after the transfer. Taxpayers may elect to use the fair market value for property tax purposes in determining fair market value under the provision of the law.

Exempted from the fee are deeds:

(1) transferring realty in which the value of the realty, as defined in Code Section 12-24-30, is equal to or less than one hundred dollars;

(2) transferring realty to the federal government or to a state, its agencies and departments, and its political subdivisions, including school district;

(3) that are otherwise exempted under the laws and Constitution of this State or of the United States;

(4) transferring realty in which no gain or loss is recognized by reason of Section 1041 of the Internal Revenue Code as defined in Section 12-6-40(A);

(5) transferring realty in order to partition realty as long as no consideration is paid for the transfer other than the interests in the realty that are being exchanged in order to partition the realty;

(6) transferring an individual grave space as a cemetery owned by a cemetery company licensed under Chapter 55 of Title 39;

(7) that constitute a contract for the sale of timber to be cut;

(8) transferring realty to a corporation, a partnership, or a trust in order to become, or as a stockholder, partner, or trust beneficiary of the entity provided no consideration is paid for the transfer other than stock in the corporation, interest in the partnership, beneficiary interest in the trust, or the increase in value in such stock or interest held by the grantor. However, the transfer of realty from a corporation, a partnership, or a trust to a stockholder, partner, or trust beneficiary of the entity is subject to the fee even if the realty is transferred to another corporation, a partnership, or trust;

(9) transferring realty from a family partnership to a partner or from a family trust to a beneficiary, provided no consideration is paid for the transfer other than a reduction in the grantee's interest in the partnership or trust. A "family partnership" is a partnership whose partners are all members of the same family. A "family trust" is a trust, in which the beneficiaries are all members of the same family. The beneficiaries of a family trust may also include charitable entities. "Family" means the grantor and the grantor's spouse, parents, grandparents, sisters, brothers, children, stepchildren, grandchildren, and the spouses and lineal descendants of any of the above. A "charitable entity" means an entity which may receive deductible contributions under Section 170 of the Internal Revenue Code as defined in Section 12-6-40(A);

(10) transferring realty in a statutory merger or consolidation from a constituent corporation to the continuing or new corporation;

(11) transferring realty in a merger or consolidation from a constituent partnership to the continuing or new partnership; and

(12) that constitute a corrective deed or a quitclaim deed used to confirm title already vested in the grantee, provided that no consideration of any kind is paid or is to be paid under the corrective or quitclaim deed.

Columbia: 540024

Richland County ROD

Richland County Auditor Paul Brawley 2007

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REINSTATEMENT OF AND AMENDMENT
TO PURCHASE AND SALE AGREEMENT

THIS REINSTATEMENT OF AND AMENDMENT TO PURCHASE AND SALE AGREEMENT ("Reinstatement") made and entered into this 17th day of February, 1999, by and between BURROUGHS & CHAPIN COMPANY, INC. ("Buyer") and BURWELL D. MANNING, JR., EASTERN CORN & GRAIN COMPANY, INC. and OVERLOOK, INC. (collectively "Seller").

WHEREAS, Buyer and Seller made and entered into that certain Purchase and Sale Agreement dated the 13th day of November, 1998 (the "Original Agreement"); and

WHEREAS, pursuant to Section 4(d) of the Original Agreement, Buyer executed and delivered a Notice of Intention to Purchase to Seller dated January 9, 1999 to be effective January 12, 1999 (the "Notice"); and

WHEREAS, in the Notice, Buyer notified Seller of its intention to purchase the Premises (as defined in the Original Agreement) subject to certain title objections and additional conditions precedent set forth therein (the Original Agreement and the Notice are collectively referred to herein as the "Agreement"); and

WHEREAS, Buyer notified Seller by letter on February 11, 1999 that the Buyer was terminating the Agreement because certain conditions precedent set forth in the Agreement had not been resolved to the reasonable satisfaction of Buyer (the "Termination"); and

WHEREAS, Buyer and Seller now desire to execute this Reinstatement in order to reinstate the Agreement in full and to make certain modifications to the Agreement as set forth herein.

NOW, THEREFORE, in consideration of the premises herein, and other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, Buyer and Seller do hereby agree as follows:

1. The Agreement is hereby reinstated in full as if the Termination had never occurred. Notwithstanding the Termination, all terms and conditions of the Agreement (including but not limited to all representations, warranties, agreements, covenants and conditions precedent contained therein) shall continue unchanged and in full force and effect, except as modified herein.

2. The Agreement is hereby amended to delete and exclude the property described in Exhibit X attached hereto from the Agreement and from the definition of "Premises" as set forth in the Agreement.

3. The Agreement is hereby amended by deleting Section 3 in its entirety and inserting the following in lieu thereof:

3. PURCHASE PRICE. The purchase price ("Purchase Price") for the

CVMcNair000250

PLTF TRIAL EXH 275

3834

Premises shall be $17,256,618.08 to be paid as provided in Section 13. Buyer and Seller shall enter into a separate agreement (the "Excluded Property Agreement") regarding the sale of approximately 50 acres of property adjacent to the Premises for a purchase price of $350,000.00 to be paid as provided in Section 13 upon satisfaction of certain environmental and other contingencies.

4. The Agreement is hereby amended by deleting Section 5 in its entirety and inserting the following in lieu thereof:

5. SETTLEMENT DATE. If all conditions stated in the Agreement (as defined in this Amendment) are satisfied or waived by Buyer, the purchase and sale of the Premises shall be closed on or before 6:00p.m., February 19, 1999 (the "Settlement Date").

5. The Agreement is hereby amended by deleting Section 13 in its entirety and inserting the following in lieu thereof:

13. BUYER'S DELIVERIES PRIOR TO AND AT THE SETTLEMENT DATE. At the Settlement Date, if any, and after Seller has duly complied with the applicable provisions of Section 12, Buyer shall deliver to Seller the Purchase Price as follows:

(a) $10,606,618.08 in cash by wire transfer or cashier's check, adjusted for the prorations provided above; PLUS

(b) 8,550 Class A membership units in Columbia Venture, LLC, subject to the terms of the Operating Agreement thereof; PLUS

(c) Additional 450 Class A membership units in Columbia Venture, LLC, in accordance with the Excluded Property Agreement.

6. The Agreement is modified as necessary to provide that the Congaree Farms Agreement and the DAK/Chapel Hill Agreement have been modified pursuant to that certain instrument dated February 17, 1999.

7. Upon closing of the transaction set forth in the Agreement, the Seller shall have no further liability for rollback taxes assessed against the Premises.

Except as herein modified, the Agreement shall remain unchanged and in full force and effect. Each and every term, covenant and condition of the Agreement is hereby incorporated herein such that the Agreement and this Reinstatement shall be read and construed as one instrument.

IN WITNESS WHEREOF, Buyer and Seller have executed this Reinstatement as of the date first above written.

WITNESSES:

Julie E. Mendoza, Jr.

Julie E. Mendoza, Jr.

Julie E. Mendoza, Jr.

Julie E. Mendoza, Jr.

BUYER:

BURROUGHS & CHAPIN COMPANY, INC.

By: Douglas S. Wendt

Its: President and CEO

SELLER:

By: Burwell D. Manning, Jr.
Burwell D. Manning, Jr.

EASTERN CORN & GRAIN COMPANY, INC.

By: Burwell D. Manning, Jr.

Its: Pres

OVERLOOK, INC.

By: Burwell D. Manning, Jr.

Its: Pres.

Columbia: 539694

EXHIBIT A

All that certain piece, parcel, or lot of land, with improvements thereon, if any, situate, lying and being in the County of Richland, State of South Carolina, south of the City of Columbia, shown and delineated as Parcel L, containing 51.705 acres, prepared for Burroughs & Chapin Company, Inc. and Chicago Title Insurance Company, by B. P. Barber & Associates, Inc., dated ~~June 26, 1998~~ January 23, 1999, last revised February 11, 1999, and recorded in the Office of the Register of Deeds for Richland County in Record Book 281 at Page 440 .

ASSESSOR'S TAX PARCEL NO.: a portion of 10900-01-02

BURROUGHS & CHAPIN COMPANY, INC.

February 11, 1999

VIA HAND DELIVERY

Mr. Burwell D. Manning, Jr.
4801 Kilbourne Road
Columbia, South Carolina 29206

RE: Purchase and Sale Agreement dated effective as of the 13th day of November, 1998 by and between Burroughs & Chapin Company, Inc. ("Buyer") and Burwell D. Manning, Jr., Eastern Corn & Grain Company, Inc. and Overlook, Inc. (collectively, "Seller") (the "Initial Agreement"), as amended by Notice of Intention to Purchase given by Buyer effective January 12, 1999 (the "Notice") (the Initial Agreement and the Notice together referred to as the "Agreement")

Dear Burwell:

This letter constitutes notice that the conditions precedent set forth in section 8 (c) and section 8 (e) of the Initial Agreement and the Additional Conditions Precedent set forth as numbers 3 and 11 in the Notice have not been resolved to the reasonable satisfaction of the Buyer, and that the Agreement is hereby terminated and is null and void and the Buyer shall have no further obligations under the Agreement.

Sincerely,

BURROUGHS & CHAPIN COMPANY, INC.

By _____
Assistant to CEO and General Counsel

CC: Julio E. Mendoza, Jr., Esquire

COLUMBIA: 539437
CORPORATE OFFICE: Founders Centre 2411 Oak Street Suite 402 Myrtle Beach, SC 29577 / P.O. Box 2095 Myrtle Beach, SC 29578-2095 / (803) 448-5123 FAX (803) 448-9838
BRANCH OFFICE: 314 Main Street Conway, SC 29526 / P.O. Box 260 Conway, SC 29526-0260 / (803) 248-4237 FAX (803) 248-6570

MCNAIR LAW FIRM, P.A.
ATTORNEYS AND COUNSELORS AT LAW

NATIONSBANK TOWER/1301 GERVAIS STREET
COLUMBIA, SOUTH CAROLINA 29201

MAILING ADDRESS:
POST OFFICE BOX 11390
COLUMBIA, SOUTH CAROLINA 29211
TELEPHONE 803/799-9800
FACSIMILE 803/799-9804

CHARLESTON OFFICE
140 EAST BAY STREET
POST OFFICE BOX 1431
CHARLESTON, SC 29402
TELEPHONE 843/723-7831
FACSIMILE 843/722-3227

GREENVILLE OFFICE
105 EAST NORTH STREET
POST OFFICE BOX 447
GREENVILLE, SC 29602
TELEPHONE 864/271-4940
FACSIMILE 864/271-4015

MYRTLE BEACH OFFICE
FOUNDERS CENTRE/SUITE 400
2411 OAK STREET
MYRTLE BEACH, SC 29577
TELEPHONE 843/444-1107
FACSIMILE 843/444-4729

GEORGETOWN OFFICE
121 SCREVEN STREET
POST OFFICE DRAWER 418
GEORGETOWN, SC 29442
TELEPHONE 843/546-8102
FACSIMILE 843/546-0096

HILTON HEAD ISLAND OFFICE
THE JADE BUILDING, SUITE 204
52 NEW ORLEANS ROAD
POST OFFICE DRAWER 7787
HILTON HEAD ISLAND, SC 29938
TELEPHONE 843/785-5169
FACSIMILE 843/842-3310

SPARTANBURG OFFICE
SPARTAN CENTRE/SUITE 305
101 WEST ST. JOHN STREET
POST OFFICE BOX 5137
SPARTANBURG, SC 29304
TELEPHONE 864/542-1300
FACSIMILE 864/542-0705

January 11, 1999
BY HAND DELIVERY

Burwell D. Manning, Jr.
4801 Kilbourne Road
Columbia, South Carolina 29206

Re: Burroughs & Chapin/Burwell D. Manning, Jr.
Proposed Congaree River Project

Dear Mr. Manning:

It is my understanding that George Gregory with Burroughs & Chapin hand delivered to you on Sunday, January 10, 1999 that certain Notice of Intention to Purchase as required under Section 4(b) of that certain Purchase and Sale Agreement (the "Agreement") effective as of November 13, 1998 between Burroughs & Chapin Company, Inc. and Burwell D. Manning, Jr., Eastern Corn & Grain Company, Inc. and Overlook, Inc.

Enclosed herewith is an additional copy of the Notice of Intention to Purchase with all necessary exhibits attached.

I look forward to working with you on this transaction. Please let me know if you have any questions at this time.

Sincerely,

Judith L. McInnis

JLM/mck
Enclosure

cc: Julio E. Mendoza, Jr., Esquire (w/encl. – by hand delivery)
Mr. George T. Gregory, III (w/encl. – by facsimile and regular mail)
James B. Moore, Jr., Esquire (w/encl. – by facsimile)

Columbia: 533784

NOTICE OF INTENTION TO PURCHASE

Notification. Pursuant to Section 4(b) of that certain Purchase and Sale Agreement (the "Agreement") effective as of November 13, 1998 between Burroughs & Chapin Company, Inc. ("Buyer") and Burwell D. Manning, Jr., Eastern Corn & Grain Company, Inc. and Overlook, Inc. (collectively "Seller"), the Buyer hereby notifies Seller that it intends to purchase the Premises (as defined in the Agreement), subject to the conditions set forth herein and in the Agreement.

Title Objections. Pursuant to Section 8(b) of the Agreement, Buyer hereby notifies Seller of the following title objections:

1. All real estate taxes for 1998 and prior years shall be paid in full.

2. The items listed on Exhibit B attached hereto.

3. Any items or matters occurring or placed of record after December 8, 1998, and any items incorrectly indexed or recorded.

4. Title and all items and matters affecting title to the parcel owned by Elizabeth Manning.

Additional Conditions Precedent. The following conditions shall constitute Additional Conditions Precedent (as defined in the Agreement) to Buyer's obligation to purchase the Premises (as defined in the Agreement):

1. Exhibit A to the Agreement shall be revised to correspond to Exhibit A attached hereto; Exhibit A shall be further revised, if necessary, to include all property conveyed to Congaree Farms, LLC, DAK III, LLC and/or Chapel Hill, LLC and all property now or previously owned by Seller, Elizabeth Manning or any entity related thereto in the vicinity of the Premises.

2. Seller at its expense shall provide to Buyer a Survey of the Premises satisfactory to Buyer in its sole discretion.

3. All issues related to FEMA floodway/floodplain, wetlands and the like shall have been resolved to Buyer's satisfaction in its sole discretion. Provision of information to make such determination shall be the responsibility of Buyer and Seller.

4. Buyer in its sole discretion shall be satisfied with the zoning of the Premises and any rezoning desired by Buyer. Seller shall assist in any rezoning of the Premises.

5. As of the effective date of this Notice of Intention to Purchase, there shall have been, and through the Settlement Date (as defined in the Agreement) shall be, no amendments, modifications or alterations to the Congaree Farms Agreement or

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PLTF TRIAL EXH 275

the DAK/Chapel Hill Agreement, and both Agreements shall remain unchanged and in full force and effect.

6. Seller and Elizabeth Manning agree to quitclaim to Buyer any land within or adjacent to the Premises requested by Buyer.

7. The parcel owned by Elizabeth Manning shall be included in the Premises to be conveyed to Buyer. Buyer shall have the right to examine title to said parcel, to obtain a survey of said parcel, and to object to any matters revealed by such title examination or survey.

8. All rollback taxes related to the Premises shall be paid in full by Seller at the Settlement Date (as defined in the Agreement).

9. Buyer in its sole discretion shall have determined that no endangered or protected species inhabit the Premises. Provision of information to make such determination shall be the responsibility of Buyer and Seller.

10. Each parcel of the Premises shall have access and appurtenant easements as Buyer in its sole discretion may desire.

11. Buyer shall have obtained financing for the project satisfactory to Buyer in its sole discretion.

12. Provision of information, audits and reports regarding environmental matters shall be the responsibility of Buyer and Seller.

13. An appraisal of the Premises satisfactory to Buyer in its sole discretion, which shall be the responsibility of Buyer and Seller.

14. All conditions precedent to Buyer's obligation to purchase the Premises set forth in the Agreement, including but not limited to those conditions precedent set forth in Section 8 thereof, have been resolved to the reasonable satisfaction of Buyer prior to the Settlement Date.

Settlement Date. The Settlement Date (as defined in the Agreement) shall be no later than February 11, 1999, which is thirty (30) days from the effective date of this Notice of Intention to Purchase.

Default; Remedy. Seller and Buyer expressly reaffirm the provision set forth in Section 16(a) of the Agreement and agree that, if Seller has performed its covenants and agreements under the Agreement and this Notice of Intention to Purchase but Buyer has breached its covenants or agreements and has failed or is unable to consummate the purchase and sale contemplated hereby, then Seller shall give Buyer written notice of such circumstances and Seller shall be entitled to payment of $5,000 as liquidated damages for such default and as its sole and exclusive remedy for such default. Seller and Buyer have made and agreed to the said

liquidated damages provision due to the difficulty in ascertaining the amount of actual damages for any such breach. Buyer and Seller agree that the amount of $5,000 represents reasonable compensation to Seller for, and in the event of, any such breach. Buyer and Seller agree that in no event shall Buyer be liable to Seller for any actual, punitive, speculative, consequential or other damages of any kind, or for specific performance of the Agreement, or for any other claim, cost or liability arising in connection with the Agreement.

No Other Changes. Except as provided herein, the Agreement shall remain unchanged and in full force and effect.

IN WITNESS WHEREOF, the Buyer has executed this Notice of Intention to Purchase as of this 7th day of January, 1999 to be effective January 12, 1999.

BURROUGHS & CHAPIN COMPANY, INC.

By: Douglas S. Wendel

Its: President + CEO

Columbia: 532195

TOTAL P.04

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PLTF TRIAL EXH 275

EXHIBIT A

TRACT NO. 1

All that certain piece, parcel or lot of land with improvements thereon, if any, situate, lying and being near the City of Columbia, County of Richland, State of South Carolina, as shown and delineated as Parcel A-2 (236.585 acres), Parcel B-1 (246.574 acres), Parcel B-2 (8.227 acres), and Parcel E (320.218 acres), prepared for Burwell D. Manning, by B.P. Barber & Associates, dated June 26, 1998, last revised July 14, 1998, recorded in Record Book 126 at Page 72 in the Office of the Register of Deeds for Richland County.

TMS No.: 11000-02-01 and a portion of 11000-01-02

Owner: DAK III, LLC

Repurchase/Purchase Rights as to Parcel A-2, Parcel B-1 (less 1.773 acres) and Parcel E: Manning has right to repurchase for $2,097,600 by February 17, 1999.

Repurchase/Purchase Rights as to 1.773 acres of Parcel B-1 and Parcel B-2: Manning has right to repurchase for $7,000 per acre net by July 17, 1999.

TRACT NO. 2 - "OVERLOOK TRACT":

All those certain pieces, parcels, or tracts of land, together with any improvements thereon, situate, lying and being in the County of Richland, State of South Carolina, containing 331.1 acres, more or less, shown and delineated as Tracts D and E on a plat of property prepared for OVERLOOK, INC. by W. Frank McAulay, Jr., R.L.S., dated March 19, 1977, and revised June 20, 1977, which tracts are more specifically described as follows:

PARCEL E having the following metes and bounds:

Beginning at a point on the western boundary of the Congaree River at the northwestern boundary of property now of the Foundation for Heathwood Hall; from that point running N. 66° 14' East for a distance of 2,996.6 feet to a point, thence turning N. 23° 46' West for a distance of 3,200 feet, more or less, to a point; thence turning and running S. 57° 37' West for a distance of 3,170 feet, more or less to a point on the western bank of the Congaree River, and thence turning in a southerly direction for a distance of 2,210 feet, more or less, to the point of beginning.

Less: Certain 15 acre tract shown and delineated as A-1 as shown on the aforesaid plat.

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PLTF TRIAL EXH 275

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PARCEL D having the following metes and bounds:

Beginning at a point on the northeastern side of the property now of the Foundation of Heathwood Hall, approximately 500 feet from the northeastern boundary of Parcel E, from that point running N. 23° 46' West for a distance of 3,200 feet, more or less, to a point, thence turning N. 57° 37' East for a distance of 2,120 feet to a point, and turning and running S. 38° 51' East for a distance of 351.77 feet, more or less, to a point, and thence turning S. 29° 52' East for a distance of 3,201 feet more or less to a point; thence turning and running S. 66° 14' West for a distance of 2,530 feet, more or less, to the point of beginning.

ALSO, a non-exclusive perpetual easement of right-of-way for access, ingress and egress, to Tracts D and E and other property of Overlook, given by deed of Bluff Industrial Development Corporation, dated September 30, 1977, and recorded in Deed Book D-438 at Page 302, in the R.M.C. Office for Richland County.

ALSO, an agreement for a perpetual non-exclusive easement of right-of-way for ingress and egress given to Overlook, Inc. by Merc Associates, over the property of Merc Associates from Bluff Road to the property of Overlook, said agreement recorded in Deed Book D-438 at Page 321 on September 30, 1977, in the RMC Office for Richland County.

Owner:	Congaree Farms, LLC
Repurchase/Purchase Rights:	Manning has right to repurchase for $1,800 per acre net by February 17, 1999; DAK has right to purchase from February 18, 1999 to July 17, 1999; further assigned to Chapel Hill subject to DAK's rights.

TRACT NO. 3 - "ARTHUR TRACT":

All that certain piece, parcel, or tract of land, together with the improvements thereon, situate, lying and being in the County of Richland, State of South Carolina, containing 1,343 acres, more or less, as shown and delineated on plat of property surveyed for Ruth P. Forsythe by William Wingfield, Reg. Surv. dated March 31, 1958 and recorded in the Office of the Clerk of Court for said County in Plat Book "S" at Pages 38 and 39, and which tract of land is more specifically described, bounded and shown on such plat as follows: COMMENCING at a stone marker, which stone marker is located at a distance of 146 feet, more or less, in a Northwesterly direction, from a point at the Northeastern intersection of Blair Road, formerly Ott Road, and the Old Bluff Road, and thence running from such stone marker over and across Blair Road, formerly Ott Road, along the Northern side of the Old Bluff Road, S. 37 deg. 44 min. E., 1,083 feet, more or less, to a R.R. iron; thence running S. 41 deg. 18 min. E., along the northern side of the Old Bluff Road for a distance of 300 feet, more or less, to an iron; thence running S. 51 deg. 17 min. E. along the northern side of the Old Bluff Road 200 feet, more or less, to an iron; thence running S. 61 deg. 17 min. E., along the northern side of the Old Bluff Road 300 feet, more or less, to an iron; thence running S. 66 deg. 17 min. E. along the northern side of the Old Bluff Road, 865.2 feet, more or less, to an iron; then running S. 56 deg. 12 min. E., along the northern side of the Old Bluff Road, 567.2 feet, more or less, to a R.R. iron; then running S. 51 deg. 33 min. E. along the northern side of the Old Bluff Road, 413.3 feet, more or less, to an iron; thence running S. 33 deg. 47 min. E., along S.C. Highway #48 (Bluff Road) as shown on the above plat, 100 feet, more or less, to an iron; thence running S. 28 deg. 53 min. E. along S.C. Highway #48 as shown on the above plat, 392.8 feet more or less, to an iron; thence running S. 24 deg. 17 min. E., along S.C. Highway #48, 992.5 feet, more or less, to an iron; and there coming and thence running N. 89 deg. 53 min. W. along

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PLTF TRIAL EXH 275

3844

lands now or formerly of Truesdale, 53.5 feet, more or less to an oak tree; thence turning and running S. 19 deg. 01 min. W. along lands now or formerly of Truesdale, 228 feet more or less to an iron; thence running S. 06 deg. 28 min. W. along lands now or formerly of Truesdale, 1,056 feet, more or less, to a point in the center line of the creek, as shown on the above plat; thence running in an irregular curved line in a southerly direction, 700 feet, more or less, to a point in such creek: thence turning and running along the bed of a lagoon in an irregular curved line in a westerly and southerly direction, 2,800 feet, more or less, to an iron where the lagoon and an old ditch intersect; thence, turning and running S. 68 deg. 5 min. W., along lands now or formerly of E & G Cattle Farm - Ehrlich, 3,426.3 feet, more or less, to an iron; thence turning S. 68 deg. 31 min. W. along lands now or formerly of E & G Cattle Farm - Ehrlich, 1,971.5 feet more or less, to a fence post corner; thence running S. 68 deg. 00 min. W., along lands now or formerly of Manning, 1,514.4 feet, more or less, to an iron; thence running in a southwesterly direction along lands now or formerly of Manning 20 feet, more or less to a point on the eastern bank of the Congaree River; thence turning and running in an irregular line in a northwesterly direction along the eastern bank of the Congaree River, for a distance of 6,616.1 feet, more or less to a point on the eastern bank of the Congaree River; thence turning and running in a northeasterly direction along lands of Ruth P. Forsythe, formerly Taylor lands, 20 feet, more or less, to an iron and cottonwood snag; thence running N. 66 deg. 28 min. E., along lands of Ruth P. Forsythe, formerly Taylor, 6,003.5 feet, more or less, to a concrete monument; thence running N. 68 deg. 33 min. E., along lands now or formerly of Tolliver, 721 feet, more or less, to an iron; thence running N. 64 deg. 47 min. E., along lands now or formerly of Tolliver, 131 feet, more or less, to a granite stone marker; thence turning and running N. 30 deg. 38 min. E. along lands now or formerly of Tolliver, 1,867.7 feet, more or less, to an iron, thence running N. 28 deg. 17 min. E., along lands now or formerly of Tolliver, 218.3 feet more or less, to an iron on the southern side of the Old Bluff Road; thence running N. 22 deg. 52 min. E. over and across the Old Bluff Road, 31.5 feet, more or less, to the point of commencement all as shown by reference to the abovementioned plat.

LESS: 120 acres delineated as Parcel "A" on a plat of property of Burwell D. Manning, Jr. by B. P. Barber & Assoc. dated May 3, 1967, recorded in the Office of the Clerk of Court for said County in Plat Book X at Page 261, heretofore conveyed to the City of Columbia.

LESS: The southern 1,500 feet containing 99.7 acres of a conveyance of 133 acres to the Foundation of Heathwood Hall by deed dated January 16, 1974, and recorded in Deed Book D-305 at Page 989.

LESS: A tract containing 33.3 acres lying between the Heathwood Hall property on the north and the City of Columbia, S.C. Wastewater Treatment Plant on the south, being the parcel conveyed to Overlook, Inc. by deed dated January 15, 1974, and recorded in Deed Book D-305 at Page 682.

RESERVING: An easement 100 feet in width over and upon the roadway from Beltline Blvd. extended to the Heathwood Hall property and intersecting paved roads in existence for access, ingress and egress.

Owner:	Congaree Farms, LLC
Repurchase/Purchase Rights:	Manning has right to repurchase for $1,800 per acre net by February 17, 1999; DAK has right to purchase from February 18, 1999 to July 17, 1999; further assigned to Chapel Hill subject to DAK's rights.

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PLTF TRIAL EXH 275

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TRACT NO. 4 - "EHRLICH TRACT":
(Adjoining Arthur Tract and a portion of Southern Laundry)

All that certain piece, parcel or tract of land situate, lying and being in the County of Richland, State of South Carolina, south of the City of Columbia near the Congaree River, containing 142.9 acres, more or less,,being irregular in shape and being bounded on the North side by lands of B. D. Manning; East by lands now or formerly of Truesdale; South by lands of Rice, Tokunago and Manning, and on the West by lands of Manning.

Owner:	Congaree Farms, LLC
Repurchase/Purchase Rights:	Manning has right to repurchase for $1,800 per acre net by February 17, 1999; DAK has right to purchase from February 18, 1999 to July 17, 1999; further assigned to Chapel Hill subject to DAK's rights.

LESS AND EXCEPT (FROM TRACTS 3 AND 4)

All that certain piece, parcel or lot of land with improvements thereon, if any, situate, lying and being near the City of Columbia, County of Richland, State of South Carolina, as shown and delineated as Parcel A-2 (236.585 acres), Parcel B-1 (246.574 acres), Parcel B-2 (8.227 acres), and Parcel E (320.218 acres), prepared for Burwell D. Manning, by B.P. Barber & Associates, dated June 26, 1998, last revised July 14, 1998, recorded in Record Book 126 at Page 72 in the Office of the Register of Deeds for Richland County.

CVMcNair000262

PLTF TRIAL EXH 275

3846

TRACT NO. 5 - "TOKUNAGA TRACT":
(Adjoins Ehrlich Tract on its Southern Boundary)

All that certain piece, parcel or lot of land situate, lying and being in the County of Richland, State of South Carolina, beginning at an iron stake in a ditch on Ehrlich's South line, 410 feet Southwest of the intersection of this ditch and another ditch; running thence Southwest 1,665 feet to a stake in the center of a lagoon; thence running along the center of said lagoon in a Southwesterly direction 1,750 feet; thence running S. 54 deg. E., 1,200 feet to a stake; thence running N. 38-3/4 deg. E., 1,079 feet to an iron stake; thence running N. 58 deg. W. 953 feet to a stake; thence running N. 26-1/4 deg. E., 1,864 feet to the point of beginning. Said tract of land containing 55-1/2 acres, more or less, being shown on a plat of survey prepared by William Wingfield dated May 18, 1964, recorded in the Office of the Clerk of Court for Richland County in Plat Book "X" at Pages 43, 43a, 43b, 43c.

TMS No.: 13400-01-01

Owner: Chapel Hill, LLC

Repurchase/Purchase Rights: Manning has right to repurchase for $2,502,400 by February 17, 1999.

TRACT NO. 6 - "TRUESDALE TRACTS":
(Adjoins Arthur and Rutledge Tracts)

Tract #1: All that certain piece, parcel or tract of land, situate, lying and being about 5 miles south of the City of Columbia, in School District #5 in the County of Richland, State of South Carolina, on Gills Creek, being composed of and embracing Parcel "A", containing 2.57 acres as shown on plat embracing the same surveyed for B. D. Manning, Jr. by B. P. Barber & Assocs., Engrs., dated May 27, 1964, recorded in the Office of the Clerk of Court for Richland County in Plat Book U at Page 189, and having such courses, distances and boundaries as shown on said plat.

Tract #2: All that certain piece, parcel or tract of land, situate, lying and being about 5 miles south of the City of Columbia in School District #5 in the County of Richland and State of South Carolina, near Gills Creek, being composed of and embracing Tract "C", containing 5.65 acres, as shown on plat embracing the same made for B. D. Manning, Jr. by B. P. Barber & Assocs., Engrs., dated May 27, 1964, recorded in said Clerk's Office in Plat Book U at Page 189, and having such courses, distances and boundaries as shown on said Plat.

Tract #3: All that certain piece, parcel or tract of land, situate, lying and being about 5 miles south of the City of Columbia in School District #5 in the County of Richland, State of South Carolina, on Gills Creek, being composed of and embracing Tract "B", containing 3.22 acres, as shown on plat embracing the same and made for Jackson Gills Creek Public Service District by B. P. Barber and Assocs., Engrs., dated March 31, 1964, recorded in said Clerk's Office in Plat Book 23 at Page 534, and having such courses, distances and boundaries as shown on said plat.

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PLTF TRIAL EXH 275

3847

Subject, however, to an easement and right-of-way in perpetuity in Jackson-Gills Creek Public Service Commission over and along a 50-foot strip of land along the southern boundary of said tract adjacent to Whitehouse Road for the installation, construction and maintenance of sanitary sewerage lines or other facilities used in connection with sewerage treatment plant reserved in deed of Jackson-Gills Creek Public Service Commission dated June 11, 1964, and recorded June 15, 1964, in the Office of the R.M.C. for Richland County in Deed Book 389 at Page 331.

TMS No.: 13500-01-01

Owner: Chapel Hill, LLC

Repurchase/Purchase Rights: Manning has right to repurchase for $2,502,400 by February 17, 1999.

TRACT NO. 7 - "RUTLEDGE FARM TRACT"
(Adjoins Whitehouse Farm on Southern Tip)

All that certain piece, parcel or tract of land situate, lying and being in Lower Township, in the County of Richland, State of South Carolina, about 4-1/2 miles from the City of Columbia, consisting of 516 acres, more or less, as shown on plat prepared for Burwell D. Manning, Jr. by William Wingfield, Reg. Surv. dated August 24, 1966, and recorded in the Office of the Clerk of Court for Richland County in Plat Book "X" at Page 38, being more fully described as follows: Beginning at a point in the center line of Gills Creek 416 feet, more or less, Southwest of Bluff Road, S.C. Highway #48, running thence in a Southerly direction along the center line of Gills Creek, 10,550 feet, more or less; thence turning and running along the center line of a gut in a Westerly direction, 840 feet, more or less, to a point; thence turning and running N. 35 deg. 30 min. E., 2,400 feet to a point; thence turning and running N. 12 deg. 15 min. W., 1,360 feet to a point; thence turning and running N. 34 deg 30 min. E., 1,720 feet to a point; thence turning and running N. 81 deg. 30 min. E., 505-feet to a point) thence N. 07 deg. 40 min. W., 825 feet to a point; thence N. 42 deg. 00 min. E., 1,285 feet to a point; thence N. 25 deg. 30 min. W., 3,150 feet to a point; thence N. 61 deg. 40 min E., 937.5 feet to a point thence S. 26 deg. 26 min. E., 59.2 feet to a point; thence N. 61 deg. 33 min. E., 253.4 feet to a point; thence N. 27 deg. 29 min. W., 59.3 feet to a point; thence N. 61 deg. 40 min. E., 611 feet, more or less, to a point; thence N. 61 deg. 40 min. E., 611 feet, more or less, to a point of beginning. Said property being bounded on the North by property now or formerly of Truesdale; East by property now or formerly of B. D. Manning Trust, Shirley Wilson and Manning Development Co.; South by B. D. Manning, Jr.

LESS: Lot conveyed out of Northern boundary by Burwell D. Manning, Jr. to L. C. Truesdale, adjoining property owner by deed dated January 1962, and recorded in Deed Book 340 at Page 314 in said RMC Office.

TMS No.: 13400-01-03

Owner: Chapel Hill, LLC

Repurchase/Purchase Rights: Manning has right to repurchase for $2,502,400 by February 17, 1999.

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PLTF TRIAL EXH 275

3848

TRACT NO. 8 - "WHITEHOUSE FARMS TRACT":
(a/k/a Childs Tract. adjoins Arthur Tract on a portion of its Southern Boundary)

All that piece, parcel, or tract of land, together with the improvements thereon, situate, lying and being about 6 miles from the City of Columbia, in School District No. 5 in the County of Richland, State of South Carolina, containing 1,024 acres, more or less, as more particularly shown and delineated on a plat of the property of the estate of Mrs. M. E. Childs, made by Tomlinson Engineering Co. dated January 16, 1924, said plat being filed for record in the Office of the Clerk of Court for Richland County, and bounded as follows: On the North by land now or formerly of Edward Ehrlich; East by land now or formerly of T. M. Livingston and land now or formerly of C. M. Livingston; South by the Congaree River and Gills Creek; and on the West by the Congaree River.

LESS: That certain piece, parcel or lot of land containing 10 acres located on the northern side of Road S40-51 (Whitehouse Road) and conveyed to Coker's Pedigreed Seed Company by deed dated April 1976, and recorded in Deed Book 380 at Page 583 in the RMC Office for Richland County, South Carolina.

RESERVING an easement 66 feet in width over and upon the road now in existence designated as Road S40-51 (Whitehouse Road) for access, ingress and egress.

Owner:	Congaree Farms, LLC
Repurchase/Purchase Rights:	Manning has right to repurchase for $1,400 per acre net by February 17, 1999; Chapel Hill has right to purchase from February 18, 1999 to July 17, 1999; further assigned to DAK subject to Chapel Hill's rights.

TRACT NO. 9 - "MARTIN FARM TRACT"
(Adjoins Tokunaga Tract on its Eastern Boundary)

All that tract of land situate, lying and being in School District No. Five in the County of Richland, State of South Carolina, in a general southeasterly direction from the City of Columbia, S.C., and not far from the Bluff Road, containing 50 acres, more or less, and more particularly described as follows: BEGINNING at an iron stake 184 feet southwest of the heart of a ditch, it being the eastern corner of a tract of land heretofore conveyed by The Federal Land Bank of Columbia to Mitsou Tokunaga, and running thence N. 58 deg. W., 953 feet with said Tokunaga's line to an iron stake; thence N. 26 1/4 deg. E., along said line now or formerly of Tokunaga 1,864 feet to corner in ditch on line now or formerly of Ehrlich; thence in a northeasterly direction with said line now or formerly of Ehrlich 410 feet to intersection of two ditches; thence in a southeasterly direction along ditch 544 feet to intersection of two ditches; thence in a southeasterly direction along ditch 544 feet to intersection of two ditches; thence along old ditch in a southerly direction 1,084 feet to the intersection of two ditches; thence in a southwesterly direction along ditch 1,004 feet to heart of ditch; thence S. 38-3/4 deg. W. 184 feet to the point of beginning, with improvements thereon. Said property being designated as "Martin Farm" on composite plat prepared for Burwell D. Manning, Jr. by William Wingfield, Reg. Surveyor dated May 18, 1964, recorded in the Office of the Clerk of Court for Richland County in Plat Book X at Pages 43, 43A, 43B, 43C.

Owner:	Congaree Farms, LLC
Repurchase/Purchase Rights:	Manning has right to repurchase for $1,400 per acre net by February 17, 1999; Chapel Hill has right to purchase from February 18, 1999 to July 17, 1999; further assigned to DAK subject to Chapel Hill's rights.

CVMcNair000265

PLTF TRIAL EXH 275

3849

TRACT NO. 10 - "BARRON TRACTS":

Tract #2: All that certain piece, parcel or tract of land situate, lying and being on the Eastern side of a paved state highway known as "Swamp Road" South of its intersection with Bluff Road, South of the City of Columbia, Richland County, South Carolina, being shown and delineated as 29 acres, more or less, on a plat prepared for J. T. McAlister & Co. by McMillan Eng. Co. dated January 6, 1965, and recorded in the Office of the Clerk of Court for said County in Plat Book "V" at Page 110; said tract being irregular in shape and bounded as for-lows: On the North by property known as Eastway Park No. 2, whereon it measures 1,540.5 feet, more or less; East by Eastway Park Subdivision tract, whereon it measures 304 feet, more or less; South by run of the lagoon which separates it from property now or formerly of W. L. Caughman; and on the West by paved state highway, all as shown on the abovementioned plat.

Owner:	Congaree Farms, LLC
Repurchase/Purchase Rights:	Manning has right to repurchase for $1,400 per acre net by February 17, 1999; Chapel Hill has right to purchase from February 18, 1999 to July 17, 1999; further assigned to DAK subject to Chapel Hill's rights.

TRACT NO. 11- "GUIGNARD FARM TRACT":
(Adjoins Whitehouse and Rutledge Farms on Gill Creek)

All that certain piece, parcel or tract of land situate, lying and being in Lower Township, Richland County, South Carolina, approximately 7 miles South of the City of Columbia, containing 544 acres, more or less, as shown on a plat prepared for Manning Development Co. by Wingfield, Reg. Surv., dated June 10, 1964, recorded in the Office of the Clerk of Court for Richland County in Plat Book "X" at Page 42, and being more full described as follows: BEGINNING at a point in the center line of Beckham Road approximately 2.5 miles south of South Carolina Highway #48, known as Bluff Road, thence running along the center line of said road S. 16 deg. 50 min. W., 1,119.7 feet to a point; thence turning and running in a Westerly direction along the center line of an old ditch 2,840.0 feet, more or less, to a point at the junction of the ditch and center line of Big Lake; thence turning and running a Northwesterly direction along the center line of Big Lake 2,800 feet, more or less, to a point; thence turning and running S. 81 deg. W., 860 feet, more or less to a point on the Eastern boundary of Congaree River; thence turning and running in a Northwesterly direction along the Eastern boundary of Congaree River, 2,763 feet to the intersection of Gills Creek and the Congaree River; running thence along the center line of Gills Creek, 9,150 feet, more or less, to a point; thence turning and running S. 19 deg. E., 4,188 feet to the point of beginning.

TMS No.: 13300-01-05

Owner:	Chapel Hill, LLC
Repurchase/Purchase Rights:	Manning has right to repurchase for $2,502,400 by February 17, 1999.

CVMcNair000266

PLTF TRIAL EXH 275

3850

TRACT NO. 12 - "McRAE KIRKLAND TRACT": (BLUFF ESTATES)

All that certain piece, parcel or tract of land, together with improvements thereon, situate, lying and being on the Northern side of Bluff Road, South Carolina Highway #48, near the City of Columbia, Richland County, South Carolina, containing 10.0 acres, more or less, being shown and delineated as Tract A on plat of property surveyed for William M. Kirkland and McRae Kirkland, by B. P. Barber & Assocs., Inc., Engineers, dated February 2, 1966, and recorded in the Office of the Clerk of Court for Richland County in Plat Book W at Page 212, reference thereto being craved for more complete description being rectangular in shape and having the following boundaries and measurements, all as shown on said plat, to wit: On the North by Tract B, whereon it measures 400 feet, more or less, East by a portion of Tract C and by Tract D, whereon it measures 1,089 feet, more or less; South by Bluff Road, S.C. Highway #48, whereon it fronts 400 feet, more or less, on the West by Tract B, whereon it measures 1,089 feet, more or less. This property is subject to a life estate in McRae Kirkland, reserved by deed unto Manning Development Company dated June 30, 1966, and recorded in Book D-45 at Page 733 in the RMC Office for Richland County, S.C..

Owner: Congaree Farms, LLC

Repurchase/Purchase Rights: Manning has right to repurchase for $3,000 per acre net by July 17, 1999.

TRACT NO. 13 - "BARRON TRACTS":

Tract #1: All that certain piece, parcel or tract of land with improvements thereon, situate, lying and being on the West side of Bluff Road about 4 miles South of the City of Columbia, Richland County, South Carolina, measuring and containing 40 acres, more or less, according to a plat thereof by Tomlinson Eng. Co. dated April 29, 1935, shown as property of Estate of Annie Naomi McC. Shirley and recorded in the Office of the Clerk of Court for Richland County in Plat Book "H" at Page 54, said property being lands now or formerly of Washington, and lands formerly of the Estate of Shirley, and on the West by Gills Creek, separating this property from lands now or formerly of Childs, and by the Old Bluff Road, less all property heretofore conveyed to the South Carolina Highway Department, and also less a lot containing .005 acres on the Southwestern side of the Bluff Road heretofore conveyed to the S.C. Electric & Gas Company.

Owner: Congaree Farms, LLC

Repurchase/Purchase Rights: Manning has right to repurchase for $1,200 per acre net by February 17, 1999; Chapel Hill has right to purchase from February 18, 1999 to July 17, 1999; further assigned to DAK subject to Chapel Hill's rights.

CVMcNair000267

PLTF TRIAL EXH 275

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TRACT NO. 14 - "KIRKLAND SPANGLER TRACT"
(Adjoins Barron Tract on its Eastern Boundary)

All that certain piece, parcel and tract of land with all improvements thereon, situate, lying and being on the south side of Bluff Road, and on the eastern side of a paved road sometimes known as "Swamp Road" south of the City of Columbia, County of Richland, State of South Carolina, being shown and delineated as 40 acres on a plat of Eastway Park No. 2 prepared in the Office of the Clerk of Court for Richland County in Plat Book "V" at Pages 108-109. Said tract being irregular in shape and having such metes and bounds as shown on said recorded plat except such slight variation in distances and bearings as may occur; said tract being generally bounded on the North by Bluff Road, whereon it measures 1,013 feet; East by property now or formerly of Josh Young (the branch being the line) and by property of Block H, Eastway Park; on the South by other property of W. M. Kirkland and McRae Kirkland, previously conveyed to J. T. McAlister, whereon it measures 1,540.5 feet; West by paved road for a distance of 303 feet, and on the Northwest by property now or formerly of Alyward; whereon it measures in a broken line for a total distance of 1,986 feet, all measurements being more or less.

LESS: All that piece, parcel or lot of land situate, lying and being in the County of Richland, State of South Carolina south of Columbia on Bluff Road (S.C. Highway #48) shown and delineated as Parcel 2, containing 2.75 acres on plat prepared for Manning Development Company by B. P. Barber & Assoc. dated June 10, 1969, recorded in the Office of the Clerk of Court for said County in Plat Book 37 at Page 83, said Parcel being bounded on the East by property of the Grantor designated as Parcel 1, whereon it measures 400 feet; on the South by property of the Grantor, whereon it measures 300 feet; on the West by property of the Grantor, whereon it measures 400 feet; and on the North by Bluff Road, whereon it measures 300 feet, same being a portion of Eastway Park #2 heretofore conveyed to the Grantor by deed of Eastway Park #2 recorded in said Clerk's Office in Deed Book D-35 at Page 565.

LESS: All that certain piece, parcel or lot of land, situate, lying and being in the County of Richland, State of South Carolina, containing 1.29 acres, more or less, and being shown as Parcel 1 on a plat of property surveyed for B. D. Manning, Jr. by B. P. Barber & Associates, Inc., dated June 10, 1969, and recorded in Plat Book 37 at Page 88 in the Office of the Clerk of Court for Richland County, S.C., and being more fully described as follows: Beginning at a point 1,994.4 feet southeast of the intersections of Bluff Road (S.C. Highway #48) and Swamp Road (S-519), thence S. 67 deg. 14 min. E. 194.1 feet to an iron in the centerline of a branch; then along the centerline of branch 470 feet more or less to an iron in the centerline of branch; thence N. 22 deg. 46 min. E. 400 feet to the point of beginning; being a portion of the property conveyed to Manning Development Company by deed of Eastway Park, Inc. dated January 12, 1966, recorded in Deed Book D-33 at Page 565 on January 21, 1966.

LESS: Easement for operation maintenance and repair of sewer out fall line running along northwestern side of branch which forms the boundary between this parcel and property now or formerly of Josh Young .

Owner:	Congaree Farms, LLC
Repurchase/Purchase Rights:	Manning has right to repurchase for $1,200 per acre net by February 17, 1999; Chapel Hill has right to purchase from February 18, 1999 to July 17, 1999; further assigned to DAK subject to Chapel Hill's rights.

CVMcNair000268

PLTF TRIAL EXH 275

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TRACT NO. 15 - "LUX TRACT":
(Adjoins Barron Tract on its Southern Boundary)

All that certain piece, parcel or tract of land with improvements thereon situate, lying and being about 6 miles south of the City of Columbia, west of Bluff Road, Richland County, South Carolina, containing 254.8 acres, more or less, shown and delineated on plat prepared for Burwell D. Manning, Jr. by W. Frank McAulay, Jr. (R.L.S.) dated October 22, 1973, said property being more fully described as follows: Beginning at a point on the western side of the middle of bridge on county road approximately 3/4 of a mile from Bluff Road -S.C. Highway #48 and running thence along the eastern boundary of said county road in a southerly direction 1,520 feet, more or less, to a point; thence running S. 26 deg. 00 min. W. 1,030 feet, more or less, to a point; thence S. 19 deg. 00 min. W. for 2,204 feet, more or less to a point; thence S. 75 deg. E. for 15 feet, more or less, to a point; thence S. 26 deg. E. for 37 feet, more or less, to a point; thence S. 54 deg. E. for 58 feet, more or less, to a point; thence S. 57 deg. 30 min. E. for 100 feet, more or less, to a point; thence S. 52 deg. E. for 98 feet, more or less, to a point; thence S. 38 deg. E. for 47 feet, more or less, to a point; thence S. 17 deg. 30 min. E. for 16 feet, more or less, to a point; thence S. 30 deg. 30 min. E. for 79 feet, more or less, to a point; thence S. 55 deg. E. for 215 feet, more or less, to a point; thence N. 71 deg. E. for 30 feet, more or less, to a point; thence S. 58 deg. E. for 138 feet, more or less, to a point; thence S. 67 deg. E. for 500 feet, more or less, to a point; thence S. 68 deg. 30 min. E. for 165 feet, more or less, to a point; thence S. 78 deg. E. for 130 feet, more or less, to a point; thence N. 2 deg. 00 min. E. for 3,002.6 feet, more or less, to a point; thence S. 68 deg. E. for 663 feet, more or less, to a point; thence S. 68 deg. E. for 1,866 feet, more or less, to a point; thence N. 20 deg. 55 min. E. for 1,488 feet, more or less, to a point; thence N. 56 deg. 45 min. W. for 1,331 feet, more or less, to a point; thence turning and running initially in a northeasterly direction in a curved line shaped in a semi-circle curing to the west along the run of the lagoon to the point of beginning. This tract is comprised of two tracts formerly of H. B. Lux, containing 174.3 acres and 80.5 acres respectively as shown on said plat.

Owner: Congaree Farms, LLC

Repurchase/Purchase Rights: Manning has right to repurchase for $1,200 per acre net by February 17, 1999; Chapel Hill has right to purchase from February 18, 1999 to July 17, 1999; further assigned to DAK subject to Chapel Hill's rights.

TRACT NO. 16

A PORTION OF THE SHULL AND MILLER CHAPPELL TRACTS

Adjoins Lux Tract on its Southern Boundary

All that certain piece, parcel or tract of land together with the Improvements thereon, situate, lying and being near S.C. Highway #48, known as Bluff Road, about 6.5 miles southeast of the City of Columbia, in the County of Richland, State of South Carolina, containing 279 acres, more or less, and being shown as Parcel "B" on a plat prepared for Burwell D. Manning, by William Wingfield, Registered Surveyor, dated April 30, 1971, and recorded in Plat Book X at Page 1500, in the Office of the Clerk of Court for Richland County, S.C.

ASSESSOR'S TAX MAP PARCEL NO.: 13300-01-04

Owner: Chapel Hill, LLC

Repurchase/Purchase Rights: Manning has right to repurchase for $2,502,400 by February 17, 1999.

CVMcNair000269

PLTF TRIAL EXH 275

3853

TRACT NO. 17 - "CHAPPELL TRACT":
(Adjoins Lux Tract on the East Boundary of Lux)

All that certain piece, parcel or lot of land together with the improvements thereon, situate, lying and being on the southern side of S.C. Highway #48, known as Bluff Road, in the County of Richland, State of South Carolina, being approximately 6 miles southeast of the City of Columbia, containing 1.07 acres and being more particularly shown and designated as Parcel No. 2 on that certain plat prepared for Jesse Chappell made by W. O. Cullum, Reg. L. S., dated October 28, 1957, and recorded in the Office of the Clerk of Court for Richland County, said property fronting and measuring on the said Bluff Road a distance of 140 feet and running back therefrom in substantially parallel lines for a distances of 342 feet, all of which will more fully appear by reference to said plat. The above described property is the identical property heretofore devised to Lewis Chappell under the will of Jesse Chappell, probated and of record in the Office of the Judge of Probate for Richland County, South Carolina

Also: All that certain piece, parcel or lot of land, together with the improvements thereon, situate, lying and being about 6 miles southeast of the City of Columbia, in the County of Richland, in the State of South Carolina, and being located about 342 feet south of S.C. Highway #48, known as Bluff Road, and being more particularly shown and designated as Parcel No. 3 on a certain plat prepared for Jesse Chappell by W. O. Cullum, Reg. L.S., dated October 28, 1957, and recorded in the Office of the Clerk of Court for Richland County in Plat Book X at Page 1501, containing 1.07 acres and having such shape, measurements and boundaries as will more fully appear by reference to said plat. The above described property is the identical property heretofore devised to John Chappell under the will of Jesse Chappell probated and of record in the Office of the Judge of Probate for Richland County, South Carolina.

Also: All that certain piece, parcel or tract of land, together with the improvements thereon, situate, lying and being about 6 miles southeast of the City of Columbia on the southern side of S.C. Highway #48, known as Bluff Road, in the County of Richland, in the State of South Carolina, said tract containing 49 acres, more or less, and being the remainder, after excluding Parcels 1, 2 and 3, as shown on plat prepared by W. O. Cullum, Reg. L.S., for Jesse Chappell, dated October 28, 1957, of tract of land containing 53 acres +/- as shown on a certain plat showing property of Jesse Chappell prepared by W. O. Cullum and R. B. Gandy, dated January 1953, and recorded in Plat Book 3 at Page 205 in said Clerk's Office. The above described property is the identical property heretofore devised to John Chappell and Lewis Chappell under the will of Jesse Chappell probated and of record in the Office of the Judge of Probate for Richland County, South Carolina.

Owner:	Congaree Farms, LLC
Repurchase/Purchase Rights:	Manning has right to repurchase for $1,200 per acre net by February 17, 1999; Chapel Hill has right to purchase from February 18, 1999 to July 17, 1999; further assigned to DAK subject to Chapel Hill's rights.

CVMcNair000270

PLTF TRIAL EXH 275

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TRACT NO. 18 - "DRUCILLA CHAPPELL TRACT":
(Adjoins Chappell Tract)

All that certain piece, parcel or lot of land, together with the improvements thereon, situate, lying and being on the southern side of S.C. Highway #48, known as Bluff Road, in the County of Richland, in the State of South Carolina, being approximately six miles southeast of the City of Columbia, containing 1.04 acres and being more particularly shown and delineated as Parcel No. 1 on that certain plat prepared for Jesse Chappell made by W. O. Cullum, Reg. L.S., dated October 28, 1957, said property fronting and measuring on the said Bluff Road a distance of 140 feet and running back therefrom in substantially parallel lines for a distance of 342 feet, all of which will more fully appear by reference to said plat.

Owner:	Congaree Farms, LLC
Repurchase/Purchase Rights:	Manning has right to repurchase for $1,200 per acre net by February 17, 1999; Chapel Hill has right to purchase from February 18, 1999 to July 17, 1999; further assigned to DAK subject to Chapel Hill's rights.

TRACT NO. 19 - "SHULL AND MILLER CHAPPELL TRACTS":
(Adjoins Lux Tract on its Southern Boundary)

All that certain piece, parcel or tract of land together with the improvements thereon, situate, lying and being near S.C. Highway #48, known as Bluff Road, about 6.5 miles southeast of the City of Columbia, in the County of Richland, State of South Carolina, containing 249 acres, more or less, and being shown in outline as the Miller Tract on plat of property surveyed for Burwell D. Manning by William Wingfield, Registered Surveyor, dated April 30, 1971, and recorded in Plat Book X at Page 1500, in the Office of the Clerk of Court for Richland County, S.C.

Also: All that certain piece, parcel or tract of land, together with the improvements thereon, situate, lying and being near S.C. Highway #48, known as Bluff Road, about 6.5 miles southeast of the City of Columbia, County of Richland, State of South Carolina, containing 125 acres, more or less, and being shown in outline as the Shull Tract on plat of property surveyed for Burwell D. Manning by William Wingfield, Registered Surveyor, dated April 30, 1971, and recorded in Plat Book X at Page 1500 in the Office of the Clerk of Court for Richland County, S.C.

Also: All that certain piece, parcel or tract of land, together with the improvements thereon, situate, lying and being near S.C. Highway #48, known as Bluff Road, about 6.5 miles southeast of the City of Columbia, in the County of Richland, in the State of South Carolina, containing 10 acres, more or less, and being shown in outline as the Manning Tract on plat of property surveyed for Burwell D. Manning by William Wingfield, Registered Surveyor, dated April 30, 1971 and recorded in Plat Book X at Page 1500 in the Office of the Clerk of Court for Richland County, S.C.

Subject to the condition relating to the drainage of surface water set forth in deed by Manning Development Company dated September 25, 1962, and recorded in said Clerk's Office in Deed Book 350 at Page 228.

Owner:	Congaree Farms, LLC
Repurchase/Purchase Rights:	Manning has right to repurchase for $1,200 per acre net by February 17, 1999; Chapel Hill has right to purchase from February 18, 1999 to July 17, 1999; further assigned to DAK subject to Chapel Hill's rights.

CVMcNair000271

PLTF TRIAL EXH 275

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LESS AND EXCEPT FROM TRACT 19

A PORTION OF THE SHULL AND MILLER CHAPPELL TRACTS

Adjoins Lux Tract on its Southern Boundary

All that certain piece, parcel or tract of land together with the improvements thereon, situate, lying and being near S.C. Highway #48, known as Bluff Road, about 6.5 miles southeast of the City of Columbia, in the County of Richland, State of South Carolina, containing 279 acres, more or less, and being shown as Parcel "B" on a plat prepared for Burwell D. Manning, by William Wingfield, Registered Surveyor, dated April 30, 1971, and recorded in Plat Book X at Page 1500, in the Office of the Clerk of Court for Richland County, S.C.

ASSESSOR'S TAX MAP PARCEL NO.: 13300-01-04

TRACT NO. 20 – "SECTION IV":

All those certain pieces, parcels and tract of land containing approximately 30 acres, which 30 acres consist of the highground from Tract No. 10 – "Barron Tract #2", Tract No. 13 – "Barron Tract #1" and Tract No. 14 – "Kirkland Spangler Tract" described above.

Owner: Congaree Farms, LLC

Repurchase/Purchase Rights: Manning has right to repurchase for $3,000 per acre net by July 17, 1999.

CVMcNair000272

PLTF TRIAL EXH 275

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TRACT NO. 21 – "ELIZABETH K. MANNING TRACT:

All that certain piece, parcel or tract of land, situate, lying and being in the County of Richland, State of South Carolina, containing fifteen (15) acres and being shown and delineated on a plat of same prepared for J. C. Judy, Jr., by W. Frank McAulay, Jr., R.L.S., dated April 22, 1973 and recorded in Plat Book X at Page 2664 in the Office of the RMC for Richland County.

DERIVATION: Quit-Claim Deed of Eastern Contractors, Inc., dated April 24, 1981 and recorded July 12, 1981 in Deed Book D-581 at page 905 in the Office of the RMC for Richland County.

ASSESSOR'S TAX PARCEL NO.: 11100-01-07

Owner: Elizabeth K. Manning

CVMcNair000273

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EXHIBIT B

(Tract Numbers Refer to Tracts Listed on Exhibit A)

AS TO ALL TRACTS

1. Mortgage from DAK III, LLC to NBSC dated July 17, 1998 and recorded in Book 128 at Page 333.
2. Terms and conditions described and reserved in Deed filed for record in Book 128 at Page 306 and Deed filed of record in Book 128 at Page 321.
3. Terms and conditions described and reserved in Memorandum of Purchase Options recorded in Book 128 at Page 314 and Memorandum of Purchase Options recorded in Book 128 at Page 326.
4. Terms and conditions described and reserved in that certain unrecorded Agreement dated June 25, 1997 between Burwell D. Manning, Jr., Eastern Corn & Grain Company, Inc. and Overlook, Inc. and Congaree Farms, LLC, as amended by that certain Addendum to Agreement dated July 16, 1997.
5. Any portion of the property lying within the bounds of Interstate Highway No. 77.
6. Terms, conditions and rights of repurchase contained in Agreement by and among Burwell D. Manning, Jr., Overlook, Inc., Eastern Corn and Grain Company, Inc. and Congaree Farms, LLC, as evidenced by that certain Memorandum of Purchase Option dated and recorded July 16, 1997 and recorded in Book D1395 at Page 761.
7. Easement granted City of Columbia dated October 7, 1974 and recorded in Book D331 at Page 982.
8. Letter agreement from Burwell D. Manning, Jr. to B. A. Jordan, III and Grady Jordan dated February 23, 1976 and recorded in Book D376 at Page 282.
9. Covenants and Conditions contained in deed from Burwell D. Manning, Jr. to East Richland Public Service District dated June 30, 1983 and recorded in Book D660 at Page 621.
10. Right of way, easements, covenants and conditions contained in Grant of Right of Way and Easement dated June 30, 1983 and recorded in Book D693 at Page 32.
11. Mortgage from Congaree Farms, LLC to Robert O. Collins dated July 16, 1997 and recorded in Book M2141 at Page 151.
12. Terms and conditions of Assignment from Burwell D. Manning, Jr., Eastern Corn and Grain Company, Inc., Overlook, Inc. and Bluff Industrial Development Corp. to Midadlantic National Bank dated June 22, 1988 and recorded in Book D893 at Page 649.
13. Terms, conditions and reservations contained in deed from Burwell D. Manning, Jr., Overlook, Inc. and Eastern Corn & Grain Company, Inc. to Congaree Farms, LLC dated July 16, 1997 and recorded in Book D1395 at Page 738.

AS TO TRACT 2 (OVERLOOK)

14. Easement granted Carolina Power and Light Company dated October 23, 1929 and recorded in Book DG at Page 218.
15. Permit for right of way granted Station WIS Incorporated dated November 15, 1935 and recorded in Book EB at Page 2.
16. Easement for utility installation and maintenance granted South Carolina Electric and Gas Company dated March 24, 1948 and recorded in Book 20 at Page 511.
17. Terms, conditions and easements contained in Indenture by and between S. B. Forthsythe and Ruth Parks Forsythe and the Mayor and City Council of the City of Columbia dated January 6, 1949 and recorded in Book 30 at Page 334.
18. Easement for utility installation and maintenance granted South Carolina Electric and Gas Company dated November 13, 1950 and recorded in Book 74 at Page 285.
19. Easement for utility installation and maintenance granted South Carolina Electric and Gas Company dated January 9, 1964 and recorded in Book 381 at Page 132.
20. Easement for utility installation and maintenance granted the City of Columbia by instrument dated October 9, 1970 and recorded in Book D189 at Page 426.
21. Right of way and Easement granted Commerce Development Corporation dated April 21, 1972 and recorded in Book D285 at Page 484.
22. Easement for utility installation and maintenance granted South Carolina Electric and Gas Company dated February 15, 1974 and recorded in Book D309 at Page 202.

23. Easement granted Southern Bell Telephone Company dated March 13, 1974 and recorded in Book D310 at Page 300.
24. Terms and conditions set forth in Release from Overlook, Inc. dated September 30, 1977 and recorded in Book D438 at Page 329.
25. Easement granted Eastern Contractors, Inc. dated January 4, 1980 and recorded in Book D540 at Page 909.

AS TO TRACTS 1 (DAK III) AND 3 (ARTHUR)

26. Terms and conditions described and reserved in that certain unrecorded Agreement dated July [17], 1998 between Burwell D. Manning, Jr., Eastern Corn & Grain Company, Inc. and Overlook, Inc. and Chapel Hill, LLC and DAK, II, LLC.
27. Easement granted Carolina Power and Light Company dated October, 1929 and recorded in Book DG at Page 232.
28. Easement granted Southern Railway Company dated June 21, 1935 and recorded in Book DU at Page 137.
29. Easement granted Broad River Power Company by instrument dated April 11, 1935 and recorded in Book DU at Page 351.
30. Easement for utility installation and maintenance granted South Carolina Electric and Gas Company dated July 2, 1964 and recorded in Book 396 at Page 405.
31. Easement for utility installation and maintenance granted South Carolina Electric and Gas Company dated June 16, 1964 and recorded in Book D22 at Page 707.
32. Easement for utility installation and maintenance granted South Carolina Electric and Gas Company dated June 6, 1968 and recorded in Book D182 at Page 71.
33. Easement for utility installation and maintenance granted the City of Columbia by instrument dated October 9, 1970 and recorded in Book D189 at Page 428.
34. Easement for utility installation and maintenance granted the City of Columbia by instrument dated July 19, 1971 and recorded in Book D213 at Page 373.
35. Easement for utility installation and maintenance granted the City of Columbia by instrument dated March 19, 1971 and recorded in Book D240 at Page 895.
36. Easement for utility installation and maintenance granted South Carolina Electric and Gas Company dated January 18, 1974 and recorded in Book D307 at Page 5.
37. Easement for utility installation and maintenance granted South Carolina Electric and Gas Company dated February 15, 1974 and recorded in Book 309 at Page 204.
38. Easement for utility installation and maintenance granted South Carolina Electric and Gas Company dated March 14, 1974 and recorded in Book D309 at Page 915.
39. Easement for utility installation and maintenance granted Southern Bell Telephone Company dated December 14, 1976 and recorded in Book D410 at Page 388.
40. Easement granted Eastern Contractors, Inc. dated January 4, 1980 and recorded in Book D540 at Page 909.
41. Easement granted Cherokee, Inc., David M. Jordan, John R. Jordan and J. Shore, Inc. dated August 1, 1980 and recorded in Book D548 at Page 242.
42. Easement for utility installation and maintenance granted South Carolina Electric and Gas Company dated October 22, 1980 and recorded in Book D570 at Page 514.
43. Easement and release of right of way to the City of Columbia dated March 3, 1982 and recorded in Book D605 at Page 790.
44. Easement for utility installation and maintenance granted South Carolina Electric and Gas Company dated April 11, 1988 and recorded in Book D884 at Page 190.
45. Easement granted East Richland Public Service District dated August 9, 1988 and recorded in Book D899 at Page 786.
46. Easement granted Southern Bell Telephone Company dated August 24, 1992 and recorded in Book D1102 at Page 129.
47. Terms, conditions, restrictions and rights of repurchase contained in deed from Burwell D. Manning, Jr., to City of Columbia, dated June 14, 1967 and recorded in Book D75 at Page 627.
48. Terms and conditions of Right of Way Agreement to the City of Columbia dated December 4, 1968 and recorded in Book D126 at Page 262.
49. Right of way easement from Burwell D. Manning, Jr. and Eastern Corn and Grain Company, Inc., dated March 13, 1974 and recorded in Book D310 at Page 294.
50. Terms and conditions set forth in Agreement by and between Burwell D. Manning and Eastern Corn and Grain Company, Inc., ("Manning") and Irwin Kahn, et.al., Trustees for the Foundation of Heathwood Hall ("Trustees")

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PLTF TRIAL EXH 275

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dated January 6, 1974 and recorded in Book D393 at Page 811as amended in Book D393 at Page 816 and Book D1122 at Page 352.

51. Easement from Burwell D. Manning, Jr. and Eastern Corn and Grain, Inc. dated April 11, 1988 and recorded in Book D884 at Page 192.
52. Grant of right of way and easement from Burwell D. Manning, Jr. and Eastern Corn and Grain, Inc., dated June 30, 1983 and recorded in Book D660 at Page 624.

AS TO TRACT 8 (WHITEHOUSE)

53. Easement to the South Carolina Public Service Authority dated July 14, 1942 and recorded in Book FF at Page 199.
54. Right of way to South Carolina Electric and Gas Company dated December 10, 1970 and recorded in Book D194 at Page 634.
55. Right of way to South Carolina Electric and Gas Company dated November 20, 1973 and recorded in Book D299 at Page 932.
56. Easement to South Carolina Electric and Gas Company dated April 11, 1988 and recorded in Book D884 at Page 190.

AS TO TRACT 1 AND 4

57. Easement to South Carolina Electric and Gas Company dated April 11, 1988 and recorded in Book D884 at Page 190.
58. Terms and conditions of Declaration of Covenant to the City of Columbia dated March 18, 1996 and recorded in Book D1308 at Page 250.

AS TO TRACT 5 (TOKUNAGA)

59. Terms and conditions described and reserved in that certain unrecorded Agreement dated July [17], 1998 between Burwell D. Manning, Jr., Eastern Corn & Grain Company, Inc. and Overlook, Inc. and Chapel Hill, LLC and DAK, II, LLC.
60. Easement to Carolina Power and Light Company dated October 7, 1929 and recorded in Book DG at Page 204.
61. Easement granted South Carolina Electric and Gas Company dated March 24, 1948 and recorded in Book 20 at Page 564.
62. Easement granted South Carolina Electric and Gas Company dated April 11, 1988 and recorded in Book D884 at Page 190.

AS TO TRACT 9 (MARTIN FARM)

63. Easement to South Carolina Electric and Gas Company dated April 11, 1988 and recorded in Book D884 at Page 190.

AS TO TRACT 6 (TRUESDALE)

64. Terms and conditions described and reserved in that certain unrecorded Agreement dated July [17], 1998 between Burwell D. Manning, Jr., Eastern Corn & Grain Company, Inc. and Overlook, Inc. and Chapel Hill, LLC and DAK, II, LLC.
65. Easement to Carolina Power and Light Company dated October 2, 1929 and recorded in Book DG at Page 202.
66. Easement to South Carolina Electric and Gas Company dated March 25, 1948 and recorded in Book 20 at Page 565.
67. Easement to South Carolina Electric and Gas Company dated November 28, 1955 and recorded in Book 176 at Page 310.
68. Reservation contained in deed from Jackson-Gills Creek Public Service Commission to Burwell D. Manning, Jr., dated June 11, 1964 and recorded in Book 389 at Page 331.
69. Easement to South Carolina Electric and Gas Company dated July 2, 1964 and recorded in Book 396 at Page 407.
70. Easement to John Robert Jordan, individually and as Executor and Trustee under the will of B. A. Jordan, Jr., et.al. dated February 5, 1982 and recorded in Book D600 at Page 936.
71. Easement to John R. Jordan and David N. Jordan dated February 5, 1982 and recorded in Book D600 at Page 943.

72. Terms, conditions and easements contained in Grant of Right of Way and Easement dated June 26, 1983 and recorded in Book D660 at Page 624.

AS TO TRACT 7 (RUTLEDGE FARM)

73. Terms and conditions described and reserved in that certain unrecorded Agreement dated July [17], 1998 between Burwell D. Manning, Jr., Eastern Corn & Grain Company, Inc. and Overlook, Inc. and Chapel Hill, LLC and DAK, II, LLC.
74. Right of Way to AT&T Company dated May 9, 1929 and recorded in Book DG at Page 79.
75. Right of way to Broad River Power Company recorded in Book DU at Page 387.
76. Easement to Carolina Power and Light Company dated February 18, 1937 and recorded in Book EE at Page 268.
77. Easement to South Carolina Electric and Gas Company dated March 25, 1948 and recorded in Book 20 at Page 568.

AS TO TRACT 11 (GUIGNARD FARM)

78. Terms and conditions described and reserved in that certain unrecorded Agreement dated July [17], 1998 between Burwell D. Manning, Jr., Eastern Corn & Grain Company, Inc. and Overlook, Inc. and Chapel Hill, LLC and DAK, II, LLC.
79. Easement to AT&T Co, dated May 27, 1929 and recorded in Book DG at Page 65.
80. Easement to Southern Bell Telephone Company dated July 20, 1929 and recorded in Book DG at Page 115.
81. Easement to South Carolina Public Service Authority dated March 17, 1942 and recorded in Book FF at Page 261.
82. Easement to South Carolina Electric and Gas Company dated October 7, 1974 and recorded in Book D330 at Page 296.
83. Easement to Richland County dated October 4, 1984 and recorded in Book D713 at Page 596.

AS TO TRACT 12 (MCRAE KIRKLAND)

84. Life estate reserved in deed from McRae Kirkland and A. F. Eleazer, Administrator C. T. A. of the Estate of W. M. Kirkland, Deceased to Manning Development Company dated June 8, 1966 and recorded in Book D45 at Page 733.
85. Easement to South Carolina Electric and Gas Company dated April 15, 1969 and recorded in Book D147 at Page 303.

AS TO TRACTS 10, 13 AND 20 (BARRON)

86. Easement to Broad River Power Company dated May 9, 1935 and recorded in Book DU at Page 352.

AS TO TRACT 16 (PORTION OF SHULL AND MILLER CHAPPELL) AND 17 (CHAPPELL)

87. Terms and conditions described and reserved in that certain unrecorded Agreement dated July [17], 1998 between Burwell D. Manning, Jr., Eastern Corn & Grain Company, Inc. and Overlook, Inc. and Chapel Hill, LLC and DAK, II, LLC.
88. Easement to the County Council of Richland County dated August 29, 1990 and recorded in Book D1023 at Page 764.

AS TO TRACT 16 (PORTION OF SHULL AND MILLER CHAPPELL) AND 19 (PORTION OF SHULL AND MILLER CHAPPELL)

89. Terms and conditions described and reserved in that certain unrecorded Agreement dated July [17], 1998 between Burwell D. Manning, Jr., Eastern Corn & Grain Company, Inc. and Overlook, Inc. and Chapel Hill, LLC and DAK, II, LLC.
90. Condition relating to the drainage of surface water set forth in deed by Manning Development Company dated September 25, 1962 and recorded in Book 350 at Page 228.

AS TO TRACT 21 (ELIZABETH K. MANNING)

91. Mortgage from Overlook, Inc. to First-Citizens Bank and Trust Company of South Carolina in the original principal amount of $180,836.00, dated May 25, 1978 and recorded May 26, 1978 in the Office of the RMC for Richland County.

92. Mortgage from Overlook, Inc. to Victory Savings Bank in the original principal amount of $60,852.33, dated May 25, 1978 and recorded May 26, 1978 in the Office of the RMC for Richland County.

93. Mortgage from Eastern Contractors, Inc. to Elizabeth K. Manning in the original principal amount of $213,000.00, dated January 4, 19 (no year shown but notarized 1/4/80) and recorded January 9, 1980 in the Office of the RMC for Richland County.

94. Mortgage from Elizabeth K. Manning to Standard Federal Savings and Loan Association in the original principal amount of $170,598.45, dated May 26, 1981 and recorded July 17, 1981 in the Office of the RMC for Richland County.

95. Master's Deed by Jasper M. Cureton, Master in Equity for Richland County conveying subject property to B. Deas Manning, III, dated August 29, 1979 and recorded September 4, 1979 in the Office of the RMC for Richland County.

96. Deed by Elizabeth K. Manning conveying subject property to Eastern Contractors, Inc., dated (no date of execution shown) and recorded January 9, 1980 in the Office of the RMC for Richland County.

97. Easement granted by Overlook, Inc., Burwell D. Manning, Jr. and Eastern Corn & Grain Co., Inc. to Eastern Contractors, Inc. for ingress and egress over certain roadways from subject property to Bluff Road (S.C. Hwy. 48), dated January 7, 1980 and recorded May 23, 1980 in the Office of the RMC for Richland County.

********** -COMM. JOURNAL- ********** DATE JAN-11-1999 ***** TIME 15:54 *** P.01

MODE = MEMORY TRANSMISSION START=JAN-11 15:15 END=JAN-11 15:54

FILE NO. = 194

NO.	COM	ABBR/NTWK	STATION NAME/ TELEPHONE NO.	PAGES	ERG.NO.	PROGRAM NAME
001	OK	(02)	GEORGETOWN	025/025		
002	OK	#	660029418439165142	025/025		

-MCNAIR LAW FIRM,P.A. -

********** - ***** - 803 376 2277- **********

McNAIR LAW FIRM, P.A.
ATTORNEYS AND COUNSELORS AT LAW

NATIONSBANK TOWER/1301 GERVAIS STREET
COLUMBIA, SOUTH CAROLINA 29201

MAILING ADDRESS:
POST OFFICE BOX 11390
COLUMBIA, SOUTH CAROLINA 29211
TELEPHONE: 803/799-9800
FAX: 803/376-2277

FAX COVER LETTER

DATE: 1-11-99

ALTERNATE FAX NUMBERS:
803/799-9804
803/376-2219
803/376-2278

TO: 1) George Gregory **FAX NUMBER:** 1-843-916-9142

2) Jimmy Moore **FAX NUMBER:** Georgetown Office

3) _____ **FAX NUMBER:** _____

4) _____ **FAX NUMBER:** _____

5) _____ **FAX NUMBER:** _____

TOTAL PGS (INCL.COVER): 25

FROM: Judith L. McInnis **EXTENSION:** 284

FAX OPERATOR: GINGER H **CLIENT/MATTER NUMBER:** 10366-00294

COMMENTS: _____

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COLA2:228920-1

MLF 6/15/99

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PLTF TRIAL EXH 275

FIRST AMENDMENT TO PURCHASE AND SALE AGREEMENT

THIS FIRST AMENDMENT TO PURCHASE AND SALE AGREEMENT ("Amendment") made and entered into this 10th day of February, 1999, by and between BURROUGHS & CHAPIN COMPANY, INC. ("Buyer") and BURWELL D. MANNING, JR., EASTERN CORN & GRAIN COMPANY, INC. and OVERLOOK, INC. (collectively "Seller").

WHEREAS Buyer and Seller made and entered into that certain Purchase and Sale Agreement dated the 13th day of November, 1998 (the "Agreement"); and

WHEREAS, Buyer and Seller now desire to execute this Amendment in order to make certain modifications to the Agreement as set forth herein.

NOW, THEREFORE, in consideration of the premises herein, and other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, Buyer and Seller do hereby agree to amend the Agreement and the Agreement is hereby amended as follows:

1. The Agreement is hereby amended by deleting Section 5 in its entirety and inserting the following in lieu thereof:

> 5. SETTLEMENT DATE. If Buyer provides the Notice to the Seller in accordance with section 4 hereof, and all conditions stated in such Notice and in this Agreement are satisfied or waived by Buyer, the purchase and sale of the Premises shall be closed on or before February 12, 1999 (the "Settlement Date").

Except as herein modified, the Agreement shall remain unchanged and in full force and effect. Each and every term, covenant and condition of the Agreement is hereby incorporated herein such that the Agreement and this Amendment shall be read and construed as one instrument.

Columbia: 539008

IN WITNESS WHEREOF, Buyer and Seller have executed this Amendment as of the date first above written.

WITNESSES:

BUYER:

BURROUGHS & CHAPIN COMPANY, INC.

_____ By:_____

_____ Its:_____

SELLER:

_____ By:_____
Burwell D. Manning, Jr.

EASTERN CORN & GRAIN COMPANY, INC.

_____ By:_____

_____ Its:_____

OVERLOOK, INC.

_____ By:_____

_____ Its:_____

Columbia: 539008

CVMcNair000281

PLTF TRIAL EXH 275

PURCHASE AND SALE AGREEMENT

THIS PURCHASE AND SALE AGREEMENT ("Agreement") effective as of the 13th day of November, 1998, is by and between BURROUGHS & CHAPIN COMPANY, INC. ("Buyer") and BURWELL D. MANNING, JR., EASTERN CORN & GRAIN COMPANY, INC. and OVERLOOK, INC. (collectively "Seller").

WHEREAS, Seller and Buyer desire to enter into an agreement whereby Buyer is to purchase and Seller is to sell the premises hereinafter described upon the terms and conditions hereinafter set forth.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that for and in consideration of the sum of Ten Dollars, of the mutual promises hereinafter set forth and other valuable consideration, Seller and Buyer agree as follows:

1. SALE/PURCHASE.

(a) Seller shall sell and Buyer shall purchase certain real property, together with any improvements thereon, in Richland County, South Carolina, as more fully described on Exhibit "A" attached hereto and incorporated herein by reference, but in no event less than 4460 acres, ("Premises") on the terms and conditions set forth in this Agreement.

(b) The Premises is currently owned of record by the owners (the "Owners") listed on Exhibit A attached hereto, and is currently subject to rights to repurchase or purchase held by the Seller and other parties listed on Exhibit A attached hereto. The Seller's obligation herein to sell the Premises to Buyer shall include the exercise by Seller of its rights to repurchase or purchase the Premises, the payment of all amounts necessary to repurchase or purchase the Premises from the Owners, the instruction by Seller to each Owner to convey the Premises directly to Buyer, and the conveyance of the Premises to Buyer, in accordance with the terms of this Agreement.

2. PURCHASE PRICE. The purchase price ("Purchase Price") for the Premises shall be $18,000,000.00.

3. FORM OF CONVEYANCE. On the Settlement Date, if any, the Seller shall (a) exercise its rights to acquire the Premises from the Owners and pay all amounts due to the Owners, and (b), in consideration of the Purchase Price, cause the Owners to convey the Premises to the Buyer or to an entity designated by the Buyer. The Premises shall be conveyed by general warranty deed in proper form for recording with all documentary stamps/deed recording fees and transfer taxes paid and affixed by Seller so as to convey to Buyer fee simple title to such property, free of encumbrances except as provided in Section 8(b) herein.

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PLTF TRIAL EXH 275

4. DUE DILIGENCE.

(a) Due Diligence Period. Buyer shall have a due diligence period (the "Due Diligence Period") of sixty (60) days from the Effective Date (as hereinafter defined) of this Agreement in which to conduct such due diligence investigations, studies, assessments, reports, tests and the like relating to the Premises and the potential development thereof as Buyer in its sole discretion may desire, including but not limited to title examination, wetlands studies, FEMA inquiries and evaluations, wetlands, delineations and permitting, utilities availability, zoning and governmental requirements, environmental assessments, testing and investigations, soil tests, and other matters as desired by Seller in its sole discretion.

(b) Notice to Purchase. At any time on or prior to the expiration of the Due Diligence Period, Buyer may, at its sole option and discretion, notify Seller in writing (the "Notice") that Buyer desires to purchase the Premises subject to the conditions precedent stated in Section 8 hereof and to the additional conditions precedent to Buyer's obligation to purchase the Premises (the "Additional Conditions Precedent") stated by Buyer in the Notice.

(c) Termination. If the Buyer in its sole option and discretion does not provide the Notice to the Seller on or prior to the expiration of the Due Diligence Period, this Agreement shall automatically terminate and neither Buyer nor Seller shall have any further obligations hereunder.

5. SETTLEMENT DATE. If Buyer provides the Notice to the Seller in accordance with section 4 hereof, and all conditions stated in such Notice and in this Agreement are satisfied or waived by Buyer, the purchase and sale of the Premises shall be closed on or before the date which is thirty (30) days after the date of the Notice (the "Settlement Date").

All closings shall take place at the offices of McNair Law Firm, P.A., Columbia, South Carolina, or at such other place as may be mutually agreed upon between Seller and Buyer.

6. SURVEY. The Buyer shall have the right to have prepared at Seller's expense a survey or surveys of the Premises ("Survey(s)") indicating the true and correct legal description thereof and delineating the boundary lines of the Premises, including delineation of all improvements, rights of way, roads, easements, contiguous public roads, the names of record owners of all contiguous property, wetlands, ponds, flood plains and floodways. The Survey(s) shall be relied upon in the preparation of the legal description(s) of the Premises to be contained in the deed(s) of conveyance, if any.

7. SELLER'S REPRESENTATIONS, WARRANTIES AND AGREEMENTS. In order to induce Buyer to enter into this Agreement and to purchase the Premises, and in addition to representations, warranties and agreements contained elsewhere in this Agreement, Seller hereby makes the following representations, warranties and agreements, each of which is material and is relied upon by Buyer.

(a) Repurchase Rights. Seller is and shall remain the sole and exclusive owner of all rights to purchase the Premises during the term of this Agreement. Seller is and shall remain the sole and exclusive owner of Seller's rights under the Agreement dated June 25, 1997, between Seller and Congaree Farms, LLC, as amended by Addendum to Agreement dated July 16, 1997 (together, the "Congaree Farms Agreement") and the Agreement executed on or about July 17, 1998, between the Seller, Chapel Hill, LLC and DAK III, LLC (the "Chapel Hill/DAK Agreement"), and Seller's rights therein have not been, and shall not be, sold, transferred, assigned, pledged, mortgaged or otherwise encumbered in any manner.

(b) Congaree Farms/DAK Agreements. The Congaree Farms Agreement and the Chapel Hill/DAK Agreement are and shall remain unchanged, valid and enforceable against all parties thereto in accordance with their terms and in full force and effect. No default or event which with the passing of time or the giving of notice or both could result in a default thereunder exists under the Congaree Farms Agreement or the Chapel Hill/DAK Agreement.

(c) Premises; Ownership. The Premises constitutes all of the property which is subject to the Congaree Farms Agreement and the Chapel Hill/DAK Agreement. The Owners of the Premises are correctly identified on Exhibit A attached hereto.

(d) Encumbrances. There are and during the term of this Agreement shall be no mortgages on the Premises, except that certain mortgage granted by DAK III, LLC to NBSC in the original principal amount of $800,000 which shall be satisfied and released at the Settlement Date. There are and during the term of this Agreement shall be no encumbrances on the Premises which could adversely affect the proposed development of the Premises.

(e) No Other Agreements. No agreement, options, rights of first refusal or other contracts have been granted or entered into which are still outstanding giving any other party a right to purchase any interest in the Seller's rights to purchase the Premises, except as expressly provided herein.

(f) Authority. Seller has full power and authority to enter into this Agreement and to take all actions required herein. This Agreement, when executed and delivered by Seller, shall be a valid and binding obligation of the Seller, enforceable against the Seller in accordance with its terms. All requisite approvals have been obtained to authorize the conveyance of the Premises to Buyer as provided hereunder.

(g) Pending Litigation. There is no claim, litigation or other proceeding, pending or threatened, before any court, commission or other body or authority relating to Seller or the Premises or any Owner of the Premises.

(h) Hazardous Substances. Seller has not, and has no knowledge or reason to believe that any party has, used, stored or disposed of any materials on the Premises that would be classified by federal, South Carolina or local laws or regulations as hazardous substances. Seller agrees to indemnify and hold Buyer harmless from any and all claims or causes of action or losses or costs associated with the existence or removal of toxic or hazardous substances from the Premises, including reasonable attorneys' fees.

(i) No Violations. To the best of Seller's knowledge, neither the Seller nor any Owner is in violation of, and neither Seller nor any Owner has received notice of the violation of, any zoning or other ordinances, resolutions, statutes or regulations of any government, or governmental agency in respect to use, maintenance or condition of the Premises or any part thereof.

(j) No Condemnation. To the best of Seller's knowledge, there are no condemnation or eminent domain proceedings pending or contemplated against the Premises or any part thereof and neither the Seller nor any Owner has received any notice, oral or written, of any public authority or other entity to take or use the Premises or any part thereof.

(k) Taxes. All real property taxes, special taxes and assessments now due and payable on the Premises have been paid in full.

(l) Leases. The Premises is not subject to any leases or tenancies or rights of any party in possession.

(m) Zoning. The Premises is subject to the Richland County Zoning Ordinance, and is, or at the Settlement Date will be, zoned to permit, without exception or variance, retail business uses, restaurants, residential (single and multifamily), light industrial and office buildings.

(n) Mechanics' Lien. No payments for work, materials or improvements furnished to the Premises shall be due but unpaid, or owing, at the Settlement Date, if any.

(o) Continuing Obligation. Seller will not cause or permit any action to be taken which would cause any of the foregoing representations, warranties or agreements to be untrue as of the Settlement Date, if any.

(p) Cooperation. Throughout the term of this Agreement, Seller shall cooperate with Buyer in all respects with regard to the Premises and furnishing information concerning the Premises to Buyer.

(q) Additional Documents. On or before the Settlement Date, if any,Seller will do, make, execute and deliver all such additional and further acts, deeds, instruments and documents as may be reasonably required by

Buyer to completely vest in and assure to Buyer full rights in or to the Premises being conveyed.

REPRESENTATION AND WARRANTY OF BUYER. In order to induce Seller to enter into this Agreement, Buyer hereby makes the following representation and warranty, which is material and is relied upon by Seller:

Buyer has full power and authority to enter into this Agreement and to take all actions required herein. This Agreement, when executed and delivered by Buyer, shall be a valid and binding obligation of the Buyer, enforceable against the Buyer in accordance with its terms.

8. CONDITIONS PRECEDENT TO BUYER'S OBLIGATIONS. Upon delivery by Buyer to Seller of the Notice, the following, together with the Additional Conditions Precedent specified in the Notice, shall be conditions precedent to the Buyer's obligation to purchase the Premises. Unless otherwise specified herein, if any of the conditions precedent set forth below or if any of the Additional Conditions Precedent specified in the Notice, are not resolved to the reasonable satisfaction of Buyer as of the Settlement Date, this Agreement shall be null and void and neither Buyer nor Seller shall have any further obligation hereunder.

(a) Seller's Representations. The representations, warranties, covenants and agreements of Seller set forth herein shall continue to be true and in full force and effect.

(b) Title. Buyer may, at Buyer's expense, obtain a commitment for owner's title insurance in the full amount of the Purchase Price, by which binder the title company must agree to insure fee simple title to the Premises, subject only to such exceptions as do not render the title unmarketable or which do not cause the Premises to be unable or impractical to be used for Buyer's intended use. Buyer shall review said commitment and submit to Seller notice in writing of its objections to title on or prior to the expiration of the Due Diligence Period. Seller shall have ten (10) days after receipt of Buyer's written objections to correct, at Seller's election and at Seller's expense, the title defects indicated. If, at the end of such period, Seller has not corrected to Buyer's reasonable satisfaction the objections to title, Buyer may, as its sole remedies, either (1) waive its objections and consummate the within transaction without a reduction in the Purchase Price, or (2) terminate this Agreement in which event neither Seller nor Buyer shall have any further obligation hereunder, or (3) continue this Agreement with resolution of such objections to Buyer's reasonable satisfaction being a condition precedent to Buyer's obligation to purchase the Premises. The Settlement Date shall be automatically extended as necessary to accommodate the foregoing time periods unless such objections to title are not susceptible of being cured within a reasonable time.

(c) Environmental Audit. Buyer may, at Buyer's expense, obtain an environmental audit or report or other information reasonably satisfactory to Buyer, which environmental audit or report, if obtained, shall indicate that no materials or substances classified as hazardous wastes or substances under any federal, state or

local statute, regulation, ruling, ordinance or law are or have been located, stored, used or disposed of on the Premises and that the Premises are not otherwise contaminated or affected by any such hazardous substances, and that no underground tanks are located on the Premises.

(d) Additional Conditions. Any Additional Conditions Precedent to Buyer's obligations to purchase the Premises stated by Buyer in its Notice shall have been and remain fulfilled to Buyer's satisfaction.

(e) Approval of Board of Directors. The approval of the Board of Directors of the Buyer.

9. Delivery of Documents. Within fifteen (15) days following the Effective Date of this Agreement, Seller shall furnish to Buyer the following:

(a) Copies of owners' title insurance policies for the Premises.

(b) Copy of the most recent Real Estate tax bills and personal property tax bills for the Premises.

(c) Copy of all wetlands delineations and information.

(d) Copy of all surveys and plats for the Premises.

(e) Copy of all FEMA information relating to the Premises.

(f) Such other information as Buyer may request.

10. ACCESS TO PREMISES. From the Effective Date to the expiration of the Due Diligence Period and, if Notice is given, through the Settlement Date, if any, Seller shall give Buyer and Buyer's representatives reasonable access to the Premises for purposes of conducting surveys, soils and engineering studies and other evaluations and inspections of the Premises; provided, however, Buyer shall restore the Premises to substantially the condition that existed prior to such tests and shall indemnify and hold Seller harmless from any and all claims or causes of action or losses or costs resulting from or arising out of any activities conducted by Buyer, its agents, servants or employees, upon or in connection with the Premises.

11. RISK OF LOSS; CONDEMNATION.

(a) Casualty. As between Buyer and Seller, the risk of loss to the Premises shall be borne by Seller from the date hereof to the Settlement Date, if any. In the event of substantial casualty loss to the Premises occurring prior to the Settlement Date, Buyer shall have the option of (i) closing at the agreed Purchase Price, with Buyer receiving all insurance proceeds paid as the result of any casualty loss, or (ii) terminating this Agreement with neither Buyer nor Seller having any further obligations hereunder.

(b) Condemnation. In the event of condemnation or receipt of notice of condemnation or taking of any portion of the Premises by any governmental authority occurring prior to the Settlement Date, Buyer, at its option, shall have the right to (i) terminate this Agreement with neither Buyer nor Seller having any further obligations hereunder, or (ii) continue in accordance with this Agreement, with a prorata reduction in the Purchase Price.

12. DELIVERY OF SETTLEMENT DATE DOCUMENTS. In addition to other conditions precedent set forth elsewhere in this Agreement, Seller shall deliver to Buyer at the Settlement Date, if any, all of the following documents as to the Premises, the delivery and accuracy of which shall further condition Buyer's obligations to consummate the purchase and sale herein contemplated:

(a) Deed(s). General Warranty Deed(s) reasonably satisfactory in form and substance to Buyer and Seller, conveying good and marketable fee simple title to the Premises, free and clear of all liens, encumbrances, easements and restrictions of every nature and description except as provided in Section 8(b) herein.

(b) Lien Waiver. An Owner's Affidavit or lien waiver satisfactory for the purpose of removing the mechanics lien exception from any title insurance policy to be issued in connection with the purchase.

(c) Other Documents. Such other documents as may be reasonably necessary to effectuate the agreements set forth herein.

13. BUYER'S DELIVERIES PRIOR TO AND AT THE SETTLEMENT DATE. At the Settlement Date, if any, and after Seller has duly complied with the applicable provisions of Section 12, Buyer shall deliver to Seller the cash portion of the Purchase Price by wire transfer or cashier's check adjusted for the pro-rations provided above and reduced as otherwise provided herein.

14. CLOSING COSTS AND PRO-RATED ITEMS. At the Settlement Date, if any, Seller shall pay for the cost of all deed stamps/deed recording fees and transfer taxes and Buyer shall pay for the recording fees of this transaction. Buyer and Seller shall each pay their own legal fees related to the transaction contemplated hereby. Real estate taxes and water, sewer and other utilities shall be pro-rated to the Settlement Date. Seller shall be responsible for any roll-back taxes relating to the Premises and the amount thereof shall be paid at the Settlement Date by Seller.

15. REAL ESTATE COMMISSIONS. Seller and Buyer each agree to indemnify and hold harmless the other from and against any claims of any real estate broker or agent with which such party has engaged or dealt with in connection with this transaction. Buyer and Seller agree that upon the closing of the transaction contemplated by this agreement, Buyer and Seller will each pay the commissions due their respective real estate companies and agents. Without limiting the foregoing, Bill Simmon is the broker for Seller and is not a broker for the

Buyer and shall be compensated pursuant to a separate agreement, if any, between Seller and Bill Simmon.

16. DEFAULT.

(a) By Buyer. Subsequent to the delivery of the Notice by Buyer, if all conditions and other events precedent to Buyer's obligation to consummate the purchase of the Premises have been satisfied or waived in writing by Buyer, and if Seller has performed its covenants and agreements hereunder, but Buyer has breached its covenants and agreements hereunder and has failed, refused, or is unable to consummate the applicable purchase and sale contemplated herein, then Seller shall give Buyer written notice of such circumstances and Seller shall be entitled to payment of Five Thousand and no/100 Dollars ($5,000) as liquidated damages and as its sole remedy hereunder.

(b) By Seller. Subsequent to the delivery of the Notice by Buyer, if all conditions or other events precedent to Seller's obligation to consummate the purchase of the Premises have been satisfied or waived by Seller, and if Buyer has performed its covenants and agreements hereunder, but Seller has breached its covenants and agreements hereunder and has failed, refused or is unable to consummate the purchase and sale contemplated herein, then Buyer shall give Seller written notice of such event and Buyer shall be entitled to any and all remedies to which it is entitled at law and in equity.

17. AGREEMENTS AND COVENANTS.

(a) Of Seller. In order to induce Buyer to enter into this Agreement, and to purchase the Premises, Seller does hereby agree and covenant as follows:

(i) Rezoning. Seller shall cooperate in any rezoning which may be necessary for the development of the Premises.

(ii) FEMA. Seller shall cooperate in working to insure that the Premises is not designated by FEMA as a floodway.

(iii) No Amendments. Seller agrees that there shall be no amendments, modifications, releases or other alterations of any type of (1) the Congaree Farms Agreement and (2) the Chapel Hill/DAK Agreement without the prior written consent of the Buyer in each instance.

(b) Of Buyer.

(i) Buyer agrees that Burwell D. Manning, Jr., his heirs and assigns may continue to utilize the Premises for commercial farming and for private recreational hunting and fishing so long as reasonably practical and ~~until such time as the Premises or portion thereof shall begin to be~~ at Buyer's sole discretion. Manning to reserve for property taxes on land he is using for commercial farming purposes.

CVMcNair000289

PLTF TRIAL EXH 275

developed. Burwell D. Manning, Jr., his heirs and assigns shall be solely responsible for any loss, claim or damage arising as a result of such activities on the Premises and shall indemnify and hold Buyer harmless therefrom. Burwell D. Manning, Jr. agrees to execute such instruments as Buyer may reasonably request with regard to the foregoing.

(ii) Buyer agrees that all Farm Service Agency payments shall be the property of the Seller and Buyer shall deliver any such payments it receives to Seller.

(c) Of Manning. In consideration of the agreement in Section 17(b), Burwell D. Manning, Jr. agrees to be available to consult with Buyer and to provide information about the Premises during the term of this Agreement.

18. ASSIGNMENT. This Agreement may be assigned by Buyer to any individual, partnership, limited liability company or corporation without the prior written consent of Seller.

19. COMPLETENESS AND MODIFICATION. This Agreement constitutes the entire agreement between the parties hereto with respect to the transactions contemplated herein and its supersedes all prior discussions, undertakings or agreements between the parties. This Agreement shall not be modified except by a written agreement executed by both parties.

20. BINDING EFFECT. This Agreement shall be binding upon and inure to the benefit of the parties hereto, and their respective successors and assigns.

21. SURVIVAL OF WARRANTIES. It is the express intention and agreement of the parties to this Agreement that all covenants, agreements, statements, representations, warranties and indemnities made by the parties in this Agreement (which shall be deemed to include the matters and information disclosed in any document or instrument delivered by Seller pursuant to the provisions of this Agreement or at or in connection with the closing) shall survive the closing of the purchase of the Premises.

22. WAIVER. Failure by Buyer or Seller to insist upon or enforce any of its rights hereunder shall not constitute a waiver thereof.

23. GOVERNING LAW. This Agreement shall be governed by and construed under the laws of the State of South Carolina.

24. HEADINGS. The paragraph headings as herein used are for convenience or reference only and shall not be deemed to vary the content of this Agreement or the covenants, agreements, representations, and warranties herein set forth or limit the provisions or scope of any provision.

25. PRONOUNS. All pronouns and any variations thereof shall be deemed to refer to the masculine, feminine, neuter, singular or plural, as the identity of the person or entity may require.

26. TIME OF ESSENCE. Both parties hereto specifically agree that time is of the essence to this Agreement.

27. COUNTERPARTS. To facilitate execution, this Agreement may be executed in as many counterparts as may be required.

28. NOTICES. All notices, requests, consents and other communications hereunder, including the Notice of Exercise, shall be in writing and shall be personally delivered or mailed by First Class, Registered or Certified U.S. Mail, return receipt requested, postage prepaid, or sent by a national recognized overnight courier service, as follows:

(a) If to Buyer:

Burroughs & Chapin Company, Inc.
2411 Oak Street, Suite 402
Myrtle Beach, South Carolina 29577
Attn: Mr. George Gregory

With a copy to:

Judith L. McInnis, Esquire
McNair Law Firm, P.A.
1301 Gervais Street, 17th Floor
Columbia, South Carolina 29201

(b) If to Seller:

Burwell D. Manning, Jr.
4801 Kilbourne Road
Columbia, South Carolina 29206

With a copy to:

Julio E. Mendoza, Jr., Esquire
Nexsen, Pruet, Jacobs & Pollard
P.O. Drawer 2426
Columbia, South Carolina 29202

Any such notice, request, consent or other communication shall be deemed received at such time as it is personally delivered or on the next business day after it is deposited in the U.S. mail or with a nationally recognized overnight courier service, whichever is earlier.

29. INVALID PROVISIONS. In the event any one or more of the provisions contained in this Agreement shall be for any reason held invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other provision of this Agreement; this Agreement shall be construed as if such invalid, illegal or unenforceable provision had never been continued herein or therein.

30. MEMORANDUM OF CONTRACT. Buyer and Seller, upon the execution of this Agreement, agree to execute a memorandum of Contract to be recorded in Richland County, South Carolina, to evidence and give notice of the existence of this Agreement.

31. CONFIDENTIALITY. Except as expressly provided herein, Seller agrees that this Agreement and any and all information and materials related thereto shall be kept confidential by it and not disclosed or disseminated except to its legal and financial advisors.

32. OTHER NEGOTIATIONS AND/OR AGREEMENTS. Notwithstanding anything to the contrary contained herein, Seller may enter into discussions, negotiations, contracts, options and agreements (collectively, the "Secondary Negotiations") with one or more parties other than the Buyer (each a "Secondary Purchaser") for the purchase of all or a portion of the Premises and/or the Seller's right to purchase the Premises, in accordance with all of the following requirements:

(a) Subordinate. All Secondary Negotiations shall in all respects be subject, subordinate and inferior to this Agreement and all rights granted to Buyer by this Agreement.

(b) Closing After Agreement Expiration. All Secondary Negotiations shall provide for closing(s), if any, to occur subsequent to the stated Settlement Date of this Agreement.

(c) Actions During Term. During the term of this Agreement, neither the Seller nor any Secondary Purchaser, directly or indirectly or through any representative, agent, employee or contractor, shall

(i) Interfere with this Agreement, any right granted to Buyer by this Agreement, or the development of the Premises by Buyer;

(ii) Contact any governmental entity, agency, authority or other entity in any manner other than to request information on the current status of the Premises;

(iii) Disclose or reveal in any manner (A) that it is involved in Secondary Negotiations or (B) any terms or substantive provisions of any Secondary Negotiations or (C) the existence of, or any terms or provisions of, this Agreement; except that such disclosures may be made to the Seller's attorneys, financial advisors and business advisors.

(iv) Record or place in any public record any items disclosing or revealing in any manner the Secondary Negotiations; or

(v) Take any action which would alter or disturb the Premises.

(d) Agreements. Immediately upon reaching any agreement, option or contract in any Secondary Negotiations, Seller shall provide a copy of same to Buyer.

(e) Good Faith. Seller agrees to use, and to cause any Secondary Purchaser to use, good faith and fair dealing in the Secondary Negotiations in order to comply with the provisions of this section, and to avoid interference with this Agreement, any right granted to Buyer by this Agreement and the development of the Premises by Buyer.

(f) At Settlement Date. On the Settlement Date, if any, Seller shall provide Buyer with a list of all Secondary Purchasers and all other parties which have expressed interest in the Premises during the term of this Agreement.

(g) Breach. In the event of each breach, if any, of this section, by Seller or any Secondary Purchaser, Buyer shall, in addition to any other remedies set forth in this Agreement, at Buyer's election, declare this Agreement and any existing Notice null and void and have no further obligations under this Agreement.

33. NEXT BUSINESS DAY. If any time period set forth herein should expire on a day on which national banking associations located in the State of South Carolina are not open for business, then such time period shall automatically be extended to the next succeeding day on which national banking associations in the State of South Carolina are open for business.

34. EFFECTIVE DATE. "Effective Date" means the date on which this Agreement is executed by the last to execute of Buyer or Seller.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year first above written.

WITNESSES:

BUYER:

BURROUGHS & CHAPIN COMPANY, INC.

By: Douglas B. Wendel

Its: PRESIDENT & CEO

Julia E. Mendoza

Judith McInnis

SELLER:

By: Burwell D. Manning, Jr.
Burwell D. Manning, Jr.

EASTERN CORN & GRAIN COMPANY, INC.

Julia E. Mendoza

Judith McInnis

By: B.D. Manning Jr.

Its: Pres.

OVERLOOK, INC.

Julia E. Mendoza

Judith McInnis

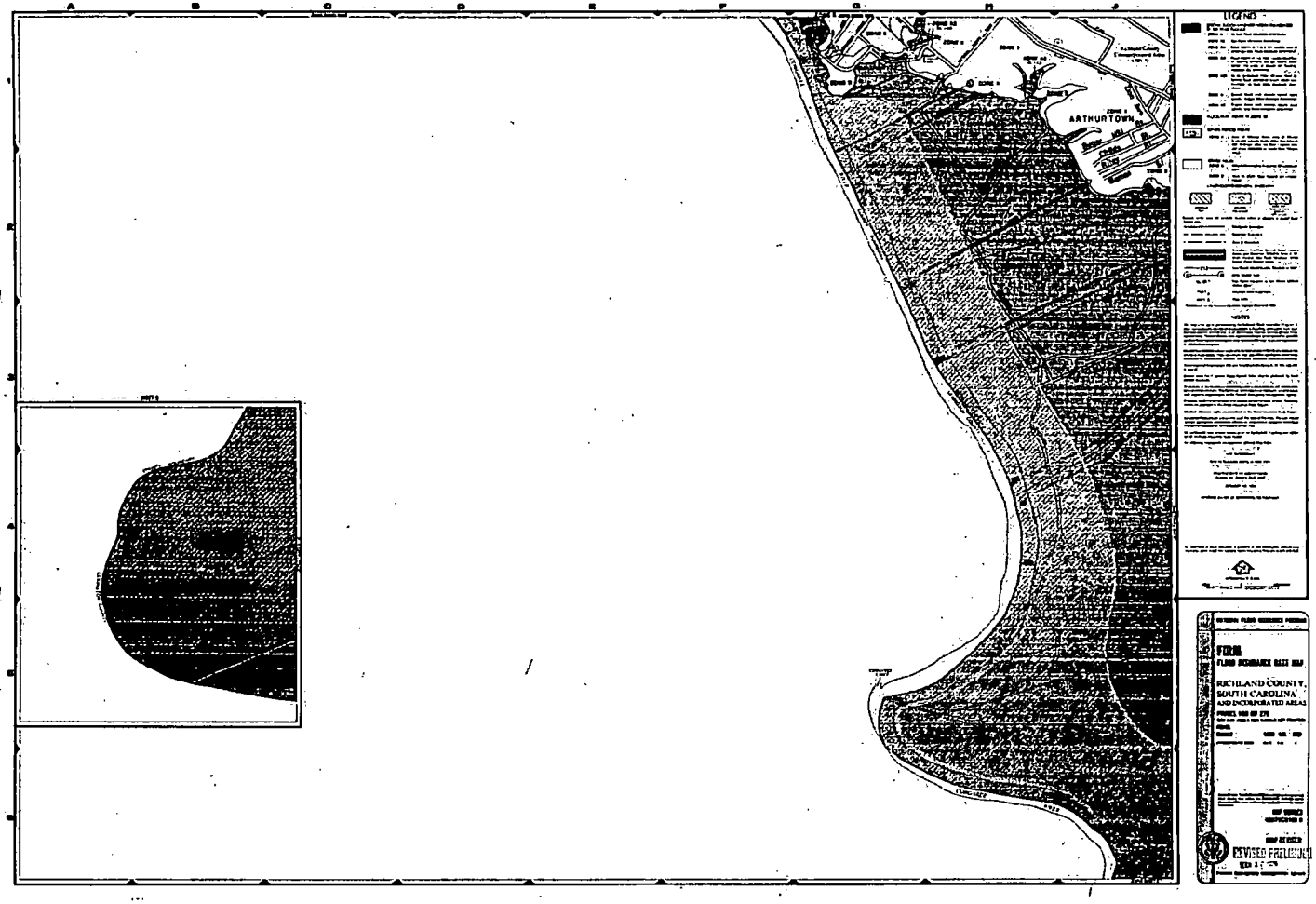
By: B.D. Manning Jr.

Its: Pres.

EXHIBIT A

Property	Owner	Repurchase/Purchase Rights
I. Levy Section I (1418 acres)		
A. Parcel B-1 (246.57 acres) Parcel B-2 (8.227 acres) Parcel E (320.2 acres)	DAK III, LLC	Manning has right to repurchase for $2,097,600 by February 17, 1999.
B. Balance	Congaree Farms, LLC	Manning has right to repurchase for $1,800 per acre net by February 17, 1999; DAK has right to purchase from February 18, 1999 to July 17, 1999; further assigned to Chapel Hill subject to DAK's rights.
II. Levy Section II (1640 acres)		
A. Rutledge Tract (516 acres) Tolumaga Tract (55.5 acres) Truesdale Tract (11.44 acres)	Chapel Hill, LLC	Manning has right to repurchase for $2,502,400 by February 17, 1999.
B. Whitehouse Tract Martin Tract Baron II Tract	Congaree Farms, LLC	Manning has right to repurchase for $1,400 per acre net by February 17, 1999; Chapel Hill has right to purchase from February 18, 1999 to July 17, 1999; further assigned to DAK subject to Chapel Hill's rights.
III. Levy Section III (1352 acres)		
A. Guignard Tract (544 acres) Parcel B of Shull and Miller Chappell Tract (279 acres)	Chapel Hill, LLC	Included in Manning's right to repurchase Levy Section II above.
B. Remainder of Shull and Miller Chappell Tract Manning Lux Chappell I Chappell II Baron I Kirkland McCrae-Kirkland Drucilla Chappell	Congaree Farms, LLC	Manning has right to repurchase for $1,200 per acre net by February 17, 1999; Chapel Hill has right to purchase from February 18, 1999 to July 17, 1999; further assigned to DAK subject to Chapel Hill's rights.
IV. Section IV (30 acres)	Congaree Farms, LLC	Manning has right to repurchase for $3,000 per acre net by July 17, 1999
V. Section V (10 acres)	Congaree Farms, LLC	Manning has right to repurchase for $7,000 per acre net by July 17, 1999
VI. Bluff Estates (10 acres)	Congaree Farms, LLC	Manning has right to repurchase for $3,000 per acre net by July 17, 1999

PLTF TRIAL EXH 283



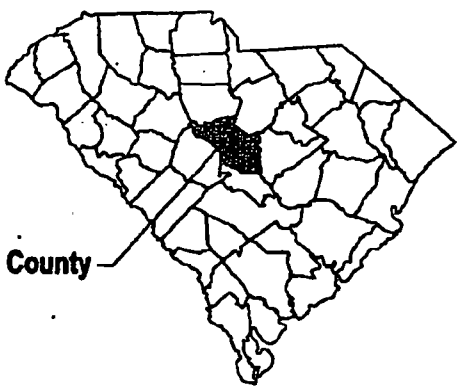
PLTF TRIAL EXH 285

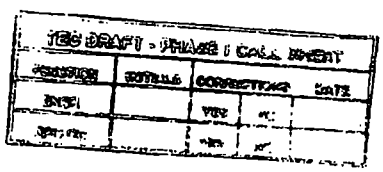
FLOOD INSURANCE STUDY

VOLUME 1 OF 2

RICHLAND COUNTY, SOUTH CAROLINA
AND INCORPORATED AREAS

COMMUNITY NAME	COMMUNITY NUMBER
ARCADIA LAKES, TOWN OF	450171
COLUMBIA, CITY OF	450172
EASTOVER, TOWN OF	450173
FOREST ACRES, CITY OF	450174
IRMO, TOWN OF	450133
UNINCORPORATED AREAS	450170





Federal Emergency Management Agency

REVISED PRELIMINARY

FEB 25 1999

COSD001-00307

PLTF TRIAL EXH 286

NOTICE TO
FLOOD INSURANCE STUDY USERS

Communities participating in the National Flood Insurance Program (NFIP) have established repositories of flood hazard data for floodplain management and flood insurance purposes. This Flood Insurance Study (FIS) may not contain all data available within the repository. It is advisable to contact the community repository for any additional data.

Part or all of this FIS may be revised and republished at any time. In addition, part of this FIS may be revised by the Letter of Map Revision process, which does not involve republication or redistribution of the FIS. It is, therefore, the responsibility of the user to consult with community officials and to check the community repository to obtain the most current FIS components.

Initial Countywide FIS Effective Date: January 19, 1994

Revised FIS Date: July 17, 1995

This preliminary FIS report does not include unrevised Floodway Data Tables or unrevised Flood Profiles. These Floodway Data Tables and Flood Profiles will appear in the final FIS report.

PLTF TRIAL EXH 286

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Table 2 - Summary of Roughness Coefficients 22

Table 3 - Floodway Data 26-64

Table 4 - Community Map History 68

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Exhibit 1 - Flood Profiles

Congaree River	Panels 01P-05P
Saluda River	Panels 06P-07P
Broad River	Panels 08P-10P
Mill Creek	Panels 11P-15P
Tributary MC-1	Panel 16P
Gills Creek	Panels 17P-21P
Tributary G-1	Panels 22P-24P
Eightmile Branch	Panels 25P-29P
Jackson Creek	Panels 30P-33P
Little Jackson Creek	Panels 34P-37P
Lightwood Knot Branch	Panels 38P-41P

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EXHIBITS - continued

Exhibit 1 - Flood Profiles (continued)

Tributary LJ-1	Panels 42P-43P
Rocky Branch	Panels 44P-48P

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EXHIBITS - continued

Exhibit 1 - Flood Profiles (continued)

Tributary C-2	Panels 49P-52P
Tributary C-5	Panels 53P-54P
Tributary C-5-1	Panel 55P
Wildcat Creek	Panel 56P
Pen Branch	Panels 57P-59P
Tributary E-1	Panels 60P-62P
Orphanage Branch	Panel 63P
Griffins Creek	Panel 64P
Crane Creek	Panels 65P-71P
Stoop Creek	Panels 72P-74P
Nicholas Creek	Panels 75P-77P
Swygert Branch	Panels 78P-79P
Moccasin Branch	Panels 80P-81P
North Branch Crane Creek	Panels 82P-84P
Beasley Creek	Panels 85P-88P
Cumbess Creek	Panels 89P-91P
Roberts Branch	Panels 92P-95P
Tributary RB-1	Panels 96P-97P
Sorghum Branch	Panels 98P-99P
Spears Creek	Panels 100P-104P
Tributary SP-1	Panels 105P-106P
Sandy Branch	Panels 107P-109P
Bridge Creek	Panels 110P-111P
Rice Creek	Panels 112P-116P
Reeder Point Branch	Panels 117P-120P
Tributary RP-1	Panels 121P-123P
Smith Branch	Panels 124P-127P
Bay Branch	Panels 128P-129P
Rawls Creek	Panel 130P
Tributary R-2	Panel 131P

Exhibit 2 - Flood Insurance Rate Map Index and Street Index
Flood Insurance Rate Map

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southeastern corner of Richland County to form the Santee River. Gills Creek, Mill Creek, and Reeder Point Branch are tributaries of the Congaree River and flow from the Fort Jackson Military Base in a southerly or southwesterly direction. Tributaries on the northeast side of the Broad River, including Crane Creek and Smith Branch, originate in the northeastern quadrant of the county and flow southwesterly. On the southwest side of the Broad River, several small tributaries originate on the north side of U. S. Highway 76 and flow easterly. Wateree River tributaries include Colonels Creek which flows southeasterly from Fort Jackson, and several streams which originate in the northeast corner of the county and flow southeasterly.

Most of the urbanized area of Richland County is located on the west side of the county in the vicinity of Columbia, Arcadia Lakes, Forest Acres and the Fort Jackson cantonment area. Except for a few other small urban areas in the vicinity of Blythewood, near the northern county boundary, and the Town of Eastover, near the Wateree River, the land is wooded or used for agricultural purposes. The floodplains of several Richland County streams contain residential and commercial development. The most significant flood hazard areas are located along Jackson Creek, Little Jackson Creek, Gills Creek, Rocky Branch, Smith Branch, and Crane Creek. Along most of the other Richland County streams the floodplains are wooded or used for agricultural purposes.

Soils in Richland County are generally excessively drained silty sands and loams with local deposits of rock and gravels. In the creek bottoms, soils generally consist of alluvial sands and silt blanketed with finer (clay) soils with local deposits of sands and gravels.

The climate of central South Carolina is temperate. Average monthly temperatures range from 84 degrees Fahrenheit (°F) in the summer to 39°F in the winter. Average annual precipitation for the region is 46 inches. The precipitation is fairly evenly distributed throughout the year, but approximately forty percent of the annual rainfall can be expected to occur during the period of June through October (Reference 2).

2.3 Principal Flood Problems

The past history of flooding on the streams in Richland County indicates that flooding may occur during any season of the year. However, floods on the larger streams, the Broad, Congaree, and Wateree Rivers, are more likely to occur from June through October as a result of tropical hurricanes.

Flood records for the Congaree River, Broad River, and Gills Creek were available in the USGS Water Supply Paper 1673 (Reference 3). The three worst floods on the Congaree and Broad Rivers occurred in August 1908, August 1928 and October 1929. Peak discharges for these events at the Congaree River gage below Gervais Street at Columbia were 364,000 cubic feet per second (cfs), 311,000 cfs and 303,000 cfs, respectively. The estimated return periods for floods of these magnitudes are 75 years, 45 years and 40 years, respectively.

COSD001-00317

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The maximum stage recorded on the Congaree River at the Gervais Street gage was 152.8 feet, National Geodetic Vertical Datum of 1929 (NGVD). The 100-year flood under existing conditions would reach an elevation of 155.8 feet NGVD at the gage.

Principal flood problems along Reeder Point Branch and Mill Creek are generally on the upstream side of railroad embankments for the CSX Transportation and Southern Railway. Although there is little development in the floodplain at present, development which is under construction, or planned for construction, could be subject to fairly deep flooding.

The flood problems along Gills Creek are compounded by a number of large and small lakes formed by dams across Gills Creek and two tributary streams, Jackson Creek and Little Jackson Creek. In the past some of these dams have failed and others have been purposely breached to prevent failure. Results indicate that Lake Katherine Dam, Forest Lake Dam and several other dams upstream from Forest Lake would fail during floods of 50-year frequency or greater. Dam failures in the upper basin would increase peak flood discharges at Forest Lake and Lake Katherine, but results indicate that both dams would fail during floods of 50-year frequency or greater even if none of the upstream dams failed. Both Forest Lake Dam and the Lake Katherine Dam failed during major floods in the 1940's and were rebuilt or repaired under military supervision. At the time these events occurred, there was very little development in the downstream floodplain. A major flood under existing conditions would overtop Forest Lake Dam and Lake Katherine Dam. The high water velocities would erode the downstream faces of both dams, causing them to fail. The combined effect of deep flooding and high-water velocities would result in extensive damage to homes, commercial structures and other facilities between Forest Lake and Garners Ferry Road.

Along Bay Branch between Sunset Drive and the Columbia corporate limits, several residential structures are located dangerously close to the stream. During major floods, some of these structures will be subjected to deep flooding and high water velocities. Smith Branch, Eightmile Branch and the other streams studied in detail are capable of reaching developed property at various locations, and during major floods, they could cause significant damage.

Flood problems along Jackson Creek and Little Jackson Creek are located primarily along those portions which are downstream of dams which would fail during major floods. Spring Lake Dam, Arcadia Lake Dam, Windsor Lake Dam, Pine Lake Dam, and Parliment Lake Dam are located on Jackson Creek and would fail during a major flood. Springwood Lake Dam on Little Jackson Creek could also be expected to fail during a major flood. Development immediately downstream from these dams ranges from intense commercial development downstream of Springwood Lake, to residential areas downstream of the other lakes.

COSD001-00318

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Along Stoop Creek the flood situation is compounded by several bridges with inadequate flow openings, and by development located dangerously close to the stream channel. Several apartment complexes are located along this stream, and the stream has been channelized through some of the complexes.

The floodplains along Crane Creek, Smith Branch, and the three tributaries to Crane Creek are mostly undeveloped at this time. However, development in the area is expected and floodplain management information is needed to prevent unwise use of the floodplains.

There is no information available about past floods for the flooding sources in the Town of Irmo. Because the drainage areas are small and there is a considerable amount of urban development in the basins, it is reasonable to assume that floods can occur at any time during the year from thunderstorms.

2.4 Flood Protection Measures

There are presently no planned or completed projects designed to reduce flooding on any of the streams studied in detail.

Floods in the study area may be affected by operation of two large reservoirs on the Saluda River. Lake Greenwood, formed by Buzzards Roost Dam, which was completed in 1940, is operated by Duke Power Company. Saluda Dam, completed in 1930 by South Carolina Electric and Gas Company, forms Lake Murray and is located about 12 miles above the mouth of the Saluda River. It has a surface area of approximately 51,000 acres at maximum power pool. Lake Greenwood, located at river mile 60 has a surface area of approximately 11,400 acres at maximum power pool.

Both reservoirs are operated for hydropower generation and are subject to regulations prescribed by the Federal Power Commission. Both of these dams are operated to produce hydroelectric power and any flood control that occurs as a result of the operation is coincidental.

A levee exists along the east bank of the Congaree River that provides the county with some degree of protection against flooding. The criteria used to evaluate protection against the 100-year flood are 1) adequate design, including freeboard, 2) structural stability, and 3) proper operation and maintenance. FEMA specifies that all levees must have a minimum of three-foot freeboard against 100-year flooding to be considered a safe flood protection structure. It has been determined that the levee along the Congaree River does not meet this requirement. Therefore, since the levee does not meet all of the requirements, the levee cannot be certified as providing protection against the 100-year flood.

COSD001-00319

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Non-structural measures of flood protection have been implemented by Richland County to aid in the prevention of future flood damage. These are in the form of subdivision regulations which control construction within flood hazard areas (Reference 4).

3.0 ENGINEERING METHODS

For the flooding sources studied in detail in the county, standard hydrologic and hydraulic study methods were used to determine the flood hazard data required for this study. Flood events of a magnitude which are expected to be equaled or exceeded once on the average during any 10-, 50-, 100-, or 500-year period (recurrence interval) have been selected as having special significance for floodplain management and for flood insurance rates. These events, commonly termed the 10-, 50-, 100-, and 500-year floods, have a 10-, 2-, 1-, and 0.2-percent chance, respectively, of being equaled or exceeded during any year. Although the recurrence interval represents the long term average period between floods of a specific magnitude, rare floods could occur at short intervals or even within the same year. The risk of experiencing a rare flood increases when periods greater than 1 year are considered. For example, the risk of having a flood which equals or exceeds the 100-year flood (1 percent chance of annual exceedence) in any 50-year period is approximately 40 percent (4 in 10), and, for any 90-year period, the risk increases to approximately 60 percent (6 in 10). The analyses reported herein reflect flooding potentials based on conditions existing in the community at the time of completion of this study. Maps and flood elevations will be amended periodically to reflect future changes.

3.1 Hydrologic Analyses

Hydrologic analyses were carried out to establish the peak discharge-frequency relationships for each flooding source studied in detail affecting the county.

Precountywide Analyses

Each community within Richland County had a previously printed FIS report describing that community's hydrologic analyses. Those analyses not revised in the January 19, 1994, countywide FIS have been compiled from the FIS reports and are summarized below.

For the unincorporated areas of Richland County and the City of Columbia, discharge-frequency relationships for the Congaree, Broad, and Saluda Rivers were derived using the log-Pearson Type III Method based on stream gage records collected at the USGS stream gaging stations listed below (References 5 and 6):

Station	Years of record
Saluda River near Columbia, South Carolina	52
Broad River near Richtex, South Carolina	52
Congaree River at Columbia, South Carolina	86

COSD001-00320

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FLOODING SOURCE		FLOODWAY			BASE FLOOD WATER SURFACE ELEVATION (FEET NGVD)			
CROSS SECTION	DISTANCE[1]	WIDTH[2] (FEET)	SECTION AREA (SQUARE FEET)	MEAN VELOCITY (FEET PER SECOND)	REGULATORY[4]	WITHOUT FLOODWAY	WITH FLOODWAY	INCREASE
Congaree River (Before Levee Overtopping)								
A	226,700	9,100/3,000	141,208	2.1	136.6	136.3	137.1	0.8
B	234,100	9,350/6,600	143,389	2.0	138.0	137.2	138.0	0.8
C	246,700	6,700/2,300	98,074	3.0	140.9	139.8	140.6	0.8
D	249,300	6,300/2,300	83,903	3.1	142.3	140.9	141.7	0.8
E	253,400	3,500/2,300	49,874	5.8	143.6	142.4	142.9	0.5
F	256,100	663/315	20,920	13.9	145.8	144.3	144.8	0.5
G	258,400	630/210	19,955	14.8	147.8	146.6	147.1	0.5
H	260,400	1,137/800	34,008	8.8	150.4	149.6	149.7	0.2
I	261,200	1,269/544	42,852	6.8	151.6	150.8	151.4	0.6
J	262,900	1,382/762	38,861	7.3	151.9	151.1	151.7	0.6
K	284,500	1,452/726	45,902	6.3	152.6	151.8	152.4	0.6
L	285,200	1,084/590	34,483	8.5	152.6	151.9	152.4	0.5
M	268,900	1,040/520	34,014	8.4	152.8	152.1	152.8	0.7
N	267,750	1,050/525	35,869	7.9	153.7	153.1	153.8	0.7
O	267,850	1,437/719	50,345	5.7	153.7	153.1	153.8	0.7
P	288,920	1,651/628	50,140	5.7	154.1	153.5	154.2	0.7
Q	269,250	1,679/855	47,405	6.0	154.2	153.5	154.1	0.6
R	270,450	2,286/1,141	53,431	5.3	154.5	153.9	154.6	0.7
S	272,010	2,850[3]/1,775	55,591	5.1	154.9	154.3	154.9	0.6

[1]Feet above mouth
[2]Width/width within county boundary
[3]Combined Saluda, Broad, and Congaree Rivers floodway

FEDERAL EMERGENCY MANAGEMENT AGENCY

RICHLAND COUNTY, SC AND INCORPORATED AREAS

FLOODWAY DATA

TABLE 5

CONGAREE RIVER (BEFORE LEVEE OVERTOPPING)

COSD001-00334

FLOODING SOURCE		FLOODWAY			BASE FLOOD WATER SURFACE ELEVATION (FEET NGVD)			
CROSS SECTION	DISTANCE[1]	WIDTH[2] (FEET)	SECTION AREA (SQUARE FEET)	MEAN VELOCITY (FEET PER SECOND)	REGULATORY	WITHOUT FLOODWAY	WITH FLOODWAY	INCREASE
Congaree River (After Levee Overtopping)								
A	226,700	9,100/3,100	141,208	2.1	138.3	136.3	137.1	0.8
B	234,100	9,350/6,600	143,389	2.0	137.2	137.2	138.0	0.8
C	246,700	6,700/2,300	88,074	3.0	139.8	139.8	140.6	0.8
D	249,300	6,300/2,300	83,803	3.1	140.9	140.9	141.7	0.8
E	253,400	3,800/2,300	49,874	5.8	142.4	142.4	142.9	0.5

[1]Feet above mouth
[2]Width/width within county boundary

FEDERAL EMERGENCY MANAGEMENT AGENCY

RICHLAND COUNTY, SC AND INCORPORATED AREAS

FLOODWAY DATA

CONGAREE RIVER (AFTER LEVEE OVERTOPPING)

TABLE 2

COSD001-00335

PLTF TRIAL EXH 286

COSD001-00349

PLTF TRIAL EXH 286

COSD001-00350

PLTF TRIAL EXH 286

COSD001-00351

PLTF TRIAL EXH 286

COSD001-00352

PLTF TRIAL EXH 286

COSD001-00353

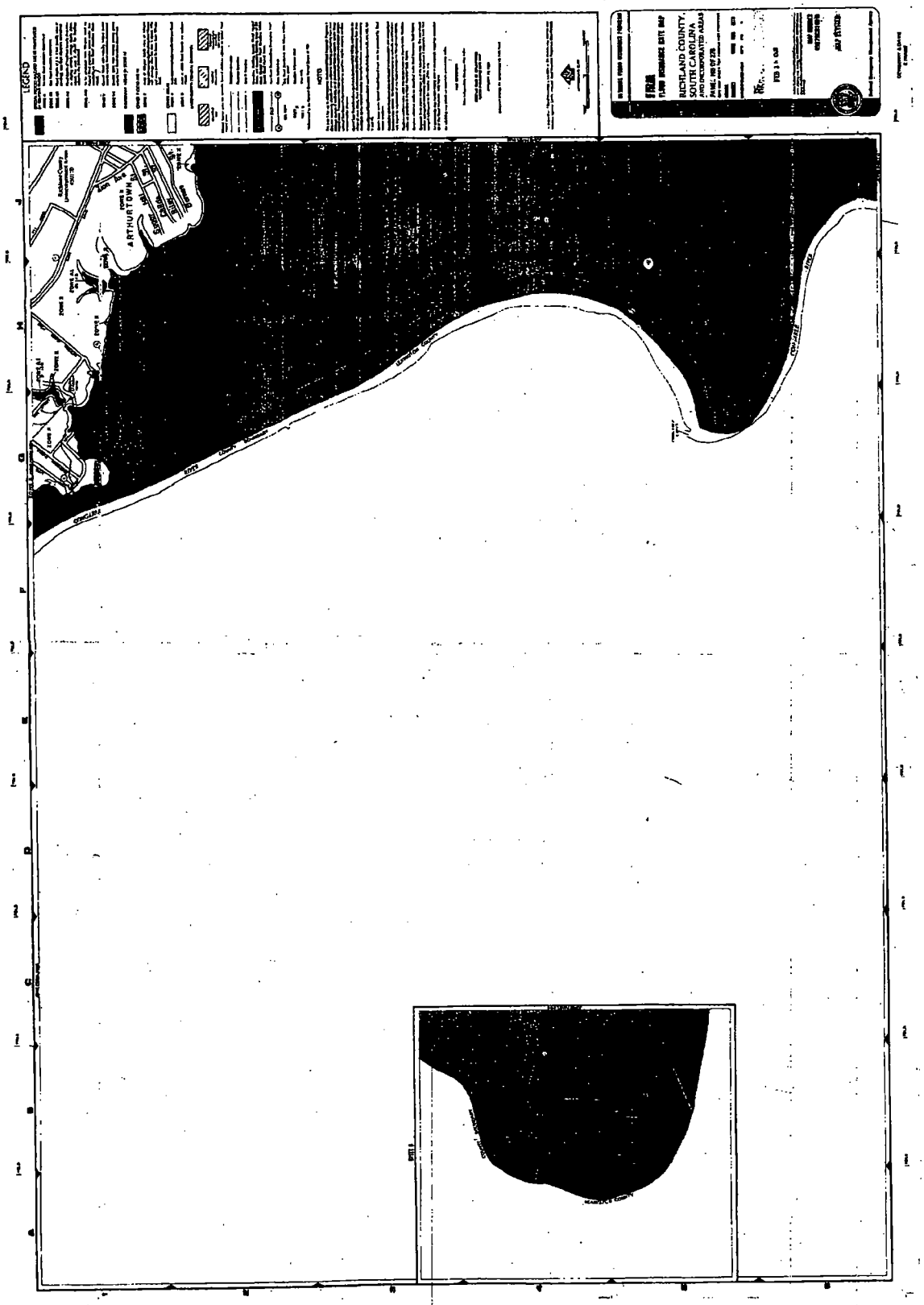
PLTF TRIAL EXH 286

COSD001-00354

PLTF TRIAL EXH 286

COSD001-00355

PLTF TRIAL EXH 286



PLTF TRIAL EXH 287

S&ME

SCANNED

EMBANKMENT EVALUATION REPORT

CONGAREE RIVER LEVEE SECTION 1
BURROUGHS & CHAPIN DEVELOPMENT
RICHLAND COUNTY
CAYCE, SOUTH CAROLINA
S&ME PROJECT NO. 1611-99-438

Prepared For:

LOCKWOOD GREENE
PLANNERS/ENGINEERS/ARCHITECTS/MANAGERS
1500 INTERNATIONAL DRIVE
POST OFFICE BOX 491
SPARTANBURG, SOUTH CAROLINA 29304

PLTF TRIAL EXH 294 CV013286

EMBANKMENT EVALUATION REPORT

CONGAREE RIVER LEVEE SECTION 1
BURROUGHS & CHAPIN DEVELOPMENT
RICHLAND COUNTY
CAYCE, SOUTH CAROLINA
S&ME PROJECT NO. 1611-99-438

Prepared For:

LOCKWOOD GREENE
PLANNERS/ENGINEERS/ARCHITECTS/MANAGERS
1500 INTERNATIONAL DRIVE
POST OFFICE BOX 491
SPARTANBURG, SOUTH CAROLINA 29304

1009/87

Prepared By:

S&ME, Inc.
400 Northeast Drive, Suite A
Columbia, South Carolina 29203

April 5, 1999

S&ME

April 5, 1999

Lockwood Greene
Planners/Engineers/Architects/Managers
1500 International Drive
Post Office Box 491
Spartanburg, South Carolina 29304

Attention: Mr. Perry D. Holcombe, P.E.
Project Manager

Reference: **EMBANKMENT EVALUATION REPORT**
Congaree River Levee Section 1
Burroughs & Chapin Development
Richland County
Cayce, South Carolina
S&ME Project No. 1611-99-438

Dear Mr. Holcombe:

In accordance with contractual agreements established on March 24, 1999, S&ME, Inc. has completed the Phase I Inspection of levee segments comprising the Congaree River Levee Section 1 of the Burroughs & Chapin Development Project in Richland County near Cayce, South Carolina. The Phase I Inspection was conducted in conjunction with the initiation of the Phase II Investigation which consists of soil test borings, laboratory testing, and geotechnical engineering analyses necessary to provide an evaluation of specific reaches of levee embankments within each segment of the Congaree River Levee Section 1 at the referenced project site.

The Congaree River Levee Section 1 consists of the levees which extend parallel to the Congaree River from I-77 northward approximately 12,000 feet where the levee turns eastward toward the "Bluff" at about 1800 feet. This section of levee extends southeastward

S&ME, Inc. 400 Northeast Drive, Suite A, Columbia, South Carolina 29203
(803) 714-0006, Fax (803) 714-0016

from I-77 approximately 5500 feet and then turns northward to intersect I-77 at about 6100 feet. There is a short section of levee north of I-77 (2700 feet) which parallels Bluff Road and crosses the Belt Line Boulevard Extension Road. This levee system was constructed between 1900 and 1965 with some modifications during construction of I-77 and the City of Columbia Wastewater Treatment Plant.

The purpose of this report is to present an overall evaluation of the existing Congaree River Levee Section 1 relative to potential flood protection and impact upon flood routing on the associated reach of the Congaree River. This report does not contain evaluations of specific reaches of the segments of the Congaree River Levee Section 1 based upon the Phase I Inspection of these embankment sections. Findings of the Phase I Inspection visual evaluation of specific reaches of levee embankment will be presented in a separate report and/or in conjunction with the Phase II Investigation report.

This report presents brief descriptions of the Phase I Inspection procedure, overall findings of the Phase I Inspection relative to conditions of the overall levee embankments and significance relative to flood protection and flood routing, conclusions relative to evidence of breaching and potential breaching as related to the significance of the earthfilled embankment levees, and recommendations for continued levee evaluations and flood level determinations by flood routing procedures. The contents of this report are present solely for the determination of the significance of the existing levee embankments on flood routing analyses necessary to establish major flood event (100-year return frequency storm event) water surface elevations of the adjacent Congaree River.

PLTF TRIAL EXH 294 CV013289

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PHASE I INSPECTION

Phase I Inspections are visual inspections which are used to evaluate the performance and condition of embankments, levees, dams, and other water retaining impoundments based upon expertise and established evaluation guidelines. Phase I Inspections of all segments of the Congaree River Levee Section 1 of the referenced project were conducted in accordance with guidelines developed by the U.S. Army Corps of Engineers. These guidelines are set forth in the Corps of Engineers Non-Federal Flood Control Works Inspection Guide. These guidelines are extracted from Engineering Regulations 500-1-1 (Natural Disaster Procedures), dated March 11, 1991.

Field data collected from evaluation of these performance criteria items were reduced to provide six categories of existing condition/performance evaluation. These six categories of condition evaluation were established to more nearly represent required remediation, modification, and remedial repair.

Final evaluation of the categorized levee embankment reaches will be based upon both Phase I and Phase II evaluation procedures. Geotechnical engineering analyses based upon field and laboratory data will be necessary to confirm, modify, and/or alter conceived performance indicated by the Phase I inspection.

FINDINGS OF PHASE I INSPECTION

Phase I Inspections of all reaches of each segment of the Congaree River Levee Section 1 for the referenced project did not reveal evidence of embankment breaching. The majority of the Levee Section 1 embankment was evaluated to be in good condition relative to anticipated

PLTF TRIAL EXH 294 CV013290

3905

performance during significant flood events. As a comparative analysis, the next higher rating for overall levee embankment condition was the category of excellent which was assigned to segments constructed in association with the construction of Interstate I-77.

Recent clearing and grubbing of the interior embankment slopes has produced a condition which appears undesirable in some instances, but has actually been beneficial for revegetation with ground cover. Interior and exterior levee embankment slopes appear to be oversteep in most areas according to current standards and guidelines; however, the earthfilled levee embankments have performed satisfactorily for a significant period of time. Levee embankment sections which appear to require the most remedial repair and/or modification are typically embankment sections with lower structural heights that are not contiguous with the Congaree River floodway.

All levee penetrations in the Levee Section 1 consisted of reinforced concrete pipe (RCP) ranging in size from about thirty to 42-inch diameter. These penetrations consisted primarily of drainage ditch outlets. Inspected structures were fitted with "flap valves" or "flap gates" at the outlet end of the drainage structure. Penetrations in an earthfilled embankment create the potential for a weakened section. As would be anticipated, the primary sources of concerns at existing levee penetrations are excessive erosion at both the inlet and outlet, and evidence of internal erosion along the embedded concrete drainage structure.

Phase I Inspection of the existing Levee Section 1 of the Congaree River levee system did reveal an observation of significance. Considering that most segments of the levee have been privately constructed and maintained to protect agricultural land, the earthfilled embankments of the levees are significant structures. The majority of the segments of Levee Section 1 are estimated to have structural heights of sixteen to twenty feet. The crest widths of these

PLTF TRIAL EXH 294

CV013291

3906

embankments were measured to be typically thirteen to fifteen feet. Both interior and exterior slopes appear to be approximately 2:1 (horizontal to vertical) and are characterized by the appearance of un-maintained, aging earthfilled embankment slopes. This appearance is that of a concave geometric shape. The upper reaches of the embankment slopes are typically slightly steeper than 2:1 (horizontal to vertical) while the lower reaches of the embankment slopes are slightly flatter than 2:1 (horizontal to vertical). The Congaree River Levee Section 1 is a significant topographical and structural feature and presents an overall impressive image relative to private efforts to protect primarily agricultural lands.

CONCLUSIONS

Conclusions presented herein are based upon the findings of the Phase I Inspection conducted during the period of March 29-31, 1999 in accordance with previously referenced guidelines and previous experience with the evaluation of earthfilled embankments, levees, dams and impoundments. The following conclusions represent the Phase I Inspection evaluation for the existing Congaree River Levee Section1.

1. Evidence of previous breaching of the levee system was not observed.

2. Evidence of erosion of exterior slopes as a result of high floodwater velocities was not observed.

3. Evidence of deep-seated embankment slope shear failures was not observed.

4. Evidence of "boils" or soil piping deposit feature along the interior of the levees was not observed.

5. The Congaree River Levee Section 1 must be considered a significant topographic feature in establishing anticipated maximum water level elevations of significant storm events such as the 100-year return frequency storm events.

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3907

With regard to the last conclusion, the impact of a significant topographic feature on the flood routing model of a drainage feature, tributary, or major river must be considered in establishing flood stages. A significant topographic feature can be defined as any natural or manmade structure which has sufficient topographic relief and stability to impact the routing of floodwaters around or adjacent to the structure. The existing Congaree River Levee Section 1 falls into this category (significant topographic feature) since it exhibits both the topographic relief and stability to impact flood routing along the Congaree River.

The occurrence of a maximum water elevation as the result of a storm event is a time dependent process; the floodwater elevation does not suddenly appear within the floodway of the river or drainage system. More precisely, the Congaree River Levee Section 1 will affect the inflow and outflow hydrographs along that reach of the Congaree River adjacent to the levee system. As such, floodwater elevations both upstream and downstream, and along the Levee Section 1 reach of the Congaree River will be impacted by the existing levee system. Neglect of the levee system in flood routing modeling is unconservative since floodwater elevations will be higher along the reach of river where the floodway is restricted by the presence of the levees.

RECOMMENDATIONS

Based upon the findings of the Phase I Inspection and Conclusions set forth herein, S&ME, Inc. presents the following recommendations:

1. Establish the maximum floodwater elevations for a significant storm event (100-year return frequency storm event) based upon the presence of the significant topographic feature manifest by the Congaree River Levee Section 1.

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2. Establish the design crest elevations of Levee Section 1 embankments based upon desired protection water elevations plus a standard freeboard height.

3. Continue with the Phase II Investigation to develop geotechnical engineering analyses parameters for design of remedial repairs, modifications, and improvements to the existing Levee Section 1 embankments and embankment penetrations.

CLOSURE

S&ME, Inc. appreciates the opportunity to be of professional service to Lockwood Greene on this project. If there are questions concerning this submittal, or if we can be of assistance in presentation of this submittal to other parties involved in this project, please contact us at your convenience.

Sincerely,

S&ME, Inc.

Dan Marks /ncb

B. Dan Marks, Ph.D., P.E.
Chief Geotechnical Consultant/Vice President

John C. Lessley, P.E.
Project Engineer
SC Registration No. 14133

SOUTH CAROLINA REGISTERED PROFESSIONAL ENGINEER No. 14133 JOHN C. LESSLEY

BDM/JCL/RC/ljh

Ron Calsing

Ron Calsing, P.E.
President, S&ME, Inc.

SOUTH CAROLINA S & ME, INC. No. C00473 CERTIFICATE OF AUTHORIZATION

PLTF TRIAL EXH 294 CV013294

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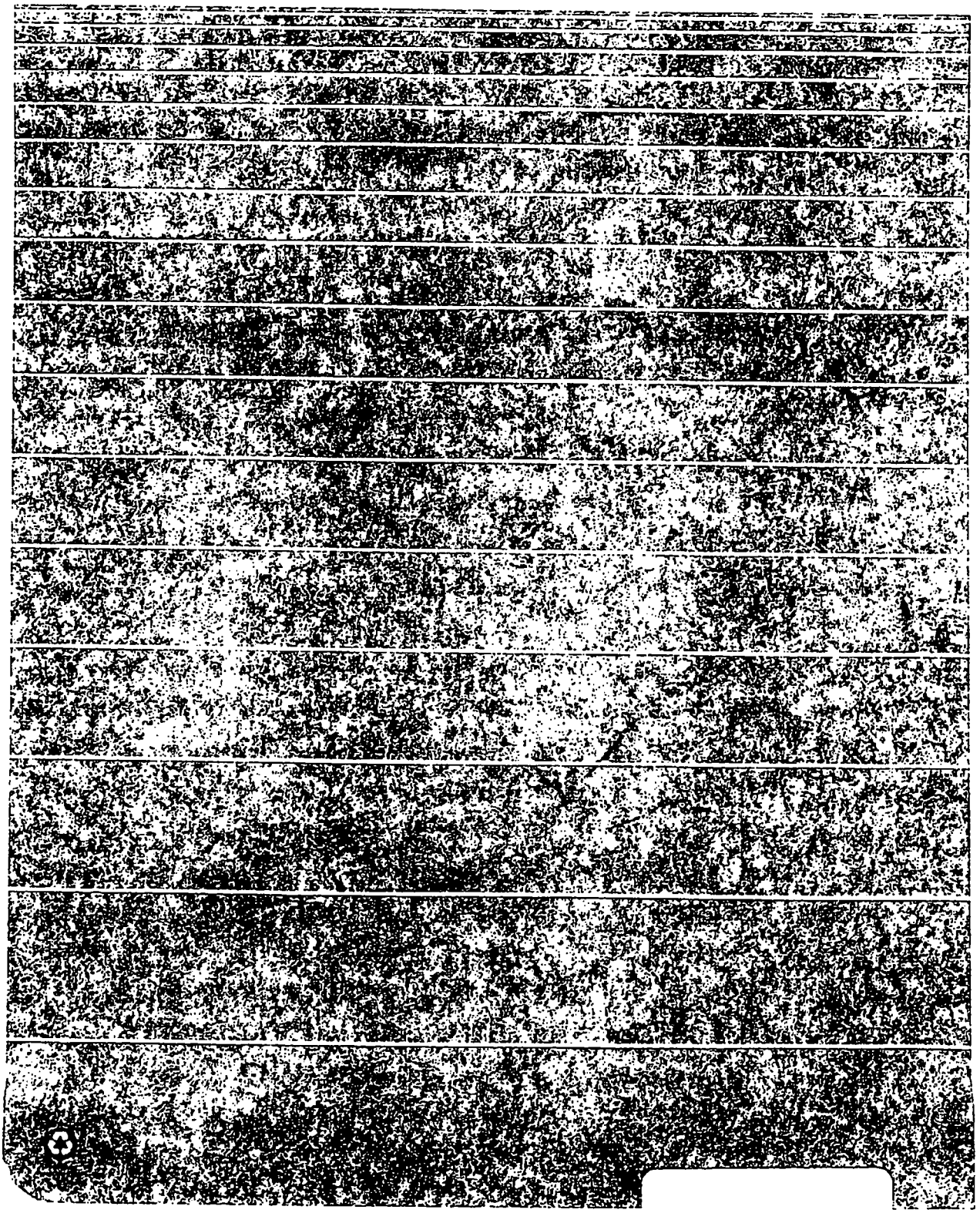

PLTF TRIAL EXH 294 CV013295

MARKET RESEARCH

CONGAREE PROPERTY

COLUMBIA, SOUTH CAROLINA

Prepared for

Burroughs & Chapin Company, Inc.

By

Haddow & Company

July, 1999

CV005002

PLTF TRIAL EXH 299

3911

STUDY METHODS

- Interviewed George Gregory to learn the background history of the property, the status of efforts to redefine the Flood Way boundary, and preliminary land use concepts.

- Compiled pertinent data on Columbia's economy and demographic trends, including lists of major employers and new industries, key economic indicators, fact sheets on Fort Jackson and the University of South Carolina, and population growth trends and projections by area.

- Conducted extensive interviews with brokers, developers, economic development and planning officials, university representatives and others. (See attached list.)

- Compiled data on the real estate market from local sources.

- Conducted the following surveys to gain further insights about the market: 1) residential communities; 2) apartment complexes; 3) major office users; 4) business parks and potential sites; 5) largest hotels; 6) golf courses; and 7) major visitor attractions.

- Explored the potential for a research park through numerous interviews with university officials, a detailed survey of six research parks, and a general investigation of university related research parks around the country.

- Visited Columbia on three occasions to conduct interviews, inspect the property, and gain a firsthand knowledge of the market.

- Evaluated the property's strengths and weaknesses from a development standpoint.

PERSONAL INTERVIEWS

Economic Development Officials

Fred Delk	-	Columbia Development Corporation
Jim Gambrell	-	City of Columbia
Mike Dawson/Ozzie Nagler	-	The River Alliance
Mark Simmons	-	Central Carolina Economic Development Alliance
Ike McLeese	-	Greater Columbia Chamber of Commerce
Wayne Fritz	-	South Carolina Department of Commerce

Residential Realtors

Richard Bonnette/Tom Camp	-	Tom Jenkins Realty (Coldwell Banker)
Jim Derrick/Cathie Campbell	-	Bob Capes Realty (Century 21)
Bob Russell/Abb Jeffcoat	-	Russell Jeffcoat

Commercial Realtors

Charles McCallum	-	The McCallum Company
John Folsom, Jr.	-	Colliers Keenan
Stan Harpe	-	Peach Properties
Walter Taylor/Bill Theus	-	Walter Taylor & Co., Inc.
Dan Avant/Gene Green	-	Edens & Avant

Developers

Allen Kahn/Buzz Pleming	-	Kahn Development
Jack Evans	-	SCANA
Bob Mundy	-	Estates, Inc.
Stewart Mungo	-	The Mungo Company
Bob Silverman	-	Winter Properties

Planning Officials

Terry Brown	-	Richland County
John Huffman/Doug Phillips	-	Central Midlands Council of Governments
Ken Knudsen	-	Richland County

University of South Carolina

Craig Rogers	-	College of Engineering
Joel Stephenson, Jr.	-	Columbia Technology Incubator
Michael Reischman	-	College of Engineering
Ron Bell	-	South Carolina Research Institute

Others

Dr. Robert Shirley	-	Heathwood Hall
Bill Ellen	-	Clarion House Hotel & Suites
Bill Dukes	-	Owner of Longhorn, Blue Marlin, Willy's
Marvin Chernoff	-	Chernoff/Silver & Assoc. (Advertising Agency)
Tom Volz	-	Columbia Convention & Visitors Bureau
Bob Whittemore	-	NationsBank
Mike Flack	-	Columbia Metropolitan Airport

CV005005

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[redacted]

ECONOMIC DATA

[redacted]

CV005006

PLTF TRIAL EXH 299

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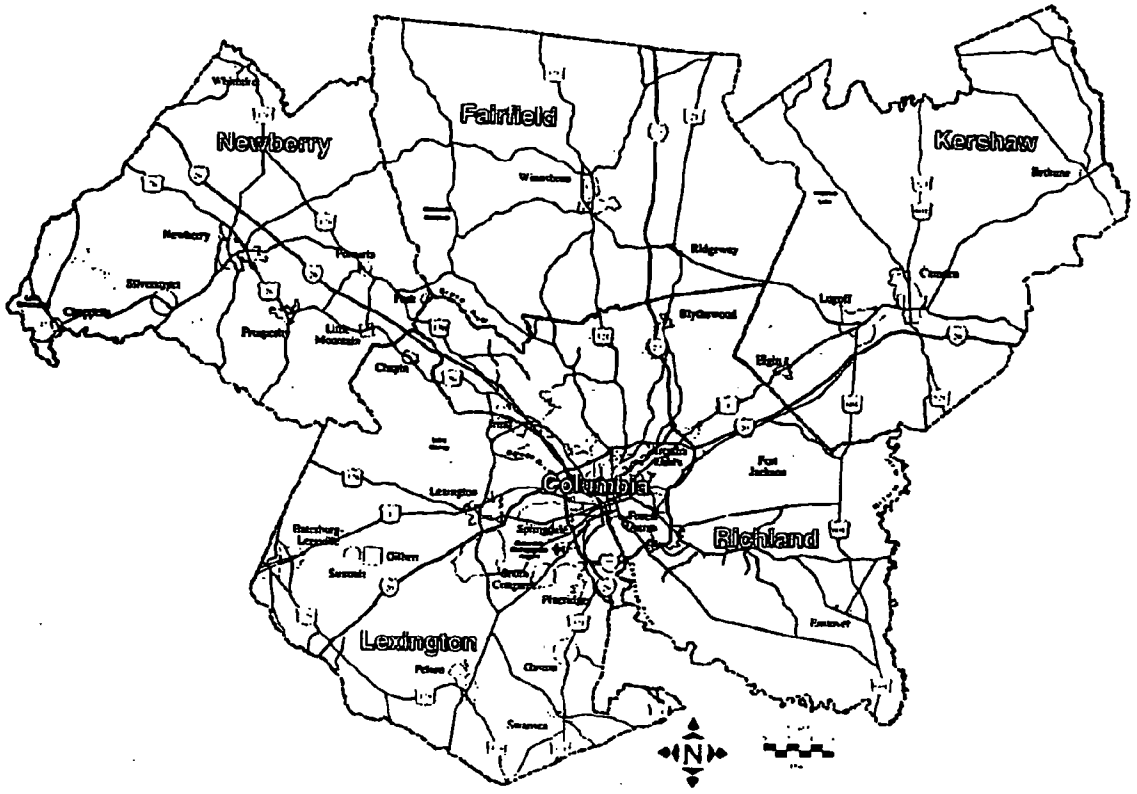
POPULATION TRENDS - COLUMBIA REGION



POPULATION TRENDS - COLUMBIA REGION
1950 - 1998

County	1950	1960	1970	1980	1990	1998	ANNUAL PERCENT CHANGE 1950-1960	1960-1970	1970-1980	1980-1990	1990-1998
Lexington	44,279	60,726	89,012	140,353	167,611	205,260	3.21%	3.90%	4.66%	1.79%	2.94%
Richland	142,565	200,102	233,868	269,735	286,321	307,056	3.45%	1.57%	1.44%	0.60%	1.00%
Columbia MSA	**186,844**	**260,828**	**322,880**	**410,088**	**453,932**	**512,316**	3.39%	2.16%	2.42%	1.02%	1.74%
Fairfield	21,780	20,713	19,999	20,070	22,295	22,394	(0.50%)	(0.35%)	0.04%	1.06%	0.06%
Kershaw	32,287	33,585	34,727	39,015	43,599	48,593	0.39%	0.33%	1.17%	1.12%	1.56%
Newberry	31,771	29,416	29,273	31,242	33,172	34,462	(0.77%)	(0.05%)	0.65%	0.60%	0.55%
Other Counties	**85,838**	**83,714**	**83,999**	**90,327**	**99,066**	**105,449**	(0.25%)	0.03%	0.73%	0.93%	0.90%
Columbia Region	272,682	344,542	406,879	500,415	552,998	617,765	2.4%	1.7%	2.1%	1.0%	1.4%

Source: U.S. Census Bureau

Haddow & Company

CV005007

PLTF TRIAL EXH 299

KEY ECONOMIC INDICATORS
COLUMBIA MSA
1990-1998

	1990	1991	1992	1993	1994	1995	1996	1997	1998
Population	453,932	464,640	470,635	479,133	484,236	490,700	497,671	504,364	512,316
Annual Population Increase (U.S. Census Bureau)	5,332	10,708	5,995	8,498	5,103	6,464	6,971	6,693	7,952
Non-Agricultural Employment	247,700	243,300	243,900	247,800	257,900	264,400	273,000	280,800	291,300
Annual Employment Increase (South Carolina Dept. of Labor)	7,800	(4,400)	600	3,900	10,100	6,500	8,600	7,800	10,500
Unemployment Rate (Employment and Earnings)	3.6%	4.4%	4.6%	5.7%	4.1%	3.3%	3.7%	2.7%	2.0%
Airport									
Total Operations	112,277	112,329	103,012	103,631	109,662	105,041	112,660	106,667	110,706
Total Passenger Volume (Columbia Metropolitan Airport)	1,120,434	1,017,761	1,024,022	988,127	1,169,941	1,139,657	1,159,214	1,164,768	1,170,000
Total Retail Sales ($000s) (Sales and Marketing Management)	$3,545,143	$3,626,176	$3,836,020	$4,184,297	$4,302,931	$4,394,457	$4,584,766	4,7??/60 N/A	N/A
Per Capita Income (U.S. Dept. of Economic Analysis)	$17,720	$18,045	$18,767	$19,512	$20,332	$21,513	$22,529	$23,435	N/A
Housing Permits									
Single-Family	2,058	2,148	2,828	2,865	2,930	3,546	3,620	3,393	3,829
Multi-Family	422	738	303	372	766	348	273	1,284	795
Total	2,480	2,886	3,131	3,237	3,696	3,894	3,893	4,677	4,624
(U.S. Census Bureau)									

NOT BIG DYNAMIC MARKET

Haddow & Company

PLTF TRIAL EXH 299
3917
CV005008

NON-AGRICULTURAL EMPLOYMENT BY INDUSTRY
COLUMBIA MSA
1989 - 1998
(000's)

Industry	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	% of Total 1989	% of Total 1998	Annual Percent Change 1989-1998
Manufacturing	28.7	27.5	26.2	26.1	26.3	26.8	26.6	25.6	25.7	26.3	12.0%	9.0%	-1.0%
Construction and Mining	14.1	14.4	12.8	12.4	12.2	12.6	13.1	14.3	15.5	16.0	5.9%	5.5%	1.4%
Transportation and Public Utilities	11.1	11.4	11.0	11.1	11.3	11.9	12.0	12.6	12.6	13.0	4.6%	4.5%	1.8%
Wholesale Trade	13.1	13.5	13.0	12.4	12.5	13.0	14.0	15.1	16.3	17.0	5.5%	5.8%	2.9%
Retail Trade	41.4	42.3	41.7	41.4	42.5	44.9	46.6	47.9	52.2	54.4	17.3%	18.7%	3.1%
Finance, Insurance and Real Estate	18.8	18.9	19.3	18.8	18.6	19.1	19.2	19.8	20.1	21.7	7.8%	7.4%	1.6%
Services	47.8	52.7	51.3	52.6	55.2	59.0	62.0	66.0	69.1	72.6	19.9%	24.9%	4.8%
Government	64.9	67.1	67.9	69.1	69.3	70.7	70.8	71.8	72.8	75.1	27.1%	25.8%	1.6%
Total	239.9	247.7	243.3	243.9	247.8	257.9	264.4	273.0	280.8	291.3	100.0%	100.0%	2.2%
Employment Increase	6.8	7.8	(4.4)	0.6	3.9	10.1	6.5	8.6	7.8	10.5			
Percent Increase	2.3%	3.3%	(1.8%)	0.2%	1.6%	4.1%	2.5%	3.3%	2.9%	3.7%			
Unemployment Rate	3.2%	3.6%	4.4%	4.6%	5.7%	4.1%	3.3%	3.7%	2.7%	2.0%			

Note: The Columbia MSA consists of Lexington and Richland counties. Figures may not add due to rounding.

Sources: South Carolina Department of Labor; U.S. Bureau of Labor Statistics; and Haddow & Company.

Funding off Cost

PLTF TRIAL EXH 299
3918
CV005009

LARGEST PRIVATE EMPLOYERS
COLUMBIA REGION
JANUARY, 1998

Non-Manufacturing

Company	Industry	County	No. of Employees
Blue Cross & Blue Shield of S.C.	Insurance	Richland	5,000
Palmetto Richland Memorial Hospital	Healthcare	Richland	4,720
South Carolina Electric & Gas (SCE&G)	Utility	Richland	4,500
Palmetto Baptist Medical Center	Healthcare	Richland	3,000
Policy Management Systems Corporation	Insurance Software	Richland	3,000
BellSouth Corp.	Utility	Richland	2,000
Lexington Medical Center	Healthcare	Lexington	1,800
Wachovia Bank of S.C.	Banking	Richland	1,600
Providence Hospital	Healthcare	Richland	1,350
Colonial Life & Accident Insurance Co.	Insurance	Richland	1,200
NationsBank	Banking	Richland	1,200
United Parcel Service	Distribution	Lexington	800

Manufacturing

E.I. Du Pont Nemours & Co. - May Plant	Synthetic organic fibers	Kershaw	2,000
Louis Rich Co.	Processed turkey	Newberry	1,450
Michelin Tire Corp-Manufacturing	Automobile passenger tires	Lexington	1,300
Allied-Signal	Staple nylon	Richland	1,200
Bose Corporation	Radios	Richland	1,065
Mack Trucks Inc.-Winnsboro Assembly	Heavy duty diesel trucks	Fairfield	1,005
Westinghouse Electric Corp.	Industrial organic chemicals	Richland	850
Union Camp Corp.	Fine paper	Richland	850
Anchor Continental Inc.	Pressure-sensitive tapes	Richland	750
American Fiber & Finishing	Lightweight industry fabrics	Newberry	700
NCR Corporation	Computer equipment	Lexington	600
The State-Record Co. Inc.	Newspapers	Richland	570
Square D Co.	Industrial electrical controls	Richland	500
Fairmont Tamper	Railroad maintenance equipment	Lexington	450
Cooper Power Tools Division	Power-driven hand tools	Lexington	450
Renfro FL Inc.	Hosiery	Newberry	450
Shakespeare Electronics & Fiberglass	FRP light poles	Newberry	430
The Standard Products Co.	Automotive trim	Fairfield	425
Union Switch & Signal Inc.	Railroad electronic products	Lexington	400
JB Martin Company	Velvet	Lexington	400
SMI Steel of South Carolina	Steel reinforcing bars	Lexington	390
Columbia Farms Inc.	Poultry processing	Lexington	375
FN Manufacturing Inc.	Firearms	Richland	360

Source: Central Carolina Economic Development Alliance

Haddow & Company

CV005010

PLTF TRIAL EXH 299

NEW INDUSTRY ANNOUNCEMENTS (50+ EMPLOYEES)
COLUMBIA REGION
1994 - JUNE, 1999

Company Name	Capital Investment	Employment	Product Description	County
JANUARY - JUNE, 1999				
Golden Lady	$30,000,000	300	Sheer Hosiery	Newberry
Solectron	$52,000,000	500	Contract Hi-tech Manufacturing (NCR, IBM)	Lexington
S.C. Yutaka Technologies, Inc.	$20,000,000	150	ATV & Motorcycle Suspension & Brake Parts	Kershaw
Metal and Wire Products	$5,000,000	55	Springs, Welding, Fabrication	Fairfield
Bell Atlantic Mobile	$10,600,000	500	Customer Service Center	Richland
Haier Group Company	$30,000,000	300	Household Appliances	Kershaw
PBR Automotive	$104,000,000	312	Brake Components	Lexington
Siemens Diesel Systems Tech.	$110,000,000	434	Diesel Fuel Injectors	Richland
1998				
Acme-Wiley	$2,600,000	150	Custom-Made Signs	Lexington
Spirax Sarco, Inc.	$36,000,000	300	Steam Specialty Equipment	Richland
Huron Tech, Inc.	$40,000,000	60	Organic Chemicals	Richland
Fantom Technologies	$1,500,000	80	Vacuum Cleaners	Lexington
Akzo Nobel	$20,000,000	100	Impregnated Papers	Richland
Solectron	$21,000,000	650	Computer Hardware	Lexington
Intel Corp.	$63,000,000	64	Hardware Design	Richland
Lamson & Sessions	$14,000,000	150	Distribution Center	Richland
Howden Fan	$6,000,000	100	Light to Medium Industrial Fans	Kershaw
1997				
UPS Call Center	$2,000,000	200	Billing Center	Lexington
Kal Kan	$32,000,000	110	Pet Food	Richland
Select Comfort	$3,000,000	200	Beds, Sleep System Ensembles	Richland
Marubeni/Wateree Textiles	$16,500,000	84	Textile Finishing Plant	Kershaw
Kiswire Ltd.	$20,000,000	50	Wire Products	Newberry
FG Wilson	$40,000,000	500	Diesel Generator Sets	Newberry
1996				
Trucast	$5,000,000	70	Turbine Casting	Newberry
Gividi, USA, Inc.	$13,000,000	85	Woven - Fiberglass	Fairfield
APT, Inc.	$5,000,000	175	Air Filters for Small Engines	Kershaw
APAC	$14,300,000	1,000	Customer Service Center	Richland
1995				
Comdata	$1,000,000	80	Business Services	Newberry
IBP, Inc.	$23,000,000	350	Prepared Meats	Richland
Hartwell Industries	$8,000,000	60	Narrow Fabrics	Lexington
Little Tikes/Rubbermaid	$16,000,000	450	Children's Toys	Richland
Poly-Sac	$1,700,000	90	Leakproof Plastic Bags	Lexington
Isola/Werke AG	$40,000,000	220	Laminted Computer Boards	Fairfield
Holopack International	$20,000,000	140	Liquid Packaging	Richland
Modine Manufacturing	$12,000,000	120	Motor Vehicle Parts & Accessories	Richland
Farnell Electronics	$3,000,000	150	Electronics	Lexington
UNUM	$30,000,000	130	Insurance	Richland
1994				
United Parcel Service	$30,000,000	600	Cargo Hub	Lexington
Ellett Brothers	$1,000,000	50	Sports Equipment	Newberry
Hueck Foils	$20,000,000	50	Specialty Foil for Packaging	Richland
American Italian Pasta Co.	$36,000,000	50	Dried Pasta	Richland
Bose Corp.	$22,000,000	200	Audio Components	Richland
American Koyo Bearing Corp.	$40,000,000	150	Automotive Bearings	Richland
Bi-Lo	$38,000,000	200	Distribution	Richland
Otis Spunkmeyer	$6,000,000	200	Baked Goods	Lexington
State Farm Insurance	$2,000,000	100	Regional Offices	Richland

Source: Central Carolina Economic Development Alliance

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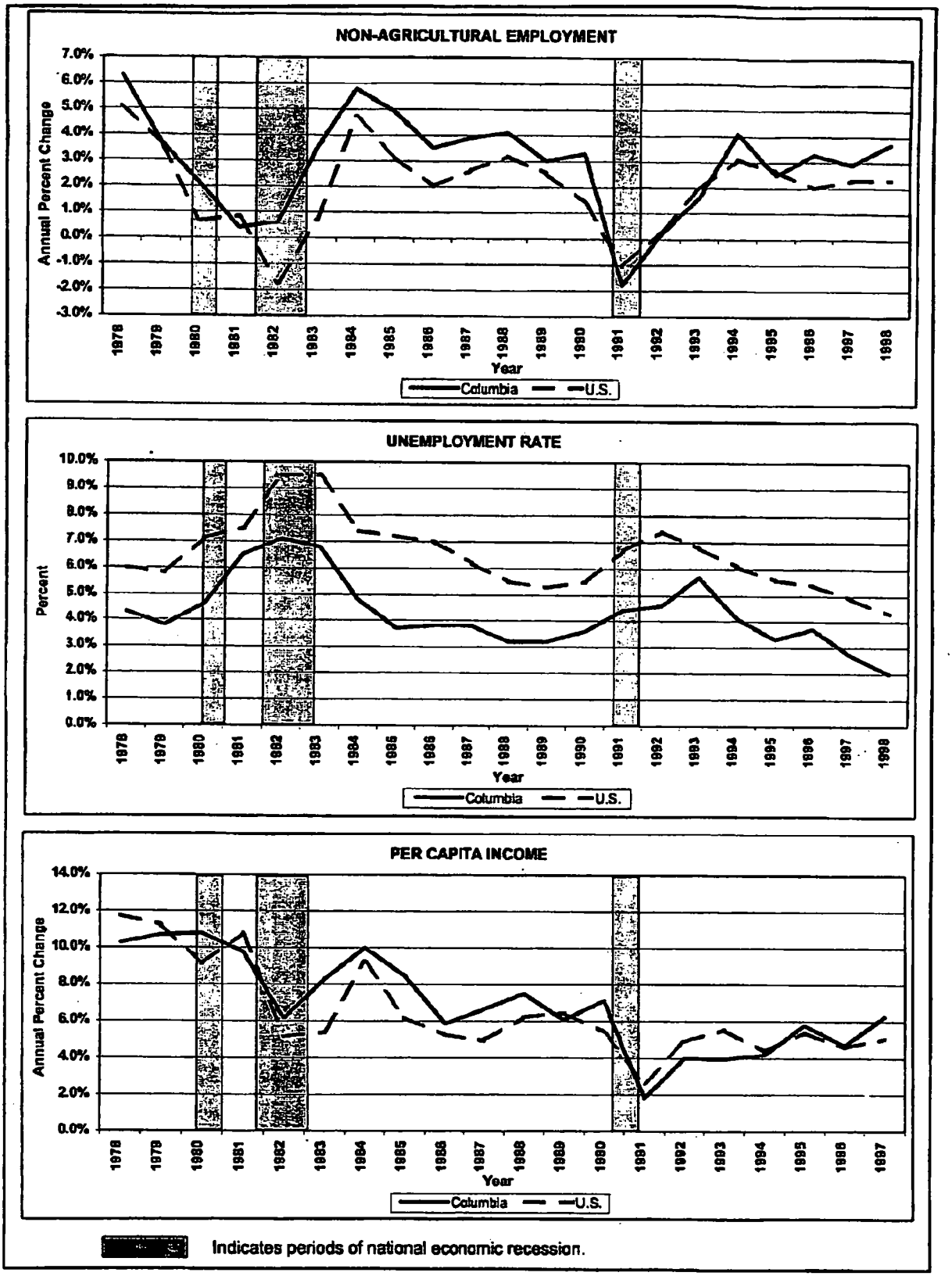
PLTF TRIAL EXH 299

KEY INDICATORS - COLUMBIA ECONOMIC CYCLES



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PLTF TRIAL EXH 299

KEY ECONOMIC DATA
COLUMBIA MSA
1970 - 1998

Year	POPULATION Total (1,000s)	POPULATION % Change	WAGE AND SALARY NON-AGRICULTURAL EMPLOYMENT Total (1,000s)	WAGE AND SALARY NON-AGRICULTURAL EMPLOYMENT % Change	CONSTRUCTION AND MINING EMPLOYMENT (% OF TOTAL)	UNEMPLOYMENT RATE	PER CAPITA INCOME Total	PER CAPITA INCOME % Change	HOUSING UNITS AUTHORIZED BY BUILDING PERMITS Single-Family	Multi-Family	Total	% Change
1970	322.9	3.1%	112.4	8.2%	5.2%	N/A	$3,464	7.5%	2,409	726	3,135	—
1971	339.4	5.1%	118.6	5.5%	5.9%	N/A	$3,694	6.6%	2,451	2,417	4,868	55.3%
1972	346.6	2.1%	129.4	9.1%	6.3%	N/A	$4,097	10.9%	2,424	4,752	7,176	47.4%
1973	355.9	2.7%	137.8	6.5%	6.3%	N/A	$4,573	11.6%	1,488	1,877	3,365	(53.1%)
1974	372.6	4.7%	144.3	4.7%	5.9%	N/A	$4,976	8.8%	956	549	1,505	(55.3%)
1975	376.7	1.1%	143.2	(0.8%)	4.9%	5.2%	$5,398	8.5%	998	150	1,148	(23.9%)
1976	380.4	1.0%	148.8	3.9%	4.2%	4.4%	$5,883	9.0%	2,200	414	2,614	128.1%
1977	390.8	2.7%	159.3	7.1%	4.4%	4.6%	$6,312	7.3%	2,405	314	2,719	4.0%
1978	397.4	1.7%	169.3	6.3%	4.7%	4.3%	$6,960	10.3%	2,494	931	3,425	26.0%
1979	405.3	2.0%	175.6	3.7%	4.3%	3.8%	$7,704	10.7%	2,503	655	3,058	(10.7%)
1980	410.1	1.2%	179.2	2.1%	4.7%	4.6%	$8,535	10.8%	2,020	693	2,713	(11.3%)
1981	417.2	1.7%	180.0	0.4%	4.6%	6.5%	$9,370	9.8%	1,105	565	1,670	(38.4%)
1982	419.0	0.4%	181.0	0.6%	4.4%	7.1%	$9,947	6.2%	1,511	555	2,066	23.7%
1983	424.7	1.4%	187.4	3.5%	4.6%	6.8%	$10,771	8.3%	2,258	1,158	3,416	65.3%
1984	428.6	0.9%	198.2	5.8%	5.3%	4.8%	$11,848	10.0%	2,645	2,924	5,569	63.0%
1985	429.9	0.3%	208.0	4.9%	5.7%	3.7%	$12,850	8.5%	2,754	2,036	4,790	(14.0%)
1986	436.6	1.6%	215.3	3.5%	5.6%	3.8%	$13,604	5.9%	2,890	1,372	4,262	(11.0%)
1987	440.2	0.8%	223.6	3.9%	5.3%	3.6%	$14,507	6.6%	2,519	587	3,106	(27.1%)
1988	443.5	0.7%	232.8	4.1%	5.0%	3.2%	$15,594	7.5%	2,228	1,276	3,504	12.8%
1989	448.6	1.1%	239.9	3.0%	5.9%	3.2%	$16,542	6.1%	1,906	562	2,468	(29.6%)
1990	453.9	1.2%	247.7	3.3%	5.8%	3.6%	$17,720	7.1%	2,058	422	2,480	0.5%
1991	464.6	2.4%	243.3	(1.8%)	5.3%	4.4%	$18,045	1.8%	2,148	738	2,886	16.4%
1992	470.6	1.3%	243.9	0.2%	5.1%	4.6%	$18,767	4.0%	2,828	303	3,131	8.5%
1993	478.1	1.6%	247.8	1.6%	4.9%	5.7%	$19,512	4.0%	2,865	372	3,237	3.4%
1994	484.2	1.1%	257.9	4.1%	4.9%	4.1%	$20,332	4.2%	2,930	766	3,696	14.2%
1995	490.7	1.3%	264.4	2.5%	5.0%	3.3%	$21,513	5.8%	3,546	348	3,894	5.4%
1996	497.6	1.4%	273.0	3.3%	5.2%	3.7%	$22,524	4.7%	3,620	273	3,893	(0.0%)
1997	497.7	0.0%	280.8	2.9%	5.5%	2.7%	$23,935	6.3%	3,393	1,284	4,677	20.1%
1998	504.4	1.3%	291.3	3.7%	5.6%	2.0%	N/A	N/A	3,829	795	4,624	(1.1%)

Sources: Population - U.S. Department of Commerce, Bureau of the Census
Wage and Salary Non-Agricultural Employment, Construction and Mining Employment, and Unemployment Rate - Employment and Earnings, South Carolina Department of Labor
Per Capita Income - U.S. Bureau of Economic Analysis
Housing Starts - U.S. Department of Commerce, Bureau of the Census.

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CV005013

ECONOMIC STRENGTHS AND WEAKNESSES
COLUMBIA, SOUTH CAROLINA

Strengths

- Location in the geographic center of South Carolina, virtually equidistant from three major cities: Charleston, Charlotte, and Greenville/Spartanburg.
- Three interstate highways converge in Columbia (20, 26, and 77), and Interstates 85 and 95 are very accessible.
- Recent improvements have been made to the city's sewer treatment plant and airport.
- The core economy is very stable due to the state government, University of South Carolina, and Fort Jackson.
- The United Parcel Service regional hub facility, which opened in August, 1996, increased Columbia's appeal for distribution and manufacturing operations, as well as call centers.
- Columbia has proven attractive to auto-related manufacturing companies.
- Proximity to a major seaport at Charleston.
- The State of South Carolina has been very aggressive in terms of economic incentives to lure new industry.
- Established concentration of banking and insurance activities.
- Economic development effort was restructured five years ago into a much stronger and proactive regional alliance.
- Economic development potential of the university, particularly the College of Engineering.
- Plenty of available land at reasonable prices.
- Acceleration in job growth and new industries during the last five years.

Weaknesses

- Generally unfavorable perception of Columbia by non-residents.
- Limited airline service and high airfares, although a concerted effort is under way to expand air service.
- Very low unemployment rate. Creating Jobs - But Not Creating Work Force (Getting People To Move There)
- Historical lack of cooperation among local governments and the university. (State / City / University Fight Too much)
- Apparent weakness in terms of strong leadership and positive self image as a progressive business community.

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FACT SHEET
UNIVERSITY OF SOUTH CAROLINA
COLUMBIA, SOUTH CAROLINA

Year Started: Founded as South Carolina College in 1801.

Campus Size: 290 Acres

Enrollment: Enrollment for the fall of 1998 was 25,250 with a student body mostly comprised of South Carolina residents (87 percent). Enrollment breaks down as follows:

Freshmen (Fall 1998)		Average SAT Scores	
Applicants:	10,757	Verbal	545
Accepted:	7,529	Math	544
Enrolled:	4,325		

	Medicine	Engineering	Science & Math	Business	Other
Undergraduate	-	1,131	2,297	2,563	9,916
Graduate	117	379	530	1,104	5,981
Professional	291	-	-	-	941

Research Funding: Research funding at the University of South Carolina has undergone tremendous growth in the past five years, increasing from less than $40 million to over $86 million. Much of this growth has centered around the College of Math & Science as well as the College of Engineering & Information Technology. This is primarily due to a concerted effort by the university to boost funding through improvements to campus facilities and programs. Additionally, funding has been increased through the efforts of local and state governments to attract new research and development businesses to the area.

$100M Benchmark for Leading Edge University

Admissions Standards:

Freshmen (Fall 1998)		Average SAT Scores	
Applicants:	10,757	Verbal	545
Accepted:	7,529	Math	544
Enrolled:	4,325		

On-Campus Housing: There are 27 on-campus residence halls that provide 6,300 undergraduate beds in addition to 600 graduate beds. Currently, the 450-bed South Quad East is under construction and is the only campus housing facility scheduled to open in the near future.

Limited

Faculty: The faculty is comprised of 1,460 full-time and 458 part-time employees, 83 percent of whom have a Ph.D.

President Palms: President John M. Palms began his tenure in March, 1991, having previously served at Georgia State University and Emory University. He is committed to maintaining the level of excellence within the University's top ranking programs, such as the international business program, in addition to further cultivating additional programs of study.

Growth: Since 1993, the University has undergone a dynamic period of growth and progress due to the implementation of its multimillion dollar Facilities Master Plan. Some of the most recent additions to the facilities include the College of Math and Science's Graduate Research Center, the National Advocacy Center, and the South Quad Residence Halls. A new Sports Arena is also currently planned.

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FACT SHEET
FORT JACKSON
COLUMBIA, SOUTH CAROLINA

Big Impact
Dr Holt Market
Lot of Graduations

- Fort Jackson, **founded on June 2, 1917**, and first known as the Sixth National Cantonment, has always served as an Army training center.

- The **mission** of the post is to conduct initial entry training, leader development and education to provide the U.S. Army with well-trained soldiers and leaders for the active and reserve components. Support reserve component training; under mobilization conditions, be prepared to expand the training base, and provide a high quality of life at Fort Jackson for soldiers and family members.

- The initial site of the cantonment area consisted of almost 1,200 acres donated by the citizens of Columbia to the federal government. **Fort Jackson now consists of 52,301 acres**, including 53 ranges/field training sites, 173 miles of paved roads, and 1,076 buildings.

- On October 16, 1968, Fort Jackson became the **first U.S. Army installation to be incorporated** into its adjacent civilian community. Upon incorporation, the City of Columbia's population topped 100,000.

- Fort Jackson has had a tremendous **economic impact** on the Columbia Metropolitan Area. Over 1,200 military personnel reside off the installation. Historical data indicate that each basic training graduate (23,809 FY 1998) has an average of two visitors who travel to Columbia to attend graduations held almost weekly at Fort Jackson. This generates tremendous usage of local motels/hotels, restaurants, museums, historical sites, and shopping malls.

- The **average daily population** for military personnel (12,207), civilians (3,891), military family members (10,980), and retired personnel (all services) and family members (121,011) in the Fort Jackson area of responsibility for fiscal year 1998 totaled 148,089.

- **Expenditures for Fort Jackson** include the following: 1) pay and allowances for military personnel ($255 million); 2) pay and allowances for civilian personnel ($87 million); 3) total supply, equipment, travel, and transportation ($89.1 million); 4) contract and other ($55.5 million); and 5) purchased utilities ($9 million). These expenditures totaled $495.6 million for fiscal year 1998.

- In June, 1973, Fort Jackson was designated as an U.S. Army training facility. Currently, **training centers** include Basic Combat Training, Advanced Individual Training (AIT), Soldier Support Institute (SSI), Chaplain Center and School, and Drill Sergeant School, which produced a total of 42,573 graduates in fiscal year 1998.

- With base closures continuing in the U.S. Army, **the future of Fort Jackson has been solidified**. Fort Jackson has taken on the responsibility for training centers which were formerly in other installations. Recent training center additions include the Soldier Support Institute (SSI), Drill School, Finance School, Recruiting School, Adjutant General School, NCO Academy, and the Army Chaplain Center and School. The soldiers in these schools are not confined to the post, which is another aspect of the economic impact of the installation. The next training center scheduled to open is the U.S. Army Polygraph Institute.

Note: The Fort Jackson area of responsibility is defined as all counties in the state of South Carolina. The U.S. Army fiscal year begins in October and concludes in September.

Source: Fort Jackson Directorate of Resource Management

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COMPARISON OF KEY ECONOMIC DATA
SELECTED METRO AREAS IN SOUTH CAROLINA AND NORTH CAROLINA

	Charleston-North Charleston MSA	Charlotte-Gastonia-Rock Hill MSA	Columbia MSA	Greenville-Spartanburg-Anderson MSA	Myrtle Beach MSA
Population					
1990	506,877	1,162,140	453,932	830,539	144,053
1998	541,159	1,383,080	512,316	918,351	174,762
Annual % Change	0.9%	2.6%	1.7%	1.4%	2.8%
Employment					
1990	208,600	629,900	247,700	337,200	64,760
1998	233,600	776,300	291,300	469,100	94,700
Annual % Change	1.6%	3.1%	2.0%	4.0%	4.6%
Per Capita Income					
1990	$15,522	$19,093	$17,696	$16,280	$15,454
1997	$19,601	$26,480	$23,435	$21,972	$21,185
Annual % Change	3.4%	4.8%	4.1%	4.4%	4.6%
Unemployment Rate					
1990	3.4%	3.3%	3.5%	3.9%	6.2%
1998	3.0%	2.7%	2.0%	2.7%	3.7%
Total Retail Sales					
1990	$3,615,870,000	$8,769,068,000	$3,545,143,000	$4,816,108,000	$1,695,566,000
1997	$4,806,601,000	$13,979,469,000	$4,741,160,000	$9,698,012,000*	$2,703,696,000
Annual % Change	4.2%	6.9%	4.2%	10.4%	6.9%

* Anderson and Cherokee counties were added to the Greenville-Spartanburg-Anderson MSA after 1990.

Sources: *Population:* U.S. Census Bureau
Employment and Unemployment Rate: "Employment and Earnings", U.S. Department of Labor
Per Capita Income: Bureau of Economic Analysis
Total Retail Sales: Sales and Marketing Management

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DEMOGRAPIC/
DEVELOPMENT TRENDS

[redacted]

CV005018

PLTF TRIAL EXH 299

DEMOGRAPHIC PROFILE
COLUMBIA MSA

	Richland County	Lexington County	Columbia MSA
Population			
1980	269,736	140,353	410,089
1990	285,720	167,611	453,331
1998 (Estimate)	313,822	204,345	518,167
2003 (Projection)	321,738	215,171	536,909
Annual % Change			
1980-1998	0.8%	2.1%	1.3%
Households			
1980	85,461	47,617	133,078
1990	101,590	61,633	163,223
1998 (Estimate)	118,685	77,017	195,702
2003 (Projection)	123,605	82,307	205,912
Annual % Change			
1980-1998	1.8%	2.7%	2.2%
Estimated Population by Age-1998			
Under 20	28.2%	28.5%	28.4%
20-29	16.0%	12.9%	14.8%
30-39	16.8%	16.1%	16.5%
40-54	21.0%	23.4%	22.0%
55-64	7.3%	8.5%	7.8%
65 and Over	10.5%	10.6%	10.5%
Estimated Population by Race-1998			
White	53.5%	86.5%	66.5%
Black	42.7%	11.3%	30.3%
Other Races	3.6%	2.2%	3.1%
Estimated Households by Income-1998			
Over $75,000	18.9%	17.7%	18.4%
$50,000-$74,999	19.2%	23.0%	20.7%
$35,000-$49,999	17.4%	19.2%	18.1%
$10,000-$34,999	34.3%	32.1%	33.3%
Under $10,000	10.3%	8.1%	9.4%
Estimated Average Household Income-1998	$51,603	$52,610	$51,999
Estimated Median Household Income-1998	$39,561	$42,083	$40,681
Estimated Per Capita Income-1998	$19,991	$19,932	$19,968
Value of Owner-Occupied Housing Units-1998			
$200,000 and Over	10.4%	7.9%	9.4%
$100,000-$199,999	31.1%	36.2%	33.1%
$50,000-$99,999	47.5%	46.0%	46.8%
$20,000-$49,999	9.8%	8.6%	9.4%
Under $20,000	1.3%	1.4%	1.3%
Median House Value-1998	$91,106	$93,957	$92,296

Source: Claritas

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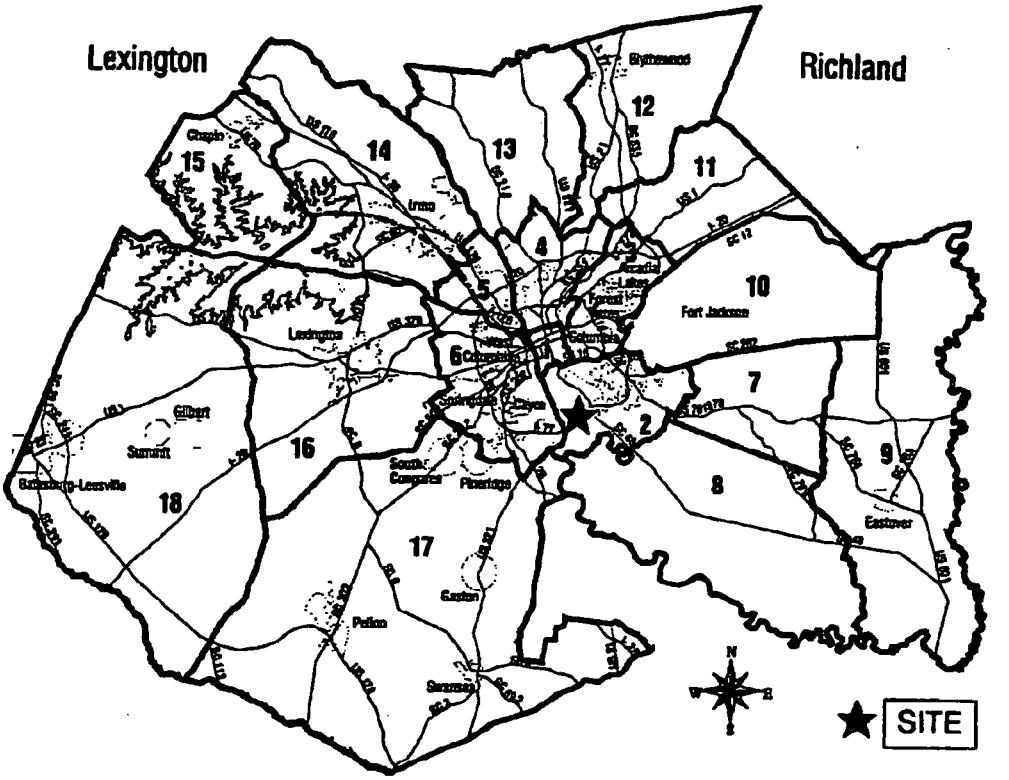
POPULATION TRENDS AND PROJECTIONS BY SECTOR



POPULATION TRENDS AND PROJECTIONS BY SECTOR
COLUMBIA, SOUTH CAROLINA MSA
1980-2015

No.	Sector	1980	1990	1995	2000	2015	Annual Percent Change 1980-1990	1990-1995	1995-2000	2000-2015
1.	Downtown Columbia	18,606	15,672	12,690	13,490	13,640	(1.7%)	(4.1%)	1.2%	0.1%
2.	South Richland	35,410	35,185	35,410	35,860	36,395	(0.1%)	0.1%	0.3%	0.1%
3.	East Richland	69,555	66,092	67,915	69,740	72,825	(0.5%)	0.5%	0.5%	0.3%
4.	North Richland	57,339	52,305	51,505	51,050	50,215	(0.9%)	(0.3%)	(0.2%)	(0.1%)
5.	St. Andrews	26,660	32,871	34,185	34,740	35,605	2.1%	0.8%	0.3%	0.2%
6.	Cayce/West Columbia	44,007	41,758	44,725	47,105	57,765	(0.5%)	1.4%	1.0%	1.4%
7.	Horrell Hill	7,746	10,309	10,535	10,820	11,420	2.9%	0.4%	0.5%	0.4%
8.	Hopkins	6,035	6,812	6,920	7,060	7,345	1.2%	0.3%	0.4%	0.3%
9.	Eastover	4,724	5,080	5,475	5,700	5,725	0.7%	1.5%	0.8%	0.0%
10.	Fort Jackson	14,849	11,292	11,695	11,710	12,035	(2.7%)	0.7%	0.0%	0.2%
11.	Richland Northeast	16,243	26,405	31,970	35,175	45,570	5.0%	3.9%	1.9%	1.7%
12.	Blythewood	5,103	6,782	10,485	12,780	18,115	2.9%	9.1%	4.0%	2.4%
13.	Cedar Creek	3,665	4,125	4,360	4,625	5,295	1.2%	1.1%	1.2%	0.9%
14.	Dutch Fork/Irmo	29,656	44,767	50,895	57,290	71,710	4.2%	2.6%	2.4%	1.5%
15.	Chapin	4,725	6,566	7,715	8,755	12,015	3.3%	3.3%	2.6%	2.1%
16.	Lexington	25,620	37,079	46,650	55,745	79,145	3.7%	4.7%	3.6%	2.4%
17.	Southeast Lexington	23,296	30,513	35,480	38,875	49,770	2.7%	3.1%	1.8%	1.7%
18.	West Lexington	16,649	19,718	22,990	24,280	33,610	1.7%	3.1%	1.1%	2.2%
		410,088	453,331	491,600	524,800	618,200	1.0%	1.6%	1.3%	1.1%

Source: Central Midlands Council of Governments

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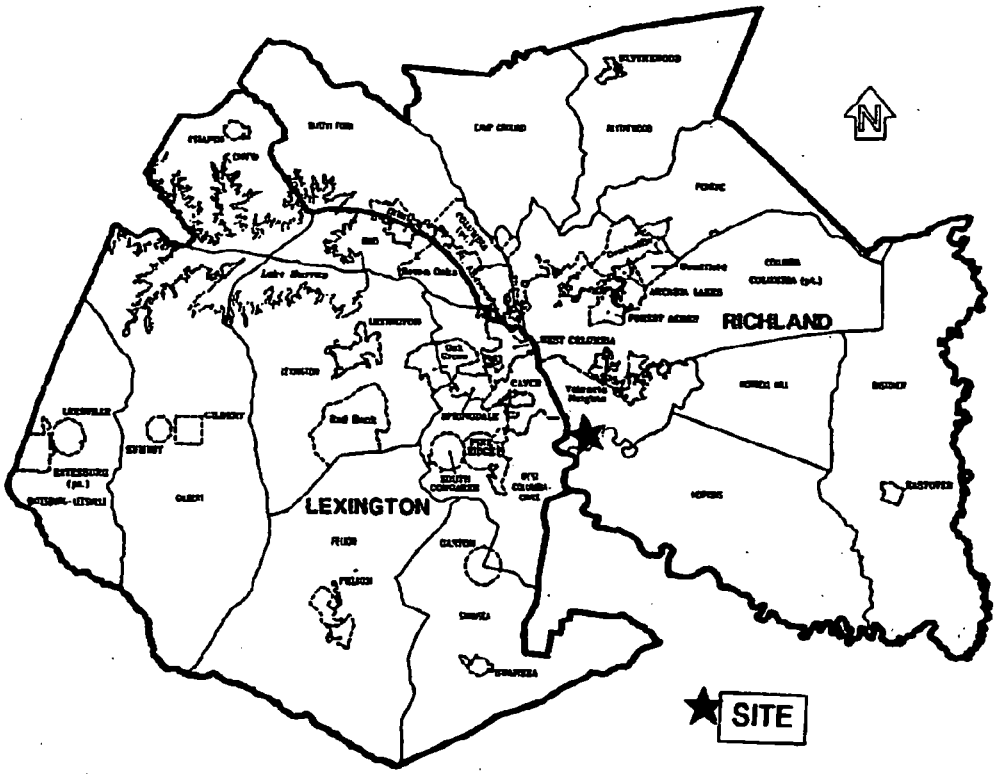
POPULATION TRENDS BY AGE BRACKET



POPULATION TRENDS BY AGE BRACKET
COLUMBIA MSA
1980 - 2010

	1980	1990	1995	2000	2010	% Change (1995-2010)
Lexington County						
Under 18	43,423	44,557	47,909	52,627	61,320	28.0%
18-24	17,479	16,688	19,870	19,430	25,580	28.7%
25-64	69,870	91,469	105,974	119,010	138,980	31.1%
65 and Over	9,581	14,897	18,147	21,133	29,720 ?	63.8%
Totals	140,353	167,611	191,900	212,200	255,600	33.2%
Richland County						
Under 18	71,113	68,769	71,017	71,515	65,070	-8.4%
18-24	54,425	42,926	34,068	33,310	38,500	13.0%
25-64	123,655	146,892	165,809	177,472	195,280	17.8%
65 and Over	20,542	27,133	28,806	30,303	32,950 ?	14.4%
Totals	269,735	285,720	299,700	312,600	331,800	10.7%
Columbia MSA						
Under 18	114,536	113,326	118,926	124,142	126,390	6.3%
18-24	71,904	59,614	53,938	52,740	64,080	18.8%
25-64	193,525	238,361	271,783	296,482	334,260	23.0%
65 and Over	30,123	42,030	46,953	51,436	62,670	33.5%
Totals	410,088	453,331	491,600	524,800	587,400	19.5%

Sources: U.S. Bureau of Census and Central Midlands Council of Governments.

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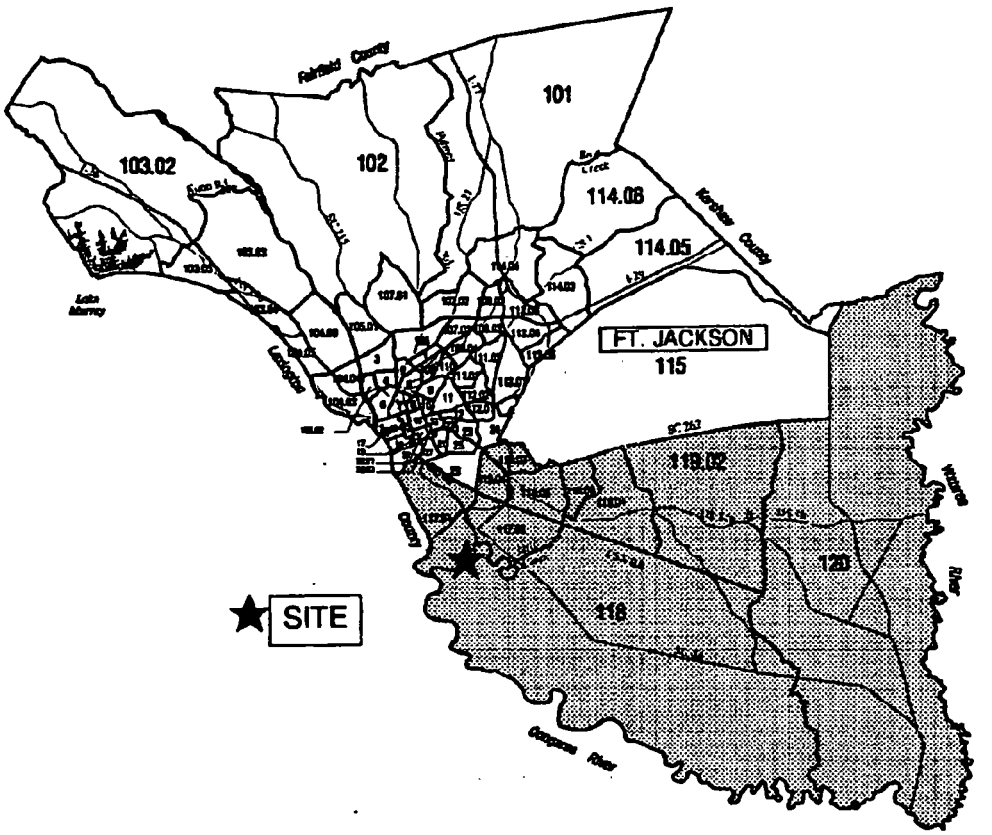
PLTF TRIAL EXH 299

DEMOGRAPHIC PROFILE BY CENSUS TRACT



1990 DEMOGRAPHIC PROFILE BY CENSUS TRACT
LOWER RICHLAND COUNTY

Census Tract	Population	% White	% Owner-Occupied Housing Units	Average Household Income	Per Capita Income	% Below Poverty Level	% High School Graduates
116.03	2,932	84.6%	63.9%	$38,528	$16,803	3.3%	90.5%
116.04	4,765	94.4%	78.0%	$61,459	$22,510	0.0%	92.6%
116.05	7,621	69.3%	44.6%	$31,422	$12,999	12.3%	85.0%
116.06	3,826	75.4%	85.9%	$49,373	$16,985	2.2%	91.9%
117.01	*2,265*	*41.6%*	*57.1%*	*$18,958*	*$7,961*	*20.1%*	*57.1%*
117.02	*3,911*	*5.2%*	*82.9%*	*$28,443*	*$7,956*	*19.3%*	*62.5%*
118	*6,812*	*13.8%*	*87.6%*	*$27,064*	*$8,012*	*19.4%*	*64.8%*
119.01	6,006	50.6%	76.8%	$35,146	$11,336	5.8%	88.6%
119.02	4,303	72.2%	83.0%	$34,611	$12,212	5.7%	82.1%
120	5,080	26.5%	82.6%	$25,651	$8,767	19.5%	61.2%
Totals/Averages	47,521	52.0%	72.3%	$35,066	$12,554	14.0%	N/A
Richland County	285,720	56.0%	59.2%	$35,717	$13,243	10.1%	79.4%

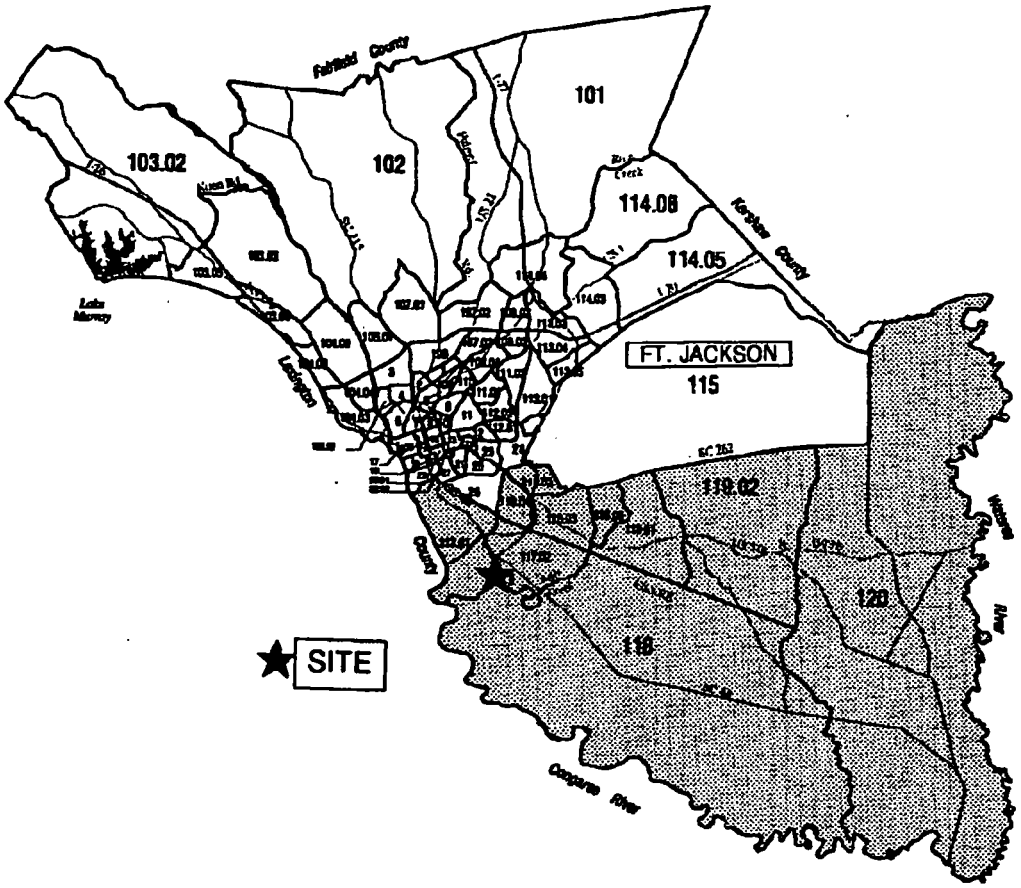
Source: Central Midlands Council of Governments

Haddow & Company

CV005022

PLTF TRIAL EXH 299

POPULATION TRENDS AND PROJECTIONS BY CENSUS TRACT



POPULATION TRENDS AND PROJECTIONS BY CENSUS TRACT
LOWER RICHLAND COUNTY
1990-2015

						Annual Percent Change			
Census Tract	1980	1990	1995	2000	2015	1980-1990	1990-1995	1995-2000	2000-2015
116.03	3,159	2,932	3,130	3,360	3,915	(1.5%)	1.3%	1.4%	1.0%
116.04	3,687	4,765	4,820	4,905	5,025	5.3%	0.2%	0.4%	0.2%
116.05	7,429	7,621	7,740	7,890	8,205	0.5%	0.3%	0.4%	0.3%
116.06	3,142	3,826	3,930	4,065	4,345	4.0%	0.5%	0.7%	0.4%
117.01	*3,109*	*2,265*	*2,150*	*2,065*	*1,665*	*(6.1%)*	*(1.0%)*	*(0.8%)*	*(1.4%)*
117.02	*4,411*	*3,911*	*3,775*	*3,680*	*3,375*	*(2.4%)*	*(0.7%)*	*(0.5%)*	*(0.6%)*
118	*6,035*	*6,812*	*6,920*	*7,060*	*7,345*	*2.5%*	*0.3%*	*0.4%*	*0.3%*
119.01	4,783	6,006	6,115	6,255	6,545	4.7%	0.4%	0.5%	0.3%
119.02	2,963	4,303	4,420	4,565	4,875	7.7%	0.5%	0.6%	0.4%
120	4,724	5,080	5,475	5,700	5,725	1.5%	1.5%	0.8%	0.0%
Totals	43,442	47,521	48,475	49,545	51,020	1.8%	0.4%	0.4%	0.2%
Richland County	269,735	285,720	299,700	312,600	341,300	1.2%	1.0%	0.8%	0.6%

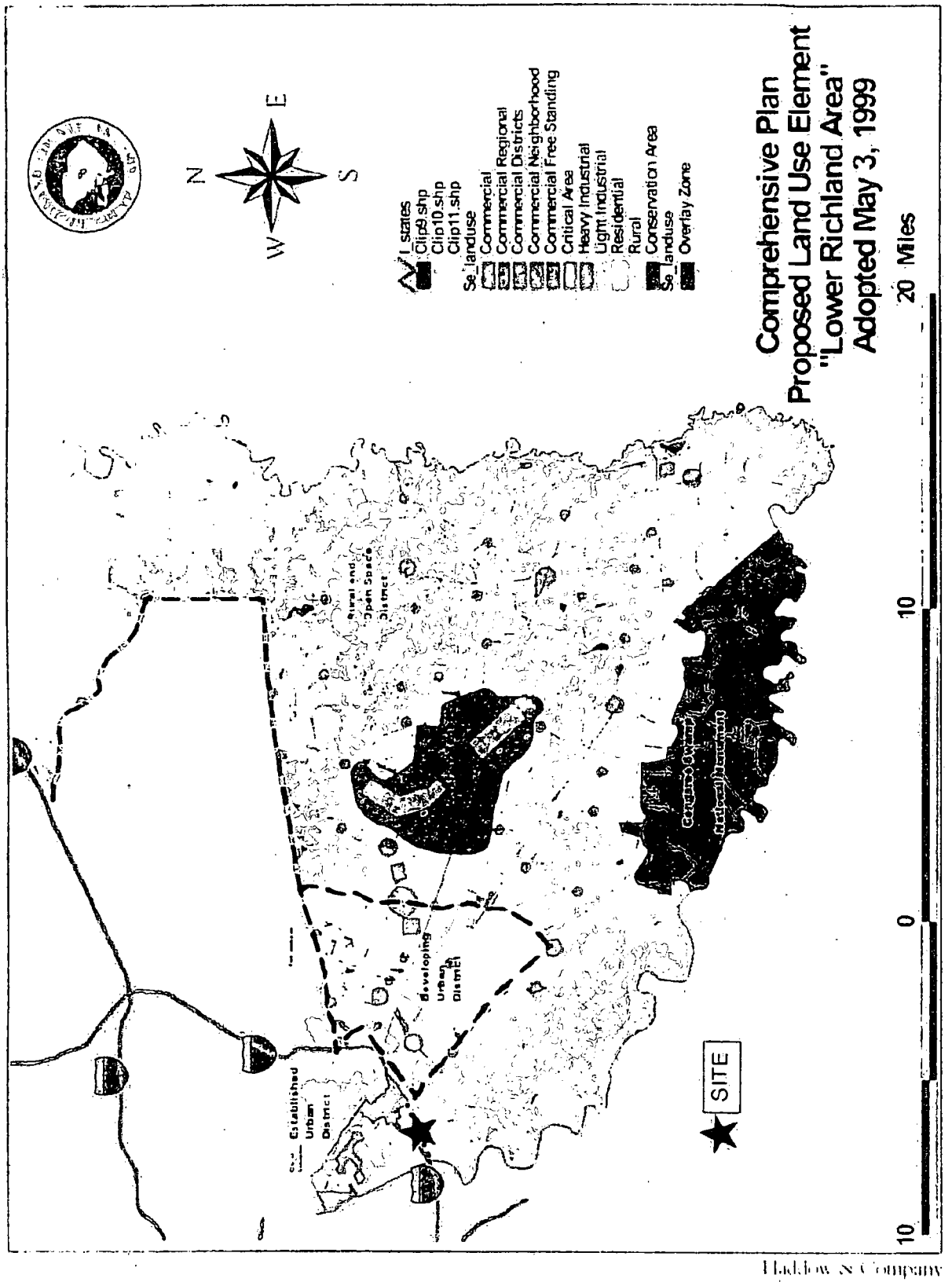
Source: Central Midlands Council of Governments

Haddow & Company

CV005023

PLTF TRIAL EXH 299

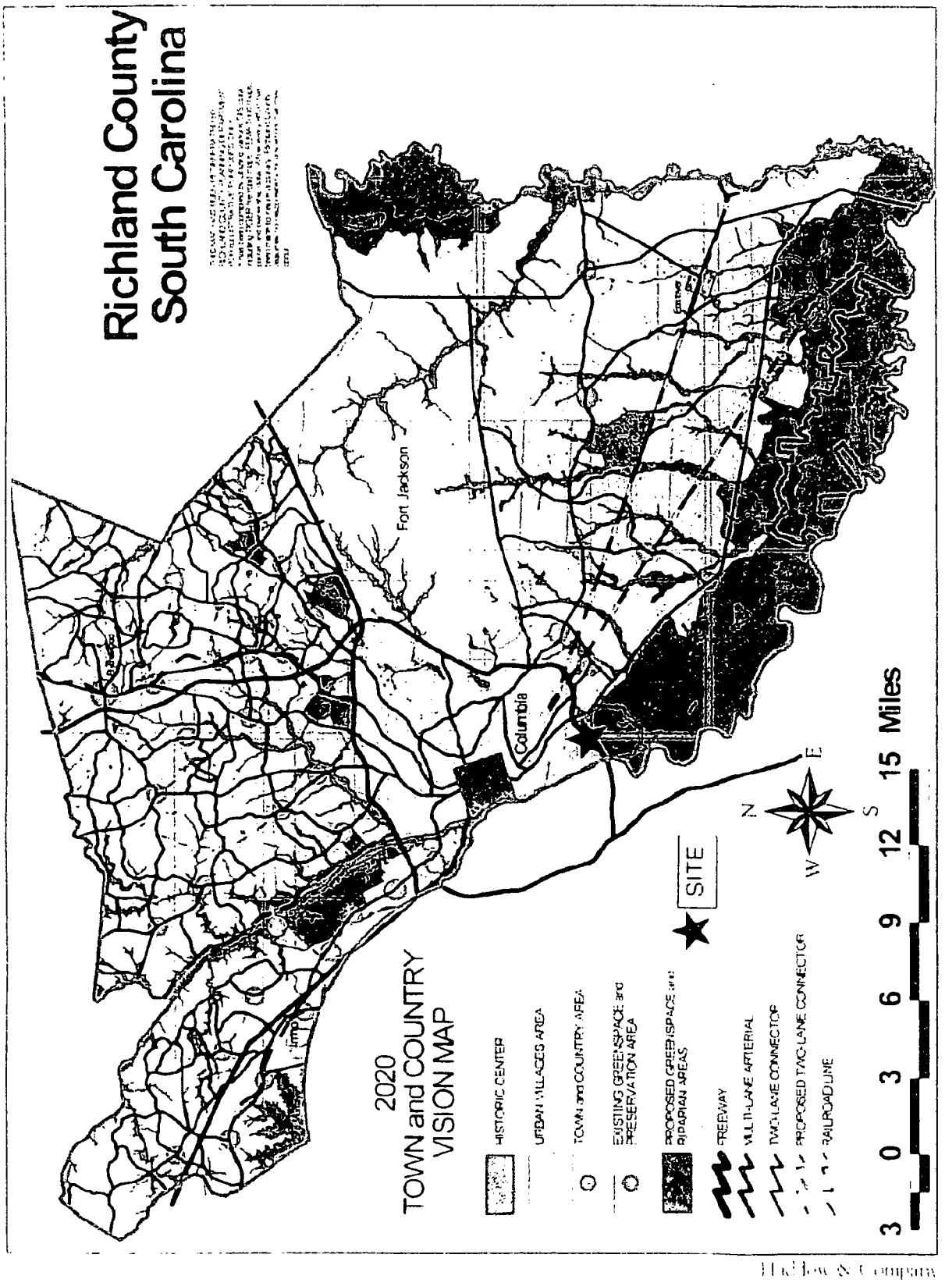
PROPOSED LAND USE ELEMENT - LOWER RICHLAND AREA



CV005024

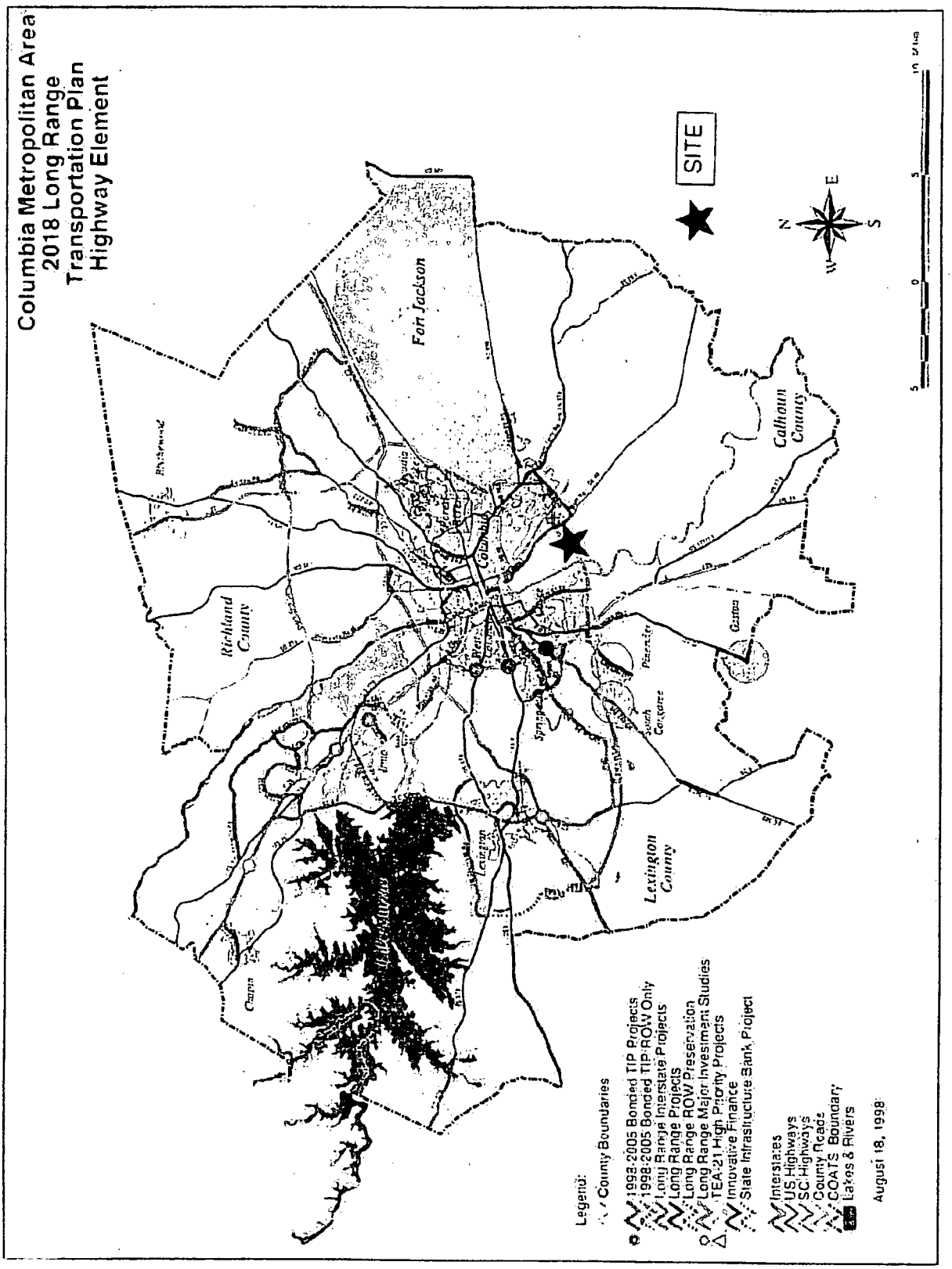
PLTF TRIAL EXH 299

2020 TOWN AND COUNTY VISION MAP



CV005025

PLTF TRIAL EXH 299



CV005026

PLTF TRIAL EXH 299

PLANNED TRANSPORTATION IMPROVEMENTS
GENERAL SITE VICINITY
1999-2003

Project Name	County	% Completion	Description	From	To	Total Length (Miles)	Funding
12th Street Extension (SC 35)	Lexington	75%	Widen and New To Five Lanes	Knox Abbott Dr. (US 21)	Southeastern Beltway (I-77)	4.1	Yes
Airport Boulevard (SC 302)-Phase I	Lexington	65%	Widen to Five Lanes	Airport Road (S-378)	South Congaree	4.0	Yes
Airport Boulevard (SC 302)-Phase II	Lexington	65%	Widen to Seven Lanes	Airport Road (S-378)	I-26	1.0	Yes
Airport Road (S-378)	Lexington	5%	Widen Existing and Partial New Location (4 Lanes)	Airport Boulevard (SC 302)	Platt Springs Road (SC 602)	1.7	Yes
PlatT Springs Road (SC 602)	Lexington	30%	Widen to Five Lanes	Charleston Hwy. (US 21)	Emmanuel Church Rd. (S-168)	5.5	Yes
SC 602 - Extension (Platt Springs Road)	Lexington	0%	Right-of-Way Preservation Project	Emmanuel Church Rd. (S-168)	SC 6	3.8	Yes-2003
SC 302 - Extension (Edmund Highway)	Lexington	0%	Right-of-Way Preservation Project	Church Street	Gator Road	3.1	Yes-2001
I-26 (Frontage Roads)	Lexington	0%	Relocation of Frontage Roads	US 378	Southeastern Beltway	4.5	Yes-Unknown
Airport Connector	Lexington	1%	New Connector with Access Control	Intersection of I-26, I-77, and US 321	US 1	N/A	Yes
Bluff Road	Richland	0%	Widen to Five Lanes	Atlas Road	Pineview Road	1.1	No
Atlas Road	Richland	0%	Widen to Five Lanes	Bluff Road	Garners Ferry Road	1.0	No
Garners Ferry Road	Richland	0%	Widen to Seven Lanes Divided	Greenlawn Road	Trotter Road	1.0	No

Source: Central Midlands Council of Governments, "Transportation Improvement Program"

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[redacted]

PROPERTY DATA

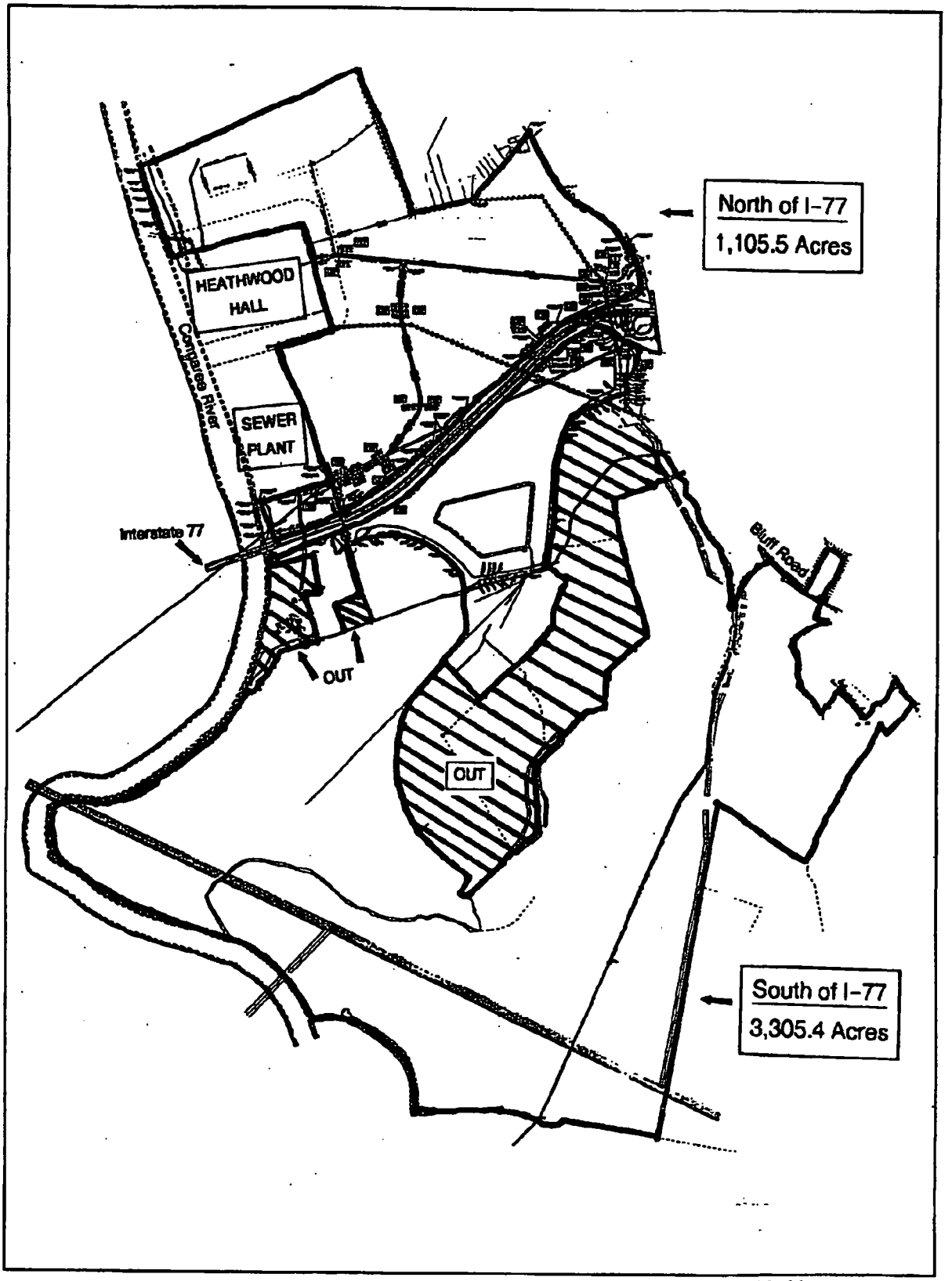
[redacted]

CV005028

PLTF TRIAL EXH 299

3937

PLAT OF PROPERTY



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CV005029

PLTF TRIAL EXH 299

PROPERTY FACTS

Location:	Both sides of Interstate 77 at Bluff Road
Size:	1,105.5 Acres – North of Interstate 77 3,305.4 Acres – South of Interstate 77 4,410.9 Acres
Political Jurisdiction:	Unincorporated Richland County, South Carolina
Zoning:	D-1 (Development District) and RU (Rural District) – Both zoning classifications are intended to promote low-density rural development.
Comprehensive Plan:	The proposed future land use per Richland County's Comprehensive Plan is "rural" for the land south of Interstate 77 and a mix of rural, low-density residential, general commercial, and office commercial for the land north of Interstate 77.
Flood Plain:	The property is entirely contained in the Flood Way according to the Preliminary Series "H" 1998 study prepared by the Federal Emergency Management Administration (FEMA). A revision of the Flood Way boundary is currently under way that may remove the flood hazard designation from the property. A previous FEMA analysis (Existing Serves "G" 1994 – prepared in January, 1994) designated most of the property Flood Plain AE instead of Flood Way.
Physical Features:	The property is irregularly shaped and is improved with a dike system to control flooding. The site elevation generally ranges from 120 to 130 feet above mean sea level. An initial evaluation conducted by Lockwood Greene indicated 1,191 acres of wetlands, but a more comprehensive analysis is under way that will reportedly reflect a significantly lower amount. Lockwood Greene estimates that levies occupy 155 acres.
Approximate Congaree River Frontage:	2.7 Miles (not including the river frontage of contiguous parcels, such as Heathwood Hall)
Bluff Road Frontage:	2,000 Feet (Two Segments)
Approximate Interstate 77 Frontage:	10,000 Feet (Both Sides)
Easements:	1. Four 50-foot sanitary sewer easements to the City of Columbia. 2. Three 70-foot easements to the South Carolina Electric & Gas Company 3. One 100-foot and one 130-foot to the South Carolina Public Service Authority. 4. 500-foot buffer around the Heathwood Hall property.

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PROPERTY FACTS (CONT.)

Out-Parcels:

Parcels enveloped by the property are owned by Heathwood Hall (136.5 acres), City of Columbia (120 acres), Terrell Norris Seed Co. (33.3 acres), Burwell Manning (51.7 acres), Carolina Seeds, Inc. (10 acres), and Foster, Jordan et al.

Utilities:

Sanitary Sewer: Two sewer treatment plants are located contiguous to the property: City of Columbia Wastewater Treatment Plant and the East Richland Wastewater Treatment Plant. The City's plant underwent an expansion in treatment capacity from 40 to 60 million gallons per day in 1996. Current utilization is estimated at 34 million gallons per day. An additional expansion of 20 million gallons per day is possible, but there are no current plans. The East Richland plant has capacity for 10.5 million gallons per day with current utilization of 8.0 million gallons per day. Capacity can be expanded to a total of 15 million gallons per day.

Water: A water line runs along Bluff Road and another line (10 inches) crosses a portion of the property and ties in with South Beltline Road to serve the school.

Electricity: South Carolina Electric & Gas

Natural Gas: South Carolina Electric & Gas

Average Daily Traffic Counts:

Bluff Road (At Bluff Industrial Boulevard):	17,300 (1993) 17,200 (1997)
Interstate 77 (Between Bluff Road and Shop Road):	21,800 (1993) 45,000 (1997)

Southeastern Beltway (I-77):

The section of Interstate 77 that runs between Interstates 20 and 26, known as the Southeastern Beltway, was completed in the following segments:

Segment	Opening Date
Interstate 26 to Bluff Road	August, 1986
Bluff Road to U.S. 76	September, 1989
U.S. 76 to S.C. 760	July, 1992
S.C. 760 to S.C. 12 Spur	April, 1993
S.C. 12 Spur to S.C. 12	June, 1995
S.C. 12 to Interstate 20	December, 1987

The new interchange at 12th Street opened in April, 1996.

School District:

Richland County School District #1

Nearest Commercial Services:

Approximately three miles away at Interstate 77 and Garners Ferry Road.

STRENGTHS AND WEAKNESSES
CONGAREE PROPERTY

Three Big Strengths

Strengths

- Very close-in location with immediate access to Downtown Columbia and the University of South Carolina.
- Extensive frontage on the Congaree River and Interstate 77.
- Interstate 77 provides excellent regional access via a full interchange at Bluff Road.
- Adjacent to Heathwood Hall School, the premier private school in Columbia.
- Proximity to the airport and the bulk mail facility.
- Potential to create a planned mixed-use development due to the property's large size.

Weaknesses

- Entire property is currently designated Flood Way, which prohibits development, but this designation is likely to change.
- Adjacent to massive sewer treatment plant, which is a visual blight and produces periodic odors.
- Poor public school district.
- Unsightly character of development along Bluff Road.
- Low-income neighborhoods in the site's vicinity and a perceived crime problem.
- Local perception of property as undevelopable due to low elevation.
- Very limited frontage on Bluff Road, with no frontage immediately south of Interstate 77.
- Located on the wrong side of town in terms of traditional growth patterns and favorable public perceptions.
- Lack of commercial services in immediate vicinity.
- New Town and Country Vision Plan for Richland County earmarks the land south of Interstate 77 (3,305 acres) for "Proposed Greenspace and Riparian Area."
- Several easements for sanitary sewer and power lines cross the property.

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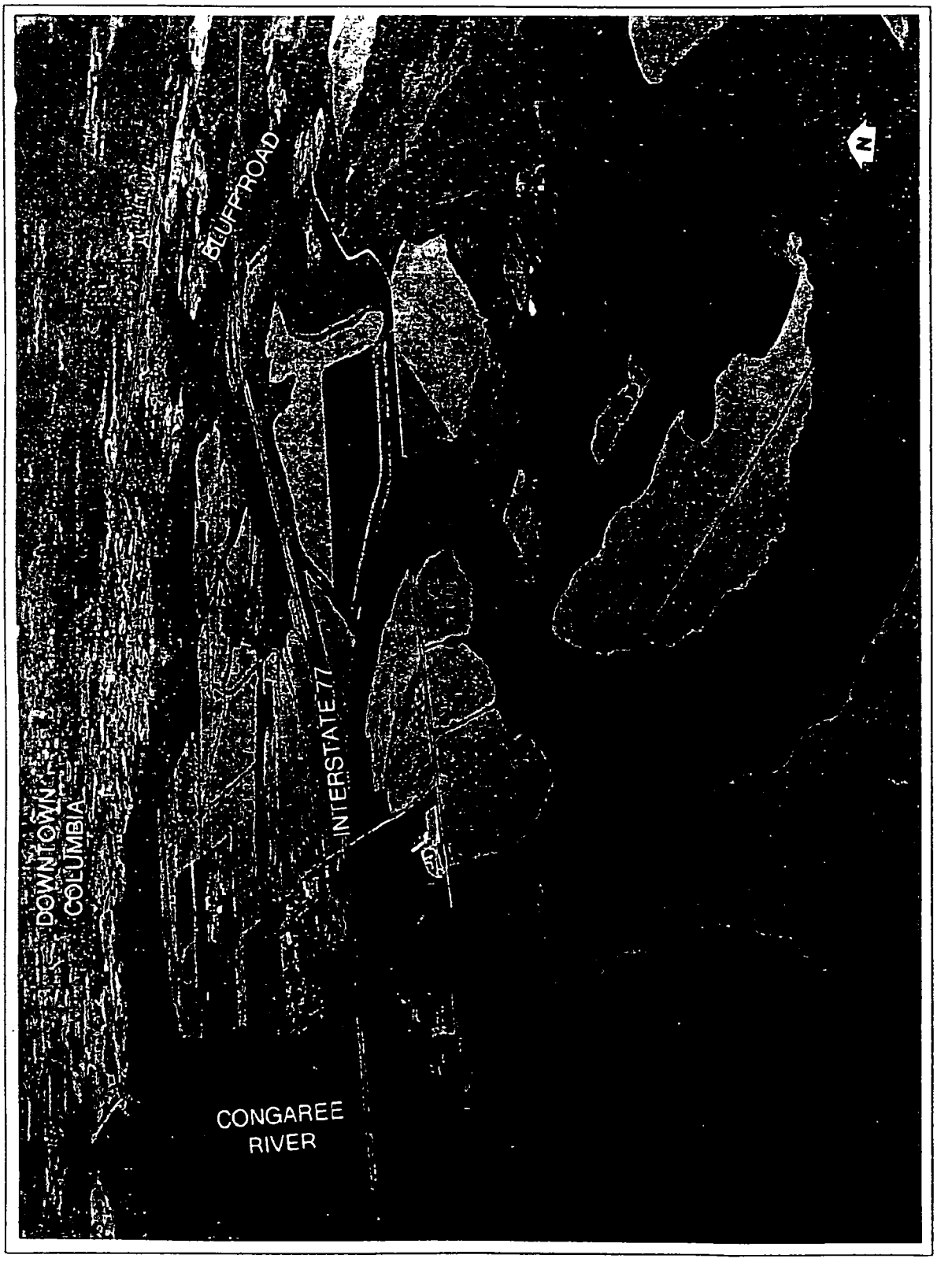
VIEW OF PROPERTY LOOKING NORTH



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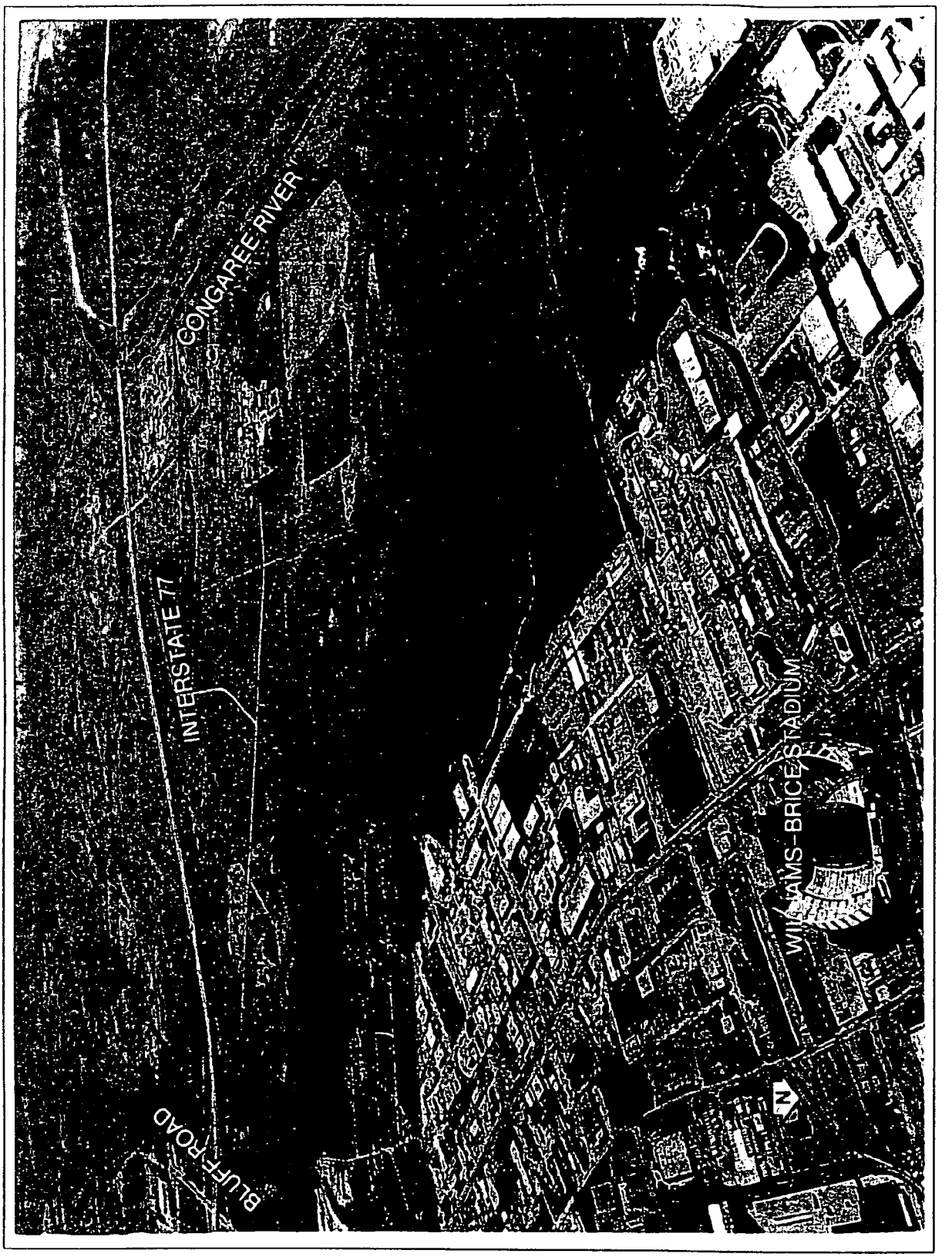
PLTF TRIAL EXH 299

VIEW OF PROPERTY LOOKING SOUTH



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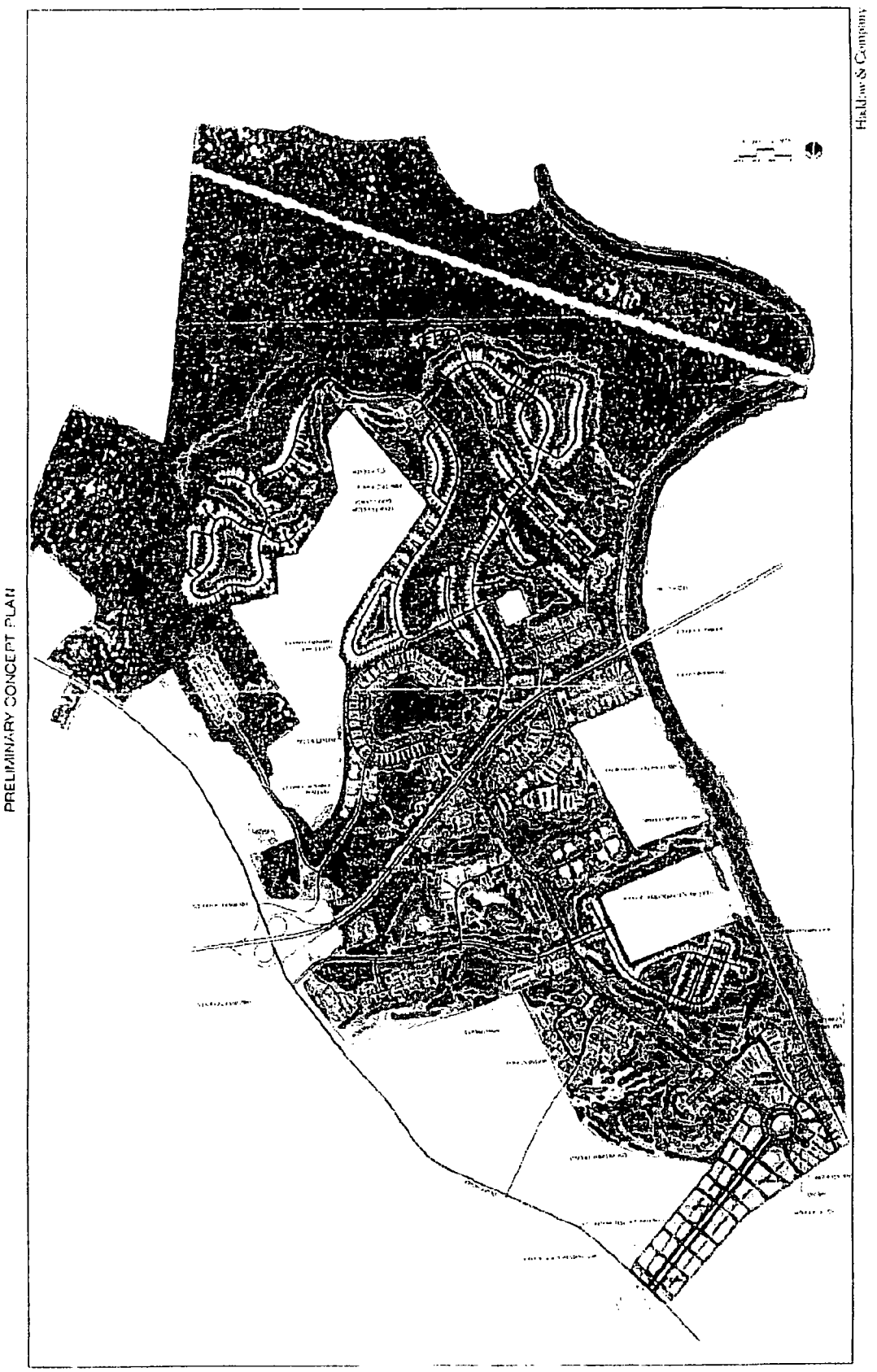
CV005034

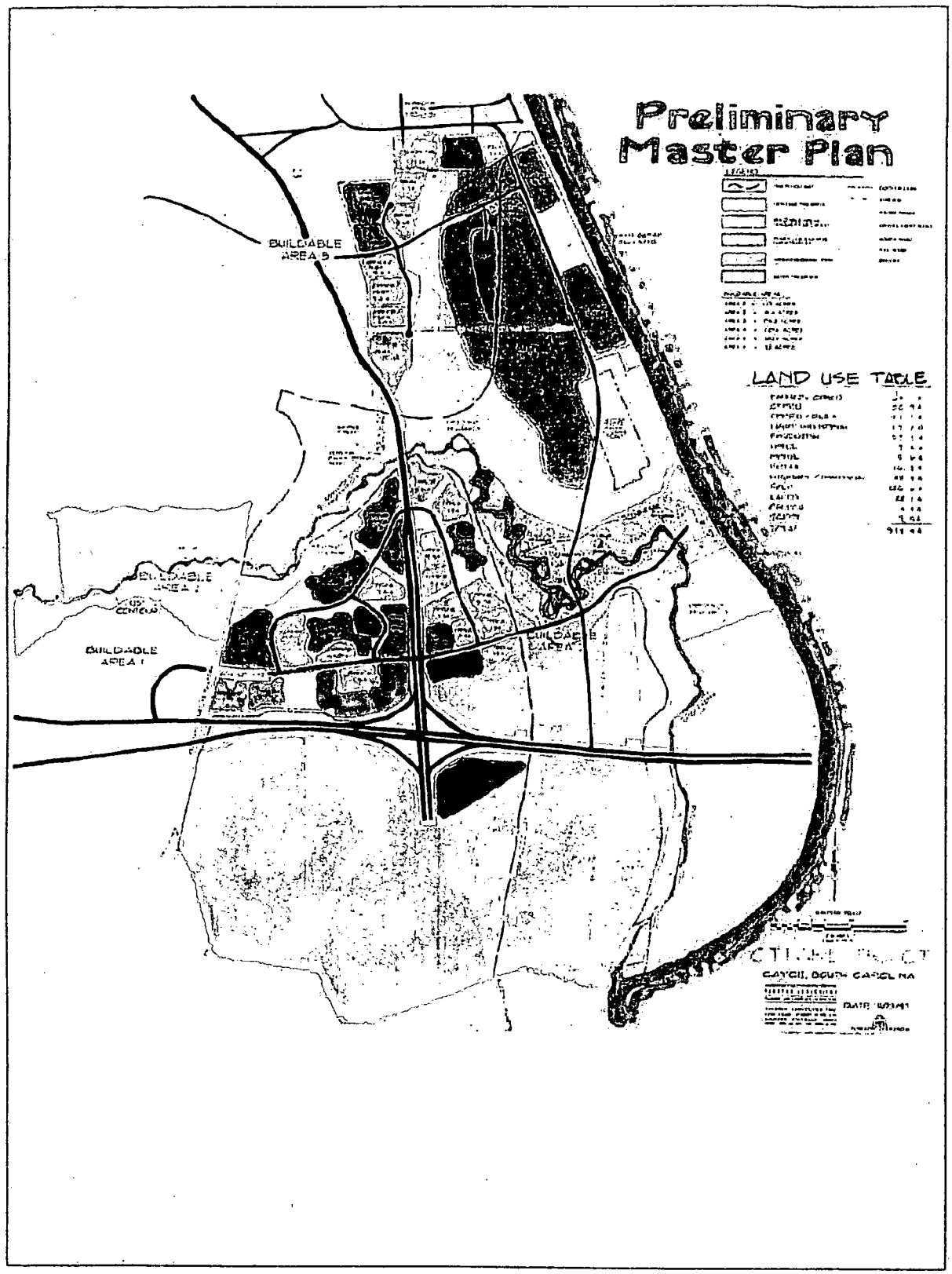
PLTF TRIAL EXH 299



CV005035

PLTF TRIAL EXH 299

PRELIMINARY MASTER PLAN - SCANA PROPERTY



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CV005036

PLTF TRIAL EXH 299

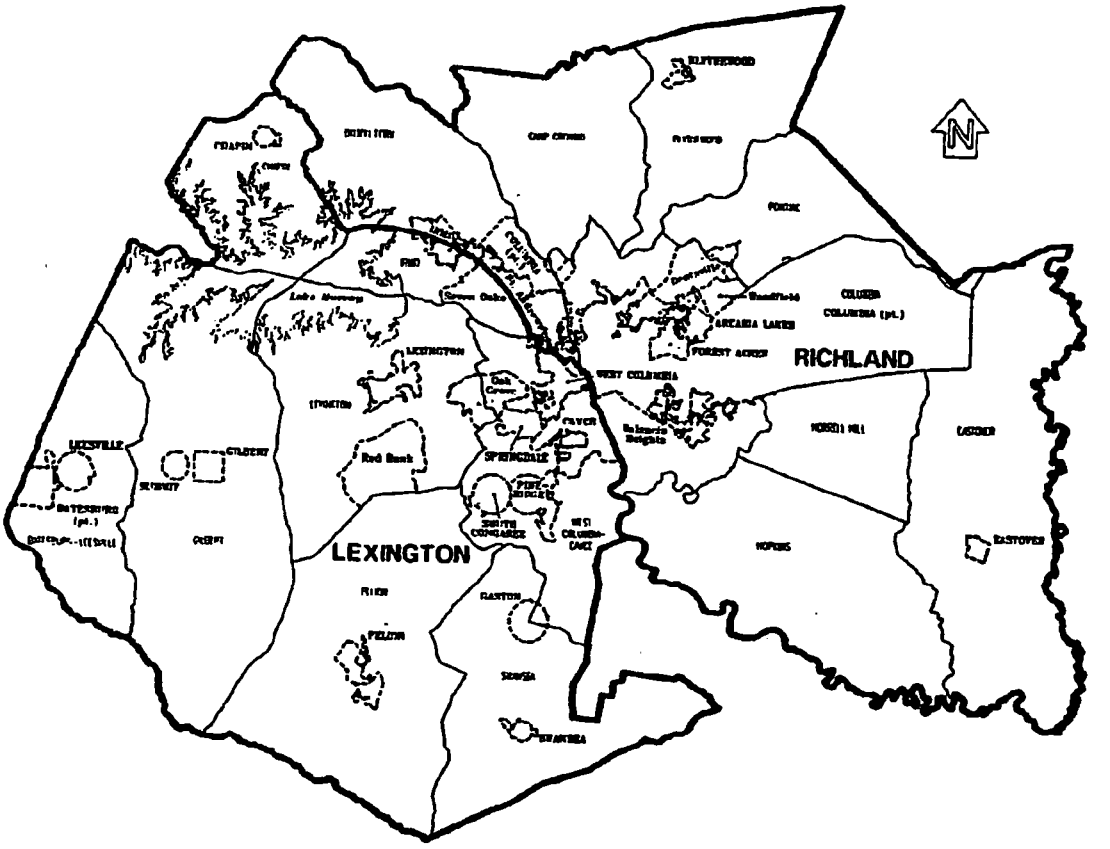
RESIDENTIAL MARKET

CV005037

PLTF TRIAL EXH 299

3946

NEW RESIDENTIAL CONSTRUCTION



NEW RESIDENTIAL CONSTRUCTION
COLUMBIA, SOUTH CAROLINA MSA
1990 - 1998

	Lexington County			Richland County		
Year	Single-Family	Multi-Family	Total Housing Units	Single-Family	Multi-Family	Total Housing Units
1990	1,015	171	1,186	1,157	276	1,433
1991	1,134	87	1,221	1,142	688	1,830
1992	1,453	10	1,463	1,395	315	1,710
1993	1,524	222	1,746	1,374	847	2,221
1994	1,434	438	1,872	1,509	393	1,902
1995	1,158	428	1,586	1,750	429	2,179
1996	1,354	91	1,445	2,225	384	2,609
1997	1,390	62	1,452	1,880	1,218	3,098
1998	1,498	307	1,805	2,434	532	2,966
Totals	11,960	1,816	13,776	14,866	5,082	19,948
Annual Average 1990 - 1998	1,329	202	1,531	1,652	565	2,216

Source: Central Midlands Council of Governments

Where do the Growth?

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CV005038

PLTF TRIAL EXH 299

SINGLE-FAMILY HOUSING MARKET
COLUMBIA MSA
12 MONTHS ENDED 9/30/98

NEW HOUSE SALES

Price Range	Lexington County	Market Share	Richland County	Market Share	Columbia MSA Total	Market Share
Under $90,000	215	25.0%	307	22.3%	522	23.3%
$90,000-$129,000	296	34.4%	534	38.8%	830	37.1%
$130,000-$149,000	109	12.7%	172	12.5%	281	12.6%
$150,000-$189,000	120	13.9%	174	12.6%	294	13.1%
$190,000-$209,000	43	5.0%	28	2.0%	71	3.2%
$210,000+	78	9.1%	161	11.7%	239	10.7%
	861	100%	1,376	100%	2,237	100%

TOP 10 RICHLAND COUNTY BUILDERS

Builders	No. of Permits	Average Price
MARC	144	$98,000
Centex	184	$150,900
Mungo	131	$112,100
Beazer	123	$110,200
C & C Builder	93	$100,300
Shumaker Builder	67	$124,200
Jacobs	59	$126,800
Stonehedge	46	$112,300
Palmetto	39	$88,900
Allen Construction	36	$125,400

HOUSE RESALES – RICHLAND COUNTY

	Area I		Area II		Area IV		Total	
Price Range	No.	%	No.	%	No.	%	No.	%
Under $91,000	209	23.2%	287	61.5%	401	27.9%	897	31.9%
$91,000-$120,900	304	33.7%	110	23.6%	361	25.1%	779	27.6%
$121,000-$160,900	241	26.7%	38	8.1%	329	22.9%	608	21.7%
$161,000-$200,900	91	10.1%	13	2.8%	204	14.2%	308	11.0%
$201,000+	57	6.3%	19	4.1%	144	10.0%	220	7.8%
	902	100%	467	100%	1,439	100%	2,808	100%

Source: Bob Capes Realty – Century 21

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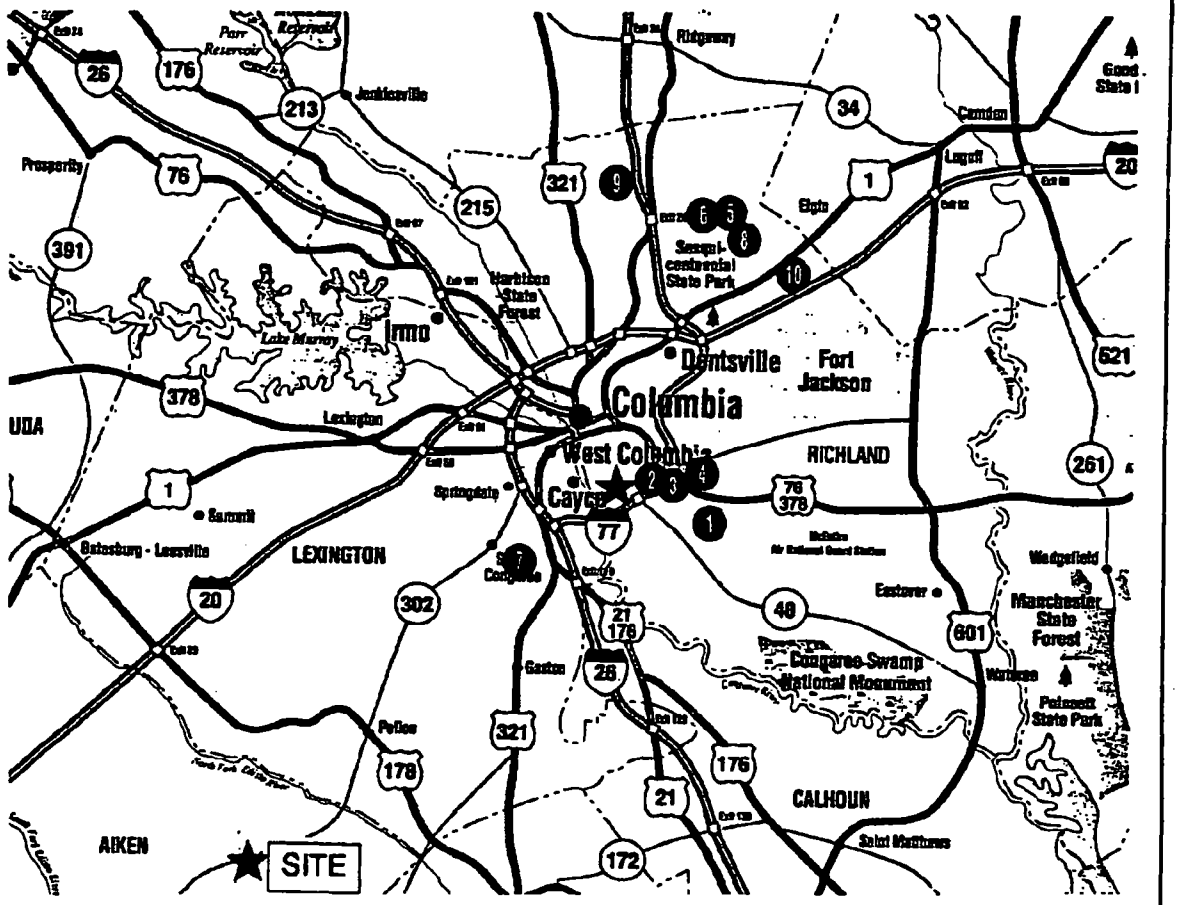
CV005039

PLTF TRIAL EXH 299



RESIDENTIAL COMMUNITIES
COLUMBIA, SOUTH CAROLINA
JUNE, 1999

No.	Project	Year Started	No. of Acres	Lots Planned	Lots Sold	Lot Prices
1.	East Lake	1998	81	400	95	$18,000
2.	Hampton Crest	1998	100	124	35	$42,500-$49,500
3.	Heritage Woods	1987	54	150	75	$17,000-$21,000
4.	Kings Grant	1989	269	350	230	$65,000-$70,000
5.	Lake Carolina	1998	1,679	3,000	300	$20,000-$54,000
6.	Long Creek Plantation	1980	2,400	1,400	760	$25,000-$115,000
7.	Rockford Place	1995	33	72	19	$26,000-$39,999
8.	The Summit	1989	1,680	3,000-3,500	1,300	$12,000-$45,000
9.	University Club	1998	720	700	70	$43,500-$125,000
10.	Wood Creek Farms	1995	2,077	N/A	125	$40,000-$350,000

Source: Haddow & Company

Haddow & Company

CV005040

PLTF TRIAL EXH 299

RESIDENTIAL COMMUNITY SURVEY
COLUMBIA, SOUTH CAROLINA
JULY, 1999

	East Lake	Hampton Crest	Heritage Woods	Kings Grant	Lake Carolina
Location:	Fountain Lake Road	Chimney Hill Road	Rockwood Road	Ft. Jackson Boulevard	Hardscrabble Road
School District:	Richland #1	Richland #1	Richland #1	Richland #1	Richland #2
Developer:	Chestnut Hill Associates	Palmetto Traditional Homes	Heritage Woods Corporation	Wildcat Creek Development Co.	Lake Carolina Development, Inc.
No. of Acres:	81	100	54	269	1,679
Year Started:	1998	1998	1987	1989	1998
No. of Lots Planned:	400	124	150	350	3,000
Lots Sold:	95	35	75	230	300
Lot Prices:	$18,000	$42,500-$49,500	$17,000-$21,000	$65,000-$70,000	$20,000-$54,000
Average Lot Size (Acres):	0.14	0.33	0.18	0.47	0.25-1.47
Houses Built:	75	20	75	185	45
Typical House Price:	$100,000	$250,000	$105,000	$300,000	$120,000-$225,000
Typical House Size (Sq. Ft.):	1,400	2,000-3,300	1,500	3,000	2,500
Wastewater System:	Sewer	Sewer	Sewer	Sewer	Sewer
Amenities:	Lake Playing Field Basketball Court Playground	Lake Swimming Pool Playground Pavilion	Lake	Lakes (2) Tennis Courts (2) Swimming Pool Clubhouse	Lake Tennis Courts (2) Swimming Pool Clubhouse
Active Builders:	Beazer Homes	O'Farrell Builders Schaffer Homes	Schumaker Builders	John Wieland Homes O'Farrell Builders	Torrey Homes

Haddow & Company

RESIDENTIAL COMMUNITY SURVEY (CONT.)

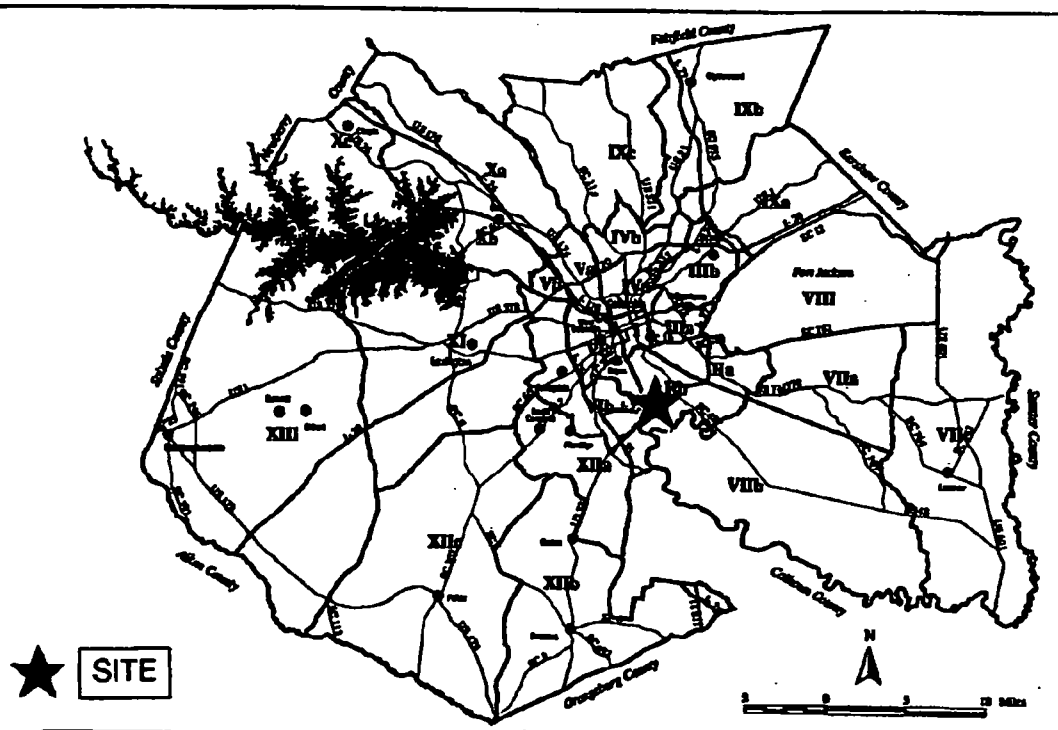
	Long Creek Plantation	Rockford Place	The Summit	University Club	Wood Creek Farms
Location:	Longtown Road	Bachman Road	Summit Parkway	Blythewood Road	Woodcreek Farms Rd.
School District:	Richland #2	Lexington #2	Richland #2	Richland #2	Richland #2
Developer:	Fairways Development General Partnership	Charwood Development Co.	Terrabrook	University Clubs of America	Beaver Lake Dev. Partners
No. of Acres:	2,400	33	1,680	720	2,077
Year Started:	1980	1995	1989	1998	1995
No. of Lots Planned:	1,400	72	3,000-3,500	700	N/A
Lots Sold:	760	19	1,300	70	125
Lot Prices:	$25,000-$115,000	$26,000-$39,999	$12,000-$45,000	$43,500-$125,000	$40,000-$350,000
Average Lot Size (Acres):	0.25-6.0	0.33	0.12-0.32	0.11-1.0	N/A
Houses Built:	732	19	1,100	20	48
Typical House Price:	$160,000-$750,000	$186,900-$189,900	$80,000-$350,000	$165,000+	$300,000-$1,000,000
Typical House Size (Sq. Ft.):	2,200-5,000	2,200	1,100-4,000	1,224-3,000	3,000-7,000
Wastewater System:	Sewer and Septic	Sewer	Sewer	Sewer	Sewer
Amenities:	Lakes (9) Tennis Courts (12) Swimming Pool Golf Courses (2) Equestrian Center Playgrounds Clubhouses (2)	Lakes (2) Clubhouse Golf Course	Lakes (6) Tennis Courts (2) Swimming Pools (2) Clubhouse Playground	Tennis Courts (3) Swimming Pools (2) Clubhouses (2) Golf Course	Lake Country Club Golf Course
Active Builders:	Zigler Home Builders Essex Homes J & B Realty Contractors	Lexington Builders Lattimore Builders	N/A	Plantation Builders Plyler Properties	N/A

Note: The developer of Wildewood refused to participate in the survey. Wildewood was started in 1974 and is approximately 1,600 acres. The typical house price is $360,000, and 960 lots are planned.

Source: Haddow & Company

Haddow & Company

APARTMENT VACANCY RATES BY AREA



APARTMENT VACANCY RATES BY AREA
COLUMBIA MSA
SEPTEMBER 1998

Area		Total Units Surveyed	Vacant Units	% Vacant
I	Downtown Columbia	1,226	24	2.0%
II	East Richland	2,793	235	8.4%
III a	Shandon/ Forest Acres	800	5	0.6%
III b	Forest Acres/Dentsville	4,003	214	5.3%
IV a	North Richland	719	72	10.0%
V a	St. Andrews (Richland County)	6,376	200	3.1%
V b	St. Andrews (Lexington County)	2,181	85	3.9%
VI a	West Columbia/Cayce	1,357	60	4.4%
VI b	Oak Grove-Springdale-Dixiana	812	18	2.2%
IX a	Richland Northeast	1,246	181	14.5%
X a&b	Dutch Fork-Irmo	1,676	67	4.0%
XI	Lexington/Lake Murray	420	22	5.2%
XII b	Swansea	52	0	0.0%
XIII	Batesburg-Leesville/Gilbert	74	1	1.4%
	Total/Average	23,735	1,184	5.0%

Note: The units surveyed were nonsubsidized apartments of either the garden, townhouse, flat or high-rise variety. This survey represents approximately 91.0% of these apartment complexes containing 12 or more units and aged 3 months or more in the Columbia, S.C. MSA.

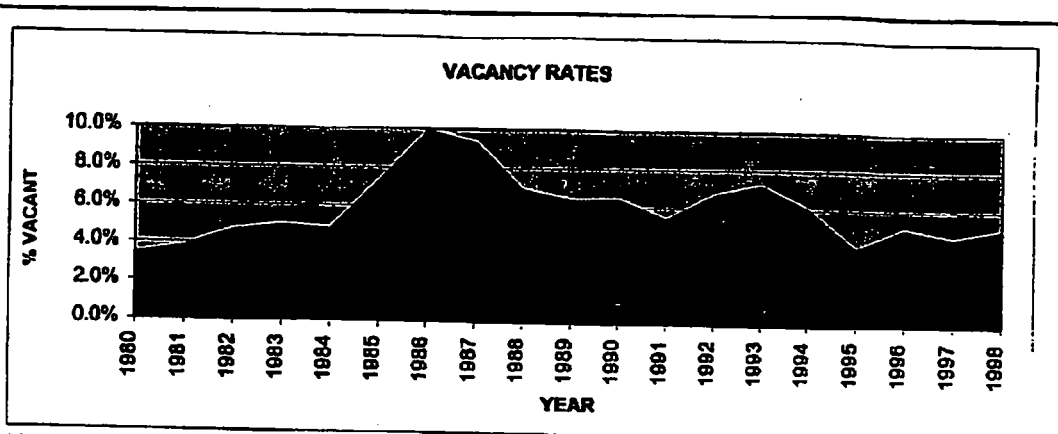
Source: Central Midlands Council of Governments

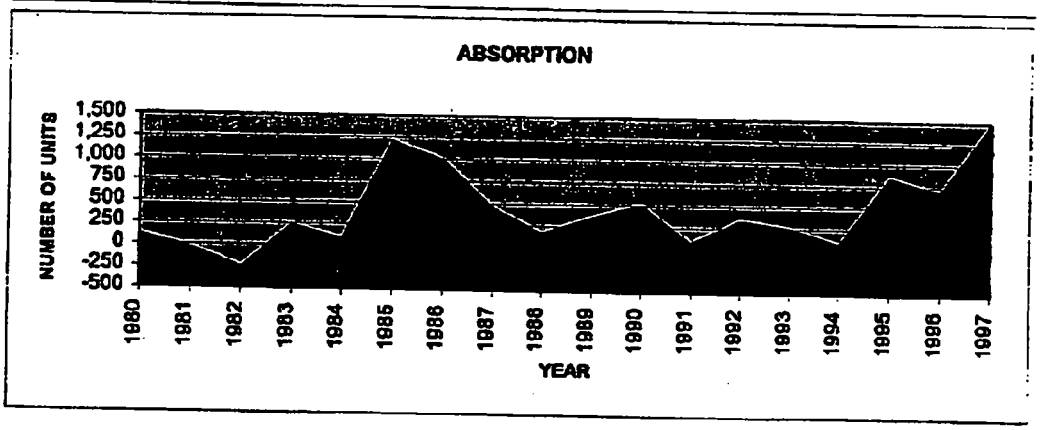
Haddow & Company

CV005043

PLTF TRIAL EXH 299

APARTMENT MARKET TRENDS





Year	Total Units	Vacant Units	% Vacant	Unit Increase Between Periods	Units Absorbed
1980	15,029	511	3.4%	110	(212)
1981	15,303	582	3.8%	-34	(383)
1982	15,316	713	4.7%	-257	(342)
1983	15,331	751	4.9%	233	(28)
1984	16,252	775	4.8%	73	(470)
1985	16,923	1,235	7.3%	1,204	373
1986	18,787	1,860	9.9%	998	385
1987	20,167	1,876	9.3%	449	578
1988	21,157	1,452	6.9%	166	215
1989	21,467	1,364	6.4%	353	298
1990	22,568	1,448	6.4%	499	149
1991	23,191	1,259	5.4%	69	310
1992	23,975	1,602	6.7%	333	183
1993	24,308	1,752	7.2%	252	524
1994	24,560	1,480	6.0%	79	579
1995	24,639	980	4.0%	845	377
1996	25,484	1,280	5.0%	687	781
1997	26,171	1,186	4.5%	1,485	1,288
1998	27,656	1,383	5.0%	N/A	N/A

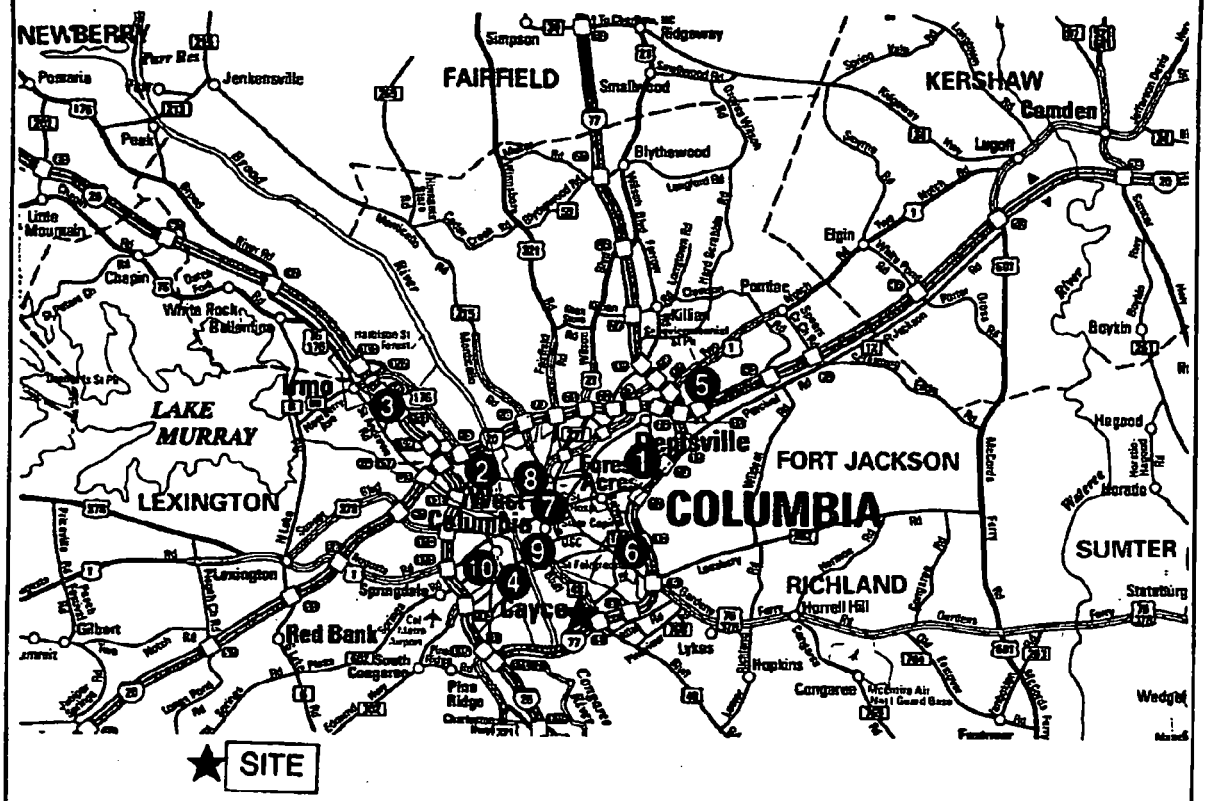
Note: The units surveyed were nonsubsidized apartments of either the garden, townhouse, flat or high-rise variety. The formula used to project total units was to sum the number of units completed, with those which should be completed during the next three months, along with all units previously completed.

Source: Central Midlands Council of Governments

Haddow & Company

CV005044

PLTF TRIAL EXH 299



APARTMENT SURVEY
COLUMBIA, SOUTH CAROLINA
JUNE, 1999

No.	Project Name	Year Built	No. of Units	Avg. Unit Size	Avg. Monthly Rent	Avg. Rent/ Sq. Ft.	Occupancy Rate
1.	*42 Magnolia*	1993	196	1,050	$908	$0.86	100.0%
2.	*Broad River Trace*	1998-99	240	1,072	$724	$0.68	77.0%
3.	*Columbiana Lakes*	1996	204	1,024	$690	$0.67	87.8%
4.	*Granby Crossing*	1990	168	950	$705	$0.74	91.7%
5.	*The Grove at Wildewood*	1998	264	1,094	$737	$0.67	95.8%
6.	*Huntington Place*	1998	192	1,263	$702	$0.56	100.0%
7.	*Park Side*	1993	63	793	$712	$0.90	96.8%
8.	*The Pavilion*	1988	240	970	$624	$0.64	98.3%
9.	*The Rapids*	1996	240	989	$611	$0.62	94.2%
10.	*University Commons*	1994	204	1,065	$1,032	$0.97	100.0%
	Totals/Averages		2,011	1,044	$742	$0.71	93.8%

Source: Haddow & Company

Haddow & Company

CV005045

PLTF TRIAL EXH 299

APARTMENT SURVEY
COLUMBIA, SOUTH CAROLINA
JUNE, 1999

No.	Project/Owner Location	Year Built	No. of Units	Unit Type	Unit Size (Sq. Ft.)	Monthly Rent	Monthly Rent Per Sq. Ft.	Occ. Rate	Project Amenities	Unit Features
1.	**42 MAGNOLIA** Estates Management Company 5150 Forest Drive	1993	71 100 25 196	1BR/1BA 2BR/2BA 3BR/2BA	674-775 954-1,387 1,485	$640-$740 $800-$1,160 $1,200	$0.95-$0.96 $0.84-$0.85 $0.81	100.0%	Laundry Facility, Swimming Pool, Clubhouse, Exercise Facility, Tennis Courts, Garages ($90/Month)	Security Alarm Systems (Pre-wired), Balcony, Ceiling Fans, W/D Connections, Vaulted Ceilings (Top Floors), 9-Foot Ceilings
2.	**BROAD RIVER TRACE** N/A 551 River Hill Circle	3/98-1/99	84 84 36 36 240	1BR/1BA 2BR/2BA 2BR/2BA 3BR/2BA	882 1,132 1,154 1,295	$620 $730 $750 $925	$0.70 $0.64 $0.65 $0.71	77.0%	Laundry Facility, Swimming Pool, Clubhouse, Covered Parking, Volleyball Court, Jacuzzi, Exercise Facility, Storage ($26-$40/Month), Garages ($75/Month)	Balcony, Sprinkler System, Ceiling Fans, Fireplace (Selected Units), W/D Connections, Vaulted Ceilings (Top Floors), 9-Foot Ceilings
3.	**COLUMBIANA LAKES** RCI Management 250 Crossbow Drive	1986	56 140 8 204	1BR/1BA 2BR/2BA 3BR/2BA	715-819 1,077-1,138 1,350	$530-$620 $670-$775 $900-$930	$0.74-$0.76 $0.62-$0.68 $0.67-$0.69	87.8%	Laundry Facility, Swimming Pool, Clubhouse, Volleyball Court, Jacuzzi, Exercise Facility, Storage ($45/Month), Tennis Courts, Garages ($75/Month)	Balcony, Ceiling Fans, Fireplace (Selected Units), Microwave Oven, W/D Connections, Vaulted Ceilings (Top Floors), 9-Foot Ceilings
4.	**GRANBY CROSSING** (*) Easlan Management 100 Granby Crossing	1990	84 84 168	1BR/1BA 2BR/2BA	824 1,075	$595-$695 $715-$815	$0.72-$0.84 $0.67-$0.76	91.7%	Laundry Facility, Swimming Pool, Clubhouse, Jacuzzi, Exercise Facility	Balcony, Ceiling Fans, Fireplace (Selected Units), W/D Connections, Vaulted Ceilings (Top Floors)
5.	**THE GROVE AT WILDEWOOD** Schaedle, Worthington, and Hyde 811 Mallet Hill Road	1998	96 128 40 264	1BR/1BA 2BR/2BA 3BR/2BA	845-946 1,108-1,193 1,343-1,429	$580-$645 $740-$800 $900-$960	$0.68-$0.69 $0.67 $0.67	95.8%	Laundry Facility, Business Center, Swimming Pool, Clubhouse, Secured Entrance Gate, Exercise Facility, Storage Units ($25/Month), Tennis Courts, Garages ($85/Month)	Balcony, Sprinkler System, Ceiling Fans, Fireplace (Selected Units), W/D Connections, 9-Foot Ceilings, Garden Tubs

Haddow & Company

PLTF TRIAL EXH 299
3955
CV005046

APARTMENT SURVEY (CONT.)

No.	Project/Owner Location	Year Built	No. of Units	Unit Type	Unit Size (Sq. Ft.)	Monthly Rent	Monthly Rent Per Sq. Ft.	Occ. Rate	Project Amenities	Unit Features
6.	**HUNTINGTON PLACE** True Street Partnership 1003 True Street	1998	80 80 32 192	2BR/2BA 2BR/2BA 3BR/2BA	1,224 1,224 1,458	$685-$685 $670-$690 $815-$830	$0.54-$0.56 $0.55-$0.56 $0.56-$0.57	100.0%	Laundry Facility, Swimming Pool, Clubhouse, Covered Parking, Playground, Exercise Facility, Garages ($85/Month)	Balcony, Sprinkler System, Ceiling Fans, Fireplace (Select Units), Microwave Oven, W/D Connections, Vaulted Ceilings (Top Floors), 9-Foot Ceilings
7.	**PARK SIDE** The Beach Company 900 Taylor Street	1983	20 1 3 20 16 3 63	1BR/1BA 1BR/1BA 1BR/1BA 2BR/2BA 2BR/2BA 2BR/2BA	620 655 835 860 900 935	$610 $625 $665 $755 $780 $815	$0.98 $0.95 $0.80 $0.88 $0.87 $0.87	96.8%	Swimming Pool, Clubhouse, Secured Entrance Gate	Balcony, Sprinkler System, W/D Connections, 9-Foot Ceilings
8.	**THE PAVILION** Columbia Properties 2001 Pavilion Towers Circle	1988	60 120 60 240	1BR/1BA 2BR/2BA 3BR/2BA	780 960 1,170	$515 $615 $750	$0.66 $0.64 $0.64	98.3%*	Laundry Facility, Swimming Pool, Clubhouse, Covered Parking ($30/Month), Sauna, Secured Entrance Gate, Jacuzzi, Exercise Facility, Storage ($10/Month), Garages ($40/Month)	Balcony, W/D Connections, 9-Foot Ceilings
9.	**THE RAPIDS** EAB, Inc. Number One Catawba Circle	1996	24 60 36 36 60 24 240	1BR/1BA Conv. 2BR/2BA Conv. 3BR/2BA Conv. 1BR/1BA T.C. 2BR/2BA T.C. 3BR/2BA T.C.	798 989 1,183 798 989 1,183	$565 $675 $800 $370-$465 $555 $645	$0.71 $0.68 $0.68 $0.47-$0.58 $0.56 $0.55	94.2%	Laundry Facility, Swimming Pool, Clubhouse, Exercise Facility	Balcony, Ceiling Fans, W/D Connections
10.	**UNIVERSITY COMMONS**** N/A 800 Alexander Road	1994	60 144 204	2BR/2BA 4BR/2BA	742 1,200	$744-$784 $1,144	$1.00-$1.06 $0.95	100.0%	Swimming Pool, Jacuzzi, Tennis Court, Volleyball Court, Basketball Court, Fitness Center, Student Service Room, Student Activity Room	Balcony, W/D Included, Ceiling Fans, Microwave Oven

* This figure is based on units available for lease. The Pavilion is currently renovating all of its vacant units.

** Units at University Commons are fully furnished.

Source: Haddow & Company

Haddow & Company

EXISTING CONDOMINIUMS
COLUMBIA MSA
SEPTEMBER, 1998

Project Name	Year Built	No. of Units
Abbington Alley Condominiums	1972	15
Aberwood Condominiums	1972	51
Arcadia Cove Condominiums	1984	35
Ashland Place	1970	4
Ashley Place Condominiums	1985	10
Barnwell Colony	1982	36
Belmont Green Condominiums	1985	7
Berkshire Place Condominiums	1986	49
Black Hawk Terrace	1988	15
Boardwalk Villas	1984	42
Brick Yard Condominiums	1974	64
Bridgepointe Condominiums	1987	40
Brighton Hill Condominiums	1985	56
Broad River Township	1986	88
Carmel Commons	N/A	58
Carnaby Square Condominiums	N/A	150
Carriage Lane Townhouses	1974	144
Cavalier Court	1971	13
Chateau De Ville	1968	42
Cloisters Condominiums (The)	1971	112
Comanche Trails	1985	14
Concord Oaks	1973	6
Court Yard on Canal	1986	16
Creekside at Huntington Condos	1973	69
Deerwood Knoll Condominiums	1985	80
Doors of Shandon (The)	1986	22
Edgewater Condominium	1988	84
Edisto (The)	1939	25
Forest Hills Condominiums	N/A	32
Fountain Head Condominiums	1965	12
Gibbes Green Condominiums	1979	22
Governors Place	1972	10
Green Oaks Townhouses	1985	20
Greengate Condominiums	1974	64
Groves (The)	1971	82
Hampton Hills	N/A	178
Harbor Side Condominiums	1974	96
Heritage Condominiums	1975	97
Hermitage House	1973	84
Huntington Condos	1973	86
Lake Pointe Condominiums	1984	71
Lakeshore Condominiums	1968	112
Lakeshore Townhouses	1973	36
Lakewood Village Condominiums	1974	51
Lamplighter Village Condos	1983	29

Project Name	Year Built	No. of Units
Lee Street Condominiums	1984	12
Lexington Commons	1986	96
Lexington Green Condominiums	1972	166
Lions Gate Condominiums	1983	83
Madison Condominiums	1969	37
Main Street Apartments	1984	16
Mallet Hill Townhouses	1984	15
Maplewood Patio Homes	1984	40
New Brookland Place Condos	1986	68
Oak Grove Townhouses	1974	27
Palmetto Trace	1988	10
Park Circle	1986	151
Picadilly Square Apartments	1984	20
Poinsettia Place	N/A	20
Point Arcadia Condominiums	1974	100
Quarters Condominiums (The)	1985	66
Reflections	1988	151
Riverhill Condominiums	1973	146
Saint Andrews Woods	1974	108
Satuda Condominiums	1954	12
Shandon Apartments	1972	14
Sims Alley Condominiums	1975	21
Spence's Pointe Condominiums	1985	99
Springhill Condominiums	1984	17
Stratford Park Condominiums	1986	10
Stratford Place Townhouses	1985	21
Summit Place Condominiums	1985	37
Tall Pines	1972	41
Timberlake Condominiums	1985	111
Trenholm Towns Condominiums	1984	19
Villages of Lake Murray	1980	85
Village Creek Apartments	1985	67
Village Pond Condominiums	1988	45
Walden Court	1984	24
Watch Hill Townhouse Condos	1985	14
Watermark Condominiums	1977	52
Wellesley Place Condo	1972	128
Whaley Square Condominiums	1986	16
Wheaton Court Condominiums	1972	32
Williamsburg Square Condos	1985	15
Wilshire House Condominiums	1986	38
Windmill Station Townhouses	1987	10
Woodhill Estates	1975	44
Woodstream Condominiums	1987	34
Yacht Cove Condominiums	1975	398

SUMMARY TABLE

Year Built	No. of Projects	No. of Units
Before 1970	6	240
1970-1979	32	2,383
1980-1989	47	2,104
1990 to Present	0	0
N/A	5	438
Total	90	5,165

*

Source: Central Midlands Council of Governments

Haddow & Company

CV005048

PLTF TRIAL EXH 299

ELDERLY HOUSING
COLUMBIA MSA
SEPTEMBER, 1998

Need Map Info!

No.	Project Name	Submarket	Year Built	No. of Units
1.	Agape House	Oak Grove-Springdale-Dixiana	1990	40
2.	Agape Villas	Oak Grove-Springdale-Dixiana	N/A	96
3.	Ahepa	East Richland	U/C	59
4.	Arbor Terrace of Columbia	Forest Acres/Dentsville	1997	55
5.	Benzie T. Rice Home	Richland Northeast	1996	100
6.	Blair Haus	Lexington/Lake Murray	N/A	38
7.	Claire Bridge	Dutch Fork-Irmo	1997	38
8.	Eden Gardens	Dutch Fork-Irmo	1997	66
9.	Forest Pines	Forest Acres/Dentsville	1996	115
10.	Generations	Batesburg-Leesville/Gilbert	1991	67
11.	Generations of Chapin	Dutch Fork-Irmo	1997	64
12.	Harbinsom Hall	Dutch Fork-Irmo	1998	44
13.	Hulon Greene Condominiums	Oak Grove-Springdale-Dixiana	1985	143
14.	Jenni-Lynn Retirement Center	West Columbia/Cayce	1993	46
15.	Kathwood on Trenholm	Shandon/Forest Acres	U/C	86
16.	Laurel Crest	Downtown Columbia	1994	114
17.	Lexington Gardens	West Columbia/Cayce	1997	72
18.	Lowman Home (The)	Dutch Fork-Irmo	N/A	119
19.	Morning Side of Lexington	Lexington/Lake Murray	U/C	40
20.	Oak Hill Apartments	North Richland	N/A	30
21.	Presbyterian Home of SC	Oak Grove-Springdale-Dixiana	1986	74
22.	Rapha Residential Care	Swansea	1988	66
23.	Regenisis Campus Community	Forest Acres/Dentsville	N/A	33
24.	Richmond Walk	Shandon/Forest Acres	1988	16
25.	Southern Heritage	Swansea	N/A	10
26.	Southern Heritage/Chas Hwy.	West Columbia/Cayce	N/A	20
27.	Sterling House	Forest Acres/Dentsville	1998	42
28.	Sterling House of Richland County	Dutch Fork-Irmo	1996	42
29.	Still Hopes Retirement Community	West Columbia/Cayce	1990	61
30.	Sunset Residential Care	West Columbia/Cayce	1982	19
31.	Taylor Home For Seniors	Shandon/Forest Acres	1985	14
32.	Twilight Manor Rest Home	Oak Grove-Springdale-Dixiana	1962	20
33.	Walters Residential Care	North Richland	1962	47
34.	Wardlaw	Downtown Columbia	U/C	66
35.	Wildewood Manor	Richland Northeast	1996	59
36.	William Bonner Complex	North Richland	1996	20
	Total			**2,041**

Source: Central Midlands Council of Governments

Haddow & Company

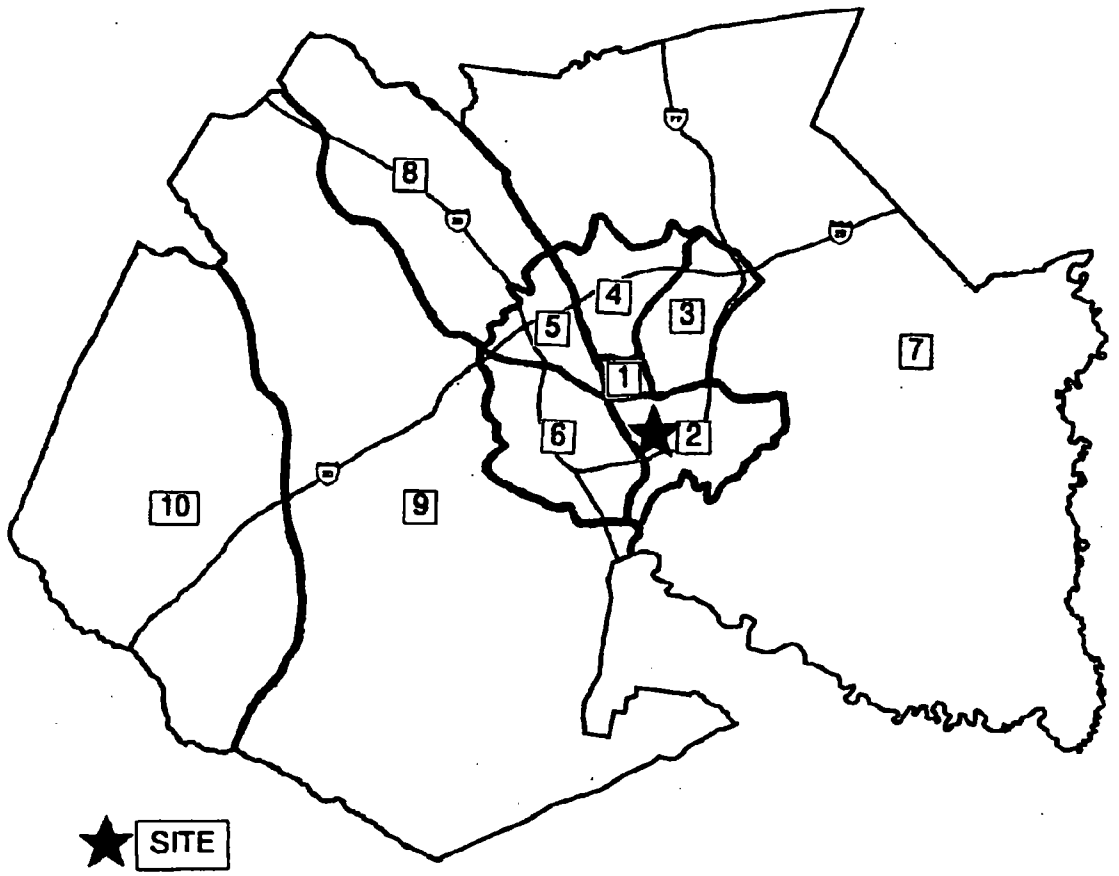
OFFICE/INDUSTRIAL MARKET

[redacted]

CV005050

PLTF TRIAL EXH 299

COLUMBIA OFFICE MARKET PROFILE



COLUMBIA OFFICE MARKET PROFILE
DECEMBER, 1998

No.	Submarket	No. of Buildings	Existing Sq. Ft.	% of Total	Vacant Sq. Ft.	% Vacant	Average Rent Per Sq. Ft.
1.	Downtown	80	4,461,873	44.0%	604,456	13.5%	$14.23
2.	South Columbia	6	63,500	0.6%	8,450	13.3%	$7.84
3.	East Columbia	94	1,728,112	17.0%	139,149	8.1%	$12.26
4.	North Columbia	18	680,083	6.7%	14,376	2.1%	$13.16
5.	St. Andrews	65	1,766,206	17.4%	128,813	7.3%	$12.89
6.	Cayce/West Columbia	34	599,659	5.9%	27,915	4.7%	$10.00
7.	Richland Northeast	25	479,687	4.7%	26,172	5.5%	$10.90
8.	Dutch Fork/Irmo	15	213,517	2.1%	27,460	12.9%	$12.92
9.	Lexington	11	137,200	1.4%	46,750	34.0%	$8.13
10.	Batesburg-Leesville	2	7,665	0.1%	0	0.0%	$5.00
	Columbia MSA Total	350	10,137,502	100.0%	1,023,541	10.1%	$13.01

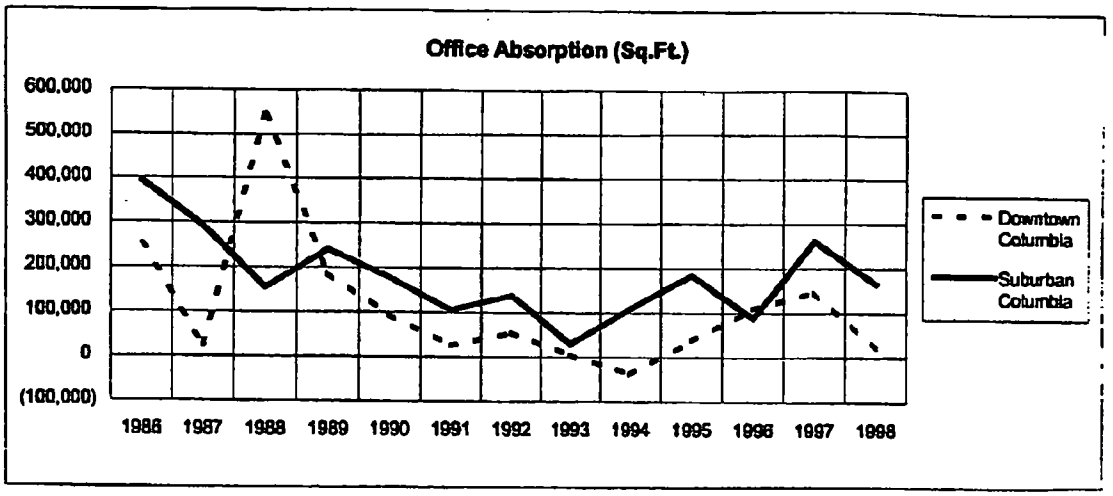
Source: Central Midlands Council of Governments

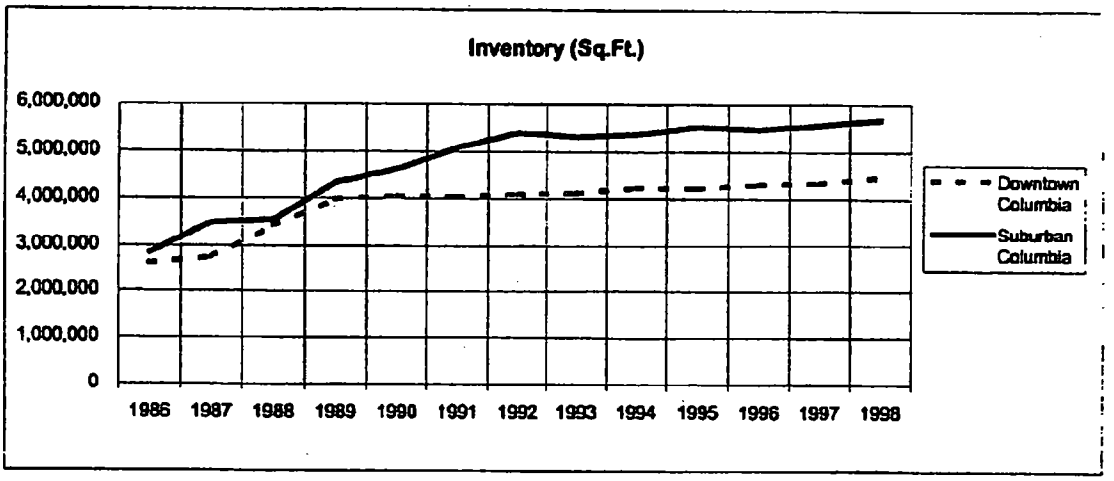
Haddow & Company

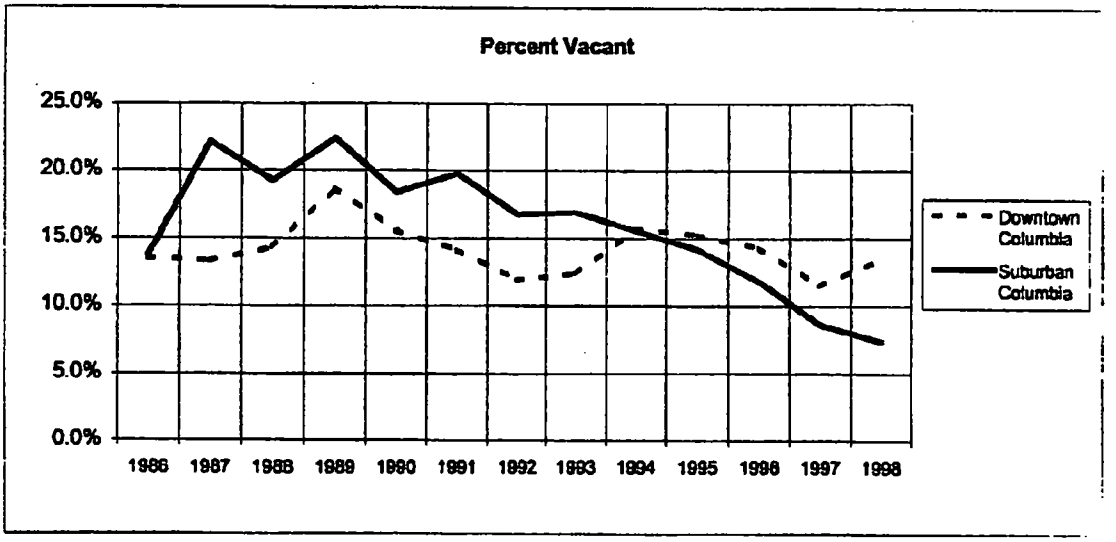
CV005051

PLTF TRIAL EXH 299

COLUMBIA OFFICE MARKET TRENDS







Source: Central Midlands Council of Governments

Haddow & Company

CV005052

PLTF TRIAL EXH 299

SURVEY OF MAJOR OFFICE USERS
COLUMBIA MSA
JULY, 1999

No.	Company Name	Contact	Location	Year Moved In	Type of Business	Type of Operation	Own or Lease	Space Occupied (Sq. Ft.)
1.	BellSouth	Don Caughman	400 Laurel Street	1988	Telecomm.	District HQ	Lease	N/A
2.	Colonial Insurance Co.	Jim Granulati	1200 Colonial Life	1997	Insurance	Data Center	Own	410,000
3.	CompuSystems	Walter Johnstone	1 Science Court	1989	Software	R&D	Own	30,000
4.	IBM	Beth Williams	1333 Main Street	1982	Technology	Sales	Lease	N/A
5.	NationsBank	Alan West	1901 Main Street	1989	Financial	Operations Ctr.	Lease	122,000
6.	PMSC	Dennis Cook	1000 Wilson Blvd.	1980	Software	R&D	Own	680,000
7.	Providence Hospital	Mike Watson	2435 Forest Drive	1938	Hospital	Full Service	Own	398,000
8.	SC Farm Bureau Mutual Ins.	Bruce Mackay	724 Knox Abbott Dr.	1950	Insurance	HQ	Own	125,000
9.	SCANA	Jack Evans	1426 Main Street	1983	Utilities	HQ	Lease	456,000*
10.	SCT Utilities	Glenn Neally	9 Science Court	1995	Software	R&D	Own	165,000
11.	Strategic Resource Group	Vivian Luhaun	115 Atrium Way	1994	Insurance	HQ	Lease	100,000
12.	Wilbur Smith Associates	Robert Zuelsdorf	1301 Gervais Street	1972	Engineering	Consulting	Own	56,287

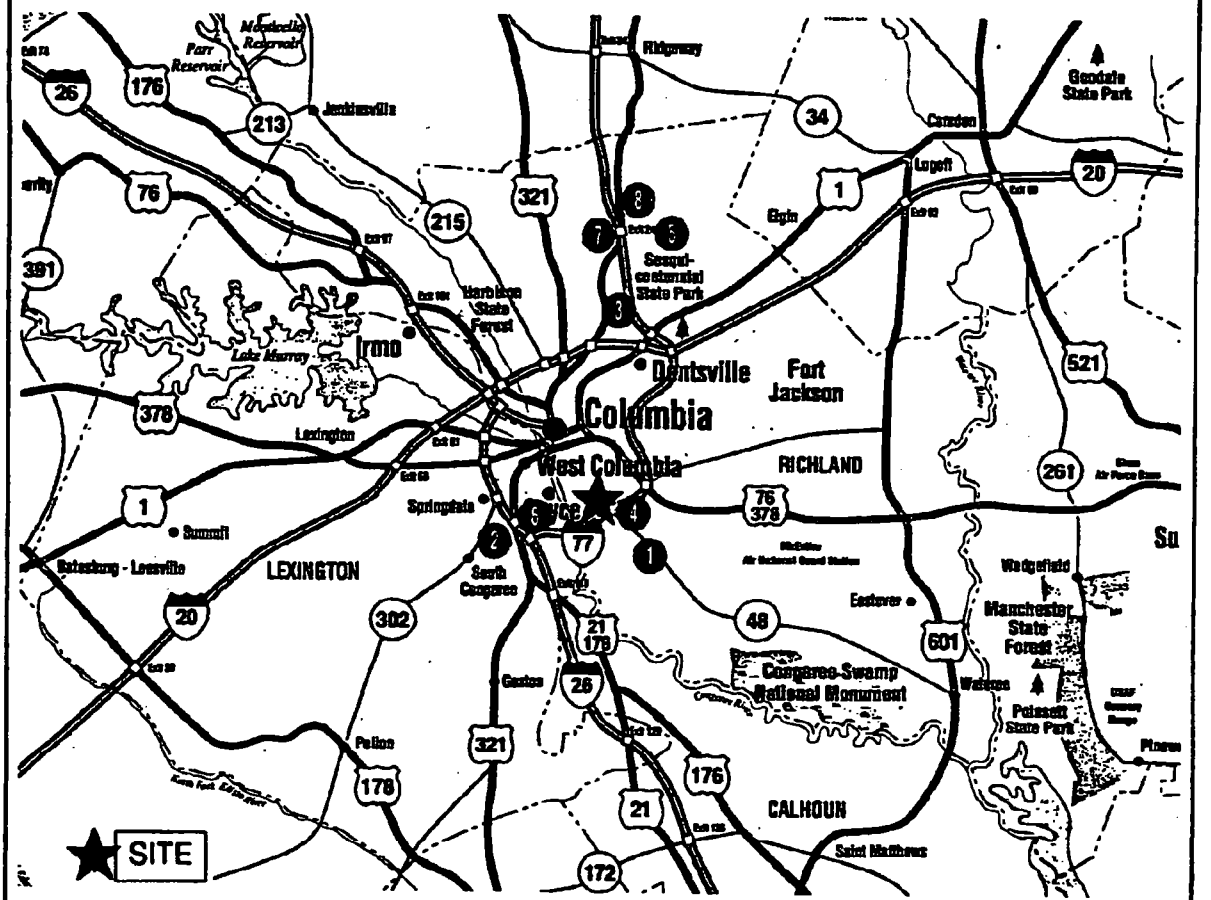
No.	Company Name	Level of Employment	Estimated Future Employment (5 yrs.)	Future Expansion Plans	Level of Satisfaction With Current Site	Would You Consider Relocating	Assessment of Subject Site	Would You Consider This Location For Any Future Space Needs
1.	BellSouth	400	N/A	Currently building next to site	Very Satisfied	No	Good	No
2.	Colonial Insurance Co.	1,200	1,250	None	Very Satisfied	No	Good	No
3.	CompuSystems	60	60	None	Satisfied	No	No Opinion	No
4.	IBM	75	100	None	Very Satisfied	Yes	Poor	No
5.	NationsBank	470	470	None	Satisfied	No	Poor	No
6.	PMSC	2,500	N/A	None	Very Satisfied	No	Good	No
7.	Providence Hospital	1,100	1,200	None	Very Satisfied	No	Poor	No
8.	SC Farm Bureau Mutual Ins.	260	300	None	Very Satisfied	No	Poor	No
9.	SCANA	1,000	N/A	None	Very Satisfied	Yes	Fair	No
10.	SCT Utilities	600	N/A	Another building is planned	Very Satisfied	Yes	Good	No
11.	Strategic Resource Group	160	200	Moving to another building	Very Satisfied	No	Good	No
12.	Wilbur Smith Associates	200	250	None	Satisfied	No	Good	No

*Space occupied for SCANA includes multiple locations.

Source: Haddow & Company

PLTF TRIAL EXH 299
3962
CV005053

EXISTING BUSINESS PARKS



EXISTING BUSINESS PARKS
COLUMBIA, SOUTH CAROLINA
JUNE, 1999

No.	Project	Year Started (Acquired)	No. of Acres	No. of Unsold (Undeveloped) Acres	No. of Bldgs.	Land Price Per Acre
1.	***Atlas Center Industrial Park***	1960	140	140	0	N/A
2.	***CAE Park***	1989	438	331	2	$25,000
3.	***Carolina Research Park***	1983	246	35	9	$60,000
4.	***Columbia Industrial Park***	1973	186	34	14	$43,560
5.	***IBM Tract***	1985	1,627	1,609	2	$30,000
6.	***Overlook***	1983	125	50	8	$40,000
7.	***North Point***	1991	400	238	9	$25,000-$50,000
8.	***Sony Tract***	1981	326	255	2	$27,700

Source: Haddow & Company

Haddow & Company

CV005054

PLTF TRIAL EXH 299

Quality Business Park Area Locating

EXISTING BUSINESS PARKS AND POTENTIAL SITES
COLUMBIA, SOUTH CAROLINA
JUNE, 1999

No.	Project/Location/ Developer	Year Started (Acquired)	No. of Acres	No. of Unsold (Undeveloped) Acres	No. of Bldgs.	Land Price Per Acre	Recent Land Sales	Rail Service	Tenant Composition	Major Tenants
1.	***Atlas Center Industrial Park*** Bluff Road & Atlas Road The Manning Company	1960	140	140	0	N/A	None	No	N/A	None
2.	***CAE Park*** Platt Springs Road Columbia Metropolitan Airport	1989	438	331	2	$25,000*	Solectron ($25,000/ac.) PBR ($26,000/ac.)	No	Distribution/Warehouse (50%) Office/Service/R&D (50%)	UPS C.E.E.U.S. Solectron PBR
3.	***Carolina Research Park*** I-77 & Farrow Road South Carolina Research Authority	1983	246	35**	9	$60,000	B.P. Barber ($55,000/ac.) Blue Cross/Blue Shield ($45,000/ac.)	No	Manuf./Light Assembly (25%) Office/Service/R&D (75%)	Blue Cross/Blue Shield SCT Utility Systems Dana Corporation Hotopack
4.	***Columbia Industrial Park*** I-77 & Bluff Road City of Columbia	1973	186	34	14	$43,560	Neal Realty Assoc. ($30,707/ac.) Southern Ventures ($43,560/ac.) Tim O'Farrell ($39,838/ac.)	No	Manuf./Light Assembly (100%)	Oxford Industries Thermal Engineering Food Service Supply Columbia Paper
5.	***IBM Tract*** I-77 at Killian Road IBM	1985	1,627	1,609	2	$30,000	Laser Forms ($25,000/ac.)	Yes	N/A	Carolina Chloride, Inc. Laser Forms (recently acquired site)
6.	***Overlook*** Intersection of I-77 & I-26 Liberty Life	1983	125	50	8	$40,000	Walt Brazier ($17,000/ac.) Rolands Trucking ($50,000/ac.)	Yes	Manuf./Light Assembly (15%) Distribution/Warehouse (75%) Office/Service/R&D (10%)	U.S. Postal Service Nabisco SCANA Energy
7.	***North Point*** I-77 & Wilson Blvd. (U.S. 21) Liberty Life	1991	400	238	9	$25,000-$50,000	Walt Brazier ($18,500/ac.)	No	Manuf./Light Assembly (95%) Distribution/Warehouse (5%)	Coca-Cola American Koyo Bearings Hauck Foils Patterson Fan
8.	***Sony Tract*** US 21 & Jenkins Brothers Road Sony	1981	326	255	2	$27,700	Panattoni ($35,000/ac.) Panattoni ($22,000/ac.)	No	Manuf./Light Assembly (50%) Distribution/Warehouse (50%)	Lamson & Sessions Schmalbach-Lebeca

* CAE Park is being reappraised since the FAA requires the selling of parcels at fair market value, so this price could change.

** This acreage consists of three sites. Two of the sites (31 acres) are under option.

Source: Haddow & Company

Haddow & Company

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DISTRIBUTION OF LAND BY CURRENT ZONING AND COUNTY
1998

Lexington County

Zoning	Definition	Total Acreage
C	Commercial	0.00
C-1	Neighborhood Commercial	0.00
C-2	General Commercial	11.70
C-3	General Commercial	28.20
CN	Neighborhood Comm. (City)	2.40
D	Development	0.00
D-1	Development District	334.00
ID	Intensive Development	1,357.84
IR	Intensive Residential	27.00
LM	Light Manufacturing	1.25
M-1	Light Industrial	243.36
M-2	Heavy Industrial	12.00
R	Residential	0.00
RG	General Residential	0.00
RU	Rural	165.00
Not Zoned		7,745.10
		9,927.85

Richland County

Zoning	Definition	Total Acreage
C	Commercial	3.64
C-1	Office and Institutional	9.63
C-2	Neighborhood Commercial	187.94
C-3	General Commercial	417.62
C-G	General Commercial	11.54
D	Development	0.00
D-1	Development District	1,041.25
M-1	Light Industrial	2,771.66
M-2	Heavy Industrial	972.00
PUD	Planned Unit Development	1.50
R	Residential	67.00
R-1	Residential (Higher Density)	10.00
RG-2	General Residential	148.90
RS	Single-Family	24.00
RU	Rural	391.00
Not Zoned		13,170.02
		19,227.70

Source: Central Midlands Council of Governments

Haddow & Company

RETAIL MARKET

CV005057

PLTF TRIAL EXH 299

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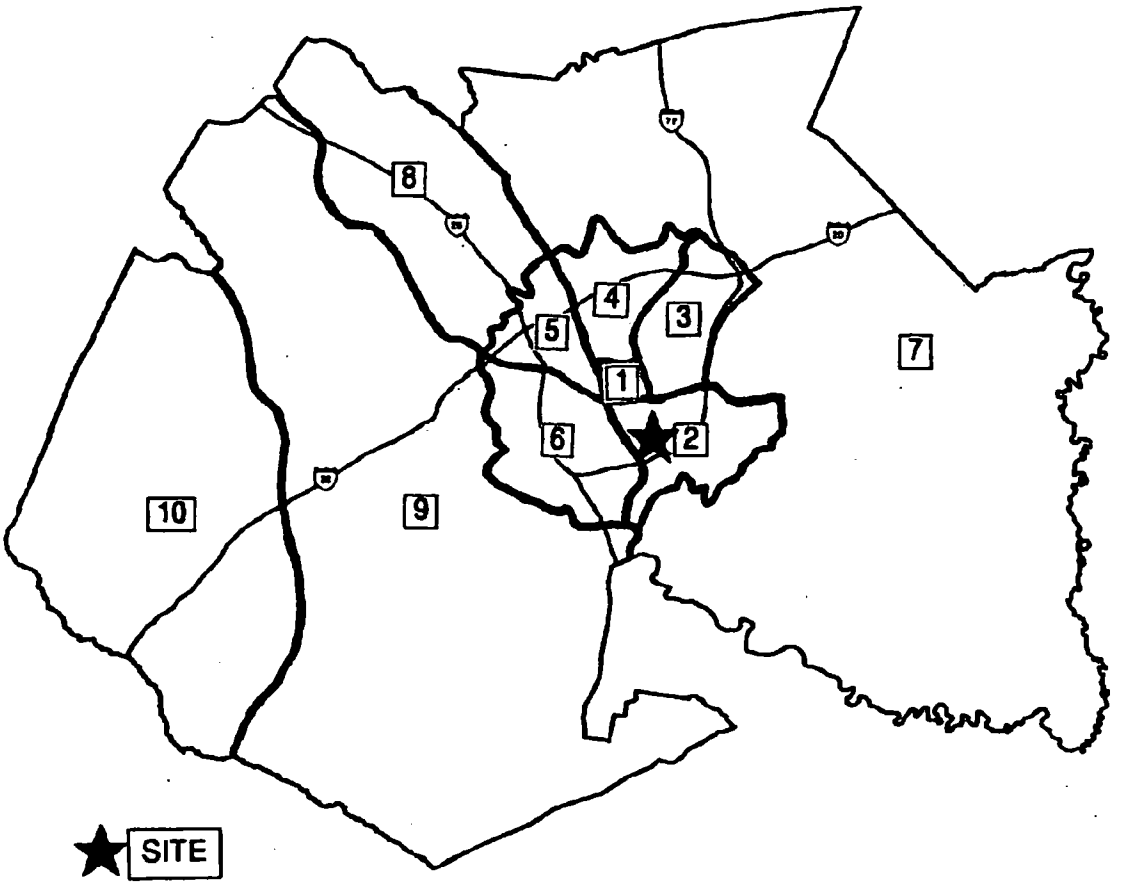
COLUMBIA RETAIL MARKET PROFILE



COLUMBIA RETAIL MARKET PROFILE
DECEMBER, 1998

No.	Submarket	No. of Buildings	Existing Sq. Ft.	% of Total	Vacant Sq. Ft.	% Vacant	Average Rent Per Sq. Ft.
1.	Downtown	5	131,713	1.0%	12,634	9.6%	$8.22
2.	South Columbia	12	1,223,712	8.9%	155,134	12.7%	$8.12
3.	East Columbia	38	4,109,896	30.0%	263,299	8.4%	$18.09
4.	North Columbia	6	239,734	1.7%	1,100	0.5%	$7.09
5.	St. Andrews	23	2,238,840	16.3%	295,562	13.2%	$8.43
6.	Cayce/West Columbia	23	1,496,737	10.9%	122,948	8.2%	$8.45
7.	Richland Northeast	16	744,216	5.4%	95,150	11.9%	$11.89
8.	Dutch Fork/Irmo	20	2,299,474	16.8%	81,055	3.5%	$11.57
9.	Lexington	16	1,069,395	7.8%	70,195	6.6%	$10.34
10.	Batesburg-Leesville	3	160,200	1.2%	3,650	2.3%	$6.12
	Columbia MSA Total	162	13,713,917	100.0%	1,100,727	8.0%	$12.40

Source: Central Midlands Council of Governments

Haddow & Company

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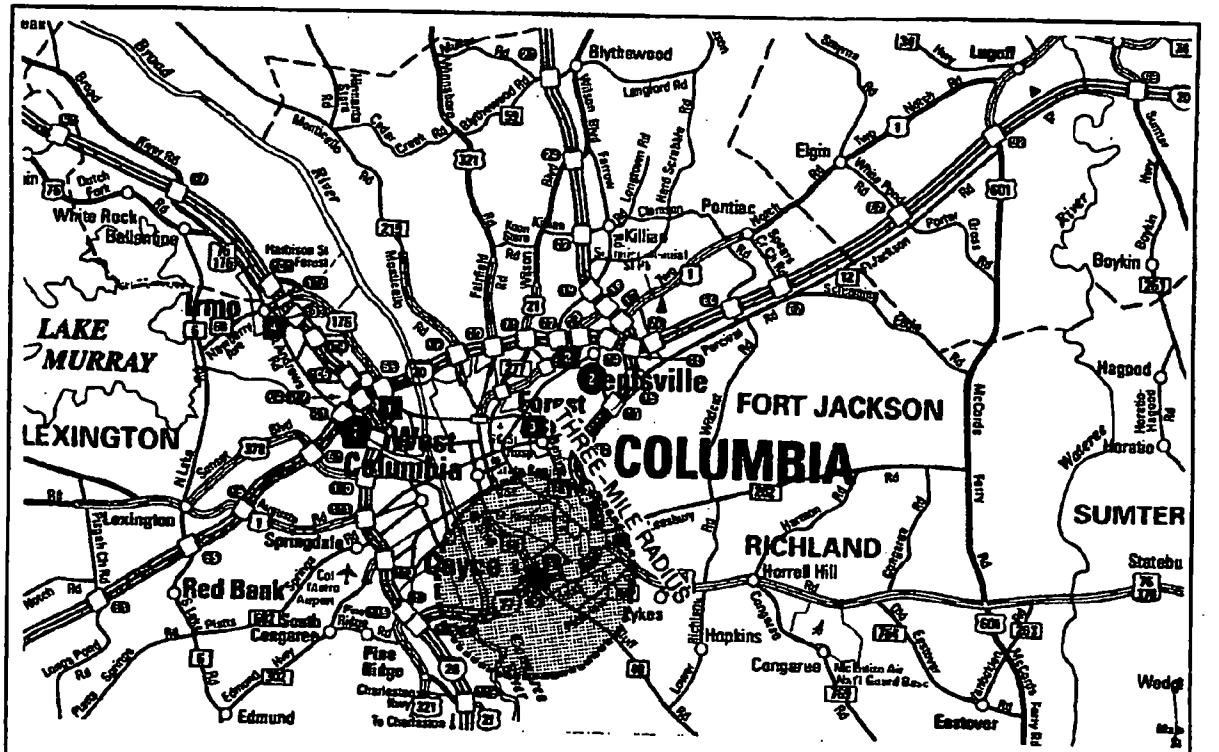
RETAIL CONTEXT MAP



RETAIL CONTEXT MAP
COLUMBIA, SOUTH CAROLINA

Regional Malls

No.	Project	Year Built	Sq.Ft.	Anchors
1.	Dutch Square Mall	1970	600,000	Belk's, Office Depot, Burlington Coat
2.	Columbia Mall	1977	1,200,000	Sears, J.C. Penney, Rich's, Dillards
3.	Richland Mall	1988	785,711	Belk's, Parisian, Dillards
4.	Columbiana Centre	1990	787,158	Belk's, Dillards, Sears

Outlet/Off-Price Centers

No.	Project	Year Built	Sq.Ft.	Anchors
1.	Market Pointe Mall	1984	158,509	Waccamaw Pottery, Hamrick's
2.	Fashion Place	1989	148,000	T.J. Maxx, Michael's, Staples

Shopping Centers (50,000 Sq.Ft.+) - Three-Mile Radius of Site*

Project	Year Built	Sq.Ft.	Anchors
Cedar Trace	1970	100,000	Jeffers McGill Furniture Co., World Isoflex
Rosewood	1974	58,258	Kimbrell's, Dollar General
Landmark Square	1974	178,705	Rooms to Go, Big Lots, Cloth World
Woodhill Mall	1978	289,388	Target
Eastmont Square	1983	57,305	None
Garners Ferry Plaza	1985	60,000	Piggly Wiggly
East Point Plaza	1989	264,108	Wal-Mart, Food Lion, Super Pets, Hamrick's
Harris Teeter Center	1993	52,140	Harris Teeter

*Center point of the three-mile radius is the interchange of Bluff Road and Interstate 77.

Sources: Central Midlands Council of Governments and Haddow & Company.

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HOTEL/ENTERTAINMENT

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HOTEL MARKET TRENDS
COLUMBIA MSA
1991 - 1998

Year	Occupancy Rate	No. of Occupied Rooms	Annual Growth Rate	Average Room Rate	Revenue Per Available Room	Available Room Nights	Room Supply
1991	60.3%	4,378	—	$40.84	$24.63	2,649,221	7,258
1992	64.0%	4,515	3.1%	$42.07	$26.92	2,575,043	7,055
1993	65.9%	4,529	0.3%	$42.12	$27.74	2,508,645	6,873
1994	65.0%	4,460	(1.5%)	$43.65	$28.39	2,505,655	6,865
1995	66.5%	4,471	0.2%	$46.59	$31.04	2,450,508	6,713
1996	67.9%	4,630	3.5%	$49.45	$33.56	2,488,627	6,818
1997	66.5%	4,932	6.5%	$50.87	$33.85	2,706,920	7,416
1998	64.0%	5,282	7.1%	$52.34	$33.48	3,012,162	8,252

Source: Smith Travel Research

Nothing Downtown Since 1993 - Demand Not High

Haddow & Company

SURVEY OF MAJOR HOTELS
COLUMBIA, SOUTH CAROLINA

	Adam's Mark Hotel	Clarion Town House	Embassy Suites	Holiday Inn Coliseum	Holiday Inn Northeast	Ramada Plaza Hotel	Sheraton Hotel & Conference Center
Location:	1200 Hampton Street	1615 Gervais Street	200 Stoneridge Drive	630 Assembly Street	7510 Two Notch Road	8105 Two Notch Road	2100 Bush River Road
Year Opened:	1983	1969	1987	1968	1978	1986	1984
Number of Rooms (Suites):	301 (4)	163 (21)	214 (all)	175 (7)	253 (0)	187 (23)	237 (37)
Scheduled Room Rate:	$139	$89	$139	$97 - $104	$71 - $79	$89-$94	$135
Commercial Room Rate:	Vary	$87	$139	$93 - $100	$69	$79	$112
1998 Average Room Rate:	N/A	$64	$108.50	$81.50	$58.07	$85.66	$80.62
1999 Year-To-Date Average Room Rate:	N/A	$64.50	$107.00	$86.50	N/A	$83 - $84	$83.47
1998 Occupancy:	N/A	66%	74%	68%	61%	65%	60%
1999 Year-To-Date Occupancy:	N/A	64%	73%	71%	N/A	65%	67%
Eating and Drinking Facilities							
Restaurant (Capacity):	1 (144)	1 (100)	1 (120)	1 (70)	1 (272)	1 (150)	1 (150)
Lounge (Capacity):	2 (75)	*	1 (40)	1 (50)	1 (35)	1 (90)	2 (300)
Meeting Facilities							
Total Square Footage:	26,000	8,500	13,000	9,033	4,200	3,600	20,000
Rooms:	19	8	8	7	9	4	11
Largest Room (Square Feet):	6,683	5,614	8,780	4,788	1,800	3,600	11,000
Demand Sources							
Business & Commercial:	38%	15%	-	25%	-	30% - 35%	60%
Group & Convention:	62%	65%	50%	30%	25% - 30%	30%	40%
Tourist/Transient:	-	-	50%	45%	50% - 60%	20%	-
Government/University:	-	20%	-	-	10% - 15%	20%	-

*Lounge is combined with restaurant.

Source: Haddow & Company

Haddow & Company

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COLUMBIA HOTEL FACILITIES

Property	Location	No. of Rooms	Date Open	Room Rate
Downtown Business District				
Adam's Mark Hotel	1200 Hampton Street	301	1983	$79 - $144
Clarion Town House	1615 Gervais Street	163	1969	$70 - $140
Comfort Inn Capital City	2025 Main Street	148	N/A	$84 - $109
Fairgound Plaza	621 S. Assembly Street	45	1990	$34 - $64
Governor's House Hotel	1301 Main Street	96	N/A	$89 - $149
Holiday Inn Coliseum	630 Assembly Street	175	1968	$83 - $125
The Whitney Hotel	700 Woodrow Street	73	1987	$109 - $139
Chesnut Cottage Bed & Breakfast	1718 Hampton Street	6	1991	$75 - $150
Claussen's Inn	2003 Greene Street	29	1987	$115-$130
		1,035		
Cayce-West Columbia-Airport				
Best Western Riverside Inn	111 Knox Abbott Drive	64	1954	$50 - $70
Best Western Columbia West	600 Cherokee Lane	118	1974	$45 - $90
Comfort Inn Airport	110 Branch Road	62	1994	$55 - $130
Hampton Inn West	1094 Chris Drive	121	1985	$59 - $74
Holiday Inn Columbia Airport	500 Chris Drive	148	1966	$40 - $75
Masters Inn	613 Knox Abbott Drive	127	1981	$27 - $36
Masters Inn	I-26 2125 Commerce Drive	112	1980	$29 - $37
Ramada Limited - Airport	3020 Charleston Highway	48	1998	$59 - $130
Regency Inn	500 Knox Abbott Drive	75	N/A	$30 - $40
Super 8 Motel	2516 Augusta Highway	89	1986	$38 - $57
		964		
Columbia Southeast				
Bestway Inn	4488 Fort Jackson Blvd.	43	1986	$27 - $45
Comfort Inn & Suites	7337 Garners Ferry Road	67	1999	$62 - $71
Country Inn & Suites	220 East Exchange Blvd.	77	1998	$79 - $109
Days Inn Southeast	7300 Garners Ferry Road	120	1986	$46 - $74
Economy Inn	131 Veterans Road	34	1996	$35 - $45
Hampton Inn SE	7333 Garners Ferry Road	121	1986	$65 - $71
Holiday Inn Express	7251 Garners Ferry Road	66	1995	$69 - $75
Liberty Inn	494 Beltline Boulevard	48	N/A	$39 - $43
Sleep Inn	200 East Exchange Blvd.	80	1998	$49
		657		

Property	Location	No. of Rooms	Date Open	Room Rate
Columbia Northeast				
AmeriSuites	7525 Two Notch Road	112	1986	$69 - $119
Baymont Inn	1536 Horseshoe Drive	103	1986	$38 - $68
Comfort Inn Fort Jackson	7700 Two Notch Road	96	1986	$58 - $80
Courtyard by Marriott	111 Gateway Corporate Blv	90	1998	$59 - $104
Days Inn Columbia	133 Plumbers Road	44	1990	$36 - $60
Fairfield Inn by Marriott	8104 Two Notch Road	129	1988	$44 - $90
Hampton Inn	1581 Barbara Drive	111	1997	$67 - $97
Holiday Inn Northeast	7510 Two Notch Road	253	1978	$68 - $74
Motel 6	7541 Nales Road	121	1998	$34 - $40
Travelodge Northeast	I-20 at U.S. 1	192	1999	$54 - $75
Ramada Plaza Hotel	8105 Two Notch Road	188	1988	$59 - $130
Super 8	5321 Forest Drive	40	1999	$35 - $47
Wingate Inn	8300 Two Notch Road	83	1999	$79 - $129
		1,662		
Lexington-St. Andrews-IRMO				
AmeriSuites	1130 Kinley Road	126	2000	N/A
Baymont Inn	911 Bush River Road	103	1986	$37 - $57
Best Western Exec. Inn & Suites	1720 Bush River Road	70	1997	$59 - $99
Comfort Inn Northwest	400 Piney Grove Road	102	1987	$56 - $66
Courtyard by Marriott	347 Zimalcrest Drive	149	1989	$55 - $75
Embassy Suites	200 Stoneridge Drive	214	1987	$119 - $139
Fairfield Inn by Marriott	320 Columbiana Drive	84	1998	$66 - $75
Hampton Inn Harbison	101 Woodcross Drive	112	1996	$61 - $109
Holiday Inn Express Hotel & Suites	131 Innkeeper Drive	74	1998	$69 - $99
Howard Johnson Inn	1201 Bush River Road	70	N/A	$40 - $50
Knights Inn	1803 Bush River Road	117	1987	$33 - $66
LaQuinta	1335 Garner Lane	120	1980	$50 - $80
Motel 6 - Columbia West	1776 Burning Tree Road	97	1988	$29 - $49
Best Inn Conference Center	I-20 at Broad River Road	126	1975	$36 - $42
Ramada Limited	1015 South Lake Drive	48	1998	$45 - $85
Ramada Limited Northwest	773 St. Andrews Road	100	1988	$54 - $59
Royal Inn	1323 Garner Lane	38	1975	$34 - $55
Scottish Inn	127 Morninghill Drive	46	1974	$25 - $34
Sheraton Hotel & Conference Ctr.	2100 Bush River Road	237	1984	$79 - $127
Sleep Inn	1901 Rockland Road	78	1998	$65 - $85
Travelodge	2210 Bush River Road	108	1985	$40 - $45
		2,223		

Sources: Smith Travel Research, Official Guide to Metropolitan Columbia, and Haddow & Company.

Haddow & Company

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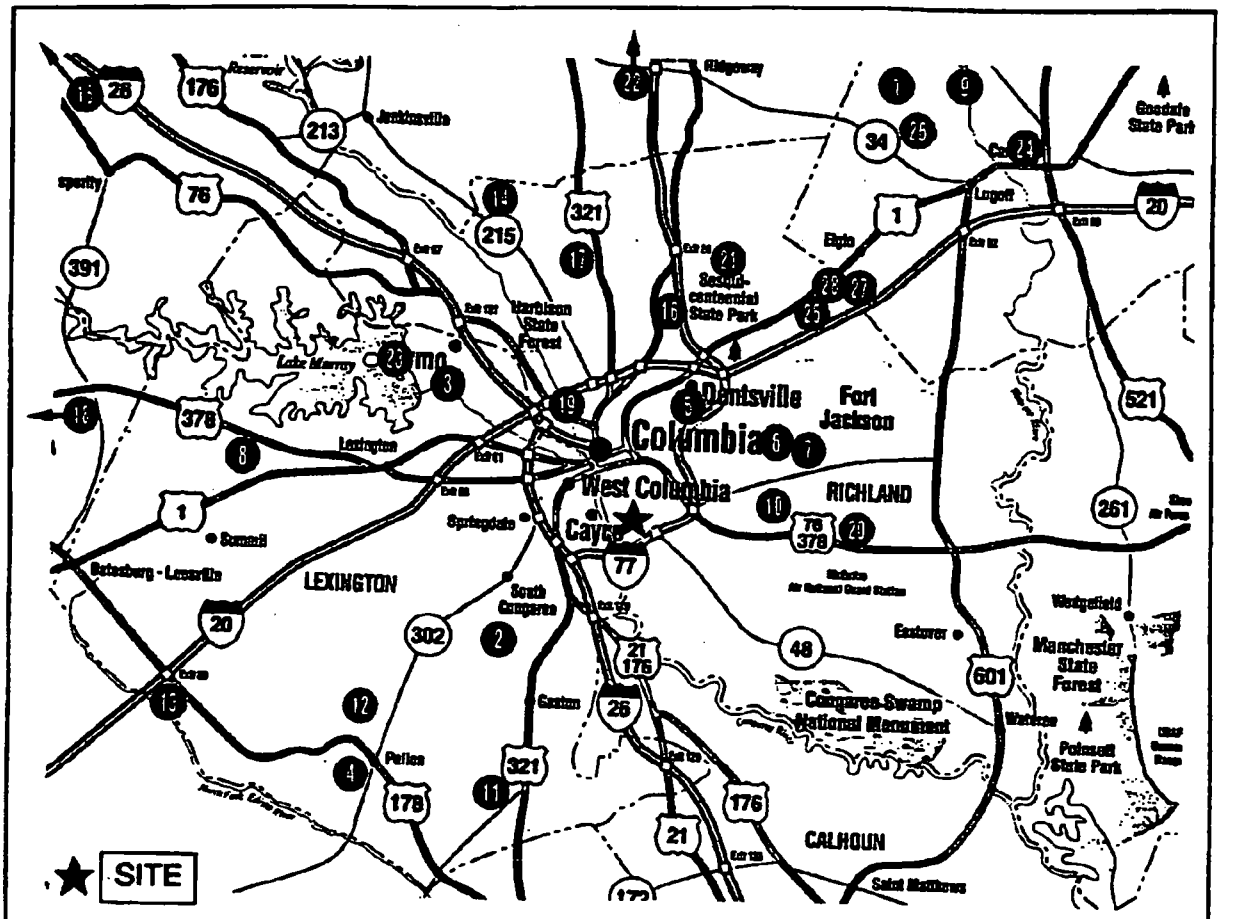
EXISTING GOLF COURSES



EXISTING GOLF COURSES
COLUMBIA, SOUTH CAROLINA

No.	Name	Type of Course	Year Open	No.	Name	Type of Course	Year Open
1.	Columbia Country Club	Private	1960	15.	Mid-Carolina Golf Course	Semi-Private	1968
2.	Charwood Country Club	Semi-Private	1978-93	16.	Northwoods Golf Course	Public	1990
3.	Coldstream Country Club	Semi-Private	1975	17.	Oak Hills Golf & Country Club	Semi-Private	1990
4.	Cooper's Creek Golf Club	Semi-Private	1973	18.	Persimmon Hill	Public	1962
5.	Forest Lake Club	Private	1927	19.	Riverside Golf Center	Public	1988
6.	Old Hickory (Fort Jackson)	Private	1949	20.	Sedgewood Country Club	Semi-Private	1965
7.	Wildcat (Fort Jackson)	Private	1993	21.	Spring Valley Country Club	Private	1961
8.	Golden Hills Golf Club	Semi-Private	1987	22.	The University Club	Private	1995-96
9.	Golf Club of S.C. at Crickentree	Semi-Private	1989	23.	Timberlake Golf Club	Semi-Private	1987
10.	Hickory Ridge Golf Course	Public	1930	24.	White Pines Golf Club	Public	1969
11.	Hidden Valley	Public	1965	25.	Wildewood Country Club	Private	1973
12.	Indian River Golf Club	Semi-Private	1992	26.	Windermere Golf Club	Private	1989
13.	Indian Trail	Semi-Private	1993	27.	Woodcreek Farms	Private	1997
14.	LinRick Golf Course	Semi-Private	1971	28.	Woodlands Country Club	Private	1978

Sources: South Carolina Golf Guide and Haddow & Company.

Haddow & Company

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GOLF COURSE MARKET SUMMARY
COLUMBIA, SOUTH CAROLINA

All Courses

	No. of Courses	% of Total	No. of Holes
Year Open*			
Before 1970	10	33%	180
1970-1979	6	20%	99
1980-1989	6	20%	90
1990-1999	8	27%	144

	No. of Courses	% of Total	No. of Holes
Type of Course			
Public	6	21%	90
Semi-Private	12	43%	225
Private	10	36%	198

Public & Semi-Private Courses

	No. of Courses	% of Total	No. of Holes
Year Open*			
Before 1970	6	30%	99
1970-1979	4	20%	63
1980-1989	5	25%	72
1990-1999	5	25%	81

	No. of Courses	% of Total	No. of Holes
Weekday Greens Fees			
Under $20	5	28%	72
$20-$29	9	50%	171
$30-$39	4	22%	72
$40+	0	0%	0

1998 Rounds Played**			
Under 20,000	2	15%	27
20,000-29,999	3	23%	54
30,000-39,999	3	23%	54
40,000-49,999	4	31%	72
50,000+	1	8%	27

Weekend Greens Fees			
Under $20	2	11%	18
$20-$29	5	28%	99
$30-$39	9	50%	162
$40+	2	11%	36

* Some 27-hole courses are counted more than once in this summary table because they were built in phases.

** This table is based on those courses that reported the number of rounds played in 1998.

Source: Haddow & Company

Haddow & Company

GOLF COURSE SURVEY
COLUMBIA, SOUTH CAROLINA

No.	Name/ Architect	Type of Course	Year Open	No. of Holes	Par	Distance (Yards)				Men's Tee		Walk/ Cart	1998 Rounds Played	Greens Fees	
						Pro	Men's	Senior	Ladies	Rating	Slope			Weekday	Weekend
1.	**Columbia Country Club** Ellis Maples	Private	1960	27	72	3,589	3,314	3,105	2,815	68.0	116	Both	37,000	**	**
2.	**Charwood Country Club** L.C. Lucus	Semi-Private	1978-1993	27	72	6,568	6,044	5,058	6,044	68.4	115	Both	52,000	$22.00	$29.50
3.	**Coldstream Country Club** Michael Mungo	Semi-Private	1975	18	71	6,165	5,733	N/A	5,047	68.3	118	Both	40,000	$28.00	$35.00
4.	**Cooper's Creek Golf Club** Red Chase	Semi-Private	1973	18	72	6,582	6,039	N/A	4,565	68.4	115	Both	27,000	$23.00	$30.00
5.	**Forest Lake Club** Maurice McCarthy	Private	1927	18	72	6,378	6,108	5,860	5,003	70.0	118	Both	25,000	**	**
6.	**Old Hickory (Fort Jackson)** Arthur Davis & George Cobb	Private	1949	18	72	6,624	6,246	5,887	5,164	70.1	128	Both	36,000	$19.00	$24.00
7.	**Wildcat (Fort Jackson)** Arthur Davis & George Cobb	Private	1993	18	72	6,721	6,354	5,972	5,426	69.5	122	Both	44,000	$19.00	$24.00
8.	**Golden Hills Golf Club** Ron Garl	Semi-Private	1987	18	71	6,461	6,011	5,575	4,957	71.5	134	Both	31,350	$28.00	$38.00
9.	**Golf Club of S.C. at Crickentree** Ken Killian	Semi-Private	1989	18	72	7,002	6,471	5,548	4,791	71.2	131	Both	17,500	$30.00	$40.00
10.	**Hickory Ridge Golf Course** N/A	Public	1930	9	33	2,450	2,250	N/A	2,150	63.0	99	Both	19,000	$11.00	$17.60
11.	**Hidden Valley** Russell Breeden	Public	1965	18	72	6,780	6,149	5,200	4,847	72.0	118	Both	24,000	$22.00	$30.00
12.	**Indian River Golf Club** Lyndell Young	Semi-Private	1992	18	71	6,507	6,052	5,586	4,643	69.5	124	Both	35,000	$29.50	$36.50
13.	**Indian Trail** Rudy Rabom	Semi-Private	1993	18	72	6,030	5,774	N/A	4,644	66.6	113	Both	22,000	$20.00	$24.00
14.	**LinRick Golf Course** Russell Breeden	Semi-Private	1971	18	73	6,959	6,293	5,255	5,086	72.8	125	Both	45,000	$18.50	$21.00
15.	**Mid-Carolina Golf Course** Russell Breeden	Semi-Private	1968	18	72	6,625	6,368	5,791	5,351	69.2	116	Both	N/A	$30.00	$35.00

Haddow & Company

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GOLF COURSE SURVEY (CONT.)

No.	Name/ Architect	Type of Course	Year Open	No. of Holes	Par	Distance (Yards) Pro	Men's	Senior	Ladies	Men's Tee Rating	Slope	Walk/ Cart	1998 Rounds Played	Greens Fees Weekday	Weekend
16.	**Northwoods Golf Course** Pete Dye	Public	1990	18	72	6,800	6,485	5,936	4,954	68.9	124	Both	32,000	$32.00	$42.00
17.	**Oak Hills Golf & Country Club** Steve Melnyk	Semi-Private	1990	18	72	6,894	6,394	5,699	4,574	70.1	131	Both	N/A	$31.00	$39.00
18.	**Persimmon Hill** Russell Breeden	Public	1962	18	72	6,925	6,405	5,865	5,449	70.2	118	Both	45,000	$25.00	$35.00
19.	**Riverside Golf Center** N/A	Public	1988	9	27	1,100	N/A	1,100	N/A	N/A	N/A	Walk	N/A	$4.00	$4.00
20.	**Sedgewood Country Club** Russell Breeden	Semi-Private	1965	18	72	6,810	6,031	4,841	4,841	72	113	Both	N/A	$18.00	$24.00
21.	**Spring Valley Country Club** George Cobb	Private	1961	18	72	6,841	6,482	5,292	5,019	70.1	122	Both	24,000	**	**
22.	**The University Club** Rodney Davis	Private	1995-1996	27	71	6,850	6,211	N/A	4,608	69.8	133	Both	38,000	**	**
23.	**Timberlake Golf Club** Willard Byrd	Semi-Private	1997	18	72	6,703	6,226	5,701	5,111	73.2	132	Both	45,000	$29.00	$39.00
24.	**White Pines Golf Club** N/A	Public	1969	18	72	6,373	5,848	N/A	4,806	69.4	115	Both	N/A	$17.00	$24.00
25.	**Wildewood Country Club** Russell Breeden	Private	1973	18	72	6,726	6,431	5,952	5,309	70.8	122	Both	16,000	**	**
26.	**Windermere Golf Club** Pete & P.B. Dye	Private	1989	18	72	6,970	6,532	N/A	4,971	74	141	Both	16,000	**	**
27.	**Woodcreek Farms** Tom Fazio	Private	1997	18	72	7,002	6,573	N/A	5,034	73.2	132	Both	17,000	**	**
28.	**Woodlands Country Club** Russell Breeden	Private	1978	18	72	6,804	6,245	N/A	5,039	70.8	120	Both	36,000	**	**
				513								Avg.	31,472		

* Price includes cart except for Riverside Golf Center.

** Initiation fees at private clubs range from $1,500 to $15,000; monthly dues range from $135 to $200.

Sources: South Carolina Golf Guide and Haddow & Company.

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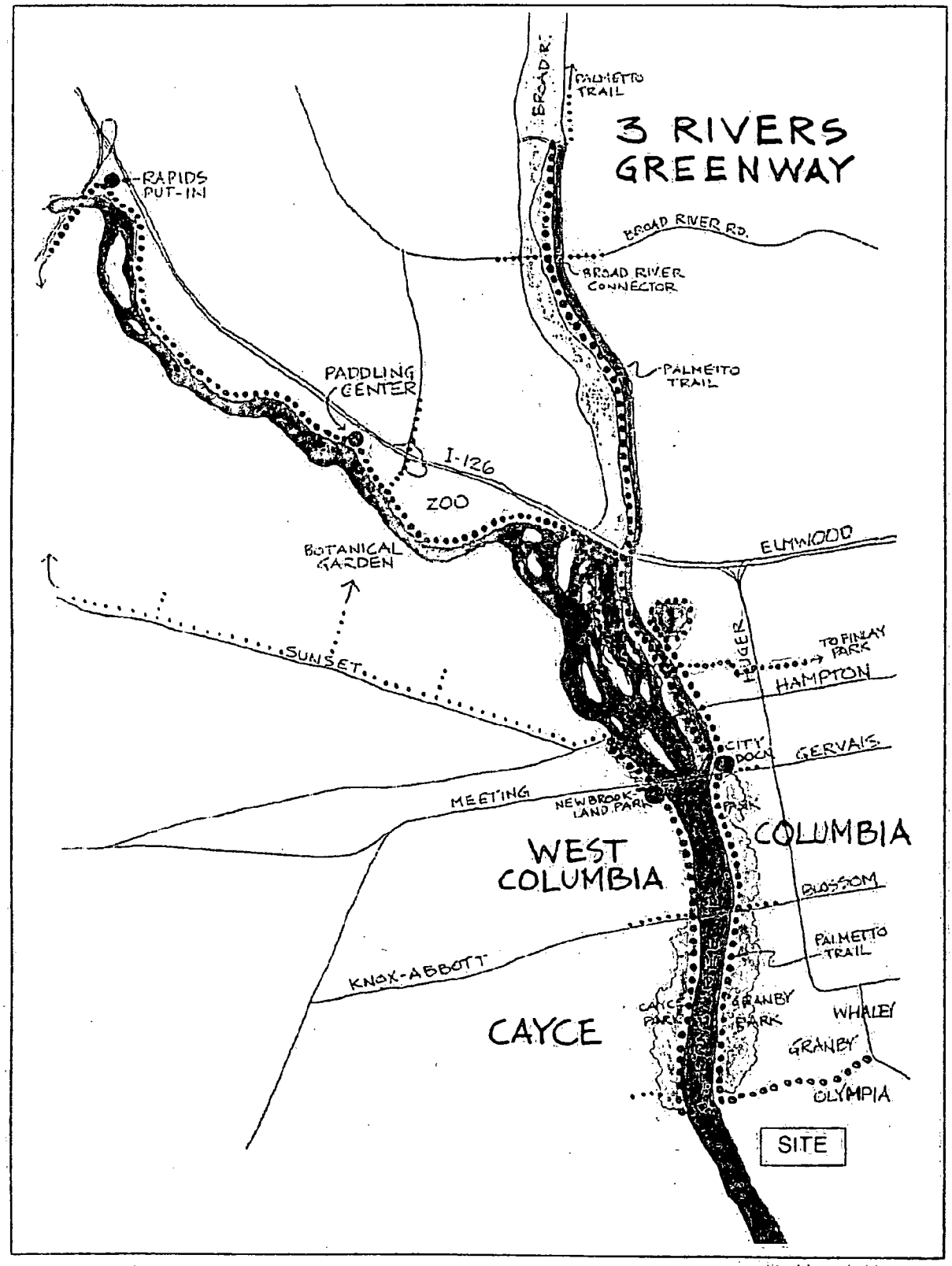
PROPOSED THREE RIVERS GREENWAY



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MAJOR VISITOR ATTRACTIONS
COLUMBIA, SOUTH CAROLINA

Attraction	Description	Year Opened	Annual Visitation	% Out-of-Town	Plans for Future Expansion
Columbia Museum of Art	Largest fine arts museum in South Carolina.	1950 (new building opened in July, 1998.)	124,000	N/A	Significant undeveloped space. Hope to expand within 5 years.
Congaree Swamp	Offers canoeing, fishing, hiking, and camping.	1976	94,000 at the main visitor center	50% international during the summer	A new visitor and administrative center (10,300 square feet) is planned.
Congaree Vista	Historic area that runs between the central business district and the Congaree River that has become an active entertainment district.	Mid-1990s	N/A	N/A	Additional buildings are earmarked for adaptive reuse.
Fort Jackson Museum	Displays representing 200 years of the American soldier.	1974	14,000	N/A	None
Lake Murray	Man-made lake (50,000 acres) with boating fishing, swimming and camping.	1930	N/A	78%	Visitor center recently relocated to historic plantation home (Fall, 1988).
Lexington County Museum	Collection of five historic buildings.	1970	15,000	5%	A new exhibit building (3,000 square feet) will open within the next year, and three new homes will be moved to the site.
McKissick Museum	Largest museum on a university campus in the Southeast.	1976	86,000	20%	Not going public on expansion, but goal is for fall of 1999.
Riverbanks Zoo and Garden	Zoo located on the Saluda River, it was named "attraction of the year" by the Southeastern tourist society.	1974	850,000-900,000	60%-70%	Currently adding and renovating attractions.
S. C. Confederate Relic Room & Museum	Collection of relics from Colonial Period through Desert Storm.	1995	40,000	80%	This exhibit will move into the Columbia Mills Building within 18 months.
South Carolina State Museum	Four different exhibit floors inside historic Columbia Mills Building.	1988	200,000	30%	There are plans to add an IMAX, observatory and planetarium within three years.
State House	Houses Governor's Office and the General Assembly of South Carolina.	Re-opened August, 1998	185,000 since reopened	N/A	None

Note: A Children's Museum is planned by the City of Columbia on Gervais Street in front of the State Museum. This $14 million facility is scheduled to open in late 2001 or early 2002. Downtown Columbia also has several historic homes that are open for tours.

Source: Haddow & Company

Haddow & Company

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RESEARCH PARKS

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FACT SHEET
UNIVERSITY RELATED RESEARCH PARKS

- A university related research park or technology incubator is **defined** by the Association of University Related Research Parks (AURRP) as **a property-based venture which has:**

  1. Existing or planned land and buildings designed primarily for private and public **research and development facilities**, high technology and science based companies, and support services.
  2. A contractual and/or formal **ownership or operational relationship** with one or more universities or other institutions of higher education, and science research.
  3. A role in promoting research and development by the **university in partnership with industry**, assisting in the growth of new ventures, and promoting economic development.
  4. A role in aiding the **transfer of technology and business skills** between the university and industry tenants.

- There are currently **142 research parks in the United States** in varying stages of development (410 worldwide). Technology incubators in the U.S., virtually nonexistent until the early 1980's, now number more than 100, half of which are core elements of U.S. research parks.

- While the range of facilities found within these developments varies greatly, there are three elements which are **commonly found within research parks:**

  1. **Multi-tenant** facilities built and operated by the park authority.
  2. Larger **single-tenant** facilities that occupy land either leased from the park or sold outright to the business for development.
  3. **Business incubators.**

- **Business incubators nurture young firms**, helping them to survive and grow during the start-up period when they are most vulnerable. Incubators provide hands-on management assistance, access to financing and orchestrated exposure to critical business or technical support services. They also offer entrepreneurial firms shared office services, access to equipment, flexible leases and expandable space. In addition to promoting economic growth, these facilities are usually built within research parks with the hope that **graduate businesses will relocate within the park** when they leave the incubator. A few pertinent statistics are offered below:

  - Most incubator facilities (75%) **are less than 40,000 square feet** – average is 36,657 square feet; median is 16,000 square feet. (Note: Median is the more accurate reflection of size.)
  - The average incubator serves **20 entrepreneurial firms** with a median of 12.
  - The **location** of business incubators breaks down as follows: 45% of incubators are in urban locations, 36% are rural, and 19% are suburban.
  - **Graduates** and current clients of incubators have created nearly 19,000 companies and 245,200 jobs.

- The **size and scale** of research park development ranges from single facility operations up to master planned, live/work/play communities.

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FACT SHEET
UNIVERSITY OF SOUTH CAROLINA
SPONSORED PROGRAMS & RESEARCH

Sponsored Programs & Research - By Type 1997-1998

	Federal	Private	State	Total
Engineering	$14,119,255	$1,368,236	$709,500	$16,196,991
Science & Math	$14,717,966	$4,714,769	$2,054,638	$21,487,373
School of Medicine	$7,249,012	$1,772,745	$409,809	$9,431,566
Public Health	$6,613,583	$1,033,042	$520,085	$8,166,710
Other	$15,492,023	$2,638,019	$3,382,483	$21,510,525
Total (Academic Areas)	$58,191,839	$11,526,811	$7,076,515	$76,793,165
Total (Other Areas)	$5,248,342	$2,790,774	$1,566,400	$9,605,516
Grand Total	$63,440,181	$14,317,585	$8,642,915	$86,398,681

Sponsored Programs & Research - By Purpose 1997-1998

	Research	Service	Training	Equipment	Total
Engineering	$15,767,900	$199,598	$4,872	$252,192	$16,224,562
Science & Math	$19,663,525	$147,240	$148,035	$1,528,573	$21,487,373
School of Medicine	$4,717,113	$3,658,874	$726,379	$329,200	$9,431,566
Public Health	$6,643,085	$222,863	$1,300,762	$0	$8,166,710
Other	$9,696,363	$4,920,726	$6,828,132	$37,733	$21,482,954
Total (Academic Areas)	$56,487,986	$9,149,301	$9,008,180	$2,147,698	$76,793,165
Total (Other Areas)	$7,125,002	$2,218,439	$12,010	$250,065	$9,605,516
Grand Total	$63,612,988	$11,367,740	$9,020,190	$2,397,763	$86,398,681

Source: USC 1998-1999 Mini Fact Book

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SURVEY OF UNIVERSITY RELATED RESEARCH PARKS

	North Carolina State University Centennial Campus	Penn State Research Park	University of Alabama, Birmingham Research Park at Oxmoor	University of Kentucky Coldstream Research Center	University of Virginia Research Park at North Fork	Virginia Tech Corporate Research Center
Research Thrust:	Engineering, Textiles, and Biosciences	Industrial Research	Medical Technologies	Varied (pharmaceutical emphasis)	Planned for varied, currently medical and engineering	Varied
Date Started:	1985	1987	1997	1989	1996	1988
Proximity to Campus:	Adjacent to campus	Adjacent to campus	15 minutes from campus	10 minutes north of campus	10 minutes north of Campus	Adjacent to the campus
Ownership:	The state of North Carolina owns the land; however, all development is controlled directly by NC State University.	Governed by the Penn State Research Park Management Corporation (RPMCo)	Owned and operated by the University of Alabama	Owned and operated by the University of Kentucky	Owned by the UVA Foundation, a private company which oversees some of UVA's real estate.	Owned by the Virginia Tech Foundation, a for profit, private company.
Total Acres:	1,000	130	111 acres within the planned community of Oxmoor (7,600 acres)	610	562	120
Current Acreage Developed:	150	30	16 (additional 4 under development)	300 by August	46	45
Building Square Footage Developed/Planned:	933,000/11,000,000	420,000/1,200,000	231,000 (built or set to open in September)/1-1.5 million at build-out	356,000 built and currently under construction	151,000/3,000,000	380,000/1,000,000
Current # of Buildings/Total # Planned:	12 /12 additional buildings are scheduled for completion by the end of the year 2000	6/No set number called for in the plan	2/25	6 built or currently under construction/no set number called for in plan	3/No set number called for in the plan	11/26
Land Prices:	Land is leased based on a fee simple value of $175,000 per acre.	Land is leased based on a fee simple value of $165,000 per acre.	Land is leased at 10% of the appraised value of the land, with reappraisals every five years.	Land is leased based on a fee simple value of $167,000 per acre.	Land is leased based on a fee simple value of $70,000-$120,000 per acre.	Land is leased based on a fee simple value of $65,000 per acre.
Number of Companies:	104 (NC State, corporate, and governmental units)	20	26 (25 in the OADI incubator)	7	3	Over 60
Number of Current Employees:	2,606	600	750 projected for September, 1999	N/A	875	1,200
Employees Projected at Build Out:	35,000	2,000-3,000	3,000	N/A	N/A	3,000
Primary Tenants (Square Feet):	ABB Power T&D Company (61,143) Lucent Technologies (142,321) U.S. Department of Agriculture (44,325)	Materials Research Institute (50,000), Allegheny Hyperion Telecomm.	PCS (114,000-square-foot facility scheduled for opening in September, 1999)	Hughes Display Products, a division of Hughes Aircraft (133,000) Lexel (160,000)	MicroAire Surgical Instruments (46,000), Motion Control Instruments (25,000)	National Weather Service, Waste Policy Institute, VTLS Inc, Long-Airdox Company
Notable Research Facilities (Square Feet):	Business/Lab Incubator (16,000) Engineering Graduate Research Center (NC State Toxicology and Lucent are currently building facilities.)	Technology Center (a 50,000-square-foot incubator facility), Materials Research Institute (50,000), The Industrial Research Office	Office of Advancement of Developing Industries (OADI) Tech-Center (67,735) Spec. building for incubator graduates (50,000)	Office incubator built at outset of the project (10,000), another incubator is currently being planned	First multi-tenant building currently being planned	Center for Innovative Technology, housing the Business Technology Center which runs a business assistance program
Other Facilities (Square Feet):	Residential housing to open in 2000 Magnet Middle School (Fall 2000) Conference Center, Hotel, and Golf Course to open in 2001	Penn State Conference Center Hotel (150 rooms, 65,000-square-feet of meeting facilities), The Daybridge Child Care Center	54 holes of golf, K-8 school, hotel, and conference center all planned for Oxmoor	A 230-room Embassy Suites is built and a Continuing Education Conference Center is planned	Planned town center with cafes, greens, hotel, and conference facilities	A Virginia Tech Airport terminal is located on the edge of the park.
Notes:	Over $30 million annually in government and industry-sponsored research support programs located on Centennial Campus	The University President serves as chair of the RPMCo board.	Started in 1997, Oxmoor is a mixed-use community which is the product of a public/private partnership.	In addition to the 610 acres of the park, an additional 225 acres have been reserved for passive recreation and donated to the state.	200 of the 562 acres will remain undeveloped. The UVA Foundation also owns The Fontaine Research Park (54 acres).	A partnership with First National Bank allows tenants to be part of a preferred banking program.

Source: Haddow & Company

FACT SHEET - RESEARCH TRIANGLE PARK
JULY, 1999

Year Opened: 1959

Total Number of Acres: 6,900

Early Growth: The Research Triangle experienced slow growth from 1959-1965, at which point IBM's relocation to the area sparked rapid development and growth.

Number of R&D Firms: 106

Number of Employees: 42,000

Total Square Feet of Buildings: 15,700,000 (An additional 2.6-million have been approved but are not yet built.)

List of Major Companies (Over 250 Employees):

BASF Corporation Agricultural Products
Cisco Systems, Inc.
Data General Corp.
Ericsson, Inc.
GTE Telephone Operations
Glaxo Wellcome, Inc.
IBM
Lockheed Martin Technical Services, Inc.
MCNC
Motorola
Nat'l. Institute of Environmental Health Sciences
Northern Telecom
Reichhold Chemicals, Inc.
Research Triangle Institute
Rhone-Poulenc Ag Company
Sumitomo Electric Lightwave Corp.
Underwriters Laboratories, Inc.
U.S. E.P.A. Environmental Resource Center

Number of Undeveloped Acres: 1,372

Asking Price Per Acre: $60,000 (Non-Lakefront) - $75,000 (Lakefront)

Policy on Land Sales: RTP will sell sites to speculative developers if all tenants meet the guidelines in the park's restrictive covenants, which state that all tenants must be involved in research or manufacturing operations of a high-tech nature.

Growth of Research Triangle Park:

YEAR	NO. OF COMPANIES	DEVELOPED SQ. FT.	NO. OF EMPLOYEES
1960	4	204,000	300
1970	21	2,396,500	6,100
1980	41	6,468,900	10,700
1990	67	12,587,600	31,600
1992	78	12,939,200	33,300
1994	92	13,844,500	34,600
1995	94	14,278,500	35,800
1996	96	15,075,232	37,000
1999	106	15,700,000	42,000

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ISSUES/OPPORTUNITIES

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CRITICAL ISSUES

- How readily can 4,411 acres of land be absorbed in a market the size of Columbia that is growing at a modest rate and has an ample supply of competitive developments and sites?

- Is it possible to resolve the flooding issue in a satisfactory manner from the standpoint of government regulation, cost, and public perception?

- What can be done to visually buffer the two sewer plants and eliminate odors?

- Can the property assemblage be expanded northward to the stadium, including relocation of the State Farmers Market, in order to significantly improve the entrance and linkage to USC?

- What options exist to improve ingress/egress to the property, particularly south of Interstate 77?

- What is the best approach to "jumpstart" the development and to create a unique mixed-use community that clearly sets it apart, overcoming the negative image associated with the area and property?

- Can the necessary zoning approval be achieved given the county's new comprehensive plan, particularly for the land south of Interstate 77?

- What is the potential to utilize most of the land south of Interstate 77 for some special-purpose use such as passive recreation, a wetlands mitigation bank, environmental research, a NASCAR race track, etc? Should a conservation easement be explored?

- Should acquisition of the out parcels south of Interstate 77 be pursued?

- How can the Congaree River frontage be optimized, particularly in light of efforts by The River Alliance to increase river usage?

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DEVELOPMENT OPPORTUNITIES

Golf Course

Columbia has a plentiful supply of golf courses, which has kept greens fees at modest levels. There is a definite shortage of close-in facilities, however, and the average level of play (31,500 rounds per year) is good. Intown residents are not well served, nor are downtown visitors or the university, which has some affiliation with a course (University Club) located 18 miles away. The land lends itself well to golf course development given the wetlands, river frontage, and open pastures. Multiple golf courses are a possibility, but this will largely depend on the development economics and competitive supply.

Outlet/Off-Price Mall

Columbia does not have a true outlet/off-price mall, and yet it enjoys excellent interstate highway access, a central location, and a fairly substantial population base. It is not an affluent market, with an estimated 1998 per capita of less than $20,000, which bodes well for this type of retailing. The nearest outlet centers are in Santee on Interstate 95 (55 miles away) and in Fort Mill on Interstate 77 (85 miles away). Of course, there is a major concentration of outlet stores in the Myrtle Beach area, but this is a three-hour drive away. Relocation of the State Farmers Market would be a nice complement to an outlet/off-price center.

Research Park

The University of South Carolina does not currently have a research park. The College of Engineering is very interested in exploring this concept because of its emphasis on technology transfer and industry-sponsored research. There are current plans to develop a new business incubator facility (40,000 square feet) and a Professional Development Institute (50,000+ square feet), which could both potentially be housed in a research park. The College of Engineering has just launched a new program in Information Technology, with support from the South Carolina Department of Commerce, and there is great interest in leveraging its economic development potential.

Hotel/Conference Center

Columbia has a dearth of quality hotels, partly because its room rate structure is so modest. Only three small hotels (total of 107 rooms) have opened in downtown Columbia in the last 15 years, and a large hotel (formerly Stouffers) closed during that period after it was acquired by USC. The university does not have any lodging facilities except for accommodations for the exclusive use of the National Advocacy Center. On-campus meeting facilities are also limited. Clemson University recently developed a hotel, 17,000-square-foot conference center, and golf course under the auspices of its Continuing Education program, which does provide a direct precedent.

University Related Uses

Several opportunities exist to serve the needs of USC. The university is planning a new sports arena next to the proposed convention center downtown, but nothing is finalized yet. The Continuing Education program could potentially be housed on this property. As previously indicated, the College of Engineering has expressed interest in the possibility of a university related research park. The College of Medicine could also play a role given its proximity and level of research funding. Student housing is another need, while faculty and staff represent another potential residential demand source.

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DEVELOPMENT OPPORTUNITIES (CONT.)

Multi-Family and Single-Family Housing

Given the proximity to downtown Columbia and USC, there is a built-in demand for multi-family housing. Two planned developments will pose significant competition: 1) conversion of Olympia Mill into 400 rental units; and 2) redevelopment of the former Central Correctional Institute property into approximately 500 condominium and townhouse units. Nonetheless, the combination of river frontage, golf, and ready access to the city's major employment center and the university creates some definite opportunities. The condominium market has been dormant during the 1990s, and it may be poised for a rebound. The apartment market has a relatively low vacancy rate and there is a limited supply of close-in rental housing. Some single-family housing, probably on small lots, could be developed in the buffer area around Heathwood Hall and along portions of the golf course.

Senior Housing

Columbia has some unique advantages as a retirement location due to the benefits associated with Fort Jackson, proximity to the beach and mountains, and the fact that persons over 65 can attend USC free of tuition. The chief drawback is the summer heat and humidity. Major medical facilities are located downtown, and the Veterans Administration Medical Center is less than three miles away. Most importantly, the stigma associated with this part of town is less of an impediment for the elderly population.

Business Park

Columbia has a limited supply of quality business parks. Clearly, the Interstate 77 North corridor has become Columbia's preferred business location, but two major companies (Solectron and PBR Automotive) just committed to build facilities in the airport's CAE Park. Given the property's interstate highway access, airport proximity, and short distance from downtown, it clearly has potential to attract industrial facilities and some office operations. The UPS regional hub facility at the airport, the U.S. Bulk Mail facility in the nearby Overlook development, and the labor pool available from university students and wives of military personnel make the property particularly attractive for call centers.

Entertainment

One possibility is to relocate the minor league baseball franchise (Capital City Bombers) to a new stadium, although the team is currently considering a site next to the proposed convention center. Columbia has a budding entertainment district in the Congaree Vista area of downtown, but this offers little for families with children. An entertainment complex anchored by a multi-screen theatre with stadium seating would be a nice complement to an outlet/off-price center, but this concept requires much more study.

CV005078

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Haddow & Company
Real Estate Consultants

HIGHEST AND BEST USE ANALYSIS
4,410.9 ACRES
COLUMBIA, SOUTH CAROLINA

August, 1999

CV003865

PLTF TRIAL EXH 301

Haddow & Company

HIGHEST AND BEST USE ANALYSIS

4,410.9 ACRES

COLUMBIA, SOUTH CAROLINA

Prepared for

Columbia Venture, LLC

By

Haddow & Company

August, 1999

CV003866

PLTF TRIAL EXH 301

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INTRODUCTION

In February, 1999, Columbia Venture, LLC acquired 4,410.9 acres in unincorporated Richland County, South Carolina. This unique property is located on the Congaree River, just south of downtown Columbia, and is bisected by Interstate 77. Since that time, consultants have worked with the United States Federal Emergency Management Administration (FEMA) to redefine the flood hazard area. Previously, a major portion of this land had been classified as floodway. The balance of the land falls in the 100-year floodplain. On August 19, 1999, FEMA announced that the floodway boundary had been moved to the inside edge of the levee along the river, north of Interstate 77. Following a 90-day public comment period, this revised flood map will become official, assuming no technical objections are sustained. The next step is to certify the levees as "protective structures," which involves levee improvements and development of an interior drainage system with a "back flow protection device" to handle heavy rains inside the levee. According to Lockwood Greene, if FEMA approves the work and issues a "letter of map revision," the 100-year floodplain designation will be removed from the property, thus paving the way for development.

Haddow & Company was retained in late April, 1999, to conduct a comprehensive highest and best use analysis under the assumption that the floodway and floodplain issues would ultimately be resolved. The purpose was to evaluate the property and market in order to help formulate the optimal development strategy. This process began with a thorough examination of the Columbia economy, as well as regional development and demographic trends. The next step was to evaluate the property's strengths and weaknesses. This was followed by the market analysis. Given the property's size and location, several potential land uses were studied. This culminated in the identification of critical issues and an assessment of development opportunities. Our conclusions and recommendations are offered at the end of this report. Supporting data appear on facing pages and in the attached exhibits. Study methods and a list of personal interviews are provided in the final tab section.

COLUMBIA ECONOMIC CLIMATE

Unlike most older cities, Columbia does not owe its existence to a coastal location, navigable river, or unique natural resources. Columbia was founded in 1786 to serve as the capital of South Carolina due to its location in the geographic center of the state. The University of South Carolina opened 15 years later, while Fort Jackson was commissioned in 1917. Thus, the three main cogs in the local economy have deep roots. Part of Columbia's charm is that it has clung to these roots, but this has impeded the community's growth as a business center.

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PLTF TRIAL EXH 301

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KEY ECONOMIC INDICATORS
COLUMBIA MSA
1990-1998

	1990	1991	1992	1993	1994	1995	1996	1997	1998
Population	453,932	464,640	470,635	479,133	484,236	490,700	497,671	504,364	512,316
Annual Population Increase (U.S. Census Bureau)	5,332	10,708	5,995	8,498	5,103	6,464	6,971	6,693	7,952
Non-Agricultural Employment	247,700	243,300	243,900	247,800	257,900	264,400	273,000	280,800	291,300
Annual Employment Increase (South Carolina Dept. of Labor)	7,800	(4,400)	600	3,900	10,100	6,500	8,600	7,800	10,500
Unemployment Rate (Employment and Earnings)	3.6%	4.4%	4.6%	5.7%	4.1%	3.3%	3.7%	2.7%	2.0%
Airport									
Total Operations	112,277	112,329	103,012	103,631	109,682	105,041	112,880	106,667	110,706
Total Passenger Volume (Columbia Metropolitan Airport)	1,120,434	1,017,761	1,024,022	988,127	1,169,941	1,139,657	1,159,214	1,164,768	1,170,000
Total Retail Sales ($000s) (Sales and Marketing Management)	$3,545,143	$3,626,176	$3,836,020	$4,184,297	$4,302,931	$4,394,457	$4,584,766	$4,747,160	$5,061,301
Per Capita Income (U.S. Dept. of Economic Analysis)	$17,720	$18,045	$18,767	$19,512	$20,332	$21,513	$22,529	$23,435	N/A
Housing Permits									
Single-Family	2,058	2,148	2,828	2,865	2,930	3,546	3,620	3,393	3,829
Multi-Family	422	738	303	372	766	348	273	1,284	795
Total	2,480	2,886	3,131	3,237	3,696	3,894	3,893	4,677	4,624
(U.S. Census Bureau)									

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The Columbia MSA is comprised of two counties, Richland and Lexington. The 1998 estimated population was 512,316, a modest increase of 1.5 percent annually since 1990. This growth rate does compare favorably, however, with the meager 1.0 percent annual increase recorded during the 1980s. The following indicators suggest that economic growth has accelerated in recent years:

- During the last five years, employment has increased at an average annual rate of 8,700, compared to an average of 2,940 during the previous five years.
- The number of new industries relocating to Columbia is clearly on the rise.
- Housing starts have averaged over 4,000 units during the last five years, compared to fewer than 3,000 units annually during the previous five-year period.

Part of this economic vitality is simply a rebound from the 1990-91 national recession, but tangible signs of improvement are evident in Columbia's economy. Ironically, this has partly resulted from shrinkage in the local banking industry due to mergers in the early 1990s, which inspired a more concerted effort to diversify Columbia's economic base. The Central Carolina Economic Development Alliance was formed in 1994 to focus industry recruitment efforts, and a real coup was scored when United Parcel Service picked Columbia for its regional cargo hub. The State of South Carolina has also become much more aggressive with economic incentives. Several notable companies have recently opened or announced new facilities in Columbia, including Solectron, Intel, Bose, Siemens, and Bell Atlantic Mobile.

Economic strengths and weaknesses are summarized in the appendix. Columbia's positive attributes are very tangible: excellent highway access, recent infrastructure improvements (e.g., airport, highways, sewer system), solid economic core, major research university, proactive economic development effort, central location, and plenty of land at reasonable prices. The weaknesses are less substantial, but they have served to temper Columbia's growth. A generally unfavorable image, particularly among non-residents, helps explain the city's very low unemployment rate (currently below 2.0 percent). People are reluctant to move to Columbia in spite of good economic opportunities. The absence of strong political and business leadership, coupled with a historical lack of cooperation among local governments and the university, has also kept the community from realizing its full potential. Some progress has been made with regional cooperation, as evidenced by the proposed convention center and the alliance for riverfront development, and the Chamber of Commerce and Convention and Visitors Bureau are tackling the image problem with a public relations campaign. As one local advertising executive commented, Columbia's residents must first become convinced of the city's economic development potential before that message can be carried to the outside world.

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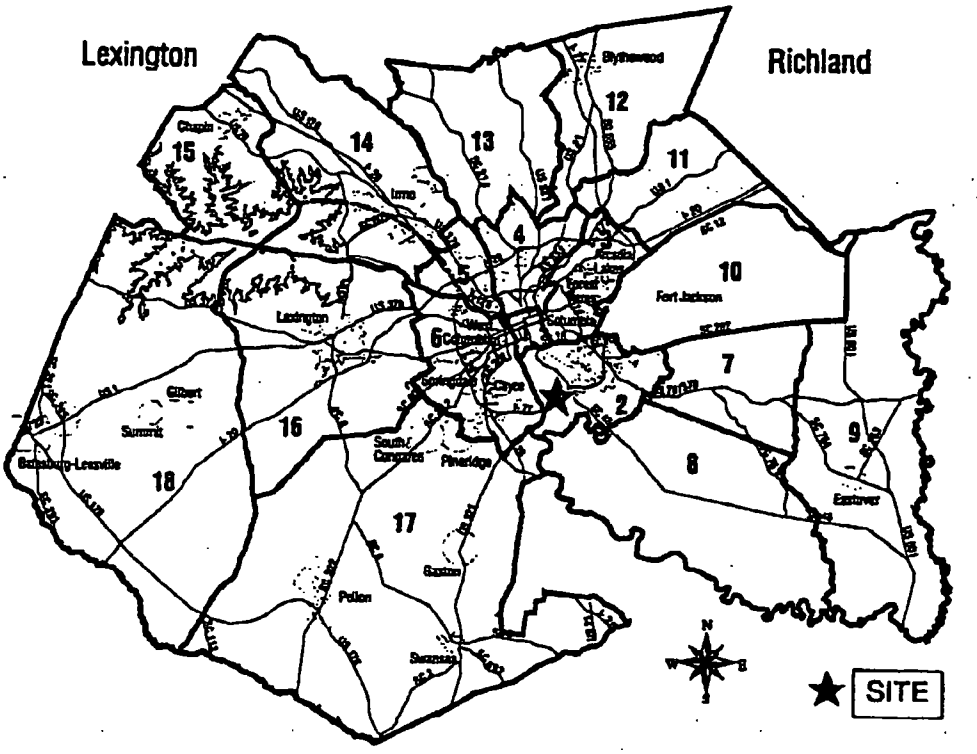
POPULATION TRENDS AND PROJECTIONS BY SECTOR



POPULATION TRENDS AND PROJECTIONS BY SECTOR
COLUMBIA, SOUTH CAROLINA MSA
1980-2015

No.	Sector	1980	1990	1995	2000	2015	Annual Percent Change 1980-1990	1990-1995	1995-2000	2000-2015
1.	Downtown Columbia	18,606	15,672	12,690	13,490	13,640	(1.7%)	(4.1%)	1.2%	0.1%
2.	South Richland	35,410	35,185	35,410	35,860	36,395	(0.1%)	0.1%	0.3%	0.1%
3.	East Richland	69,555	66,092	67,915	69,740	72,825	(0.5%)	0.5%	0.5%	0.3%
4.	North Richland	57,339	52,305	51,505	51,050	50,215	(0.9%)	(0.3%)	(0.2%)	(0.1%)
5.	St. Andrews	26,660	32,871	34,185	34,740	35,605	2.1%	0.8%	0.3%	0.2%
6.	Cayce/West Columbia	44,007	41,758	44,725	47,105	57,765	(0.5%)	1.4%	1.0%	1.4%
7.	Harrell Hill	7,746	10,309	10,535	10,820	11,420	2.9%	0.4%	0.5%	0.4%
8.	Hopkins	6,035	6,812	6,920	7,060	7,345	1.2%	0.3%	0.4%	0.3%
9.	Eastover	4,724	5,080	5,475	5,700	5,725	0.7%	1.5%	0.8%	0.0%
10.	Fort Jackson	14,849	11,292	11,695	11,710	12,035	(2.7%)	0.7%	0.0%	0.2%
11.	Richland Northeast	16,243	26,405	31,970	35,175	45,570	5.0%	3.9%	1.9%	1.7%
12.	Blythewood	5,103	6,782	10,485	12,780	18,115	2.9%	9.1%	4.0%	2.4%
13.	Cedar Creek	3,665	4,125	4,360	4,625	5,295	1.2%	1.1%	1.2%	0.9%
14.	Dutch Fork/Irmo	29,656	44,767	50,895	57,290	71,710	4.2%	2.6%	2.4%	1.5%
15.	Chapin	4,725	6,566	7,715	8,755	12,015	3.3%	3.3%	2.6%	2.1%
16.	Lexington	25,820	37,079	46,650	55,745	79,145	3.7%	4.7%	3.6%	2.4%
17.	Southeast Lexington	23,296	30,513	35,480	38,875	49,770	2.7%	3.1%	1.8%	1.7%
18.	West Lexington	16,649	19,718	22,990	24,280	33,610	1.7%	3.1%	1.1%	2.2%
		410,088	453,331	491,600	524,800	618,200	1.0%	1.6%	1.3%	1.1%

Source: Central Midlands Council of Governments

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The Central Midlands Council of Governments (COG) predicts that the Columbia MSA's population will grow at an average annual rate of only 1.2 percent from 1995 to 2015. This forecast seems overly conservative in light of recent trends, but it is a reminder that Columbia is not a very dynamic area. The city's greatest challenge is how to attract young people to expand the labor force. Its core economy helps ensure a good measure of stability, but the level of growth will hinge on the community's ability to leverage its resources, most notably the University of South Carolina.

REGIONAL DEVELOPMENT AND DEMOGRAPHIC TRENDS

Columbia's development patterns are well established. The dominant growth areas are eastward along the Interstate 20 corridor, northward along Interstate 77, and the Lake Murray area to the northwest. Lexington County's population has grown 2.6 percent annually during the 1990s, compared to a 0.9 percent annual growth rate in Richland County. The lower portion of Richland County is experiencing virtually no growth. The central core encompassed by the interstate highway system comprises about 50 percent of the metro area's population, but it is experiencing only modest growth. One of Columbia's unique features is the degree of suburban sprawl for a community its size. Some of the newer golf course communities are located more than 15 miles from downtown.

Concerns about sprawl inspired Richland County to recently adopt a new approach to long-range planning. The county has embraced a 2020 Town and Country Vision Plan that advocates higher-density development in a series of villages and commercial nodes, with outlying areas preserved as open space. This plan is theoretically a guiding influence shaping the county's new Comprehensive Development Plan, which could have real implications for the subject property because the portion south of Interstate 77 is earmarked for "Proposed Greenspace and Riparian Areas."

The primary difference in demographic composition between Richland and Lexington counties is the non-white population. According to Claritas, Richland County's estimated 1998 non-white population was 46.3 percent, compared to only 13.5 percent in Lexington County. The age distribution and income levels of the two counties are similar. The Columbia MSA has a fairly high percentage of elderly persons (10.5 percent), and this age group is projected to grow disproportionately over the next 10 to 15 years, particularly in Lexington County. As previously indicated, forecasts for the overall population show a slower growth rate than during the 1990s.

The immediate site vicinity (Census Tracts 117.01 and 117.02) has a population characterized by low income levels (1990 per capita income of $8,000), a high percentage of non-white persons (81.5 percent), and modest educational attainment (60 percent high school graduates). According to the 1990 Census, 20 percent of area residents had incomes below the poverty

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STRENGTHS AND WEAKNESSES
CONGAREE PROPERTY

Strengths

- Very close-in location with immediate access to Downtown Columbia and the University of South Carolina.
- Extensive frontage on the Congaree River and Interstate 77.
- Interstate 77 provides excellent regional access via a full interchange at Bluff Road.
- Adjacent to Heathwood Hall School, the premier private school in Columbia.
- Proximity to the airport and the bulk mail facility.
- Potential to create a planned mixed-use development due to the property's large size.

Weaknesses

- Entire property currently falls in the 100-year floodplain, which restricts development, but this designation is likely to change.
- Adjacent to a massive sewer treatment plant, which is a visual blight and produces periodic odors.
- Poor public school district.
- Unsightly character of development along Bluff Road.
- Low-income neighborhoods in the site's vicinity, as well as a perceived crime problem.
- Local perception of property as undevelopable due to low elevation.
- Very limited frontage on Bluff Road, with no frontage immediately south of Interstate 77.
- Located on the wrong side of town in terms of traditional growth patterns and favorable public perceptions.
- Lack of commercial services in immediate vicinity.
- New Town and Country Vision Plan for Richland County earmarks the land south of Interstate 77 (3,305 acres) for "Proposed Greenspace and Riparian Area."
- Several easements for sanitary sewer and power lines cross the property.

level. These conditions are important to note for two reasons. First, the character of the neighborhood is shaped by its residents. Second, this resident profile lends support for economic incentives to uplift what is clearly a depressed area.

In short, Columbia's development bias has clearly been to the northeast and northwest, while the south side has lagged behind. Completion of the final leg of the Southeastern Beltway (Interstate 77) in June, 1995, should help stimulate development in the lower portion of Richland County. Public perceptions of the south side are not favorable since it is mostly characterized by industrial development and low-income neighborhoods, particularly along the Bluff Road corridor. These conditions create inherent challenges for the subject property.

PROPERTY ANALYSIS

The property consists of 4,410.9 acres, of which 3,305.4 acres are located south of Interstate 77. It is located in unincorporated Richland County and has about three miles of frontage on the Congaree River. The property is irregularly shaped and is improved with a dike system to control flooding, with a levee along a portion of the Congaree River frontage. The site elevation generally ranges from 120 to 130 feet above mean sea level. Several sanitary sewer and power line easements cross the property. The zoning is D-1 (Development District) and RU (Rural District). Both zoning classifications are intended to promote low-density rural development. The proposed future land use per Richland County's Comprehensive Plan is a mix of rural, low-density residential, general commercial, and office commercial north of Interstate 77. Most of the land south of Interstate 77 is designated "rural." All public utilities are available to the property.

The property's strengths and weaknesses are listed on the facing page. On the positive side, the property enjoys a very close-in location, extensive river and highway frontage, and good regional access. It adjoins Columbia's premier private school (Heathwood Hall) and is located near the airport and the bulk mail facility. The tract's large size permits a mixed-use development on a scale that would help insulate it from its immediate environs. Given the neighborhood influences described earlier, this is a vital ingredient.

Several concerns exist: 1) the entire property falls in the 100-year floodplain, and a portion south of Interstate 77 falls in the floodway; 2) the adjacent city sewer plant is a visual blight and produces periodic odors; 3) the school district is widely regarded as the worst in Columbia; 4) location on "the wrong side of town" in terms of prevailing development patterns, public perceptions, and neighborhood environment; and 5) limited frontage on Bluff Road, with no frontage immediately south of Interstate 77.

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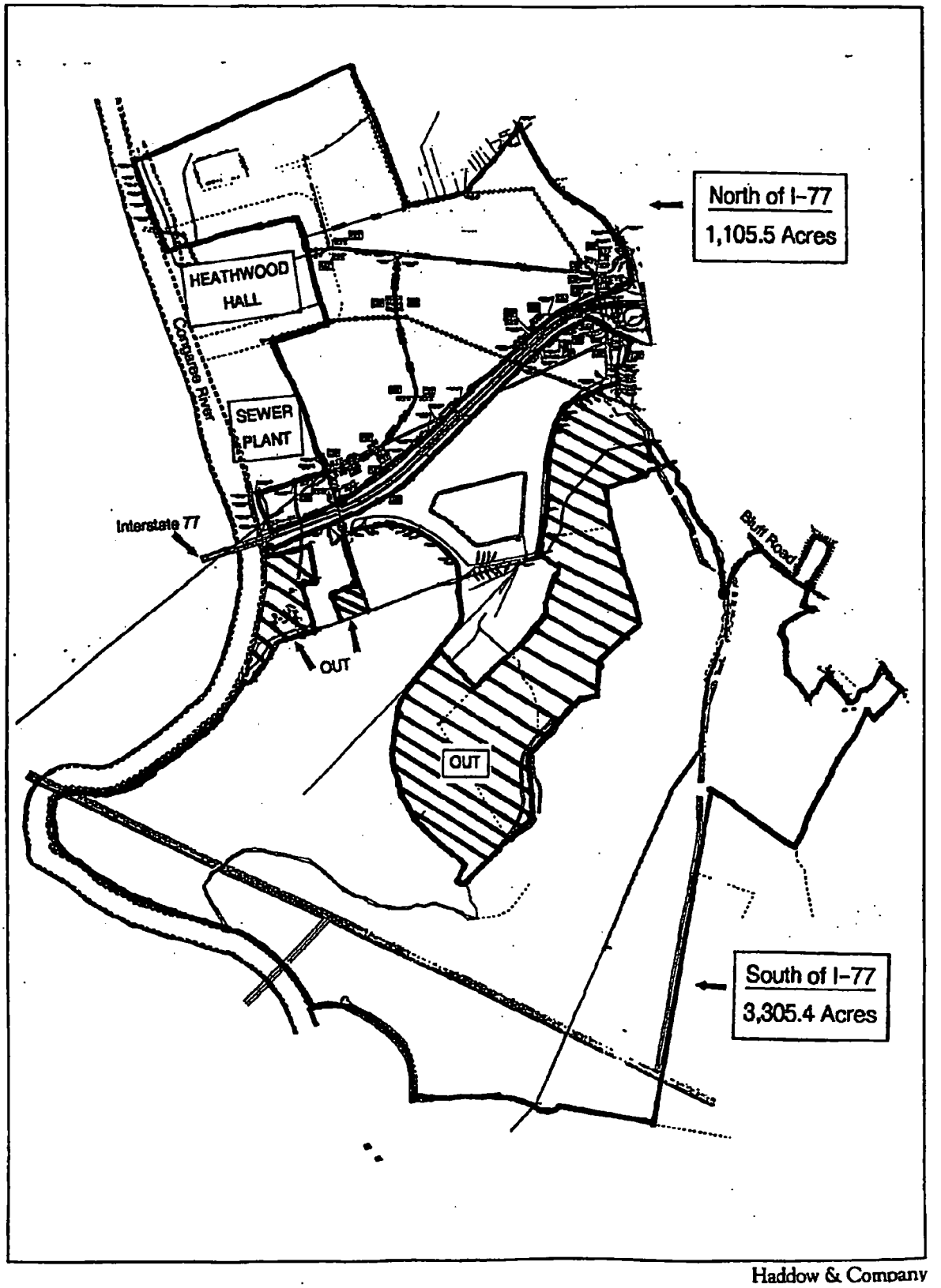
PLAT OF PROPERTY



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The first obstacle to overcome is the flooding issue. FEMA's recent reclassification of the floodway boundary is a critical step forward, but until the revised map becomes official and the levees are certified as "protective structures," development is hamstrung. Financing may also be complicated by flooding concerns, although this should not be an issue if and when the floodplain maps are revised. The sewer plant is another challenge because of its high visibility and occasional odors. The overriding challenge is how to overcome the property's weaknesses and build on its unique attributes. The proximity to downtown Columbia, particularly the University of South Carolina, is the key building block.

MARKET ANALYSIS

Given the property's large size, numerous potential land uses were investigated. The following is a summary of study methods, key findings, and conclusions for various property types. Supporting data are found in the attached exhibits and on facing pages.

Single-Family Residential

Several steps were taken to explore the potential for single-family residential development: 1) review of housing permit data; 2) compilation of house sales data by price point and by new vs. resale; 3) interviews with realtors and developers; and 4) a survey of 10 residential communities. Key findings are offered below:

- Single-family housing permits from 1990 to 1998 averaged 1,652 units annually for Richland County and 1,329 units annually for Lexington County. The development volume in Richland County has increased significantly in the last five years, averaging 1,960 units annually.

- Sixty (60) percent of new house sales are at prices below $129,000, and only 10.7 percent are over $210,000, according to data compiled by Bob Capes Realty-Century 21. During the 12 months ended September 20, 1998, new house sales totaled 2,237 in the Columbia MSA. These figures indicate the market's modest size and price sensitive nature.

- Columbia has an unusually large number of large-scale communities, including three developments that have been started since 1995: Lake Carolina – 1,609 acres; University Club – 720 acres; and Wood Creek Farms – 2,077 acres.

- Lot prices are mostly in the $20,000 to $50,000 range, with an average size of 0.33 acres.

- Realtors were generally bullish about the opportunity for residential development on the subject property because of its close-in location. Local developers were less enthused due to

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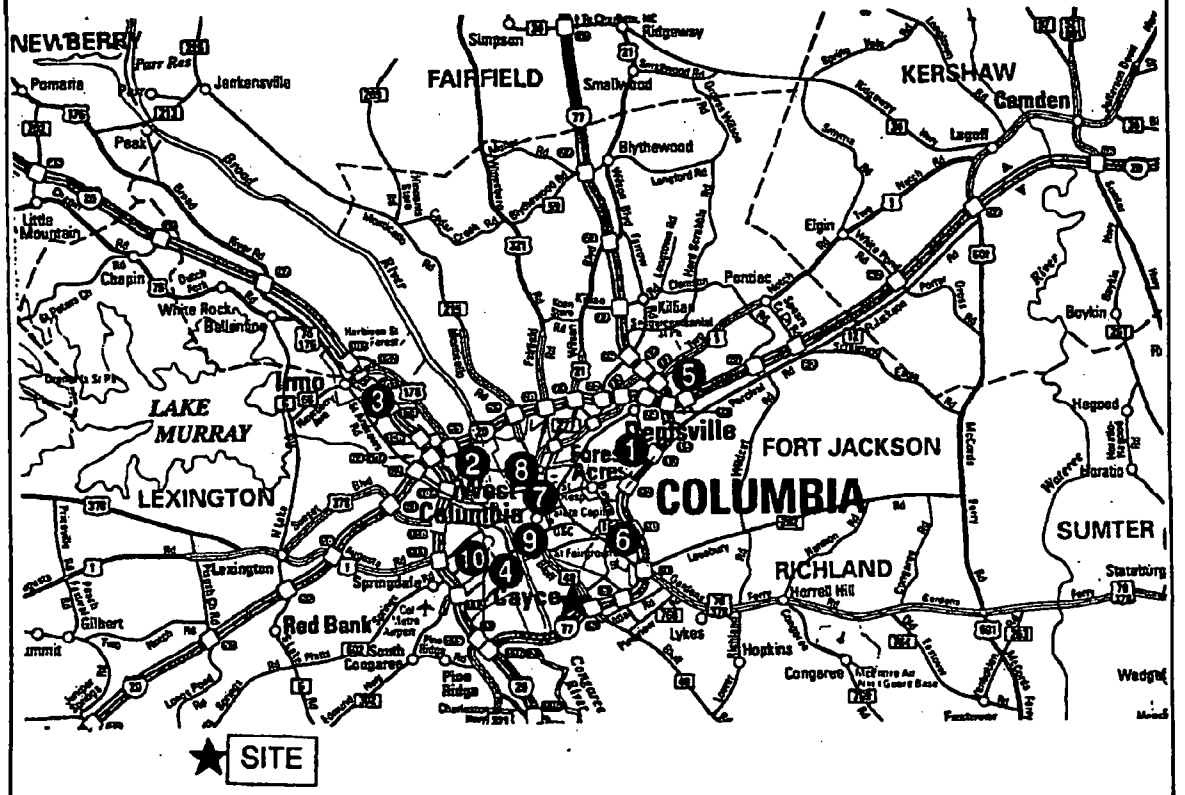

APARTMENT SURVEY
COLUMBIA, SOUTH CAROLINA
JUNE, 1999

No.	Project Name	Year Built	No. of Units	Avg. Unit Size	Avg. Monthly Rent	Avg. Rent/ Sq. Ft.	Occupancy Rate
1.	*42 Magnolia*	1993	196	1,050	$908	$0.86	100.0%
2.	*Broad River Trace*	1998-99	240	1,072	$724	$0.68	77.0%
3.	*Columbiana Lakes*	1996	204	1,024	$690	$0.67	87.8%
4.	*Granby Crossing*	1990	168	950	$705	$0.74	91.7%
5.	*The Grove at Wildewood*	1998	264	1,094	$737	$0.67	95.8%
6.	*Huntington Place*	1998	192	1,263	$702	$0.56	100.0%
7.	*Park Side*	1993	63	793	$712	$0.90	96.8%
8.	*The Pavilion*	1988	240	970	$624	$0.64	98.3%
9.	*The Rapids*	1996	240	989	$611	$0.62	94.2%
10.	*University Commons*	1994	204	1,065	$1,032	$0.97	100.0%
	Totals/Averages		2,011	1,044	$742	$0.71	93.8%

Source: Haddow & Company

Haddow & Company

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PLTF TRIAL EXH 301

inherent locational biases. At least one out-of-town developer (Brett Blevins) expressed interest but cautioned that pricing must be reasonable. Growing interest in intown housing, as evidenced by rising house prices in Shandon and other older, close-in neighborhoods, is a positive sign.

The subject property's main strengths for residential development are its short drive time from downtown and the university, the river frontage, and Heathwood Hill School. The surrounding neighborhood, public school district, sewer plant, and flooding concerns are obstacles to overcome. It may be difficult to entice existing Columbia families to relocate to this area, but it could well appeal to empty nesters and young couples without children, as well as new transplants who work downtown or at the university.

Multi-Family Residential

The multi-family housing market was explored utilizing the following methods: 1) review of apartment survey conducted by Central Midlands COG, as well as inventory of condominiums; 2) survey of 10 apartment projects; 3) interviews with developers; and 4) analysis of multi-family housing permits. Key findings are presented below:

- The apartment vacancy rate was 5.0 percent at year-end 1998, based on a survey of 23,735 units conducted by the Central Midlands COG. The vacancy rate hit a cyclical high of 9.9 percent in 1986, but has been below six percent for the last four years.

- Multi-family housing permits averaged 565 units annually in Richland County and 202 units annually in Lexington County from 1990 to 1998. Unlike the single-family market, Lexington County has experienced a sharp increase in multi-family activity in recent years, although the volume is still quite limited. The Columbia market has absorbed 653 units per year since 1980, according to the Central Midlands COG.

- The market leaders in terms of monthly rent levels are Park Side ($0.90/Sq.Ft.) and 42 Magnolia ($0.86/Sq.Ft.). These are two high-end, infill projects. Typical suburban rents are more in the range of $0.65 to $0.75 per square foot. Apartment land prices are generally $25,000 to $55,000 per acre, or $2,500 to $5,000 per unit.

- One noteworthy project is University Commons, which is geared to students in spite of its location across the river from the university. Furnished four-bedroom, four-bath units rent for $1,144, or $0.95 per square foot. This means that each student pays under $300 per month, which is competitive with dormitory rents.

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SENIOR HOUSING
COLUMBIA MSA
SEPTEMBER, 1998

No.	Project Name	Submarket	Year Built	No. of Units
1.	Agape House	Oak Grove-Springdale-Dixiana	1990	40
2.	Agape Villas	Oak Grove-Springdale-Dixiana	N/A	96
3.	Ahepa	East Richland	U/C	59
4.	Arbor Terrace of Columbia	Forest Acres/Dentsville	1997	55
5.	Benzie T. Rice Home	Richland Northeast	1998	100
6.	Blair Haus	Lexington/Lake Murray	N/A	38
7.	Claire Bridge	Dutch Fork-Irmo	1997	38
8.	Eden Gardens	Dutch Fork-Irmo	1997	66
9.	Forest Pines	Forest Acres/Dentsville	1996	115
10.	Generations	Batesburg-Leesville/Gilbert	1991	67
11.	Generations of Chapin	Dutch Fork-Irmo	1997	64
12.	Harbinson Hall	Dutch Fork-Irmo	1998	44
13.	Hulon Greene Condominiums	Oak Grove-Springdale-Dixiana	1985	143
14.	Jenni-Lynn Retirement Center	West Columbia/Cayce	1993	46
15.	Kathwood on Trenholm	Shandon/Forest Acres	U/C	86
16.	Laurel Crest	Downtown Columbia	1994	114
17.	Lexington Gardens	West Columbia/Cayce	1997	72
18.	Lowman Home (The)	Dutch Fork-Irmo	N/A	119
19.	Morning Side of Lexington	Lexington/Lake Murray	U/C	40
20.	Oak Hill Apartments	North Richland	N/A	30
21.	Presbyterian Home of SC	Oak Grove-Springdale-Dixiana	1986	74
22.	Rapha Residential Care	Swansea	1988	66
23.	Regenisis Campus Community	Forest Acres/Dentsville	N/A	33
24.	Richmond Walk	Shandon/Forest Acres	1988	16
25.	Southern Heritage	Swansea	N/A	10
26.	Southern Heritage/Chas Hwy.	West Columbia/Cayce	N/A	20
27.	Sterling House	Forest Acres/Dentsville	1998	42
28.	Sterling House of Richland County	Dutch Fork-Irmo	1996	42
29.	Still Hopes Retirement Community	West Columbia/Cayce	1990	61
30.	Sunset Residential Care	West Columbia/Cayce	1982	19
31.	Taylor Home For Seniors	Shandon/Forest Acres	1985	14
32.	Twilight Manor Rest Home	Oak Grove-Springdale-Dixiana	1962	20
33.	Walters Residential Care	North Richland	1962	47
34.	Wardlaw	Downtown Columbia	U/C	66
35.	Wildewood Manor	Richland Northeast	1996	59
36.	William Bonner Complex	North Richland	1996	20
	Total			2,041

Source: Central Midlands Council of Governments

Haddow & Company

CV003879

PLTF TRIAL EXH 301

- Several new apartments are planned in the Columbia area, most notably the conversion of Olympia Mills and redevelopment of the former Central Correctional Institute property. Estates, Inc., a local developer, has a small project planned in the Congaree Vista area, and several suburban apartment projects are planned or under way.

- The condominium market has been dead during the 1990s, but resale activity is reportedly picking up and some pent-up demand surely exists. According to the Central Midlands COG, there are 90 condominium projects in the Columbia area, totaling 5,165 units. Not a single project has been built during the 1990s, which suggests a possible opportunity.

The subject property offers potential for infill multi-family housing given that downtown is the dominant employment center and USC has limited on-campus housing (7,350 beds for 25,250 students). In addition, Interstate 77 provides good regional access, and Fort Jackson is located only three miles away. The added allure of the river and the amenities of a large-scale, planned development further enhance its appeal. The challenge will be to generate sufficient rental rates to support acceptable land values and current construction costs. Condominiums are also worth exploring because of probable pent-up demand.

Senior Housing

Three steps were taken to evaluate the potential for senior housing: 1) evaluated the inventory of existing senior housing developments provided by the Central Midlands COG; 2) examined population projections by age group; and 3) reviewed literature on the national trend of developing senior villages near major public universities. Key findings are outlined below:

- The Central Midlands COG lists 36 existing senior housing projects, totaling 2,041 units. Sixteen of these complexes have opened or been placed under construction since 1996, or 47.4 percent of the total units. Growth has been particularly strong in assisted-living facilities.

- Population projections prepared by the Central Midlands COG show a significant increase in the 65+ age group between now and 2010. This age bracket is forecasted to grow 33.5 percent from 1995 to 2010, compared to 19.5 percent for the overall population.

- Columbia offers several attractions as a retirement location: 1) inherent draw of Fort Jackson (e.g., golf courses, medical facilities, benefits, nostalgia); 2) location equidistant from the beach and mountains; and 3) free tuition at USC for persons over age 65, as well as the sports, cultural, and entertainment offerings of a major public university.

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PLTF TRIAL EXH 301

4003

SURVEY OF MAJOR OFFICE USERS
COLUMBIA MSA
JULY, 1999

No.	Company Name	Contact	Location	Year Moved In	Type of Business	Type of Operation	Own or Lease	Space Occupied (Sq. Ft.)
1.	BellSouth	Don Caughman	400 Laurel Street	1988	Telecomm.	District HQ	Lease	N/A
2.	Colonial Insurance Co.	Jim Granulati	1200 Colonial Life	1997	Insurance	Data Center	Own	410,000
3.	CompuSystems	Walter Johnstone	1 Science Court	1989	Software	R&D	Own	30,000
4.	IBM	Beth Williams	1333 Main Street	1982	Technology	Sales	Lease	N/A
5.	NationsBank	Alan West	1901 Main Street	1989	Financial	Operations Ctr.	Lease	122,000
6.	PMSC	Dennis Cook	1000 Wilson Blvd.	1980	Software	R&D	Own	580,000
7.	Providence Hospital	Mike Watson	2435 Forest Drive	1938	Hospital	Full Service	Own	398,000
8.	SC Farm Bureau Mutual Ins.	Bruce Mackay	724 Knox Abbott Dr.	1950	Insurance	HQ	Own	125,000
9.	SCANA	Jack Evans	1426 Main Street	1983	Utilities	HQ	Lease	456,000*
10.	SCT Utilities	Glenn Neally	9 Science Court	1995	Software	R&D	Own	165,000
11.	Strategic Resource Group	Vivian Luhaun	115 Atrium Way	1994	Insurance	HQ	Lease	100,000
12.	Wilbur Smith Associates	Robert Zuelsdorf	1301 Gervais Street	1972	Engineering	Consulting	Own	56,287

No.	Company Name	Level of Employment	Estimated Future Employment (5 yrs.)	Future Expansion Plans	Level of Satisfaction With Current Site	Would You Consider Relocating	Assessment of Subject Site	Would You Consider This Location For Any Future Space Needs
1.	BellSouth	400	N/A	Currently building next to site	Very Satisfied	No	Good	No
2.	Colonial Insurance Co.	1,200	1,250	None	Very Satisfied	No	Good	No
3.	CompuSystems	60	60	None	Satisfied	No	No Opinion	No
4.	IBM	75	100	None	Very Satisfied	Yes	Poor	No
5.	NationsBank	470	470	None	Satisfied	No	Poor	No
6.	PMSC	2,500	N/A	None	Very Satisfied	No	Good	No
7.	Providence Hospital	1,100	1,200	None	Very Satisfied	No	Poor	No
8.	SC Farm Bureau Mutual Ins.	260	300	None	Very Satisfied	No	Poor	No
9.	SCANA	1,000	N/A	None	Very Satisfied	Yes	Fair	No
10.	SCT Utilities	600	N/A	Another building is planned	Very Satisfied	Yes	Good	No
11.	Strategic Resource Group	160	200	Moving to another building	Very Satisfied	No	Good	No
12.	Wilbur Smith Associates	200	250	None	Satisfied	No	Good	No

*Space occupied for SCANA includes multiple locations.

Source: Haddow & Company

PLTF TRIAL EXH 301

Haddow & Company

CV003881

An aging population, coupled with the unique draw of Fort Jackson and USC, suggests that senior housing is a viable option. It could certainly be a component of a large-scale planned development and would benefit from the amenities.

Office/Industrial

Research of the office/industrial market included the following: 1) survey of 12 major office users; 2) interviews with brokers, developers, and economic development officials; 3) review of office market and land inventory data from Central Midlands COG; and 4) survey of eight business parks and major sites. Key findings are outlined below:

- Columbia's multi-tenant office market totals only 10.1 million square feet. The vacancy rate was 10.1 percent at year-end 1998. The average rent per square foot is a modest $13. Downtown is still the dominant office center, comprising 44 percent of inventory. New office construction has been very limited during the 1990s, although a wave of development is currently under way downtown. Annual net office absorption has averaged 360,000 square feet during the last 15 years.

- The South Columbia submarket, location of the subject property, accounts for only 0.6 percent of the office supply. This area is clearly not an established office location, although it does have a significant supply of older industrial buildings.

- The survey of 12 major office users revealed the following: 1) seven of the 12 companies own their buildings; 2) one third considered the subject site a "poor" office location, with none ranking it "excellent"; and 3) no company said it would consider the subject location for future office needs.

- One developer (Allen Kahn) expressed serious interest in building a speculative industrial building on the subject property. No interest in office development was indicated.

- Land prices in business parks generally range from $25,000 to $60,000 per acre. Raw industrial land is generally trading for $15,000 to $25,000 per acre. A few office sites have recently sold in downtown at prices in the $300,000 per acre range.

- No figures were available on the industrial space inventory, but it is fairly modest. Columbia has a small manufacturing base (9 percent of total employment) and has to compete with Charlotte and Atlanta as a distribution center. The city does, however, have some inherent advantages: 1) UPS regional cargo hub facility; 2) three interstate highways; 3) proximity to a major seaport at Charleston; and 4) central location in South Carolina.

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PLTF TRIAL EXH 301

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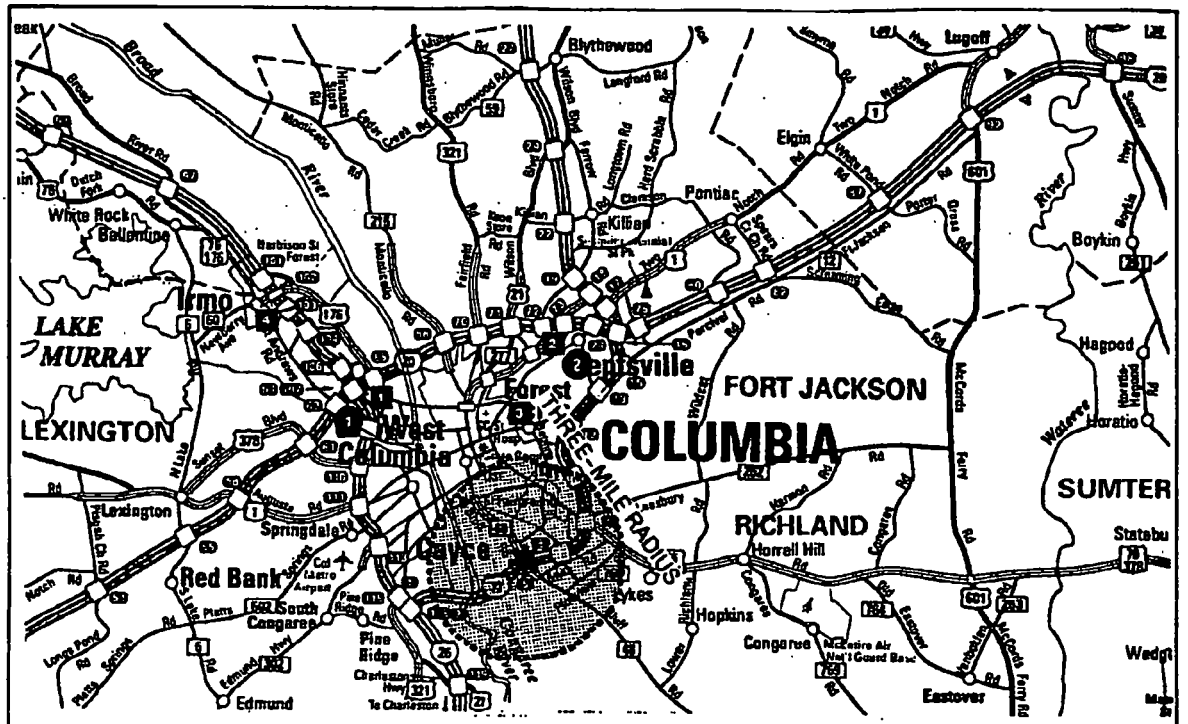
RETAIL CONTEXT MAP



RETAIL CONTEXT MAP
COLUMBIA, SOUTH CAROLINA

Regional Malls

No.	Project	Year Built	Sq.Ft.	Anchors
1.	Dutch Square Mall	1970	600,000	Belk's, Office Depot, Burlington Coat
2.	Columbia Mall	1977	1,200,000	Sears, J.C. Penney, Rich's, Dillards
3.	Richland Mall	1988	785,711	Belk's, Parisian, Dillards
4.	Columbiana Centre	1990	787,158	Belk's, Dillards, Sears

Off-Price Centers

No.	Project	Year Built	Sq.Ft.	Anchors
1.	Market Pointe Mall	1984	158,509	Waccamaw Pottery, Hamrick's
2.	Fashion Place	1989	148,000	T.J. Maxx, Michael's, Staples

Shopping Centers (50,000 Sq.Ft.+) Three-Mile Radius of Site*

Project	Year Built	Sq.Ft.	Anchors
Cedar Trace	1970	100,000	Jeffers McGill Furniture Co., World Isoflex
Rosewood	1974	58,258	Kimbrell's, Dollar General
Landmark Square	1974	178,705	Rooms to Go, Big Lots, Cloth World
Woodhill Mall	1978	289,388	Target
Eastmont Square	1983	57,305	None
Garners Ferry Plaza	1985	60,000	Piggly Wiggly
East Point Plaza	1989	264,108	Wal-Mart, Food Lion, Super Pets, Hamrick's
Harris Teeter Center	1993	52,140	Harris Teeter

*Center point of the three-mile radius is the interchange of Bluff Road and Interstate 77.

Sources: Central Midlands Council of Governments and Haddow & Company.

Haddow & Company

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PLTF TRIAL EXH 301

- Land absorption in business parks has not been stellar. Liberty Life developed two parks (Overlook – 1983 and North Point - 1991), neither of which is sold out. The city-owned industrial park has yet to fully absorb its 186 acres in spite of 26 years in existence. The Carolina Research Park has almost sold its 246 acres, but this has taken 16 years.

- Speculative industrial development is virtually non-existent. One active group is Panattoni, a California developer who also has a presence in Charlotte and Atlanta.

- Two large tracts purchased by IBM and Sony during the 1980s have been placed on the market for resale because the companies never built facilities. IBM still owns 1,609 acres and Sony has 255 acres. Land prices are quoted at $25,000 to $30,000 per acre for smaller tracts.

Office development opportunities are limited at the subject location, except possibly build-to-suits. This area simply lacks the environment, support amenities, quality housing, and other ingredients sought by most office users. The potential for call centers, data processing facilities, and similar operations is real, however, because of proximity to a potential labor force (e.g., USC students, military wives), the U.S. Postal Service bulk mail facility, and the UPS hub. The potential for light-industrial development is good given the interstate highway access and limited supply of close-in sites in quality business parks.

Retail

The retail market was studied using the following methods: 1) review of inventory data provided by Central Midlands COG; 2) preparation of a retail context map; 3) identification of outlet centers in South Carolina and North Carolina; 4) interviews with outlet center developers; and 5) examination of demographic characteristics within a 3, 5, and 10-mile radius. Key findings are outlined below:

- A void currently exists for retail services within a three-mile radius of the site. The nearest commercial node is at the interchange of Interstate 77 and Garners Ferry Road, approximately three miles away. The primary reason for this lack of retail activity is a relatively small, lower-income population base in the immediate vicinity. An estimated 27,833 people live within a three-mile radius of Interstate 77 and Bluff Road, virtually the exact number that lived there in 1980. Per capita income (1999) is estimated by Claritis at a modest $22,356.

- Columbia's retail market is comprised of 13.7 million square feet, with an eight percent vacancy rate, according to Central Midlands COG. The dominant area is East Columbia (30 percent of market), which is anchored by two malls (Columbia and Richland). The South

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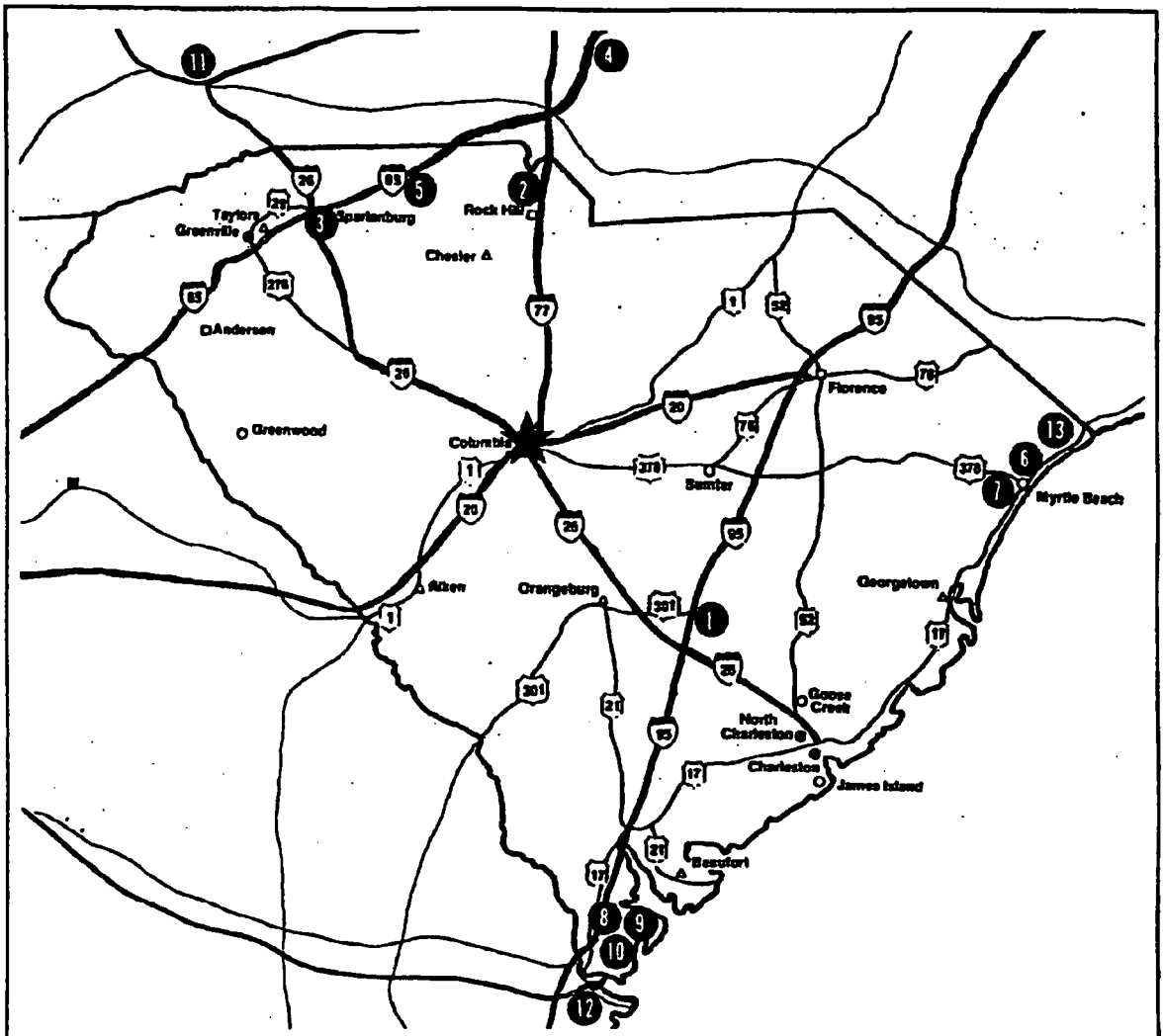
EXISTING OUTLET CENTERS



EXISTING OUTLET CENTERS - PROXIMITY TO COLUMBIA, SOUTH CAROLINA

No.	Name	Location	Number of Stores	Distance From Columbia (miles)
1.	Santee Factory Stores	Santee, SC	18	60
2.	Outlet Marketplace	Fort Mill, SC	14	76
3.	Foothills Factory Stores	Spartanburg, SC	10	95
4.	Cannon Village	Kannapolis, NC	22	118
5.	Prime Outlets at Gaffney	Gaffney, SC	70	119
6.	Myrtle Beach Factory Stores	Myrtle Beach, SC	82	148
7.	Waccamaw Factory Shoppes	Myrtle Beach, SC	88	148
8.	Hilton Head Factory Stores 1&2	Bluffton, SC	87	150
9.	Pineland Mill Shops	Hilton Head, SC	14	155
10.	Shoppes on the Parkway	Hilton Head, SC	26	155
11.	River Ridge Marketplace	Asheville, NC	20	158
12.	Savannah Festival Factory Stores	Savannah, GA	31	160
13.	Barefoot Landing	North Myrtle Beach, SC	14	162

Sources: Haddow & Company, Outlet Bound, Outlets Online.

Haddow & Company

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Columbia submarket, location of the subject property, had the highest vacancy rate (12.8 percent) of any submarket, as of December, 1998.

- Columbia has a few off-price centers but no true factory outlet centers. The nearest outlet centers are in Gaffney (119 miles), Spartanburg (95 miles), Fort Mill (75 miles), and Santee (60 miles). Interviews with outlet center developers revealed some interest in Columbia, and there is definitely a gap in the market. Columbia also offers sufficient visitor attractions to help generate out-of-town patronage.

- A site (24.2 acres) across Bluff Road from the subject property is under contract to a group that plans highway-oriented commercial development. This property is reportedly being purchased for $61,983 per acre. The land has extensive frontage on Interstate 77 and certainly poses competition.

The subject property's retail development potential is limited at the present time, except for maybe an outlet center. The market is not there for conventional retailing, nor does the property have adequate developable frontage on Bluff Road. A destination-oriented outlet center could potentially work. Other retail development might be appropriate in future years as residential components of the project take shape.

Hotel

The hotel market was examined utilizing the following methods: 1) review of Smith Travel Research data on room and occupancy rates marketwide; 2) survey of seven major hotels; 3) inventory of existing hotels by submarket; and 4) interviews with one hotel operator, the chairman of the Columbia Visitors and Convention Bureau, and a member of convention center board. Key findings are outlined below:

- According to Smith Travel Research, Columbia had a hotel supply of 8,252 rooms, an average daily rate of $52.34, and overall occupancy of 64 percent in 1998. The occupancy rate dropped from 66.5 percent in 1997, while the average room rate advanced slightly from $50.87. The most notable change, however, has been the growth in room supply. After a period of declining inventory (1991 to 1995), the room supply has grown 21 percent since 1996. This expansion has consisted almost exclusively of limited-service suburban hotels, particularly extended-stay facilities.

- The big news is a proposed convention center (100,000 square feet) in downtown Columbia. This has been talked about for 15 or more years, but it may finally move forward after protracted bickering among the various political jurisdictions. It will be funded by a three percent hotel accommodations tax that was imposed in December, 1997, but a firm timetable

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SURVEY OF MAJOR HOTELS
COLUMBIA, SOUTH CAROLINA
JUNE, 1999

	Adam's Mark Hotel	Clarion Town House	Embassy Suites	Holiday Inn Coliseum	Holiday Inn Northeast	Ramada Plaza Hotel	Sheraton Hotel & Conference Center
Location:	1200 Hampton Street	1615 Gervais Street	200 Stoneridge Drive	630 Assembly Street	7510 Two Notch Road	8105 Two Notch Road	2100 Bush River Road
Year Opened:	1983	1969	1987	1968	1978	1986	1984
Number of Rooms (Suites):	301 (4)	183 (21)	214 (all)	175 (7)	253 (0)	187 (23)	237 (37)
Scheduled Room Rate:	$139	$89	$139	$97 - $104	$71 - $79	$89-$94	$135
Commercial Room Rate:	Very	$67	$139	$93 - $100	$69	$79	$112
1998 Average Room Rate:	N/A	$64	$106.50	$61.50	$58.07	$65.66	$80.82
1999 Year-To-Date Average Room Rate:	N/A	$64.50	$107.00	$66.50	N/A	$63 - $64	$83.47
1998 Occupancy:	N/A	66%	74%	68%	61%	65%	60%
1999 Year-To-Date Occupancy:	N/A	64%	73%	71%	N/A	65%	67%
Eating and Drinking Facilities							
Restaurant (Capacity):	1 (144)	1 (100)	1 (120)	1 (70)	1 (272)	1 (150)	1 (150)
Lounge (Capacity):	2 (75)	*	1 (40)	1 (50)	1 (35)	1 (90)	2 (300)
Meeting Facilities							
Total Square Footage:	26,000	8,500	13,000	9,033	4,200	3,600	20,000
Number of rooms:	19	8	8	7	9	4	11
Largest Room (Square Feet):	6,683	5,814	8,780	4,788	1,800	3,600	11,000
Demand Sources							
Business & Commercial:	38%	15%	-	25%	-	30% - 35%	60%
Group & Convention:	62%	65%	50%	30%	25% - 30%	30%	40%
Tourist/Transient:	-	-	50%	45%	50% - 60%	20%	-
Government/University:	-	20%	-	-	10% - 15%	20%	-

*Lounge is combined with restaurant.

Source: Haddow & Company

Haddow & Company

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and development plan has not been announced. The goal is to attract a convention-style hotel next to the proposed facility, but no commitments have been made.

- The survey of seven major hotels revealed a clear market leader. The Embassy Suites, located at U.S. 126 and Greystone Boulevard, which was built in 1987, had an average daily room rate of $107 and a 73 percent occupancy rate during 1998. Only three hotels have over 10,000 square feet of meeting facilities. The only major downtown hotel (Adam's Mark), which was built as a Marriott, has reportedly struggled. Management was unwilling to disclose occupancy and room rate figures.

- Only three hotels (total of 107 rooms) have been added in downtown Columbia during the last 15 years. In fact, the room supply has actually declined over that period due to conversion of the former Stouffer's to university use. The total downtown room supply is only 1,035 rooms.

- At least five new hotels (324 rooms) have been built at Garners Ferry Road and Interstate 77 since 1995. These facilities are all budget-oriented or extended-stay lodging, primarily geared to the Fort Jackson market. Land prices have generally been in the $175,000 to $325,000 per acre range.

Columbia's hotel market has experienced a growth spurt that has heightened competition and stalled room rate growth. The downtown market has been flat, and the number of quality lodging establishments is very limited. The best possibility for the subject property might be a small hotel associated with a conference center, similar to a facility recently opened at Clemson University. An affiliation with USC would be critical for its success. Complemented by a golf amenity, this type of facility could compete very effectively.

Entertainment

In order to research the entertainment market, surveys were conducted of the following: 1) 28 golf courses; 2) 10 movie theatre complexes; and 3) major visitor attractions. Key findings are outlined below:

- The 28 golf courses have a total of 513 holes. Eight courses have opened since 1990. Eighteen (18) of the 28 courses are public or semi-private. The average number of rounds played for the 23 courses that reported this information was 31,472. Only two courses, however, have green fees over $40 on the weekends. No course has weekly rates above $40.

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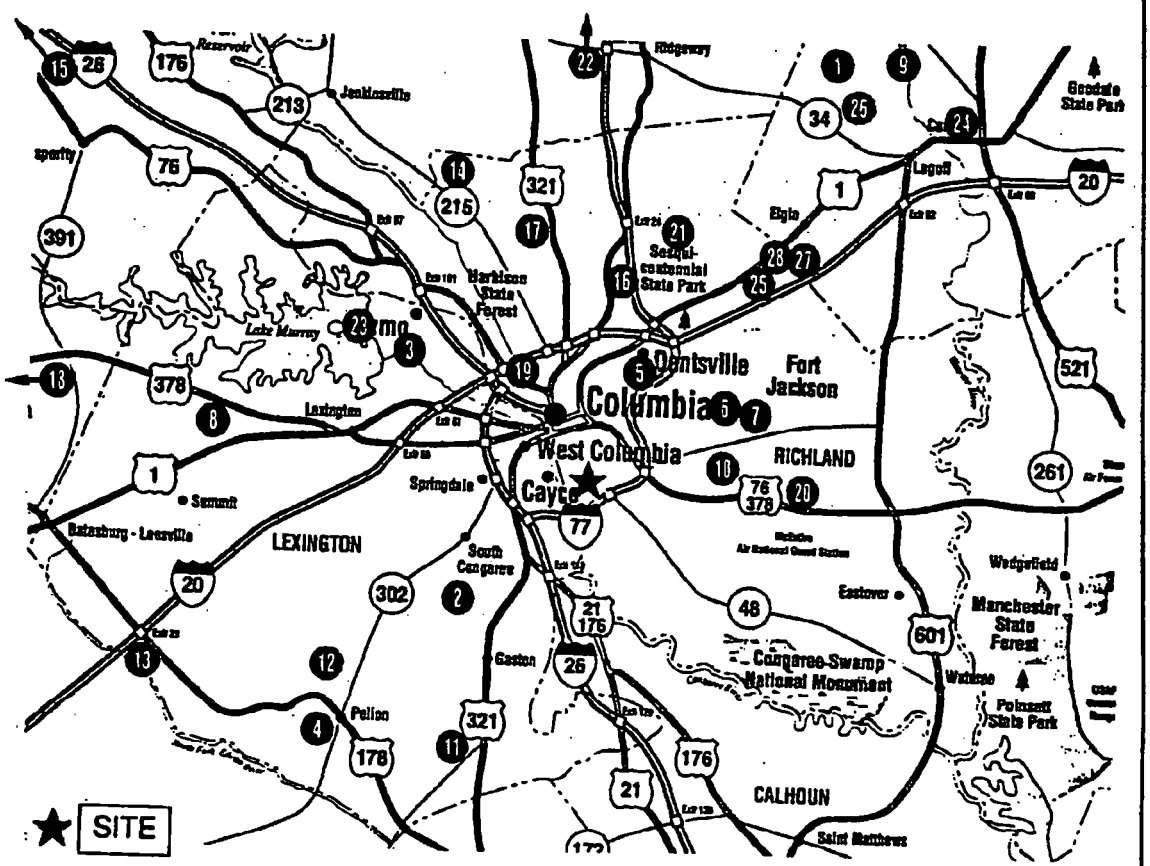
EXISTING GOLF COURSES



EXISTING GOLF COURSES
COLUMBIA, SOUTH CAROLINA

No.	Name	Type of Course	Year Open	No.	Name	Type of Course	Year Open
1.	Columbia Country Club	Private	1960	15.	Mid-Carolina Golf Course	Semi-Private	1988
2.	Charwood Country Club	Semi-Private	1978-93	16.	Northwoods Golf Course	Public	1990
3.	Coldstream Country Club	Semi-Private	1975	17.	Oak Hills Golf & Country Club	Semi-Private	1990
4.	Cooper's Creek Golf Club	Semi-Private	1973	18.	Persimmon Hill	Public	1962
5.	Forest Lake Club	Private	1927	19.	Riverside Golf Center	Public	1988
6.	Old Hickory (Fort Jackson)	Private	1949	20.	Sedgewood Country Club	Semi-Private	1985
7.	Wildcat (Fort Jackson)	Private	1993	21.	Spring Valley Country Club	Private	1961
8.	Golden Hills Golf Club	Semi-Private	1987	22.	The University Club	Private	1995-96
9.	Golf Club of S.C. at Crickentree	Semi-Private	1989	23.	Timberlake Golf Club	Semi-Private	1987
10.	Hickory Ridge Golf Course	Public	1930	24.	White Pines Golf Club	Public	1969
11.	Hidden Valley	Public	1965	25.	Wildewood Country Club	Private	1973
12.	Indian River Golf Club	Semi-Private	1992	26.	Windermere Golf Club	Private	1989
13.	Indian Trail	Semi-Private	1993	27.	Woodcreek Farms	Private	1997
14.	LinRick Golf Course	Semi-Private	1971	28.	Woodlands Country Club	Private	1978

Sources: South Carolina Golf Guide and Haddow & Company.

Haddow & Company

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PLTF TRIAL EXH 301

- Only two golf courses are located in the core area of Columbia encompassed by the interstate highway system. One (Riverside) is a public nine-hole facility, while the other (Forest Acres) is an exclusive private country club.

- The best performing public and semi-private courses (e.g., Golden Hills, Northwoods, Persimmon Hill, Timberlake, and Indian River) are playing 30,000 to 45,000 rounds of golf annually, with weekly greens fees of $25 to $32 and weekend greens fees of $35 to $42. These fees include a cart.

- Of the 10 movie theatre complexes in Columbia, none is located within a five-mile radius of the subject property. The major operators are Regal, Carmike, and General Cinema. There is definitely a market void on the south side and to the west in lower Lexington County.

- Columbia has three visitor attractions that draw significant patronage from out-of-town: Congaree Swamp, Riverbanks Zoo, and South Carolina State Museum. Other attractions include the new Columbia Museum of Art, the State House, and Lake Murray. A children's museum, planetarium, and IMAX theatre are planned in the Congaree Vista area, which is a rejuvenated historic district in downtown that has evolved into a burgeoning entertainment area. The River Alliance is working aggressively to promote recreational and tourist activities along the Congaree River, which offers potential linkage opportunities for the subject property. A former Indian settlement across the river from the property, which is on land owned by SCANA, has been targeted for preservation as a visitor attraction.

A golf course is a viable possibility for the subject property due to the absence of close-in facilities. The big question is development economics because the fee structure in Columbia is so low due to the large number of golf courses. A quality course would have a significant captive market of intown residents, USC, and visitors. A multi-screen cinema with stadium seating is also worth exploring because of the current market void. Recreational opportunities tied to the river, such as canoeing, kayaking, and boat cruises, should also be explored.

Research Parks

The potential for a research park was examined by utilizing the following methods: 1) investigated the research park concept and nationwide trends with this type of development; 2) interviewed key USC officials, including the dean of the College of Engineering and Information Technology, the vice president for research, head of the South Carolina Research Institute, and director of their small business incubator facility; 3) evaluated research funding at USC; 4) conducted a survey of six research parks affiliated with other universities, as well as Research Triangle Park; and 5) interviewed representatives of the USC School of Medicine and College of Science and Mathematics. Key findings are outlined on the next page:

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PLTF TRIAL EXH 301

4013

FACT SHEET - RESEARCH TRIANGLE PARK
JULY, 1999

Year Opened: 1959

Total Number of Acres: 6,900

Early Growth: The Research Triangle experienced slow growth from 1959-1965, at which point IBM's relocation to the area sparked rapid development and growth.

Number of R&D Firms: 106

Number of Employees: 42,000

Total Square Feet of Buildings: 15,700,000 (An additional 2.6-million have been approved but are not yet built.)

List of Major Companies (Over 250 Employees):

- BASF Corporation Agricultural Products
- Cisco Systems, Inc.
- Data General Corp.
- Ericsson, Inc.
- GTE Telephone Operations
- Glaxo Wellcome, Inc.
- IBM
- Lockheed Martin Technical Services, Inc.
- MCNC
- Motorola
- Nat'l. Institute of Environmental Health Sciences
- Northern Telecom
- Reichhold Chemicals, Inc.
- Research Triangle Institute
- Rhone-Poulenc Ag Company
- Sumitomo Electric Lightwave Corp.
- Underwriters Laboratories, Inc.
- U.S. E.P.A. Environmental Resource Center

Number of Undeveloped Acres: 1,372

Asking Price Per Acre: $60,000 (Non-Lakefront) - $75,000 (Lakefront)

Policy on Land Sales: RTP will sell sites to speculative developers if all tenants meet the guidelines in the park's restrictive covenants, which state that all tenants must be involved in research or manufacturing operations of a high-tech nature.

Growth of Research Triangle Park:

YEAR	NO. OF COMPANIES	DEVELOPED SQ. FT.	NO. OF EMPLOYEES
1960	4	204,000	300
1970	21	2,396,500	6,100
1980	41	6,468,900	10,700
1990	67	12,587,600	31,600
1992	78	12,939,200	33,300
1994	92	13,844,500	34,600
1995	94	14,278,500	35,800
1996	96	15,075,232	37,000
1999	106	15,700,000	42,000

Haddow & Company

- Research funding at USC has more than doubled in the last five years from $40 million to $86 million. The university's goal is to raise the level of research funding to over $100 million, which would place it among the elite research universities in the United States.

- The College of Engineering and Information Technology is headed by a dynamic, young dean (Craig A. Rogers), who took the helm in August, 1996. Dr. Rogers has assembled an entirely new leadership team during the last three years and has launched a small business incubator facility. The Information Technology program is just starting this fall, courtesy of an initiative from the South Carolina Department of Commerce. The state is very interested in developing its "intellectual capital" in order to attract high-tech industries, particularly in the fields of information technology and electronics. Dr. Rogers and his associates are very excited about the possible development of a research park, and appear to have strong backing from the university and the state.

- The Carolina Research Park in Columbia is a research park in name only. It was developed by the South Carolina Research Authority, and there are some requirements that business park tenants devote some of their operations to research, but it is not affiliated with USC or located nearby, and it has basically developed as a conventional business park. In addition, only four acres are still available for sale.

- Research parks at Penn State, North Carolina State, Virginia Polytechnic Institute, and University of Kentucky offer good models for USC. In each case, the park is owned by the university and contains some type of business incubator facility. Other land uses include a conference center, hotel, golf course, residential development, day care center, and magnet school. Land is offered for lease only based on fee simple values of $70,000 to $185,000 per acre.

- The affiliation with a major research university is critical to the success of a research park. USC officials have expressed interest in locating a training center for their new Information Technology program at an off-campus location, as well as a business incubator facility. USC is also very committed to the concept of technology transfer, whereby university research capabilities are utilized to promote industry.

- Research Triangle Park is perhaps the ultimate research park even though it is not affiliated with a particular university. Started in 1959, this 6,900-acre development is approaching build out, with only 1,372 acres unsold. Land prices are $60,000 to $75,000 per acre. A total of 15.7 million square feet of building space is occupied by 106 companies employing 42,000 workers.

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PLTF TRIAL EXH 301

4015

CRITICAL ISSUES

- How readily can 4,411 acres of land be absorbed in a market the size of Columbia that is growing at a modest rate and has an ample supply of competitive developments and sites?

- Is it possible to resolve the flooding issue in a satisfactory manner from the standpoint of government regulation, cost, and public perception?

- What can be done to visually buffer the two sewer plants and eliminate odors?

- Can the property assemblage be expanded northward to the stadium, including relocation of the State Farmers Market, in order to significantly improve the entrance and linkage to USC?

- What options exist to improve ingress/egress to the property, particularly south of Interstate 77?

- What is the best approach to "jumpstart" the development and to create a unique mixed-use community that clearly sets it apart, overcoming the negative image associated with the area and property?

- Can the necessary zoning approval be achieved given the county's new comprehensive plan, particularly for the land south of Interstate 77?

- What is the potential to utilize most of the land south of Interstate 77 for some special-purpose use such as passive recreation, a wetlands mitigation bank, environmental research, a NASCAR race track, etc? Should a conservation easement be explored?

- Should acquisition of the out parcels south of Interstate 77 be pursued?

- How can the Congaree River frontage be optimized, particularly in light of efforts by The River Alliance to increase river usage?

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PLTF TRIAL EXH 301

The subject property is ideally located for a research park because it blends proximity to the university, particularly the College of Engineering and Information Technology, with interstate highway access. There is strong interest on the part of USC officials, and the university is moving in a direction that clearly supports this concept. This property is also near the USC School of Medicine, which is located about three miles away at Garners Ferry Road and Interstate 77. A development of this type would likely get strong backing from the South Carolina Department of Commerce because of its commitment to attract high-tech companies.

ISSUES AND OPPORTUNITIES

Several critical issues arise after evaluating Columbia's economy and development trends, the property's salient features, and competitive market conditions. These are summarized in the table on the facing page. The first issue relates to scale. This is a very large property in a relatively small market that has a modest growth rate. What combination of land uses would accelerate absorption? The flooding issue is still a concern in spite of FEMA's recent ruling, relative both to the cost of corrective measures and how to alter public perceptions. The two sewer plants, particularly the city's massive facility, clearly must be addressed. Another issue is how best to improve the property's entrance and linkage to USC. Ingress/egress from Bluff Road to the southern portion of the property is also a concern.

One of the most pressing questions is how to create a truly unique mixed-use community that capitalizes on the property's close-in location while overcoming the area's negative image. Zoning is an issue, particularly for the property south of Interstate 77. The land south of the highway presents some special challenges because of its large size, out parcels, limited road frontage, floodway, environmental sensitivity, and inferior location. And finally, the Congaree River is a tremendous asset that must become a defining feature of the development. The following is a summary of potential land uses.

Golf Course

Columbia has a plentiful supply of golf courses, which has kept greens fees at modest levels. There is a definite shortage of close-in facilities, however, and the average level of play is good. Intown residents are not well served, nor are downtown visitors or the university, which has some affiliation with a course (University Club) located 18 miles away. The land lends itself well to golf course development given the wetlands, river frontage, and open pastures. Multiple golf courses are a possibility, but this will largely depend on the development economics and competitive supply.

CV003894

PLTF TRIAL EXH 301

4017

FACT SHEET
CLEMSON CONFERENCE CENTER, HOTEL & GOLF COURSE

Conference Center & Golf Course Opened:	October, 1995
Hotel Opened:	July, 1998
Conference Facilities:	17,000 square feet of meeting space, divided among 20 rooms. The customer profile for this facility is approximately 50% corporate and 50% university related.
Golf Facilities:	The 18-hole golf course was designed by Victor & Langdum, architects from Atlanta. It is a public facility, however, private memberships can be obtained that provide benefits such as advanced tee-times, tennis, and golf clinics with the Clemson golf team. Greens Fees for this course are $37 during the week and $47 on the weekend.
Hotel Facilities:	This luxury hotel consists of 89 rooms (27 suites). Room rates range from $75-$90, with suites ranging from $105-$120. Through its first 11 months of operation, this facility has had an average room rate of $72, and an occupancy of 62%. Demand sources for this facility are 50% university related, 35% corporate, and 15% public/community. This facility (58,000 square feet) had a construction cost of approximately $6,000,000 ($103.45 per square foot).
Eating & Drinking Facilities:	A restaurant (capacity: 112) and lounge (capacity: 35) are connected to the hotel and conference facilities.
Funding:	The three components of this project were financed as two separate projects. The Conference Center was financed via a $5-million Capital Improvement Bond and a $1.5-million HUD grant, in addition to other private investment and donations. The hotel and golf course were financed through the creation of a not-for-profit, third party entity: the Clemson Continuing Education Corporation. This corporation was formed through university-wide efforts including assistance from the office of the president and the Board of Trustees. The corporation was set up as a funding mechanism in order to borrow money and receive gifts in kind.

Haddow & Company

Research Park

As previously indicated, the College of Engineering and Information Technology is very interested in developing a research park because of its emphasis on technology transfer and industry-sponsored research. There are current plans to develop a new business incubator facility (40,000 square feet) and a Professional Development Institute (50,000+ square feet), which could both potentially be housed in a research park.

Hotel/Conference Center

Columbia has a dearth of quality hotels, partly because its room rate structure is so modest. The university does not have lodging facilities except for accommodations for the exclusive use of the National Advocacy Center. On-campus meeting facilities are also limited. Clemson University recently developed a hotel (89 rooms), 17,000-square-foot conference center, and golf course, which provides a direct precedent.

Outlet/Off-Price Mall

Columbia does not have a true outlet/off-price mall, and yet it enjoys excellent interstate highway access, a central location, and a fairly substantial population base. It is not an affluent market, which also bodes well for this type of retailing. Relocation of the State Farmers Market would be a nice complement to an outlet/off-price center.

University Related Uses

Several opportunities exist to serve the needs of USC. The university is planning a new sports arena next to the proposed convention center downtown, but nothing is finalized yet. The Continuing Education program could potentially be housed on this property. Student housing is another need, while faculty and staff represent a potential residential demand source. Other athletic facilities, such as a tennis center, should also be pursued.

Housing

Given the proximity to downtown Columbia and USC, there is a built-in demand for multi-family housing. The condominium market has been dormant during the 1990s and may be poised for a rebound. The apartment market has a relatively low vacancy rate and a limited close-in supply. Some single-family housing, probably on small lots, could be developed in the buffer area around Heathwood Hall and along portions of the golf course.

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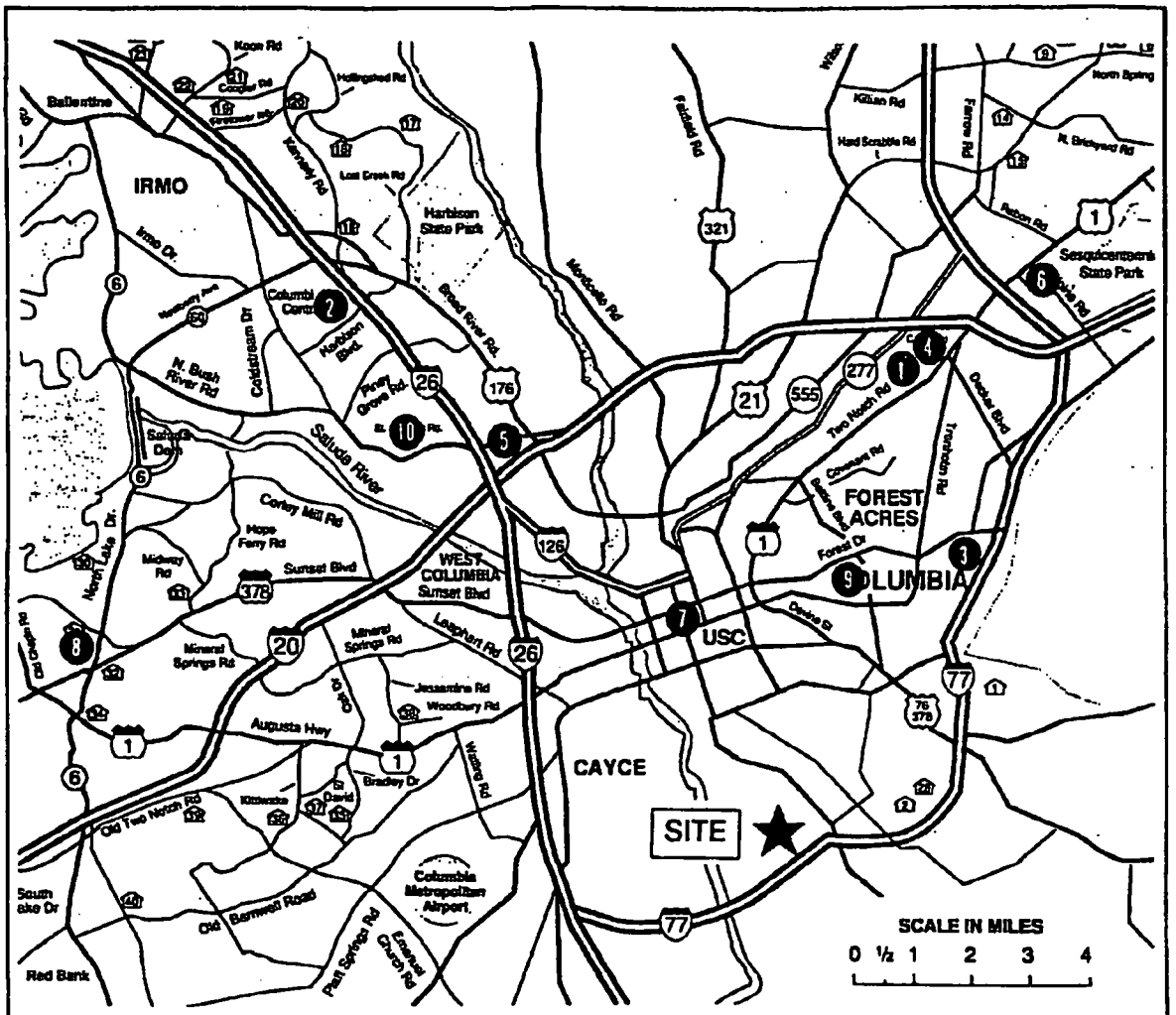
PLTF TRIAL EXH 301

4019

EXISTING MOVIE THEATERS – COLUMBIA, SOUTH CAROLINA



EXISTING MOVIE THEATERS - COLUMBIA, SOUTH CAROLINA

No.	Name	Location	Number of Screens	Operator
1.	Capitol 8 Cinemas	201 Columbia Mall Blvd.	8	Kent Capitol Theaters
2.	Carmike Cinemas 14	122 Afton Court	14	Carmike Cinemas
3.	Carmike Cinemas Wynnsong 10	5320 Forest Drive	10	Carmike Cinemas
4.	Columbia Mall Cinemas	8 Columbia Mall	8	General Cinema
5.	Dutch Square Theater	800 Bush River Road	14	General Cinema
6.	Movies at Polo Road	9700 Two Notch Road	8	Eastern Federal Corp.
7.	Nickelodeon Theatre	937 Main Street	1	Independent
8.	Pastime Pavilion Cinemas	929 North Lake Drive	8	Consolidated Cinema
9.	Regal Cinema 7 of Columbia	3400 Forest Drive #3000	7	Regal Cinema
10.	St. Andrew Road Multi Cinemas	527 Saint Andrews Road	5	Fuller Theaters

Source: Haddow & Company

Haddow & Company

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PLTF TRIAL EXH 301

Retirement Village

As previously indicated, Columbia has some unique advantages as a retirement location. The chief drawback is the summer heat and humidity. Major medical facilities are located downtown, and the Veterans Administration Medical Center is less than three miles away. Another plus is that the stigma associated with this part of town is less of an impediment for the elderly population.

Business Park

Columbia has a limited supply of quality business parks. Clearly, the Interstate 77 North corridor has become Columbia's preferred business location, but two major companies (Solectron and PBR Automotive) just committed to build facilities in the airport's CAE Park. Given the property's interstate highway access, airport proximity, and short distance from downtown, it clearly has potential to attract industrial facilities and some office operations, particularly call centers.

Family Entertainment

One possibility is to relocate the minor league baseball franchise (Capital City Bombers) to a new stadium, although the team is currently considering a site next to the proposed convention center. Columbia has a budding entertainment district in the Congaree Vista area of downtown, but this offers little for families with children. An entertainment complex anchored by a multi-screen theatre with stadium seating would be a nice complement to an outlet/off-price center. Columbia's south side is clearly underserved in terms of movie theatres, and residents of close-in neighborhoods also have limited options.

CONCLUSIONS AND RECOMMENDATIONS

We have drawn the following conclusions:

- **The property is too large and disjointed in its current state for a single planned development.** Steps should be taken to reduce the property's size and to shore it up in terms of configuration, access, and out parcels.

- **A strong linkage with USC is absolutely essential to the success of this development.** Opportunities for various types of living (e.g., students, faculty, seniors), a hotel/conference center, research park, and athletic facilities should be pursued aggressively.

CV003898

PLTF TRIAL EXH 301

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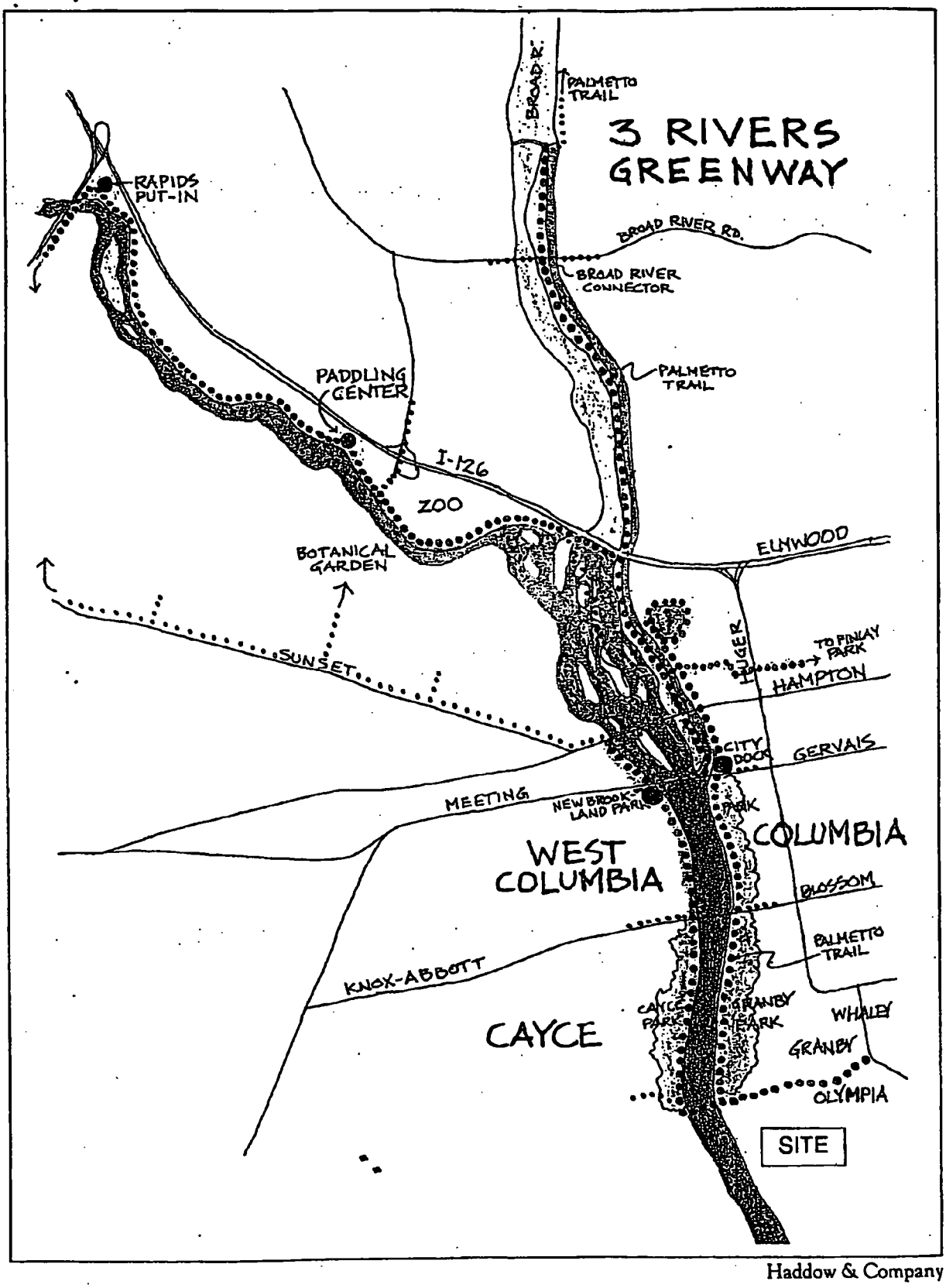
PROPOSED THREE RIVERS GREENWAY



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CV003899

PLTF TRIAL EXH 301

- **An inspired land plan is needed that embraces at least some of the concepts of New Urbanism.** The goal is to create a unique mixed-use community with full recreational amenities that offers an intown alternative to suburban life.

- **The flooding and sewer issues must be addressed with both physical improvements and a public relations campaign.** These factors could definitely impede the successful launching of this development, and an initial misfire would be deadly.

- **The first phase of development should probably include a golf course, research park, and hotel/conference center.** These uses would establish a positive tone, set the stage for later development, and are supportable now from a market standpoint.

Based on these conclusions, we offer the following recommendations:

1. Confer with the City of Columbia about annexation under four conditions: 1) city would take measures to visually buffer its sewer treatment plant and reduce odors; 2) creation of a tax increment district to help fund necessary infrastructure work, such as levee and drainage improvements; 3) rezoning of the property in accordance with the master plan; and 4) explore the feasibility of extending Huger Street to the property. A strong case can be made for economic incentives from the city and state given the area's physical appearance and poverty levels.

2. Restructure your agreement with Burwell Manning to reduce the property's size. One approach is to exchange a large potion of the acreage south of Interstate 77 for his ownership interest. If this does not work out, a conservation easement should be considered for part of this property as a vehicle to generate some near-term value. Recreational uses, a wetlands mitigation bank, and expansion of Congaree Swamp National Park are some of the possibilities that should be explored for the southern portion of the property (e.g., Levee Sections 2 and 3)

3. Confer with The River Alliance (Mike Dawson/Ozzie Nagler) about the possibility of developing a walking trail along the banks of the Congaree River to link this property to downtown. Nagler, a gifted land planner, should also participate in the master planning process.

4. Development planning should focus on the property north of Interstate 77, plus the land immediately south of Interstate 77 around the lake area (known as Levee Section 1). The balance of the property should be studied from a master planning standpoint, but does not warrant active development planning.

CV003900

PLTF TRIAL EXH 301

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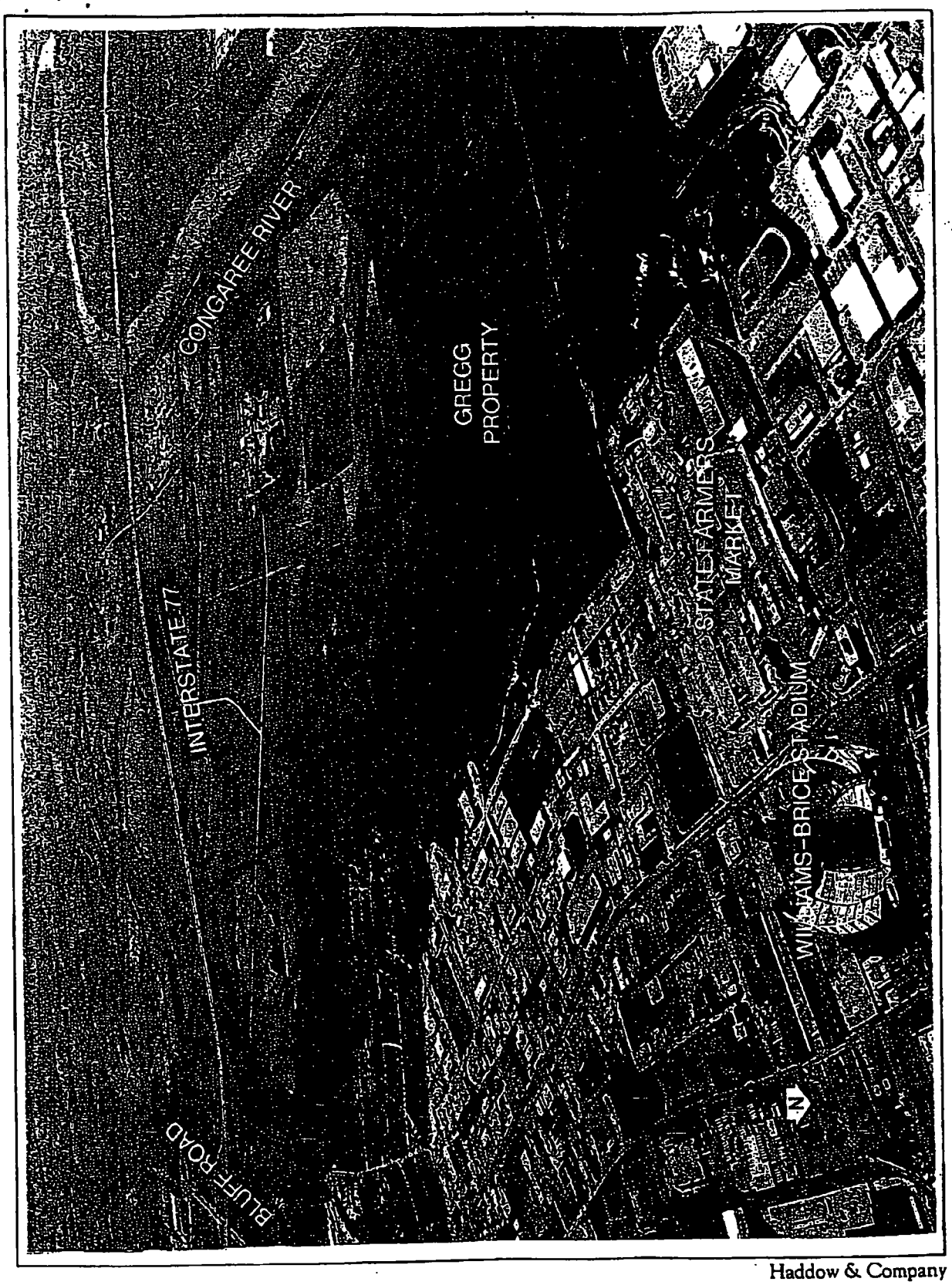
VIEW OF PROPERTY LOOKING SOUTH



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CV003901

PLTF TRIAL EXH 301

5. Acquire the Gregg property (350 acres) to the north in order to create a main entrance closer to USC. This accomplishes several things: 1) helps mitigate the negative impact of Bluff Road; 2) significantly increases the amount of river frontage; and 3) strengthens the connection with USC. An exchange of land south of Interstate 77 is the preferred approach to acquire this property. Relocation of the State Farmer's Market should also be pursued. If this is not possible, the Loveless property (5.6 acres) may be necessary to access South Stadium Road.

6. Approach the owners (e.g., Foster, Claytor, Jordan, et al.) of the large out-parcels south of Interstate 77 about exchanging their land for property further south. Access to Bluff Road, south of Interstate 77, must also be addressed.

7. Launch a public relations campaign to create confidence in the levee system and storm water management plan, combat negative newspaper coverage, and convey the master plan's vision.

8. Retain a land planner who has the skill and imagination to create an environment that gives people a reason to want to live, work, and recreate there. Water is the logical defining feature of this development, given both the river frontage and the need for a system of internal lakes and waterways to control flooding. This can provide the unique element that clearly sets this project apart.

9. Contact university officials to aggressively pursue a research park and hotel/conference center. Key persons for the research park are Craig Rogers, Michael Reischman, and Joel Stephenson, Jr. with the College of Engineering and Information Technology. Officials with the South Carolina Department of Commerce should also be consulted, particularly Wayne Sterling. An ongoing dialogue with Mike McGee, USC's athletics director, should be maintained in the event the proposed coliseum does not go downtown.

10. Confer with Kahn Development about developing a speculative building in the proposed research park. Kahn expressed serious interest, and a speculative building would help jumpstart the development. Siemens should also be contacted about building their permanent facility there since university officials worked closely with this company to relocate the company's diesel system facility to Columbia. This operation is currently leasing one of Kahn's buildings on a short-term basis.

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PLTF TRIAL EXH 301

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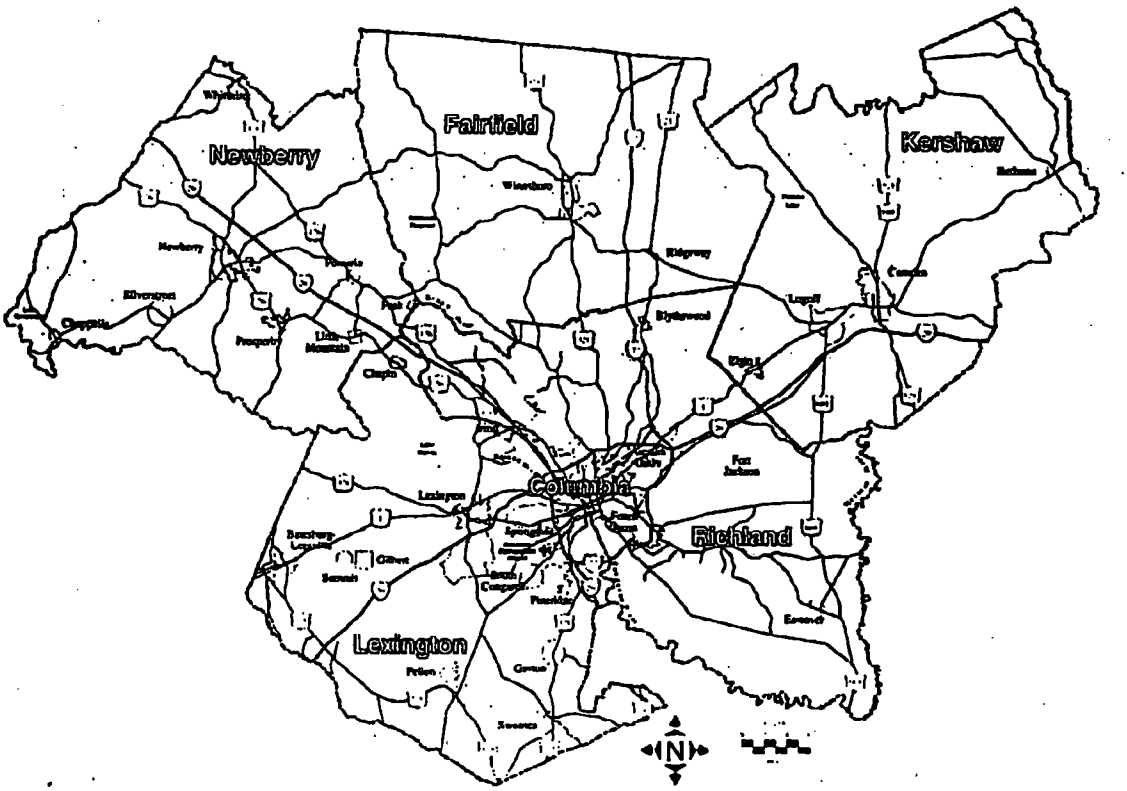
ECONOMIC DEMOGRAPHIC DATA

POPULATION TRENDS – COLUMBIA REGION



POPULATION TRENDS - COLUMBIA REGION
1950 - 1998

County	1950	1960	1970	1980	1990	1998	ANNUAL PERCENT CHANGE 1950-1960	1960-1970	1970-1980	1980-1990	1990-1998
Lexington	44,279	60,726	89,012	140,353	167,611	205,260	3.21%	3.90%	4.66%	1.79%	2.57%
Richland	142,565	200,102	233,868	269,735	286,321	307,056	3.45%	1.57%	1.44%	0.60%	0.88%
Columbia MSA	**186,844**	**260,828**	**322,880**	**410,088**	**453,932**	**512,316**	3.39%	2.16%	2.42%	1.02%	1.52%
Fairfield	21,780	20,713	19,999	20,070	22,295	22,394	(0.50%)	(0.35%)	0.04%	1.06%	0.06%
Kershaw	32,287	33,585	34,727	39,015	43,599	48,593	0.39%	0.33%	1.17%	1.12%	1.36%
Newberry	31,771	29,416	29,273	31,242	33,172	34,462	(0.77%)	(0.05%)	0.65%	0.60%	0.48%
Other Counties	**85,838**	**83,714**	**83,999**	**90,327**	**99,066**	**105,449**	(0.25%)	0.03%	0.73%	0.93%	0.78%
Columbia Region	272,682	344,542	406,879	500,415	552,998	617,765	2.4%	1.7%	2.1%	1.0%	1.4%

Source: U.S. Census Bureau

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CV003904

PLTF TRIAL EXH 301

NON-AGRICULTURAL EMPLOYMENT BY INDUSTRY
COLUMBIA MSA
1989 - 1998
(000's)

Industry	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	% of Total 1989	% of Total 1998	Annual Percent Change 1989-1998
Manufacturing	28.7	27.5	26.2	26.1	26.3	26.6	26.6	25.6	25.7	26.3	12.0%	9.0%	(1.0%)
Construction and Mining	14.1	14.4	12.8	12.4	12.2	12.6	13.1	14.3	15.5	16.0	5.9%	5.5%	1.4%
Transportation and Public Utilities	11.1	11.4	11.0	11.1	11.3	11.9	12.0	12.6	12.6	13.0	4.6%	4.5%	1.8%
Wholesale Trade	13.1	13.5	13.0	12.4	12.5	13.0	14.0	15.1	16.3	17.0	5.5%	5.8%	2.9%
Retail Trade	41.4	42.3	41.7	41.4	42.5	44.9	46.6	47.9	52.2	54.4	17.3%	18.7%	3.1%
Finance, Insurance and Real Estate	18.8	18.9	19.3	18.8	18.6	19.1	19.2	19.8	20.1	21.7	7.8%	7.4%	1.6%
Services	47.8	52.7	51.3	52.6	55.2	59.0	62.0	66.0	69.1	72.6	19.9%	24.9%	4.8%
Government	64.9	67.1	67.9	69.1	69.3	70.7	70.8	71.8	72.6	75.1	27.1%	25.8%	1.6%
Total	239.9	247.7	243.3	243.9	247.8	257.9	264.4	273.0	280.8	291.3	100.0%	100.0%	2.2%
Employment Increase	6.8	7.8	(4.4)	0.6	3.9	10.1	6.5	8.6	7.8	10.5			
Percent Increase	2.3%	3.3%	(1.8%)	0.2%	1.6%	4.1%	2.5%	3.3%	2.9%	3.7%			
Unemployment Rate	3.2%	3.6%	4.4%	4.6%	5.7%	4.1%	3.3%	3.7%	2.7%	2.0%			

Note: The Columbia MSA consists of Lexington and Richland counties. Figures may not add due to rounding.

Sources: South Carolina Department of Labor; U.S. Bureau of Labor Statistics; and Haddow & Company.

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LARGEST PRIVATE EMPLOYERS
COLUMBIA REGION
JANUARY, 1998

Non-Manufacturing

Company	Industry	County	No. of Employees
Blue Cross & Blue Shield of S.C.	Insurance	Richland	5,000
Palmetto Richland Memorial Hospital	Healthcare	Richland	4,720
South Carolina Electric & Gas (SCE&G)	Utility	Richland	4,500
Palmetto Baptist Medical Center	Healthcare	Richland	3,000
Policy Management Systems Corporation	Insurance Software	Richland	3,000
BellSouth Corp.	Utility	Richland	2,000
Lexington Medical Center	Healthcare	Lexington	1,800
Wachovia Bank of S.C.	Banking	Richland	1,600
Providence Hospital	Healthcare	Richland	1,350
Colonial Life & Accident Insurance Co.	Insurance	Richland	1,200
NationsBank	Banking	Richland	1,200
United Parcel Service	Distribution	Lexington	800

Manufacturing

E.I. Du Pont Nemours & Co. - May Plant	Synthetic organic fibers	Kershaw	2,000
Louis Rich Co.	Processed turkey	Newberry	1,450
Michelin Tire Corp-Manufacturing	Automobile passenger tires	Lexington	1,300
Allied-Signal	Staple nylon	Richland	1,200
Bose Corporation	Radios	Richland	1,065
Mack Trucks Inc.-Winnsboro Assembly	Heavy duty diesel trucks	Fairfield	1,005
Westinghouse Electric Corp.	Industrial organic chemicals	Richland	850
Union Camp Corp.	Fine paper	Richland	850
Anchor Continental Inc.	Pressure-sensitive tapes	Richland	750
American Fiber & Finishing	Lightweight industry fabrics	Newberry	700
NCR Corporation	Computer equipment	Lexington	600
The State-Record Co. Inc.	Newspapers	Richland	570
Square D Co.	Industrial electrical controls	Richland	500
Fairmont Tamper	Railroad maintenance equipment	Lexington	450
Cooper Power Tools Division	Power-driven hand tools	Lexington	450
Renfro FL Inc.	Hosiery	Newberry	450
Shakespeare Electronics & Fiberglass	FRP light poles	Newberry	430
The Standard Products Co.	Automotive trim	Fairfield	425
Union Switch & Signal Inc.	Railroad electronic products	Lexington	400
JB Martin Company	Velvet	Lexington	400
SMI Steel of South Carolina	Steel reinforcing bars	Lexington	390
Columbia Farms Inc.	Poultry processing	Lexington	375
FN Manufacturing Inc.	Firearms	Richland	360

Source: Central Carolina Economic Development Alliance

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CV003906

PLTF TRIAL EXH 301

NEW INDUSTRY ANNOUNCEMENTS (50+ EMPLOYEES)
COLUMBIA REGION
1994 - JUNE, 1999

Company Name	Captial Investment	Employment	Product Description	County
JANUARY - JUNE, 1999				
Golden Lady	$30,000,000	300	Sheer Hosiery	Newberry
Solectron	$52,000,000	500	Contract Hi-tech Manufacturing (NCR, IBM)	Lexington
S.C. Yutaka Technologies, Inc.	$20,000,000	150	ATV & Motorcycle Suspension & Brake Parts	Kershaw
Metal and Wire Products	$5,000,000	55	Springs, Welding, Fabrication	Fairfield
Bell Atlantic Mobile	$10,600,000	500	Customer Service Center	Richland
Haier Group Company	$30,000,000	300	Household Appliances	Kershaw
PBR Automotive	$104,000,000	312	Brake Components	Lexington
Siemens Diesel Systems Tech.	$110,000,000	434	Diesel Fuel Injectors	Richland
1998				
Acme-Wiley	$2,600,000	150	Custom-Made Signs	Lexington
Spirax Sarco, Inc.	$36,000,000	300	Steam Specialty Equipment	Richland
Huron Tech, Inc.	$40,000,000	60	Organic Chemicals	Richland
Fantom Technologies	$1,500,000	80	Vacuum Cleaners	Lexington
Akzo Nobel	$20,000,000	100	Impregnated Papers	Richland
Solectron	$21,000,000	650	Computer Hardware	Lexington
Intel Corp.	$63,000,000	64	Hardware Design	Richland
Lamson & Sessions	$14,000,000	150	Distribution Center	Richland
Howden Fan	$6,000,000	100	Light to Medium Industrial Fans	Kershaw
1997				
UPS Call Center	$2,000,000	200	Billing Center	Lexington
Kal Kan	$32,000,000	110	Pet Food	Richland
Select Comfort	$3,000,000	200	Beds, Sleep System Ensembles	Richland
Maruberi/Wateree Textiles	$16,500,000	84	Textile Finishing Plant	Kershaw
Kiswire Ltd.	$20,000,000	50	Wire Products	Newberry
FG Wilson	$40,000,000	500	Diesel Generator Sets	Newberry
1996				
Trucast	$5,000,000	70	Turbine Casting	Newberry
Gividi, USA, Inc.	$13,000,000	85	Woven - Fiberglass	Fairfield
APT, Inc.	$5,000,000	175	Air Filters for Small Engines	Kershaw
APAC	$14,300,000	1,000	Customer Service Center	Richland
1995				
Comdata	$1,000,000	80	Business Services	Newberry
IBP, Inc.	$23,000,000	350	Prepared Meats	Richland
Hartwell Industries	$8,000,000	60	Narrow Fabrics	Lexington
Little Tikes/Rubbermaid	$16,000,000	450	Children's Toys	Richland
Poly-Sac	$1,700,000	90	Leakproof Plastic Bags	Lexington
Isola/Werke AG	$40,000,000	220	Laminted Computer Boards	Fairfield
Holopack International	$20,000,000	140	Liquid Packaging	Richland
Modine Manufacturing	$12,000,000	120	Motor Vehicle Parts & Accessories	Richland
Farnell Electronics	$3,000,000	150	Electronics	Lexington
UNUM	$30,000,000	130	Insurance	Richland
1994				
United Parcel Service	$30,000,000	600	Cargo Hub	Lexington
Elliott Brothers	$1,000,000	50	Sports Equipment	Newberry
Hueck Foils	$20,000,000	50	Speciality Foil for Packaging	Richland
American Italian Pasta Co.	$36,000,000	50	Dried Pasta	Richland
Bose Corp.	$22,000,000	200	Audio Components	Richland
American Koyo Bearing Corp.	$40,000,000	150	Automotive Bearings	Richland
Bi-Lo	$38,000,000	200	Distribution	Richland
Otis Spunkmeyer	$6,000,000	200	Baked Goods	Lexington
State Farm Insurance	$2,000,000	100	Regional Offices	Richland

Source: Central Carolina Economic Development Alliance

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CV003907

PLTF TRIAL EXH 301

KEY ECONOMIC DATA
COLUMBIA MSA
1970 - 1998

	POPULATION		WAGE AND SALARY NON-AGRIGULTURAL EMPLOYMENT		CONSTRUCTION AND MINING EMPLOYMENT (% OF TOTAL)	UNEMPLOYMENT RATE	PER CAPITA INCOME		HOUSING UNITS AUTHORIZED BY BUILDING PERMITS			
Year	Total (1,000s)	% Change	Total (1,000s)	% Change			Total	% Change	Single-Family	Multi-Family	Total	% Change
1970	322.9	3.1%	112.4	8.2%	5.2%	N/A	$3,464	7.5%	2,409	726	3,135	—
1971	339.4	5.1%	118.6	5.5%	5.9%	N/A	$3,694	6.6%	2,451	2,417	4,868	55.3%
1972	346.6	2.1%	129.4	9.1%	6.3%	N/A	$4,097	10.9%	2,424	4,752	7,176	47.4%
1973	355.9	2.7%	137.8	6.5%	6.3%	N/A	$4,573	11.6%	1,488	1,877	3,365	(53.1%)
1974	372.6	4.7%	144.3	4.7%	6.9%	N/A	$4,978	8.8%	958	549	1,505	(55.3%)
1975	376.7	1.1%	143.2	(0.8%)	4.9%	5.2%	$5,398	8.5%	996	150	1,146	(23.9%)
1976	380.4	1.0%	148.8	3.9%	4.2%	4.4%	$5,883	9.0%	2,200	414	2,614	128.1%
1977	390.8	2.7%	159.3	7.1%	4.4%	4.6%	$6,312	7.3%	2,405	314	2,719	4.0%
1978	397.4	1.7%	169.3	6.3%	4.7%	4.3%	$6,960	10.3%	2,494	931	3,425	26.0%
1979	405.3	2.0%	175.6	3.7%	4.3%	3.8%	$7,704	10.7%	2,503	555	3,058	(10.7%)
1980	410.1	1.2%	179.2	2.1%	4.7%	4.6%	$8,535	10.8%	2,020	693	2,713	(11.3%)
1981	417.2	1.7%	180.0	0.4%	4.6%	6.5%	$9,370	9.8%	1,105	565	1,670	(38.4%)
1982	419.0	0.4%	181.0	0.6%	4.4%	7.1%	$9,947	6.2%	1,511	555	2,066	23.7%
1983	424.7	1.4%	187.4	3.5%	4.6%	6.8%	$10,771	8.3%	2,258	1,158	3,416	65.3%
1984	428.6	0.9%	198.2	5.8%	5.3%	4.8%	$11,848	10.0%	2,645	2,924	5,569	63.0%
1985	429.9	0.3%	208.0	4.9%	5.7%	3.7%	$12,850	8.5%	2,754	2,036	4,790	(14.0%)
1986	436.8	1.6%	215.3	3.5%	5.6%	3.8%	$13,604	5.9%	2,890	1,372	4,262	(11.0%)
1987	440.2	0.8%	223.6	3.9%	5.3%	3.8%	$14,507	6.6%	2,519	587	3,106	(27.1%)
1988	443.5	0.7%	232.8	4.1%	5.0%	3.2%	$15,594	7.5%	2,228	1,276	3,504	12.8%
1989	448.6	1.1%	239.9	3.0%	5.9%	3.2%	$16,542	6.1%	1,906	562	2,468	(29.6%)
1990	453.9	1.2%	247.7	3.3%	5.8%	3.6%	$17,720	7.1%	2,058	422	2,480	0.5%
1991	464.6	2.4%	243.3	(1.8%)	5.3%	4.4%	$18,045	1.8%	2,148	738	2,886	16.4%
1992	470.8	1.3%	243.9	0.2%	5.1%	4.6%	$18,787	4.0%	2,828	303	3,131	8.5%
1993	479.1	1.8%	247.8	1.6%	4.9%	5.7%	$19,512	4.0%	2,865	372	3,237	3.4%
1994	484.2	1.1%	257.9	4.1%	4.9%	4.1%	$20,332	4.2%	2,830	768	3,598	14.2%
1995	490.7	1.3%	264.4	2.5%	5.0%	3.3%	$21,513	5.8%	3,546	348	3,894	5.4%
1996	497.6	1.4%	273.0	3.3%	5.2%	3.7%	$22,524	4.7%	3,620	273	3,893	(0.0%)
1997	497.7	0.0%	280.8	2.9%	5.5%	2.7%	$23,935	6.3%	3,393	1,284	4,677	20.1%
1998	504.4	1.3%	291.3	3.7%	5.6%	2.0%	N/A	N/A	3,829	795	4,624	(1.1%)

Sources: Population - U.S. Department of Commerce, Bureau of the Census
Wage and Salary Non-Agricultural Employment, Construction and Mining Employment, and Unemployment Rate - Employment and Earnings, South Carolina Department of Labor
Per Capita Income - U.S. Bureau of Economic Analysis
Housing Starts - U.S. Department of Commerce, Bureau of the Census.

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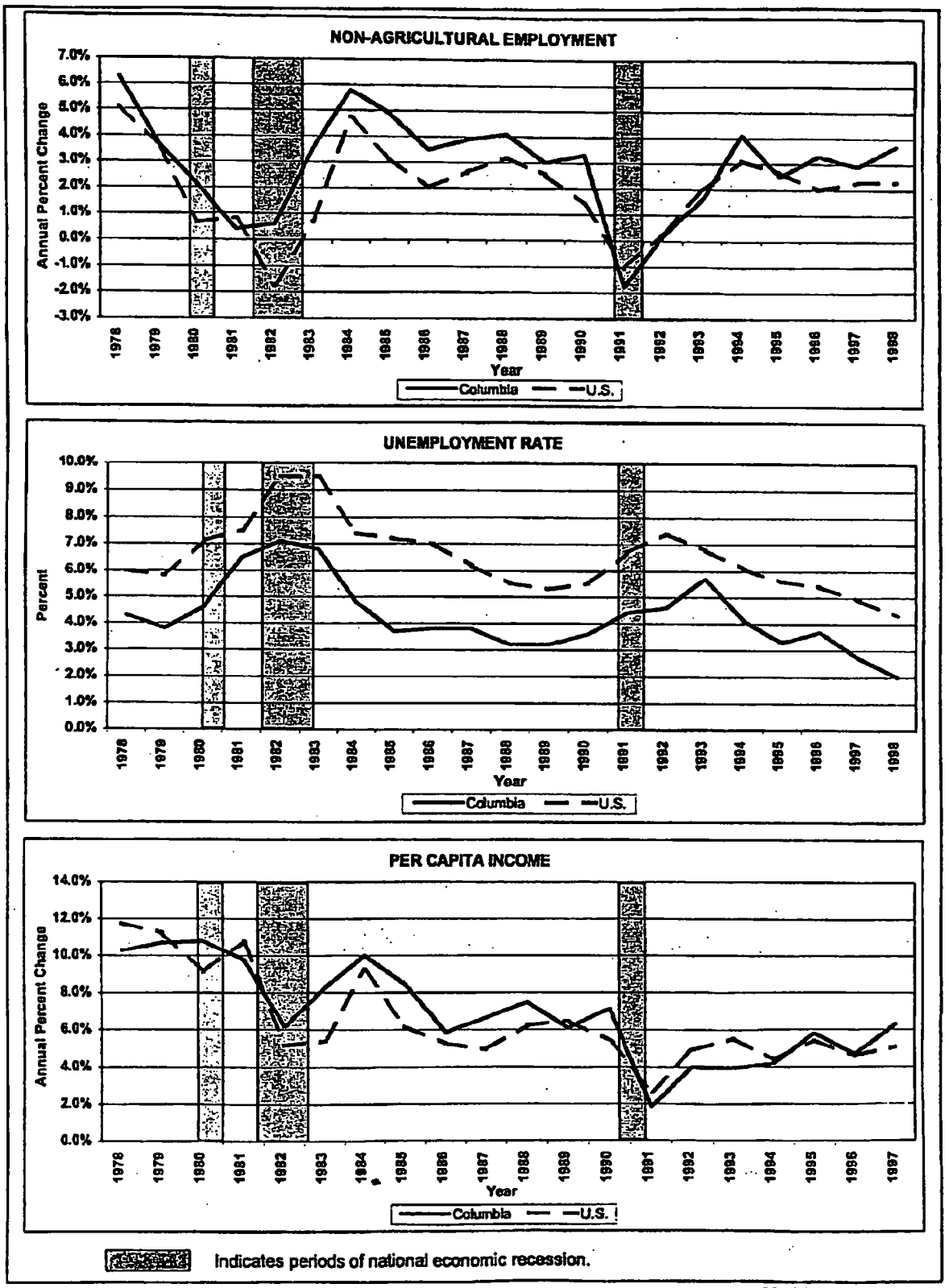
CV003908

KEY INDICATORS - COLUMBIA ECONOMIC CYCLES



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CV003909

PLTF TRIAL EXH 301

ECONOMIC STRENGTHS AND WEAKNESSES
COLUMBIA, SOUTH CAROLINA

Strengths

- Location in the geographic center of South Carolina, virtually equidistant from three major cities: Charleston, Charlotte, and Greenville/Spartanburg.
- Three interstate highways converge in Columbia (20, 26, and 77), and Interstates 85 and 95 are very accessible.
- Recent improvements have been made to the city's sewer treatment plant and airport.
- The core economy is very stable due to the state government, University of South Carolina, and Fort Jackson.
- The United Parcel Service regional hub facility, which opened in August, 1996, increased Columbia's appeal for distribution and manufacturing operations, as well as call centers.
- Columbia has proven attractive to auto-related manufacturing companies.
- Proximity to a major seaport at Charleston.
- The State of South Carolina has been very aggressive in terms of economic incentives to lure new industry.
- Established concentration of banking and insurance activities.
- Economic development effort was restructured five years ago into a much stronger and proactive regional alliance.
- Economic development potential of the university, particularly the College of Engineering and Information Technology.
- Plenty of available land at reasonable prices.
- Acceleration in job growth and new industries during the last five years.

Weaknesses

- Generally unfavorable perception of Columbia by non-residents.
- Limited airline service and high airfares, although a concerted effort is under way to expand air service.
- Very low unemployment rate.
- Historical lack of cooperation among local governments and the university.
- Apparent weakness in terms of strong leadership and positive self image as a progressive business community.

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CV003910

PLTF TRIAL EXH 301

FACT SHEET
UNIVERSITY OF SOUTH CAROLINA
COLUMBIA, SOUTH CAROLINA

Year Started: Founded as South Carolina College in 1801.

Campus Size: 290 Acres

Enrollment: Enrollment for the fall of 1998 was 25,250 with a student body mostly comprised of South Carolina residents (87 percent). Enrollment breaks down as follows:

	Medicine	Engineering	Science and Math	Business	Other
Undergraduate	-	1,131	2,297	2,563	9,916
Graduate	117	379	530	1,104	5,981
Professional	291	-	-	-	941

Research Funding: Research funding at the University of South Carolina has undergone tremendous growth in the past five years, increasing from less than $40 million to over $86 million. Much of this growth has centered around the College of Math & Science as well as the College of Engineering & Information Technology. This is primarily due to a concerted effort by the university to boost funding through improvements to campus facilities and programs. Additionally, funding has been increased through the efforts of local and state governments to attract new research and development businesses to the area.

Admissions Standards:

Freshmen (Fall, 1998)		Average SAT Scores	
Applicants	10,757	Verbal	545
Accepted:	7,529	Math	544
Enrolled:	4,325		

On-Campus Housing: There are 27 on-campus residence halls that provide 6,300 undergraduate beds in addition to 600 graduate beds. Currently, the 450-bed South Quad East is under construction and is the only campus housing facility scheduled to open in the near future.

Faculty: The faculty is comprised of 1,460 full-time and 458 part-time employees, 83 percent of whom have a Ph.D.

President Palms: President John M. Palms began his tenure in March, 1991, having previously served at Georgia State University and Emory University. He is committed to maintaining the level of excellence within the University's top ranking programs, such as the international business program, in addition to further cultivating additional programs of study.

Growth: Since 1993, the University has undergone a dynamic period of growth and progress due to the implementation of its multimillion dollar Facilities Master Plan. Some of the most recent additions to the facilities include the College of Math and Science's Graduate Research Center, the National Advocacy Center, and the South Quad Residence Halls. A new Sports Arena is also planned.

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CV003911

PLTF TRIAL EXH 301

FACT SHEET
FORT JACKSON
COLUMBIA, SOUTH CAROLINA

- Fort Jackson, **founded on June 2, 1917**, and first known as the Sixth National Cantonment, has always served as an Army training center.

- The **mission** of the post is to conduct initial entry training, leader development and education to provide the U.S. Army with well-trained soldiers and leaders for the active and reserve components.

- The initial site of the cantonment area consisted of almost 1,200 acres donated by the citizens of Columbia to the federal government. **Fort Jackson now consists of 52,301 acres**, including 53 ranges/field training sites, 173 miles of paved roads, and 1,076 buildings.

- On October 16, 1968, Fort Jackson became the **first U.S. Army installation to be incorporated** into its adjacent civilian community. Upon incorporation, the City of Columbia's population topped 100,000.

- Fort Jackson has had a tremendous **economic impact** on the Columbia Metropolitan Area. Over 1,200 military personnel reside off the installation. Historical data indicate that each basic training graduate (23,809 FY 1998) has an average of two visitors who travel to Columbia to attend graduations held almost weekly at Fort Jackson. This generates tremendous usage of local motels/hotels, restaurants, museums, historical sites, and shopping malls.

- The **average daily population** for military personnel (12,207), civilians (3,891), military family members (10,980), and retired personnel (all services) and family members (121,011) in the Fort Jackson area of responsibility for fiscal year 1998 totaled 148,089.

- **Expenditures for Fort Jackson** include the following: 1) pay and allowances for military personnel ($255 million); 2) pay and allowances for civilian personnel ($87 million); 3) total supply, equipment, travel, and transportation ($89.1 million); 4) contract and other ($55.5 million); and 5) purchased utilities ($9 million). These expenditures totaled $495.6 million for fiscal year 1998.

- In June, 1973, Fort Jackson was designated as an U.S. Army training facility. Currently, **training centers** include Basic Combat Training, Advanced Individual Training (AIT), Soldier Support Institute (SSI), Chaplain Center and School, and Drill Sergeant School, which produced a total of 42,573 graduates in fiscal year 1998.

- With base closures continuing in the U.S. Army, **the future of Fort Jackson has been solidified.** Fort Jackson has taken on the responsibility for training centers which were formerly in other installations. Recent training center additions include the Soldier Support Institute (SSI), Drill School, Finance School, Recruiting School, Adjutant General School, NCO Academy, and the Army Chaplain Center and School. The soldiers in these schools are not confined to the post, which is another aspect of the economic impact of the installation. The next training center scheduled to open is the U.S. Army Polygraph Institute.

Note: The Fort Jackson area of responsibility is defined as all counties in the state of South Carolina. The U.S. Army fiscal year begins in October and concludes in September.

Source: Fort Jackson Directorate of Resource Management

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CV003912

PLTF TRIAL EXH 301

COMPARISON OF KEY ECONOMIC DATA
SELECTED METRO AREAS IN SOUTH CAROLINA AND NORTH CAROLINA

	Charleston-North Charleston MSA	Charlotte-Gastonia-Rock Hill MSA	Columbia MSA	Greenville-Spartanburg-Anderson MSA*	Myrtle Beach MSA
Population					
1990	506,877	1,162,140	453,932	830,539	144,053
1998	541,159	1,383,080	512,316	918,351	174,762
Annual % Change	0.8%	2.2%	1.5%	1.3%	2.4%
Employment					
1990	208,800	629,900	247,700	337,200	64,780
1998	233,600	778,300	291,300	469,100	94,700
Annual % Change	1.4%	2.7%	2.0%	4.2%	4.9%
Per Capita Income					
1990	$15,522	$19,093	$17,696	$16,280	$15,454
1997	$19,601	$26,480	$23,435	$21,972	$21,185
Annual % Change	3.4%	4.8%	4.1%	4.4%	4.6%
Unemployment Rate					
1990	3.4%	3.3%	3.5%	3.9%	6.2%
1998	3.0%	2.7%	2.0%	2.7%	3.7%
Total Retail Sales					
1990	$3,615,870,000	$8,769,068,000	$3,545,143,000	$4,816,106,000	$1,695,566,000
1997	$4,806,801,000	$13,979,489,000	$4,741,160,000	$9,598,012,000	$2,703,596,000
Annual % Change	4.2%	6.9%	4.2%	10.4%	6.9%

* Anderson and Cherokee counties were added to the Greenville-Spartanburg-Anderson MSA after 1990, which distorts some of the growth rates.

Sources: ***Population:*** U.S. Census Bureau
Employment and Unemployment Rate: "Employment and Earnings", U.S. Department of Labor
Per Capita Income: U.S. Bureau of Economic Analysis
Total Retail Sales: Sales and Marketing Management

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DEMOGRAPHIC PROFILE
COLUMBIA MSA

	Richland County	Lexington County	Columbia MSA
Population			
1980	269,736	140,353	410,089
1990	285,720	167,611	453,331
1998 (Estimate)	313,822	204,345	518,167
2003 (Projection)	321,738	215,171	536,909
Annual % Change			
1980-1998	0.8%	2.1%	1.3%
Households			
1980	85,461	47,617	133,078
1990	101,590	61,633	163,223
1998 (Estimate)	118,685	77,017	195,702
2003 (Projection)	123,605	82,307	205,912
Annual % Change			
1980-1998	1.8%	2.7%	2.2%
Estimated Population by Age-1998			
Under 20	28.2%	28.5%	28.4%
20-29	16.0%	12.9%	14.8%
30-39	16.8%	16.1%	16.5%
40-54	21.0%	23.4%	22.0%
55-64	7.3%	8.5%	7.8%
65 and Over	10.5%	10.6%	10.5%
Estimated Population by Race-1998			
White	53.5%	86.5%	66.5%
Black	42.7%	11.3%	30.3%
Other Races	3.6%	2.2%	3.1%
Estimated Households by Income-1998			
Over $75,000	18.9%	17.7%	18.4%
$50,000-$74,999	19.2%	23.0%	20.7%
$35,000-$49,999	17.4%	19.2%	18.1%
$10,000-$34,999	34.3%	32.1%	33.3%
Under $10,000	10.3%	8.1%	9.4%
Estimated Average Household Income-1998	$51,603	$52,610	$51,999
Estimated Median Household Income-1998	$39,561	$42,083	$40,681
Value of Owner-Occupied Housing Units-1998			
$200,000 and Over	10.4%	7.9%	9.4%
$100,000-$199,999	31.1%	36.2%	33.1%
$50,000-$99,999	47.5%	46.0%	46.8%
$20,000-$49,999	9.8%	8.6%	9.4%
Under $20,000	1.3%	1.4%	1.3%
Median House Value-1998	$91,106	$93,957	$92,296

Source: Claritas

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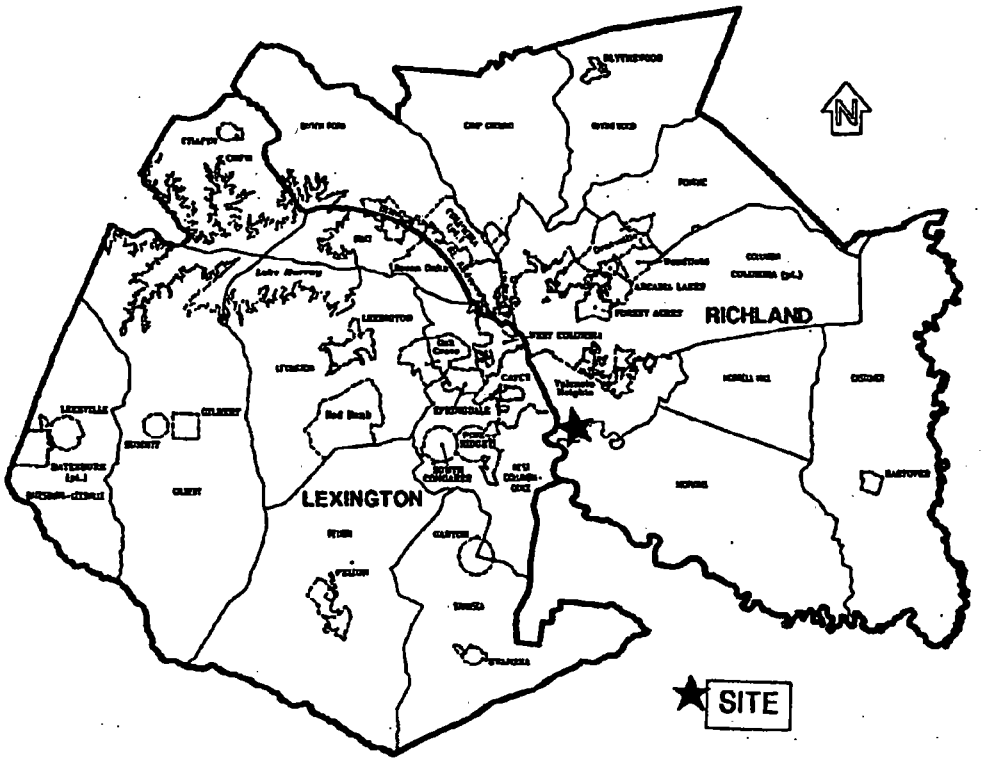
CV003914

PLTF TRIAL EXH 301

POPULATION TRENDS BY AGE BRACKET



POPULATION TRENDS BY AGE BRACKET
COLUMBIA MSA
1980 - 2010

	1980	1990	1995	2000	2010	% Change (1995-2010)
Lexington County						
Under 18	43,423	44,557	47,909	52,627	61,320	28.0%
18-24	17,479	16,688	19,870	19,430	25,580	28.7%
25-64	69,870	91,469	105,974	119,010	138,980	31.1%
65 and Over	9,581	14,897	18,147	21,133	29,720	63.8%
Totals	140,353	167,611	191,900	212,200	255,600	33.2%
Richland County						
Under 18	71,113	68,769	71,017	71,515	65,070	(8.4%)
18-24	54,425	42,926	34,068	33,310	38,500	13.0%
25-64	123,655	146,892	165,809	177,472	195,280	17.8%
65 and Over	20,542	27,133	28,806	30,303	32,950	14.4%
Totals	269,735	285,720	299,700	312,600	331,800	10.7%
Columbia MSA						
Under 18	114,536	113,326	118,926	124,142	126,390	6.3%
18-24	71,904	59,614	53,938	52,740	64,080	18.8%
25-64	193,525	238,361	271,783	296,482	334,260	23.0%
65 and Over	30,123	42,030	46,953	51,436	62,670	33.5%
Totals	410,088	453,331	491,600	524,800	587,400	19.5%

Sources: U.S. Bureau of Census and Central Midlands Council of Governments.

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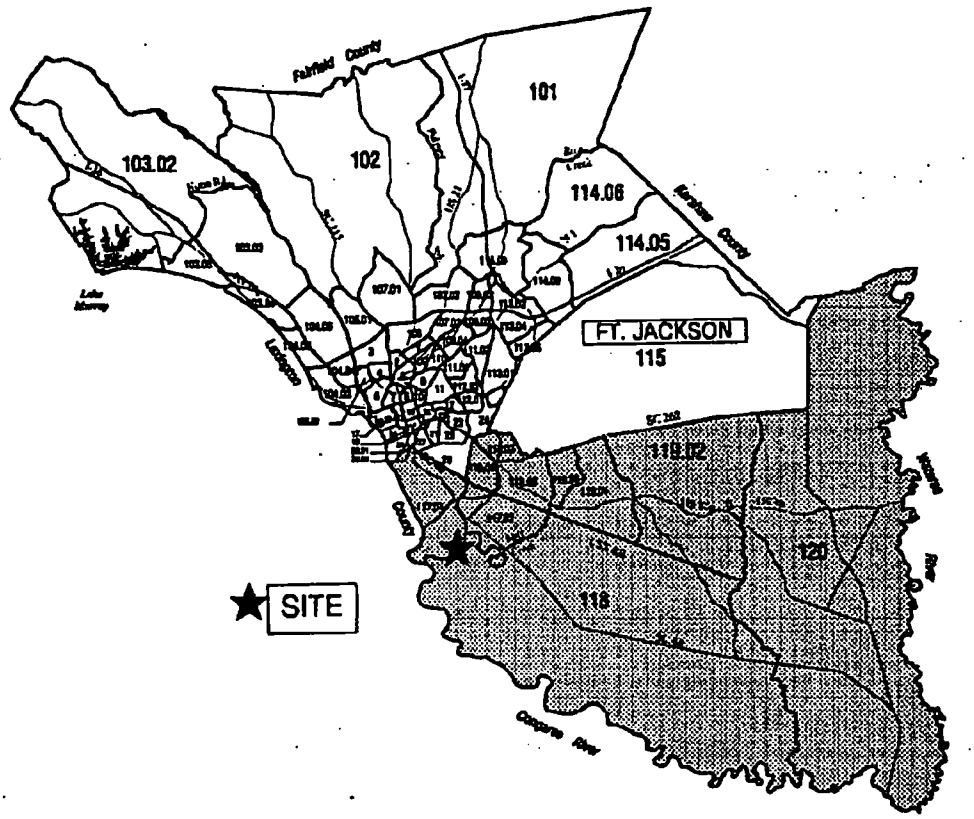
CV003915

PLTF TRIAL EXH 301

DEMOGRAPHIC PROFILE BY CENSUS TRACT



1990 DEMOGRAPHIC PROFILE BY CENSUS TRACT
LOWER RICHLAND COUNTY

Census Tract	Population	% White	% Owner-Occupied Housing Units	Average Household Income	Per Capita Income	% Below Poverty Level	% High School Graduates
116.03	2,932	84.6%	63.9%	$38,528	$16,803	3.3%	90.5%
116.04	4,765	94.4%	78.0%	$61,459	$22,510	0.0%	92.6%
116.05	7,621	69.3%	44.6%	$31,422	$12,999	12.3%	85.0%
116.06	3,826	75.4%	85.9%	$49,373	$16,985	2.2%	91.9%
117.01	*2,265*	*41.6%*	*57.1%*	*$18,958*	*$7,961*	*20.1%*	*57.1%*
117.02	*3,911*	*5.2%*	*82.9%*	*$28,443*	*$7,956*	*19.3%*	*62.5%*
118	*6,812*	*13.8%*	*87.6%*	*$27,064*	*$8,012*	*19.4%*	*64.8%*
119.01	6,006	50.6%	76.8%	$35,146	$11,336	5.8%	86.6%
119.02	4,303	72.2%	83.0%	$34,611	$12,212	5.7%	82.1%
120	5,080	26.5%	82.6%	$25,651	$8,767	19.5%	61.2%
Totals/Averages	47,521	52.0%	72.3%	$35,066	$12,554	14.0%	N/A
Richland County	285,720	56.0%	59.2%	$35,717	$13,243	10.1%	79.4%

Source: Central Midlands Council of Governments

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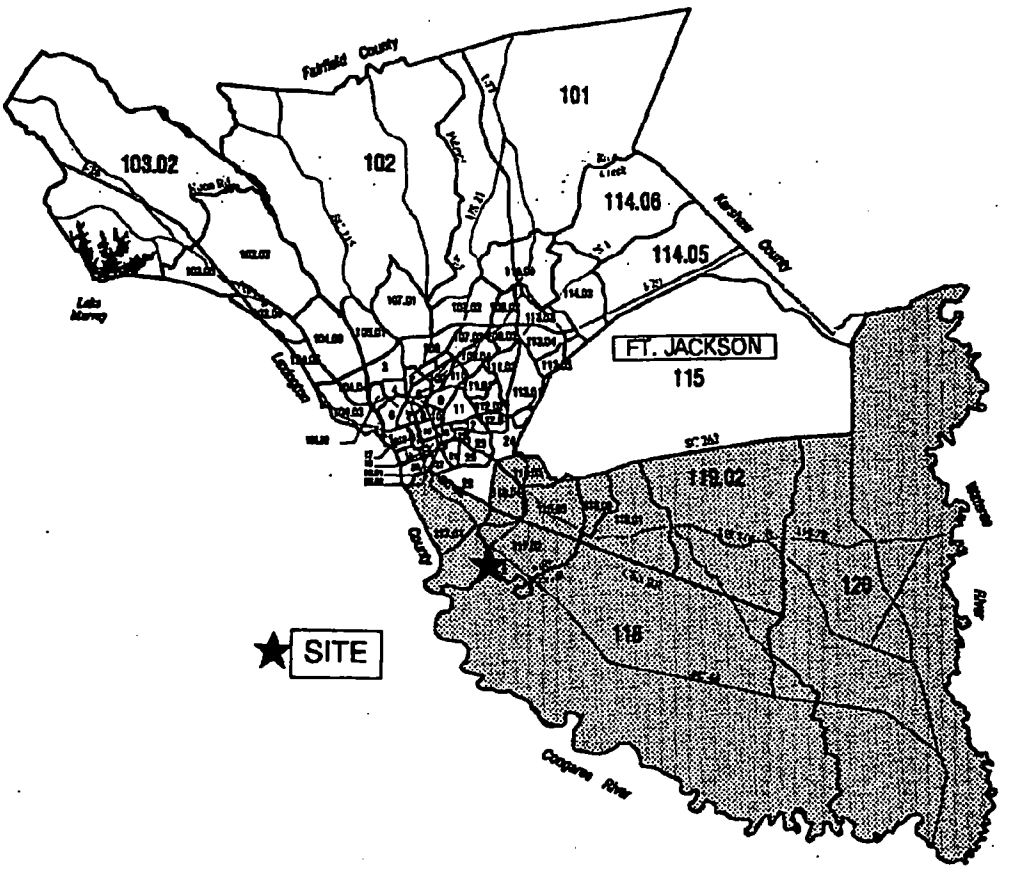
CV003916

PLTF TRIAL EXH 301

POPULATION TRENDS AND PROJECTIONS BY CENSUS TRACT



POPULATION TRENDS AND PROJECTIONS BY CENSUS TRACT
LOWER RICHLAND COUNTY
1990-2015

						Annual Percent Change			
Census Tract	1980	1990	1995	2000	2015	1980-1990	1990-1995	1995-2000	2000-2015
116.03	3,159	2,932	3,130	3,360	3,915	(1.5%)	1.3%	1.4%	1.0%
116.04	3,687	4,765	4,820	4,905	5,025	5.3%	0.2%	0.4%	0.2%
116.05	7,429	7,621	7,740	7,890	8,205	0.5%	0.3%	0.4%	0.3%
116.06	3,142	3,826	3,930	4,065	4,345	4.0%	0.5%	0.7%	0.4%
117.01	*3,109*	*2,265*	*2,150*	*2,065*	*1,665*	*(6.1%)*	*(1.0%)*	*(0.8%)*	*(1.4%)*
117.02	*4,411*	*3,911*	*3,775*	*3,680*	*3,375*	*(2.4%)*	*(0.7%)*	*(0.5%)*	*(0.6%)*
118	*6,035*	*6,812*	*6,920*	*7,060*	*7,345*	*2.5%*	*0.3%*	*0.4%*	*0.3%*
119.01	4,783	6,006	6,115	6,255	6,545	4.7%	0.4%	0.5%	0.3%
119.02	2,963	4,303	4,420	4,565	4,875	7.7%	0.5%	0.6%	0.4%
120	4,724	5,080	5,475	5,700	5,725	1.5%	1.5%	0.8%	0.0%
Totals	43,442	47,521	48,475	49,545	51,020	1.8%	0.4%	0.4%	0.2%
Richland County	269,735	285,720	299,700	312,600	341,300	1.2%	1.0%	0.8%	0.6%

Source: Central Midlands Council of Governments

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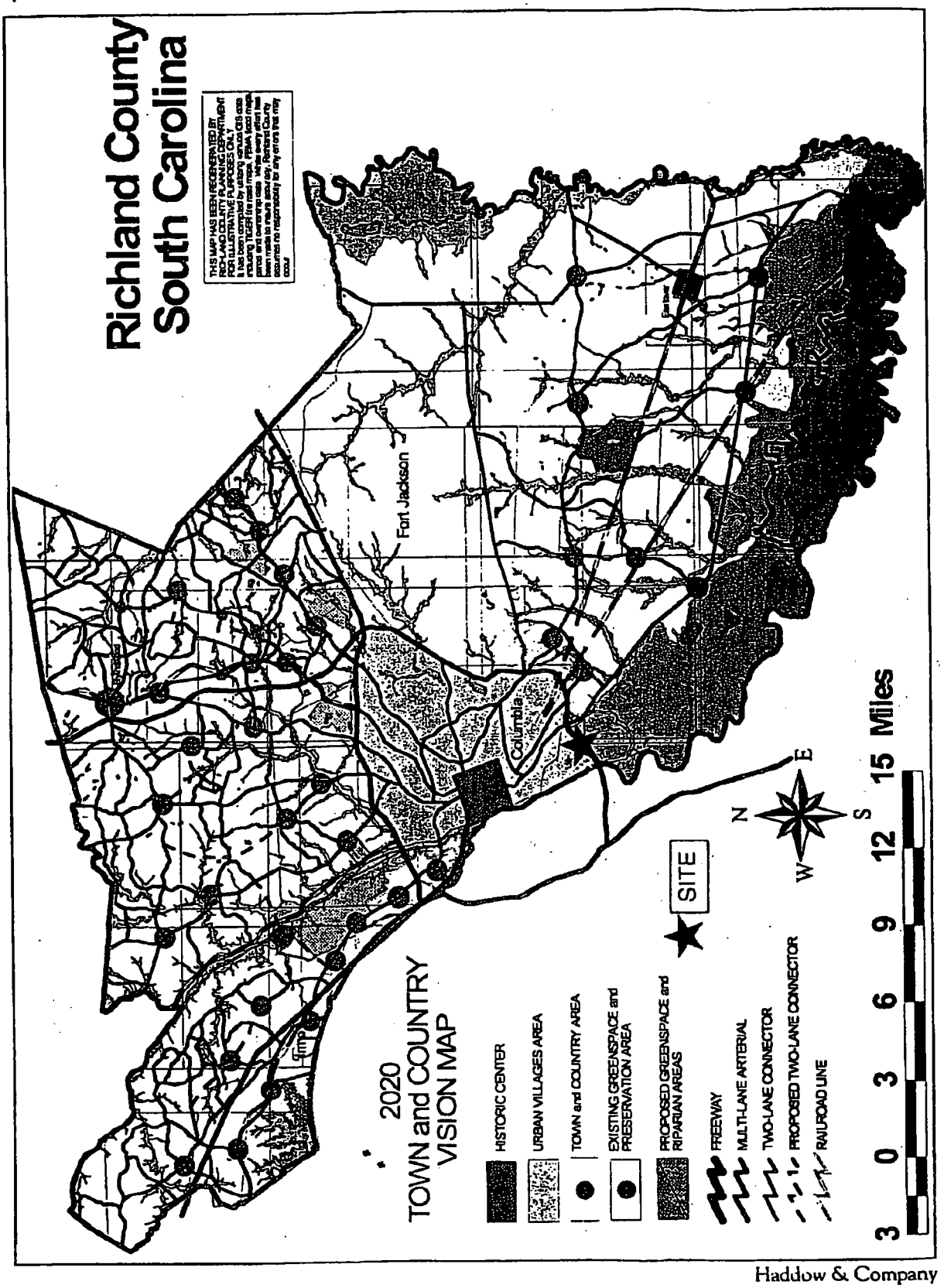
CV003917

PLTF TRIAL EXH 301

2020 TOWN AND COUNTRY VISION MAP



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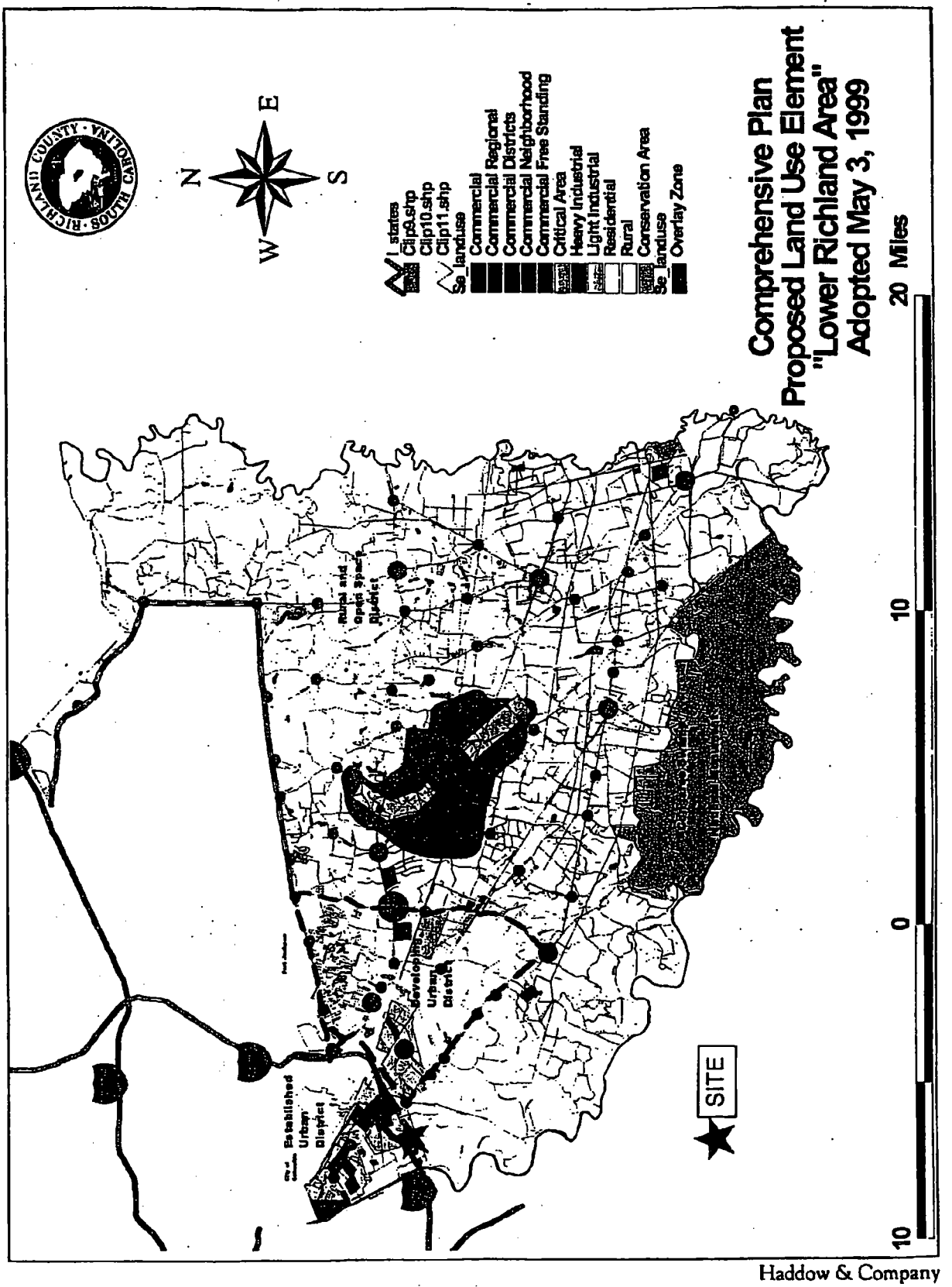
CV003918

PLTF TRIAL EXH 301

PROPOSED LAND USE ELEMENT - LOWER RICHLAND AREA



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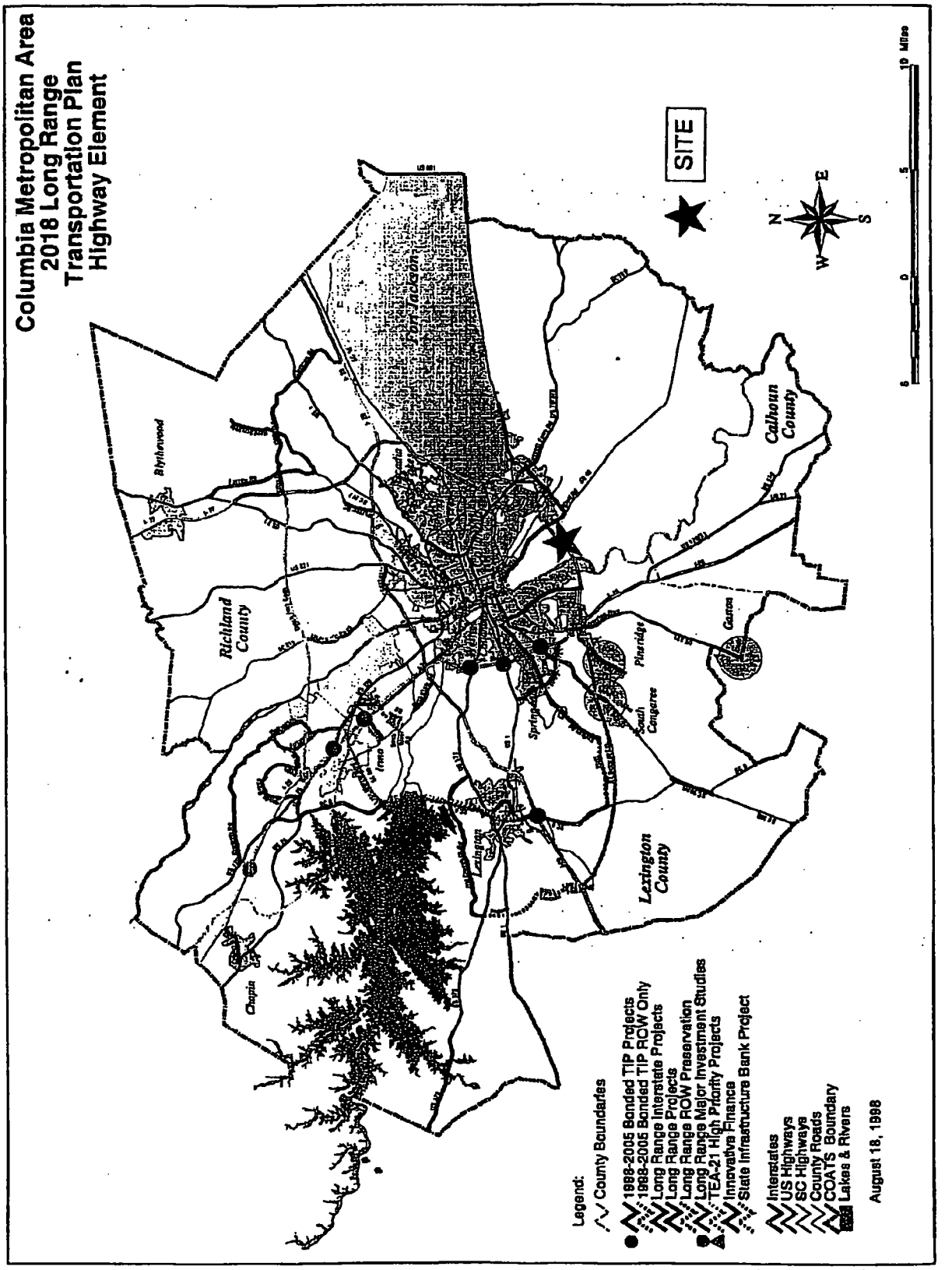
CV003919

PLTF TRIAL EXH 301

2018 LONG RANGE TRANSPORTATION PLAN - COLUMBIA METROPOLITAN AREA



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CV003920

PLTF TRIAL EXH 301

PLANNED TRANSPORTATION IMPROVEMENTS
GENERAL SITE VICINITY
1999-2003

Project Name	County	% Completion	Description	From	To	Total Length (Miles)	Funding
12th Street Extension (SC 35)	Lexington	75%	Widen and New To Five Lanes	Knox Abbott Dr. (US 21)	Southeastern Beltway (I-77)	4.1	Yes
Airport Boulevard (SC 302)-Phase I	Lexington	65%	Widen to Five Lanes	Airport Road (S-378)	South Congaree	4.0	Yes
Airport Boulevard (SC 302)-Phase II	Lexington	65%	Widen to Seven Lanes	Airport Road (S-378)	I-26	1.0	Yes
Airport Road (S-378)	Lexington	5%	Widen Existing and Partial New Location (4 Lanes)	Airport Boulevard (SC 302)	Platt Springs Road (SC 602)	1.7	Yes
Platt Springs Road (SC 602)	Lexington	30%	Widen to Five Lanes	Charleston Hwy. (US 21)	Emmanuel Church Rd. (S-168)	5.5	Yes
SC 602 - Extension (Platt Springs Road)	Lexington	0%	Right-of-Way Preservation Project	Emmanuel Church Rd. (S-168)	SC 6	3.8	Yes-2003
SC 302 - Extension (Edmund Highway)	Lexington	0%	Right-of-Way Preservation Project	Church Street	Gator Road	3.1	Yes-2001
I-26 (Frontage Roads)	Lexington	0%	Relocation of Frontage Roads	US 378	Southeastern Beltway	4.5	Yes-Unknown
Airport Connector	Lexington	1%	New Connector with Access Control	Intersection of I-26, I-77, and US 321	US 1	N/A	Yes
Bluff Road	Richland	0%	Widen to Five Lanes	Atlas Road	Pineview Road	1.1	No
Atlas Road	Richland	0%	Widen to Five Lanes	Bluff Road	Garners Ferry Road	1.0	No
Garners Ferry Road	Richland	0%	Widen to Seven Lanes Divided	Greenlawn Road	Trotter Road	1.0	No

Source: Central Midlands Council of Governments, "Transportation Improvement Program"

PROPERTY DATA

PROPERTY FACTS

Location:	Both sides of Interstate 77 at Bluff Road
Size:	1,105.5 Acres – North of Interstate 77 3,305.4 Acres – South of Interstate 77 4,410.9 Acres
Political Jurisdiction:	Unincorporated Richland County, South Carolina
Zoning:	D-1 (Development District) and RU (Rural District) – Both zoning classifications are intended to promote low-density rural development.
Comprehensive Plan:	The proposed future land use per Richland County's Comprehensive Plan is "rural" for most of the land south of Interstate 77, with some office commercial and general commercial. A mix of rural, low-density residential, general commercial, and office commercial for the land north of Interstate 77.
Floodplain:	The property is entirely contained in the 100-year floodplain. The floodway boundary was recently revised by FEMA to run along the inside edge of the levee. Since the levee is still contained in the floodway, a "no rise certification" is required to make necessary improvements to the levees. Once the levees are upgraded and an interior drainage system is developed, FEMA would issue a "letter of map revision" that certifies the levees as "protective structures." A "back flow protection device" would be installed to prevent flooding inside the levee. The ultimate goal is to remove the flood hazard designation from the property. According to Lockheed Greene officials, this process could take six to 12 months, but more time may be necessary if the permitting process is challenged.
Physical Features:	The property is irregularly shaped and is improved with a dike system to control flooding, with a levee along the Congaree River. The site elevation generally ranges from 120 to 130 feet above mean sea level. An initial evaluation conducted by Lockwood Greene indicated extensive wetlands, but a more comprehensive analysis is under way that will reportedly reflect a significantly lower amount. Lockwood Greene estimates that levees occupy 155 acres.
Approximate Congaree River Frontage:	2.7 Miles (not including the river frontage of contiguous parcels, such as Heathwood Hall)
Bluff Road Frontage:	2,000 Feet (Two Segments)
Approximate Interstate 77 Frontage:	10,000 Feet (Both Sides)
Easements:	1. Four 50-foot sanitary sewer easements to the City of Columbia. 2. Three 70-foot easements to the South Carolina Electric & Gas Company 3. One 100-foot and one 130-foot to the South Carolina Public Service Authority. 4. 500-foot buffer around the Heathwood Hall property.

Haddow & Company

CV003923

PLTF TRIAL EXH 301

PROPERTY FACTS (CONT.)

Out-Parcels: Parcels enveloped by the property are owned by Heathwood Hall (136.5 acres), City of Columbia (120 acres), Terrell Norris Seed Co. (33.3 acres), Burwell Manning (51.7 acres), Carolina Seeds, Inc. (10 acres), and Foster, Jordan et al.

Utilities:

Sanitary Sewer: Two sewer treatment plants are located contiguous to the property: City of Columbia Wastewater Treatment Plant and the East Richland Wastewater Treatment Plant. The City's plant underwent an expansion in treatment capacity from 40 to 60 million gallons per day in 1996. Current utilization is estimated at 34 million gallons per day. An additional expansion of 20 million gallons per day is possible, but there are no current plans. The East Richland plant has capacity for 10.5 million gallons per day with current utilization of 8.0 million gallons per day. Capacity can be expanded to a total of 15 million gallons per day.

Water: A water line runs along Bluff Road and another line (10 inches) crosses a portion of the property and ties in with South Beltline Road to serve the school.

Electricity: South Carolina Electric & Gas

Natural Gas: South Carolina Electric & Gas

Average Daily Traffic Counts:

Bluff Road (At Bluff Industrial Boulevard):	17,300 (1993) 17,200 (1997)
Interstate 77 (Between Bluff Road and Shop Road):	21,800 (1993) 45,000 (1997)

Southeastern Beltway (I-77): The section of Interstate 77 that runs between Interstates 20 and 26, known as the Southeastern Beltway, was completed in the following segments:

Segment	Opening Date
Interstate 26 to Bluff Road	August, 1986
Bluff Road to U.S. 76	September, 1989
U.S. 76 to S.C. 760	July, 1992
S.C. 760 to S.C. 12 Spur	April, 1993
S.C. 12 Spur to S.C. 12	June, 1995
S.C. 12 to Interstate 20	December, 1987

The new interchange at 12th Street opened in April, 1996.

School District: Richland County School District #1

Nearest Commercial Services: Approximately three miles away at Interstate 77 and Garners Ferry Road.

CV003924

PLTF TRIAL EXH 301

DEMOGRAPHIC PROFILE
INTERSTATE 77 & BLUFF ROAD

	3.0-MILE RADIUS	5.0-MILE RADIUS	10.0-MILE RADIUS
Population			
1980	27,843	94,798	274,725
1990	27,202	88,968	270,863
1999 (Estimate)	27,833	92,797	286,634
2004 (Projection)	27,863	93,310	290,494
Annual % Change			
1980-1999	0.0%	-0.1%	0.2%
Households			
1980	10,568	33,296	91,127
1990	11,441	34,482	100,550
1999 (Estimate)	12,099	37,046	110,130
2004 (Projection)	12,307	37,920	113,426
Annual % Change			
1980-1999	0.7%	0.6%	1.0%
Estimated Population by Age-1999			
Under 20	25.3%	26.2%	27.2%
20-29	14.9%	17.9%	16.4%
30-39	17.9%	16.7%	16.9%
40-54	22.0%	18.8%	20.2%
55-64	7.4%	6.7%	7.5%
65 and Over	12.4%	13.6%	11.9%
Estimated Population by Race-1999			
White	63.6%	65.0%	58.0%
Black	32.6%	30.6%	37.7%
Other Races	3.8%	4.4%	4.3%
Estimated Households by Income-1999			
Over $75,000	11.4%	13.0%	10.7%
$50,000-$74,999	36.8%	36.3%	37.2%
$35,000-$49,999	16.1%	15.8%	18.7%
$10,000-$34,999	15.9%	16.6%	18.5%
Under $10,000	19.8%	18.3%	15.0%
Estimated Average Household Income-1999	$50,547	$51,392	$47,562
Estimated Median Household Income-1999	$36,438	$35,647	$36,499
Estimated Per Capita Income-1999	$22,356	$21,857	$19,181
Value of Owner-Occupied Housing Units-1999			
$200,000 and Over	4.2%	6.7%	3.5%
$100,000-$199,999	16.9%	20.5%	14.9%
$50,000-$99,999	52.2%	51.5%	57.3%
$20,000-$49,999	24.8%	19.8%	22.8%
Under $20,000	1.9%	1.5%	1.6%
Median House Value-1999	$68,379	$74,397	$67,673

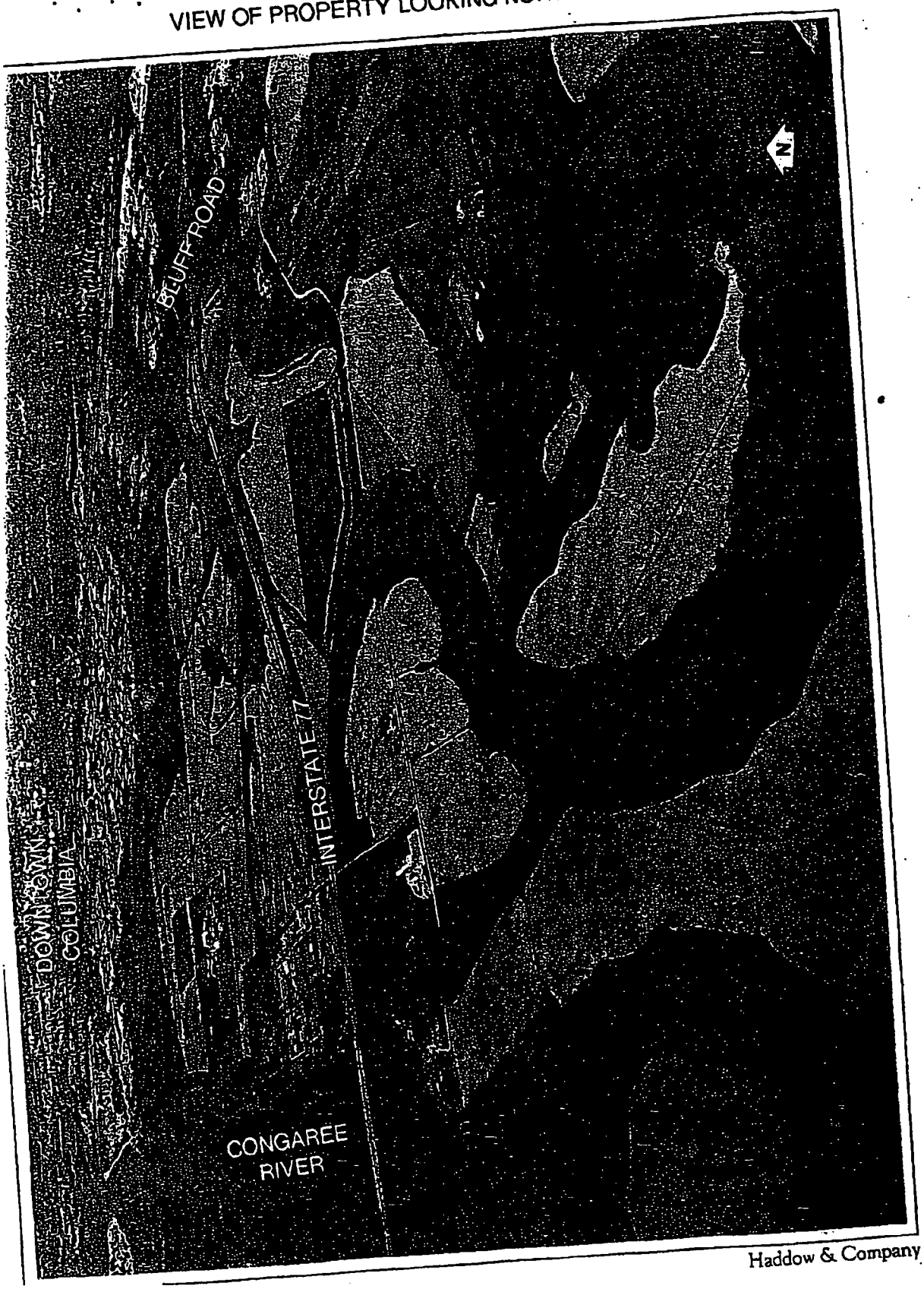
Source: Claritas

Haddow & Company

CV003925

PLTF TRIAL EXH 301

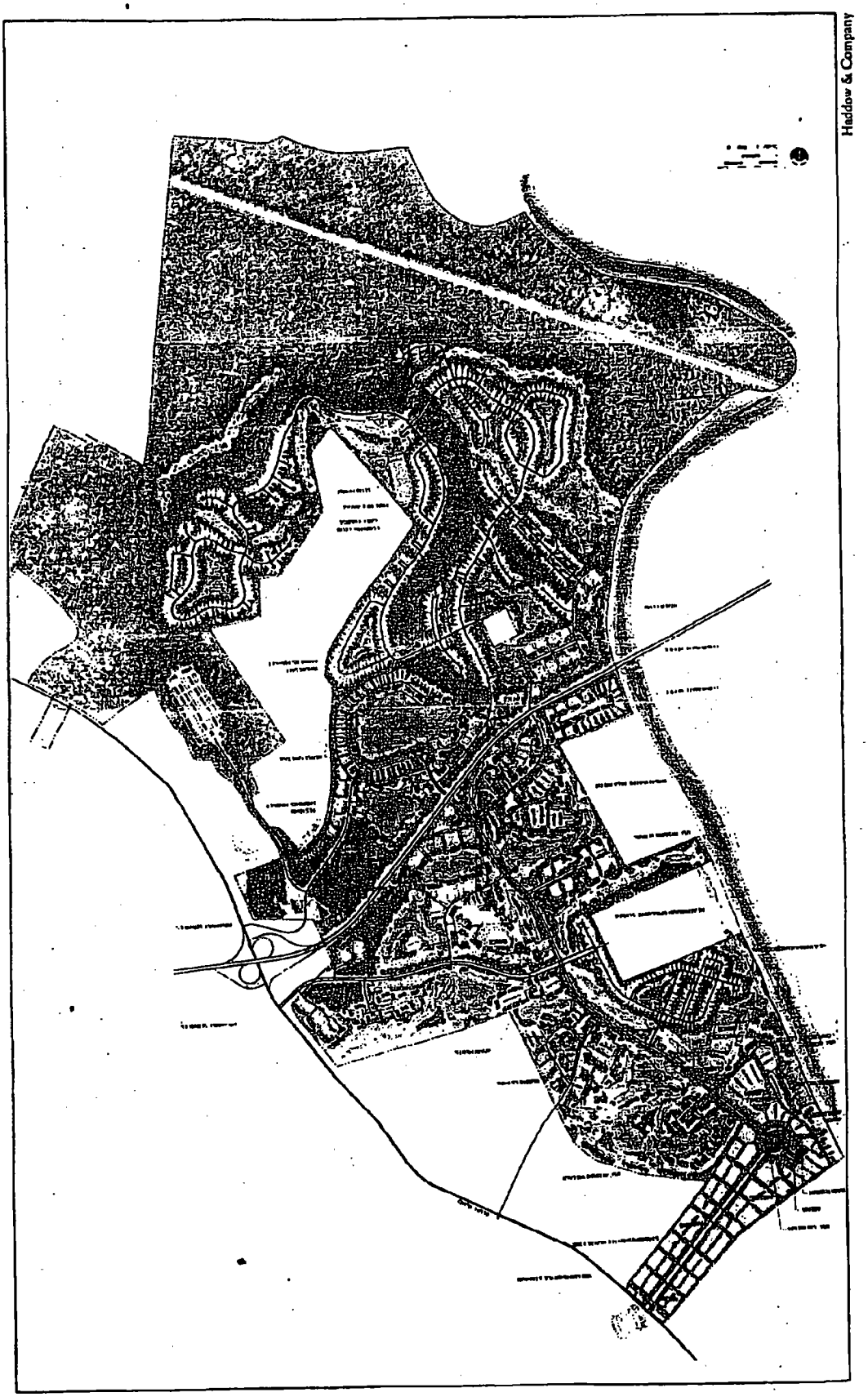
VIEW OF PROPERTY LOOKING NORTH



Haddow & Company

CV003926

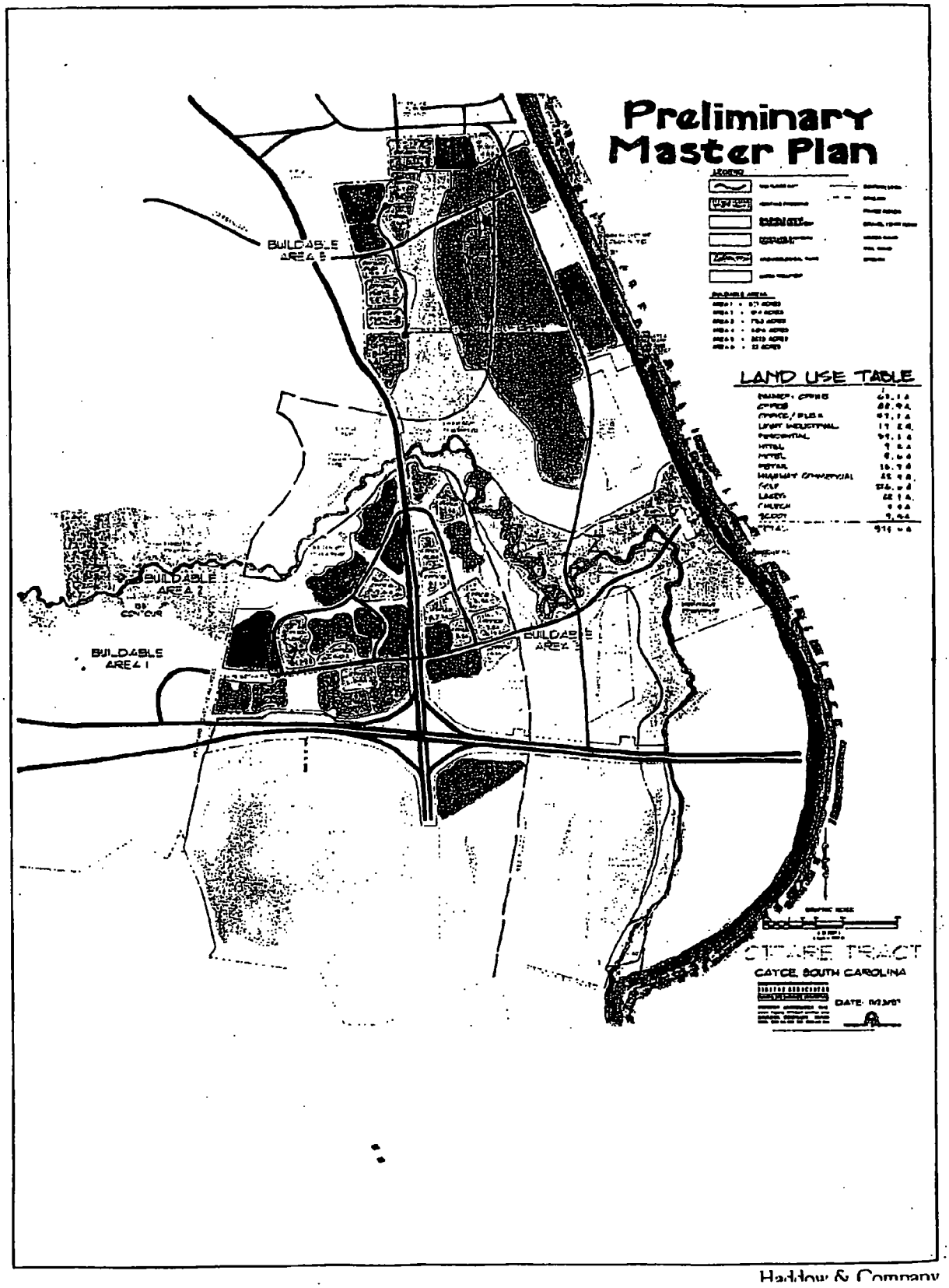
PLTF TRIAL EXH 301



CV003927

PLTF TRIAL EXH 301

PRELIMINARY MASTER PLAN - SCANA PROPERTY

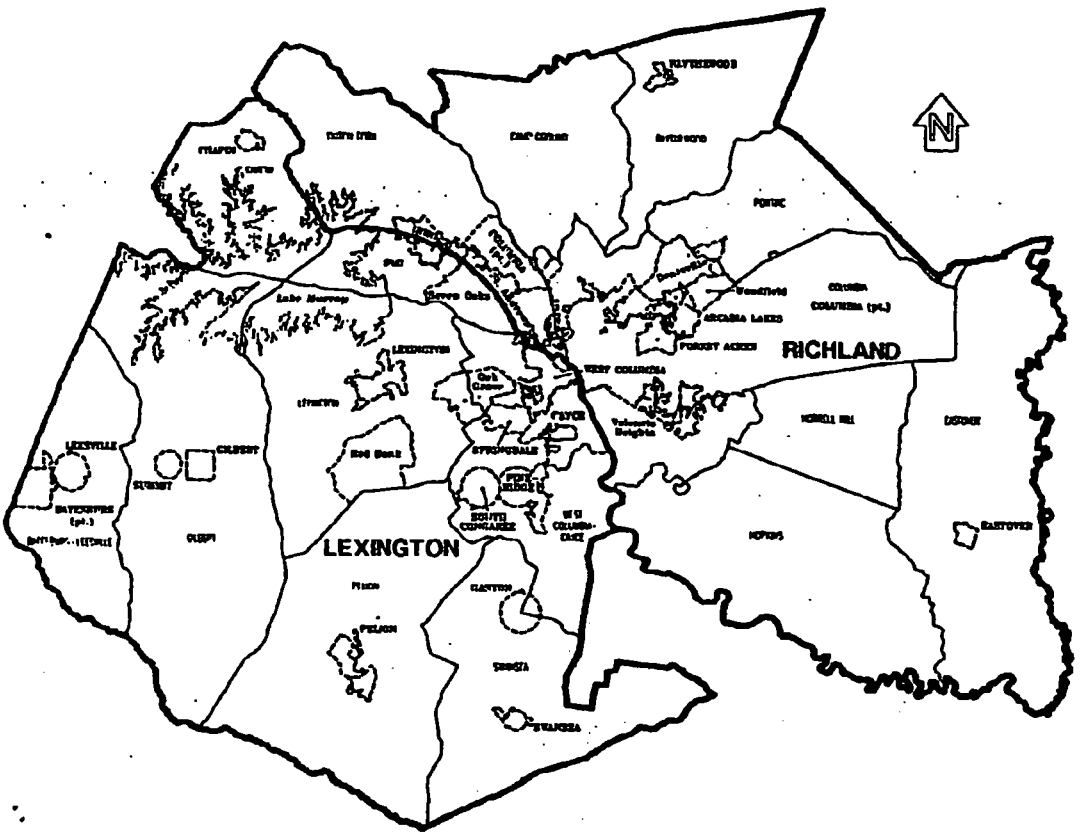


Haddow & Company

CV003928

PLTF TRIAL EXH 301

NEW RESIDENTIAL CONSTRUCTION



NEW RESIDENTIAL CONSTRUCTION
COLUMBIA, SOUTH CAROLINA MSA
1990 - 1998

	Lexington County			Richland County		
Year	Single-Family	Multi-Family	Total Housing Units	Single-Family	Multi-Family	Total Housing Units
1990	1,015	171	1,186	1,157	276	1,433
1991	1,134	87	1,221	1,142	688	1,830
1992	1,453	10	1,463	1,395	315	1,710
1993	1,524	222	1,746	1,374	847	2,221
1994	1,434	438	1,872	1,509	393	1,902
1995	1,158	428	1,586	1,750	429	2,179
1996	1,354	91	1,445	2,225	384	2,609
1997	1,390	62	1,452	1,880	1,218	3,098
1998	1,498	307	1,805	2,434	532	2,966
Totals	11,960	1,816	13,776	14,866	5,082	19,948
Annual Average 1990 - 1998	1,329	202	1,531	1,652	565	2,216

Source: Central Midlands Council of Governments

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CV003929

PLTF TRIAL EXH 301

RESIDENTIAL MARKET

SINGLE-FAMILY HOUSING MARKET
COLUMBIA MSA
12 MONTHS ENDED 9/30/98

NEW HOUSE SALES

Price Range	Lexington County	Market Share	Richland County	Market Share	Columbia MSA Total	Market Share
Under $90,000	215	25.0%	307	22.3%	522	23.3%
$90,000-$129,000	296	34.4%	534	38.8%	830	37.1%
$130,000-$149,000	109	12.7%	172	12.5%	281	12.6%
$150,000-$189,000	120	13.9%	174	12.6%	294	13.1%
$190,000-$209,000	43	5.0%	28	2.0%	71	3.2%
$210,000+	78	9.1%	161	11.7%	239	10.7%
	861	100%	1,376	100%	2,237	100%

TOP 10 RICHLAND COUNTY BUILDERS

Builders	No. of Permits	Average Price
MARC	144	$98,000
Centex	184	$150,900
Mungo	131	$112,100
Beazer	123	$110,200
C & C Builder	93	$100,300
Shumaker Builder	67	$124,200
Jacobs	59	$126,800
Stonehedge	46	$112,300
Palmetto	39	$88,900
Allen Construction	36	$125,400

HOUSE RESALES – RICHLAND COUNTY

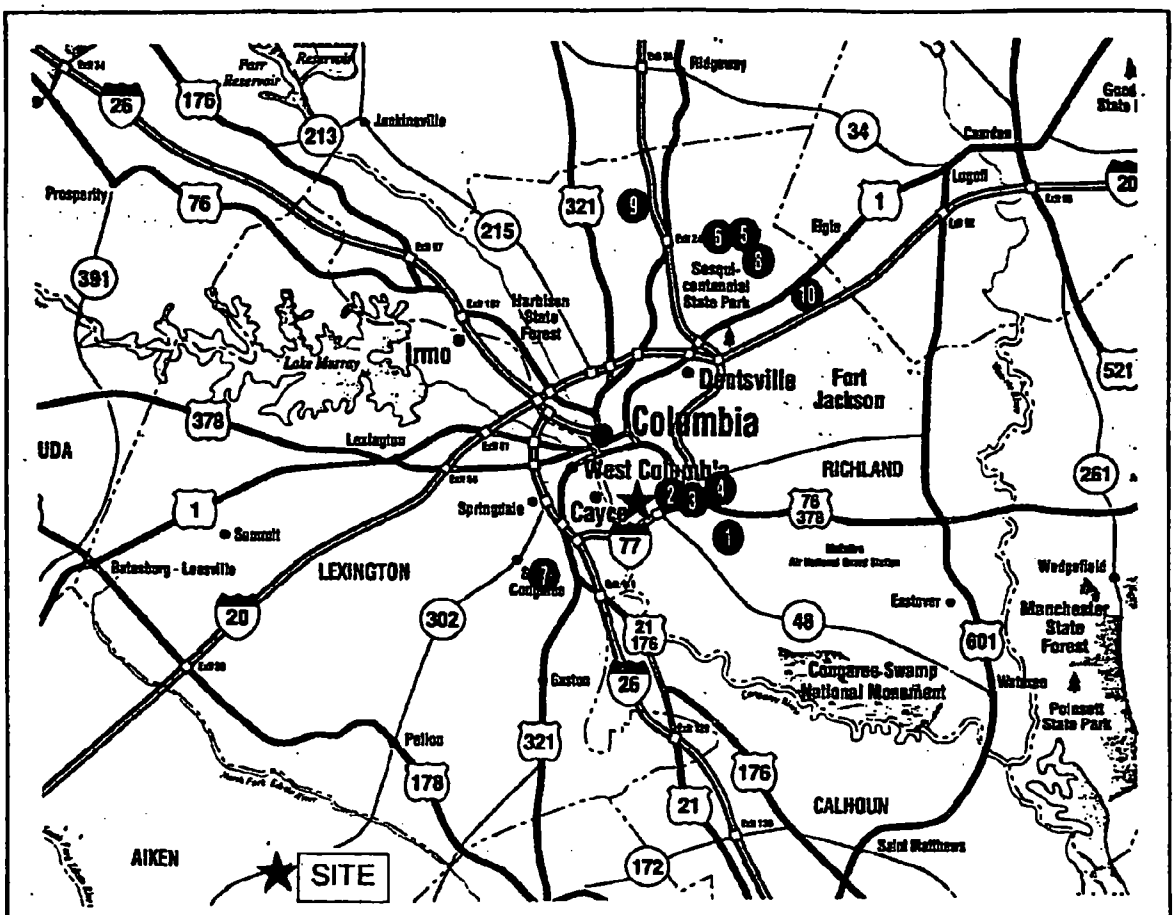
	Area I		Area II		Area IV		Total	
Price Range	No.	%	No.	%	No.	%	No.	%
Under $91,000	209	23.2%	287	61.5%	401	27.9%	897	31.9%
$91,000-$120,900	304	33.7%	110	23.6%	361	25.1%	779	27.6%
$121,000-$160,900	241	26.7%	38	8.1%	329	22.9%	608	21.7%
$161,000-$200,900	91	10.1%	13	2.8%	204	14.2%	308	11.0%
$201,000+	57	6.3%	19	4.1%	144	10.0%	220	7.8%
	902	100%	467	100%	1,439	100%	2,808	100%

Source: Bob Capes Realty – Century 21

Haddow & Company

CV003931

PLTF TRIAL EXH 301



RESIDENTIAL COMMUNITIES
COLUMBIA, SOUTH CAROLINA
JUNE, 1999

No.	Project	Year Started	No. of Acres	Lots Planned	Lots Sold	Lot Prices
1.	East Lake	1998	81	400	95	$18,000
2.	Hampton Crest	1998	100	124	35	$42,500-$49,500
3.	Heritage Woods	1987	54	150	75	$17,000-$21,000
4.	Kings Grant	1989	269	350	230	$65,000-$70,000
5.	Lake Carolina	1998	1,679	3,000	300	$20,000-$54,000
6.	Long Creek Plantation	1980	2,400	1,400	760	$25,000-$115,000
7.	Rockford Place	1995	33	72	19	$26,000-$39,999
8.	The Summit	1989	1,680	3,000-3,500	1,300	$12,000-$45,000
9.	University Club	1998	720	700	70	$43,500-$125,000
10.	Wood Creek Farms	1995	2,077	N/A	125	$40,000-$350,000

Source: Haddow & Company

Haddow & Company

CV003932

PLTF TRIAL EXH 301

RESIDENTIAL COMMUNITY SURVEY
COLUMBIA, SOUTH CAROLINA
JULY, 1999

	East Lake	Hampton Crest	Heritage Woods	Kings Grant	Lake Carolina
Location:	Fountain Lake Road	Chimney Hill Road	Rockwood Road	Ft. Jackson Boulevard	Hardscrabble Road
School District:	Richland #1	Richland #1	Richland #1	Richland #1	Richland #2
Developer:	Chestnut Hill Associates	Palmetto Traditional Homes	Heritage Woods Corporation	Wildcat Creek Development Co.	Lake Carolina Development, Inc.
No. of Acres:	81	100	54	269	1,679
Year Started:	1998	1998	1987	1989	1998
No. of Lots Planned:	400	124	150	350	3,000
Lots Sold:	95	35	75	230	300
Lot Prices:	$18,000	$42,500-$49,500	$17,000-$21,000	$65,000-$70,000	$20,000-$35,000 $35,000-$55,000
Average Lot Size (Acres):	0.14	0.33	0.18	0.47	0.25-1.47
Houses Built:	75	20	75	185	45
Typical House Price:	$100,000	$250,000	$105,000	$300,000	$175,000-$225,000 $275,000-$375,000
Typical House Size (Sq. Ft.):	1,400	2,000-3,300	1,500	3,000	2,500
Wastewater System:	Sewer	Sewer	Sewer	Sewer	Sewer
Amenities:	Lake Playing Field Basketball Court Playground	Lake Swimming Pool Playground Pavilion	Lake	Lakes (2) Tennis Courts (2) Swimming Pool Clubhouse	Lake Tennis Courts (2) Swimming Pool Clubhouse
Active Builders:	Beazer Homes	O'Farrell Builders Schaffer Homes	Shumaker Builders	John Wieland Homes O'Farrell Builders	Torrey Homes Local Builder Team

* Lake-front lots for Lake Carolina are not included. All homes are sold as a house-lot combination.

Haddow & Company

PLTF TRIAL EXH 301

CV003933

RESIDENTIAL COMMUNITY SURVEY (CONT.)

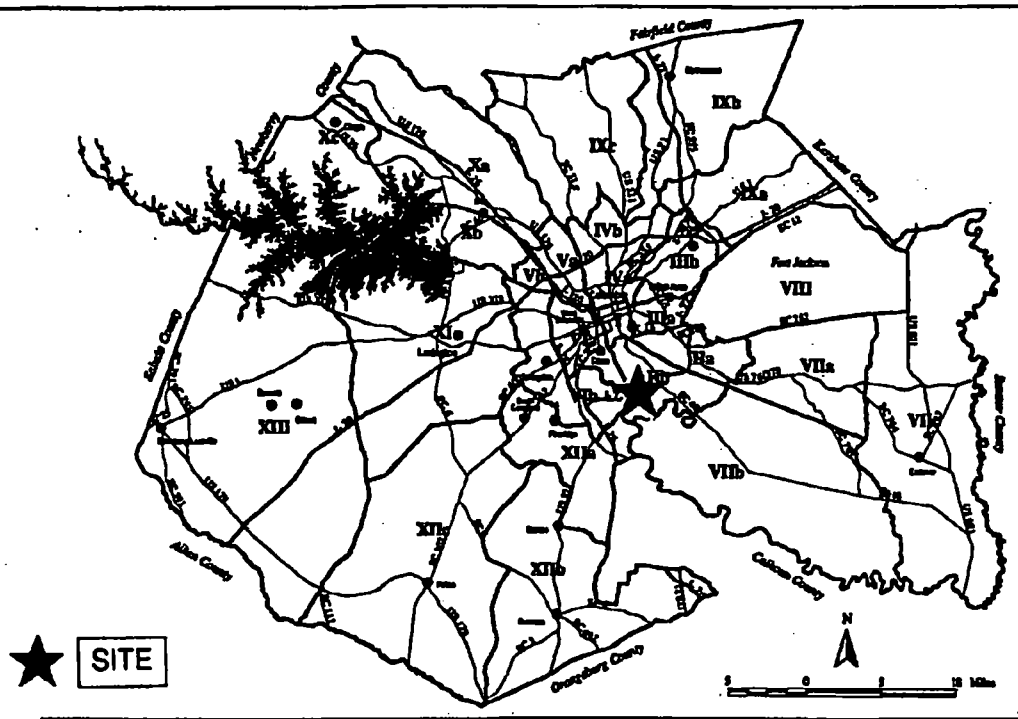
	Long Creek Plantation	Rockford Place	The Summit	University Club	Wood Creek Farms
Location:	Longtown Road	Bachman Road	Summit Parkway	Blythewood Road	Woodcreek Farms Rd.
School District:	Richland #2	Lexington #2	Richland #2	Richland #2	Richland #2
Developer:	Fairways Development General Partnership	Charwood Development Co.	Terrabrook	University Clubs of America	Beaver Lake Dev. Partners
No. of Acres:	2,400	33	1,680	720	2,077
Year Started:	1980	1995	1989	1998	1995
No. of Lots Planned:	1,400	72	3,000-3,500	700	N/A
Lots Sold:	760	19	1,300	70	125
Lot Prices:	$25,000-$115,000	$26,000-$39,999	$12,000-$45,000	$43,500-$125,000	$40,000-$350,000
Average Lot Size (Acres):	0.25-6.0	0.33	0.12-0.32	0.11-1.0	N/A
Houses Built:	732	19	1,100	20	48
Typical House Price:	$160,000-$750,000	$186,900-$189,900	$80,000-$350,000	$165,000+	$300,000-$1,000,000
Typical House Size (Sq. Ft.):	2,200-5,000	2,200	1,100-4,000	1,224-3,000	3,000-7,000
Wastewater System:	Sewer and Septic	Sewer	Sewer	Sewer	Sewer
Amenities:	Lakes (9) Tennis Courts (12) Swimming Pool Golf Courses (2) Equestrian Center Playgrounds Clubhouses (2)	Lakes (2) Clubhouse Golf Course	Lakes (6) Tennis Courts (2) Swimming Pools (2) Clubhouse Playground	Tennis Courts (3) Swimming Pools (2) Clubhouses (2) Golf Course	Lake Country Club Golf Course
Active Builders:	Zigler Home Builders Essex Homes J & B Realty Contractors	Lexington Builders Lattimore Builders	N/A	Plantation Builders Plyler Properties	N/A

Note: The developer of Wildewood refused to participate in the survey. Wildewood was started in 1974 and is approximately 1,600 acres. The typical house price is $360,000, and 960 lots are planned.

Source: Haddow & Company

PLTF TRIAL EXH 301
4057
CV003934

APARTMENT VACANCY RATES BY AREA



APARTMENT VACANCY RATES BY AREA
COLUMBIA MSA
SEPTEMBER, 1998

Area		Total Units Surveyed	Vacant Units	% Vacant
I	Downtown Columbia	1,226	24	2.0%
II	East Richland	2,793	235	8.4%
III a	Shandon/ Forest Acres	800	5	0.6%
III b	Forest Acres/Dentsville	4,003	214	5.3%
IV a	North Richland	719	72	10.0%
V a	St. Andrews (Richland County)	6,376	200	3.1%
V b	St. Andrews (Lexington County)	2,181	85	3.9%
VI a	West Columbia/Cayce	1,357	60	4.4%
VI b	Oak Grove-Springdale-Dixiana	812	18	2.2%
IX a	Richland Northeast	1,248	181	14.5%
X a&b	Dutch Fork-Irmo	1,676	67	4.0%
XI	Lexington/Lake Murray	420	22	5.2%
XII b	Swansea	52	0	0.0%
XIII	Batesburg-Leesville/Gilbert	74	1	1.4%
	Total/Average	23,735	1,184	5.0%

Note: The units surveyed were nonsubsidized apartments of either the garden, townhouse, flat or high-rise variety. This survey represents approximately 91.0% of these apartment complexes containing 12 or more units and aged 3 months or more in the Columbia, S.C. MSA.

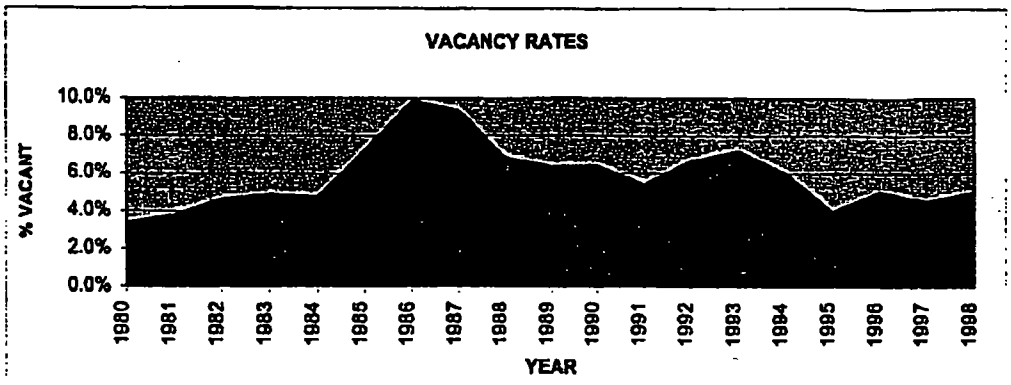
Source: Central Midlands Council of Governments

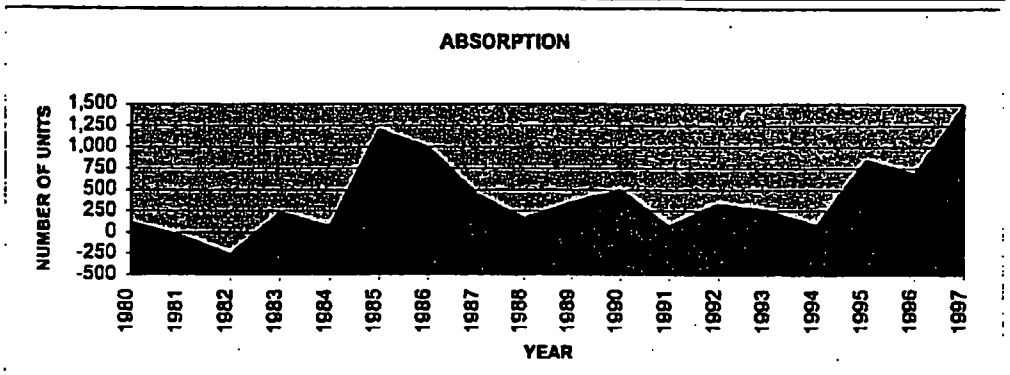
Haddow & Company

CV003935

PLTF TRIAL EXH 301

APARTMENT MARKET TRENDS





Year	Total Units	Vacant Units	% Vacant	Unit Increase Between Periods	Units Absorbed
1980	15,029	511	3.4%	110	(212)
1981	15,303	582	3.8%	-34	(383)
1982	15,316	713	4.7%	-257	(342)
1983	15,331	751	4.9%	233	(28)
1984	16,252	775	4.8%	73	(470)
1985	16,923	1,235	7.3%	1,204	373
1986	18,787	1,860	9.9%	998	385
1987	20,167	1,876	9.3%	449	578
1988	21,157	1,452	6.9%	166	215
1989	21,467	1,364	6.4%	353	298
1990	22,568	1,448	6.4%	499	149
1991	23,191	1,259	5.4%	69	310
1992	23,975	1,602	6.7%	333	183
1993	24,308	1,752	7.2%	252	524
1994	24,560	1,480	6.0%	79	579
1995	24,639	980	4.0%	845	377
1996	25,484	1,280	5.0%	687	781
1997	26,171	1,186	4.5%	1,485	1,288
1998	27,656	1,383	5.0%	N/A	N/A

Note: The units surveyed were nonsubsidized apartments of either the garden, townhouse, flat or high-rise variety. The formula used to project total units was to sum the number of units completed, with those which should be completed during the next three months, along with all units previously completed.

Source: Central Midlands Council of Governments

Haddow & Company

CV003936

PLTF TRIAL EXH 301

APARTMENT SURVEY
COLUMBIA, SOUTH CAROLINA
JUNE, 1999

No.	Project/Owner Location	Year Built	No. of Units	Unit Type	Unit Size (Sq. Ft.)	Monthly Rent	Monthly Rent Per Sq. Ft.	Occ. Rate	Project Amenities	Unit Features
1.	42 MAGNOLIA Estates Management Company 5150 Forest Drive	1993	71 100 25 196	1BR/1BA 2BR/2BA 3BR/2BA	674-775 954-1,387 1,485	$640-$740 $800-$1,180 $1,200	$0.95-$0.96 $0.84-$0.85 $0.81	100.0%	Laundry Facility, Swimming Pool, Clubhouse, Exercise Facility, Tennis Courts, Garages ($90/Month)	Security Alarm Systems (Pre-wired), Balcony, Ceiling Fans, W/D Connections, Vaulted Ceilings (Top Floors), 9-Foot Ceilings
2.	BROAD RIVER TRACE N/A 551 River Hill Circle	3/98-1/99	84 84 36 36 240	1BR/1BA 2BR/2BA 2BR/2BA 3BR/2BA	882 1,132 1,154 1,295	$620 $730 $750 $925	$0.70 $0.64 $0.65 $0.71	77.0%	Laundry Facility, Swimming Pool, Clubhouse, Covered Parking, Volleyball Court, Jacuzzi, Exercise Facility, Storage ($25-$40/Month), Garages ($75/Month)	Balcony, Sprinkler System, Ceiling Fans, Fireplace (Selected Units), W/D Connections, Vaulted Ceilings (Top Floors), 9-Foot Ceilings
3.	COLUMBIANA LAKES RCI Management 250 Crossbow Dirve	1996	56 140 8 204	1BR/1BA 2BR/2BA 3BR/2BA	715-819 1,077-1,138 1,350	$530-$620 $670-$775 $900-$930	$0.74-$0.76 $0.62-$0.68 $0.67-$0.69	87.8%	Laundry Facility, Swimming Pool, Clubhouse, Volleyball Court, Jacuzzi, Exercise Facility, Storage ($45/Month), Tennis Courts, Garages ($75/Month)	Balcony, Ceiling Fans, Fireplace (Selected Units), Microwave Oven, W/D Connections, Vaulted Ceilings (Top Floors), 9-Foot Ceilings
4.	GRANBY CROSSING Eastan Management 100 Granby Crossing	1990	84 84 168	1BR/1BA 2BR/2BA	824 1,075	$595-$695 $715-$815	$0.72-$0.84 $0.67-$0.76	91.7%	Laundry Facility, Swimming Pool, Clubhouse, Jacuzzi, Exercise Facility	Balcony, Ceiling Fans, Fireplace (Selected Units), W/D Connections, Vaulted Ceilings (Top Floors)
5.	THE GROVE AT WILDEWOOD Schaedle, Worthington, and Hyde 811 Mallet Hill Road	1998	96 128 40 264	1BR/1BA 2BR/2BA 3BR/2BA	845-946 1,108-1,193 1,343-1,429	$580-$645 $740-$800 $900-$950	$0.68-$0.69 $0.67 $0.67	95.8%	Laundry Facility, Business Center, Swimming Pool, Clubhouse, Secured Entrance Gate, Exercise Facility, Storage Units ($25/Month), Tennis Courts, Garages ($85/Month)	Balcony, Sprinkler System, Ceiling Fans, Fireplace (Selected Units), W/D Connections, 9-Foot Ceilings, Garden Tubs

Haddow & Company

PLTF TRIAL EXH 301
4060
CV003937

APARTMENT SURVEY (CONT.)

No.	Project/Owner Location	Year Built	No. of Units	Unit Type	Unit Size (Sq. Ft.)	Monthly Rent	Monthly Rent Per Sq. Ft.	Occ. Rate	Project Amenities	Unit Features
6.	**HUNTINGTON PLACE** True Street Partnership 1003 True Street	1998	80 80 32 192	2BR/2BA 2BR/2BA 3BR/2BA	1,224 1,224 1,458	$665-$685 $670-$690 $815-$830	$0.54-$0.56 $0.55-$0.56 $0.56-$0.57	100.0%	Laundry Facility, Swimming Pool, Clubhouse, Covered Parking, Playground, Exercise Facility, Garages ($85/Month)	Balcony, Sprinkler System, Ceiling Fans, Fireplace (Select Units), Microwave Oven, W/D Connections, Vaulted Ceilings (Top Floors), 9-Foot Ceilings
7.	**PARK SIDE** The Beach Company 900 Taylor Street	1993	20 1 3 20 16 3 63	1BR/1BA 1BR/1BA 1BR/1BA 2BR/2BA 2BR/2BA 2BR/2BA	620 655 835 860 900 935	$610 $625 $665 $755 $780 $815	$0.98 $0.95 $0.80 $0.88 $0.87 $0.87	96.8%	Swimming Pool, Clubhouse, Secured Entrance Gate	Balcony, Sprinkler System, W/D Connections, 9-Foot Ceilings
8.	**THE PAVILION** Columbia Properties 2001 Pavilion Towers Circle	1988	60 120 60 240	1BR/1BA 2BR/2BA 3BR/2BA	790 960 1,170	$515 $615 $750	$0.65 $0.64 $0.64	98.3%*	Laundry Facility, Swimming Pool, Clubhouse, Covered Parking ($30/Month), Sauna, Secured Entrance Gate, Jacuzzi, Exercise Facility, Storage ($10/Month), Garages ($40/Month)	Balcony, W/D Connections, 9-Foot Ceilings
9.	**THE RAPIDS** EAB, Inc. Number One Catawba Circle	1996	24 60 36 36 60 24 240	1BR/1BA Conv. 2BR/2BA Conv. 3BR/2BA Conv. 1BR/1BA T.C. 2BR/2BA T.C. 3BR/2BA T.C.	796 989 1,183 796 988 1,183	$565 $675 $800 $370-$465 $555 $645	$0.71 $0.68 $0.68 $0.47-$0.58 $0.56 $0.55	94.2%	Laundry Facility, Swimming Pool, Clubhouse, Exercise Facility	Balcony, Ceiling Fans, W/D Connections
10.	**UNIVERSITY COMMONS**** N/A 800 Alexander Road	1994-1999	60 144 204	2BR/2BA 4BR/2BA	742 1,200	$744-$784 $1,144	$1.00-$1.06 $0.95	100.0%	Swimming Pool, Jacuzzi, Tennis Court, Volleyball Court, Basketball Court, Fitness Center, Student Service Room, Student Activity Room	Balcony, W/D Included, Ceiling Fans, Microwave Oven

* This figure is based on units available for lease. The Pavilion is currently renovating all of its vacant units.

** Units at University Commons are fully furnished and geared to the student market.

Source: Haddow & Company

PLTF TRIAL EXH 301

4061

CV003938

EXISTING CONDOMINIUMS
COLUMBIA MSA
SEPTEMBER, 1998

Project Name	Year Built	No. of Units
Abbington Alley Condominiums	1972	15
Aborwood Condominiums	1972	61
Arcadia Cove Condominiums	1984	35
Ashland Place	1970	4
Ashley Place Condominiums	1985	10
Barnwell Colony	1982	36
Belmont Green Condominiums	1985	7
Berkshire Place Condominiums	1986	49
Black Hawk Terrace	1988	15
Boardwalk Villas	1984	42
Brick Yard Condominiums	1974	64
Bridgepointe Condominiums	1987	40
Brighton Hill Condominiums	1985	56
Broad River Township	1986	88
Carmel Commons	N/A	58
Carnaby Square Condominiums	N/A	150
Carriage Lane Townhouses	1974	144
Cavalier Court	1971	13
Chateau De Ville	1968	42
Cloisters Condominiums (The)	1971	112
Comanche Trails	1985	14
Concord Oaks	1973	6
Court Yard on Canal	1986	16
Creekside at Huntington Condos	1973	69
Deerwood Knoll Condominiums	1985	80
Doors of Shandon (The)	1986	22
Edgewater Condominium	1988	84
Edisto (The)	1939	25
Forest Hills Condominiums	N/A	32
Fountain Head Condominiums	1965	12
Gibbes Green Condominiums	1979	22
Governors Place	1972	10
Green Oaks Townhouses	1985	20
Greengate Condominiums	1974	64
Groves (The)	1971	82
Hampton Hills	N/A	178
Harbor Side Condominiums	1974	96
Heritage Condominiums	1975	97
Hermitage House	1973	84
Huntington Condos	1973	88
Lake Pointe Condominiums	1984	71
Lakeshore Condominiums	1968	112
Lakeshore Townhouses	1973	36
Lakewood Village Condominiums	1974	51
Lamplighter Village Condos	1983	29
Lee Street Condominiums	1984	12
Lexington Commons	1986	96
Lexington Green Condominiums	1972	166
Lions Gate Condominiums	1983	83
Madison Condominiums	1969	37
Main Street Apartments	1984	16
Mallet Hill Townhouses	1984	15
Maplewood Patio Homes	1984	40
New Brookland Place Condos	1986	68
Oak Grove Townhouses	1974	27
Palmetto Trace	1988	10
Park Circle	1986	151
Picadilly Square Apartments	1984	20
Poinsettia Place	N/A	20
Point Arcadia Condominiums	1974	100
Quarters Condominiums (The)	1985	68
Reflections	1988	151
Riverhill Condominiums	1973	146
Saint Andrews Woods	1974	108
Saluda Condominiums	1954	12
Shandon Apartments	1972	14
Sims Alley Condominiums	1975	21
Spence's Pointe Condominiums	1985	99
Springhill Condominiums	1984	17
Stratford Park Condominiums	1986	10
Stratford Place Townhouses	1985	21
Summit Place Condominiums	1985	37
Tall Pines	1972	41
Timberlake Condominiums	1985	111
Trenholm Towns Condominiums	1984	19
Villages of Lake Murray	1980	85
Village Creek Apartments	1985	67
Village Pond Condominiums	1988	45
Walden Court	1984	24
Watch Hill Townhouse Condos	1985	14
Watermark Condominiums	1977	52
Wellesley Place Condo	1972	128
Whaley Square Condominiums	1986	16
Wheaton Court Condominiums	1972	32
Williamsburg Square Condos	1985	15
Wilshire House Condominiums	1988	38
Windmill Station Townhouses	1987	10
Woodhill Estates	1975	44
Woodstream Condominiums	1987	34
Yacht Cove Condominiums	1975	398

SUMMARY TABLE

Year Built	No. of Projects	No. of Units
Before 1970	6	240
1970-1979	32	2,383
1980-1989	47	2,104
1990 to Present	0	0
N/A	5	438
Total	90	5,165

Source: Central Midlands Council of Governments

Haddow & Company

CV003939

PLTF TRIAL EXH 301

COLUMBIA LAND SALES
SINGLE-FAMILY, MULTI-FAMILY & HOTEL
1994 - 1998

Single-Family

No.	Buyer	Location	Sale Date	Sale Price	Land Area (Acres)	Price Per Acre	No. of Lots	Price Per Lot
1.	Enclave, LC	East side of Mallet Hill Road	06/95	$1,158,000	57.9	$20,000	44	$26,318
2.	Gladney Construction Company	West side of Duck Pond Road	06/95	$464,715	22.10	$21,028	N/A	N/A
3.	W.J.S., Inc.	Southwest side of St. David Church Rd.	12/95	$259,090	19.93	$13,000	48	$5,398
4.	Dutch Fork Development	North side of West Sandy Grove Rd.	02/96	$138,840	13.88	$10,000	45	$3,085
5.	Centex Real Estate Corp., Inc.	North side of Clemson Road	05/96	$874,563	60.86	$14,369	N/A	N/A
6.	The Mungo Company, Inc.	South side of Old Cherokee Road	09/96	$468,000	27.95	$16,744	47	$9,957
7.	Centex Real Estate Corp., Inc.	North side of Clemson Road	09/96	$481,171	40.89	$11,768	N/A	N/A
8.	Wildcat Creek Dev. Corporation	Kings Grant Subdivision	10/96	$400,308	18.62	$21,500	N/A	N/A
9.	Ashley C. Taylor	East side of Hope Ferry Road	07/97	$231,000	16.71	$13,824	9	$25,667
10.	W.P. Properties, Inc.*	East side of Libby Lane	12/97	$170,000	5.06	$33,597	40	$4,250
11.	Summit Townes*	Summit Parkway	12/98	$481,950	15.30	$31,500	N/A	N/A

Multi-Family

No.	Buyer	Location	Sale Date	Sale Price	Land Area (Acres)	Price Per Acre	No. of Units	Price Per Unit
1.	W.O. Powers	West side of Barbara Drive	04/94	$330,000	7.87	$41,931	128	$2,578
2.	Columbia Apartments, LLC	East side of Broad River Road	07/96	$538,268	20.57	$26,168	347	$1,551
3.	W.O. Powers	Trenholm Road Extension	03/97	$909,733	20.66	$44,025	184	$4,944
4.	S.W.H. Wildewood, LP	Polo Road and I-20	03/97	$570,000	17.53	$32,516	264	$2,159
5.	Manning, Kirk, & Associates	NE quad. of Two Notch Rd. & Alpine Rd.	06/97	$1,125,000	43.62	$25,791	216	$5,208
6.	Renaissance Mgt. Group, LLC	Atrium Way	06/97	$736,663	29.35	$25,099	N/A	N/A
7.	GENA, Inc.	Corner of Trenholm Rd. Ext. at King St.	06/97	$257,500	4.79	$53,758	76	$3,388
8.	Ultima Holdings, LLC	South side of U.S. Highway 1	03/98	$657,559	23.48	$28,000	260	$2,529
9.	Winston Carlyle	Polo Road at Miles Road	05/98	$706,000	14.45	$48,858	114	$6,193
10.	Thornhill, LP	North side of U.S. Highway 1	06/98	$637,200	15.93	$40,000	180	$3,540
11.	Crowne Partners, Inc.	South side of Oakcrest Dr.	08/98	$1,249,300	19.24	$64,932	N/A	N/A
12.	Greenbriar S.C. Prop., Inc.	North side of Springtree Dr.	11/98	$720,000	10.00	$72,000	168	$4,286

Hotel

No.	Buyer	Location	Sale Date	Sale Price	Land Area (Acres)	Price Per Acre	No. of Rooms	Price Per Room
1.	Thakorbhai N. Patel	South side of Garners Ferry Rd.	02/94	$360,000	1.16	$310,773	66	$5,455
2.	Studio Plus Greensboro	South side of Stoneridge Drive	04/95	$568,687	1.71	$332,955	71	$8,010
3.	ESA Development, Inc.	Stoneridge Dr. & Greystone Blvd.	09/95	$712,769	3.03	$235,548	120	$5,940
4.	Glasjar Funding, LP	Trenholm Rd. Extension & Nates Rd.	08/96	$511,000	2.95	$173,397	121	$4,223
5.	ESA 0181, Inc.	West side of I-77 near Forest Dr.	10/96	$601,800	3.21	$187,594	120	$5,015
6.	Intown Suites Two Notch, Inc.	South side of Old Two Notch Rd.	02/97	$520,000	2.64	$196,970	175	$2,971
7.	Branstrom Development, LLC	NW quad. of Farrow Rd. & Gateway Blvd.	04/97	$500,000	2.19	$228,311	90	$5,556

* These are patio homes.

Source: Haddow & Company

Haddow & Company

CV003940

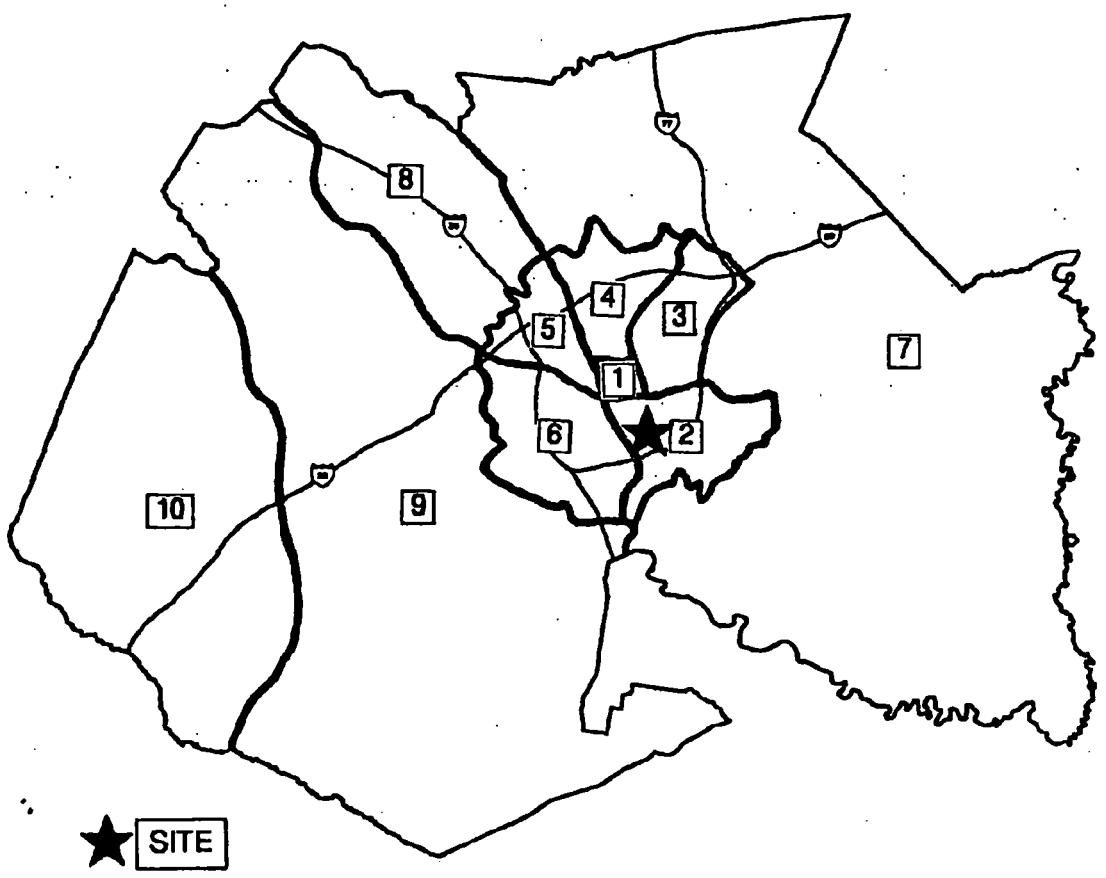
PLTF TRIAL EXH 301

OFFICE
INDUSTRIAL MARKET

CV003941

PLTF TRIAL EXH 301

COLUMBIA OFFICE MARKET PROFILE



COLUMBIA OFFICE MARKET PROFILE
DECEMBER, 1998

No.	Submarket	No. of Buildings	Existing Sq. Ft.	% of Total	Vacant Sq. Ft.	% Vacant	Average Rent Per Sq. Ft.
1.	Downtown	80	4,461,873	44.0%	604,456	13.5%	$14.23
2.	South Columbia	6	63,500	0.6%	8,450	13.3%	$7.84
3.	East Columbia	94	1,728,112	17.0%	139,149	8.1%	$12.26
4.	North Columbia	18	680,083	6.7%	14,376	2.1%	$13.16
5.	St. Andrews	65	1,766,206	17.4%	128,813	7.3%	$12.89
6.	Cayce/West Columbia	34	599,659	5.9%	27,915	4.7%	$10.00
7.	Richland Northeast	25	479,687	4.7%	26,172	5.5%	$10.90
8.	Dutch Fork/Irmo	15	213,517	2.1%	27,460	12.9%	$12.92
9.	Lexington	13	137,200	1.4%	46,750	34.0%	$8.13
10.	Batesburg-Leesville	2	7,665	0.1%	0	0.0%	$5.00
	Columbia MSA Total	350	10,137,502	100.0%	1,023,541	10.1%	$13.01

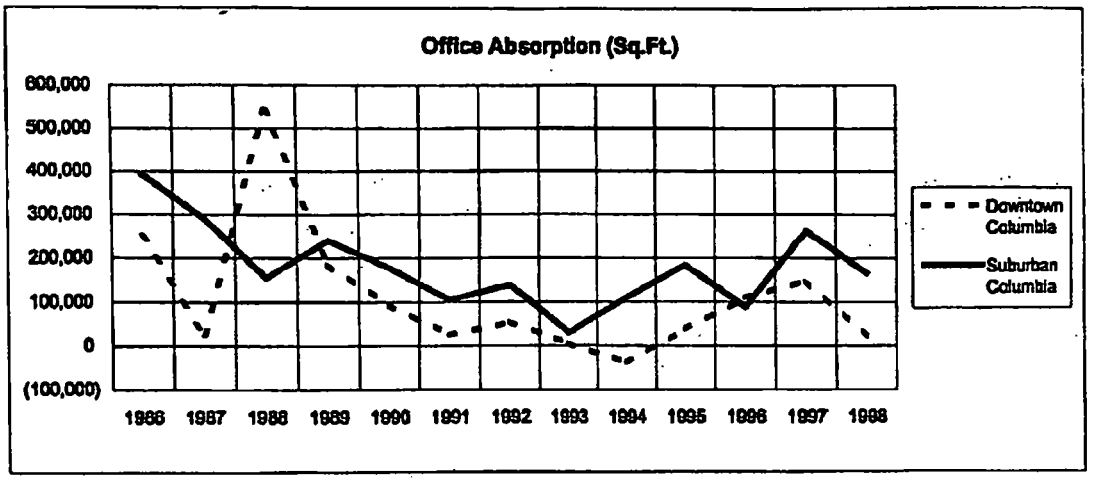
Source: Central Midlands Council of Governments

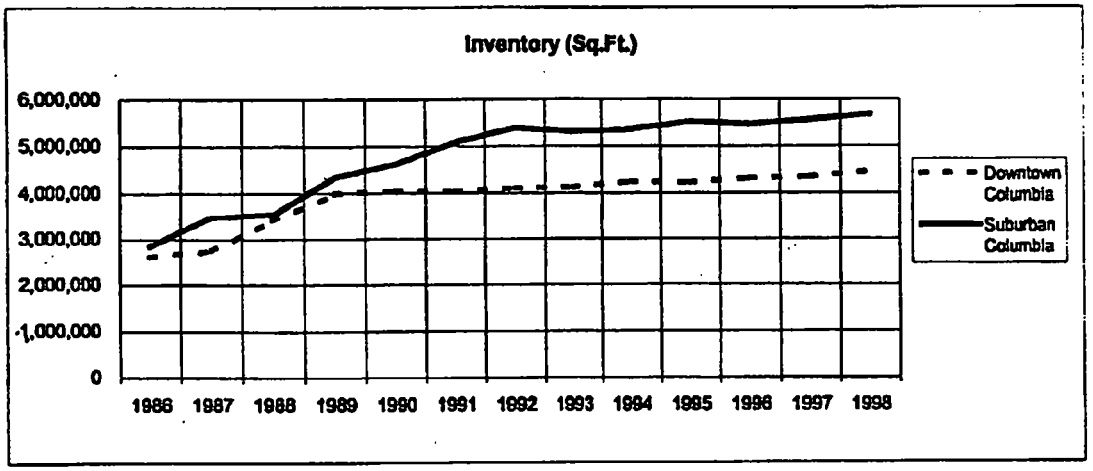
Haddow & Company

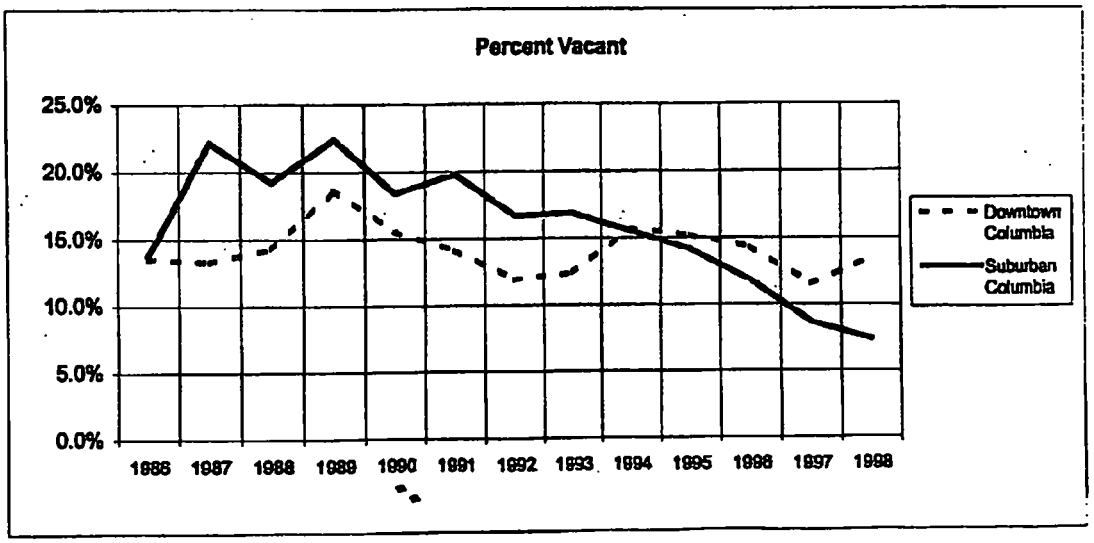
CV003942

PLTF TRIAL EXH 301

COLUMBIA OFFICE MARKET TRENDS





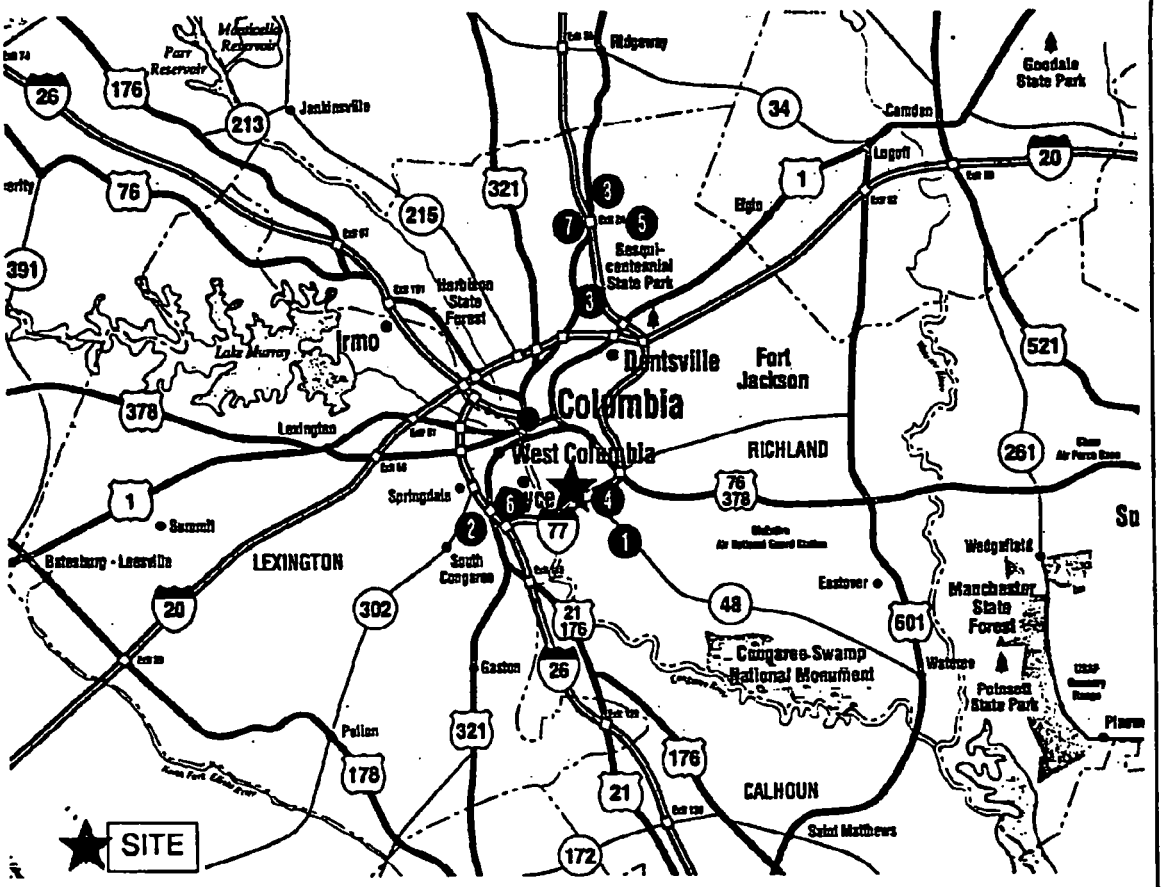


Source: Central Midlands Council of Governments

Haddow & Company

CV003943

PLTF TRIAL EXH 301



EXISTING BUSINESS PARKS
COLUMBIA, SOUTH CAROLINA
JUNE, 1999

No.	Project	Year Started (Acquired)	No. of Acres	No. of Unsold (Un-developed) Acres	No. of Bldgs.	Land Price Per Acre
1.	*Atlas Center Industrial Park*	1960	140	140	0	N/A
2.	*CAE Park*	1989	438	331	2	$25,000
3.	*Carolina Research Park*	1983	246	35	9	$60,000
4.	*Columbia Industrial Park*	1973	186	34	14	$43,560
5.	*IBM Tract*	1985	1,627	1,609	2	$30,000
6.	*Overlook*	1983	125	50	8	$40,000
7.	*North Point*	1991	400	238	9	$25,000-$50,000
8.	*Sony Tract*	1981	326	255	2	$27,700

Source: Haddow & Company

Haddow & Company

CV003944

PLTF TRIAL EXH 301

EXISTING BUSINESS PARKS AND POTENTIAL SITES
COLUMBIA, SOUTH CAROLINA
JUNE, 1999

No.	Project/Location/ Developer	Year Started (Acquired)	No. of Acres	No. of Unsold (Undeveloped) Acres	No. of Bldgs.	Land Price Per Acre	Recent Land Sales	Rail Service	Tenant Composition	Major Tenants
1.	***Atlas Center Industrial Park*** Bluff Road & Atlas Road The Manning Company	1960	140	140	0	N/A	None	No	N/A	None
2.	***CAE Park*** Platt Springs Road Columbia Metropolitan Airport	1989	438	331	2	$25,000*	Solectron ($25,000/ac.) PBR ($26,000/ac.)	No	Distribution/Warehouse (50%) Office/Service/R&D (50%)	UPS C.E.E.U.S. Solectron PBR
3.	***Carolina Research Park*** I-77 & Farrow Road South Carolina Research Authority	1983	246	35**	9	$60,000	B.P. Barber ($55,000/ac.) Blue Cross/Blue Shield ($38,000/ac.)	No	Manuf./Light Assembly (25%) Office/Service/R&D (75%)	Blue Cross/Blue Shield SCT Utility Systems Dana Corporation Holopack
4.	***Columbia Industrial Park*** I-77 & Bluff Road City of Columbia	1973	186	34	14	$43,560	Neal Realty Assoc. ($30,707/ac.) Southern Ventures ($43,560/ac.) Tim O'Farrell ($39,838/ac.)	No	Manuf./Light Assembly (100%)	Oxford Industries Thermal Engineering Food Service Supply Columbia Paper
5.	***IBM Tract*** I-77 at Killian Road IBM	1985	1,627	1,609	2	$30,000	Laser Forms ($25,000/ac.)	Yes	N/A	Carolina Chloride, Inc. Laser Forms (recently acquired site)
6.	***Overlook*** Intersection of I-77 & I-26 Liberty Life	1983	125	50	8	$40,000	Walt Brazier ($17,000/ac.) Rollins Trucking ($50,000/ac.)	Yes	Manuf./Light Assembly (15%) Distribution/Warehouse (75%) Office/Service/R&D (10%)	U.S. Postal Service Nabisco SCANA Energy
7.	***North Point*** I-77 & Wilson Blvd. (U.S. 21) Liberty Life	1991	400	238	9	$25,000-$50,000	Walt Brazier ($18,500/ac.)	No	Manuf./Light Assembly (95%) Distribution/Warehouse (5%)	Coca-Cola American Koyo Bearings Heuck Foils Patterson Fan
8.	***Sony Tract*** US 21 & Jenkins Brothers Road Sony	1981	326	255	2	$27,700	Panattoni ($35,000/ac.) Panattoni ($22,000/ac.)	No	Manuf./Light Assembly (50%) Distribution/Warehouse (50%)	Lamson & Sessions Schmalbach-Lebeca

* CAE Park is being reappraised since the FAA requires the selling of parcels at fair market value, so this price could change.

** This acreage consists of three sites. Two of the sites (31 acres) are under option.

Source: Haddow & Company

Haddow & Company

PLTF TRIAL EXH 301
4068
CV003945

DISTRIBUTION OF LAND BY CURRENT ZONING AND COUNTY
1998

Lexington County

Zoning	Definition	Total Acreage
C	Commercial	0.00
C-1	Neighborhood Commercial	0.00
C-2	General Commercial	11.70
C-3	General Commercial	28.20
CN	Neighborhood Comm. (City)	2.40
D	Development	0.00
D-1	Development District	334.00
ID	Intensive Development	1,357.84
IR	Intensive Residential	27.00
LM	Light Manufacturing	1.25
M-1	Light Industrial	243.36
M-2	Heavy Industrial	12.00
R	Residential	0.00
RG	General Residential	0.00
RU	Rural	165.00
Not Zoned		7,745.10
		9,927.85

Richland County

Zoning	Definition	Total Acreage
C	Commercial	3.64
C-1	Office and Institutional	9.63
C-2	Neighborhood Commercial	187.94
C-3	General Commercial	417.62
C-G	General Commercial	11.54
D	Development	0.00
D-1	Development District	1,041.25
M-1	Light Industrial	2,771.66
M-2	Heavy Industrial	972.00
PUD	Planned Unit Development	1.50
R	Residential	67.00
R-1	Residential (Higher Density)	10.00
RG-2	General Residential	148.90
RS	Single-Family	24.00
RU	Rural	391.00
Not Zoned		13,170.02
		19,227.70

Source: Central Midlands Council of Governments

Haddow & Company

COLUMBIA LAND SALES
OFFICE, INDUSTRIAL, & RETAIL
1990 - 1999

Office

No.	Buyer	Location	Sale Date	Sale Price	Land Area (Acres)	Price Per Acre
1.	SC Baptist Convention General Board	SE corner of Greystone Blvd. & Stoneridge Dr.	11/90	$1,150,000	4.77	$240,989
2.	KMK Devonshire Associates	Middleburg Office Park	10/94	$76,000	0.48	$158,333
3.	Mary G. Metropol	NE corner of Henderson St. & Blanding St.	01/95	$192,500	0.44	$435,520
4.	Colson and Colson Construction Co.	Middleburg Office Park	03/96	$470,000	4.73	$99,408
5.	Young Women's Christian Association	Middleburg Office Park	12/96	$285,000	2.86	$99,650
6.	Gateway Associates	Northeast quadrant of I-77 & Farrow Road	02/97	$3,048,250	24.39	$125,000
7.	Blue Cross/Blue Shield	Southwest quadrant of I-20 & Clemson Rd.	04/97	$1,915,000	76.60	$25,000
8.	Suggs and Kelly Investments, LLC	Northeast corner of Hampton St. & Huger St.	08/97	$1,072,897	3.52	$304,887
9.	Coindance, LLC	600 Gervais Street	11/97	$586,850	1.56	$376,669
10.	L-H Development Partners, LLC	Westpark Business Park	12/97	$511,727	5.27	$97,139
11.	Railroad Group, LLC	Laurel Street at Gregg Street	02/98	$1,267,940	4.06	$311,993
12.	Hampton & Huger Investments, LLC	Southeast corner of Hampton St. & Huger St.	05/98	$457,380	1.50	$304,311

Industrial

1.	S.C. Real Estate Development Co., Inc.	Southwest quadrant of I-20 & Spears Creek Rd.	10/90	$1,500,000	61.56	$24,366
2.	Grey Sky Partners	South side of Shop Road Extension	01/91	$108,925	3.29	$32,500
3.	U.S. Post Office	Overlook Business Park	12/91	$2,520,000	61.44	$41,016
4.	Interko, Inc.	Northpoint Industrial Park	10/93	$95,712	3.99	$23,988
5.	CFJ Properties	Southwest corner of I-20 & U.S. Highway 321	01/94	$875,000	15.18	$57,645
6.	Paper Stock Dealers, Inc.	Bluff Industrial Park	05/94	$250,000	5.57	$44,883
7.	Raymond Bickar	Northpoint Industrial Park	05/94	$102,500	4.60	$22,283
8.	Richie McQueeney	South side of Shop Road Extension	07/94	$174,650	4.99	$35,000
9.	BI-LO, Inc.	Farrow Road & I-77	09/94	$1,781,220	84.82	$21,000
10.	Averitt Properties, Inc.	Sandhills Industrial Park	10/94	$202,000	5.83	$34,636
11.	Bose Corporation	Marthan Road & I-77	11/94	$1,648,910	104.89	$15,720
12.	Modine Manufacturing Company	Northpoint Industrial Park	08/95	$250,000	10.66	$23,452
13.	Gregory Poole Equipment Company	Columbia Industrial Park	11/95	$120,000	3.08	$38,961
14.	Hueck Foils, LLC	Northpoint Industrial Park	12/95	$629,520	26.23	$24,000
15.	TA, LLC	Columbia Industrial Park	05/96	$160,000	4.00	$40,000
16.	Rollins Leasing Corporation	Overlook Business Park	08/96	$500,000	10.00	$50,000
17.	Southern Ventures Partners	Columbia Industrial Park	12/96	$87,120	2.00	$43,560
18.	Kenneth A. Hendricks	Seaboard Industrial Park	03/97	$96,500	1.98	$48,737
19.	Northside Baptist Church of Columbia	Highway 378 & I-20	02/98	$4,091,840	127.87	$32,000
20.	Holmes Smith BCBS, LLC	NW corner of Farrow Rd. & Carotech Blvd.	04/98	$1,004,720	26.44	$38,000
21.	Neal Realty Associates	NE corner of Second Ave. & First St. South	09/98	$216,269	4.97	$43,559
22.	Lanstar, LLC	Bluff Road	10/98	$168,000	2.00	$84,000
23.	Hudson Real Estate, LLC	Two Notch Road, west of Sparkleberry Lane	05/99	$1,145,000	13.66	$83,821

Retail

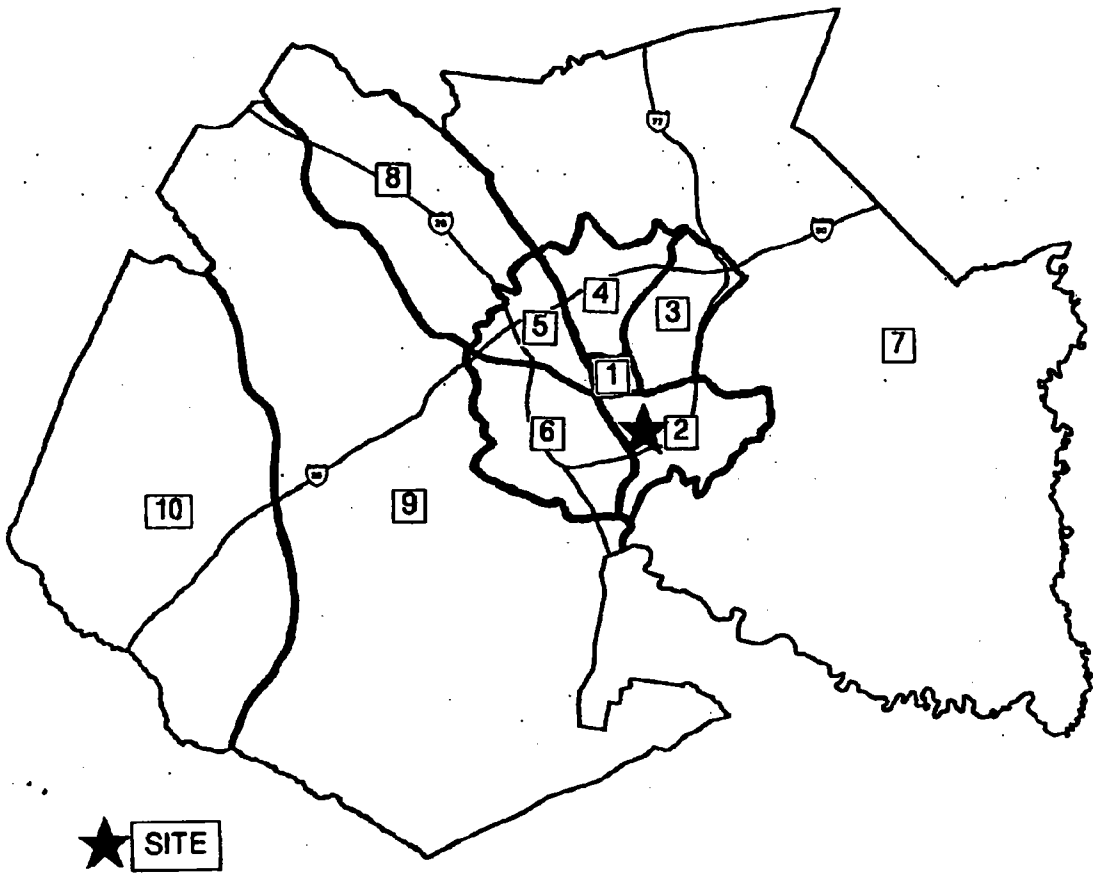
1.	Wal-Mart Stores, Inc.	Southwest side of I-26 near Jamil Road	03/93	$4,838,181	19.37	$249,777
2.	Home Depot USA, Inc.	Two Notch Road & Daulton Road	12/93	$4,708,866	30.05	$156,701
3.	Best Buy Company, Inc.	Southwest side of I-26 near Jamil Road	03/94	$1,370,000	4.20	$326,113
4.	Apple South	Two Notch Road & Daulton Road	12/94	$575,000	1.20	$479,167
5.	Richland Roasters	Two Notch Road & Daulton Road	12/94	$825,000	2.50	$330,000
6.	Placid Properties	Broad River Road & Brevard Street	10/95	$1,200,000	8.43	$142,349
7.	IHOP Realty	Two Notch Road & Daulton Road	01/96	$400,000	1.18	$338,983
8.	Carr Associates	South side of Garners Ferry Road	07/96	$150,000	0.68	$222,222
9.	Hinton Texolina	Northern corner of South Beltline Blvd. & I-77	11/96	$697,604	4.00	$174,240
10.	K & G 102, LLC	Lake Murray Blvd. at College Street	04/97	$502,345	1.51	$333,341
11.	BDI Investments, LLC	Lake Murray Blvd.	12/97	$365,000	2.07	$176,329
12.	Joseph E. McKenney	Northwest quadrant of I-26 & Lake Murray Blvd.	01/98	$600,580	2.09	$287,496
13.	CENTEAU Development Columbia, LLC	Westpark Business Park	03/98	$540,000	3.57	$151,261
14.	Private Mini Storage Realty	Westpark Business Park	07/98	$563,885	3.45	$163,474
15.	Dayton Hudson Corporation	Harbinson Blvd. & I-26	10/98	$3,700,000	11.67	$317,052
16.	L & H Properties, LLC	West side of Club Road	11/98	$1,680,000	8.00	$210,000
17.	Bluff Road Partners, LLC	Bluff Road	U/C	$1,500,000	24.20	$61,983

Source: Haddow & Company

Haddow & Company

RETAIL MARKET

COLUMBIA RETAIL MARKET PROFILE



COLUMBIA RETAIL MARKET PROFILE
DECEMBER, 1998

No.	Submarket	No. of Buildings	Existing Sq. Ft.	% of Total	Vacant Sq. Ft.	% Vacant	Average Rent Per Sq. Ft.
1.	Downtown	5	131,713	1.0%	12,634	9.6%	$8.22
2.	South Columbia	12	1,223,712	8.9%	155,134	12.7%	$8.12
3.	East Columbia	38	4,109,896	30.0%	263,299	8.4%	$18.09
4.	North Columbia	6	239,734	1.7%	1,100	0.5%	$7.09
5.	St. Andrews	23	2,238,840	16.3%	295,562	13.2%	$8.43
6.	Cayce/West Columbia	23	1,496,737	10.9%	122,948	8.2%	$8.45
7.	Richland Northeast	16	744,216	5.4%	95,150	11.9%	$11.89
8.	Dutch Fork/Irmo	20	2,299,474	16.8%	81,055	3.5%	$11.57
9.	Lexington	18	1,069,395	7.8%	70,195	6.6%	$10.34
10.	Batesburg-Leesville	3	160,200	1.2%	3,650	2.3%	$6.12
	Columbia MSA Total	162	13,713,917	100.0%	1,100,727	8.0%	$12.40

Source: Central Midlands Council of Governments

Haddow & Company

CV003949

PLTF TRIAL EXH 301

MAJOR OUTLET CENTER DEVELOPERS

	Belz Enterprises	Charter Oak Partners	Chelsea GCA Realty (Premium Outlets)	Horizon Group Properties, Inc.	Konover Property Trust (Factory Stores of America Outlet Center)	New Plan Excel Realty Trust, Inc.	Prime Retail	Tanger Factory Outlet Centers, Inc.
Year Founded:	Early 1940's	1988 as an affiliate of Rothschild Realty Inc.	1980	1988	Late 1970's as an outlet center company.	1992	1988	1981
Public/Private Status	Private	Private	REIT (1993)	HGI: REIT (1993) HGPI: REIT (1998)	REIT (1993)	Public (1992) REIT (1972)	REIT (1994)	REIT (1993)
Headquarters:	Memphis, Tennessee	Vienna, Virginia	Roseland, New Jersey	Chicago, Illinois	Cary, North Carolina	New York, New York	Baltimore, Maryland	Greensboro, North Carolina
Phone Number:	901-767-4780	703-905-4400	973-228-6111	618-798-9100	919-462-8787	212-869-3000	410-234-0782	336-292-3010
Number of Outlet Centers:	7	12	19	15	N/A	6	61	31
Total Gross Leasable Area (Square Feet):	3.5 million	4 million	4.8 million	2.9 million	N/A	2 million	14.4 million	6 million
Number of States:	3	11	11	11	N/A	5	26	23
Areas of Focus:	Tennessee & Florida	East Coast	West Coast and Northeast Coast	Dispersed	Southeast	Midwest and Eastern United States	Dispersed	Eastern United States
Locations in Georgia, North and South Carolina:	None	Bluffton, SC Lake Park, GA Hilton Head, SC	Dawsonville, GA	None	Lake Park, GA Smithfield, NC	None	Calhoun, GA Darien, GA Gaffney, SC Morrisville, NC	Blowing Rock, NC Burlington, NC Commerce, GA (2) Dalton, GA Locust Grove, GA Nags Head, NC
Notes:	Owns other property types in Greenville, South Carolina.	The largest private outlet developer in the United States.	Primarily located in major metropolitan markets and tourist destinations.	Formed as a spin-off company of Prime Retail following Prime's buyout of HGI.	Konover's portfolio includes 162 shopping centers in 23 states.	New Plan Excel's portfolio includes 295 retail centers.	The largest owner and developer of outlet centers in the world.	Opened the United States' first strip center outlet mall in Burlington, NC.

Source: Haddow & Company

PLTF TRIAL EXH 301
4073
CV003950

HOTEL MARKET TRENDS
COLUMBIA MSA
1991 - 1998

Year	Occupancy Rate	No. of Occupied Rooms	Annual Growth Rate	Average Room Rate	Revenue Per Available Room	Available Room Nights	Room Supply
1991	60.6%	4,378	---	$40.64	$24.63	2,649,221	7,258
1992	64.0%	4,515	3.1%	$42.07	$26.92	2,575,043	7,055
1993	65.9%	4,529	0.3%	$42.12	$27.74	2,508,645	6,873
1994	65.0%	4,460	(1.5%)	$43.68	$28.39	2,505,655	6,865
1995	66.6%	4,471	0.2%	$46.59	$31.04	2,450,508	6,713
1996	67.9%	4,630	3.5%	$49.45	$33.56	2,488,627	6,818
1997	66.5%	4,932	6.5%	$50.87	$33.85	2,706,920	7,416
1998	64.0%	5,282	7.1%	$52.34	$33.48	3,012,162	8,252

Source: Smith Travel Research

Haddow & Company

CV003951

PLTF TRIAL EXH 301

COLUMBIA HOTEL FACILITIES

Property	Location	No. of Rooms	Date Open	Room Rate
Downtown Business District				
Adam's Mark Hotel	1200 Hampton Street	301	1983	$79 - $144
Clarion Town House	1615 Gervais Street	163	1969	$70 - $140
Comfort Inn Capital City	2025 Main Street	148	N/A	$54 - $109
Fairgound Plaza	621 S. Assembly Street	45	1990	$34 - $64
Governor's House Hotel	1301 Main Street	96	N/A	$89 - $149
Holiday Inn Coliseum	630 Assembly Street	175	1968	$83 - $125
The Whitney Hotel	700 Woodrow Street	73	1987	$109 - $139
Chesnut Cottage Bed & Breakfast	1718 Hampton Street	5	1991	$75 - $150
Claussen's Inn	2003 Greene Street	29	1987	$115-$130
		1,035		
Cayce-West Columbia-Airport				
Best Western Riverside Inn	111 Knox Abbott Drive	64	1954	$50 - $70
Best Western Columbia West	600 Cherokee Lane	118	1974	$45 - $90
Comfort Inn Airport	110 Branch Road	62	1994	$55 - $130
Extended Stay America	450 Gracern Road	120	1996	$49 - $59
Hampton Inn West	1094 Chris Drive	121	1985	$59 - $74
Holiday Inn Columbia Airport	500 Chris Drive	148	1986	$40 - $75
Masters Inn	613 Knox Abbott Drive	127	1981	$27 - $36
Masters Inn	I-26 2125 Commerce Drive	112	1980	$29 - $37
Ramada Limited - Airport	3020 Charleston Highway	48	1998	$59 - $130
Regency Inn	500 Knox Abbott Drive	75	N/A	$30 - $40
Sleep Inn	2208 A Edmond Highway	69	1999	$55 - $60
Super 8 Motel	2516 Augusta Highway	89	1986	$39 - $57
		1,153		
Columbia Southeast				
Bestway Inn	4488 Fort Jackson Blvd.	43	1986	$27 - $45
Comfort Inn & Suites	7337 Garners Ferry Road	67	1999	$62 - $71
Country Inn & Suites	220 East Exchange Blvd.	77	1998	$79 - $109
Days Inn Southeast	7300 Garners Ferry Road	120	1986	$46 - $74
Economy Inn	131 Veterans Road	34	1996	$35 - $45
Extended Stay America	5430 Forest Drive	120	1997	$49 - $59
Hampton Inn SE	7333 Garners Ferry Road	121	1986	$65 - $71
Holiday Inn Express	7251 Garners Ferry Road	66	1995	$69 - $75
Liberty Inn	494 Beltline Boulevard	49	N/A	$39 - $43
Sleep Inn	200 East Exchange Blvd.	80	1998	$49
		777		

Property	Location	No. of Rooms	Date Open	Room Rate
Columbia Northeast				
AmeriSuites	7525 Two Notch Road	112	1986	$69 - $119
Baymont Inn	1538 Horseshoe Drive	103	1986	$38 - $68
Comfort Inn Fort Jackson	7700 Two Notch Road	88	1986	$58 - $60
Courtyard by Marriott	111 Gateway Corporate Blv	90	1998	$59 - $104
Days Inn Columbia	133 Plumbers Road	44	1990	$36 - $60
Fairfield Inn by Marriott	8104 Two Notch Road	129	1988	$44 - $90
Hampton Inn	1551 Barbara Drive	111	1997	$67 - $97
Holiday Inn Northeast	7510 Two Notch Road	253	1978	$68 - $74
Intown Suites	8310 Two Notch Road	175	1997	$155/Week
Motel 6	7641 Nates Road	121	1998	$34 - $40
Travelodge Northeast	I-20 at U.S. 1	192	1999	$54 - $75
Ramada Plaza Hotel	8105 Two Notch Road	188	1986	$59 - $130
Super 8	5321 Forest Drive	40	1999	$35 - $47
Wingate Inn	8300 Two Notch Road	83	1999	$79 - $129
		1,737		
Lexington-St. Andrews-Irmo				
AmeriSuites	1130 Kinley Road	128	2000	N/A
Baymont Inn	911 Bush River Road	103	1986	$37 - $57
Best Western Exec. Inn & Suites	1720 Bush River Road	70	1997	$69 - $89
Comfort Inn Northwest	400 Piney Grove Road	102	1987	$56 - $66
Courtyard by Marriott	347 Zimalcrest Drive	149	1989	$55 - $75
Embassy Suites	200 Stoneridge Drive	214	1987	$119 - $139
Fairfield Inn by Marriott	320 Columbiana Drive	84	1998	$68 - $75
Hampton Inn Harbison	101 Woodcross Drive	112	1998	$81 - $109
Holiday Inn Express Hotel & Suites	131 Innkeeper Drive	74	1998	$69 - $99
Howard Johnson Inn	1201 Bush River Road	70	N/A	$40 - $50
Knights Inn	1803 Bush River Road	117	1987	$33 - $66
LaQuinta	1335 Garner Lane	120	1980	$50 - $80
Motel 6 - Columbia West	1776 Burning Tree Road	97	1988	$29 - $49
Best Inn Conference Center	I-20 at Broad River Road	126	1975	$38 - $42
Ramada Limited	1015 South Lake Drive	48	1998	$45 - $85
Ramada Limited Northwest	773 St. Andrews Road	100	1988	$54 - $59
Royal Inn	1323 Garner Lane	38	1975	$34 - $55
Scottish Inn	127 Morninghill Drive	48	1974	$25 - $34
Sheraton Hotel & Conference Ctr.	2100 Bush River Road	237	1984	$79 - $127
Sleep Inn	1801 Rockland Road	78	1998	$65 - $85
Studio Plus	180 Stoneridge Road	71	1995	$54 - $64
Travelodge	2210 Bush River Road	108	1985	$40 - $45
		2,294		

Sources: Smith Travel Research, Official Guide to Metropolitan Columbia, and Haddow & Company.

Haddow & Company

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CV003952

GOLF COURSE MARKET SUMMARY
COLUMBIA, SOUTH CAROLINA
JUNE, 1999

All Courses

	No. of Courses	% of Total	No. of Holes
Year Open*			
Before 1970	10	33%	180
1970-1979	6	20%	99
1980-1989	6	20%	90
1990-1999	8	27%	144

	No. of Courses	% of Total	No. of Holes
Type of Course			
Public	6	21%	90
Semi-Private	12	43%	225
Private	10	36%	198

Public & Semi-Private Courses

	No. of Courses	% of Total	No. of Holes
Year Open*			
Before 1970	6	30%	99
1970-1979	4	20%	63
1980-1989	5	25%	72
1990-1999	5	25%	81

	No. of Courses	% of Total	No. of Holes
Weekday Greens Fees			
Under $20	5	28%	72
$20-$29	9	50%	171
$30-$39	4	22%	72
$40+	0	0%	0

1998 Rounds Played**			
Under 20,000	2	15%	27
20,000-29,999	3	23%	54
30,000-39,999	3	23%	54
40,000-49,999	4	31%	72
50,000+	1	8%	27

Weekend Greens Fees			
Under $20	2	11%	18
$20-$29	5	28%	99
$30-$39	9	50%	162
$40+	2	11%	36

* Some 27-hole courses are counted more than once in this summary table because they were built in phases.

** This table is based on those courses that reported the number of rounds played in 1998.

Source: Haddow & Company

Haddow & Company

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GOLF COURSE SURVEY
COLUMBIA, SOUTH CAROLINA
JUNE, 1999

No.	Name/ Architect	Type of Course	Year Open	No. of Holes	Par	Distance (Yards) Pro	Men's	Senior	Ladies	Men's Tee Rating	Slope	Walk/ Cart	1998 Rounds Played	Greens Fees Weekday	Weekend
1.	**Columbia Country Club** Ellis Maples	Private	1960	27	72	6,862	6,564	5,975	5,390	68.0	116	Both	37,000	**	**
2.	**Charwood Country Club** L.C. Lucus	Semi-Private	1978-1993	27	72	6,568	6,044	5,058	6,044	68.4	115	Both	52,000	$22.00	$29.50
3.	**Coldstream Country Club** Michael Mungo	Semi-Private	1975	18	71	6,155	5,733	N/A	5,047	68.3	118	Both	40,000	$28.00	$35.00
4.	**Cooper's Creek Golf Club** Red Chase	Semi-Private	1973	18	72	6,582	6,039	N/A	4,565	68.4	115	Both	27,000	$23.00	$30.00
5.	**Forest Lake Club** Maurice McCarthy	Private	1927	18	72	6,378	6,108	5,660	5,003	70.0	118	Both	25,000	**	**
6.	**Old Hickory (Fort Jackson)** Arthur Davis & George Cobb	Private	1949	18	72	6,624	6,246	5,887	5,164	70.1	128	Both	36,000	$19.00	$24.00
7.	**Wildcat (Fort Jackson)** Arthur Davis & George Cobb	Private	1993	18	72	6,721	6,354	5,972	5,426	69.5	122	Both	44,000	$19.00	$24.00
8.	**Golden Hills Golf Club** Ron Garl	Semi-Private	1987	18	71	6,461	6,011	5,575	4,957	71.5	134	Both	31,350	$28.00	$38.00
9.	**Golf Club of S.C. at Crickentree** Ken Killian	Semi-Private	1989	18	72	7,002	6,471	5,648	4,791	71.2	131	Both	17,500	$30.00	$40.00
10.	**Hickory Ridge Golf Course** N/A	Public	1930	9	33	2,450	2,250	N/A	2,150	63.0	99	Both	19,000	$11.00	$17.60
11.	**Hidden Valley** Russell Breeden	Public	1965	18	72	6,780	6,149	5,200	4,847	72.0	118	Both	24,000	$22.00	$30.00
12.	**Indian River Golf Club** Lyndell Young	Semi-Private	1992	18	71	6,507	6,052	5,586	4,643	69.5	124	Both	35,000	$29.50	$36.50
13.	**Indian Trail** Rudy Raborn	Semi-Private	1993	18	72	6,030	5,774	N/A	4,644	66.6	113	Both	22,000	$20.00	$24.00
14.	**LinRick Golf Course** Russell Breeden	Semi-Private	1971	18	73	6,959	6,293	5,255	5,086	72.8	125	Both	45,000	$18.50	$21.00
15.	**Mid-Carolina Golf Course** Russell Breeden	Semi-Private	1968	18	72	6,625	6,368	5,791	5,351	69.2	116	Both	N/A	$30.00	$35.00

Haddow & Company

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GOLF COURSE SURVEY (CONT.)

No.	Name/ Architect	Type of Course	Year Open	No. of Holes	Par	Distance (Yards) Pro	Men's	Senior	Ladies	Men's Tee Rating	Slope	Walk/ Cart	1998 Rounds Played	Greens Fees Weekday	Weekend
16.	Northwoods Golf Course Pete Dye	Public	1990	18	72	6,800	6,485	5,936	4,954	68.9	124	Both	32,000	$32.00	$42.00
17.	Oak Hills Golf & Country Club Steve Melnyk	Semi-Private	1990	18	72	6,894	6,394	5,699	4,574	70.1	131	Both	N/A	$31.00	$39.00
18.	Persimmon Hill Russell Breeden	Public	1982	18	72	6,925	6,405	5,865	5,449	70.2	118	Both	45,000	$25.00	$35.00
19.	Riverside Golf Center N/A	Public	1988	9	27	1,100	N/A	1,100	N/A	N/A	N/A	Walk	N/A	$4.00	$4.00
20.	Sedgewood Country Club Russell Breeden	Semi-Private	1965	18	72	6,810	6,031	4,841	4,841	72	113	Both	N/A	$18.00	$24.00
21.	Spring Valley Country Club George Cobb	Private	1961	18	72	6,841	6,462	5,292	5,019	70.1	122	Both	24,000	**	**
22.	The University Club Rodney Davis	Private	1995-1996	27	71	6,850	6,211	N/A	4,608	69.8	133	Both	38,000	**	**
23.	Timberlake Golf Club Willard Byrd	Semi-Private	1987	18	72	6,703	6,226	5,701	5,111	73.2	132	Both	45,000	$29.00	$39.00
24.	White Pines Golf Club N/A	Public	1969	18	72	6,373	5,848	N/A	4,806	69.4	115	Both	N/A	$17.00	$24.00
25.	Wildewood Country Club Russell Breeden	Private	1973	18	72	6,726	6,431	5,952	5,309	70.8	122	Both	16,000	**	**
26.	Windermere Golf Club Pete & P.B. Dye	Private	1989	18	72	6,970	6,532	N/A	4,971	74	141	Both	16,000	**	**
27.	Woodcreek Farms Tom Fazio	Private	1997	18	72	7,002	6,573	N/A	5,034	73.2	132	Both	17,000	**	**
28.	Woodlands Country Club Russell Breeden	Private	1978	18	72	6,804	6,245	N/A	5,039	70.8	120	Both	36,000	**	**
				513								Avg.	31,472		

* Price includes cart except for Riverside Golf Center.

** Initiation fees at private clubs range from $1,500 to $15,000; monthly dues range from $135 to $200.

Sources: South Carolina Golf Guide and Haddow & Company.

Haddow & Company

PLTF TRIAL EXH 301

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CV003955

MAJOR VISITOR ATTRACTIONS
COLUMBIA, SOUTH CAROLINA

Attraction	Description	Year Opened	Annual Visitation	% Out-of-Town	Plans for Future Expansion
Columbia Museum of Art	Largest fine arts museum in South Carolina.	1950 (new building opened in July, 1998)	124,000	N/A	Significant undeveloped space. Hope to expand within 5 years.
Congaree Swamp	Offers canoeing, fishing, hiking, and camping.	1976	94,000 at the main visitor center	50% international during the summer	A new visitor and administrative center (10,300 square feet) is planned.
Congaree Vista	Historic area that runs between the central business district and the Congaree River that has become an active entertainment district.	Mid-1990s	N/A	N/A	Additional buildings are earmarked for adaptive reuse.
Fort Jackson Museum	Displays representing 200 years of the American soldier.	1974	14,000	N/A	None
Lake Murray	Man-made lake (50,000 acres) with boating, fishing, swimming and camping.	1930	N/A	75%	Visitor center recently relocated to historic plantation home (Fall, 1998).
Lexington County Museum	Collection of five historic buildings.	1970	15,000	5%	A new exhibit building (3,000 square feet) will open within the next year, and three new homes will be moved to the site.
McKissick Museum	Largest museum on a university campus in the Southeast.	1976	66,000	20%	Not going public on expansion, but goal is for fall of 1999.
Riverbanks Zoo and Garden	Zoo located on the Saluda River, it was named "attraction of the year" by the Southeastern tourist society.	1974	850,000-900,000	60%-70%	Currently adding and renovating attractions.
S. C. Confederate Relic Room & Museum	Collection of relics from Colonial Period through Desert Storm.	1995	40,000	80%	This exhibit will move into the Columbia Mills Building within 18 months.
South Carolina State Museum	Four different exhibit floors inside historic Columbia Mills Building.	1988	200,000	30%	There are plans to add an IMAX, observatory and planetarium within three years.
State House	Houses Governor's Office and the General Assembly of South Carolina.	Re-opened August, 1998	185,000 since reopened	N/A	None

Note: A Children's Museum is planned by the City of Columbia on Gervais Street in front of the State Museum. This $14 million facility is scheduled to open in late 2001 or early 2002. Downtown Columbia also has several historic homes that are open for tours.

Source: Haddow & Company

Haddow & Company

PLTF TRIAL EXH 301

CV003956

RESEARCH PARKS

CV003957

PLTF TRIAL EXH 301

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FACT SHEET
UNIVERSITY RELATED RESEARCH PARKS

- A university related research park or technology incubator is **defined** by the Association of University Related Research Parks (AURRP) as **a property-based venture which has:**

  1. Existing or planned land and buildings designed primarily for private and public **research and development facilities,** high technology and science based companies, and support services.
  2. A contractual and/or formal **ownership or operational relationship** with one or more universities or other institutions of higher education, and science research.
  3. A role in promoting research and development by the **university in partnership with industry,** assisting in the growth of new ventures, and promoting economic development.
  4. A role in aiding the **transfer of technology and business skills** between the university and industry tenants.

- There are currently **142 research parks in the United States** in varying stages of development (410 worldwide). Technology incubators in the U.S., virtually nonexistent until the early 1980's, now number more than 100, half of which are core elements of U.S. research parks.

- While the range of facilities found within these developments varies greatly, there are three elements which are **commonly found within research parks:**

  1. **Multi-tenant** facilities built and operated by the park authority.
  2. Larger **single-tenant** facilities that occupy land either leased from the park or sold outright to the business for development.
  3. **Business incubators.**

- **Business incubators nurture young firms,** helping them to survive and grow during the start-up period when they are most vulnerable. Incubators provide hands-on management assistance, access to financing and orchestrated exposure to critical business or technical support services. They also offer entrepreneurial firms shared office services, access to equipment, flexible leases and expandable space. In addition to promoting economic growth, these facilities are usually built within research parks with the hope that **graduate businesses will relocate within the park** when they leave the incubator. A few pertinent statistics are offered below:

  - Most incubator facilities (75%) **are less than 40,000 square feet** – average is 36,657 square feet; median is 16,000 square feet. (Note: Median is the more accurate reflection of size.)
  - The average incubator serves **20 entrepreneurial firms** with a median of 12.
  - The **location** of business incubators breaks down as follows: 45% of incubators are in urban locations, 36% are rural, and 19% are suburban.
  - **Graduates** and current clients of incubators have created nearly 19,000 companies and 245,200 jobs.

- The **size and scale** of research park development ranges from single facility operations up to master planned, live/work/play communities.

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PLTF TRIAL EXH 301

FACT SHEET
UNIVERSITY OF SOUTH CAROLINA
SPONSORED PROGRAMS & RESEARCH

Sponsored Programs & Research - By Type 1997-1998

	Federal	Private	State	Total
Engineering	$14,119,255	$1,368,236	$709,500	$16,196,991
Science & Math	$14,717,966	$4,714,769	$2,054,638	$21,487,373
School of Medicine	$7,249,012	$1,772,745	$409,809	$9,431,566
Public Health	$6,613,583	$1,033,042	$520,085	$8,166,710
Other	$15,492,023	$2,638,019	$3,382,483	$21,510,525
Total (Academic Areas)	$58,191,839	$11,526,811	$7,076,515	$76,793,165
Total (Other Areas)	$5,248,342	$2,790,774	$1,566,400	$9,605,516
Grand Total	$63,440,181	$14,317,585	$8,642,915	$86,398,681

Sponsored Programs & Research - By Purpose 1997-1998

	Research	Service	Training	Equipment	Total
Engineering	$15,767,900	$199,598	$4,872	$252,192	$16,224,562
Science & Math	$19,663,525	$147,240	$148,035	$1,528,573	$21,487,373
School of Medicine	$4,717,113	$3,658,874	$726,379	$329,200	$9,431,566
Public Health	$6,643,085	$222,863	$1,300,762	$0	$8,166,710
Other	$9,696,363	$4,920,726	$6,828,132	$37,733	$21,482,954
Total (Academic Areas)	$56,487,986	$9,149,301	$9,008,180	$2,147,698	$76,793,165
Total (Other Areas)	$7,125,002	$2,218,439	$12,010	$250,065	$9,605,516
Grand Total	$63,612,988	$11,367,740	$9,020,190	$2,397,763	$86,398,681

Source: USC 1998-1999 Mini Fact Book

Haddow & Company

CV003959

PLTF TRIAL EXH 301

SURVEY OF UNIVERSITY RELATED RESEARCH PARKS
JUNE, 1999

	North Carolina State University Centennial Campus	Penn State Research Park	University of Alabama, Birmingham Research Park at Oxmoor	University of Kentucky Coldstream Research Center	University of Virginia Research Park at North Fork	Virginia Tech Corporate Research Center
Research Thrust:	Engineering, Textiles, and Biosciences	Industrial Research	Medical Technologies	Varied (pharmaceutical emphasis)	Planned for varied, currently medical and engineering	Varied
Date Started:	1985	1987	1987	1983	1995	1984
Proximity to Campus:	Adjacent to campus	Adjacent to campus	15 minutes from campus	10 minutes north of campus	10 minutes north of Campus	Adjacent to the campus
Ownership:	The state of North Carolina owns the land; however, all development is controlled directly by NC State University.	Governed by the Penn State Research Park Management Corporation (RPMCo)	Owned and operated by the University of Alabama	Owned and operated by the University of Kentucky	Owned by the UVA Foundation, a private company which oversees some of UVA's real estate.	Owned by the Virginia Tech Foundation, a for profit, private company.
Total Acres:	1,000	130	111 acres within the planned community of Oxmoor (7,800 acres)	810	562	120
Current Acreage Developed:	150	30	16 (additional 4 under development)	300 by August	46	45
Building Square Footage Developed/Planned:	933,000/11,000,000	420,000/1,200,000	231,000 (built or set to open in September)/1-1.5 million at build-out	385,000 built and currently under construction	151,000/3,000,000	360,000/1,000,000
Current # of Buildings/Total # Planned:	12 /13 additional buildings are scheduled for completion by the end of the year 2000	5/No set number called for in the plan	3/25	6 built or currently under construction/no set number called for in plan	3/No set number called for in the plan	11/20
Land Prices:	Land is leased based on a fee simple value of $175,000 per acre.	Land is leased based on a fee simple value of $155,000 per acre.	Land is leased at 10% of the appraised value of the land, with reappraisals every five years.	Land is leased based on a fee simple value of $167,000 per acre.	Land is leased based on a fee simple value of $70,000-$120,000 per acre.	Land is leased based on a fee simple value of $65,000 per acre.
Number of Companies:	104 (NC State, corporate, and governmental units.)	20	20 (25 in the CADI Incubator)	7	3	Over 60
Number of Current Employees:	3,505	600	750 projected for September, 1999	N/A	375	1,200
Employees Projected at Build Out:	34,000	2,000-3,000	3,000	N/A	N/A	3,000
Primary Tenants (Square Feet):	ABB Power T&D Company (91,143) Lucent Technologies (142,321) U.S. Department of Agriculture (44,325)	Materials Research Institute (50,000), Allegheny Hyperion Telecomm.	PCS (114,000-square-foot facility scheduled for opening in September, 1999)	Hughes Display Products, a division of Hughes Aircraft (135,000) Lexel (160,000)	MicroAire Surgical Instruments (46,000), Motion Control Instruments (29,000)	National Weather Service, Waste Policy Institute, VTLS Inc, Long-Airdox Company
Notable Research Facilities (Square Feet):	BusinessLab Incubator (16,000) Engineering Graduate Research Center (NC State Textiology and Lucent are currently building facilities.)	Technology Center (a 50,000-square-foot incubator facility), Materials Research Institute (50,000), The Industrial Research Office	Office of Advancement of Developing Industries (OADI) Tech-Center (87,735) Spec. building for incubator graduates (50,000)	Office incubator built at outset of the project (10,000), another incubator is currently being planned	First multi-tenant building currently being planned	Center for Innovative Technology, housing the Business Technology Center which runs a business assistance program
Other Facilities (Square Feet):	Residential housing to open in 2000 Magnet Middle School (Fall 2000) Conference Center, Hotel, and Golf Course to open in 2001	Penn State Conference Center Hotel (150 rooms, 53,000 square feet of meeting facilities), The Daybridge Child Care Center	54 holes of golf, K-8 school, hotel, and conference center all planned for Oxmoor	A 230-room Embassy Suites is built and a Continuing Education Conference Center is planned	Planned town center with cafes, greens, hotel, and conference facilities	A Virginia Tech Airport terminal is located on the edge of the park.
Notes:	Over $30 million annually in government and industry-sponsored research support programs located on Centennial Campus	The University President serves as chair of the RPMCo board.	Started in 1987, Oxmoor is a mixed-use community which is the product of a public/private partnership.	In addition to the 510 acres of the park, an additional 225 acres have been reserved for passive recreation and donated to the state.	200 of the 562 acres will remain undeveloped. The UVA Foundation also owns The Fontaine Research Park (54 acres).	A partnership with First National Bank allows tenants to be part of a preferred banking program.

Source: Haddow & Company

Haddow & Company

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FACT SHEET
UNIVERSITY OF SOUTH CAROLINA
SPONSORED PROGRAMS & RESEARCH

Sponsored Programs & Research - By Type 1997-1998

	Federal	Private	State	Total
Engineering	$14,119,255	$1,368,236	$709,500	$16,196,991
Science & Math	$14,717,966	$4,714,769	$2,054,638	$21,487,373
School of Medicine	$7,249,012	$1,772,745	$409,809	$9,431,566
Public Health	$6,613,583	$1,033,042	$520,085	$8,166,710
Other	$15,492,023	$2,638,019	$3,382,483	$21,510,525
Total (Academic Areas)	$58,191,839	$11,526,811	$7,076,515	$76,793,165
Total (Other Areas)	$5,248,342	$2,790,774	$1,566,400	$9,605,516
Grand Total	$63,440,181	$14,317,585	$8,642,915	$86,398,681

Sponsored Programs & Research - By Purpose 1997-1998

	Research	Service	Training	Equipment	Total
Engineering	$15,767,900	$199,598	$4,872	$252,192	$16,224,562
Science & Math	$19,663,525	$147,240	$148,035	$1,528,573	$21,487,373
School of Medicine	$4,717,113	$3,658,874	$726,379	$329,200	$9,431,566
Public Health	$6,643,085	$222,863	$1,300,762	$0	$8,166,710
Other	$9,696,363	$4,920,726	$6,828,132	$37,733	$21,482,954
Total (Academic Areas)	$56,487,986	$9,149,301	$9,008,180	$2,147,698	$76,793,165
Total (Other Areas)	$7,125,002	$2,218,439	$12,010	$250,065	$9,605,516
Grand Total	$63,612,988	$11,367,740	$9,020,190	$2,397,763	$86,398,681

Source: USC 1998-1999 Mini Fact Book

Haddow & Company

CV003961

PLTF TRIAL EXH 301

STUDY METHODS

STUDY METHODS

- Interviewed George Gregory to learn the background history of the property, the status of efforts to redefine the flood hazard area, and preliminary land use concepts.

- Compiled pertinent data on Columbia's economy and demographic trends, including lists of major employers and new industries, key economic indicators, fact sheets on Fort Jackson and the University of South Carolina, and population growth trends and projections by area.

- Conducted extensive interviews with brokers, developers, economic development and planning officials, university representatives and others. (See attached list.)

- Compiled data on the real estate market from local sources.

- Conducted the following surveys to gain further insights about the market: 1) residential communities; 2) apartment complexes; 3) major office users; 4) business parks and potential sites; 5) largest hotels; 6) golf courses; and 7) major visitor attractions.

- Explored the potential for a research park through numerous interviews with university officials, a detailed survey of six research parks, and a general investigation of university related research parks around the country.

- Visited Columbia on three occasions to conduct interviews, inspect the property, and gain a firsthand knowledge of the market.

- Evaluated the property's strengths and weaknesses from a development standpoint.

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PERSONAL INTERVIEWS

Economic Development Officials

Fred Delk	-	Columbia Development Corporation
Jim Gambrell	-	City of Columbia
Mike Dawson/Ozzie Nagler	-	The River Alliance
Mark Simmons	-	Central Carolina Economic Development Alliance
Ike McLeese	-	Greater Columbia Chamber of Commerce
Wayne Fritz	-	South Carolina Department of Commerce

Residential Realtors

Richard Bonnette/Tom Camp	-	Tom Jenkins Realty (Coldwell Banker)
Jim Derrick/Cathie Campbell	-	Bob Capes Realty (Century 21)
Bob Russell/Abb Jeffcoat	-	Russell Jeffcoat

Commercial Realtors

Charles McCallum	-	The McCallum Company
John Folsom, Jr.	-	Colliers Keenan
Stan Harpe	-	Peach Properties
Walter Taylor/Bill Theus	-	Walter Taylor & Co., Inc.
Dan Avant/Gene Green	-	Edens & Avant

Developers

Allen Kahn/Buzz Pleming	-	Kahn Development
Jack Evans	-	SCANA
Bob Mundy	-	Estates, Inc.
Stewart Mungo	-	The Mungo Company
Bob Silverman	-	Winter Properties

Planning Officials

Terry Brown	-	Richland County
John Huffman/Doug Phillips	-	Central Midlands Council of Governments
Ken Knudsen	-	Richland County

University of South Carolina

Craig Rogers	-	College of Engineering & Information Technology
Joel Stephenson, Jr.	-	Columbia Technology Incubator
Michael Reischman	-	College of Engineering & Information Technology
Ron Bell	-	South Carolina Research Institute

Others

Dr. Robert Shirley	-	Heathwood Hall
Bill Ellen	-	Clarion House Hotel & Suites
Bill Dukes	-	Owner of Longhorn, Blue Marlin, Willy's
Marvin Chernoff	-	Chernoff/Silver & Assoc. (Advertising Agency)
Tom Volz	-	Columbia Convention & Visitors Bureau
Bob Whittemore	-	NationsBank
Mike Flack	-	Columbia Metropolitan Airport

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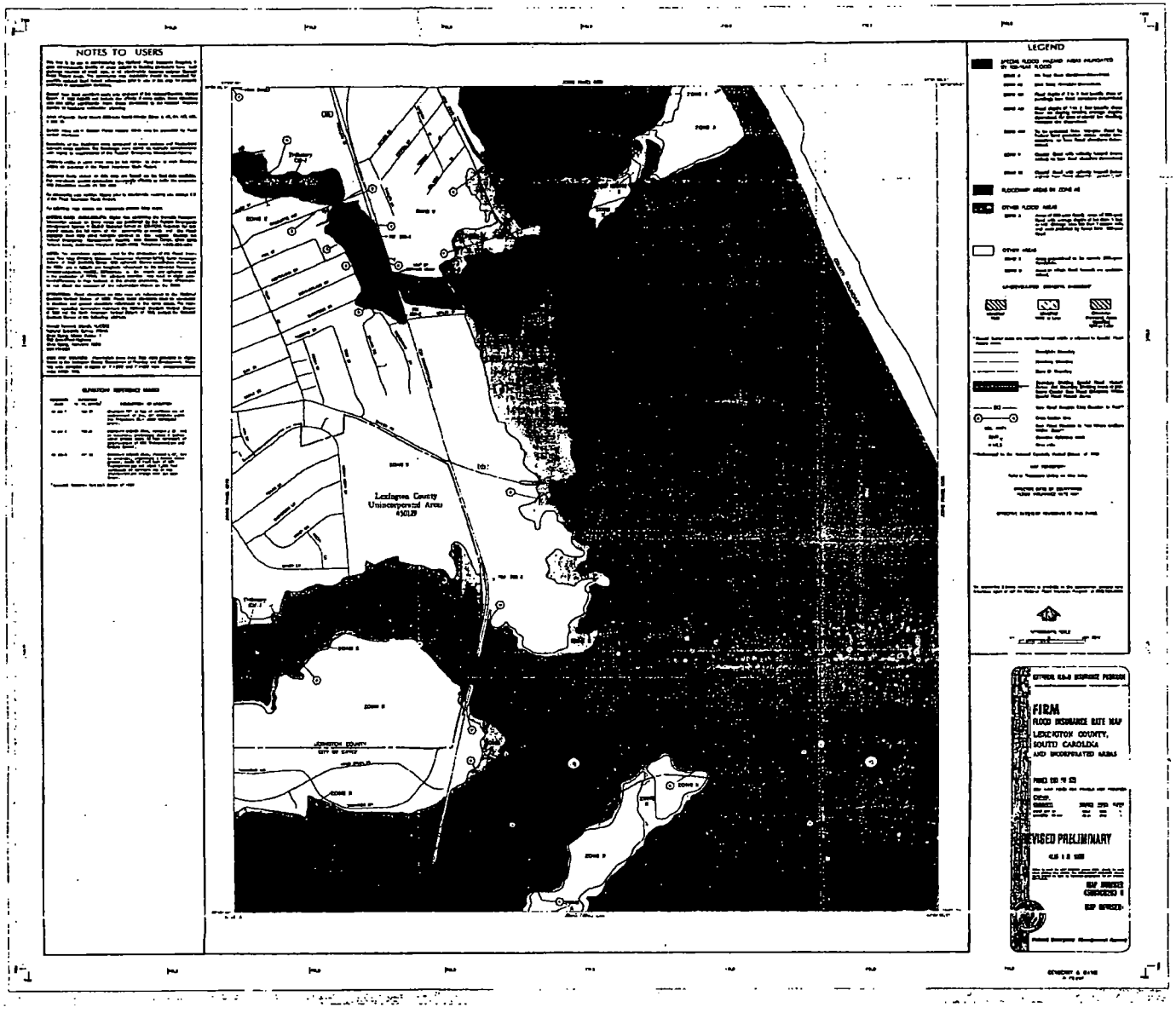

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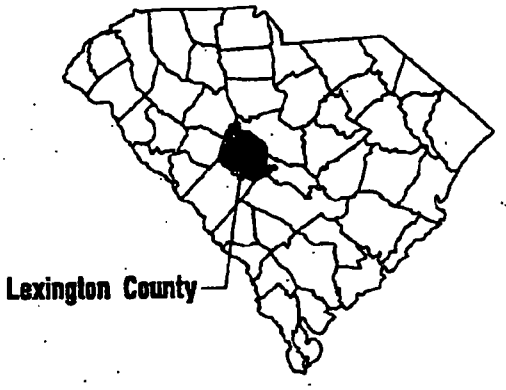
FLOOD INSURANCE STUDY

LEXINGTON COUNTY, SOUTH CAROLINA AND INCORPORATED AREAS

COMMUNITY NAME	COMMUNITY NUMBER
BATESBURG LEESVILLE, TOWN OF	450130
CAYCE, CITY OF	450131
COLUMBIA, CITY OF	450172
GILBERT, TOWN OF	450132
IRMO, TOWN OF	450133
LEXINGTON, TOWN OF	450134
LEXINGTON COUNTY, (UNINCORPORATED AREAS)	450129
PELION, TOWN OF	450135
PINE RIDGE, TOWN OF	450136
SOUTH CONGAREE, TOWN OF	450137
SPRINGDALE, TOWN OF	450138
SWANSEA, TOWN OF	450139
WEST COLUMBIA, CITY OF	450140



REVISED:

Federal Emergency Management Agency

REVISED PRELIMINARY

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NOTICE TO
FLOOD INSURANCE STUDY USERS

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Part or all of this FIS may be revised and republished at any time. In addition, part of this FIS may be revised by the Letter of Map Revision process, which does not involve republication or redistribution of the FIS. It is, therefore, the responsibility of the user to consult with community officials and to check the community repository to obtain the most current FIS components.

Initial Countywide FIS Effective Date: July 17, 1995

Revised Countywide FIS Dates: February 9, 2000

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Fourteen Mile Creek	Panels 24P-33P
Kinley Creek	Panels 34P-36P
Koon Branch	Panels 37P-40P
Lick Fork Branch	Panels 41P-43P
Rawls Creek	Panels 44P-48P
Red Bank Creek	Panels 49P-53P
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Bear Creek	Panels 66P-67P
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EXHIBITS - continued

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Stoop Creek	Panels 83P-85P
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Exhibit 2 - Flood Insurance Rate Map Index
Flood Insurance Rate Map

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1.3 Coordination

The purpose of an initial Consultation Coordination Officer's (CCO) meeting is to discuss the scope of the FIS. A final CCO meeting is held to review the results of the study.

The dates of the initial and final CCO meetings held for Lexington County and the incorporated communities within its boundaries are shown in the following tabulation:

Community Name	Initial CCO Date	Final CCO Date
City of Cayce	January 1976	April 24, 1979
City of Columbia	January 1976	August 28, 1980
Town of Irmo	January 1976	April 25, 1979
Town of Lexington	January 1976	April 25, 1979
Lexington County (Unincorporated Areas)	January 1976	November 14, 1979
Town of Pine Ridge	January 1976	February 1, 1979
Town of South Congaree	January 1976	September 5, 1978
Town of Springdale	January 1976	July 1978
City of West Columbia	January 25, 1977	February 22, 1978

The initial CCO meetings were held with representatives from the FIA, the communities, the USACE, and the Central Midlands Regional Planning Council. The final CCO meetings were held with representatives from the FIA, the communities, and the USACE. Results of the hydraulic analyses were coordinated with the U.S. Geological Survey (USGS).

For the July 17, 1995, FIS, all the communities were notified by letter on March 12, 1993, that a countywide FIS was being initiated.

For this revision, an initial CCO meeting was held on September 15, 1994, and was attended by representatives of Lexington County and Hayes, Seay, Mattern and Mattern, Inc.

In the course of this revision, the South Carolina Department of Transportation, the USGS, FEMA, and Dewberry & Davis were contacted to supply relevant information concerning the studied streams. The South Carolina Department of Transportation provided hydraulic analyses as well as many historical high watermarks throughout the county. The USGS provided stream gage data and historical high watermarks. Dewberry & Davis and Lockwood Greene Engineers, Inc., also provided hydrologic and hydraulic analyses for the Congaree River.

The survey for vertical control was coordinated with the South Carolina Geodetic Survey. Benchmarks were established on all structures surveyed in this revision.

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There is no information available on past flood history for Six Mile Creek and its tributaries in Springdale. Since the drainage areas are small and there is a considerable amount of urban development in the basin, it is reasonable to assume that floods can occur at any time during the year from local thunderstorms. Following intense rainfall over the basin, floods will rise and fall swiftly.

There is very little historic flood data available on Twelve Mile Creek. Interviews with local residents indicated that the dams forming Gibson Pond and Lexington Mill Pond failed during a flood in April 1936. There was no development in the reach between the ponds, but a store and several cabins located below Lexington Mill Pond were washed away. Both dams were reconstructed and no failures have occurred for the past 40 years. Reconstruction of Lexington Mill Pond Dam included a manually operated emergency spillway, a feature which the original structure did not have. These gates can be opened to lower the pond when flood warnings are received. Stage-discharge data on other streams in the study area were not available.

2.4 Flood Protection Measures

Floods in Lexington County may be affected by operation of two large reservoirs on the Saluda River. Lake Greenwood, which was formed by Buzzards Roost Dam and completed in 1940, is operated by Duke Power Company. Saluda Dam, completed in 1930 by South Carolina Electric and Gas Company, forms Lake Murray, located approximately 12 miles above the mouth of the Saluda River. It has a surface area of approximately 51,000 acres at maximum power pool. Lake Greenwood, located at River Mile 60, has a surface area of approximately 11,400 acres at maximum power pool.

Both reservoirs are operated for hydroelectric power generation and are subject to regulations prescribed by the Federal Power Commission. When inflow during major floods requires temporary storage above maximum operating pool levels, releases are made through spillway gates to augment discharges through power turbines in order to lower the reservoirs to required maximum pool levels as soon as possible. Both of these dams are operated to produce hydroelectric power, and any flood control that occurs as a result of the operation is coincidental.

A levee exists along the east bank of the Congaree River that provides the county with some degree of protection against flooding. The criteria used to evaluate protection against the 100-year flood are 1) adequate design, including freeboard, 2) structural stability, and 3) proper operation and maintenance.

FEMA specifies that all levees must meet the criteria of NFIP regulations Section 65.10 to be considered a safe flood protection structure. It has been determined that the levee along the Congaree River does not meet these requirements. Therefore, since the levee does not meet all of the requirements, the levee cannot be certified as providing protection against the 100-year flood.

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Non-structural measures of flood protection have been implemented by Lexington County to aid in the prevention of future flood damage. These are in the form of subdivision regulations which control construction within flood hazard areas (Reference 7).

3.0 ENGINEERING METHODS

For the flooding sources studied in detail in the county, standard hydrologic and hydraulic study methods were used to determine the flood hazard data required for this study. Flood events of a magnitude which are expected to be equaled or exceeded once on the average during any 10, 50-, 100-, or 500-year period (recurrence interval) have been selected as having special significance for floodplain management and for flood insurance rates. These events, commonly termed the 10-, 50-, 100-, and 500-year floods, have a 10-, 2-, 1-, and 0.2-percent chance, respectively, of being equaled or exceeded during any year. Although the recurrence interval represents the long term average period between floods of a specific magnitude, rare floods could occur at short intervals or even within the same year. The risk of experiencing a rare flood increases when periods greater than 1 year are considered. For example, the risk of having a flood which equals or exceeds the 100-year flood (1-percent chance of annual exceedence) in any 50-year period is approximately 40 percent (4 in 10), and, for any 90-year period, the risk increases to approximately 60 percent (6 in 10). The analyses reported herein reflect flooding potentials based on conditions existing in the community at the time of completion of this study. Maps and flood elevations will be amended periodically to reflect future changes.

3.1 Hydrologic Analyses

Hydrologic analyses were carried out to establish the peak discharge-frequency and peak elevation-frequency relationships for each flooding source studied in detail affecting the county.

Precountywide Analyses

Each community within Lexington County, except for the Towns of Batesburg Leesville, Gilbert, Pelion, and Swansea has a previously printed FIS report. The hydrologic analyses described in those reports has been compiled and is summarized below.

Several methods of computation were used to compute peak discharges due to variations in drainage area size, type of development within the watersheds, and availability of stream gage data for the streams selected for detailed study.

Discharge-frequency relationships for the Congaree Saluda River were derived using the log-Pearson Type III method based on stream gage records collected at USGS stream gaging stations (References 8 and 9).

Eighty-six years of records have been collected on the Congaree River at the City of Columbia since 1891 and fifty-two years of records have been collected on both the Saluda River near Columbia, and the Broad River near the Town of Richtex. The construction of Saluda Dam in 1929 altered the flood situation at the gaging stations on the Saluda River.

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at scales of 1'=200' and 1:24,000 with contour intervals of 5 and 10 feet, respectively (References 21 and 23).

For the July 17, 1995, FIS, the boundaries were interpolated between cross sections using orthophoto/topographic maps at a scale of 1"=200' with a contour interval of 2 feet.

For this revision, the boundaries were interpolated between cross sections using topographic maps with a contour interval of 5 feet obtained from the Lexington County Department of Planning and Development (Reference 28). Additionally, floodplain boundaries for streams that were not restudied in detail as part of this revision were modified to reflect updated topographic information source and reference.

In the City of Cayce and the Towns of Irmo, Lexington, Pine Ridge, and Springdale, for the streams studied by approximate methods, the 100-year floodplain boundaries were developed from normal depth calculations and topographic maps (Reference 21).

For the streams studied by approximate methods in the unincorporated areas, the 100-year floodplain boundaries were determined through use of topographic maps at scales of 1:24,000 and 1:50,000, with contour intervals of 10 and 20 feet, respectively; Flood Prone Area Maps; a Flood Hazard Boundary Map; available records; engineering judgment; and the determined elevations as discussed in Section 3.2 (References 23, 26, 27, and 32).

The 100- and 500-year floodplain boundaries are shown on the FIRM (Exhibit 2). On this map, the 100-year floodplain boundary corresponds to the boundary of the areas of special flood hazards (Zones A and AE), and the 500-year floodplain boundary corresponds to the boundary of areas of moderate flood hazards. In cases where the 100- and 500-year floodplain boundaries are close together, only the 100-year floodplain boundary has been shown. Small areas within the floodplain boundaries may lie above the flood elevations but cannot be shown due to limitations of the map scale and/or lack of detailed topographic data.

For the streams studied by approximate methods, only the 100-year floodplain boundary is shown on the FIRM (Exhibit 2).

4.2 Floodways

Encroachment on floodplains, such as structures and fill, reduces flood-carrying capacity, increases flood heights and velocities, and increases flood hazards in areas beyond the encroachment itself. One aspect of floodplain management involves balancing the economic gain from floodplain development against the resulting increase in flood hazard. For purposes of the NFIP, a floodway is used as a tool to assist local communities in this aspect of floodplain management. Under this concept, the area of the 100-year floodplain is divided into a floodway and a floodway fringe. The floodway is the channel of a stream, plus any adjacent floodplain areas, that must be kept free of encroachment so that the 100-year flood can be carried without substantial increases in flood heights. Minimum federal standards limit such increases to 1.0 foot, provided that hazardous velocities are not produced. The floodways in this study are presented to local agencies as

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a minimum standard that can be adopted directly or that can be used as a basis for additional floodway studies.

The floodways presented in this countywide study were computed for certain stream segments on the basis of equal conveyance reduction from each side of the floodplain. Floodway widths were computed at cross sections. Between cross sections, the floodway boundaries were interpolated. The results of the floodway computations are tabulated for selected cross sections (Table 6). The computed floodways are shown on the FIRM (Exhibit 2). In cases where the floodway and 100-year floodplain boundaries are either close together or collinear, only the floodway boundary is shown. Portions of the floodway for the Congaree River, the Saluda River, and Stoop Creek extend beyond the county boundary.

In the unincorporated areas of Lexington County, floodways for the streams that were not revised were obtained from floodway maps published by the Central Midlands Regional Planning Council, with a photograph dated February 1973 with a contour interval of 5 feet and a scale of 1"=200' (Reference 21).

Encroachment into areas subject to inundation by floodwaters having hazardous velocities aggravates the risk of flood damage, and heightens potential flood hazards by further increasing velocities. A listing of stream velocities at selected cross sections is provided in Table 6, "Floodway Data." In order to reduce the risk of property damage in areas where the stream velocities are high, the community may wish to restrict development in areas outside the floodway.

Near the mouths of streams studied in detail, floodway computations are made without regard to flood elevations on the receiving water body. Therefore, "Without Floodway" elevations presented in Table 6 for certain downstream cross sections of Congaree Creek, Kinley Creek, Koon Branch, Lick Fork Branch, Rawls Creek, the Saluda River, Senn Branch, Six Mile Creek, Stoop Creek, and Twelve Mile Creek are lower than the regulatory flood elevations in that area, which must take into account the 100-year flooding due to backwater from other sources.

The area between the floodway and 100-year floodplain boundaries is termed the floodway fringe. The floodway fringe encompasses the portion of the floodplain that would be completely obstructed without increasing the water-surface elevation of the 100-year flood by more than 1.0 foot at any point. Typical relationships between the floodway and the floodway fringe and their significance to floodplain development are shown in Figure 2.

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FLOODING SOURCE		FLOODWAY			BASE FLOOD WATER SURFACE ELEVATION (FEET NGVD)			
CROSS SECTION	DISTANCE[1]	WIDTH[2] (FEET)	SECTION AREA (SQUARE FEET)	MEAN VELOCITY (FEET PER SECOND)	REGULATORY	WITHOUT FLOODWAY	WITH FLOODWAY	INCREASE
Congaree River								
A	226,700	6,911[5]/6,001	93,660	2.8	133.2	133.2	133.7	0.5
B	234,100	7,760[5]/2,650	93,351	2.8	134.8	134.8	135.3	0.5
C	246,700	5,050[4]/4,460	76,255	3.4	138.4	138.4	139.1	0.7
D	249,300	5,360[4]/4,725	93,406	2.8	140.1	140.1	140.9	0.8
E	253,400	1,770/1200	42,114	6.1	141.5	141.5	142.5	1.0
F	256,100	630/315	22,407	11.5	143.5	143.5	144.4	0.9
G	258,400	568/323	20,750	12.5	144.6	144.6	145.4	0.8
H	260,400	1,806/345	44,602	5.8	147.9	147.9	148.9	1.0
I	261,200	1,549/823	44,517	5.8	149.0	149.0	149.9	0.9
J	262,900	1,330/797	39,938	6.5	149.3	149.3	150.2	0.9
K	264,500	1,470/735	42,036	6.2	149.8	149.8	150.7	0.9
L	265,200	1,575/533	41,914	6.2	149.9	149.9	150.8	0.9
M	266,900	1,180/479	32,173	7.9	149.9	149.9	150.8	0.9
N	267,750	1,050/525	33,360	7.6	150.5	150.5	151.4	0.9
O	267,850	1,050/525	46,881	5.4	150.5	150.5	151.4	0.9
P	268,920	1,655/828	46,125	5.5	151.2	151.2	152.1	0.9
Q	269,250	1,648/824	43,127	5.9	151.2	151.2	152.1	0.8
R	270,450	2,330/1,165	47,841	5.3	151.6	151.6	152.5	0.9
S	272,010	2,925[3]/1,165	50,091	5.0	152.0	152.0	152.8	0.8

[1]Feet above mouth
[2]Width/width within county boundary
[3]Combined Saluda, Broad, and Congaree Rivers floodway
[4]Combined Congaree Creek and Congaree River floodway
[5]Width adjusted to reflect location of levee in Richland County

TABLE 5

FEDERAL EMERGENCY MANAGEMENT AGENCY

LEXINGTON COUNTY, SC AND INCORPORATED AREAS

FLOODWAY DATA

CONGAREE RIVER

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COSD001-00438

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COSD001-00439

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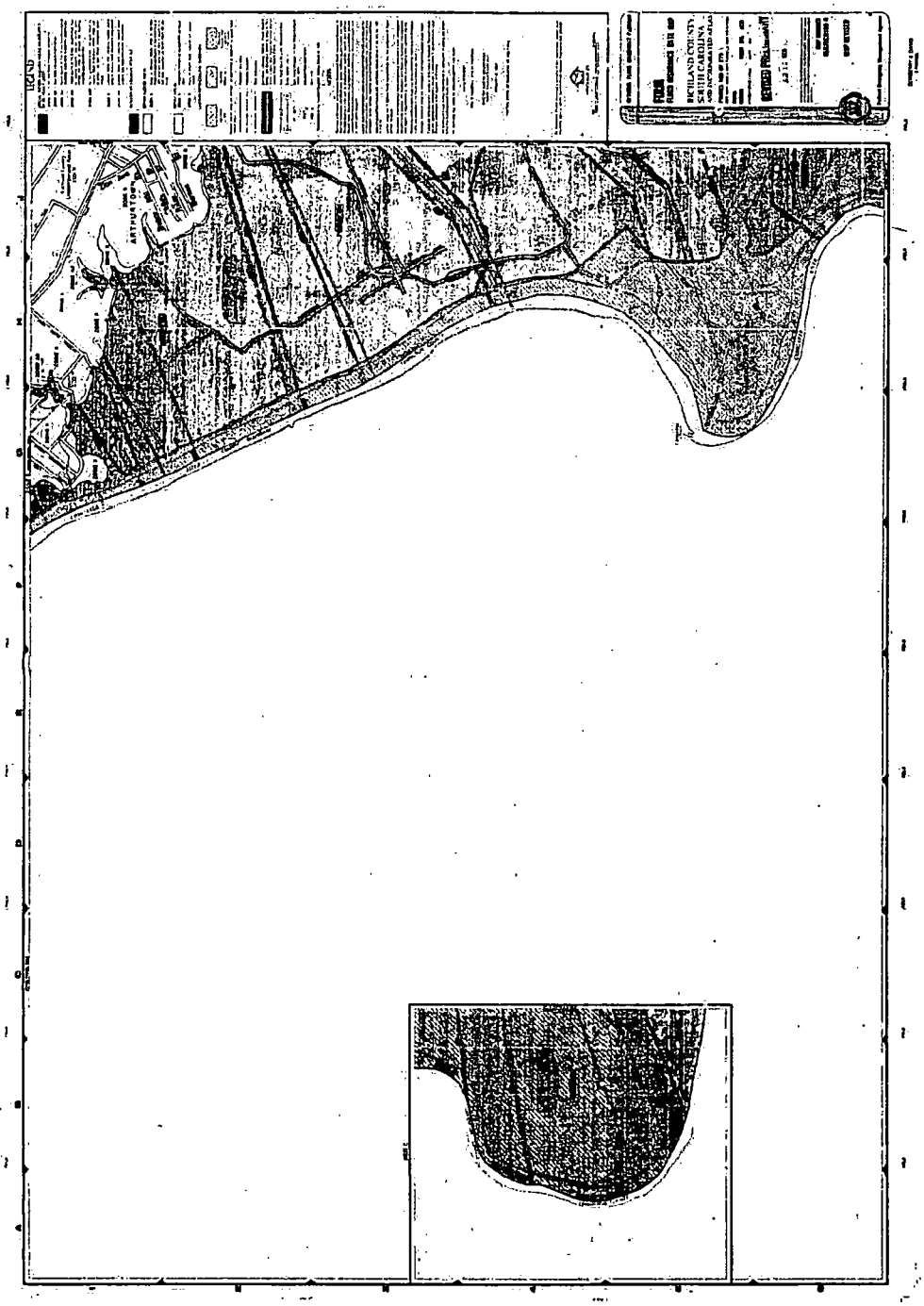

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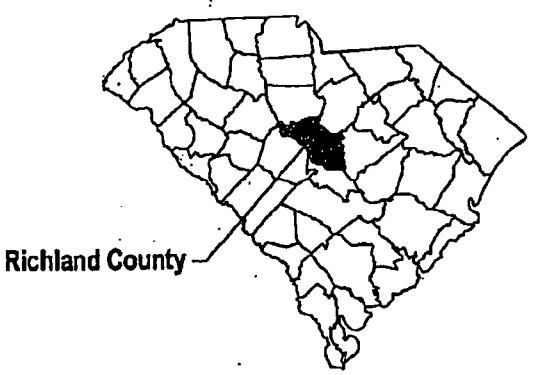
FLOOD INSURANCE STUDY

VOLUME 1 OF 2

RICHLAND COUNTY, SOUTH CAROLINA
AND INCORPORATED AREAS

COMMUNITY NAME	COMMUNITY NUMBER
ARCADIA LAKES, TOWN OF	450171
COLUMBIA, CITY OF	450172
EASTOVER, TOWN OF	450173
FOREST ACRES, CITY OF	450174
IRMO, TOWN OF	450133
UNINCORPORATED AREAS	450170



Federal Emergency Management Agency

REVISED PRELIMINARY

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NOTICE TO
FLOOD INSURANCE STUDY USERS

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Initial Countywide FIS Effective Date: January 19, 1994

Revised FIS Date: July 17, 1995

This preliminary FIS report does not include unrevised Floodway Data Tables or unrevised Flood Profiles. These Floodway Data Tables and Flood Profiles will appear in the final FIS report.

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Broad River	Panels 08P-10P
Mill Creek	Panels 11P-15P
Tributary MC-1	Panel 16P
Gills Creek	Panels 17P-21P
Tributary G-1	Panels 22P-24P
Eightmile Branch	Panels 25P-29P
Jackson Creek	Panels 30P-33P
Little Jackson Creek	Panels 34P-37P
Lightwood Knot Branch	Panels 38P-41P

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Exhibit 1 - Flood Profiles (continued)

Tributary LJ-1	Panels 42P-43P
Rocky Branch	Panels 44P-48P

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EXHIBITS - continued

Exhibit 1 - Flood Profiles (continued)

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Tributary C-5	Panels 53P-54P
Tributary C-5-1	Panel 55P
Wildcat Creek	Panel 56P
Pen Branch	Panels 57P-59P
Tributary E-1	Panels 60P-62P
Orphanage Branch	Panel 63P
Griffins Creek	Panel 64P
Crane Creek	Panels 65P-71P
Stoop Creek	Panels 72P-74P
Nicholas Creek	Panels 75P-77P
Swygert Branch	Panels 78P-79P
Moccasin Branch	Panels 80P-81P
North Branch Crane Creek	Panels 82P-84P
Beasley Creek	Panels 85P-88P
Cumbess Creek	Panels 89P-91P
Roberts Branch	Panels 92P-95P
Tributary RB-1	Panels 96P-97P
Sorghum Branch	Panels 98P-99P
Spears Creek	Panels 100P-104P
Tributary SP-1	Panels 105P-106P
Sandy Branch	Panels 107P-109P
Bridge Creek	Panels 110P-111P
Rice Creek	Panels 112P-116P
Reeder Point Branch	Panels 117P-120P
Tributary RP-1	Panels 121P-123P
Smith Branch	Panels 124P-127P
Bay Branch	Panels 128P-129P
Rawls Creek	Panel 130P
Tributary R-2	Panel 131P

Exhibit 2 - Flood Insurance Rate Map Index and Street Index
Flood Insurance Rate Map

COSD001-00450

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Town of Irmo:	the hydrologic and hydraulic analyses for the study effective January 3, 1985, were performed by the USACE, Charleston District, for the FIA, under Inter-Agency Agreement No. IAA-H-10-77, Project Order No. 5. Field surveys for that study were performed by Heaner Engineering Company, Inc., under supervision of the USACE. That work was completed in August 1978. For the study effective April 16, 1991, the hydrologic and hydraulic analyses were performed by Mr. Steven M. Bradley, P.E.
Richland County (Unincorporated Areas):	the hydrologic and hydraulic analyses for the study effective November 4, 1981, were prepared by the USACE, Charleston District, for FEMA, under Inter-Agency Agreement No. IAA-H-10-77, Project Order No. 5. Field surveys were performed by Heaner Engineering Company, Inc., and Triangle Engineering-Architecture Planning, Inc., under supervision of the USACE. The hydraulic analysis for the study effective January 3, 1985, was prepared by the USACE, Charleston District, for FEMA. The hydrologic and hydraulic analyses for the study effective April 17, 1987, were prepared by the USACE, Charleston District, for FEMA. The hydraulic analysis for the study effective December 5, 1989, was prepared by the USACE, Charleston District, for FEMA.

For the January 19, 1994, FIS, the hydrologic and hydraulic analyses for the unincorporated areas of Richland County and the City of Columbia were prepared by the USACE, Charleston District, for FEMA, under Inter-Agency Agreement No. EMW-87-E-2509, Project Order No. 8. That work was completed in February 1989.

In the July 17, 1995, revision, the community disclaimer note for the Town of Irmo was removed. The town is now included in this FIS.

For this revision, the hydrologic and hydraulic analyses for the Congaree River were prepared by Hayes, Seay, Mattern & Mattern, Inc. (under Contract No. EMW-95-C-4723), Dewberry & Davis, and Lockwood Greene Engineers, Inc. This work was completed in August 1996. The hydrologic and hydraulic analyses for Spears Creek were prepared by Braswell Engineering, Inc., under Contract No. EMA-96-CO-0021. This work was completed in February 1998. Dewberry & Davis and Lockwood Greene Engineers, Inc., also provided hydrologic and hydraulic analyses for the Congaree River.

COSD001-00453

PLTF TRIAL EXH 305

4111

Along Stoop Creek the flood situation is compounded by several bridges with inadequate flow openings, and by development located dangerously close to the stream channel. Several apartment complexes are located along this stream, and the stream has been channelized through some of the complexes.

The floodplains along Crane Creek, Smith Branch, and the three tributaries to Crane Creek are mostly undeveloped at this time. However, development in the area is expected and floodplain management information is needed to prevent unwise use of the floodplains.

There is no information available about past floods for the flooding sources in the Town of Irmo. Because the drainage areas are small and there is a considerable amount of urban development in the basins, it is reasonable to assume that floods can occur at any time during the year from thunderstorms.

2.4 Flood Protection Measures

There are presently no completed projects designed to reduce flooding on any of the streams studied in detail.

Floods in the study area may be affected by operation of two large reservoirs on the Saluda River. Lake Greenwood, formed by Buzzards Roost Dam, which was completed in 1940, is operated by Duke Power Company. Saluda Dam, completed in 1930 by South Carolina Electric and Gas Company, forms Lake Murray and is located about 12 miles above the mouth of the Saluda River. It has a surface area of approximately 51,000 acres at maximum power pool. Lake Greenwood, located at river mile 60 has a surface area of approximately 11,400 acres at maximum power pool.

Both reservoirs are operated for hydropower generation and are subject to regulations prescribed by the Federal Power Commission. Both of these dams are operated to produce hydroelectric power and any flood control that occurs as a result of the operation is coincidental.

A levee exists along the east bank of the Congaree River that provides the county with some degree of protection against flooding. The criteria used to evaluate protection against the 100-year flood are 1) adequate design, including freeboard, 2) structural stability, and 3) proper operation and maintenance. FEMA specifies that all levees must meet the criteria of NFIP regulations Section 65.10 to be considered a safe flood protection structure. It has been determined that the levee along the Congaree River does not meet these requirements. Therefore, since the levee does not meet all of the requirements, the levee cannot be certified as providing protection against the 100-year flood.

COSD001-00458

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at each structure. Criteria contained in Reference 26 were used to determine the amount of overtopping necessary to cause failure and the size and shape of the breach.

Starting water-surface elevations for new and revised streams were determined using the slope/area method.

Channel roughness factors (Manning's "n") used in the hydraulic computations were chosen by engineering judgment and based on field observations of the streams and floodplain areas. Table 2, "Summary of Roughness Coefficients," shows the ranges of the channel and overbank roughness factors used in the hydraulic computations.

TABLE 2 - SUMMARY OF ROUGHNESS COEFFICIENTS

COMMUNITY	OVERBANK "n"	CHANNEL "n"
Town of Arcadia Lakes	0.040-0.080	0.020-0.040
City of Columbia	0.050-0.150	0.030-0.110
Town of Eastover	0.180-0.200	0.045-0.060
City of Forest Acres	0.050-0.150	0.015-0.100
Town of Irmo	0.040-0.080	0.050-0.080
Richland County (Unincorporated Areas)	0.050-0.150	0.015-0.120

For the Town of Eastover, channel roughness factors were chosen by engineering judgment and based on field observations of cross-sectional areas.

For the Town of Irmo, channel roughness factors were based on information obtained from aerial photographs and field observations of the streams and floodplain areas.

For the Cities of Forest Acres and Columbia and the Town of Arcadia Lakes, channel roughness factors were also based on information obtained from aerial photographs. For the unincorporated areas of Richland County, channel roughness factors were based on existing floodplain conditions.

This Revision

The channel roughness factors for the Congaree River ranged from 0.028 to 0.095 for the channel and from 0.030 to 0.200 for the overbanks. The channel roughness factors for Spears Creek ranged from 0.030 to 0.130 and from 0.070 to 0.180 for the overbanks.

Water-surface elevations of floods of the selected recurrence intervals were computed using the USACE HEC-2 step-backwater computer program (Reference 25). Starting water-surface elevations were calculated using the slope/area method.

It was determined that the levee along the east bank of the Congaree River would effect the flood hazard potential of this area of the county. Therefore, two analyses were computed for this stretch of the Congaree River, one with the levee and one without the

COSD001-00471

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levee. The first analysis represents a 100-year elevation on the waterward side of the levee should the levee remain intact. The second analysis represents flood conditions should the levee fail to provide protection against a 100-year event.

The topography of the Congaree River channel and the left overbank changes significantly approximately one mile downstream of the City of Columbia. The Congaree River channel becomes shallower with its flood conveyance considerably reduced compared to the channel upstream. The left overbank floodplain is relatively flat without high grounds to contain the flood waters of the Congaree River. The technique used to approximate this flow situation was to assume that the effective one-dimensional overbank flow exists only along a portion of the floodplain available on the left overbank. Flow expansions have been observed to happen at angles of 14 to 20 degrees from the main direction of flow. Effective flow areas in the vicinity of flow expansions were defined using this assumption.

4.0 FLOODPLAIN MANAGEMENT APPLICATIONS

The NFIP encourages State and local governments to adopt sound floodplain management programs. Therefore, each FIS generally provides 100-year flood elevations and delineations of the 100- and 500-year floodplain boundaries and 100-year floodway to assist in developing floodplain management measures.

4.1 Floodplain Boundaries

To provide a national standard without regional discrimination, the 1 percent annual chance (100-year) flood has been adopted by FEMA as the base flood for floodplain management purposes. The 0.2 percent annual chance (500-year) flood is employed to indicate additional areas of flood risk in the community. For the streams studied in detail, the 100- and 500-year floodplain boundaries have been delineated using the flood elevations determined at each cross section. In the Town of Eastover, the boundaries were interpolated using topographic maps at a scale of 1:24,000 with a contour interval of 10 feet (Reference 15). In the unincorporated areas of Richland County, the Towns of Arcadia Lakes and Irmo, and the Cities of Columbia and Forest Acres, the boundaries were interpolated using topographic maps at scales of 1"=200' and 1:600 with contour intervals of 5 feet and 1 foot, respectively (References 23 and 24).

For the streams studied by approximate methods in the Town of Eastover, the boundaries of the 100-year floodplain were delineated using the Flood Hazard Boundary Map for the Town of Eastover (Reference 30). In the Towns of Arcadia Lakes, the boundaries of the 100-year floodplain for the streams studied by approximate methods were developed from normal depth calculations and topographic maps (Reference 23). For the flooding sources studied by approximate methods in the unincorporated areas of Richland County and the Cities of Columbia and Forest Acres, the 100-year floodplain boundaries were delineated using the previously printed Flood Insurance Studies for the unincorporated areas of Richland County and the Cities of Columbia and Forest Acres (References 31, 18, and

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32). For the streams studied by approximate methods in the Town of Irmo, the 100-year floodplain boundaries were delineated using topgraphic maps (Reference 23).

The 100- and 500-year floodplain boundaries are shown on the FIRM (Exhibit 2). On this map, the 100-year floodplain boundaries correspond to the boundaries of the areas of special flood hazard (Zones A, AH, AO, and AE), and the 500-year floodplain boundaries correspond to the boundaries of areas of moderate flood hazard. In cases where the 100- and 500-year floodplain boundaries are close together, only the 100-year floodplain boundaries have been shown. Small areas within the floodplain boundaries may lie above the flood elevations but cannot be shown due to limitations of the map scale and/or lack of detailed topographic data.

For the streams studied by approximate methods, only the 100-year floodplain boundaries are shown on the FIRM (Exhibit 2).

4.2 Floodways

Encroachment on floodplains, such as structures and fill, reduces flood-carrying capacity, increases flood heights and velocities, and increases flood hazards in areas beyond the encroachment itself. One aspect of floodplain management involves balancing the economic gain from floodplain development against the resulting increase in flood hazard. For purposes of the National Flood Insurance Program, a floodway is used as a tool to assist local communities in this aspect of floodplain management. Under this concept, the area of the 100-year floodplain is divided into a floodway and a floodway fringe. The floodway is the channel of a stream, plus any adjacent floodplain areas, that must be kept free of encroachment so that the 100-year flood can be carried without substantial increases in floodheights. Minimum federal standards limit such increases to 1.0 foot, provided that hazardous velocities are not produced. The floodways in this study are presented to local agencies as a minimum standard that can be adopted directly or that can be used as a basis for additional floodway studies.

The floodways presented in this study was computed for certain stream segments on the basis of equal conveyance reduction from each side of the floodplain. Floodway widths were computed at cross sections. Between cross sections, the floodway boundaries were interpolated. The results of the floodway computations are tabulated for selected cross sections (Table 3). The computed floodway is shown on the FIRM (Exhibit 2). In cases where the floodway and 100-year floodplain boundaries are either close together or collinear, only the floodway boundary is shown.

A majority of the floodplain of Rocky Branch within the Columbia corporate limits is almost totally developed with permanent commercial buildings and facilities within the University of South Carolina campus. Since there is very little room in the floodplain for additional development which would increase flood hazards, it was decided that application of the floodway concept in certain areas would be impractical.

Because of the probability of dam failure discussed in Section 3.2, all property within the 100-year floodplain along Gills Creek below Forest Lake Dam and Lake Katherine Dam should be considered an area of high flood damage potential. Normally, development in floodway fringe areas would be elevated on piers or landfill above the 100-year flood elevation. This type of construction would not withstand the water velocities which could be generated by a dam failure. It was therefore decided that normal floodway criteria should not be applied in this situation.

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FLOODING SOURCE		FLOODWAY			BASE FLOOD WATER SURFACE ELEVATION (FEET NGVD)			
CROSS SECTION	DISTANCE[1]	WIDTH[2] (FEET)	SECTION AREA (SQUARE FEET)	MEAN VELOCITY (FEET PER SECOND)	REGULATORY	WITHOUT FLOODWAY	WITH FLOODWAY	INCREASE
Congaree River								
A	226,700	6,911[4]/910	93,660	2.8	133.2	133.2	133.7	0.5
B	234,100	7,760[5]/5,110	93,351	2.8	134.8	134.8	135.3	0.5
C	246,700	5,050[4]/590	76,255	3.4	138.4	138.4	139.1	0.7
D	249,300	5,360[4]/635	93,406	2.8	140.1	140.1	140.9	0.8
E	253,400	1,770/570	42,114	6.1	141.5	141.5	142.5	1.0
F	256,100	630/315	22,407	11.5	143.5	143.5	144.4	0.9
G	258,400	558/245	20,750	12.5	144.6	144.6	145.4	0.8
H	260,400	1,808/1461	44,602	5.8	147.9	147.9	148.9	1.0
I	281,200	1,549/726	44,617	5.8	149.0	149.0	149.9	0.9
J	262,900	1,330/533	39,938	6.5	149.3	149.3	150.2	0.9
K	264,500	1,470/735	42,036	6.2	149.8	149.8	150.7	0.9
L	265,200	1,575/1042	41,914	6.2	149.9	149.9	150.8	0.9
M	266,900	1,180/701	32,173	7.9	149.9	149.9	150.8	0.9
N	267,750	1,050/525	33,360	7.8	150.5	150.5	151.4	0.9
O	267,850	1,050/525	46,881	6.4	150.5	150.5	151.4	0.9
P	268,920	1,655/827	46,125	5.5	151.2	151.2	152.1	0.9
Q	269,250	1,648/824	43,127	5.9	151.2	151.2	152.1	0.9
R	270,450	2,330/1,166	47,941	6.3	151.6	151.6	152.5	0.9
S	272,010	2,925[3]/1,760	50,091	5.0	152.0	152.0	152.8	0.8

[1]Feet above mouth
[2]Width/width within county boundary
[3]Combined Saluda, Broad, and Congaree Rivers floodway
[4]Combined Congaree Creek and Congaree River floodway
[5]Width adjusted to reflect location of levee

FEDERAL EMERGENCY MANAGEMENT AGENCY

RICHLAND COUNTY, SC AND INCORPORATED AREAS

FLOODWAY DATA

CONGAREE RIVER

TABLE 5

COSD001-00479

COSD001-00489

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COSD001-00490

PLTF TRIAL EXH 305

COSD001-00491

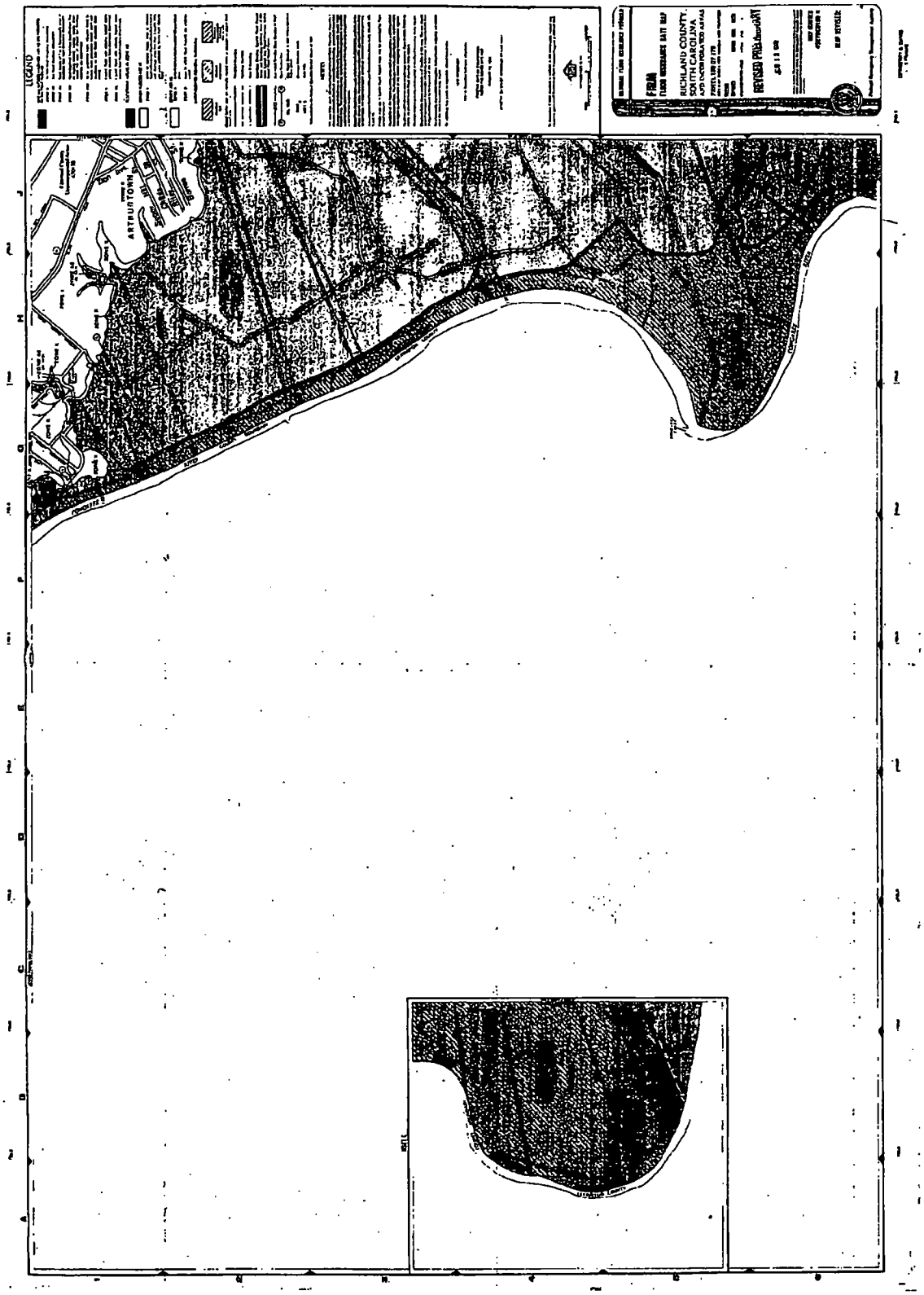
PLTF TRIAL EXH 305

COSD001-00492

PLTF TRIAL EXH 305

COSD001-00493

PLTF TRIAL EXH 305



PLTF TRIAL EXH 306

S&ME

September 7, 1999

Mr. Wilson Tillotson
Lockwood Greene Engineers
Post Office Box 491
Spartanburg, South Carolina 29304

Subject: Re-evaluation of Seepage and Stability for
Levee Segments 1 and 2 For 500 year flood
Richland County, South Carolina
S&ME Proposal No. 1611-1116-99

Dear Mr. Tillotson:

We appreciate working with Lockwood Greene on the geotechnical exploration at the referenced site. As requested via e-mail by Carroll Walker, we have prepared an estimated cost for updating our geotechnical evaluation of Levee Segments 1 and 2 to a 500 year flood event from the 100 year flood event called for by the U. S. Army Corps of Engineers.

Using the Corps of Engineers Guidelines For Levee Design and Construction, we performed an exploration that included soil test borings, borrow pit backhoe excavations, laboratory testing of soil samples and engineering analyses and design of the levees. This was reported to you under our letter dated August 10, 1999. We understand from Mr. Mark Hester that re-evaluation of the levees for a 500 year flood event will require design for a flood level approximately 4 feet higher than previous. In portions of Levee Section 2, this will mean a net head of almost 30 feet.

We anticipate the following steps will be required:

1. Review of seepage analysis and re-estimation of seepage quantities and uplift pressure for approximately ten trial sections.

S&ME, Inc.
400 Northeast Drive, Suite A
Columbia, South Carolina 29203

(803) 714-0006
(803) 714-0016 fax
www.smeinc.com

2. Recomputation of slope stability for 18 to 20 representative cross section. The landside slopes will be analyzed for Case IV – steady state condition at full flood. The river side slopes will need to be evaluated for Case II – rapid draw down and Case III - critical flood stage.
3. All cross sections and profiles will need to be modified to reflect revised flood level and new slope geometry.
4. Issue a revised report addressing the 500 year flood event. Additions to our report will be primarily to Chapter 8.

We estimate the cost of the additional analyses to be $ 20,000 to $ 25,000. We propose to invoice for our services based on the actual work performed at the revised unit rates indicated on the attached Fee schedule.

As before, we have made the assumption that time is of essence to complete our work. To that end, we will commit a team of senior engineers to this project to expedite field decision and the analysis for seepage and slope stability. We estimate 3 to 4 weeks to complete our analysis and published a revised report. During this time period we will verbally communicate findings as information is being developed.

Again, we appreciate your consideration of S&ME for this project. Should you have questions, please call me.

Very Truly Yours,
S&ME, Inc.

John C. Lessley, P.E.
Chief Engineer

For Ron Calsing, P.E.
President

S&ME, INC.
GEOTECHNICAL SERVICES FEE SCHEDULE
1999

PROFESSIONAL SERVICES

Senior Consultant, per hour	$ 115.00
Senior Engineer, per hour	$ 85.00
Project Engineer, per hour	$ 70.00
Staff Professional, per hour	$ 55.00
CAD Operator, per hour	$ 40.00
Secretarial Services, per hour	$ 27.00
Technician, per hour	$ 27.00
Travel by Vehicle, per mile	$ 0.35
Travel Expenses, Supplies, and Materials, Special Handling, Subcontract And specialty Services	Cost+ 15%
Reproduction Services:	
First Three Copies	Lump Sum
Plain Bond Copies (8 ½ x 11); per page	$ 0.15

FIELD AND OFFICE SUPPORT

Travel by Vehicle, per mile	$ 0.35
Travel Expenses, Supplies and Materials, Special Handling, Subcontract And Specialty Services	Cost + 15%
Reproduction Services:	
First Three Copies	Lump Sum
Plain Bond Copies (8 ½ x 11); per page	$ 0.15
Prints (D&E size drawings); per sheet	$ 1.50
Color Photocopies; per page	$ 2.00

S&ME, INC.
GEOTECHNICAL SERVICES FEE SCHEDULE
1999

LABORATORY TESTING – MATERIALS

Grain Size Test (Wash 200 Sieve), ASTM-D 1140, each	$ 40.00
Grain Size Test (with Hydrometer), ASTM-D 422, each	$ 75.00
Natural Moisture Content Test, ASTM-D 2216, each	$ 7.00
Organic Contents, ASTM-D 2974, each	$ 36.00
Atterberg Limits Test, ASTM-D 4318, each	$ 50.00
Unit Weight and Moisture Determination Test, each	$ 28.00
pH and Resistivity of Soils, each	$ 38.00
Consolidation Test on Undisturbed Samples, ASTM-D 2435, each	$ 300.00
on Remolded Samples, each	$ 350.00
Standard Proctor Compaction Test, ASTM-D 698, each	$ 90.00
Modified Proctor Compaction Test, ASTM-D 1557, each	$ 100.00
Soil Specific Gravity, ASTM-D 954, each	$ 37.00
California Bearing Ratio Test, ASTM-D 1883, two points	$ 95.00
Unconfined Compression Shear Test, ASTM-D 2166, each	$ 80.00

Triaxial Shear Test –(each Test Includes 3 specimens and 3 Mohr's Circles): Corps of Engineers - EM 1116-2-1906, Appendix X

Unconsolidated Undrained (UU) on Undisturbed Samples, each	$ 260.00
UU on Remolded Samples, each	$ 300.00
Consolidated Undrained (CU) on Undisturbed Samples, each	$ 380.00
CU oon Remolded Samples, each	$ 420.00

Permeability Test, Constant or Falling Head
Corps of Engineers – EM 116-2-1906 Appendix VII

Undisturbed Sample, each	$ 280.00
Remolded Sample, each	$ 320.00

S&ME, INC.
GEOTECHNICAL SERVICES FEE SCHEDULE
1999

DRILLING SERVICES

Mobilization of Drilling Equipment and Crew,

Local, Truck	$ 250.00
Local, ATV	$ 300.00
Out of town	Project Dependent

Subsistence for Drill Crew, per day ..... $ 120.00

Hourly Rates for Drill Rig and Crew: (non-drilling time) difficult moving, Water hauling, decontamination, rock coring and mud drilling, set-up, clean-up, etc, per day ..... $ 120.00

Soil Test Borings:

Less than 60 blows per linear foot (0-50 feet depth)	$ 8.50
Greater than 60 blows per linear foot (0-50 feet depth)	$ 12.00

*For depth greater than 50 feet, and $2.50 per foot for each 25-foot increment of depth.

Auger or Wash Borings, per linear foot (0-50 feet depth) ..... $ 6.00

*For depth greater than 50 feet, add $2.50 per foot for each 25-foot increment of depth.

Additional split-spoon samples, each ..... $ 15.00

Undisturbed samples – Shelby tube, each ..... $ 70.00

Bulk Samples ..... $ 35.00

Rock Coring

Set up, per hole	$ 125.00
Installation of Casing, per foot	$ 5.00
Reaming Casing, per foot	$ 8.00
NQ coring (including Diamond Bits and Core Boxes), per foot	$ 40.00

Casing Advancer

NW, per foot	$ 20.00
HW, per foot	$ 22.00

Columbia Venture LLC

A Joint Venture

MONTHLY PROJECT STATUS REPORT

Columbia, SC
LG Project No. 006217.01
October 8, 1999

LOCKWOOD GREENE
Consulting · Design · Construction

PLTF TRIAL EXH 308 CV012833

Monthly Project Status Report
Columbia Venture LLC

LG Project Number:	006217.01		
Project Name:	Columbia Venture	Date:	Oct. 8,1999
Project Manager:	Don Crowder	Period Ending:	Oct.1, 1999

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PLTF TRIAL EXH 308 CV012834

Monthly Project Status Report
Columbia Venture LLC

LG Project Number:	006217.01		
Project Name:	Columbia Venture	Date:	Oct. 8,1999
Project Manager:	Don Crowder	Period Ending:	Oct.1, 1999

1. Status

1.1 Executive Summary

A significant hurdle was passed when FEMA agreed that the area behind the levee should be considered as ineffective flow and reissued map indicating flooding at the levee. This will allow construction/ modification to the levee (Richland County ordinance) and construction on the property. Intensive efforts were made on the HEC-2 River model and vital technical data was presented to FEMA.

1.2 Work Accomplished July through September:

1.2.1 Complete the river basin hydrology from historical gage readings and applying statistical methods to establishes Congaree River flow rates. Obtain concurrence with FEMA on 100 year flow rate of 258,600 cfs.

1.2.2 Receive final draft of S&ME geotechnical evaluation "Geotechnical Exploration, Congaree Levee Improvements" which covers the levee system and borrow areas.

1.2.3 Attend an informational meeting with the United States Army Corp of Engineers in Charleston. This included a through description of the geotechnical evaluation of the levee system by S&ME and LG.

1.2.4 Revise HEC-2 hydraulic river model provided by FEMA. The revised model incorporates technical information unknown to FEMA.

1.2.5 Fieldwork for wetland delineation of levee section 1 was completed by Wetlands and Environmental Associates.

1.2.6 W&EA authorized Survey and Mapping Services to begin wetland boundary survey.

1.2.7 Receive survey of levee section 1 wetlands.

1.2.8 Authorize additional topographic survey to be obtained south of I-77 in the area outside of the levee between the river and the levee.

1.2.9 Receive topographic survey of area outside of levee.

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CV012835

1.2.10 Prepared and gave a presentation on 30 July 1999 to Fowler Communications on floodplain and floodway definitions.

1.2.11 Prepare 3-D model of existing properties. Continued development of 3-D model showing potential future development.

1.2.12 Receive final S&ME geotechnical evaluation document "Geotechnical Exploration, Congaree Levee Improvements".

1.2.13 Attend meeting in Washington, D.C. August 6&7 to review HEC-2 river model. Obtained concurrence from FEMA that area on the land-side of levee is ineffective for flow. It is anticipated that this will move the floodway to the face of the levee.

1.2.14 Schedule and attend public meeting (Richland County/Lexington County/FEMA) on 19 August 1999. This meeting provided revised mapping of the floodway. It is anticipated that the floodway will be located to the face of the levee, which allows construction/modification of the levee system. The 90-day public comment and appeal period began with the official public notice on 9/14/99/.

1.2.15 Begin modification to original master plan.

1.2.16 Begin levee interior storm drainage design.

1.2.17 Begin construction drawings for levee system.

1.2.18 Prepare construction quality assurance/quality control (QA/QC) work plan for the levee system.

1.2.19 Develop cost estimates for levees.

1.2.20 Reviewed flood ordinance from municipalities (letter dated 10/6/99)

1.3 Work Planned for Month of October:

1.3.1 Continue wetland delineation of levee section 2 by Wetland and Environmental Associates.

1.3.2 Complete fieldwork for wetland survey of levee section 2. Survey of delineation anticipated being complete 15 October 1999 by Survey and Mapping Services.

PLTF TRIAL EXH 308 CV012836

1.3.3 Prepare Conditional Letter of Map Revision permit application package to be able to begin construction on levee system.

1.3.4 Prepare revised HEC-2 River model to indicate "No Impact" on adjacent landowners as a result of levee upgrade.

1.3.5 Continue preparation of construction drawings for the levee system. This includes earthwork, storm water, etc.

1.3.6 Prepare permit application for sediment and erosion control to be submitted to Richland County.

1.3.7 Revise 3-D model of existing properties to include proposed facilities.

1.3.8 Obtain geotechnical recommendations for levee system north of I-77 and parallels Bluff Road.

1.4 Action Items:

1. Decision 100 year vs. 500 year levee criteria.
2. City levee geotechnical investigation.
3. Submit CLOMR to Richland County.
4. Submit Wetlands disturbance permit.
5. Request "levee maintenance" permit from Richland County to construct non-wetlands levees and pipe penetrations.
6. Decision to proceed with construction prior to LFD from FEMA.
7. Develop preliminary master plan.
8. Do traffic study internal and offsite.
9. Review CLOMR with FEMA.
10. Bid alternates on toe drain vs. no toe drain.
11. Locate borrow areas.
12. Establish project budget.
13. Infrastructure design.
14. Preliminary meeting with Richland County
15. Investigate other levee districts in U.S.
16. Investigate cost and time required to clear steel mill site in Columbia.

2. Cost Status

See attached report.

PLTF TRIAL EXH 308 CV012837

3. Schedule Analysis

3.1 Critical Path

Determination of levee height design requirements (i.e. 100 or 500 year).

Determination of City of Columbia Metropolitan Wastewater Treatment Plant levee suitability. City of Columbia evaluation of their levee is required.

FEMA final issuance of FIRM mapping.

Obtain environmental clearance of property (i.e. environmental assessments, historical, cultural, wetlands, threatened and endanger species).

The following are the numbered tasks on the schedule that are considered critical items:

Task #	Comment
5	Wetland Boundary of levee section 2 schedule is approximately 8 weeks behind. Awaiting Wetlands and Environmental Associates (W&EA).
12	Geotechnical report is complete for FEMA minimum levee; some additional analysis may be required for the 500 year levee.
13	The levee owned by City of Columbia was not investigated as a part of the geotechnical study. Analysis of this levee is required to complete the design of the levee upgrade.
14	Wetland delineation by W&EA is behind schedule and is on the critical path.
23	Approach with FEMA was changed. No CLOMR was submitted prior to map revision. CLOMR rescheduled to 11/15/99 to Richland County. Public hearing delayed by approximately 3 weeks due to FEMA, this delay s all subsequent FEMA milestone.
35	This item is included to indicate potential delays for government reviews that are not under the control of LG.

PLTF TRIAL EXH 308 CV012838

41 Updated cost estimate submitted based on final river model and geotechnical data.

42 Levee section drawings cannot be completed until decision on 100 year vs. 500 year levee criteria.

48 Construction – construction schedule is still based on 2 separate levee construction phases.

3.2 Milestone Dates :

See attached schedule

3.3 Project Schedule Delays or Improvements:

3.3.1 None

4. Attachments

4.1 Cost Report

4.2 Project Schedule

4.3 Organization Responsibility Matrix

PLTF TRIAL EXH 308
CV012839

Columbia Venture

Consultants		Committed to Dated 10-1-99	Spent to Dated 10-1-99
Survey			
Survey & Mapping Services		$19,600	$19,600
Independent Mapping Services		$67,988	$52,529
Survey & Mapping Services		$16,575	$16,575
Survey & Mapping Services		$800	$800
	Total	**$104,963**	**$89,504**
H&H			
Leo Beard		$5,400	$5,400
Martin Becker		$10,000	$10,000
Martin Becker		$70,000	$1,055
John R. McAdams		$36,000	$24,324
Virtus Corporation		$30,000	$30,000
	Total	**$151,400**	**$70,779**
Geotechnical			
Bunnell-Lammons Eng.		$4,650	$4,650
S&ME, Inc.		$209,127	$209,127
	Total	**$213,777**	**$213,777**
Sub Total		**$470,140**	**$374,060**
		(See attached Procurement Report)	
Lockwood Greene		$2,000,000	$342,125
Total		**$2,470,140**	**$716,185**

PLTF TRIAL EXH 308

4135

CV012840

PROCUREMENT STATUS REPORT

Clients/Project Name Congaree Project No.006217.01

Equipment Number: / Quantity	Description:	Inquiry Issued: / Due Date:	P. O. Number: / Vendor Name:	P. O. Date: / Contact:	Drawing Sched: / Recd :	Certified Dwg. Recd. / Date:	Del. Req Date: / Quoted:	Delivery Status: / Date:	Budget: / Committed:	Comments:
P-005 1	Verification for Hydrology for model		31370 Leo Beard	4/6/99					$0.00 $5,400.00	
P-006 1	Submitting revised info to FEMA(Manning)		31383 Martin Becker	4/7/99					$0.00 $10,000.00	
P-12 1	RUN/CALIBRATE HEC2 MODEL		31525 THE JOHN R. McADAMS COMPANY	4/22/99					$0.00 $36,000.00	
P-13 1	OpenSpace3D Display		32372 VIRTUS CORPORATION						$0.00 $30,000.00	
P-14 1	PAYMENT REF: FEMA APPROVALS		32575 MARTIN BECKER	8/17/99					$0.00 $70,000.00	

Cost Paid Total: $0.00

Committed Total: 151,400.00

PLTF TRIAL EXH 308
4136
CV012841

PROCUREMENT STATUS REPORT

Clients/Project Name Congaree Project No.006217.02

Equipment Number: / Quantity	Description:	Inquiry Issued: / Due Date:	P. O. Number: / Vendor Name:	P. O. Date: / Contact:	Drawing Sched: / Recd :	Certified Dwg. Recd. / Date:	Del. Req Date: / Quoted:	Delivery Status: / Date:	Budget: / Committed:	Comments:
P-008 1	Topo Spot Survey		30650 Survey & Mapping Services	1/20/99					$0.00 $2,000.00	
P-007 1	Cross sections of Levee section 1		31019 Survey & Mapping Services	2/25/99					$0.00 $15,000.00	
P-001 1	Preliminary Geotechnical Exploration		31113 Bunnell-Lammons Engineering	3/9/99			3/19/99		$0.00 $4,650.00	
P-004 1	Aerial photo,triangulation,mapping		31155 Independent Mapping Consultants	3/12/99					$0.00 $67,988.00	
P-002 1	Ground Control & Horizontal & Vertical Control	3/12/99	31156 Survey & Mapping Services	3/12/99					$0.00 $16,575.00	
P-009 1	Est. NGVD '29 Elevation at USGS Gauging Sta.		31409 Survey and Mapping Services	4/12/99					$0.00 $600.00	
P-10 1	Cross Sections 38 to 45 in Leave Section one		31463 Survey & Mapping Services	4/16/99					$0.00 $2,000.00	
P-003 1	Geotechnical Exploration		31688 S&ME, Inc.	5/11/99					$0.00 $114,256.00	
P-11 1	GEOTECHNICAL EXPLORATION		31818 S & ME, INC	5/22/99					$0.00 $94,871.00	
P-15 1	TOPO SURVEY OF REPAIRED LEVEE @ BURWELL MANNING'S SHIOP		32602 SURVEY & MAPPING SERVICES	8/20/99					$0.00 $800.00	

PLTF TRIAL EXH 308
4137
CV012842

PROCUREMENT STATUS REPORT

Clients/Project Name Congaree Project No.006217.02

Equipment Number: / Quantity	Description:	Inquiry Issued: / Due Date:	P. O. Number: / Vendor Name:	P. O. Date: / Contact:	Drawing Sched: / Recd :	Certified Dwg. Recd. / Date:	Del. Req Date: / Quoted:	Delivery Status: / Date:	Budget: / Committed:	Comments:

Cost Paid Total: $0.00

Committed Total: 318,740.00

PLTF TRIAL EXH 308
CV012843
4138

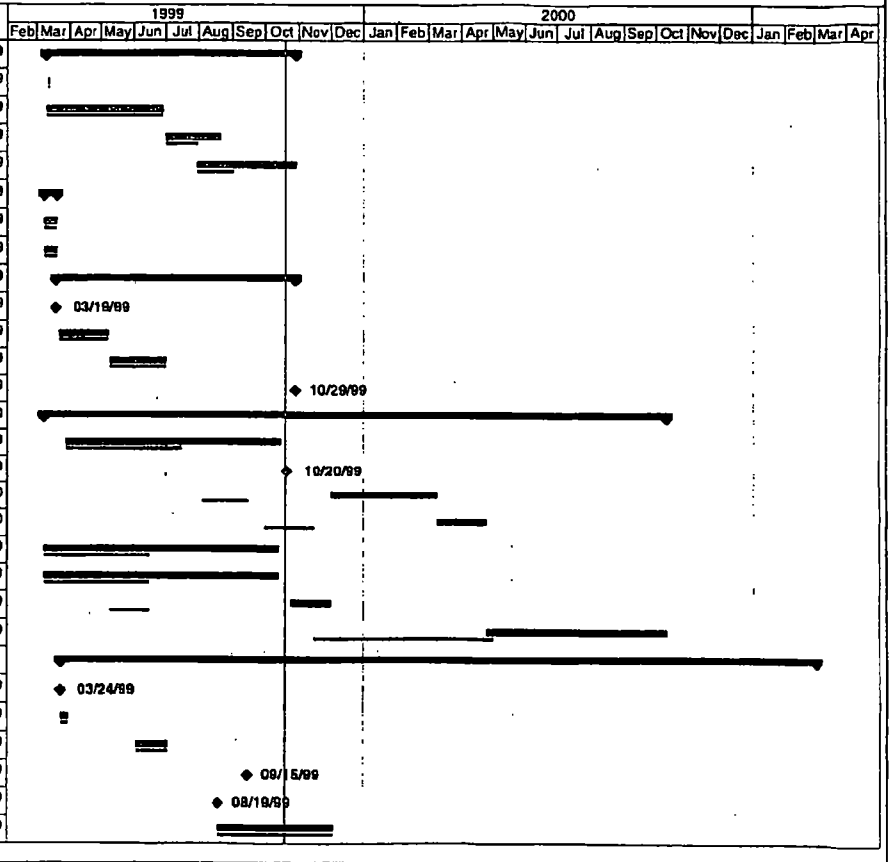
Revised: 10/12/99

Columbia Venture, L.L.C.

COLUMBIA, SC
Levee Upgrade to FEMA Standards
006217.01

LOCKWOOD GREENE

ID	Task Name	Dur.	Start	Finish
1	**Survey**	170 d	03/10/99	10/29/99
2	Obtain Levee Cross sections (Levee Section 1)	1 d	03/12/99	03/12/99
3	Aerial Topo Levee 1 & 2	79 d	03/10/99	06/28/99
4	Wetland Boundary Levee Section 1	7.6 w	07/01/99	08/20/99
5	Wetland Boundary Levee Section 2	13.4 w	07/30/99	10/29/99
6	**Preliminary Geotechnical**	10 d	03/08/99	03/19/99
7	Levee Recommendations	2 w	03/08/99	03/19/99
8	Borrow Area Recommendations	2 w	03/08/99	03/19/99
9	**Final Geotechnical**	162 d	03/19/99	10/29/99
10	Select Firm	0 d	03/19/99	03/19/99
11	Perform Field Work	7 w	03/22/99	05/07/99
12	Prepare Geotechnical Report Levee Section, Sections 1 & 2	7.6 w	05/10/99	06/30/99
13	Obtain City Levee Info	0 d	10/29/99	10/29/99
14	**Environmental**	419 d	03/08/99	10/10/00
15	Wetland Delineation Levee Section 1&2	29.4 w	03/29/99	10/15/99
16	Obtain ACOE Approval of Wetland Delineation	0 d	10/20/99	10/20/99
17	Wetland Permit Application Levee Section 1&2	72 d	12/01/99	03/09/00
18	Welland Corp. of Engineers Review/Public Notice (Levee Section 1&2)	32 d	03/10/00	04/24/00
19	Archaeology	32 w	03/08/99	10/13/99
20	Threatened/Endangered	32 w	03/08/99	10/13/99
21	EA Phase II	5.4 w	10/25/99	11/30/99
22	Possible Extended Government Review - will extend Construction	121 d	04/25/00	10/10/00
23	**FEMA**	509 d	03/24/99	03/01/01
24	Preliminary FEMA Meeting	0 d	03/24/99	03/24/99
25	Obtain latest Flood Study	1 w	03/24/99	03/30/99
26	Prepare Revised Floodplain/Floodway Model	4.4 w	06/03/99	07/02/99
27	FEMA Presented Floodway Model	0 d	09/15/99	09/15/99
28	Public Hearing	0 d	08/19/99	08/19/99
29	90 Day Public Comment Period & Receive FEMA Letter of Final Determination	78 d	08/19/99	12/03/99



Project: Congaree 006217.01
Date: 10/19/99

Task — Progress — Summary — Baseline, Milestone
Split ..... Milestone ◆ Baseline, Tasks

PLTF TRIAL EXH 308
4139
CV012844

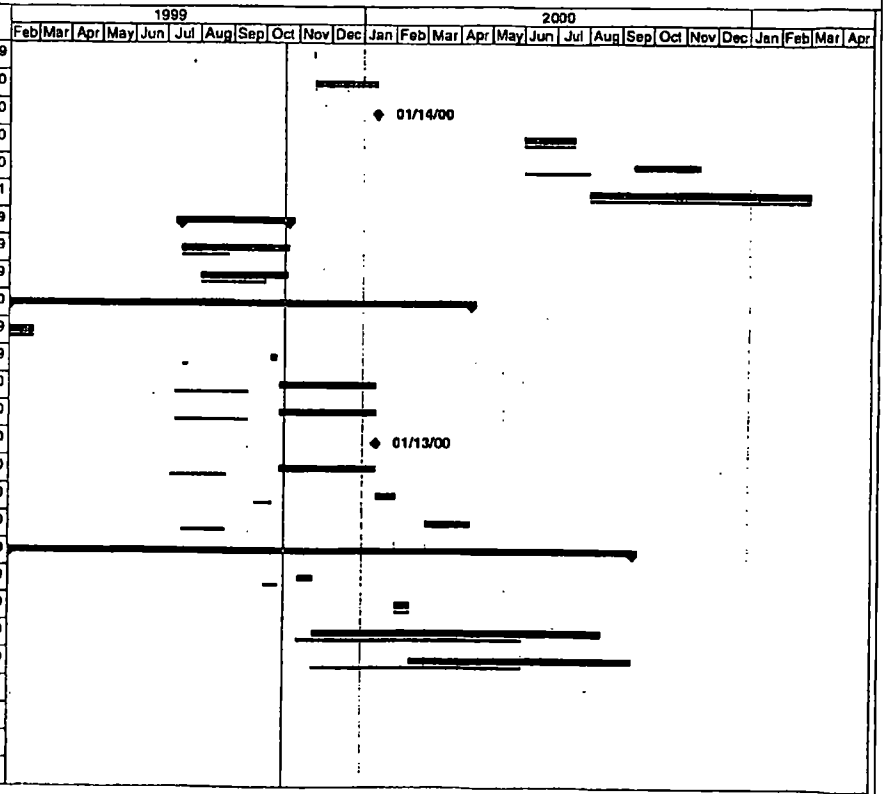
Revised: 10/12/99

Columbia Venture, L.L.C.

COLUMBIA, SC
Levee Upgrade to FEMA Standards
006217.01

LOCKWOOD GREENE

ID	Task Name	Dur.	Start	Finish
30	CLOMR to Richland County	1 d	11/15/99	11/15/99
31	Government Review	44 d	11/16/99	01/14/00
32	FEMA Approval of CLOMR	0 d	01/14/00	01/14/00
33	Prepare As-Built Floodplain/Floodway Model	34 d	06/01/00	07/18/00
34	Certification Issue LOMR & FEMA Approval	8.8 w	09/13/00	11/13/00
35	Possible Extended Government Review	153 d	08/01/00	03/01/01
36	**Master Plan**	**74 d**	**07/15/99**	**10/22/99**
37	Site Master Drawing	74 d	07/15/99	10/22/99
38	3D Model	60 d	08/02/99	10/21/99
39	**Engineering**	**314 d**	**02/01/99**	**04/11/00**
40	Preliminary Cost Estimate	18 d	02/01/99	02/24/99
41	Updated Cost Estimate	3 d	10/07/99	10/11/99
42	Levee Section 1& 2 Drawings	13 w	10/15/99	01/13/00
43	Borrow Area Drawings (Levee Section 1&2)	13 w	10/15/99	01/13/00
44	Sediment & Erosion Drawings (Levee Section 1&2)	0 w	01/13/00	01/13/00
45	Stormwater	13 w	10/15/99	01/13/00
46	Cost Estimate (Post Design) - 100yr and 500yr Levee	2.6 w	01/14/00	02/01/00
47	Operation and Maintenance Plan	6 w	03/01/00	04/11/00
48	**Construction**	**424 d**	**02/01/99**	**09/12/00**
49	Bid and Award Levee Section 1&2 (Non Wetland Areas)	2 w	11/02/99	11/15/99
50	Bid and Award Levee Section 1&2 (Wetland Areas)	2 w	02/02/00	02/15/00
51	Levee Section 1&2 Construction (Non Wetland Areas)	39 w	11/16/99	08/14/00
52	Levee Section 1&2 Construction (Wetland Areas)	30 w	02/16/00	09/12/00
53				
54	*Note 1: Items 18, 31,32, & 34 show minimal federal review time.*			
55	*Items 22 & 35 accounts for possible extended government review.*			
56	*Note 2: Item 51 & 52 require work before the approval of CLOMAR*			



Project: Congaree 006217.01
Date: 10/19/99

Task — Progress — Summary — Baseline, Milestone
Split — Milestone — Baseline, Tasks

PLTF TRIAL EXH 308
4140
CV012845

COLUMBIA VENTURE LLC
ORGANIZATION RESPONSIBILITY MATRIX

	Program Management	Master Planning	Preliminary Geotechnical	Engineering	Hydraulics	FEMA Consultant	Levee Geotechnical	Hydrology	Aerial Topography	General Surveying and Topography
Lockwood Greene				•						
Dr. Leo Beard								•		
S&ME							•			
John R. McAdams Co.					•					
Bunnell-Lammonds Eng.			•							
Martin Becker						•				
Independent Mapping Services									•	
Survey and Mapping Services										•

PLTF TRIAL EXH 308
4141
CV012846

PROPRIETARY NOTICE

The data, information, concepts, and approaches contained herein are proprietary information and shall not be disclosed to third parties without the express written consent of Lockwood Greene Engineers. It shall not be duplicated, used, or disclosed in whole or in part for any purpose other than the consummation of a business agreement between Lockwood Greene Engineers, Inc. and the company to which this document is submitted. The data subject to this restriction is contained in all pages of this document.

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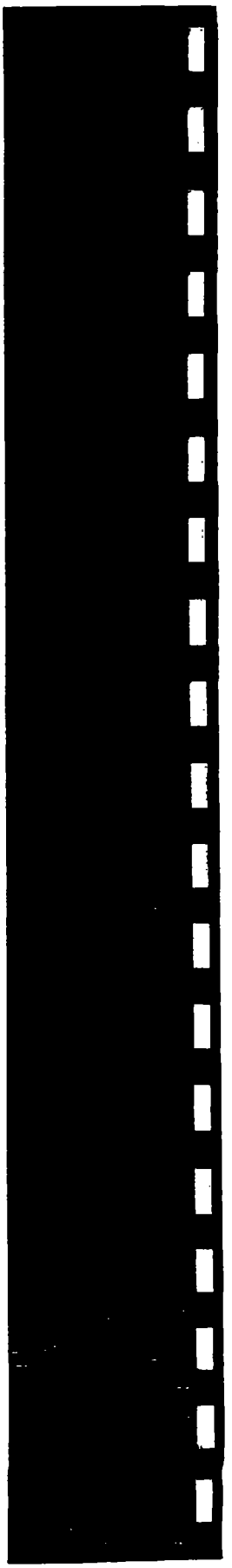
Helping Our Clients

solve problems and
achieve competitive advantage

is the business of
Lockwood Greene



LOCKWOOD GREENE
Consulting · Design · Construction

www.lg.com

PLTF TRIAL EXH 308

CV012848

Richland County Government

County Administration Building
20 Hampton Street
P. O. Box 192
Columbia, SC 29202

Phone (803) 748-4616
Fax (803) 748-4644
TDD (803) 748-4999

Office of the County Administrator

Mr. Michael J. Armstrong
Associate Director for Mitigation
Mitigation Directorate
500 C Street, SW
Washington, DC 20472 N

Dear Mr. Armstrong:

This letter of transmittal is to give official notice from Richland County regarding the requirements under the National Flood Insurance Program for the appeals from proposed flood elevation determinations under FEMA Regulations and Rules, 44 CFR Ch.1, Sect. 65.6 et ai. The Richland County Council has adopted on December 7, 1999 a Resolution by which it officially appeals the findings of the Flood Insurance Study until such time as the technical questions raised by the South Carolina Department of Natural Resources and others are satisfactorily resolved. Also, the Richland County Council expressed its willingness to designate SC Department of Natural Resources to appeal on behalf of Richland County. Pursuant to this Resolution and consistent with the directive from the County Council to the County Administrator, the official appeal is hereby submitted to FEMA. A copy of that certified Resolution is attached.

Given that official written notice of appeal by the SCDNR has been forwarded to Michael Buckley by the SCDNR, with all the attendant data and descriptive information, there is no need to replicate that submittal document. The document is referenced on behalf of the citizens of Richland County, some of whom have expressed many doubts and opinions regarding the FIS, who have requested appeals as private persons and whose requests and documentation are included as addenda to this transmittal.

Although there is confusion by some regarding the explicit procedures of the FIS, the process of determination including the 90 day period of appeal, and the impact and use of the resultant flood maps, the documentation from each source is to be carefully reviewed by FEMA as to appropriateness with respect to the determination of the base flood elevations. It is understood that the determinations are not made subject to..." the effects of proposed projects or future conditions." (Sect. 65.6 (a)(3)). All relevant appeal information from our

citizens must address the scientific and technical data and methodologies. Many of the appeals do, in fact, purport to address those specific criteria.

The most specific request to appeal is from Dr. John Grego and includes extensive questions, data, suggestions for alternate methodologies, and suggests revised tables for peak flow frequencies. Others who have requested that the County Administrator forward an appeal are listed as follows:

Big Lake Timber Partnership (McCutchen, Blanton, Rhodes, & Johnson,L.L.P.)
Dr. L. Allan James, Ph.D, Fluvial Geomorphology
Wendell R. Snapp, P.E.
Mel Jenkins, Director, The Neighborhood Project
Fritz Hamer
Robin J. White
Robert Witkowski
Christine Witkowski, B.A., M.A., Environmental Studies
Mary T. Kelly, Ph.D., Chemistry, Columbia Area League of Women Voters
Lila ? Bendkonsha ?, handwritten note including a petition
Burell Manning Deas Manning Freddie Yang-DOR Lisa Holland
The originals of each request are being forwarded to you for your review and consideration. Additionally, the County Administrator has received copies of letters as follows:

- to Michael Buckley from the US Department of the Interior raising certain questions regarding the possible effects on the ecosystem at the Congaree National Monument Swamp. This letter is from Martha C. Bogle, Superintendent.
- To Matthew B. Miller from the County of Lexington with certain comments and concerns
- To Michael Buckley a letter from SCDNR raising five questions concerning the FIS

Copies of these letters are not included in this package.

Please enter all of the above in the Flood Elevation Determination Docket of the FEMA Administrator, take each entry into review and take fully into account any technical or scientific data as appropriate to this appeal process. Thank you for the commitment to have a day long seminar in Richland County to discuss with all the appellants the technical issues to be resolved before the final determination.

Sincerely,

T. Cary McSwain

T. Cary McSwain
County Administrator

COUNTY OF RICHLAND

STATE OF SOUTH CAROLINA

A RESOLUTION

A RESOLUTION BY RICHLAND COUNTY COUNCIL

WHEREAS, FEMA has produced three different versions of a Flood Insurance Study for Richland County, South Carolina; and,

WHEREAS, the Flood Insurance Study for Richland County, South Carolina, will have a tremendous impact on future development potential of the lands adjacent to the Congaree River; and,

WHEREAS, Richland County Council supports growth and development in the County that brings a higher quality of life to its residents; and,

WHEREAS, the Flood Insurance Study for Richland County, South Carolina, will have a tremendous impact on the safety of the lives and property of Richland County residents; and,

WHEREAS, the Flood Insurance Study for Richland County, South Carolina, will have ~~a tremendous impact on the environment and habitat of Richland County; and,~~

WHEREAS, numerous professionals and citizens and Lexington County have raised valid questions about the technical accuracy of the flood insurance study; and,

WHEREAS, the South Carolina Department of Natural Resources is completing a review of the Flood Insurance Study and will supply to FEMA technical data that raises valid questions about the Flood Insurance Study.

THEREFORE, BE IT HEREBY RESOLVED THAT RICHLAND COUNTY COUNCIL officially appeals the findings of the study in the name of the community of Richland County until such time as the technical questions raised by the South Carolina Department of Natural Resources and others are satisfactorily resolved; and,

BE IT FURTHER RESOLVED THAT RICHLAND COUNTY expresses its appreciation to FEMA for its diligence and patience in the interest of our citizenry; and,

BE IT FURTHER RESOLVED THAT RICHLAND COUNTY expresses its willingness to designate SC DNR to appeal on behalf of Richland County or jointly with Richland County. Provided however that if the information submitted does not rise to the level of appeal as evaluated by South Carolina Department of Natural Resources and the County Administrator, the information shall be forwarded to FEMA, but not as an official appeal; and,

BE IT FURTHER RESOLVED THAT RICHLAND COUNTY directs that this resolution be forwarded to FEMA with all information submitted for consideration, including that information provided by the SC Department of Natural Resources.

SIGNED AND SEALED, this the _____ day of _____, 1999, in a meeting duly assembled.

Paul Livingston
Chair, Richland County Council

T. Cary McSwain

T. Cary McSwain
County Administrator, Richland County

ATTEST:

Michielle Cannon-Finch
Clerk of Council

CERTIFIED TRUE COPY
ATTEST: Nancy C. Wadkins
TITLE: Asst. Clerk of Council
DATE: 12/13/99

Adopted 12/7/99

CV007809

PLTF TRIAL EXH 314

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Location Map	2
Aerial Map	3
Opportunities	4
Site Analysis Map	5
Workshop Summary	6
Vision Exercise Worksheet	7
Vision	8-11
Key Linkages	12-13
Preliminary Master Plan	14-15
Land Uses	16-17

PLTF TRIAL EXH 314
4149
CV007810

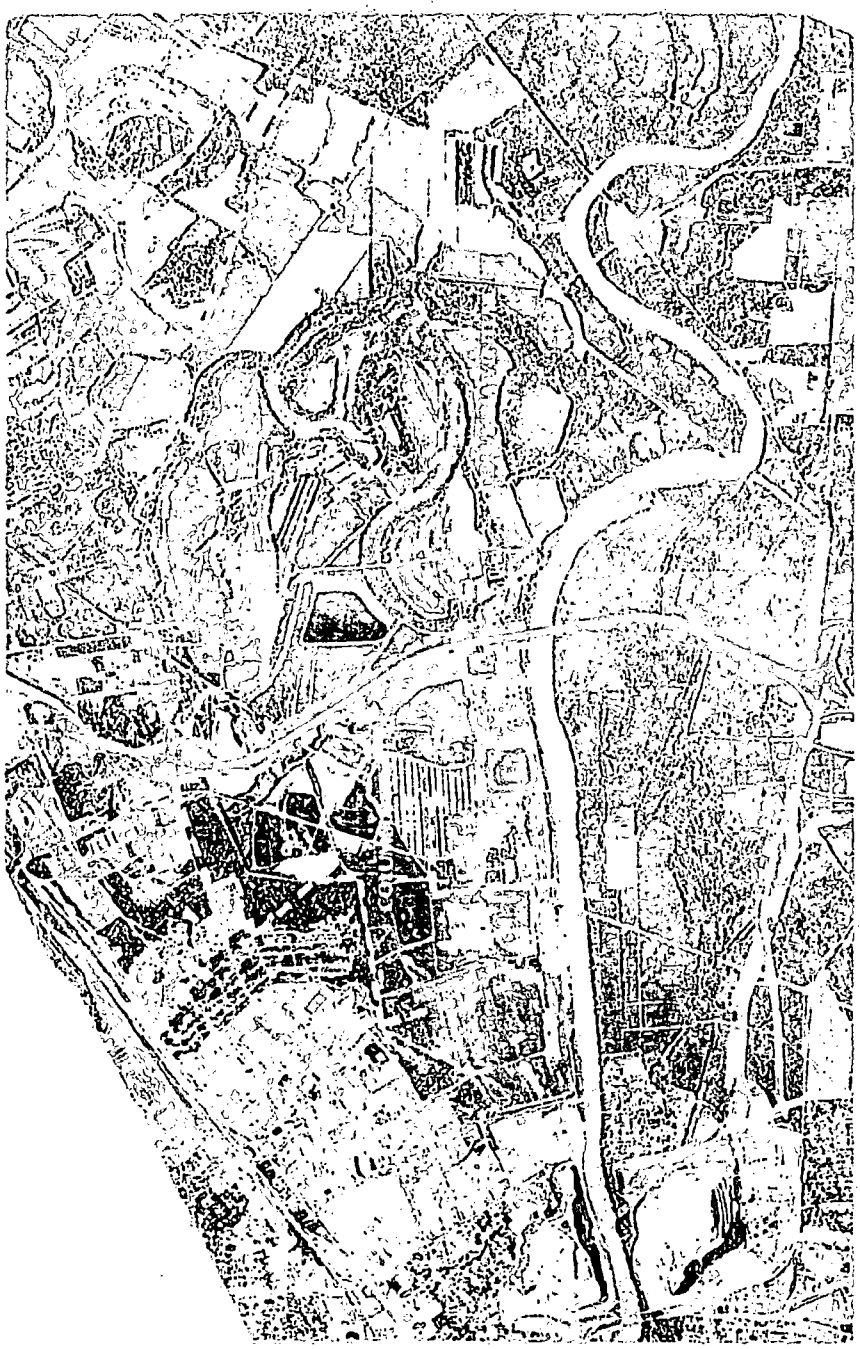
Location Map

The Columbia Venture project is located in Richland County, South Carolina. The project site is situated adjacent to the University of South Carolina (USC) and Columbia's Central Business District. Columbia is served by three major interstate highways, including Interstate 77 which bisects the site. Interstate 26 lies a few miles from the site. Regional transportation plans include extending Interstate 77 to Columbia Metropolitan Airport approximately five miles from the project.

The property is approximately 4,400 acres in size. It is bordered by the Congaree River and Bluff Road. In general the land has been cleared for agricultural use except for the remaining wooded areas which are typically located along the property's streams, lakes and drainage ways. The terrain is relatively flat and protected by a series of levees.

CV007811

PLTF TRIAL EXH 314



Aerial Photograph of Site

CV007812

PLTF TRIAL EXH 314

Opportunities

Stems suburban sprawl Northeast of the City by developing vital downtown community.

Allows for planned development, including a variety of uses.

Potential to increase quality and quantity of commercial services in immediate vicinity.

A formerly undevelopable property, has the potential to create a major tax base increase without adverse impact on current landowners.

Very close in location with immediate access to downtown Columbia and the University of South Carolina.

Extensive frontage on the Congaree River and Interstate 77.

Interstate 77 provides excellent regional access via a full interchange at Bluff Road.

Adjacent to Heathwood Hall School, one of the premier private school in Columbia.

Proximity to the airport and bulk mail facility.

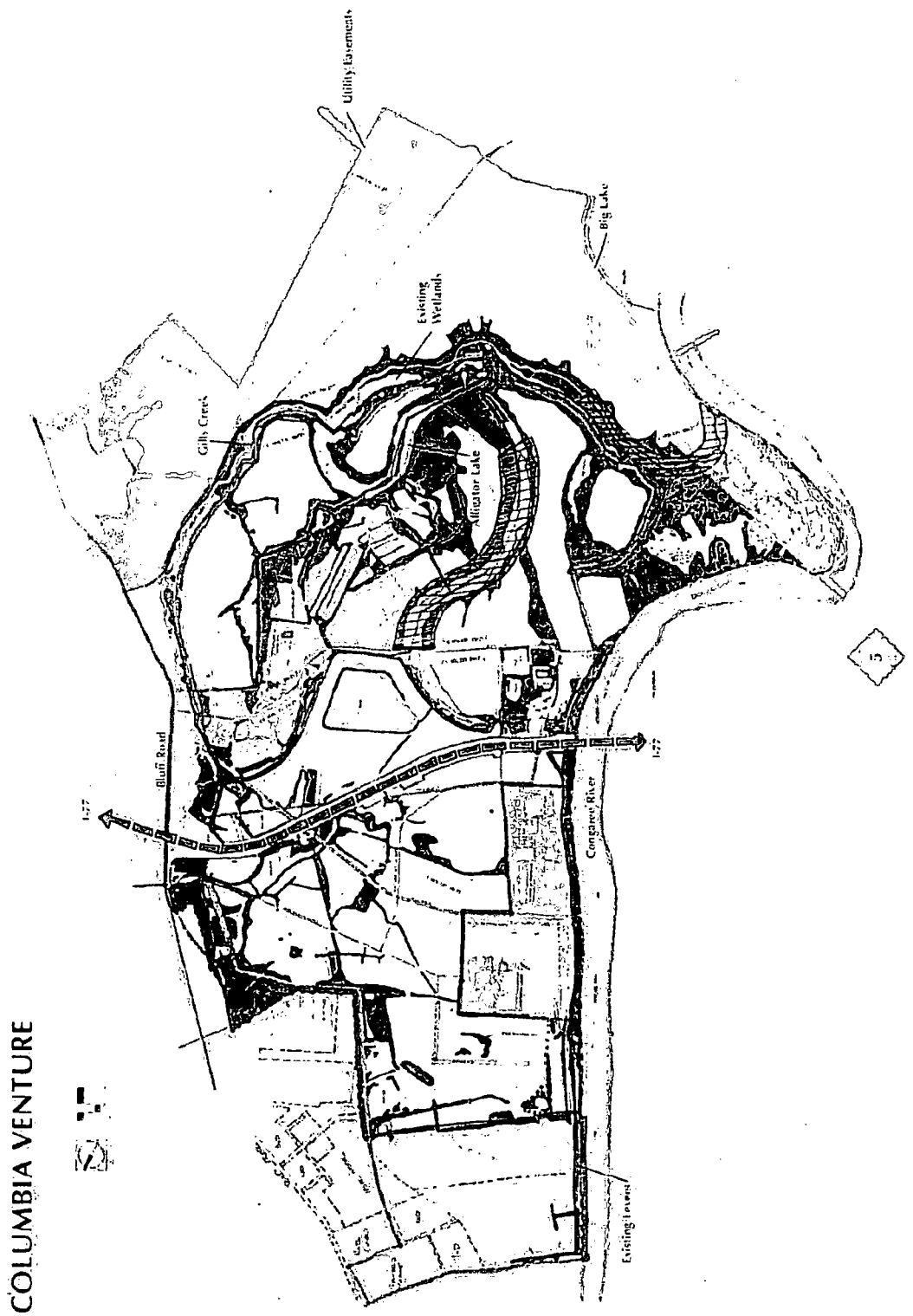
Potential to create a planned mixed-use development due to the property's land use.

Potential to create University-related Research Park due to the size of the property and its location near the University of South Carolina.

Potential to develop University related uses: Graduate housing, research center and athletic facilities.

- Bridges Cayce and Columbia development separation and provides southern anchor for the Vista area development.
- Returns lifestyle to natural assets of the river instead of putting industrial uses on it.
- Provides for interpretive environmental access to the river and ecological areas of South Carolina.
- Potential to improve school district with new public school site .
- Opportunity to integrate the New Town and Country Vision Plan for Richland County on the land south of Interstate 77.

PLTF TRIAL EXH 314
4152
CV007813



CV007814

PLTF TRIAL EXH 314

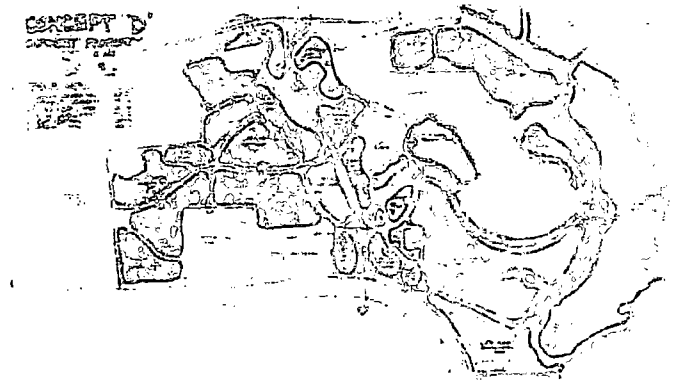
Planning Workshops

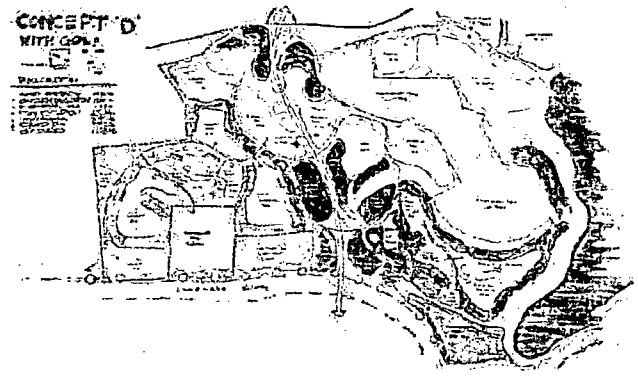
The Columbia Venture Preliminary Master Plan was developed from a series of planning workshops involving the owners, land planners, engineers, golf course architects and others. During the first workshop, a visioning exercise yielded the high concept of a World Class Research Park Community, the elements of which are listed on the next page. These elements were incorporated into a series of conceptual master plans, striving to achieve the highest and best use for the site.

The environmental areas of the site have always been considered one of the strongest assets of the site. The development would be dictated by the wetlands plus 50-foot buffers with only minor impacts by levee improvements and road crossings. The wetlands and buffers along with an Environmental Center and Nature Preserve (500+ acres) would be set-aside for the community, the University and the City of Columbia.

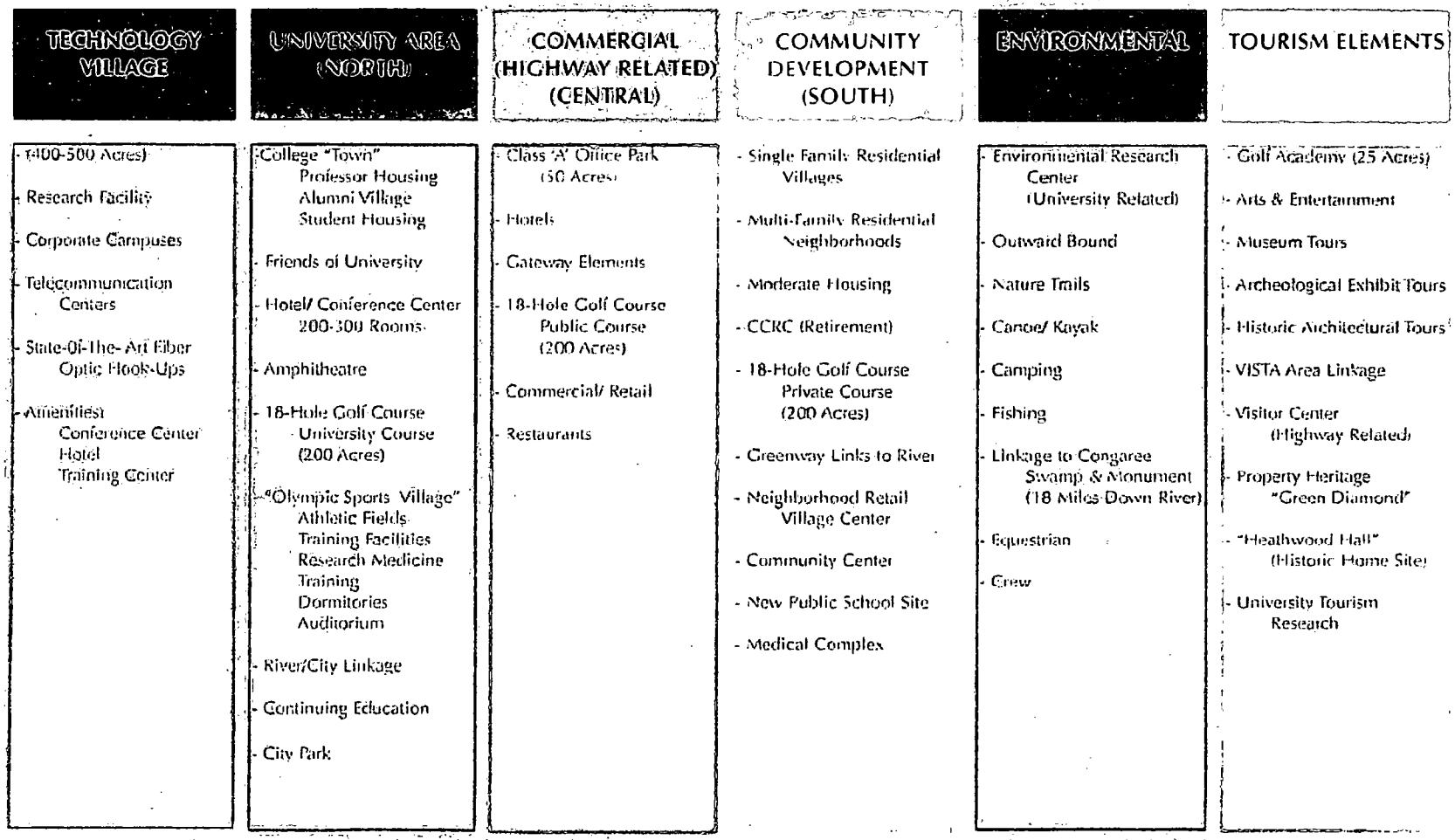
The majority of the development for the project would be the Technology Village and the residential component, which would include golf. Research facilities that parallel no others is the aim of the Technology Village. Providing state-of-the-art facilities, a Conference Center / Hotel, Business Incubator, and University linkages will draw companies and create jobs for Columbia. The residential component will offer a variety of housing types to help create a community where one can work, live and play. School and civic sites have been designated. As a feature for the retirement development portion of the project, a medical complex will be incorporated.

The project will provide a gateway along I-77 for the City of Columbia. Columbia Venture appreciates the responsibility it has to create a community that will enhance the City.





PLTF TRIAL EXH 314
4154
CV007815



WORLD CLASS RESEARCH PARK COMMUNITY

PLTF TRIAL EXH 314
4155
CV007816

Vision Statement

A World Class Technology Village and Residential Community

Overview: Columbia Venture's Green Diamond will be a community unlike anything the Midlands has ever seen. Its mix of residential, recreational and commercial development - while preserving greenspace and complementing the existing environment - make it a model of the kind of responsible growth our area needs.

Location: This property is ideally situated near two airports, a major interstate, existing water and wastewater facilities, downtown Columbia and the University of South Carolina. It's also one of the most beautiful areas anywhere in the Midlands.

Highlights
Green Diamond is an unprecedented opportunity to build and showcase a model for how development should be done, and that's with an approach of smart, quality growth. We have a vision of a community where people can live, work and shop close to home - but the many recreational opportunities and other amenities will also be attractive to those outside the immediate community.

- Preserving "green space" in parks, pedestrian walkways, open areas and amenities;
- 5 minutes from downtown;
- Use of existing road system;
- Connection to existing utilities;
- Alternative to further growth in other areas;
- Creation of residential villages around town centers with shopping and jobs nearby, and
- Mix of town homes, rental apartments, affordable first-time homes, executive homes and golf homesites.

Research & Technology Village
Technology is the driving force behind the 21st Century economy, and frankly, our state and this area are somewhat behind the curve in this regard.

Green Diamond will be home to a pre-eminent Technology Village of over 700 acres, complete with training facilities, hotel and conference center and recreational amenities that will put South Carolina at the leading edge of the New Economy. Local companies, visionaries and political leaders have an unprecedented opportunity to help determine the direction and shape the creation of this park. The company has invited leaders of high tech companies and others to participate in the earliest stages of development of this area.

The Village will:

- Stimulate economic development by serving as an incubator for high-tech industry;
- Develop high-paying jobs that are currently going elsewhere;
- Have a positive impact on the University of South Carolina and other area colleges, as well as the public education system in the community;
- Develop a synergy with the USC School of Medicine and the VA Hospital.

Residential Villages
The residential development will offer a mosaic of different designs and uses. Lots, homes, condos and affordable residences will all be an integral part of the energy created by the Green Diamond living style. Homes on the golf course, attached housing around lakes, multi-family, multi-story condos overlooking the river and affordable single family housing - all are planned for this community.

Environmental, Open Space and Recreational Amenities:
This will be the most beautiful development anywhere in the Midlands, and it will be distinguished by respect and sensitivity to nature. More than half of the total acreage will be devoted to:

- Parks,
- Natural areas
- Lakes
- Trail systems
- Nature preserves
- Golf open space
- Boat Ramps
- Canoe launches
- Environmental centers

Public Facilities and A School
Sites are set aside for possible public uses, such as medical facilities, community services and a school, all intertwined tightly into the tapestry of the entire community.

PLTF TRIAL EXH 314
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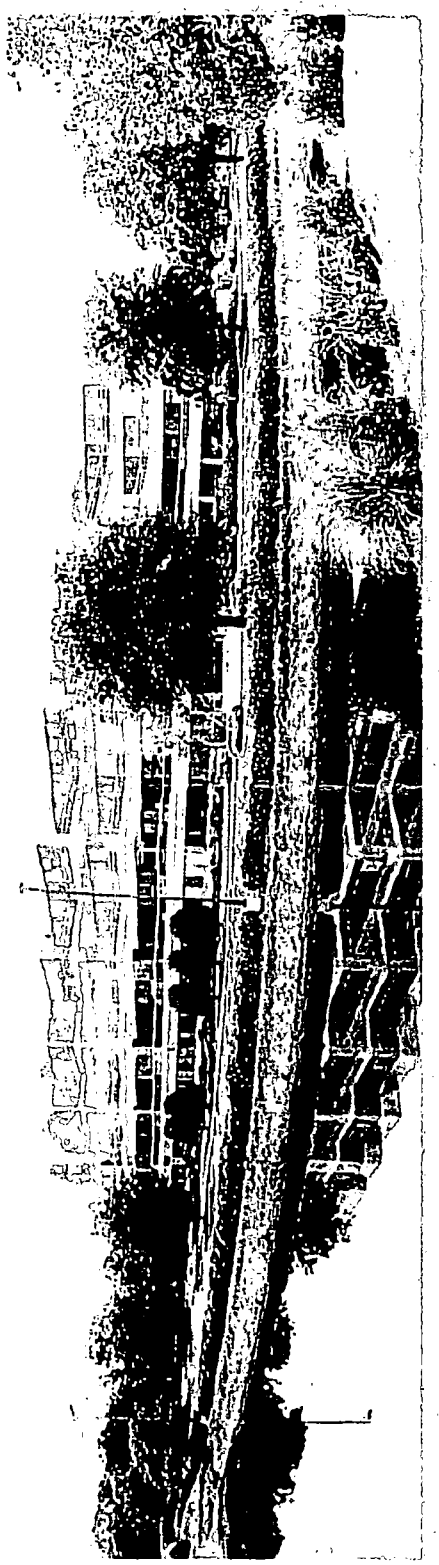

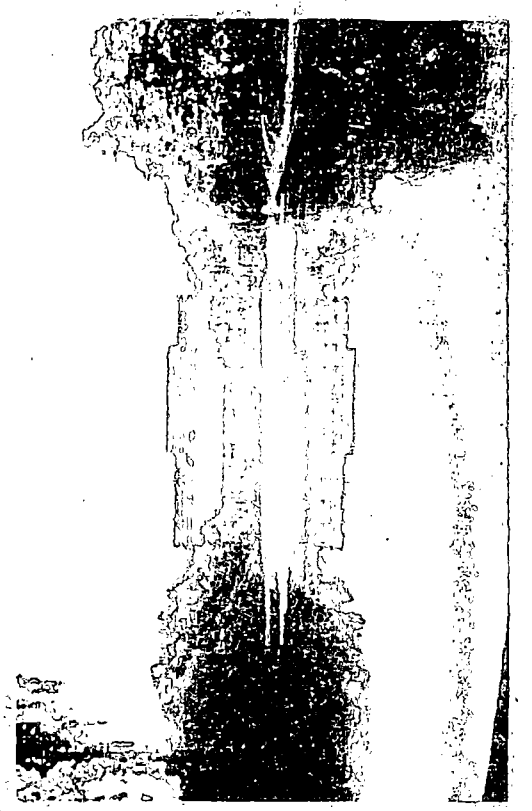

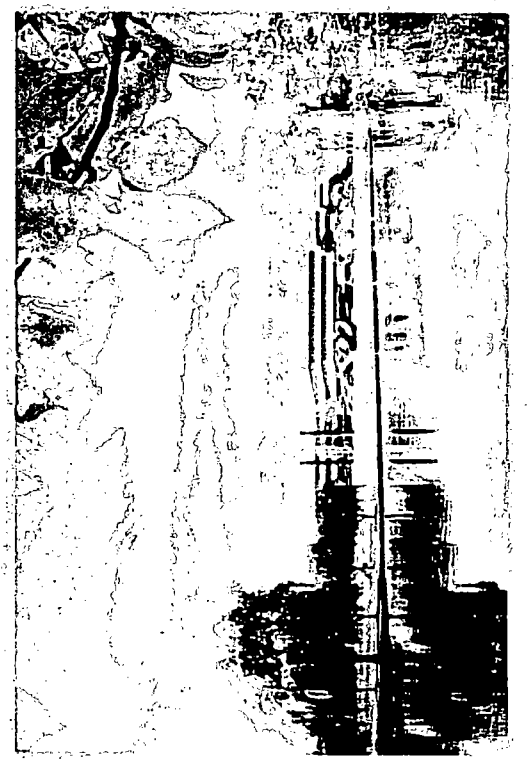

Columbia Venture Vision

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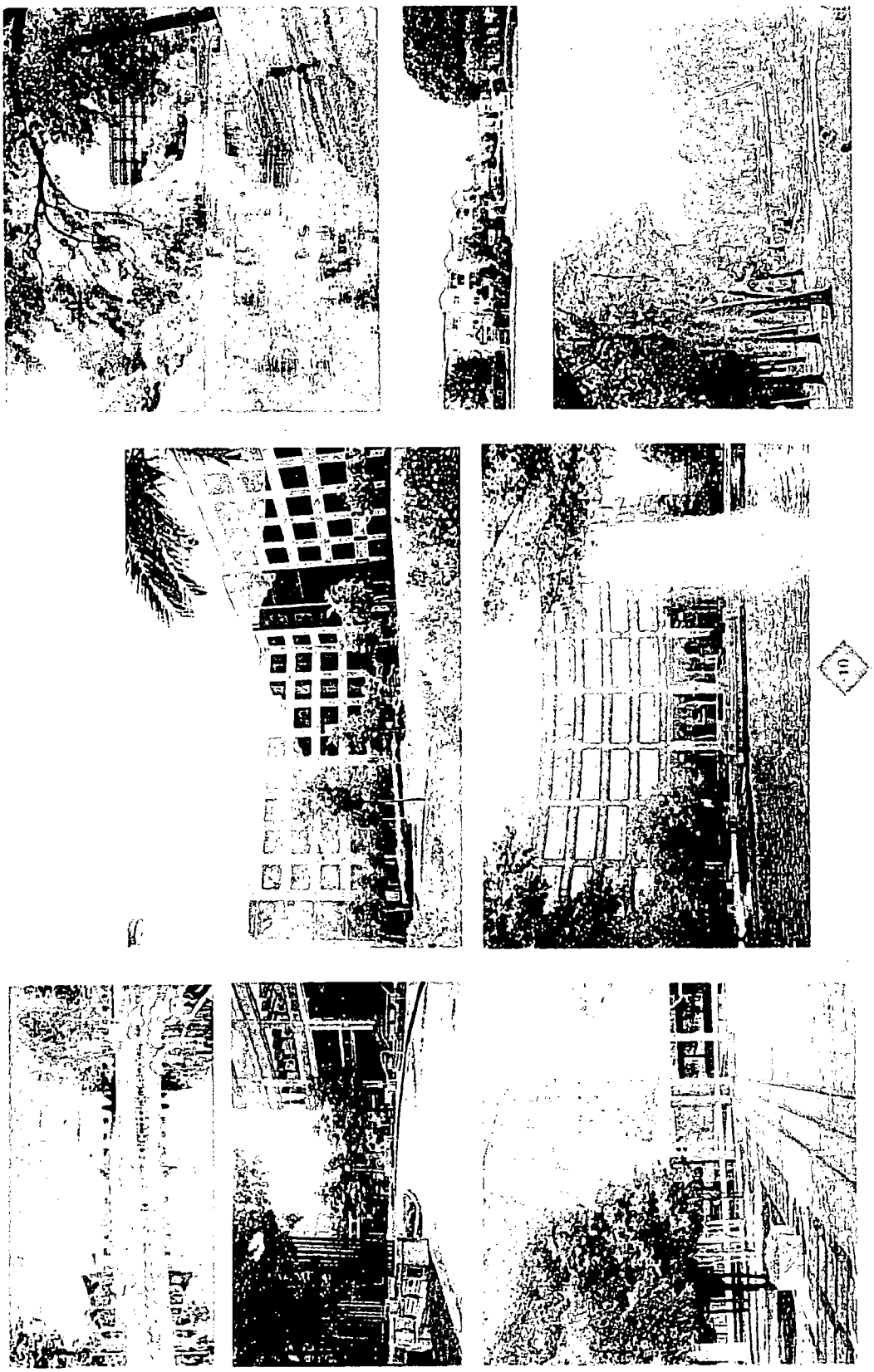

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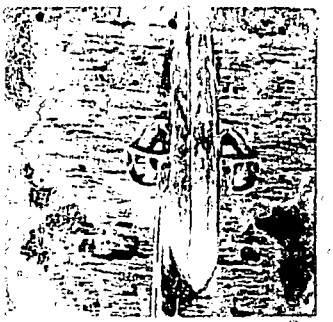

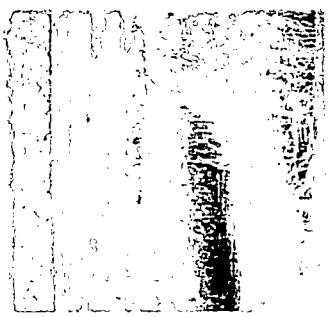

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PLTF TRIAL EXH 314

Linkages

An important feature of Columbia Venture is its linkages; linkages not only physically, but also those that can be formed with the University and the community. Some of the ideas under consideration include:

City of Columbia
- Linear Park along the Congaree River
- Historic architectural tours
- Museum tours
- VISTA area connections
- Arts and entertainment
- Archeological exhibit tours
- Canoe routes to Congaree Swamp and Heritage Preserve (SCANA)
- Nature Trails, fishing and camping locations
- Visitors Center

University of South Carolina
- Research facilities with business incubator
- Housing for students, faculty and staff
- Environmental Center and Environmental Research
- Hospitality studies with the Hotel/ Conference Center
- New sports village with relocation of Farmers' Market
- Continued Education

Transportation Linkages
- Columbia Metropolitan Airport - 5 miles
- Interstate 77
- Interstate 26

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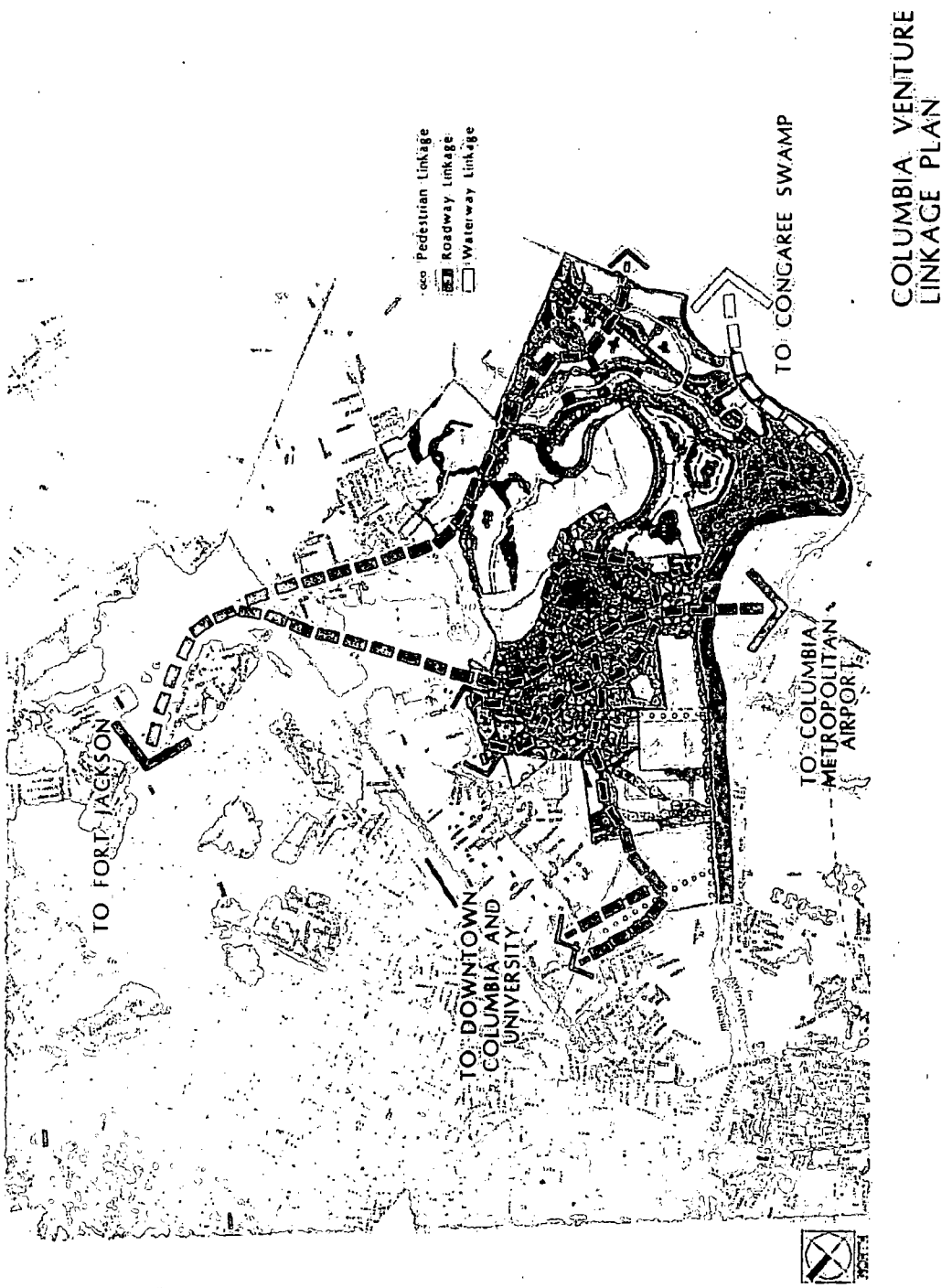

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PLTF TRIAL EXH 314

Preliminary Master Plan

Acres by Levee Section

Levee Section 1: 1122 Acres
Levee Section 2: 1305 Acres
Levee Section 3: 1997 Acres
TOTAL ACRES: 4424 ACRES

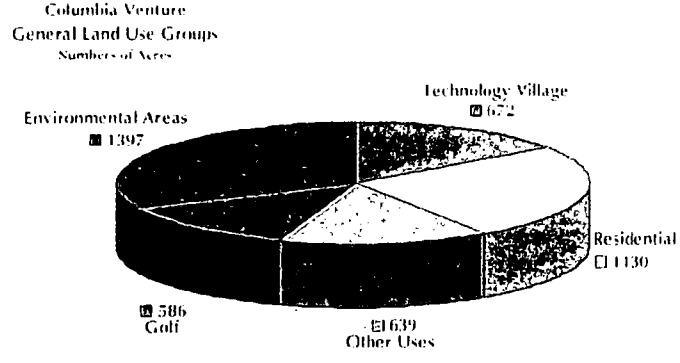
In this plan, over half of the site is devoted to green space. These are in the form of the existing wetlands with 50-foot buffers, lakes, the golf courses, the environmental center, and an abundance of open space. The Technology Village includes a 30% open space requirement. These green spaces provide amenities for both the residential parcels as well as the Technology Village parcels. These areas create pedestrian corridors throughout the project along with abundant areas for wildlife to flourish.

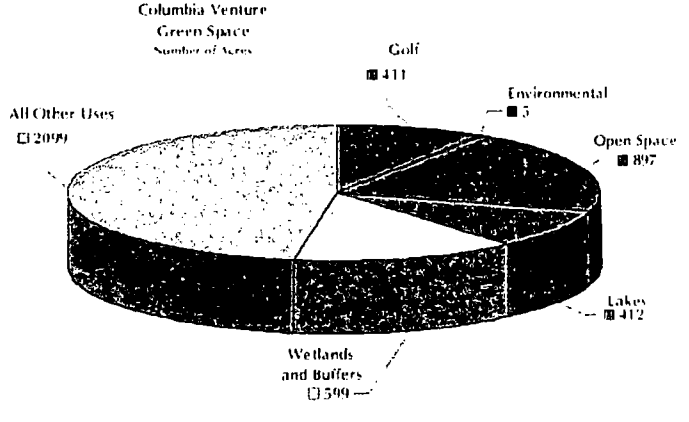
Land Uses Percentages

Technology Village: 15%
Residential: 26%
Golf: 13%
Environmental Areas: 32%
Other Land Uses: 14%

Green Space Percentages

Golf: 9%
Environmental Center: .1%
Open Space: 20%
Lakes: 9%
Wetlands & Buffers: 14%
TOTAL GREEN SPACE: 53%
Development Land Uses: 47%





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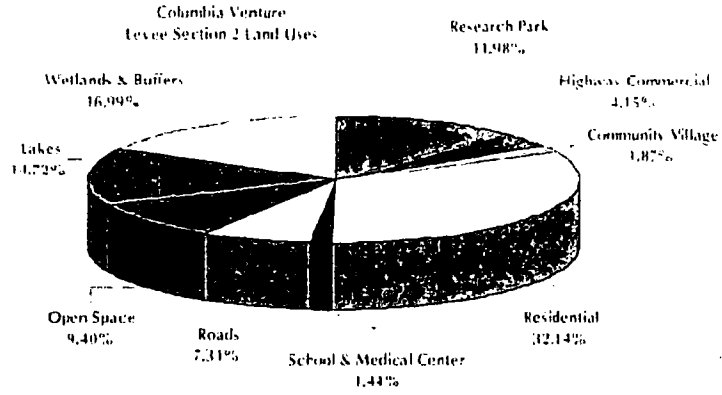
PLTF TRIAL EXH 314

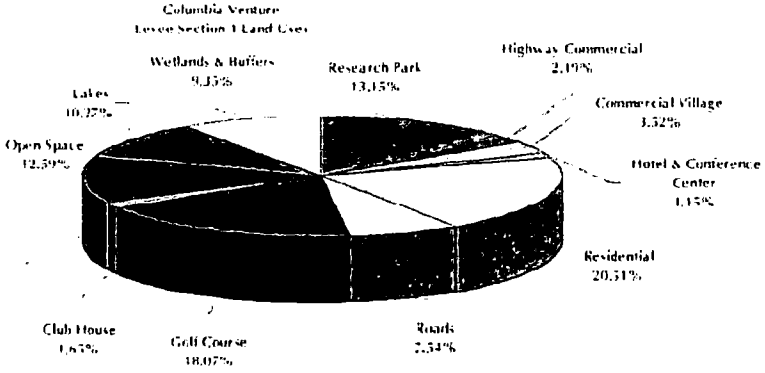
Land Uses

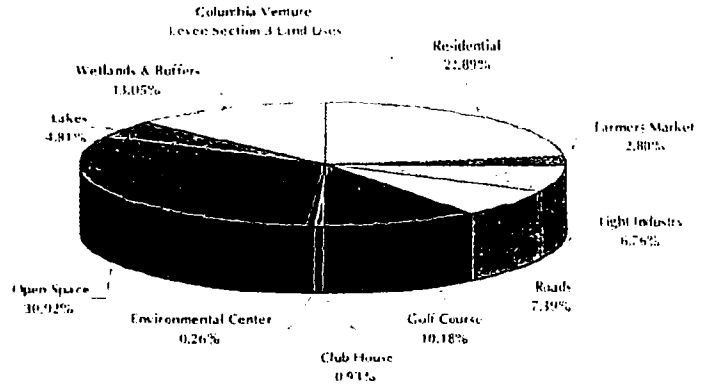
Development Densities:

Technology Village: (Levee Section 1 & 2)
- FAR: .4-.5
- Total Square feet : 13,500,000
- Estimated total ERU's: 23,500+

Residential Acreage:
- Single Family:
  - Levee Sections 1 & 2: 554.36 acres
  - Levee Section 3: 465.65 acres
- Multi-Family:
  - Levee Sections 1 & 2: 110.68 acres
- Totals:
  - Levee Sections 1 & 2: 665.04 acres
  - Levee Section 3: 465.65 acres
  - Total: 1130.69 acres
- Estimated total ERU's: 5400+







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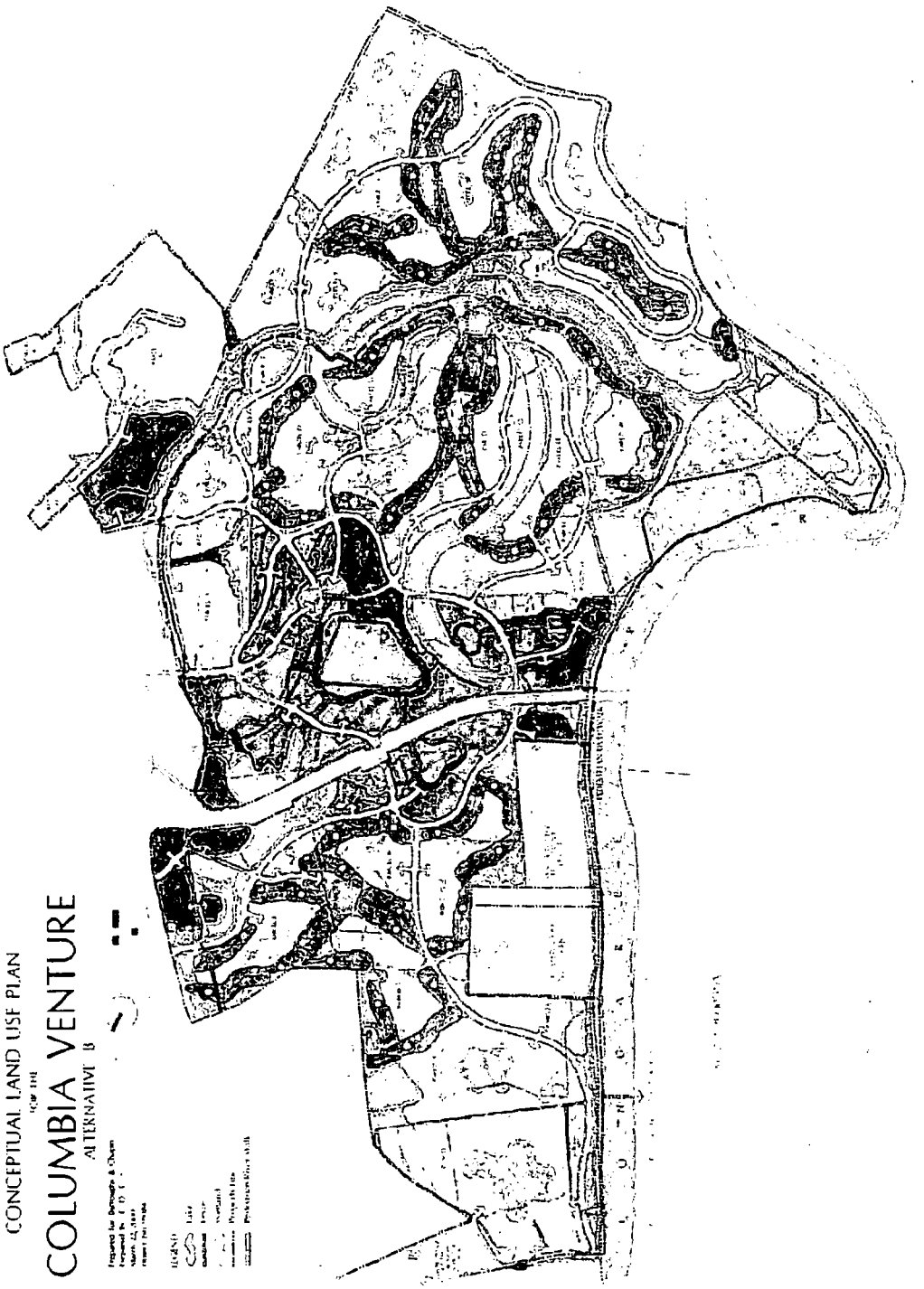

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PLTF TRIAL EXH 319

COLUMBIA VENTURE
Columbia, South Carolina
Land Use Calculations Alternative B March 22,2000

Lever Action	Parcel	Single Family Residential	Multi Family Residential	Affordable Housing	Commercial	Commercial	Commercial	Light Industrial	Office	Club House & Conference Center	Golf	Wetlands & Buffers	Roads	Total	Lever Total
1	1													24.31	
	2													14.52	
	3		47.65											47.65	
	4	14.29												14.29	
	5									16.80				16.80	
	6	10.04												13.04	
	7		200.80								39.06			240.46	
	8	123.26									20.02			146.49	
	9	93.48												63.48	
	10	37.41												37.41	
	11	10.06												16.06	
	12		65.25											65.25	
	13		39.95											39.95	
	14	28.87												28.87	
	15										6.06			26.93	
	Condo site										10.16			269.61	
	Hotel										24.96	105.16		136.85	
Lever Total		57.97	308.10	0.00	59.61	0.00	0.00	0.00	21.95	21.80	16.40	0.00	105.16	65.85	1313.82
2	16											27.27	65.85	12.70	
	17													21.75	
	18		82.70											65.70	
	19		20.60								0.82			23.05	
	20	41.74									4.06			48.91	
	21	27.67												27.67	
	22	13.56												13.56	
	23	12.82												12.82	
	24	18.13									0.49			18.13	
	25	15.41									0.25			15.41	
	26		31.16											21.52	
	27					21.52								17.19	
	28	12.06													
	29		59.01								4.25	1.92		67.69	
	30	19.53												19.53	
	31	29.61												29.61	
	32													20.64	
	33		93.19								2.51			95.70	
	34		24.77											24.77	

CV005272

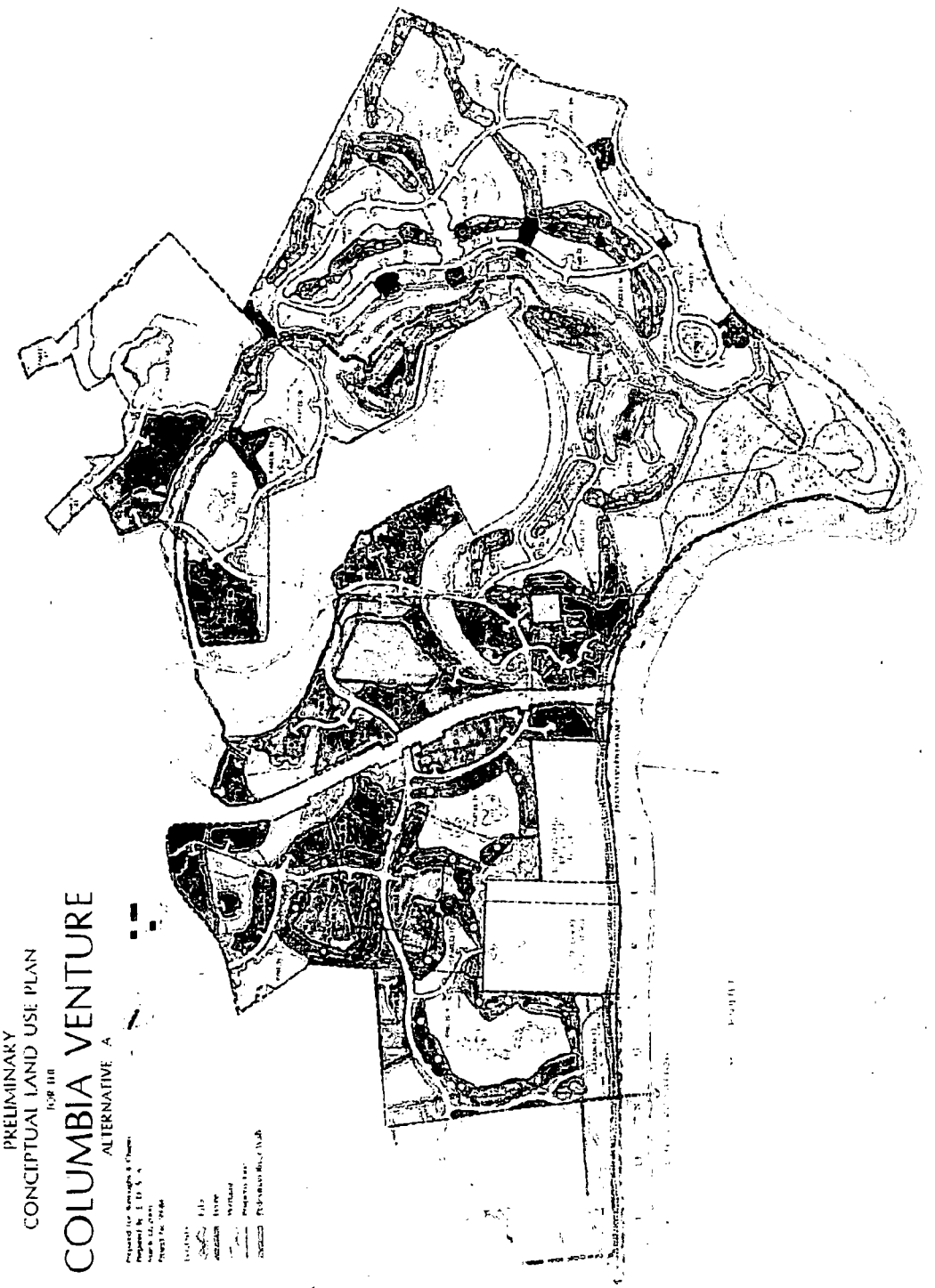
PLTF TRIAL EXH 319

Land Use Calculations Alternative B

Land Use	Levee Section 1		Levee Section 2		Levee Section 3		Total (Acres)
Research Park	58		203				**261**
Residential	612		646		615		**1873**
Affordable Housing					26		**26**
Highway Commercial	60		80				**139**
Golf & Open Space	239		227		194		**660**
Club House & Conference Center	17		17				**33**
Parks	27		66		375		**468**
Town Center			22				**22**
School			29				**29**
Farmer's Market					74		**74**
Light Industrial					175		**175**
Environmental Center					9		**9**
Lakes	130		214		147		**492**
Wetlands & Buffers	105		229		365		**699**
Roads	66		115		49		**230**
Total (Acres)	**1314**		**1644**		**2030**		**5191**

Note: All are approximated numbers of acres
March 21, 2000
Prepared by E D S A

PLTF TRIAL EXH 319
4170
CV005273



CV005266

PLTF TRIAL EXH 320

COLUMBIA VENTURE

Columbia, South Carolina

Land Use Calculations Alternative A **March 22,2000**

Levee Section	Parcel	Retail	Single Family Residential	Multi Family Residential	Affordable Housing	Neighborhood Commercial	Town Center	Office	Light Industrial	GC	Club House & Conference Center	Hotel	Wetlands & Buffers	Roads	Total	Levee Total
1	1					19.84									19.84	
	2			28.97											28.97	
	3														17.82	
	4					[illegible]									14.74	
	5	[illegible]										[illegible]			48.73	
	6	[illegible]													72.07	
	7	[illegible]										[illegible]	3.50		31.74	
	8										23.62	[illegible]			26.07	
	9		82.89									[illegible]			99.00	
	10		23.62									[illegible]			25.10	
	11		55.5									[illegible]			66.26	
	12	[illegible]										[illegible]			44.94	
	13			30.51											30.51	
	14					[illegible]									23.20	
	Golf Course									[illegible]	[illegible]	[illegible]			279.65	
	Parks											[illegible]	101.56		150.07	
Levee Total		178.42	162.01	59.48	0.00	37.06	0.00	17.82	0.00	0.00	0.00	191.45	32.62	23.62	0.00	121.50	29.15	105.16	0.00		978.79
2	15					[illegible]										15.25					
	16							[illegible]								55.56					
	17		50.96													54.80					
	18	[illegible]														18.44					
	19		11.60													16.60					
	20		39.40													54.42					
	21	[illegible]														23.57					
	22	[illegible]														17.19					
	23	[illegible]														14.98					
	24	[illegible]														18.82					
	25						23.62									23.62					
	26	[illegible]														16.53					
	27	[illegible]														63.53					
	28	[illegible]														12.77					
	29		48.00													49.15					
	30					[illegible]										5.10					
	31					[illegible]										3.57					
	32					[illegible]										17.53					
	33					[illegible]										6.94					
	34					[illegible]										4.61					

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PLTF TRIAL EXH 320

COLUMBIA VENTURE
Columbia, South Carolina

Land Use Calculations Alternative A

Land Use	Levee Section 1	Levee Section 2	Levee Section 3	Total (Acres)
Research Park	178	209		387
Residential	221	244	543	1009
Affordable Housing			26	26
Highway Commercial	58	72		130
Golf & Open Space	217	221	283	721
Club House & Conference Center	24			24
Parks	18	16	394	428
Medical Center		50		50
Town Center		21		21
School	18			18
Farmer's Market			74	74
Light Industrial			146	146
Environmental Center			7	7
Lakes	134	154	192	480
Wetlands & Buffers	105	229	365	699
Roads				206
Total (Acres)	**973**	**1007**	**2030**	**4425**

Note: All are approximated numbers of acres
March 21, 2000
Prepared by E D S A

PLTF TRIAL EXH 320
4174
CV005269

LOCKWOOD GREENE
Consulting·Design·Construction

1500 International Drive
864-578-2000
Spartanburg, SC 29303

Transmittal

Sheet 1 of 1

To Columbia Venture, LLC
4875 Forest Drive-Suite 202
Columbia, SC 29206
Attn: Mr. Jim Wiseman

Date: 05-May-00
Job No.: 006217.01
Job Name: Congaree Property
Transmittal No.: 11

The Following Data was sent via: Fedex

Code for Lockwood Greene Documents	
A - Approval	B - Bid
C - Construction	D - Design
I - Information	P - Permit
R - Review	RD - Revised Document
T - Transmittal Only	X - See Comments

Copies To	Qty.	Copies To	Qty.
Master File	1	Mr. Carroll Walker	1
Mr. Don Crowder	1	Mr. Dowdell Brown	1
Mr. George Gregory	1	Mr. Lane Fowler	1
Mr. Wilson Tillotson	1		

Comments:

Transmitted By: Roxanne Greenleaf
Transmitted For: Wilson Tillotson RGreenleaf for WTillotson ON MASTER LIST
Quantity Transmitted: 1

Document No.	Rev. No.	Description	Code
Status Report 4/12/00	-	Project Status Report	I

CV001027

PLTF TRIAL EXH 323

Columbia Venture LLC

A Joint Venture

PROJECT STATUS REPORT

Columbia, SC
LG Project No. 006217.01
April 12, 2000

LOCKWOOD GREENE
Consulting • Design • Construction

CV001028

PLTF TRIAL EXH 323

Project Status Report
Columbia Venture LLC

LG Project Number:	006217.01		
Project Name:	Columbia Venture	Date:	12 Apr. 2000
Project Manager:	Don Crowder	Period Ending:	31 Mar. 2000

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Project Status Report
Columbia Venture LLC

LG Project Number:	006217.01		
Project Name:	Columbia Venture	Date:	12 Apr. 2000
Project Manager:	Don Crowder	Period Ending:	31 Mar. 2000

1. Status

1.1 Executive Summary

This is update since the 8 October 1999 report.

The 90-day public comment and appeal period began with the official public notice on 14 September 1999. FEMA issued the Revised Preliminary FIRM maps indicating the site as floodplain instead of being in the floodway. At the end of the 90 day public comment period, Richland County and S.C. Department of Natural Resources appealed the maps. In response to the appeal FEMA held a meeting in Columbia to allow opposition groups to present their concerns. FEMA indicated that the opposition groups concerns would be addressed. A letter of final determination will be made and the mapping will become effective.

Coordination of geotechnical calculations with levee cross section was made to provide an economical design relative to earthwork considerations. It is anticipated that this will result in significant cost reduction from the original proposed cross section.

1.2 Work Accomplished October through March:

1.2.1 Current design of the levee system is based on 500-year design elevations plus 3 feet of freeboard. An additional construction tolerance of 6" will be added to the design drawings to account for settlement/ construction errors.

A decision has been made to design the levee based on the 100 year BFE plus 4' freeboard.

1.2.2 Continued levee section 1 & 2 construction drawings. Specific design areas include cross sections and interior drainage systems.

1.2.3 S&ME revised the geotechnical evaluation "Geotechnical Exploration, Congaree Levee Improvements" to include the 500 year flood elevation.

1.2.4 S&ME performed additional geotechnical exploration of levee section near Bluff Road. This was needed because of

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added length in this area and in an area where levee was adjusted to avoid wetlands.

1.2.5 Began preparations of wetland permit application drawings. All permit application drawings are complete except for planned interior development roads and utility crossings / impacts.

1.2.6 Obtained underground sanitary sewer drawings from the City of Columbia. Also obtain grading drawings of the City of Columbia Wastewater Treatment Plant. Obtained utility drawings for surrounding properties from SCE & G, Bellsouth and City of Columbia.

1.2.7 Coordinated with City of Columbia on the City's portion of levee. Authorized S&ME to review geotechnical report prepared by QORE for the City of Columbia's section of levee.

1.2.8 Fieldwork for levee section 1, 2 and 3 wetland delineation was completed by Wetlands and Environmental Associates.

1.2.9 Received the completed delineated wetland surveys for levee sections 1, 2 and 3 from Survey and Mapping Services.

1.2.10 Obtained Army Corp of Engineers approval of wetland delineation by Wetland and Environmental Associates.

1.2.11 Authorized Todd E. Salvagin of Wilbur Smith Associates to prepare a preliminary traffic study.

1.2.12 Began work on conceptual cost estimate of utility systems based on EDSA Master Plan.

1.2.13 Attended value engineering meeting with S&ME. Coordination of geotechnical calculations and most economical levee cross section resulted in estimated savings of $500,000.

1.2.14 Columbia Ventures authorized Willard Byrd and Associates to begin golf course design.

1.2.15 Completed preparation of construction quality assurance/quality control (QA/QC) work plan for the levee system.

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1.2.16 Revised levee cost estimate based on 100 and 500-year elevations.

1.2.17 Columbia Ventures authorized EDSA to begin master planning of site and attended programming workshop in Columbia.

1.2.18 EDSA continued modifications / refinements to master plan and issued preliminary Land Use Plan.

1.2.19 Survey & Map Services obtained survey information on stormwater culverts crossing the levee.

1.2.20 Obtained copies of Threatened and Endangered Species Evaluation, Historical, Cultural Evaluation, and partial *(draft)* Environmental Phase II Study.

1.2.21 Visited similar developments in Texas to determine concerns and successes.

1.2.22 Authorized Independent Mapping Consultants to get additional aerial photographs of surrounding areas and SCANA property.

1.2.23 Attended review meeting with Richland County and the Army Corp of Engineers to discuss interior drainage and geotechnical issues.

1.3 Work Planned for Month of April/May:

1.3.1 FEMA determination of flow rate BFE and floodway location. Revise levee design to incorporate revised BFE imposed by FEMA.

1.3.2 Prepare Conditional Letter of Map Revision permit application package to be able to begin construction on levee system.

1.3.3 Submit CLOMR to Richland County.

1.3.4 Submit wetlands disturbance permit for levee sections 1, 2 & 3.

1.3.5 Prepare revised HEC-2 River model to indicate "No Impact" on adjacent landowners as a result of levee upgrade.

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1.3.6 Continue preparation of construction drawings for the levee system. This includes earthwork, storm water, etc.

1.3.7 Prepare permit application for sediment and erosion control to be submitted to Richland County.

1.3.8 Issue final Master Plan (by EDSA).

1.3.9 Schedule trip to Houston area with Richland County officials to observe similar existing developments.

1.3.10 Attend meeting with FEMA (27 April 2000) to review data previously submitted to them.

1.4 Action Items:

1. FEMA to establish river flow rate and BFE.
2. Review CLOMR with FEMA.
3. Bid alternates on toe drain vs. no toe drain.
4. Locate borrow areas.
5. Refine project budget.
6. Infrastructure design.
7. Further investigate other levee districts in U.S.
8. Determine schedule for site to be annexed into City of Columbia.

2. Cost Status

See attached report.

3. Schedule Analysis

The project schedule has not been revised since the last monthly report. This is due to not having a final decision by FEMA. The project schedule will be revised once a final decision is made. Therefore, the following schedule analysis is included for information only.

3.1 Critical Path

Determination of levee height design requirements and FEMA establishment of river flow rate with BFE.

FEMA final issuance of FIRM mapping.

Annexation into City of Columbia.

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Determination of City of Columbia Metropolitan Wastewater Treatment Plant levee suitability. City of Columbia evaluation of their levee is required. (Complete except for any modifications resulting from final FEMA BFE).

Obtain environmental clearance of property (i.e. environmental assessments, historical, cultural, wetlands, threatened and endanger species).

The following are the numbered tasks on the schedule that are considered critical items:

Task #	Comment
35	Approach with FEMA was changed. No CLOMR was submitted prior to map revision. Public hearing delayed by approximately 3 weeks due to FEMA, this delays all subsequent FEMA milestone.
39	This item is included to indicate potential delays for government reviews that are not under the control of LG.
46	Levee section drawings cannot be completed until river flows and BFE are set.
58	Construction – construction schedule is still based on 2 separate levee construction phases.

3.2 Milestone Dates :

See attached schedule

3.3 Project Schedule Delays or Improvements:

3.3.1 Due to delay in FEMA letter of final determination, submittal of Wetlands Disturbance Permit Application has been delayed. This permit must be received before construction within wetlands can begin.

4. Attachments

4.1 Cost Report

4.2 Project Schedule

4.3 Organization Responsibility Matrix

CV001034

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Columbia Venture

Consultants		Committed to Dated 4/12/00	Spent to Dated 4/12/00
Survey			
Survey & Mapping Services		$19,600	$19,600
Independent Mapping Services		$67,988	$67,644
Independent Mapping Services		$7,410	$7,410
Survey & Mapping Services		$16,575	$16,575
Survey & Mapping Services		$15,700	$6,068
Survey & Mapping Services		$800	$800
	Total	**$128,073**	**$117,997**
Other Consultants			
Virtus Corporation		$30,000	$30,000
Wilbur Smith Associates		$8,900	$0
		$38,900	**$30,000**
Geotechnical			
Bunnell-Lammons Eng.		$4,650	$4,650
S&ME, Inc.		$266,358	$266,352
	Total	**$271,008**	**$271,002**
Sub Total		**$437,981**	**$418,999**
Engineering			
Lockwood Greene		$2,000,000	$748,973
H&H			
Leo Beard			$5,400
Martin Becker			$10,000
Martin Becker			$0
Martin Becker (expenses)			$698
John R. McAdams			$31,997
	Total	**$2,000,000**	**$797,068**
Total		**$2,437,981**	**$1,216,067**

PLTF TRIAL EXH 323

4183

CV001035

Revised 2/10/00

Columbia Venture, L.L.C.

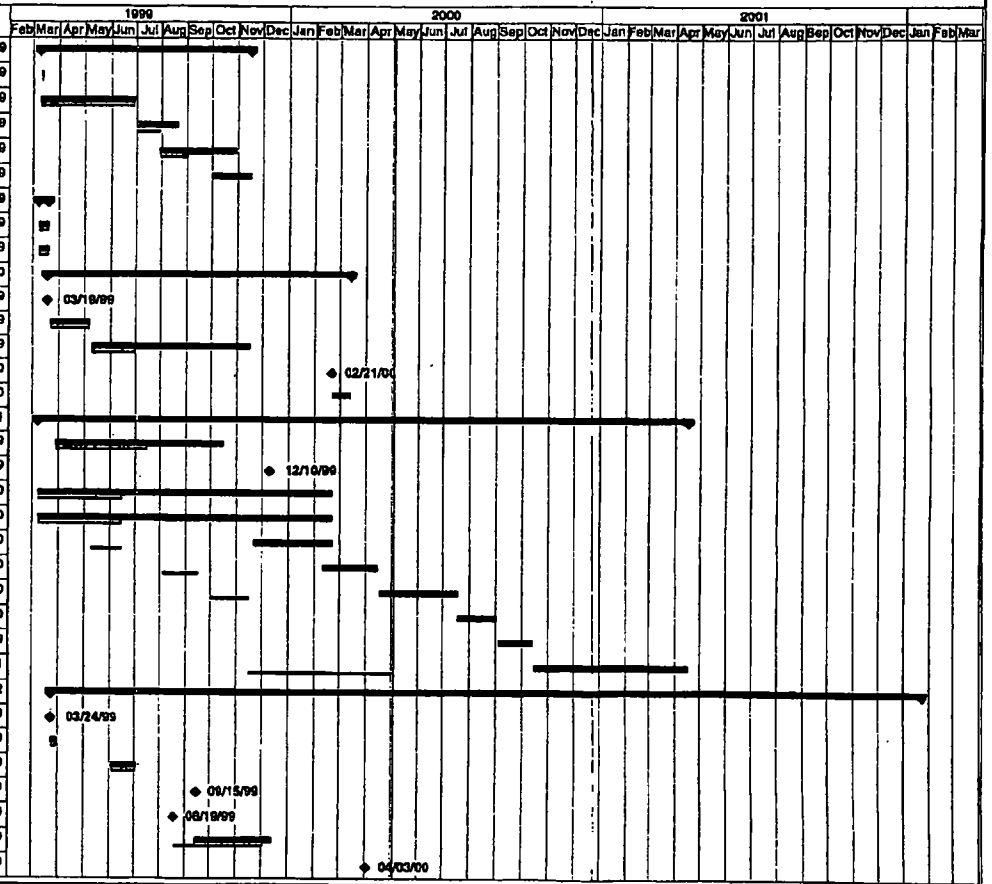
COLUMBIA, SC

Levee Upgrade to FEMA Standards

006217.01

LOCKWOOD GREENE
Consulting · Design · Construction

ID	Task Name	Start	Finish
1	Survey	03/10/99	11/16/99
2	Obtain Levee Cross sections (Levee Section 1)	03/12/99	03/12/99
3	Aerial Topo Levee 1 & 2	03/10/99	06/25/99
4	Wetland Boundary Levee Section 1	07/01/99	08/20/99
5	Wetland Boundary Levee Section 2	07/30/99	10/29/99
6	Wetland Boundary Levee Section 3	10/01/99	11/16/99
7	Preliminary Geotechnical	03/08/99	03/19/99
8	Levee Recommendations	03/08/99	03/19/99
9	Borrow Area Recommendations	03/08/99	03/19/99
10	Final Geotechnical	03/19/99	03/13/00
11	Select Firm	03/19/99	03/19/99
12	Perform Field Work	03/22/99	05/07/99
13	Prepare Geotechnical Report Levee Section, Sections 1 & 2	05/10/99	11/15/99
14	Obtain City Levee Info	02/21/00	02/21/00
15	Revised Geotechnical Report based on FEMA's final BFE determination	02/21/00	03/13/00
16	Environmental	03/08/99	04/16/01
17	Wetland Delineation Levee Section 1,2&3	03/29/99	10/15/99
18	Obtain ACOE Approval of Wetland Delineation	12/10/99	12/10/99
19	Archaeology	03/08/99	02/21/00
20	Threatened/Endangered	03/08/99	02/21/00
21	EA Phase II	11/22/99	02/21/00
22	Prepare & Submit Wetland Permit Application Levee Section 1,2&3	02/11/00	04/14/00
23	Wetland Corp. of Engineers Review/Public Notice (Levee Section 1,2&3)	04/17/00	07/18/00
24	Response to Corp. of Engineer Comments	07/19/00	09/01/00
25	COE Issue Wetlands Permit	09/04/00	10/13/00
26	Possible Extended Government Review - will extend Construction	10/16/00	04/16/01
27	FEMA	03/24/99	01/23/02
28	Preliminary FEMA Meeting	03/24/99	03/24/99
29	Obtain latest Flood Study	03/24/99	03/30/99
30	Prepare Revised Floodplain/Floodway Model	06/03/99	07/02/99
31	FEMA Presented Floodway Model	09/15/99	09/15/99
32	Public Hearing	08/19/99	08/19/99
33	90 Day Public Comment Period & Receive FEMA Letter of Final Determination	09/14/99	12/13/99
34	FEMA Approval of Flood Maps (LFD)	04/03/00	04/03/00



Project: Congaree 006217.01
Date: 05/03/00

Task — Split ..... Progress — Milestone ◆ — Summary — Baseline, Tasks — Baseline, Milestone

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PLTF TRIAL EXH 323

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CV0001036

Revised: 2/10/00

Columbia Venture, L.L.C.

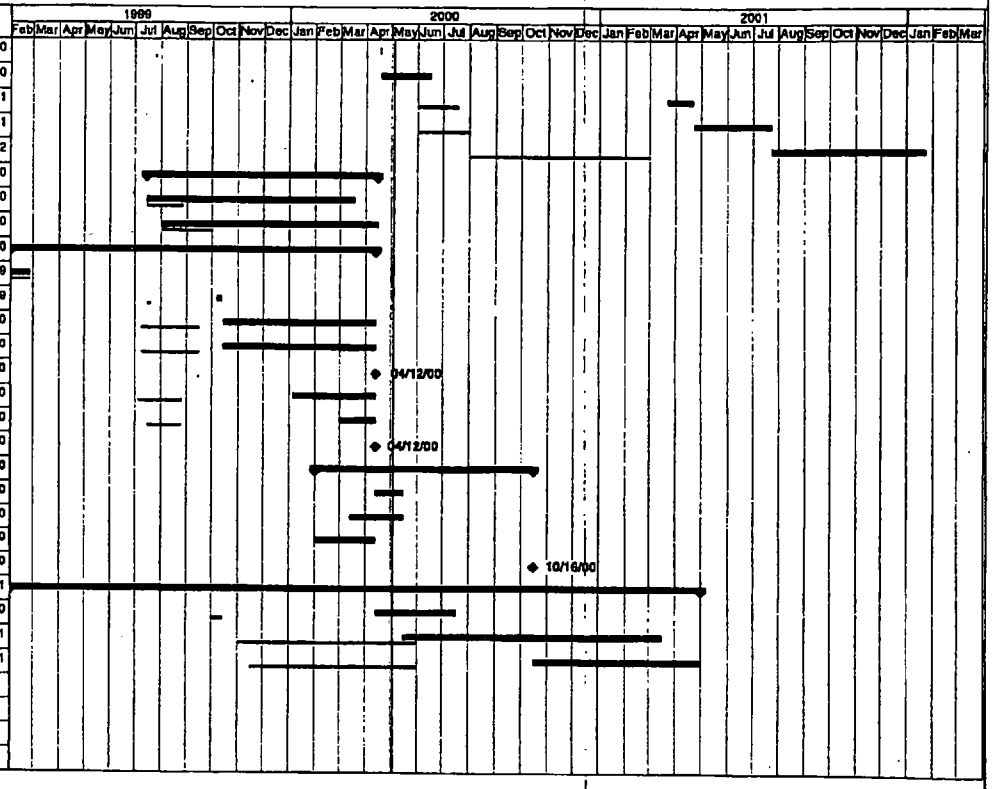
COLUMBIA, SC

Levee Upgrade to FEMA Standards

006217.01

LOCKWOOD GREENE
Consulting · Design · Construction

ID	Task Name	Start	Finish
35	CLOMR to Richland County	04/17/00	04/17/00
36	Government Review of CLOMR and Approval of CLOMR	04/18/00	06/15/00
37	Prepare As-Built Floodplain/Floodway Model	03/22/01	04/20/01
38	Certification Issue LOMR & FEMA Approval	04/23/01	07/23/01
39	Possible Extended Government Review	07/24/01	01/23/02
40	Master Plan	07/15/99	04/14/00
41	Site Master Drawing	07/15/99	03/17/00
42	3D Model	08/02/99	04/14/00
43	Engineering	02/01/99	04/12/00
44	Preliminary Cost Estimate	02/01/99	02/24/99
45	Updated Cost Estimate	10/07/99	10/11/99
46	Levee Section 1& 2 Drawings	10/14/99	04/12/00
47	Borrow Area Drawings (Levee Section 1&2)	10/14/99	04/12/00
48	Sediment & Erosion Drawings (Levee Section 1&2)	04/12/00	04/12/00
49	Stormwater	01/05/00	04/12/00
50	Operation and Maintenance Plan	03/01/00	04/12/00
51	Submit Sediment/Erosion Control Plan	04/12/00	04/12/00
52	Richland County	02/01/00	10/16/00
53	Richland County Review & Approval of Sediment & Erosion Control Plan	04/13/00	05/15/00
54	Levee Geotechnical Report to Richland County	03/14/00	05/15/00
55	Interior Drainage Plan to Richland County	02/01/00	04/12/00
56	USACE Approval of Wetlands Permit	10/16/00	10/16/00
57	Construction	02/01/99	04/30/01
58	Bid and Award Levee Section 1&2	04/14/00	07/17/00
59	Levee Section 1&2 Construction (Non Wetland Areas)	05/17/00	03/15/01
60	Levee Section 1&2 Construction (Wetland Areas)	10/16/00	04/30/01
61			
62	*Note 1: Items 18 & 34 show minimal federal review time.*		
63	*Items 26 & 39 accounts for possible extended government review.*		
64	*Note 2: Item 50 & 51 required before the approval of CLOMR*		



Project: Columbia 006217.01
Date: 09/03/00

Task — Split — Progress — Milestone — Summary — Baseline, Tasks — Baseline, Milestone

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CV001037

EXHIBIT 4.1(a)

Initial Capital Contributions; Membership Units

Member	Initial Capital Contribution	Fair Market Value	Number and Class of Membership Units
Burroughs & Chapin Company, Inc.	Contracts to purchase Manning property	$6,000,000	6,000 Class B Membership Units
	$3,000,000 cash	$3,000,000	3,000 Class A Membership Units
NLBF, LLC	$3,000,000 cash	$3,000,000	3,000 Class A Membership Units
Fort Carson Family Housing, LLC	$2,000,000 cash	$2,000,000	2,000 Class A Membership Units
Lockwood Greene Engineers, Inc.	Services Agreement in the form of Schedule 1 to this Exhibit 4.1(a)	$2,000,000	4,000 Class B Membership Units
Green Diamond, LLC	Contribution to Company of property described in Schedule 2 to this Exhibit 4.1(a)	$6,650,000	8,550 Class A Membership Units
Carolina First Corporation	$3,000,000 cash	$3,000,000	1,375 Class A Membership Units
			1,625 Class C Membership Units

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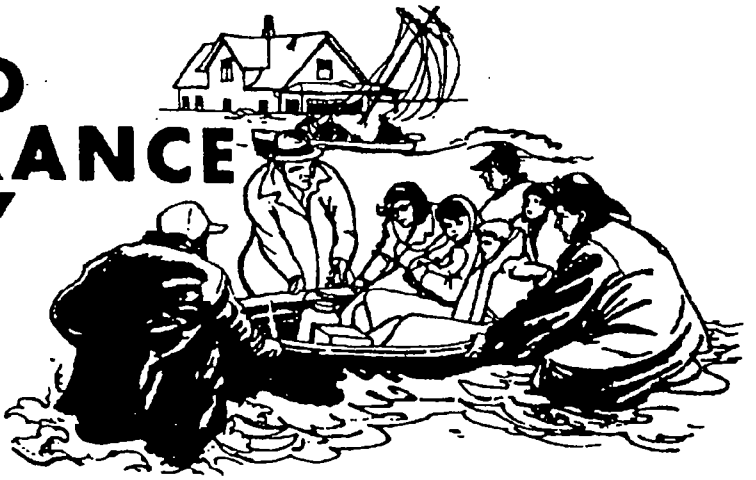
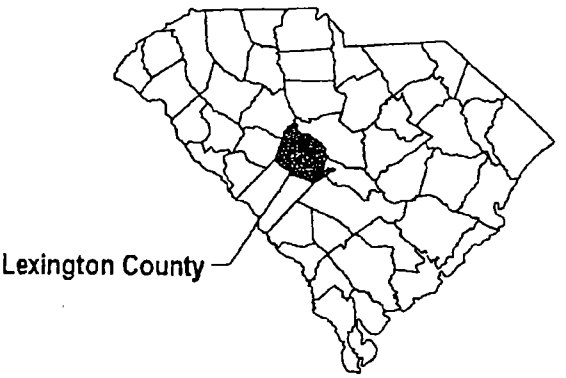
CVMcNair000998

FLOOD INSURANCE STUDY



LEXINGTON COUNTY, SOUTH CAROLINA
AND INCORPORATED AREAS

COMMUNITY NAME	COMMUNITY NUMBER
BATESBURG LEESVILLE, TOWN OF	450130
CAYCE, CITY OF	450131
COLUMBIA, CITY OF	450172
GILBERT, TOWN OF	450132
IRMO, TOWN OF	450133
LEXINGTON, TOWN OF	450134
LEXINGTON COUNTY (UNINCORPORATED AREAS)	450129
PELION, TOWN OF	450135
PINE RIDGE, TOWN OF	450136
SOUTH CONGAREE, TOWN OF	450137
SPRINGDALE, TOWN OF	450138
SWANSEA, TOWN OF	450139
WEST COLUMBIA, CITY OF	450140



REVISED:

Revised Preliminary
9/26/00

Federal Emergency Management Agency

FEMA-002-001093

PLTF TRIAL EXH 334

There is no information available on past flood history for Six Mile Creek and its tributaries in Springdale. Since the drainage areas are small and there is a considerable amount of urban development in the basin, it is reasonable to assume that floods can occur at any time during the year from local thunderstorms. Following intense rainfall over the basin, floods will rise and fall swiftly.

There is very little historic flood data available on Twelve Mile Creek. Interviews with local residents indicated that the dams forming Gibson Pond and Lexington Mill Pond failed during a flood in April 1936. There was no development in the reach between the ponds, but a store and several cabins located below Lexington Mill Pond were washed away. Both dams were reconstructed and no failures have occurred for the past 40 years. Reconstruction of Lexington Mill Pond Dam included a manually operated emergency spillway, a feature which the original structure did not have. These gates can be opened to lower the pond when flood warnings are received. Stage-discharge data on other streams in the study area were not available.

2.4 Flood Protection Measures

Floods in Lexington County may be affected by operation of two large reservoirs on the Saluda River. Lake Greenwood, which was formed by Buzzards Roost Dam and completed in 1940, is operated by Duke Power Company. Saluda Dam, completed in 1930 by South Carolina Electric and Gas Company, forms Lake Murray, located approximately 12 miles above the mouth of the Saluda River. It has a surface area of approximately 51,000 acres at maximum power pool. Lake Greenwood, located at River Mile 60, has a surface area of approximately 11,400 acres at maximum power pool.

Both reservoirs are operated for hydroelectric power generation and are subject to regulations prescribed by the Federal Energy Regulatory Commission (FERC). When inflow during major floods requires temporary storage above maximum operating pool levels, releases are made through spillway gates to augment discharges through power turbines in order to lower the reservoirs to required maximum pool levels as soon as possible. Both of these dams are operated to produce hydroelectric power, and any flood control that occurs as a result of the operation is coincidental.

A levee exists along the east bank of the Congaree River that provides the county with some degree of protection against flooding. The criteria used to evaluate protection against the 100-year flood are 1) adequate design, including freeboard, 2) structural stability, and 3) proper operation and maintenance.

FEMA specifies that all levees must meet the criteria of NFIP regulations Section 65.10 to be considered a safe flood protection structure. It has been determined that the levee along the Congaree River does not meet these requirements. Therefore, since the levee does not meet all of the requirements, the levee cannot be certified as providing protection against the 100-year flood.

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Maximum operating pool level of Lake Murray, as regulated by the FERC, is 360 feet. When inflow during major floods requires temporary storage above maximum operating pool level, releases are made through spillway gates to augment discharges through power turbines in order to lower the reservoir to required maximum pool level as soon as possible. During this operation, spillway gates are opened gradually until the lake level begins to recede. As long as the reservoir level continues to rise, gate openings will be increased until all six spillway gates are wide open. This type of operation attempts to keep outflow approximately equal to inflow without allowing the reservoir to rise to a dangerous level. If, prior to a flood occurrence, the reservoir happens to be below normal operating level, some of the floodwater will be stored, resulting in a reduction of peak discharges downstream.

The chance of incidental flood control storage is greater for minor floods than for major floods; therefore, it was assumed that streamflow records collected on the Saluda River near Columbia could be used, without adjustments, to determine discharge-frequency relationships for floods up to 10-year frequency at both stations. In order to establish the upper end of the discharge-frequency curves, it was necessary to adjust recorded flood discharges which were affected by coincidental flood control storage. This was accomplished by applying methods based on the hydrologic equations utilizing peak discharge and mean discharge information supplied by the USGS and South Carolina Electric and Gas Company (References 10 and 11). The adjustments provided a homogeneous set of data, which was used as a basis for probability studies to establish the portion of the discharge-frequency curves from the 50- to 500-year frequencies at both gage stations. Smooth transitions were drawn between the upper and lower frequency curves for both stations.

Six Mile Creek discharge-frequency relationships were developed using methods prescribed in a USGS open-file report, and the results were checked against the results of a rainfall runoff model developed during a USACE floodplain information study report (References 12 and 13).

Discharge-frequency determinations for Big Branch, Kinley Creek, Koon Branch, Rawls Creek, Senn Branch, Six Mile Creek, Stoop Creek, Tributary CR-1, Tributary CR-1-1, Tributary K-2, Tributary R-2, Tributary SM-3, and Tributary SM-5, were computed using USGS urban runoff formulas contained in an open-file report (Reference 12).

For Rawls Creek in the Town of Irmo, the discharge at the upstream corporate limit was estimated from regional regression equations (Reference 14). Adjustments to the discharges were made for future urbanization (Reference 12, 15, and 16).

Discharges were not determined for Kinley Branch, F-1, Tributary R-1, Tributary SM-4, Tributary SM-6, Tributary SM-7, Tributary TM-1, Tributary TM-2, Tributary TM-3, and Tributary TM-3-1 which were studied by approximate methods. Flood boundaries for these streams were estimated based on information developed for detailed study reaches in the same area.

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This Revision

The revised hydrologic analyses were performed using the USACE HEC-1 Flood Hydrograph Package (Reference 19) (HEC-1). The SCS dimensionless unit hydrograph is used as the method to calculate the hydrograph for each subbasin. The Muskingum method is used for the routing methodology. The raw data for the drainage areas, curve numbers, lag and routing times are obtained from USGS Quadrangle Maps (Reference 23). The hypothetical storm information is obtained from Technical Paper No. 40 (Reference 20).

The detailed study areas are divided into two categories, the Twelve Mile Creek watershed, and the Congaree Creek watershed. The Twelve Mile Creek watershed contains Fourteen Mile Creek and Twelve Mile Creek. The Congaree Creek watershed contains First Creek, Second Creek, Bear Creek, Hunt Branch, Lick Fork Branch, Red Bank Creek, Savana Branch and Congaree Creek. The revised discharges on Fourteen Mile Creek and Twelve Mile Creek reasonably compared with the discharges in the effective study, so the models were extended. The Congaree Creek discharges did not compare well with those used in the effective study, so the model was replaced using the revised discharges. Within the studied area there are two USGS streamflow gages. The gage station located on Congaree Creek near the City of Cayce (No. 02168500) was in operation from 1960 to 1980. The gage station located on Savana Branch near the City of Cayce (No. 02169540) was in operation from 1968 to 1989. Due to the poor reliability of such a short period of record, the hydrologic models for studied watersheds were calibrated to historical floods using the hydraulic models and historical high water elevations along studied streams.

The Congaree River discharges were developed by analyzing two major contributing watersheds: the Saluda River/Lake Murray watershed and the Broad River watershed. Peak flow records at USGS gaging station No. 02169500 for the Congaree River at Columbia, South Carolina, were analyzed using the log-Pearson Type III method. These peak discharges were transposed south to the corporate boundary between Lexington County and Calhoun County (Reference 21) The Saluda Dam construction started in the fall of 1927, and was completed in 1930. The USGS gaging station No. 02169500 provides a uniform data set from water year 1931 to the present date. In water years 1928 and 1930, during construction of the Saluda Dam, two large floods occurred. In addition, there are records of annual maximum flows on the Broad River at Richtex (USGS gaging station No. 02161500) from 1925 on, occurring under uniform basin conditions. Using the peak flow records from these gages, flood frequencies were estimated using PEAKFQ 2.4 (Reference 22).

The Lake Murray stillwater elevation of 326.5 was computed using HEC-1.

A summary of the drainage area-peak discharge relationships for all of the streams studied by detailed methods is shown in Table 4, "Summary of Discharges."

FEMA-002-001102

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TABLE 4 - SUMMARY OF DISCHARGES

FLOODING SOURCE AND LOCATION	DRAINAGE AREA (sq. miles)	PEAK DISCHARGES (cfs) 10-YEAR	50-YEAR	100-YEAR	500-YEAR
BIG BRANCH					
At Fish Hatchery Road	1.0	388	744	929	1,485
CONGAREE CREEK					
Upstream of confluence of Six Mile Creek	121.9	3,460	6,880	9,320	18,900
Upstream of U.S. Route 321	120.1	3,490	6,940	9,490	9,600
Upstream of confluence of Savana Branch	108.9	3,380	6,670	9,200	19,400
Upstream of confluence of First Creek	72.4	2,640	5,250	6,940	13,300
Downstream of confluence of Red Bank Creek	68.4	2,610	5,220	6,950	13,500
Upstream of confluence of Red Bank Creek	36.5	1,460	2,980	4,040	8,230
Downstream of Hunt Pond Dam	35.1	1,450	2,970	4,050	8,360
Upstream of Hunt Pond Dam	35.1	1,580	3,190	4,220	8,070
At upstream end of Hunt Pond	34.6	1,580	3,180	4,200	8,030
At a point approximately 6,000 feet downstream of Old Orangeburg Road	32.6	1,560	3,150	4,170	7,990
At a point approximately 500 feet upstream of Old Orangeburg Road	27.7	1,510	3,060	4,060	7,800
Upstream of confluence of Scouter Branch	15.2	1,170	2,360	3,120	5,950
Downstream of Moragne Pond	11.4	1,030	2,130	2,830	5,490
Platt Springs Road	5.2	466	981	1,310	2,590
CONGAREE RIVER					
At USGS gage near Confluence of Gills Creek	8,109	151,300	247,300	298,400	442,700
At USGS gage downstream of Gervais Street	7,868	151,300	247,300	298,400	442,700
At USGS gaging station No. 2169500	7,850	148,000	242,000	292,000	434,000

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FLOODING SOURCE		FLOODWAY			BASE FLOOD WATER SURFACE ELEVATION (FEET NGVD)			
CROSS SECTION	DISTANCE[1]	WIDTH (FEET)	SECTION AREA (SQUARE FEET)	MEAN VELOCITY (FEET PER SECOND)	REGULATORY	WITHOUT FLOODWAY	WITH FLOODWAY	INCREASE
Congaree Creek								
A	24,780	1,020	4,984	1.9	141.8	125.7[3]	126.7	1.0
B	39,800	320	2,192	4.3	141.8	133.1[3]	133.9	0.8
C	40,600	80	2,487	3.8	141.8	134.3[3]	135.2	0.9
D	41,600	400	1,973	4.8	141.8	139.9[3]	140.6	0.7
E	44,600	780	7,034	1.3	142.9	142.9	143.5	0.6
F	51,200	800	5,747	1.7	143.1	143.1	143.9	0.8
G	53,400	805	4,758	2.0	143.4	143.4	144.4	1.0
H	55,500	880[2]	4,112	2.2	144.4	144.4	145.4	1.0
I	61,900	443	1,160	7.9	148.3	148.3	148.4	0.1
J	62,250	443	1,347	6.8	148.8	148.8	148.8	0.0
K	68,000	178	1,027	6.8	155.8	155.8	156.8	1.0
L	69,100	90	585	11.9	157.5	157.5	157.5	0.0
M	73,500	530	3,087	2.2	160.8	160.8	161.5	0.7
N	78,100	640	2,112	3.3	163.4	163.4	164.4	1.0
O	79,791	450	2,101	1.9	165.6	165.6	166.6	1.0
P	80,907	225	1,146	3.5	167.9	167.9	168.4	0.5
Q	81,453	149	844	4.8	169.1	169.1	169.9	0.8
R	82,463	342	1,754	2.3	171.6	171.6	172.5	0.9
S	83,114	203	961	4.2	172.8	172.8	173.5	0.7
T	85,802	378	4,302	1.0	185.5	185.5	186.3	0.8
U	86,624	180	1,893	2.2	185.5	185.5	186.3	0.8
V	87,560	250	1,699	2.5	185.5	185.5	186.2	0.7
W	89,271	213	1,236	3.4	188.3	188.3	189.2	0.9
X	90,217	579	3,845	1.1	189.6	189.6	190.6	1.0

[1]Feet above confluence with Congaree River
[2]Combined Savana Branch/Congaree Creek floodway
[3]Elevation computed without consideration of backwater effects from Congaree River

TABLE 5

FEDERAL EMERGENCY MANAGEMENT AGENCY

LEXINGTON COUNTY, SC
AND INCORPORATED AREAS

FLOODWAY DATA

CONGAREE CREEK

FLOODING SOURCE		FLOODWAY			BASE FLOOD WATER SURFACE ELEVATION (FEET NGVD)			
CROSS SECTION	DISTANCE[1]	WIDTH[2] (FEET)	SECTION AREA (SQUARE FEET)	MEAN VELOCITY (FEET PER SECOND)	REGULATORY	WITHOUT FLOODWAY	WITH FLOODWAY	INCREASE
Congaree River								
A	226,700	15,632	143,160	2.1	132.5/131.7[6]	131.7	132.3	0.6
B	234,100	17,106	146,172	2.0	135.0/133.7[6]	133.7	134.3	0.6
C	246,700	10,570[3]	127,695	2.3	139.8/137.4[6]	137.4	138.3	0.9
D	249,300	10,540[3]	111,575	2.7	141.5/138.1[6]	138.1	139.0	0.9
E	253,400	4,372	45,683	6.5	141.8/139.9[6]	139.9	140.9	1.0
F	256,100	626	22,283	13.4	142.8	142.8	143.5	0.7
G	258,400	600	21,553	13.8	144.4	144.4	145.1	0.7
H	260,400	1,075[4]	36,122	8.3	148.7	148.7	149.2	0.5
I	261,200	1,313	43,468	6.9	150.1	150.1	150.5	0.4
J	262,900	1,385	41,967	7.1	150.4	150.4	150.9	0.5
K	264,500	1,470	43,706	6.8	150.9	150.9	151.4	0.5
L	265,200	1,085	35,693	8.4	151.1	151.1	151.4	0.3
M	266,900	810	30,982	9.4	151.1	151.1	151.6	0.5
N	267,750	1,050	34,783	8.4	151.9	151.9	152.5	0.6
O	267,850	1,437	48,910	6.0	151.9	151.9	152.5	0.6
P	268,920	1,649	48,552	6.0	152.6	152.6	153.2	0.6
Q	269,250	1,648	45,353	6.4	152.7	152.7	153.2	0.5
R	270,450	2,294	51,409	5.7	153.1	153.1	153.7	0.6
S	272,010	2,925[5]	53,706	5.4	153.5	153.5	154.1	0.6

[1] Feet above mouth
[2] Width extends beyond county boundary
[3] Combined Congaree River/Congaree Creek floodway
[4] Combined Congaree River/Rocky Branch floodway
[5] Combined Saluda, Broad, and Congaree River floodway
[6] Refer to Section 3.2 of this FIS report

TABLE 5

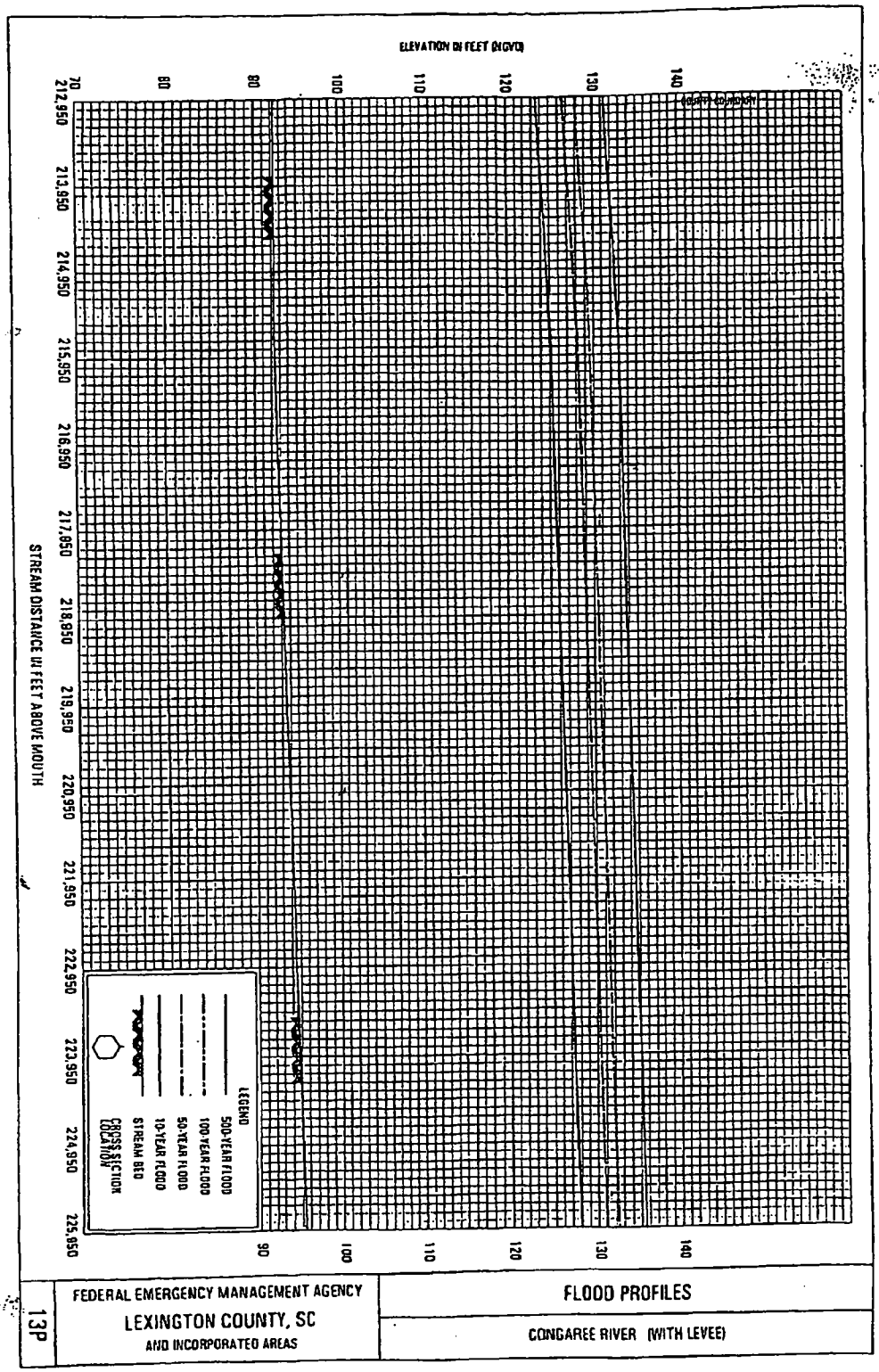
FEDERAL EMERGENCY MANAGEMENT AGENCY

LEXINGTON COUNTY, SC
AND INCORPORATED AREAS

FLOODWAY DATA

CONGAREE RIVER

PLTF TRIAL EXH 334
4193



FEMA-002-001116

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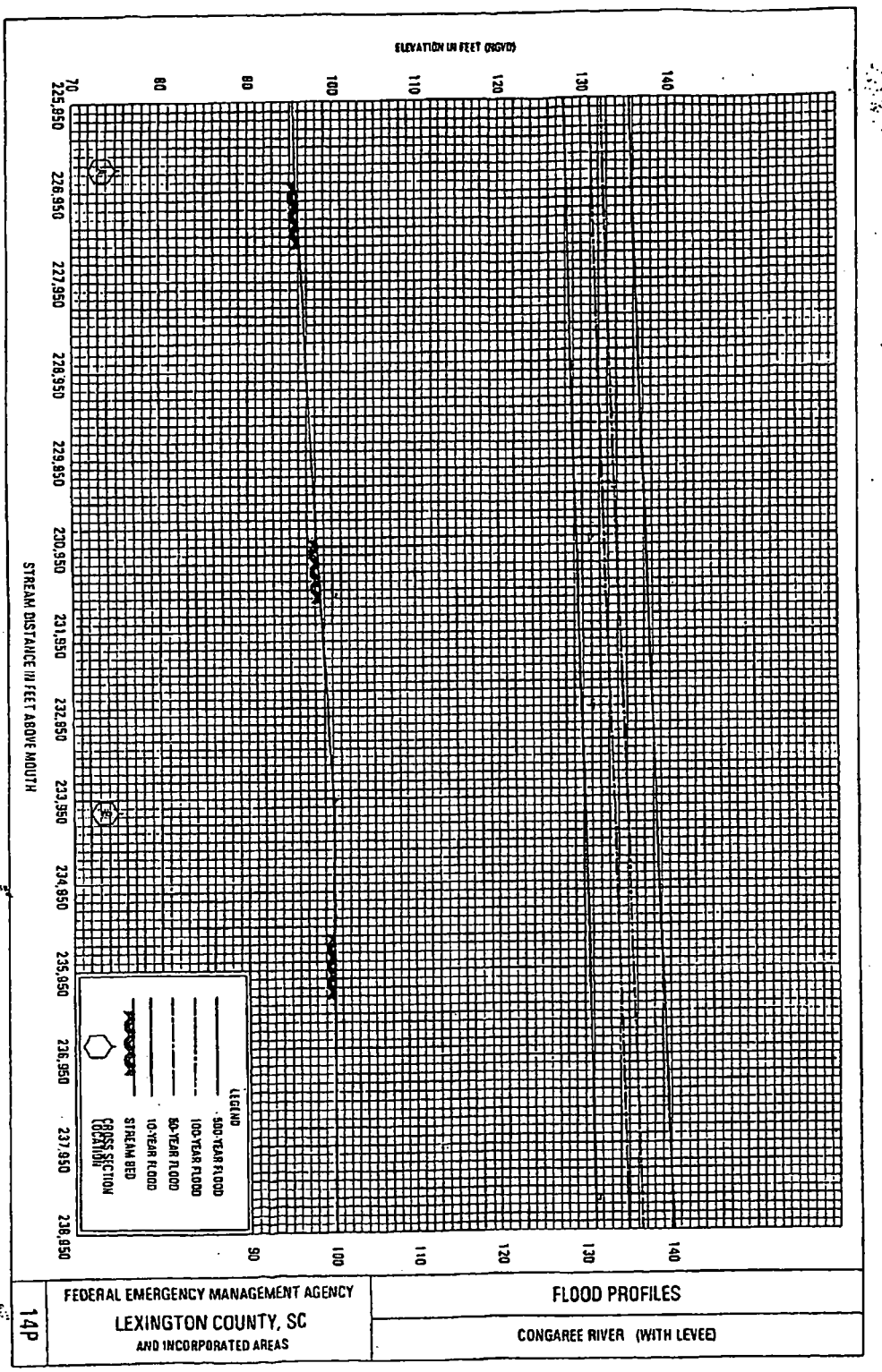

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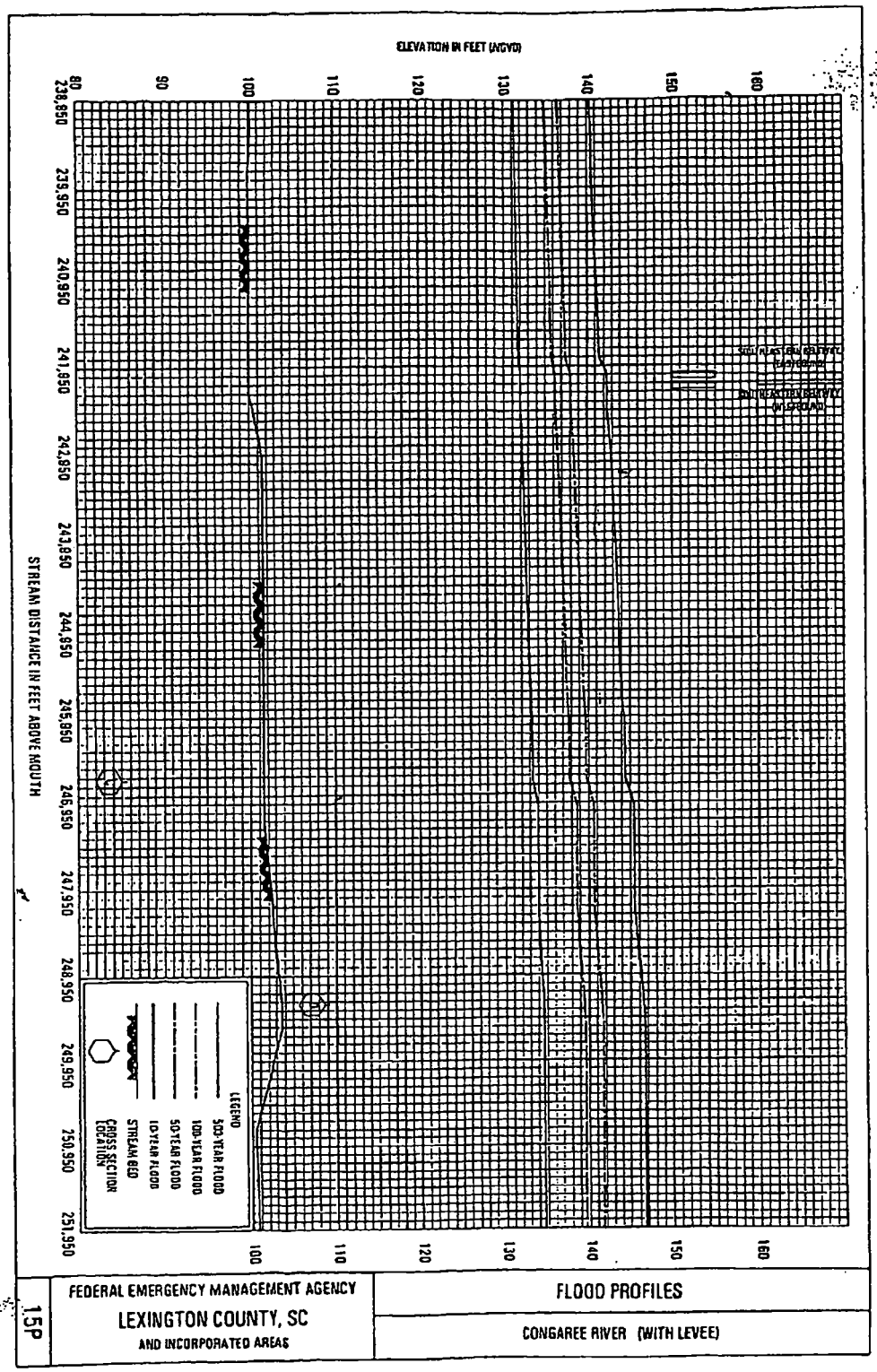

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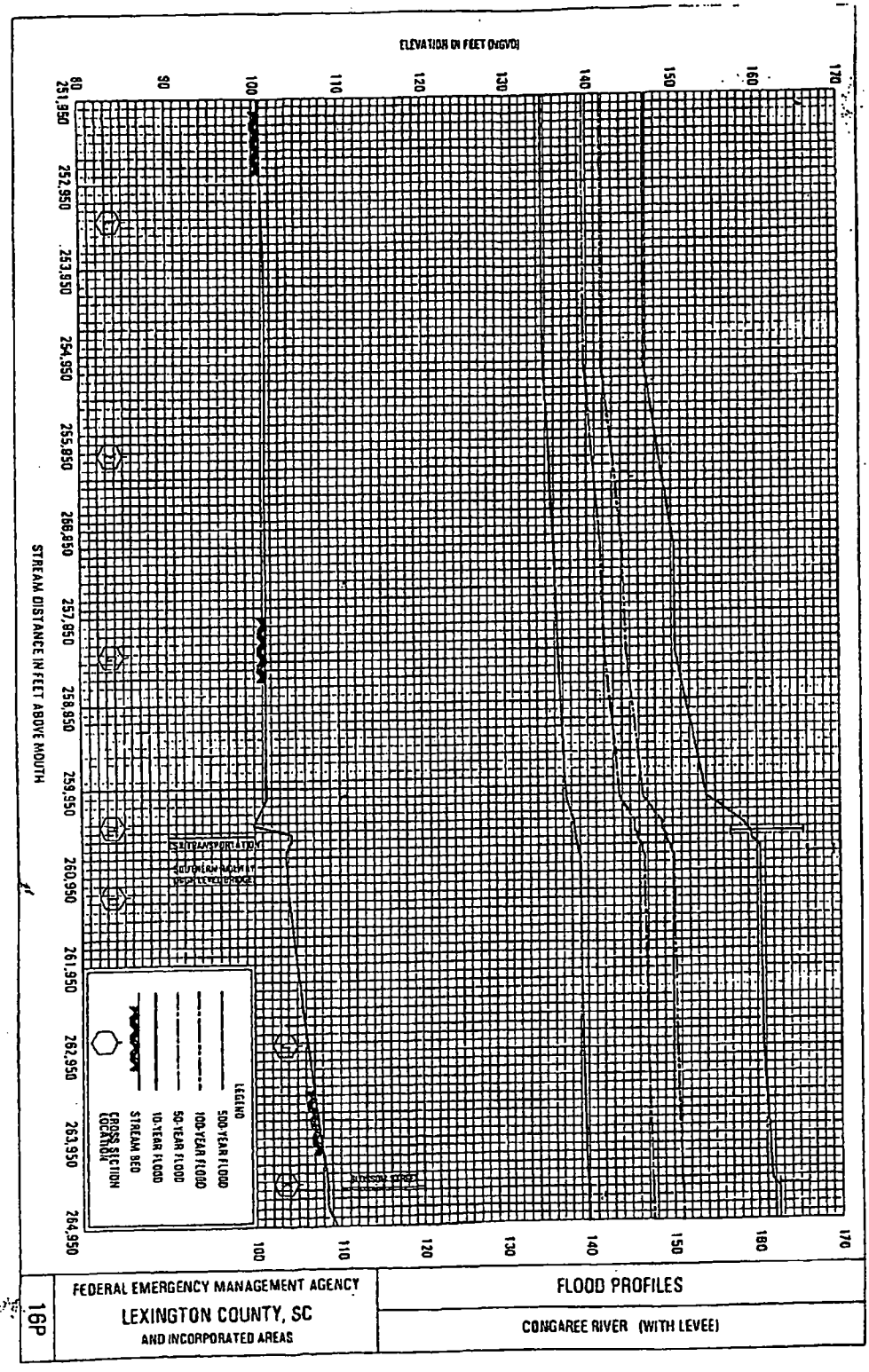

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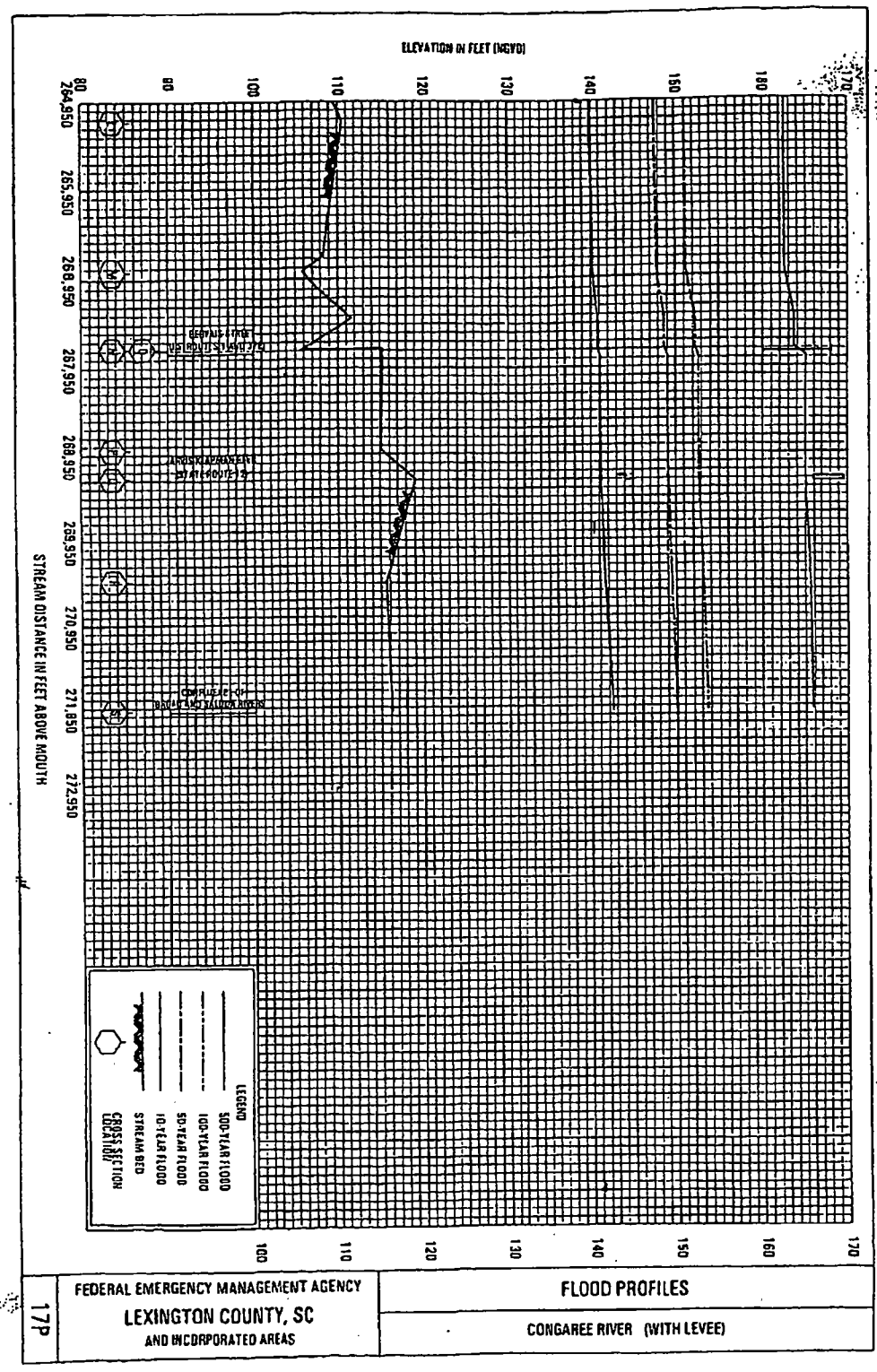
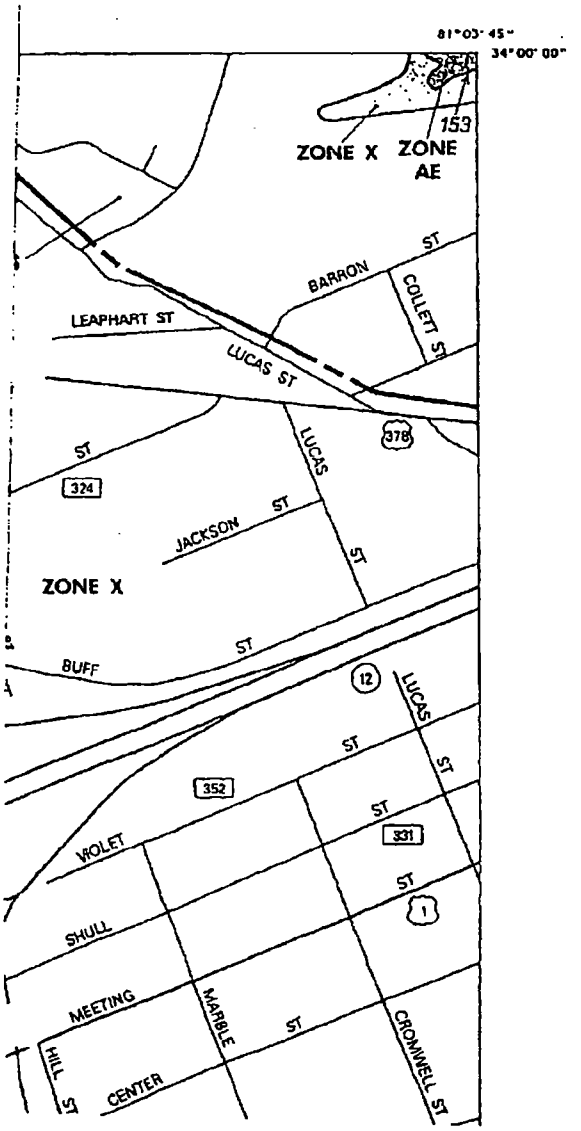


17P	FEDERAL EMERGENCY MANAGEMENT AGENCY LEXINGTON COUNTY, SC AND INCORPORATED AREAS	FLOOD PROFILES CONGAREE RIVER (WITH LEVEE)

FEMA-002-001120

PLTF TRIAL EXH 334

FOLD FOLD



LEGEND

SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD

ZONE A	No base flood elevations determined.
ZONE AE	Base flood elevations determined.
ZONE AH	Flood depths of 1 to 3 feet (usually areas of ponding); base flood elevations determined.
ZONE AO	Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
ZONE A99	To be protected from 100-year flood by Federal flood protection system under construction; no base flood elevations determined.
ZONE V	Coastal flood with velocity hazard (wave action); no base flood elevations determined.
ZONE VE	Coastal flood with velocity hazard (wave action); base flood elevations determined.

FLOODWAY AREAS IN ZONE AE

OTHER FLOOD AREAS

ZONE X	Areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood.

OTHER AREAS

ZONE X	Areas determined to be outside 500-year floodplain.
ZONE D	Areas in which flood hazards are undetermined.

UNDEVELOPED COASTAL BARRIERS*

Identified 1983 | Identified 1990 or Later | Otherwise Protected Areas Identified 1991 or Later

*Coastal barrier areas are normally located within or adjacent to Special Flood Hazard Areas.

FEMA-002-001131

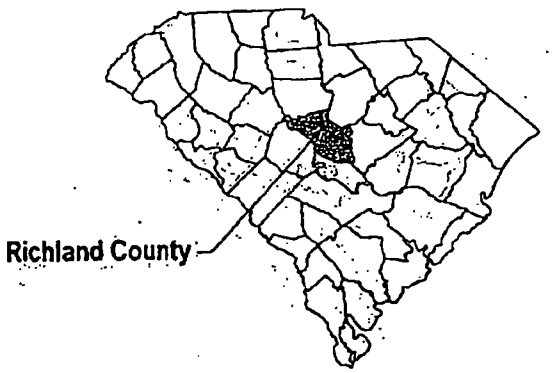
PLTF TRIAL EXH 335

FLOOD INSURANCE STUDY

VOLUME 1 OF 2

RICHLAND COUNTY, SOUTH CAROLINA
AND INCORPORATED AREAS

COMMUNITY NAME	COMMUNITY NUMBER
ARCADIA LAKES, TOWN OF	450171
COLUMBIA, CITY OF	450172
EASTOVER, TOWN OF	450173
FOREST ACRES, CITY OF	450174
IRMO, TOWN OF	450133
UNINCORPORATED AREAS	450170



Revised Preliminary
9/26/00

Federal Emergency Management Agency

FEMA-002-001060

PLTF TRIAL EXH 336

southeastern corner of Richland County to form the Santee River. Gills Creek, Mill Creek, and Reeder Point Branch are tributaries of the Congaree River and flow from the Fort Jackson Military Base in a southerly or southwesterly direction. Tributaries on the northeast side of the Broad River, including Crane Creek and Smith Branch, originate in the northeastern quadrant of the county and flow southwesterly. On the southwest side of the Broad River, several small tributaries originate on the north side of U. S. Highway 76 and flow easterly. Wateree River tributaries include Colonels Creek which flows southeasterly from Fort Jackson, and several streams which originate in the northeast corner of the county and flow southeasterly.

Most of the urbanized area of Richland County is located on the west side of the county in the vicinity of Columbia, Arcadia Lakes, Forest Acres and the Fort Jackson cantonment area. Except for a few other small urban areas in the vicinity of Blythewood, near the northern county boundary, and the Town of Eastover, near the Wateree River, the land is wooded or used for agricultural purposes. The floodplains of several Richland County streams contain residential and commercial development. The most significant flood hazard areas are located along Jackson Creek, Little Jackson Creek, Gills Creek, Rocky Branch, Smith Branch, and Crane Creek. Along most of the other Richland County streams the floodplains are wooded or used for agricultural purposes.

Soils in Richland County are generally excessively drained silty sands and loams with local deposits of rock and gravels. In the creek bottoms, soils generally consist of alluvial sands and silt blanketed with finer (clay) soils with local deposits of sands and gravels.

The climate of central South Carolina is temperate. Average monthly temperatures range from 84 degrees Fahrenheit (°F) in the summer to 39°F in the winter. Average annual precipitation for the region is 46 inches. The precipitation is fairly evenly distributed throughout the year, but approximately forty percent of the annual rainfall can be expected to occur during the period of June through October (Reference 2).

2.3 Principal Flood Problems

The past history of flooding on the streams in Richland County indicates that flooding may occur during any season of the year. However, floods on the larger streams, the Broad, Congaree, and Wateree Rivers, are more likely to occur from June through October as a result of tropical hurricanes.

Flood records for the Congaree River, Broad River, and Gills Creek were available in the USGS Water Supply Paper 1673 (Reference 3). The three worst floods on the Congaree and Broad Rivers occurred in August 1908, August 1928 and October 1929. Peak discharges for these events at the Congaree River gage below Gervais Street at Columbia were 364,000 cubic feet per second (cfs), 311,000 cfs and 303,000 cfs, respectively.

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PLTF TRIAL EXH 336

4201

Along Stoop Creek the flood situation is compounded by several bridges with inadequate flow openings, and by development located dangerously close to the stream channel. Several apartment complexes are located along this stream, and the stream has been channelized through some of the complexes.

The floodplains along Crane Creek, Smith Branch, and the three tributaries to Crane Creek are mostly undeveloped at this time. However, development in the area is expected and floodplain management information is needed to prevent unwise use of the floodplains.

There is no information available about past floods for the flooding sources in the Town of Irmo. Because the drainage areas are small and there is a considerable amount of urban development in the basins, it is reasonable to assume that floods can occur at any time during the year from thunderstorms.

2.4 Flood Protection Measures

There are presently no completed projects designed to reduce flooding on any of the streams studied in detail.

Floods in the study area may be affected by operation of two large reservoirs on the Saluda River. Lake Greenwood, formed by Buzzards Roost Dam, which was completed in 1940, is operated by Duke Power Company. Saluda Dam, completed in 1930 by South Carolina Electric and Gas Company, forms Lake Murray and is located about 12 miles above the mouth of the Saluda River. It has a surface area of approximately 51,000 acres at maximum power pool. Lake Greenwood, located at river mile 60 has a surface area of approximately 11,400 acres at maximum power pool.

Both reservoirs are operated for hydropower generation and are subject to regulations prescribed by the Federal Energy Regulatory Commission (FERC). Both of these dams are operated to produce hydroelectric power and any flood control that occurs as a result of the operation is coincidental.

A levee exists along the east bank of the Congaree River that provides the county with some degree of protection against flooding. The criteria used to evaluate protection against the 100-year flood are 1) adequate design, including freeboard, 2) structural stability, and 3) proper operation and maintenance. FEMA specifies that all levees must meet the criteria of NFIP regulations Section 65.10 to be considered a safe flood protection structure. It has been determined that the levee along the Congaree River does not meet these requirements. Therefore, since the levee does not meet all of the requirements, the levee cannot be certified as providing protection against the 100-year flood.

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PLTF TRIAL EXH 336

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Records have been collected on the Congaree River at Columbia since 1891 and on the Saluda River near Columbia and the Broad River at Richtex since 1925. The construction of Saluda Dam in 1929 altered the flood situation at both gaging stations. Maximum operating pool level of Lake Murray, as regulated by the FERC is 360 feet NGVD. When inflow during major floods requires temporary storage above maximum operating pool level, releases are made through spillway gates to augment discharges through power turbines in order to lower the reservoir to required maximum pool level as soon as possible. During this operation, spillway gates are opened gradually until the lake level begins to recede. As long as the reservoir level continues to rise, gate openings will be increased until all six spillway gates are wide open. This type of operation attempts to keep outflow approximately equal to inflow without allowing the reservoir to rise to a dangerous level. If, prior to a flood occurrence, the reservoir happens to be below normal operating level, some of the flood water will be stored, resulting in a reduction of peak discharges downstream. The chance of incidental flood control storage is greater for minor floods than for major events; therefore, it was assumed that stream-flow records collected on the Saluda River near Columbia and the Congaree River at Columbia could be used, without adjustments, to determine discharge frequency relationships for floods up to 10-year frequency at both stations. In order to establish the upper end of the discharge-frequency curves, it was necessary to adjust recorded flood discharges which were affected by coincidental flood control storage. This was accomplished by applying methods based on the Hydrologic Equation utilizing peak discharge and mean discharge information supplied by the USGS and South Carolina Electric and Gas Company (Reference 7 and 8). The adjustments provided a homogenous set of data which was used as a basis for probability studies to establish the portion of the discharge-frequency curves from 50-year frequency at both stations. Smooth transitions were drawn between the upper and lower frequency curves for both stations.

Additional data used to confirm frequency curves developed by the methods described above included a Standard Project Flood developed for the Congaree River at Columbia (Reference 9); and a Standard Project Flood developed by the USACE, Savannah District, during the preparation of the detailed design memorandum for the Cooper River Rediversion Project (Reference 10). Discharge-frequency relationships for Gills Creek, Jackson Creek, Little Jackson Creek, Tributary LJ-1, Crane Creek, Mill Creek, and Tributary G-1 were developed using rainfall-runoff modeling techniques and flood routing techniques (References 11 and 12). Discharge-frequency relationships for Pen Branch, Bay Branch, Tributary E-1, Tributary MC-1, Reeder Point Branch, Eightmile Branch, Rocky Branch, Smith Branch, Stoop Creek, Lightwood Knot Branch, and Tributaries C-2, C-5, and C-5-1 were computed using the methods described in a USGS open file report published in 1972 (Reference 13). Results obtained using the empirical equation presented in the report have compared favorably with the results of probability studies and rainfall-runoff model studies on similar streams in the same area.

For the Town of Arcadia Lakes, discharge-frequency relationships for Jackson Creek were developed using rainfall-runoff modeling techniques and flood routing techniques (References 11 and 12). Discharge-frequency relationships for urbanized subbasins were also computed using methods described in a USGS open file report (Reference 13).

For the Town of Eastover, discharges for Griffins Creek were computed using equations developed for rural streams (Reference 14). Drainage areas were determined from topographic maps (Reference 15).

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PLTF TRIAL EXH 336

4203

For the City of Forest Acres, discharge-frequency relationships for Gills Creek were developed using the rainfall-runoff modeling techniques and flood routing techniques (References 11 and 12). Discharge-frequency relationships for Pen Branch, Orphanage Branch, Eightmile Branch, and Tributary E-1 were computed using methods described in a USGS open file report published in 1972 (Reference 13).

For the Town of Irmo, discharge-frequency relationships for Rawls Creek and Tributary R-2 were developed using methods prescribed in the USGS open file report published in 1972 (Reference 13). Results obtained using the empirical equations presented in that report have compared favorably with the results of probability studies and rainfall runoff model studies on other streams in the same area.

For the portion of Rawls Creek upstream of the confluence of Tributary R-2, the undeveloped discharge of Rawls Creek at the upstream Town of Irmo corporate limits was estimated from regional regression equations (Reference 14). Adjustments to the discharges were made for future urbanization (References 13, 16, and 17).

Revised Analyses for the January 19, 1994, Countywide FIS

For the unincorporated areas of Richland County, the hydrologic analyses were performed using the USACE's HEC-1 computer program to establish peak discharge-frequency relationships for floods of the selected recurrence intervals for the following flooding sources (Reference 11): Stoop Creek, Nicholas Creek, Swygert Branch, Moccasin Branch, Crane Creek, North Branch Crane Creek, Beasley Creek, Cumbess Creek, Roberts Branch, Tributary RB-1, Sorghum Branch, Spears Creek, Tributary SP-1, Sandy Branch, Bridge Creek, and Rice Creek.

The discharges for the revised hydrologic analyses for Reeder Point Branch, Tributary RP-1, Smith Branch, and Bay Branch in the City of Columbia were developed from the hydrologic analyses from the FIS for the City of Columbia (Reference 18).

This Revision

The discharges for the Congaree River were developed by analyzing two major contributing watersheds: the Saluda River/Lake Murray watershed and the Broad River watershed. Peak flow records at USGS gaging station No. 02169500 for the Congaree River at Columbia, South Carolina, were analyzed using the log-Pearson Type III method. These peak discharges were transposed south to the corporate boundary between Lexington County and Calhoun County (Reference 19). The Saluda Dam construction started in the fall of 1927, and was completed in 1930. The USGS gaging station No. 02169500 provides a uniform data set from water year 1931 to the present date. In water years 1928 and 1930, during construction of the Saluda Dam, two large floods occurred. In addition, there are records of annual maximum flows on the Broad River at Richtex (USGS gaging station No. 02161500) from 1925 on, occurring under uniform basin conditions. Using the peak flow records from these gages, flood frequencies were estimated using PEAKFQ 2.4 (Reference 20).

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PLTF TRIAL EXH 336

4204

A detailed HEC-1 hydrologic analysis for Spears Creek was updated by the USACE, Charleston District, to reflect existing field conditions as of February 1996, and was used to determine peak flows for the study site.

A summary of the drainage area-peak discharge relationships for all of the streams studied by detailed methods is shown in Table 1, "Summary of Discharges."

TABLE 1 - SUMMARY OF DISCHARGES

FLOODING SOURCE AND LOCATION	DRAINAGE AREA (sq. miles)	PEAK DISCHARGES (cfs) 10-YEAR	50-YEAR	100-YEAR	500-YEAR
CONGAREE RIVER					
At downstream study limit, Lexington County line	8,109.0	151,300	247,300	298,400	442,700
Just upstream of the confluence with Congaree Creek	7,868.0	151,300	247,300	298,400	442,700
At USGS gaging station No. 2169500	7,850.0	148,000	242,000	292,000	434,000
SALUDA RIVER					
At mouth	2,510.0	32,000	90,000	105,000	145,000
BROAD RIVER					
At mouth	5,340.0	135,000	245,000	298,000	485,000
MILL CREEK					
At Caughman Road	12.7	2,180	2,790	3,000	6,050
TRIBUTARY MC-1					
At mouth	3.3	1,660	2,530	2,870	4,020
GILLS CREEK					
At U. S. Routes 76 and 378	59.6	5,906	8,380	10,234	14,189
Above Lake Katherine Dam	53.8	5,714	8,436	10,599	15,277
Below Forest Lake Dam	44.5	5,714	8,467	10,320	14,460
Above Forest Lake Dam	44.5	5,167	8,303	9,711	13,363
TRIBUTARY G-1					
At Bluff Road	2.8	800	1,060	1,150	1,950

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FLOODING SOURCE		FLOODWAY			BASE FLOOD WATER SURFACE ELEVATION (FEET NGVD)			
CROSS SECTION	DISTANCE[1]	WIDTH[2] (FEET)	SECTION AREA (SQUARE FEET)	MEAN VELOCITY (FEET PER SECOND)	REGULATORY	WITHOUT FLOODWAY	WITH FLOODWAY	INCREASE
Congaree River								
A	226,700	15,632	143,160	2.1	132.5/131.7[6]	131.7	132.3	0.6
B	234,100	17,106	146,172	2.0	135.0/133.7[6]	133.7	134.3	0.6
C	246,700	10,570[3]	127,695	2.3	139.8/137.4[6]	137.4	138.3	0.9
D	249,300	10,540[3]	111,575	2.7	141.5/138.1[6]	138.1	139.0	0.9
E	253,400	4,372	45,683	6.5	141.8/139.9[6]	139.9	140.9	1.0
F	256,100	626	22,283	13.4	142.8	142.8	143.5	0.7
G	258,400	600	21,553	13.8	144.4	144.4	145.1	0.7
H	260,400	1,075[4]	36,122	8.3	148.7	148.7	149.2	0.5
I	261,200	1,313	43,468	6.9	150.1	150.1	150.5	0.4
J	262,900	1,385	41,967	7.1	150.4	150.4	150.9	0.5
K	264,500	1,470	43,706	6.8	150.9	150.9	151.4	0.5
L	265,200	1,085	35,693	8.4	151.1	151.1	151.4	0.3
M	266,900	810	30,982	9.4	151.1	151.1	151.6	0.5
N	267,750	1,050	34,783	8.4	151.9	151.9	152.5	0.6
O	267,850	1,437	48,910	6.0	151.9	151.9	152.5	0.6
P	268,920	1,649	48,552	6.0	152.6	152.6	153.2	0.6
Q	269,250	1,648	45,353	6.4	152.7	152.7	153.2	0.5
R	270,450	2,294	51,409	5.7	153.1	153.1	153.7	0.6
S	272,010	2,925[5]	53,706	5.4	153.5	153.5	154.1	0.6

[1] Feet above mouth
[2] Width extends beyond county boundary
[3] Combined Congaree River/Congaree Creek floodway
[4] Combined Congaree River/Rocky Branch floodway
[5] Combined Saluda, Broad, and Congaree River floodway
[6] Refer to Section 3.2 of this FIS report

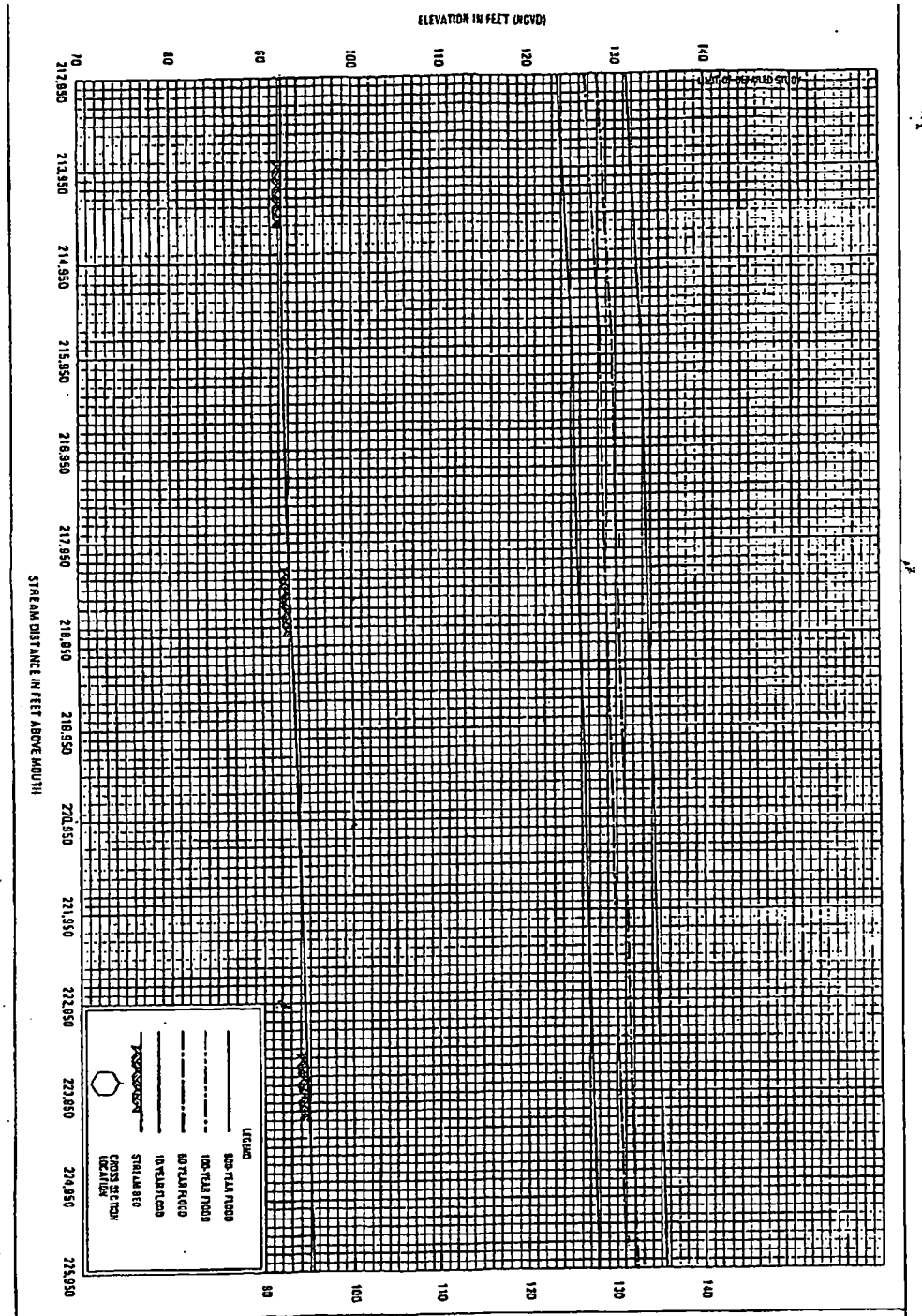
TABLE 5

FEDERAL EMERGENCY MANAGEMENT AGENCY

RICHLAND COUNTY, SC
AND INCORPORATED AREAS

FLOODWAY DATA

CONGAREE RIVER



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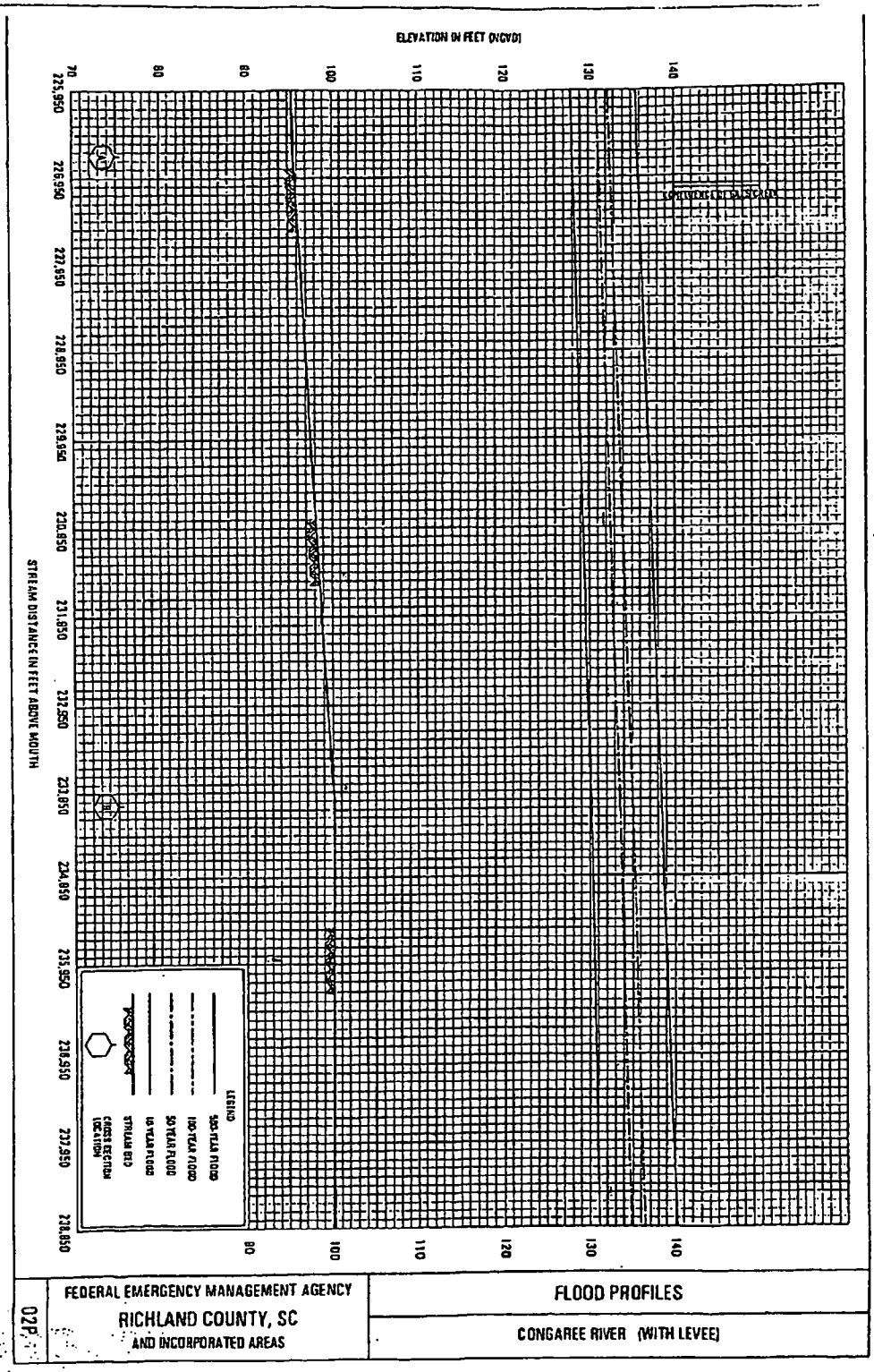
PLTF TRIAL EXH 336



FEMA-002-001076

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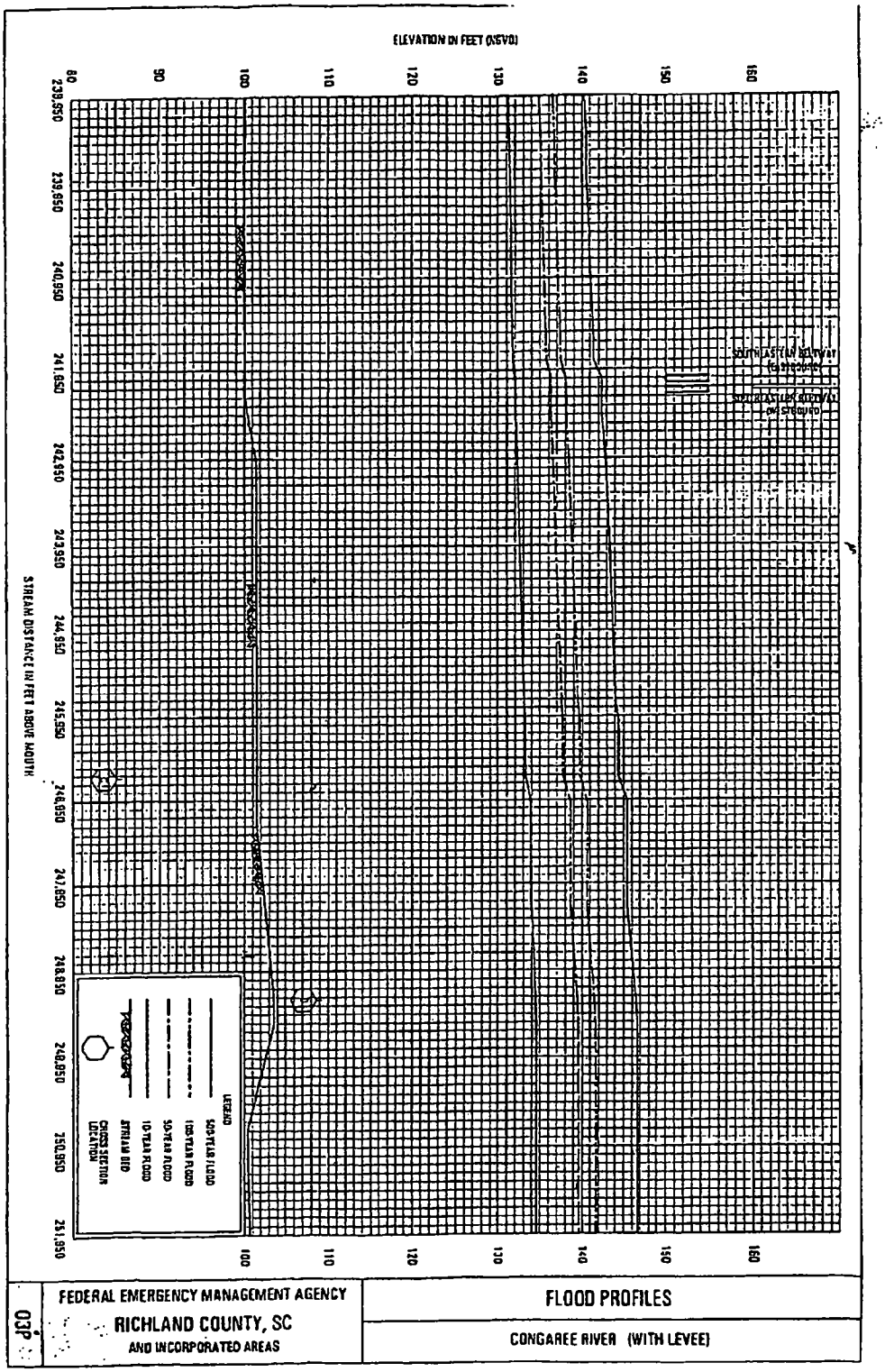

FEMA-002-001077

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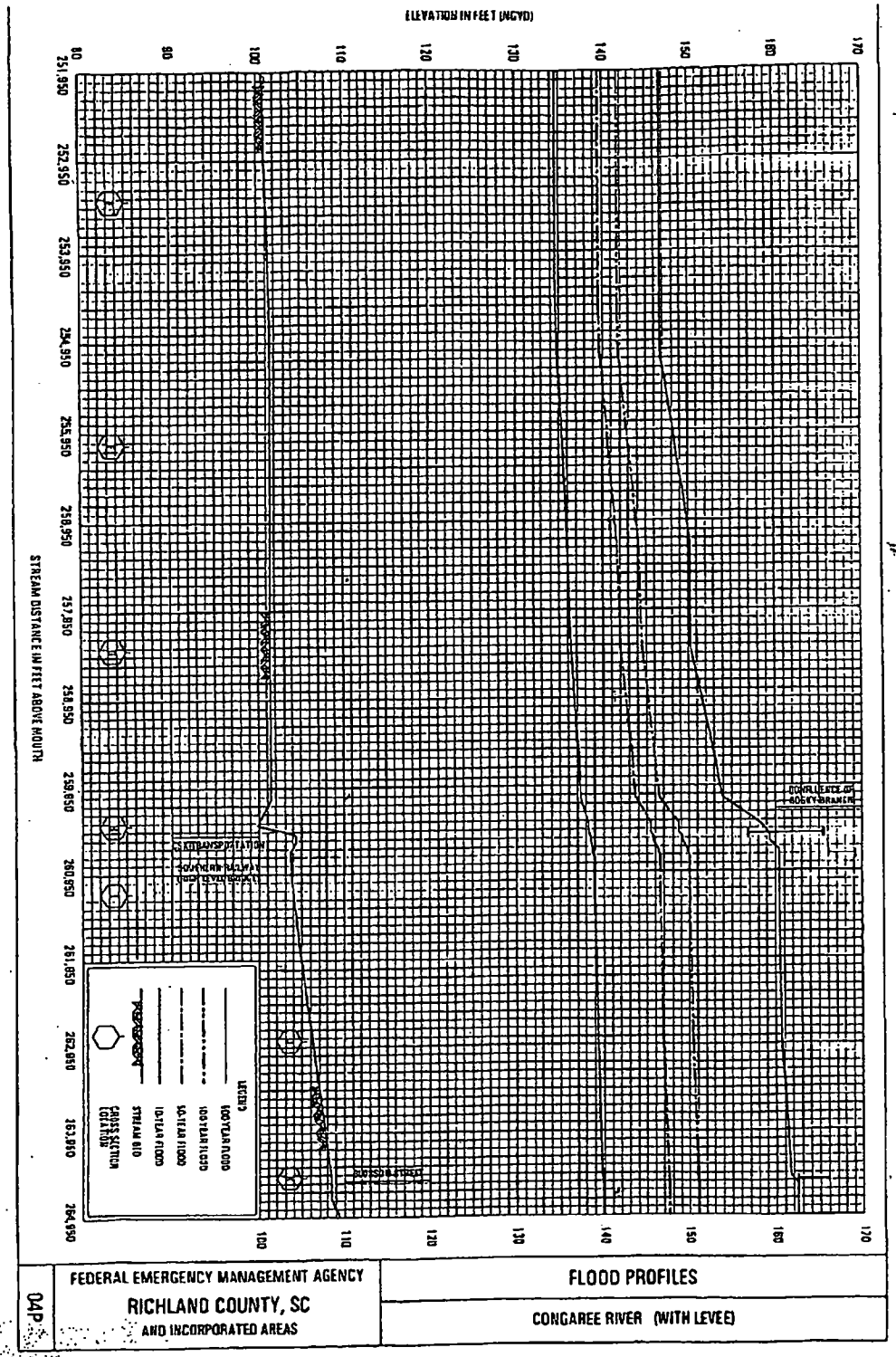
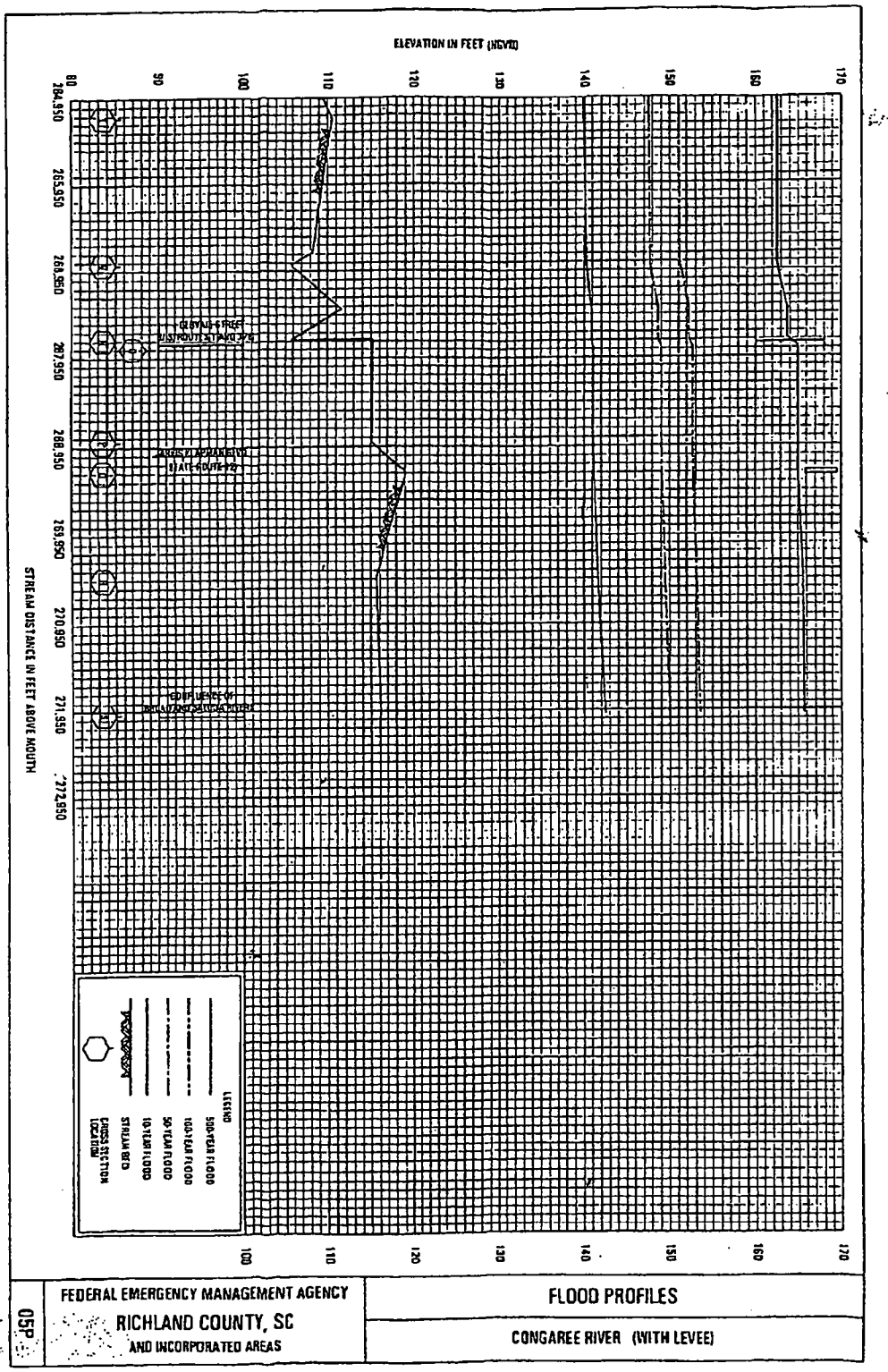


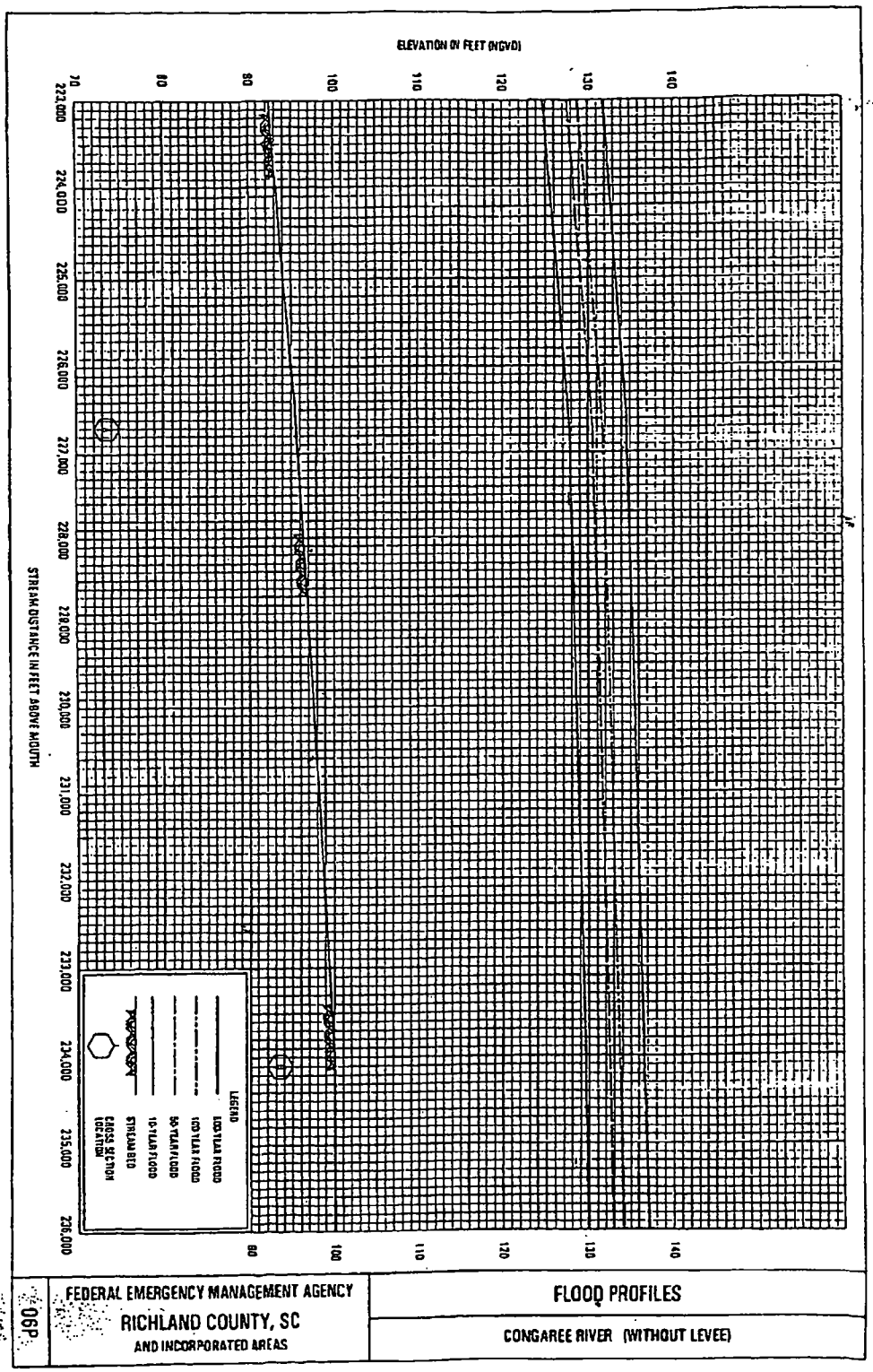
FEMA-002-001078

PLTF TRIAL EXH 336



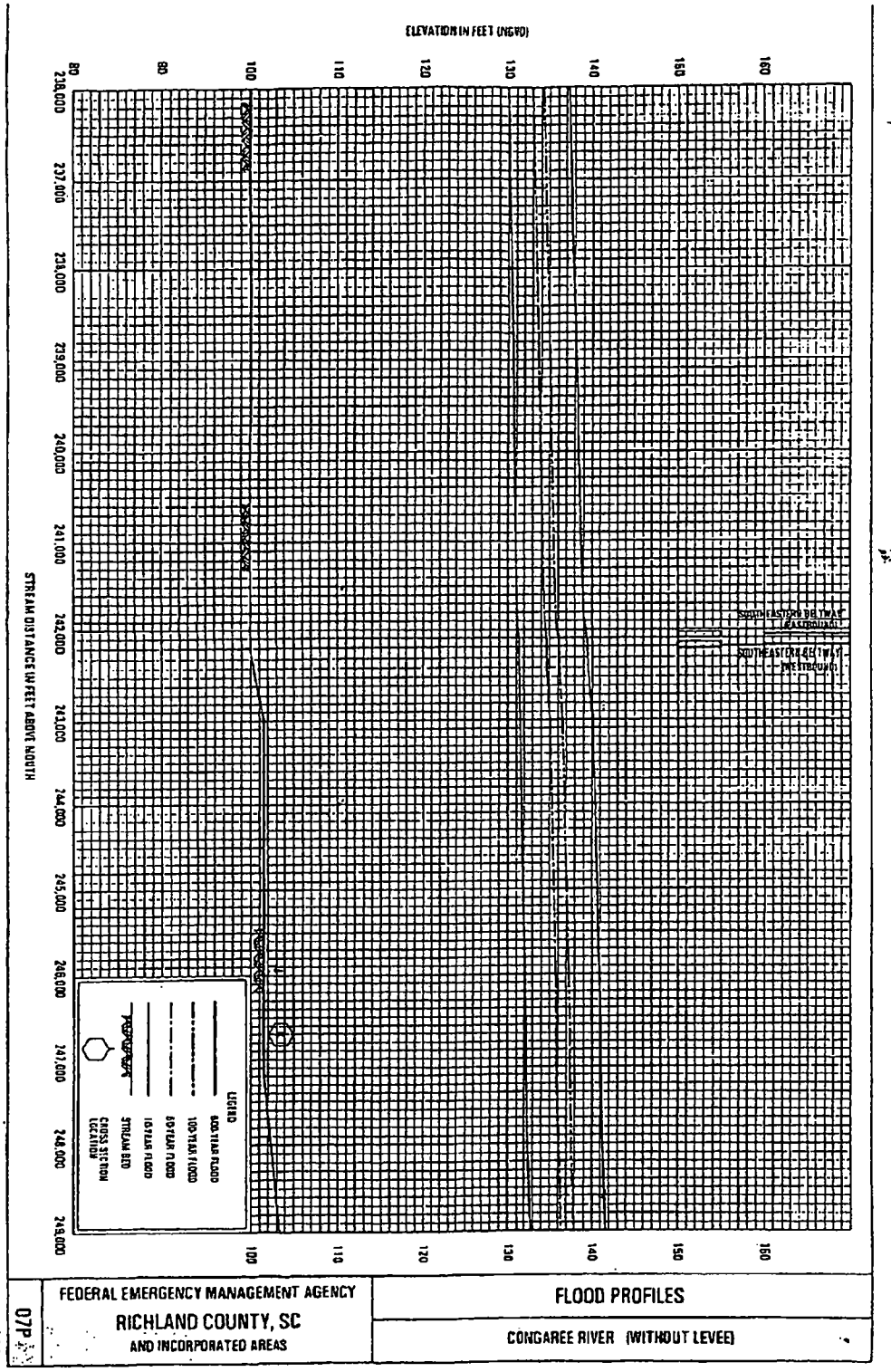
FEMA-002-001079

PLTF TRIAL EXH 336



FEMA-002-001080

PLTF TRIAL EXH 336



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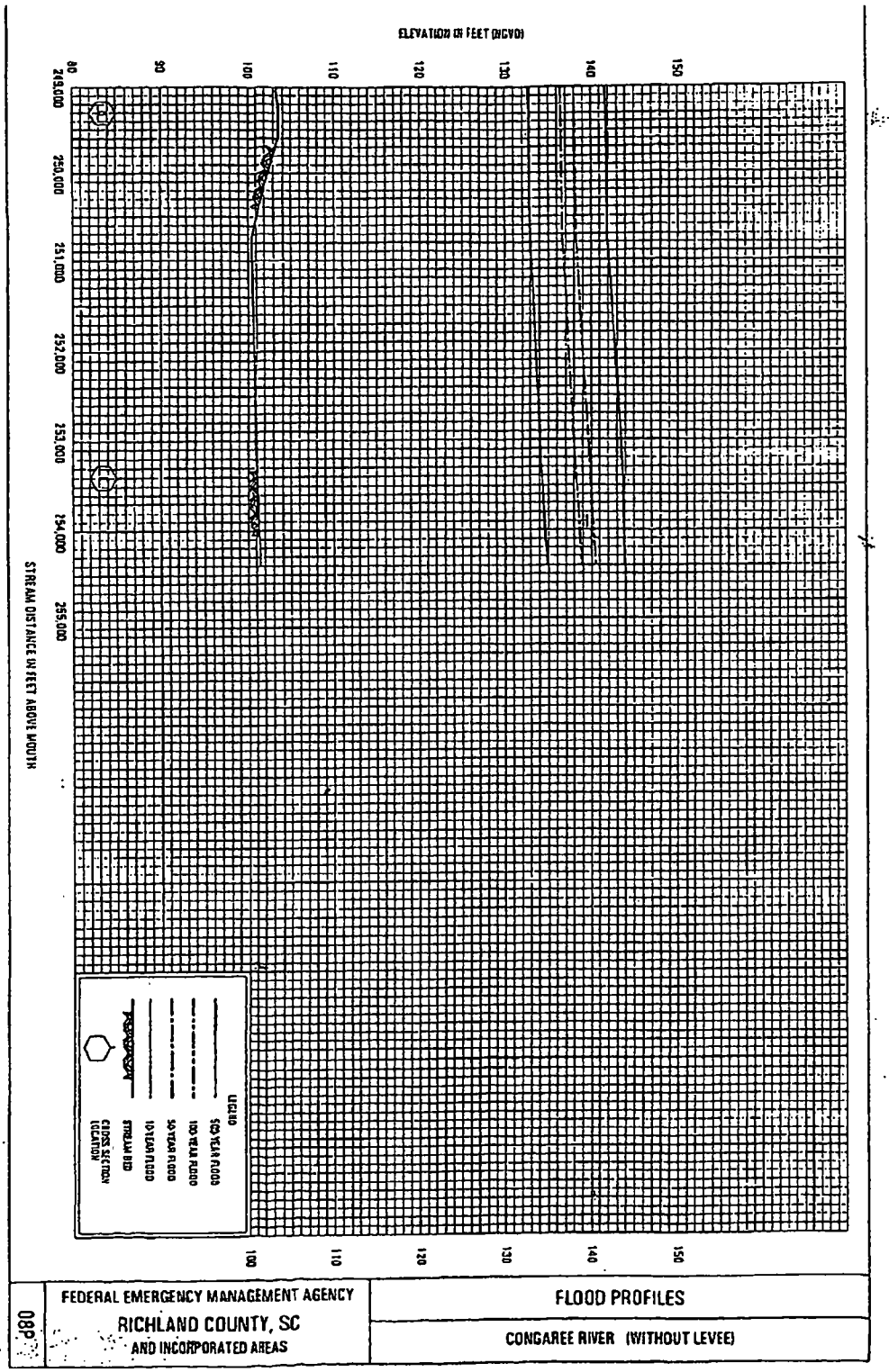
PLTF TRIAL EXH 336



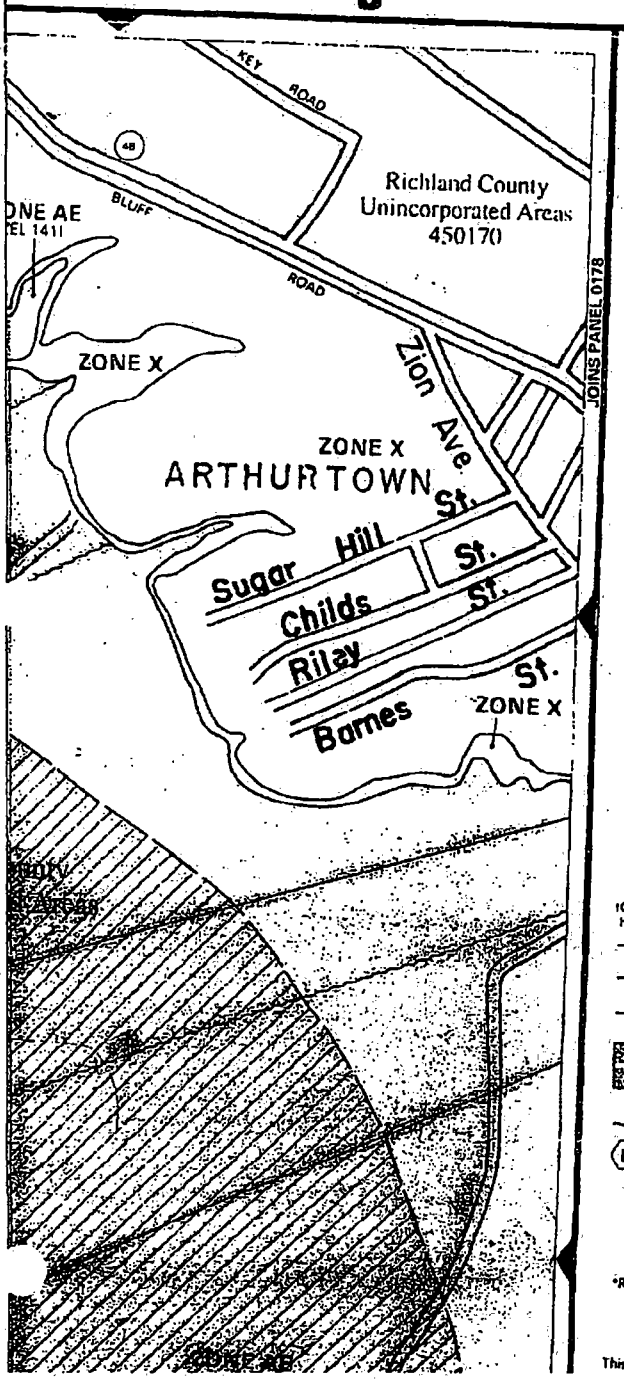
FEMA-002-001082

PLTF TRIAL EXH 336

FOLD

FOLD

J



LEGEND

SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD

- **ZONE A** No base flood elevations determined.
- **ZONE AE** Base flood elevations determined.
- **ZONE AH** Flood depths of 1 to 3 feet (usually areas of ponding); base flood elevations determined.
- **ZONE AO** Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
- **ZONE A99** To be protected from 100-year flood by Federal flood protection system under construction; no base flood elevations determined.
- **ZONE V** Coastal flood with velocity hazard (wave action); no base flood elevations determined.
- **ZONE VE** Coastal flood with velocity hazard (wave action); base flood elevations determined.

FLOODWAY AREAS IN ZONE AE

OTHER FLOOD AREAS

- **ZONE X** Areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood.

OTHER AREAS

- **ZONE X** Areas determined to be outside 500-year floodplain.
- **ZONE D** Areas in which flood hazards are undetermined.

UNDEVELOPED COASTAL BARRIERS

Identified 1983 | Identified 1990 or later | Otherwise Protected Areas Identified 1991 or later

†Coastal barrier areas are normally located within or adjacent to special flood hazard areas

- Floodplain Boundary
- Floodway Boundary
- Zone D Boundary
- Boundary Dividing Special Flood Hazard Zones, and Boundary Dividing Areas of Different Coastal Base Flood Elevations Within Special Flood Hazard Zones
- 513 — Base Flood Elevation Line; Elevation in Feet*
- (D)—(D) — Cross Section Line
- (EL 987) — Base Flood Elevation in Feet Where Uniform Within Zone*
- RM7X — Elevation Reference Mark
- •M1.5 — River Mile

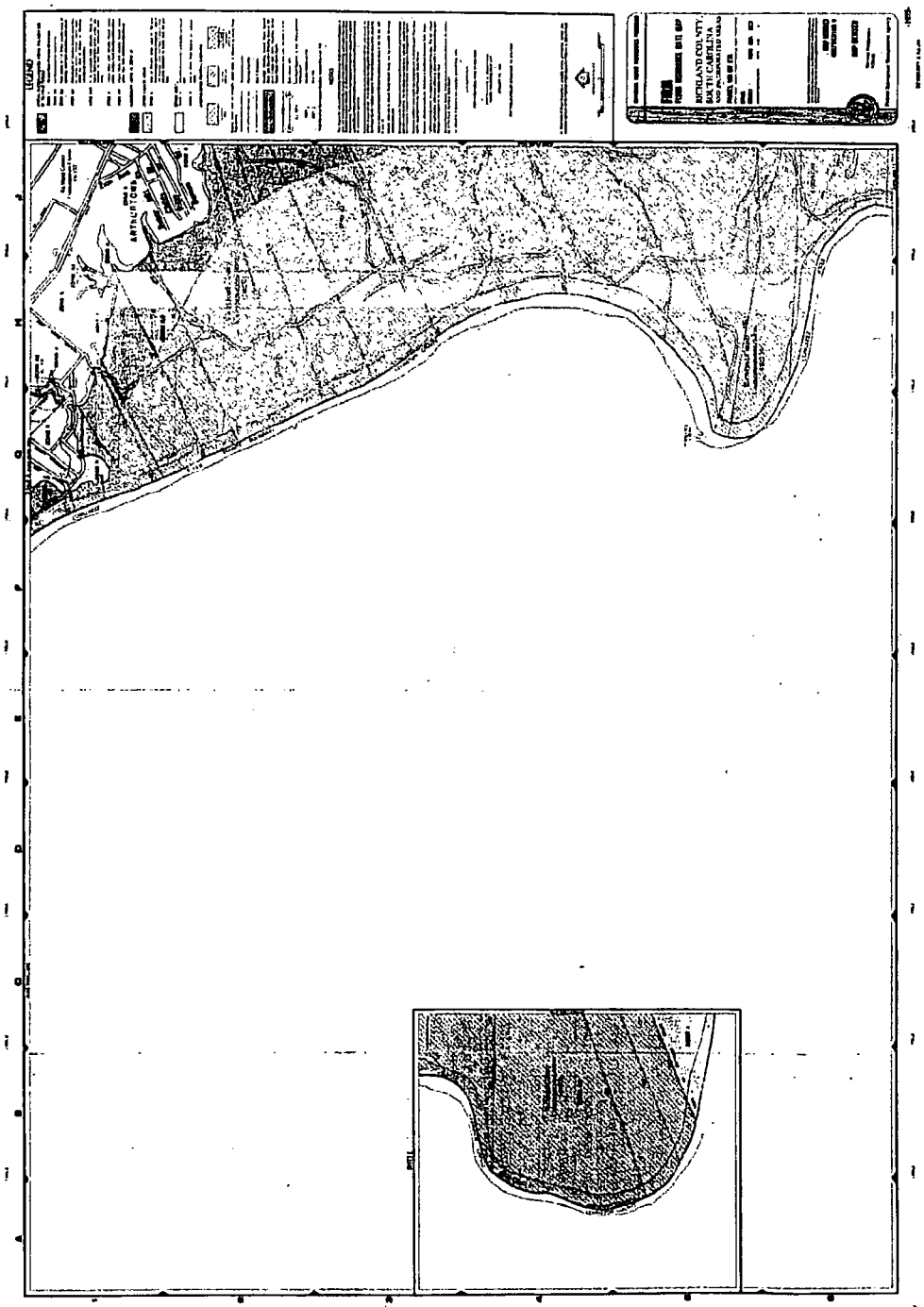
*Referenced to the National Geodetic Vertical Datum of 1929

NOTES

This map is for use in administering the National [illegible]

FEMA-002-001125

PLTF TRIAL EXH 337



PLTF TRIAL EXH 338

Columbia Venture, LLC

Meeting Minutes
November 3, 2000

The regular meeting of the members of Columbia Venture, LLC was held at the Carolina First Building on Forest Drive in Columbia, South Carolina on November 3, 2000 at 10:00 a.m.

In attendance were Mr. Doug Wendel, Chairman Egerton Burroughs, Dowdell Brown, Jim Wiseman, and Barry Spivey, representing Burroughs & Chapin; Lane Fowler and Wilson Tillotson, representing Lockwood Greene, Inc.; Mac Whittle and Justin Strickland, representing Carolina First; Bill Diffenderfer, representing Regent Partners; Martin Becker, FEMA consultant; Rick Silver, representing Chernoff/Silver & Associates; Burwell Manning, Deas Manning, Bea Manning, and Wade Nichols; Jim Fields and Judith McInnis of McNair Law Firm, P.A. Mr. Wendel presided at the meeting.

The agenda was unanimously approved as distributed. The minutes of the previous meeting were unanimously approved as distributed.

The meeting began by Mr. Wendel welcoming the attendees and giving a brief overview of the company's status. He then introduced Dowdell Brown to discuss the current status of project, planning, and their economic impacts. Mr. Brown briefly discussed the presentation released to the media on October 19, 2000. Mr. Brown discussed the three key issues to the Columbia project, which included the high tech park, residential, and the environmental aspect. He also reviewed the various tasks involved in improving the levees, working around the wetlands, and development of the high tech park. Mr. Brown concluded with the economic impacts, comparing them to having two to three BMW plants located on the site.

Martin Becker, FEMA consultant, next reported on the status of FEMA and the floodway mapping process. Mr. Becker introduced methods of approach to the FEMA situation. He advised of the technical, political, and mitigation approaches in order to have the Lexington model used in order to map the floodway. A discussion of the timeframe and ability to succeed ensued. Mr. Becker stated the timeframe was subject to review, however, he felt strongly about his position with FEMA and was very optimistic in the efforts to succeed. A question arose as to the projects political stand and as to what strategies would be used to gain support, particularly from Richland County. Mr. Wiseman and Mr. Becker informed the members of the progress in receiving support from Richland County, the City of Columbia, and Lexington County.

After Mr. Becker's report, Wilson Tillotson, of Lockwood Greene, reported on the current status of infrastructure, design, and construction cost estimates. Mr. Tillotson discussed the levees in detail, including the total cost.

Following Mr. Tillotson's report, Mr. Wiseman briefly discussed the acquisition of the 10-acre tract at Bluff Road from Norfolk Southern. The timeframe on the contract

was said to be approximately 30-60 days. Mr. Wiseman also reviewed the negotiations with the Merc property, Terrill Norris tract, the two acre enroachment, Shem Jordan, John Foster, and the easements with Bill Gregg. Mr. Wiseman explained the negotiations were all in progress. An inquiry in regards to whether or not the encroachment of the Bethel AME Church on two acres of Columbia Venture's property should be considered arose. It was unanimously agreed that the property should be donated to the church. It was also agreed that no action would be taken until the FEMA decision was passed down.

After a short break, Jim Fields of McNair Law Firm discussed the plans to secure regulatory, land use, and infrastructure financial support approvals. A discussion followed concerning Richland County's involvement. Mr. Fields explained as long as they coordinate efforts and keep the pressure on Richland County that "we are on the right course". A question also arose about the community task force becoming an obstacle. Mr. Fields felt they were not an issue and Mr. Wiseman noted that he had a list of citizens for an Outreach Committee that he would distribute within the next few weeks.

Rick Silver of Chernoff/Silver and Associates was introduced to the members. Mr. Silver discussed the position Chernoff/Silver was now taking with the project. He presented a tape of news clips that were taken from the press release. He strongly suggested working with the media weekly in order to create a persona that the project is open and friendly. Mr. Silver also suggested having a public tour in order to get community involvement and to further define the project. He was planning to explore this possibility in the first quarter of 2001.

After Mr. Silver completed his presentation, Mr. Spivey reported on the company finances. The report was distributed to all partners.

Following the financial report, Mr. Wendel stated the last major item of business was to identify a fallback exit plan of the Columbia Venture project. Mr. Brown and Mr. Wiseman presented a chart depicting the value of land inside and outside of the FEMA line and their projections on what the price per acre would be. Mr. Wiseman also suggested that the value of land would be raised if some improvements were made. Mr. Wendel suggested Mr. Manning, Mr. Wiseman, and Mr. Brown review the topographical maps to determine a more accurate value of the land. Mr. Diffenderfer felt there was no need to explore this matter at this time and it was agreed that the subject would be evaluated at a later date. After reviewing the charts, Mr. Wiseman and Mr. Brown clarified that the value of land would be between $21 and $25 million. Mr. Spivey then explained that after all debts were repaid and all reimbursements made to the Board Members, it would take approximately $21 million.

There being no further business, Mr. Wendel thanked everyone for their attendance, and the meeting was adjourned.

Minutes submitted by: Shawna L. Stearns

AGENDA
MEETING OF THE MEMBERS OF COLUMBIA VENTURE, LLC
4875 Forest Drive Office
Columbia, SC 29206

November 3, 2000 at 10:00 a.m.

I	Call to Order & Introduction of Participants	Douglas P. Wendel
II	Review & Approval of Minutes, March 24, 2000 Meeting (attachments)	Douglas P. Wendel
III	Current Status of Project, Planning and Economic Impact Analysis	Dowdell Brown Jim Wiseman, Project Managers
IV	Current Status of FEMA Floodway Mapping Process and Prognosis for Acceptable Map to Columbia Venture Efforts	Martin Becker FEMA Consultant
V	Current Status of Infrastructure, Design & Construction Estimates (Levy, Water, W/W, Streets, Storm water, etc.)	Wilson Tillotson Engineering Consultant
VI	Review & Discussion Possible Outparcel Purchases and/or Trades. Securing of Easements and general cooperation of Adjacent Landowners (including discussion of Farmer's Market Status)	Jim Wiseman
VII	Discussion of Plans to Secure Regulatory, Land Use & Infrastructure Financial Support Approvals	Douglas P. Wendel, Jim Wiseman, and Jim Fields, Political Consultant
VIII	Public Relations Efforts & Activities	Rick Silver, PR Consultant and Jim Wiseman
IX	Review & Discussion of Current Financial Status and Budget Projections	Barry Spivey, CFO
X	Current Status of Identifying Fall Back Exit Plan and Potential Investors/Purchasers of Columbia Venture Parcels	Douglas P. Wendel
XI	Other Business	
XII	Adjournment	

Federal Emergency Management Agency

Washington, D.C. 20472

November 22, 2000

Mr. Douglas P. Wendel
Columbia Venture, LLC
Carolina First Building
4875 Forest Drive
Suite 202
Columbia, South Carolina 29206

Dear Mr. Wendel:

I am writing in response to your October 26, 2000, letter to me concerning the floodplain remapping process in Richland and Lexington Counties, South Carolina. In your letter you asked two things: 1) that Columbia Venture be considered an appellant in the ongoing remapping process, and 2) that Columbia Venture be given an additional period of time in which to submit new data to the Federal Emergency Management Agency (FEMA) in the course of our efforts to update the designated special flood hazard areas along the Congaree River.

Under the circumstances of this complex remapping effort, we agree to consider Columbia Venture an appellant at this time. We also agree that it would be appropriate to give Columbia Venture additional time to submit new data or technical information in support of its appeal of the September 26, 2000, revised preliminary Flood Insurance Studies for Richland and Lexington Counties. It appears from the discussion at the bottom of page 3 and the top of page 4 of your October 26 letter that you feel you should be able to provide additional data to FEMA by mid-December of 2000. Therefore, we will accept additional data and technical information that you are able to develop in the course of your appeal by January 2, 2001.

Because of the complexities involved in resolving this matter, we have also decided to permit the other appellants and interested parties to provide any additional data and technical information which they may wish to submit during the period that ends on January 2. Letters have also been sent to the Chief Executive Officers of the affected communities, with copies to appellants and interested parties, notifying them of this additional opportunity. A copy of our letter to Ms. Kit Smith, Richland County Council Chairperson, has been enclosed for your reference.

At the conclusion of this additional time period, we will post on our Web site, all the data and technical information received from all parties during the period beginning September 26, 2000, and ending January 2, 2001. Once this occurs, all parties will have a final opportunity to comment on the data and technical information provided to FEMA. These comments will be accepted up to February 15, 2001, after which no new additional data or technical information will be accepted. FEMA will then consider all data and technical information received during the period beginning on September 26, 2000, and ending on February 15, 2001, in issuing a Letter of Final Determination.

FEMA recognizes the importance of this process, and I would like to reiterate FEMA's objective in this matter is to provide the communities with flood hazard data that is based on the best data available. Thank you for your continuing interest in this important process. If you have any questions, please do not hesitate to contact the Director, Mitigation Division of FEMA in Atlanta, Georgia, at (770) 220-5400, or Doug Bellomo, P.E., of our Headquarters staff in Washington, D.C., at (202) 646-2903, or by facsimile at (202) 646-4596.

Sincerely,

Michael Buckley

Michael K. Buckley, P.E., Director
Technical Services Division
Mitigation Directorate

Enclosure

cc: Ms. Kit Smith
Mr. Johnny Jeffcoat, Lexington County Council Chairman
The Honorable Robert D. Coble, Mayor of the City of Columbia
The Honorable Avery B. Wilkerson, Mayor of the City of Cayce
The Honorable Wyman M. Rish, Mayor of the City of West Columbia
State Coordinator
FEMA Region IV

MULLEN TAYLOR

Fr: MULLEN TAYLOR
Sent: Monday, December 04, 2000 9:05 AM
To: 'Davison, Todd'
Cc: 'Brian Comer'; 'George Wolfe'
Subject: Richland stormwater ordinance

Hey Todd,

Hope you had a good weekend.

Friday, we met to discuss the issue of variances in our revised stormwater ordinance. We agreed that we will recommend to Council the removal of the variance section from our ordinance. But, the discussion gave rise to another question. Our current, as well as proposed stormwater ordinance, contains a section on exemptions. The exemption section is as follows:

Sec. 8-20 **Exemptions.**

The provisions of this Article shall not apply to:

(a) Agricultural and silvicultural land management and cultural practices, or construction of on-farm nonresidential buildings and structures used in a farming operation, provided that such structures do not require a building permit and do not impede the flood-carrying capacity of a regulatory floodway.

(b) Construction or land improvements of a single-family residence or its accessory building(s) not part of a subdivision or larger common plan or sale. A single-family residence property owner may make land improvements on this single lot without an approved Stormwater Management Plan, provided that such construction or land improvement does not impede the runoff capability of the existing major drainage channels and is not located in an area of special flood hazard.

(c) Industrial operations conducted in accordance with valid NPDES individual storm water pollution prevention permit(s) issued by the Industrial, Agricultural and Storm Water Permitting Division of the South Carolina Department of Health and Environmental Control, provided that such operations are subject to review in accordance with Sec. 8-19(a) and shall not impede the flood-carrying capacity of a regulatory floodway.

(d) Mining and mineral resource extraction operations conducted in accordance with a valid mining permit issued by the Mining and Reclamation Division of the South Carolina Department of Health and Environmental Control, provided that such operations are subject to review in accordance with Sec. 8-19 (b) and shall not impede the flood-carrying capacity of a regulatory floodway.

(e) Any agency with power of eminent domain. Such agencies must apply to the Department of Health and Environmental Control for a Stormwater Management Permit.

(f) New developments that include twenty thousand (20,000) square feet or less of impervious area in total, provided that such operations shall not impede the flood-carrying capacity of a regulatory floodway.

(g) New construction to existing development that includes ten thousand (10,000) square feet or less of new impervious area, provided that such operations shall not impede the flood-carrying capacity of a regulatory floodway.

(h) Construction and maintenance activities associated with provisions of gas, electrification or communication services and more particularly described in Section 72-302 A (6) of the Standards for Stormwater Management and Sediment Reduction administered by the South Carolina Department of Health and Environmental Control pursuant to the South Carolina Stormwater Management and Sediment Reduction Act of 1991.

The question is this: Under section e above, it appears that the City can seek an exemption from our ordinance for submitting a stormwater plan for a WWTP upgrade. Columbia would be exempt from our provisions dealing with a 500 yr plus 3 standard for levee construction, and the prohibition against construction in a floodway. Instead, they would go to the SC Dept. of Health & Environmental Control for a Stormwater Management Permit. If this scenario took place, would this cause concern from FEMA? Do you know if SC DHEC would consult FEMA in reviewing the City's request?

Mullen

PLTF TRIAL EXH 346

4223

COLUMBIA VENTURE, LLC
(A Developmental Stage Company)
COLUMBIA, SOUTH CAROLINA

FINANCIAL STATEMENTS
For the Year Ended December 31, 2000 and the
Period From February 17, 1999 (Date of Inception)
to December 31, 2000

and

INDEPENDENT AUDITORS' REPORT

[redacted]

CV005429

PLTF TRIAL EXH 349

COLUMBIA VENTURE, LLC
(A Developmental Stage Company)
COLUMBIA, SOUTH CAROLINA

FINANCIAL STATEMENTS
For the Year Ended December 31, 2000 and the
Period From February 17, 1999 (Date of Inception)
to December 31, 2000

and

INDEPENDENT AUDITORS' REPORT

COLUMBIA VENTURE, LLC
(A Developmental Stage Company)
COLUMBIA, SOUTH CAROLINA

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SMITH, SAPP, BOOKHOUT,
CRUMPLER & CALLIHAM, P.A.

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INDEPENDENT AUDITORS' REPORT

To the Members
Columbia Venture, LLC
Columbia, South Carolina

We have audited the accompanying balance sheet of Columbia Venture, LLC (a limited liability company) as of December 31, 2000, and the related statements of income and members' equity and cash flows for the year ended December 31, 2000 and the period from February 17, 1999 (date of inception) to December 31, 2000. These financial statements are the responsibility of the Company's management. Our responsibility is to express an opinion on these financial statements based on our audit.

We conducted our audit in accordance with generally accepted auditing standards. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audit provides a reasonable basis for our opinion.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Columbia Venture, LLC as of December 31, 2000, and the results of its operations and its cash flows for the year ended December 31, 2000 and the period from February 17, 1999 (date of inception) to December 31, 2000 in conformity with generally accepted accounting principles.

Smith, Sapp, Bookhout, Crumpler & Calliham, P.A.
SMITH, SAPP, BOOKHOUT, CRUMPLER & CALLIHAM, P.A.
Certified Public Accountants

Myrtle Beach, South Carolina
February 19, 2001

CV005432

PLTF TRIAL EXH 349

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COLUMBIA VENTURE, LLC
(A Developmental Stage Company)
COLUMBIA, SOUTH CAROLINA

BALANCE SHEET
December 31, 2000

ASSETS

Cash	$ 17,817
Due From Member	410,903
Furniture and Equipment (Net)	21,902
Land and Development Costs	30,969,507
TOTAL ASSETS	$ 31,420,129

LIABILITIES AND MEMBERS' EQUITY

Liabilities	
Accounts Payable and Accrued Expenses	$ 341,862
Due to Member	23,692
Notes Payable	9,894,417
Total Liabilities	$ 10,259,971
Members' Equity	
Class A Units	$ 10,428,380
Class B Units	9,028,694
Class C Units	1,817,745
Deficit Accumulated During Developmental Stage	(114,661)
Total Members' Equity	$ 21,160,158
TOTAL LIABILITIES AND MEMBERS' EQUITY	$ 31,420,129

The accompanying notes are an integral part of the financial statements.

CV005433

PLTF TRIAL EXH 349

4228

COLUMBIA VENTURE, LLC
(A Developmental Stage Company)
COLUMBIA, SOUTH CAROLINA

STATEMENTS OF INCOME AND MEMBERS' EQUITY
For the Year Ended December 31, 2000 and the
Period From February 17, 1999 (Date of Inception) to December 31, 2000

	Year Ended December 31, 2000	February 17, 1999 (Inception) to December 31, 2000
Operating Expenses		
Advertising and Marketing	$ 6,250	$ 16,250
Contributions	18,000	21,500
Professional and Consulting	14,117	23,294
Office Expenses	17,547	19,256
Travel and Entertainment	15,502	15,502
Rent	8,717	8,717
Depreciation	6,387	6,387
Insurance	5,027	5,027
Repairs and Maintenance	1,295	1,295
Licenses	1,093	1,093
Total Operating Expenses	$ 93,935	$ 118,321
Operating Loss	$ (93,935)	$ (118,321)
Other Income & Expense		
Interest Income	$ 1,224	$ 8,035
Interest Expense		(4,375)
Total Other Operating Income & Expense	$ 1,224	$ 3,660
Net Loss	$ (92,711)	$ (114,661)
Members' Equity - Beginning	25,628,050	
Step-Up in Basis for Purchase of Membership Interest	3,042,970	3,042,970
Purchase of Membership Interest	(7,418,151)	(7,418,151)
Member Contributions		25,650,000
Members' Equity - Ending	$ 21,160,158	$ 21,160,158

The accompanying notes are an integral part of the financial statements.

CV005434

PLTF TRIAL EXH 349

4229

COLUMBIA VENTURE, LLC
(A Developmental Stage Company)
COLUMBIA, SOUTH CAROLINA

STATEMENTS OF CASH FLOWS
For the Year Ended December 31, 2000 and the
Period From February 17, 1999 (Date of Inception) to December 31, 2000

	Year Ended December 31, 2000	February 17, 1999 (Inception) to December 31, 2000
Cash Flows of Operating Activities		
Net Loss	$ (92,711)	$ (114,661)
Adjustments to Reconcile Net Loss to Net Cash Provided (Used) by Operating Activities		
Depreciation	6,387	6,387
Decrease in Due From Member	809	
Increase in Accounts Payable and Accrued Expenses	6,589	365,554
Net Cash Provided (Used) By Operating Activities	$ (78,926)	$ 257,280
Cash Flows of Investing Activities		
Purchase of Property	$	$ (10,932,991)
Purchase of Equipment	(28,289)	(28,289)
Payment of Land Development Costs	(2,052,829)	(2,754,449)
Net Cash Used By Investing Activities	$ (2,081,118)	$ (13,715,729)
Cash Flows of Financing Activities		
Proceeds From Notes Payable	$ 12,578,143	$ 12,903,143
Repayments of Notes Payable	(3,008,726)	(3,008,726)
Purchase of Membership Interest	(7,418,151)	(7,418,151)
Member Contributions		11,000,000
Net Cash Provided By Financing Activities	$ 2,151,266	$ 13,476,266
Net Increase (Decrease) in Cash	$ (8,778)	$ 17,817
Cash - Beginning	26,595	
Cash - Ending	$ 17,817	$ 17,817

The accompanying notes are an integral part of the financial statements.

CV005435

PLTF TRIAL EXH 349

4230

COLUMBIA VENTURE, LLC
(A Developmental Stage Company)
COLUMBIA, SOUTH CAROLINA

STATEMENTS OF CASH FLOWS
For the Year Ended December 31, 2000 and the
Period From February 17, 1999 (Date of Inception) to December 31, 2000

	Year Ended December 31, 2000	February 17, 1999 (Inception) to December 31, 2000
Noncash Investing and Financing Activites		
Land and Development Costs	$ 4,028,903	$ 17,282,067
Due From Member	(985,933)	410,903
Member Contributions		(14,650,000)
Step-Up in Basis for Purchase of Membership Interest	(3,042,970)	(3,042,970)
	$	$
Supplemental Cash Flow Disclosures		
Interest Paid	$	$ 3,129

The accompanying notes are an integral part of the financial statements.

CV005436

PLTF TRIAL EXH 349

4231

COLUMBIA VENTURE, LLC
(A Developmental Stage Company)
COLUMBIA, SOUTH CAROLINA

NOTES TO FINANCIAL STATEMENTS
For the Year Ended December 31, 2000 and the
Period From February 17, 1999 (Date of Inception) to December 31, 2000

Note 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Nature of Operations: Columbia Venture, LLC is a limited liability company and continues to be in the developmental stage, but ultimately will have operations primarily concentrating with the development and sale of real estate. The Company owns real estate in the Richland County area of Columbia, South Carolina. Columbia Venture, LLC acquired a tract of land consisting of approximately 4,400 acres in February 1999; environmental surveys and various permitting processes are underway, but primary development and sale operations have not yet commenced.

Estimates: The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

Depreciation: Assets are recorded on the books at cost. Depreciation for the assets is calculated using the straight-line method over their estimated useful lives. Estimated useful lives are as follows:

Office Furniture and Equipment	4 years
Computer Equipment	3 years

Land Development Costs: The Company capitalizes development costs, permanent improvements, interest and property taxes related to the Richland County parcel. Development costs include the costs of services of land planners, architects, and engineers.

Advertising Costs: The Company expenses advertising costs in the period in which the advertising occurs. During the year ended December 31, 2000 and the period from February 17, 1999 to December 31, 2000, advertising costs amounted to $6,250 and $16,250, respectively.

Income Taxes: The Company was established during 1999 as a limited liability company. As such, the Company is treated as a partnership for federal and state tax purposes. Therefore, the Company does not incur income taxes; instead, each of the members of the LLC are taxed on their proportionate share of the Company's income. Accordingly, no provision for income taxes has been included in the financial statements.

Note 2 - CASH

Cash as shown in the statements consisted of an investment checking account with a financial institution. At December 31, 2000, the Company's cash balance amounted to $17,817. At December 31, 2000, all of the Company's cash deposits were insured by the Federal Deposit Insurance Corporation.

CV005437

PLTF TRIAL EXH 349

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Note 3 - FURNITURE AND EQUIPMENT

Furniture and equipment classifications and changes therein during the period from February 17, 1999 to December 31, 2000 were as follows:

	Balance 2/17/99	Additions	Disposals	Balance 12/31/00
Office Furniture and Equipment	$	$ 21,428	$	$ 21,428
Computer Equipment		6,861		6,861
	$	$ 28,289	$	$ 28,289
Accumulated Depreciation		(6,387)		(6,387)
	$	$ 21,902	$	$ 21,902

Note 4 - REAL ESTATE

The Company's real estate holdings consist of approximately 4,400 acres held for development in Richland County, South Carolina. The following is a summary of the Company's real estate holdings and capitalized development costs at December 31, 2000:

Beginning Balance	$
Amounts Paid in Cash	
Land Purchases	10,932,991
Land Development Costs	2,754,449
	$ 13,687,440
Land and Development Costs Contributed	14,239,097
Step-Up in Basis for Purchase of Membership Interest	3,042,970
Ending Balance	$ 30,969,507

Note 5 - ACCOUNTS PAYABLE AND ACCRUED EXPENSES

Accounts payable and accrued expenses consist of the following at December 31, 2000:

Trade Accounts Payable	$ 271,055
Accrued Property Taxes	13,718
Accrued Interest	57,089
	$ 341,862

CV005438

PLTF TRIAL EXH 349

4233

Note 6 - NOTES PAYABLE

The Company's outstanding debt at December 31, 2000 consisted of the following:

Working capital line of credit for $3,000,000 with Carolina First. Line of credit matures on June 5, 2001. Interest is payable monthly at an annual rate of 9.5%. The line of credit is secured by real estate located off Bluff Road, Columbia, South Carolina.	$ 2,394,417
Real estate mortgage is secured by property located off Bluff Road, Columbia, South Carolina. Interest and principal are payable at maturity on April 2, 2001. Interest accrues at an annual rate of 9.5%.	7,500,000
	$ 9,894,417

All of the Company's outstanding debt is due during the year ended December 31, 2001.

Note 7 - MEMBERS' EQUITY

The Company has three classes of membership units (Class A, Class B, Class C). There are 9,375 Class A membership units issued, 10,000 Class B membership units and 1,625 Class C membership units for a total of 21,000 membership units issued.

Class A membership units have voting rights and share in profits, losses and distributions according to the total number of profit and loss units. Each Class A membership units counts as one profit and loss unit.

Class B membership units have voting rights. Each Class B membership unit participates in profits, losses and distributions as follows:

- During the first four years of existence (2/19/99-2/19/03), each Class B unit will count as one-half (1/2) of a profit and loss unit, unless the cumulative net profits allocated to Class A and Class C units is equal to or greater than their initial capital contributions of $11,000,000. At which time, Class B units will be counted as one profit and loss unit.

- Thereafter, if the cumulative net profits allocated to Class A and Class C units is less than their initial capital contributions, then Class B units will not share in profits, losses, and distributions until the date at which the cumulative net profits allocated to Class A and Class C units is equal to or greater than their initial capital contributions. At that point, Class B units will be counted as one profit and loss unit.

Class C membership units have no voting rights. Class C membership units share in profits, losses, and distributions according to the total number of profit and loss units. Each Class C membership unit counts as one profit and loss unit.

CV005439

PLTF TRIAL EXH 349

4234

Note 7 - MEMBERS' EQUITY (continued)

Changes in each class of membership unit for the period from February 17, 1999 to December 31, 2000 is summarized as follows:

	Class A	Class B	Class C	Total
Members' Equity - Beginning	$	$	$	$
Member Contributions	16,025,000	8,000,000	1,625,000	25,650,000
Purchase of Membership Interest	(6,650,000)			(6,650,000)
	$ 9,375,000	$ 8,000,000	$ 1,625,000	$ 19,000,000
Step-Up in Basis	1,821,531	1,028,694	192,745	3,042,970
Purchase of Membership Interest	(768,151)			(768,151)
	$ 10,428,380	$ 9,028,694	$ 1,817,745	$ 21,274,819
Deficit Accumulated During Developmental Stage	(73,902)	(31,171)	(9,588)	(114,661)
Members' Equity - Ending	$ 10,354,478	$ 8,997,523	$ 1,808,157	$ 21,160,158

Note 8 - DEVELOPMENTAL STAGE OPERATIONS

The Company was formed on February 17, 1999. Operations during the period from February 17, 1999 to December 31, 2000 were devoted primarily to raising capital, obtaining financing and administrative functions. The Company has five (5) members. Company transactions with the members are described in other notes to the financial statements.

Note 9 - RELATED PARTY AGREEMENTS

The Company has a services agreement with Lockwood Greene Engineers, Inc. (a member) under which it receives consulting and engineering services. The agreement is for $2,000,000 of which $1,589,097 of services have been provided. The remaining $410,903 is included in Due From Member.

Note 10 - PURCHASE OF MEMBERSHIP INTEREST

During 2000, the Company purchased Green Diamond, LLC's 8,550 Class A membership units with a book value of $6,629,746 for $7,418,151 in cash. The transaction resulted in a step-up in basis of membership interests of $3,042,970.

CV005440

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Note 11 - CAPITALIZED INTEREST

In accordance with Statement of Financial Accounting Standards #34 the Company follows the policy of capitalizing interest as a component of land development costs.

Interest costs incurred, capitalized and expensed for the year ended December 31, 2000 and the period from February 17, 1999 to December 31, 2000, were as follows:

	December 31, 2000	February 17, 1999 to December 31, 2000
Interest Costs Incurred	$ 485,921	$ 489,050
Interest Capitalized	(485,921)	(485,921)
Interest Expense	$	$ 3,129

CV005441

PLTF TRIAL EXH 349

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Ladies and Gentlemen,

It's time to recognize the Green Diamond development for what it is – a zircon of greed. The SC NAACP announces its formal oppostion to the Burroughs & Chapin development in Richland County. We oppose this project for three reasons.

The first is that Burroughs & Chapin's proposal is the continuation of the biggest, grossest, corporate welfare rip off this state has ever seen. Thy are successfully skimming off millions of dollars from the public coffers and raking them into their greedy corporate pockets. Every dollar they receive from local or state or federal revenues is a dollar we don't have to spend elsewhere.

It began in Horry County. If we don't stop them here in Richland County this type of scam will spread all over our state. Real estate developers throughout South Carolina are watching like buzzards. It's time to let people know that gems of truth reveal fake diamonds.

In Horry County, Burroughs & Chapin has successfully siphoned off $100 million to help build a shopping mall, $2 million in water and sewer money for their fancy golf courses and received $4 millions of dollars to build the pink bridge to their upscale real estate development. Now they're asking this community for almost $200 million with $12 million thrown in for a new interchange. That's what we know about. There's probably a lot more that we don't know about.

And the trouble with this is that for every dollar they get, we go without. Our neighborhoods are without water and sewer and roads in poor neighborhoods remain unpaved.

Burroughs and Chapin is no IBM or BMW or high tech manufacturer. They are real estate developers. They don't deserve one dollar of public support. They create no jobs; they make no capital investment. They just take the money and run.

Of even more concern, and my second reason for opposing their greedy grab in our community, is because they are putting public education at risk.

If we allow developers to divert tax revenues from the schools to underwrite their business risks, we are jeopardizing the future of our children. I have concerns when we do this for an IBM or BMW but at least they are making an investment and promising jobs. Burroughs & Chapin offers nothing but promises.

Horry County School Board tried to stand up to Burroughs & Chapin and their lawsuit is pending in our Supreme Court. But no matter how the court rules, this is wrong. Even if it ends up being legal, it is not right.

I hope the Richland County District I School Board will stand up and fight for our children. And this is a fight that every school board in the state should enjoin. If they got away with it in Horry County and they get away with it here, it will spread like a cancer throughout our state.

Finally, let me say that Burroughs & Chapin is just not the kind of company you want to welcome to your neighborhood. Here's a little run down on why:

- They are bullies. Instead of knocking on our door politely, they have muscled their way into town buying influence. You know the drill. But just in case, I've included a listing of their political muscle and their connections.

PLTF TRIAL EXH 350

- **They are fraudulent. They have wrapped their project around a 'technology park' without tenants or details. Besides that, they want another $15 million of our public money to help them sell their property.**
- **They are fakes. They make a big deal about helping poor neighborhoods. They've promised local communities more than $10 million but they haven't said it's not their money. That's money that belongs to the public. Those neighborhoods should get it anyway.**
- **They are elitist. Less than 4% of the 495 houses projected for Green Diamond will be affordable. Their golf courses, while accessible to the public, are simply not affordable for families of low to moderate incomes. Their green fees range from $59 to $89 in Grande Dunes while Richland County's public course is only $20.**
- **They are indifferent. Once they get what they want, the deal making stops. In Myrtle Beach, they thumbed their noses at efforts to save an historic church important to the black community. 'Move it or tear it down' was their response.**
- **They are unethical. While some might call it smart business, I call it dirty dealings. They use their business connections to take advantage of others good reputations. In Richland County, three of their business associates convened a meeting to offer 'objective' thought about Green Diamond. The hosts of the meeting were a potential real estate partner (SCANA), their major financial ally (Bank of America) and their property and casualty insurer (Rooney McArthur & Suggs).**

Burroughs & Chapin should be sent packing from Richland County. We don't need them. What good is a technology park if we can't educate our children? We can build our own technology par and control our own economic destiny without giving them hundreds of millions of dollars to take back to Myrtle Beach.

They are corporate welfare pimps, they are a threat to public education and they are just not good neighbors. They are not even a green diamond in the rough. They are a zircon of greed.

(g) All levees protecting residential structures or non-residential structures which are not floodproofed shall be designed, constructed and maintained to provide protection against the 500-Year flood plus three (3) feet of freeboard. Flood elevations shall be as shown on the latest Flood Insurance Rate Maps or as determined by appropriate hydrologic methods. Any levee constructed or improved under this subsection shall also comply with the other provisions of this Chapter, including, but not limited to, subsection (h) below.

(h) Not withstanding any other provisions of this ~~ordinance including those relating to exceptions and variances~~ Chapter, no levees, dikes, fill materials, structures or obstructions that will impede the free flow of water during times of flood will be permitted in the regulatory floodway, unless:

(1) such proposed impediment is or would be a part of or used by ~~an integral feature of~~ any public or private school that was constructed and operated before January 1, 2001 on property subsequently classified as a regulatory floodway ~~special flood hazard area~~, or

(2) such proposed impediment is or would be a part of or used by ~~an integral feature of~~ a publicly owned wastewater treatment facility that was constructed and operated before January 1, 2001 on property subsequently classified as a regulatory floodway ~~special flood hazard area~~; or

(3) such proposed impediment is a minor recreational or playground facility or area, such as, but not limited to, a boat ramp, floating dock, picnic area, soccer goal, or swing set; or

(4) such impediment was approved by the County Engineer under this subsection (h) or under any predecessor provision before January 1, 2001;

provided, however, that any specified activities permitted ~~under subsections (1) or (2)~~ above must comply with all applicable federal, state, and local requirements, including, but not limited to, 44 C.F.R. 60.3(d)(3), as amended. ~~and shall require certification by a professional engineer demonstrating that the encroachment will not result in any increase in flood levels during the base flood discharge.~~ Nothing in this subsection (h) shall limit provisions in this Chapter or elsewhere authorizing or requiring the maintenance and repair of levees, dikes, dams, and similar structures; provided, however, that this sentence shall not be construed as authorizing or requiring the repair or maintenance of any such structure to the extent that such repair or maintenance would result in a structure that would be higher or wider than it was before the need arose for such repair or maintenance.

(i) *National Flood Insurance Program:* All applicable regulations of the National Flood Insurance Program are incorporated by reference herein.

(g) All levees protecting residential structures or non-residential structures which are not floodproofed shall be designed, constructed and maintained to provide protection against the 500-Year flood plus three (3) feet of freeboard. Flood elevations shall be as shown on the latest Flood Insurance Rate Maps or as determined by appropriate hydrologic methods. Any levee constructed or improved under this subsection shall also comply with the other provisions of this Chapter, including, but not limited to, subsection (h) below.

(h) Not withstanding any other provision of this Chapter, no levees, dikes, fill materials, structures or obstructions that will impede the free flow of water during times of flood will be permitted in the regulatory floodway, unless:

(1) such proposed impediment is or would be a part of or used by any public or private school that was constructed and operated before January 1, 2001 on property subsequently classified as a regulatory floodway, or

(2) such proposed impediment is or would be a part of or used by a publicly owned wastewater treatment facility that was constructed and operated before January 1, 2001 on property subsequently classified as a regulatory floodway; or

(3) such proposed impediment is a minor recreational or playground facility or area, such as, but not limited to, a boat ramp, floating dock, picnic area, soccer goal, or swing set; or

(4) such impediment was approved by the County Engineer under this subsection (h) or under any predecessor provision before January 1, 2001;

provided, however, that any specified activities permitted above must comply with all applicable federal, state, and local requirements, including, but not limited to, 44 C.F.R. 60.3(d)(3), as amended. Nothing in this subsection (h) shall limit provisions in this Chapter or elsewhere authorizing or requiring the maintenance and repair of levees, dikes, dams, and similar structures; provided, however, that this sentence shall not be construed as authorizing or requiring the repair or maintenance of any such structure to the extent that such repair or maintenance would result in a structure that would be higher or wider than it was before the need arose for such repair or maintenance.

(i) *National Flood Insurance Program:* All applicable regulations of the National Flood Insurance Program are incorporated by reference herein.

Sec. 8-27 **Secondary Drainage Channel and Surface Requirements.**

All secondary drainage channels which are within or immediately adjacent to an improvement, development, or subdivision shall be protected and improved by the applicant as follows:

(a) Drainage easements of satisfactory width to provide working room for construction and maintenance equipment shall be dedicated to the County for all drainage improvements in

NEXSEN PRUET JACOBS & POLLARD, LLC
ATTORNEYS AND COUNSELORS AT LAW

APRIL C. LUCAS
MEMBER

DIRECT DIAL
803-540-2035
ALUCAS@NPJP.COM

March 29, 2001

HAND DELIVERED

Larry C. Smith, Esquire
Richland County Attorney
2020 Hampton Street
Post Office Box 192
Columbia, SC 29202

Re: Proposed Amendments to Richland County Storm Drainage and Zoning Ordinances

Dear Larry:

We are counsel to Heathwood Hall Episcopal School ("Heathwood" or the "School") and are writing as a follow up to a letter dated March 20, 2001 from Frank Ellerbe to Kit Smith regarding the above-captioned matters. As Mr. Ellerbe stated in his letter, given the County's current interpretation of its existing storm drainage regulations, Heathwood would prefer that the County Council adopt the FEMA standards for construction in a floodway. This would allow Heathwood to move forward with its capital improvements without singling out the School for special treatment. Also, the FEMA regulations would provide a well-established set of guidelines for the County and property owners. In contrast, adoption by the County of unique standards could lead to unintended consequences and possibly greater litigation.

At its March 20, 2001 meeting, Council approved a change to the storm drainage regulations which would grandfather existing schools and publicly owned wastewater treatment facilities (the "March 20 Amendment"). Certainly, Heathwood is pleased that the County is interested in assisting the School, even in the narrowly drawn grandfather clause contained in the March 20 Amendment. Whichever method the County chooses, however, we want to make sure that the changes are technically correct and complete.

We have met with the School's engineers, and we share with them several concerns with the March 20 Amendment. First, in order to permit Heathwood to proceed with construction, corresponding changes would have to be made to both the existing storm drainage regulations and the zoning regulations. Section 26-73-4 of the County's Zoning Ordinance, which lists

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OFFICES ALSO IN:
CHARLESTON, SC CHARLOTTE, NC GREENVILLE, SC HILTON HEAD, SC MYRTLE BEACH, SC

FEMA FIM FILE

improvements which may be constructed in a floodway, does not permit school facilities. It is our understanding that the March 20 Amendment only addressed the stormwater drainage regulations and not the zoning regulations. Accordingly, we request that the zoning ordinance be amended as well.

Second, we believe that the March 20 Amendment should amend Section 8-62(8) of the existing regulations in addition to Section 8-26(h) of the proposed regulations, as cited. Without the amendment to the existing regulations, additional action would have to be taken by the County to enable the School to commence construction. Also, I am sure that all parties wish to avoid revisiting these issues if, and when, the County considers the proposed regulations. Accordingly, we request corresponding changes in both the existing and proposed regulations.

We also believe that there should be some clarification of the term "integral feature" as used in the March 20 Amendment, since we are unsure whether a chapel or athletic facilities, which are part of our capital improvement program, would meet this definition. Furthermore, we believe that incorporation of the federal standards should stand on its own without the need to paraphrase portions thereof.

Finally, we remain concerned that there be clear authority for maintenance of the levees which currently exist. The existing and proposed storm drainage regulations provide that no levees or similars structures are "permitted" in a floodway, implying perhaps a duty to remove existing structures. When the School purchased the property in question, it specifically bargained for continued maintenance of the levees and relied upon the seller's obligation to do so. We would be remiss if we did not state for the record that we encourage any interested party to strengthen and improve levees which would protect the School's assets. We realize that the County may not be willing to permit expansion or upgrade of levees at this time, but we request that the County clarify the rights of property owners to maintain existing levees.

To facilitate Council's consideration of these matters, we have taken the liberty of revising the March 20 Amendment to reflect the above comments. Also, we have drafted a second set of amendments to your Code, which would adopt the FEMA standards. We enclose these revisions for your convenient review.

NEXSEN PRUET JACOBS & POLLARD, LLC

Heathwood appreciates the efforts of everyone on Council to assist Heathwood in working through these very sensitive and difficult issues. We realize that your regulations relate to very important public policy questions and will continue to do everything we reasonably can to facilitate the County's consideration of Heathwood's request.

Sincerely,

April C. Lucas

cc: Frank Ellerbe, Esquire w/enclosures
Steve Hickman w/enclosures
Members of Council w/enclosures
Mullen Taylor w/enclosures
Bill Monroe w/enclosures

GRANDFATHER OF SCHOOLS AND WASTEWATER TREATMENT FACILITIES

BE IT ORDAINED, that Section 8-62 (8) shall be amended to read in its entirety as follows:

Sec. 8-62 Primary Drainage Channel Requirements

(8) Notwithstanding any other provisions of this ordinance including those relating to exceptions and variances, except for maintenance of existing levees, dikes or structures, no levees, dikes, fill materials, structures or obstructions that will impede the free flow of water during times of flood will be permitted to be constructed in the regulatory floodway, unless:

a. such impediment is or would be a part of or used by any public or private school that was constructed and operated before January 1, 2001 on property subsequently classified as an area of special flood hazard after the school began operations; or

b. such impediment is or would be a part of or used by any publicly owned wastewater treatment facility that was constructed and operated before January 1, 2001 on property subsequently classified as an area of special flood hazard after the facility began operations;

provided, however, that any activities permitted under subsections (1) or (2) must comply with all other applicable federal, state and local requirements, including 44 C.F.R. 60.3(d)(3), as amended.

BE IT ORDAINED, that Section 26-73.4(3) be amended to include the following amendment:

g. Any facility that is or will be a part of or used by any public or private school that was constructed and operated before January 1, 2001 on property subsequently classified as a Floodway after the school began operations.

h. Any facility that is or will be a part of or used by any publicly owned wastewater treatment facility that was constructed and operated before January 1, 2001 on property subsequently classified as a Floodway after the facility began operations.

REVISIONS ADOPTING FEMA STANDARDS

BE IT ORDAINED, that Section 8-62 (8) shall be amended to read in its entirety as follows:

Sec. 8-62 Primary Drainage Channel Requirements

(8) Notwithstanding anything to the contrary in this Article including those relating to exceptions and variances, encroachments in the regulatory floodway shall be prohibited, including fill, new construction, substantial improvements, and other development, unless such improvements comply with applicable federal requirements for construction in a regulatory floodway, including particularly 44 C.R.R. 60.3(d)(3), as amended from time to time, which provision currently prohibits such encroachments unless it has been demonstrated through hydrologic and hydraulic analyses performed in accordance with standard engineering practice that the proposed encroachment would not result in any increase in flood levels within the community during the occurrence of the base flood discharge.

BE IT ORDAINED, that Section 26-73.4 be amended by deleting the existing paragraph (2) and replacing it with the following:

(2) *Encroachments in a Floodway must comply with FEMA standards:*

Notwithstanding anything in this Article to the contrary including those relating to exceptions and variances, encroachments in the regulatory floodway shall be prohibited, including fill, new construction, substantial improvements, and other development, unless such improvements comply with applicable federal requirements for construction in a regulatory floodway, including particularly 44 C.R.R. 60.3(d)(3), as amended from time to time, which provision currently prohibits such encroachments unless it has been demonstrated through hydrologic and hydraulic analyses performed in accordance with standard engineering practice that the proposed encroachment would not result in any increase in flood levels within the community during the occurrence of the base flood discharge.

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Richland County Government

County Administration Building
20 Hampton Street
P.O. Box 192
Columbia, SC 29202

Phone (803) 748-4600
Fax (803) 748-4644
TDD (803) 748-4999

Office of the County Administrator

MEMORANDUM

TO: Council Member Joan Brady

FROM: Mullen Taylor, Assistant to the County Administrator

DATE: April 10, 2001

SUBJECT: Levee failure during Midwest Flood of 1993

During the April 2nd Special Called D&S Committee Meeting, you had requested information on the number of levees that failed during the Midwest Flood of 1993. To answer this question, I will first define some terms in order to reduce confusion, and then summarize the findings of my research.

Defining "Certification"

The term "Corps certified levees" has been used frequently during the course of discussion surrounding the proposed Green Diamond levee upgrades and the levees that failed or didn't fail during the Midwest Flood. Without explaining what "Corps certified levees" means, this term is confusing. The federal government recognizes two general categories of levees: federal levees and nonfederal levees. Federal levees are those that are built and/or maintained and operated by the Corps of Engineers, and are federally funded. Nonfederal levees are those that are built, maintained and operated by state or local sponsors, with state, local or private funding. Corps levees typically provide more flood protection than nonfederal levees, using a 100-year flood standard or higher for urban areas. But Corps levees can also be agricultural levees offering only a 50-year flood standard of protection. Hence, a "Corps certified levee" is technically a levee funded through Congress and designed and built by the Corps of Engineers for either urban or rural uses.

No federal program regulates the design, placement, construction or maintenance of nonfederal levees. However, the federal government can exercise some control over nonfederal levees through laws that regulate navigable waters and wetlands and regulations providing flood insurance. Richland County regulations require that levees be built according to the design standards in the Corps Manual. A nonfederal levee can be designed according to the Corps of Engineers Design Manual, but this does not bring about any certification from the Corps. The proposed Green Diamond levee would be a nonfederal levee sponsored by local government, and designed according to County regulations which require use of Corps standards.

A certification process does take place with FEMA when FEMA is requested to approve a proposed or existing levee as a flood control device. Under the National Flood Insurance Program, FEMA can exempt communities from floodplain requirements in an area if they can show that a levee protecting this area is designed, constructed, located and maintained according to criteria specified in CFR 65.10. FEMA does of course rely on technical standards put forth by the Corps for aspects of levee design. Columbia Venture's anticipated CLOMR would ask FEMA to recognize the proposed levee upgrade as a flood control device. If FEMA approves this CLOMR, followed by a LOMR, the levee would be certified as a flood control device by FEMA.

In short, the only real "Corps certified levee" is a levee funded, designed and constructed by the Corps of Engineers. The Corps does not routinely certify any levee constructed. If the County wants Corps involvement, the County could contract with the Corps of Engineers for a fee to review Columbia Venture's levee design and monitor construction. FEMA will be asked to approve Columbia Venture's levee upgrade as meeting its criteria for a flood control device.

Levee Failure or Overtopping during Midwest Flood of 1993

This data is extracted from a report by the U.S. General Accounting Office, entitled, "Midwest Flood: Information on the Performance, Effects, and Control of Levees," which was written as a result of congressional inquiry in 1993. The number of levee failures or overtopping was derived from the U.S. Corps of Engineers.

There is no exact inventory of nonfederal levees within the Upper Mississippi River Basin. The numbers provided below may vary from other estimates.

Federal Levees	
Total Number	193
Number Overtopped	32
Number Failed	4

Overtopping: Flood waters exceeded height of levee and flooded land behind levee.
Failing: Levee breached before flood waters reached the top of the levee.

Of the four levees that failed, only one was at a 100-year flood design standard, and the remaining three were designed for a 50-year flood event. The 100-year levee was breached due to a railroad opening in the floodwall not being closed in time.

Nonfederal Levees	
Total Estimated Number	1,358
Number Overtopped/Failed*	1,100

*Data does not distinguish between overtopping and failing.

Flood levels during the Midwest Flood ranged from below the 100-year flood level up to a 500-year flood level. Yet of the 145 federal levees that did protect from flooding, many levees withstood flood flows that were greater than what the levees were designed to withstand.

For more detail about this information, please refer to the attached report, "Midwest Flood: Information on the Performance, Effects, and Control of Levees."

In another report by the Corps of Engineers, it was stated that all the levees or floodwalls built to urban design standards (200-year flood event or higher) withstood the flooding. No urban levee was overtopped. In contrast, most of the agricultural levees were overtopped due to their relatively low level of protection. This report is also attached for your review.

If you require additional information, please let me know.

cc: County Council
Cary McSwain

I hereby certify that this is a true and correct copy of the original document.
Certified By: Michelle Onley
Title: Deputy Clk of Council
Date: 6/27/12

STATE OF SOUTH CAROLINA
COUNTY COUNCIL FOR RICHLAND COUNTY
ORDINANCE NO. 022-01HR

AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES, CHAPTER 8, DRAINAGE, EROSION AND SEDIMENT CONTROL, BY THE DELETION OF THE LANGUAGE CONTAINED THEREIN AND THE SUBSTITUTION OF THE FOLLOWING LANGUAGE.

Pursuant to the authority granted by the Constitution of the State of South Carolina and the General Assembly of the State of South Carolina, BE IT ENACTED BY THE COUNTY COUNCIL FOR RICHLAND COUNTY:

SECTION I. The Richland County Code of Ordinances, Chapter 8, Drainage, Erosion and Sediment Control, is hereby amended by the deletion of the language contained therein and the substitution of the following language:

CHAPTER 8

STORMWATER MANAGEMENT, EROSION AND SEDIMENT CONTROL

ARTICLE I. IN GENERAL

Sec. 8-1 Purpose.

In order to protect the general health, safety, and welfare of the people of Richland County, South Carolina, and to protect the natural assets and resources of Richland County for posterity, this Stormwater Management, Erosion and Sediment Control Chapter is enacted to protect the lands and waters from the effects of excessive soil erosion and sedimentation, to prevent siltation of streams and lakes, to prevent clogging of drainage channels, and to prevent damages to the property of adjacent landowners. In addition, it is the purpose of this Chapter to provide proper drainage channels, clear of obstruction, for stormwater runoff; to control pollution of streams and drainage channels by urban stormwater runoff; and to prevent encroachment into natural drainage channels by buildings or other land improvements. Proper management of the quality and quantity of stormwater runoff will minimize damage to public and private property, insure a functional drainage system, promote the attainment and maintenance of water quality standards, enhance the local environment associated with the drainage system, maintain as nearly as possible the pre-development runoff characteristics of the area, and facilitate economic development while mitigating associated flooding and drainage impacts.

Sec. 8-2 Authority.

This Chapter is adopted under the authorities and powers conferred to local governments by the General Assembly of South Carolina.

Sec. 8-3 Jurisdiction.

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The provisions of this Chapter shall apply to all lands within the jurisdiction of Richland County, South Carolina, and within the jurisdiction of those municipalities that agree, in writing, to have these provisions administered within their corporate limits.

Sec. 8-4 Rules of Language and Interpretation.

(a) The word "shall" is mandatory and not merely discretionary; the word "may" is permissive.

(b) The particular shall control the general.

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(c) Words used in the present tense shall include the future.

(d) Words used in the singular shall include the plural, and the plural the singular, unless the extent clearly indicates the contrary.

(e) All public officials, bodies and agencies referred to herein are those of Richland County, South Carolina, unless otherwise indicated.

Sec. 8-5 Definitions.

The following definitions apply to words and terms used in this Chapter. All other words shall have their customary meanings:

Applicant: Any person acting on his own behalf as a property owner, or as an agent for a property owner, who makes application for Stormwater Management Plan approval under the provisions of this Chapter.

Area of Special Flood Hazard: Any land area susceptible to inundation by the base flood (100-Year Flood) as determined on official Flood Hazard Boundary Maps, Flood Insurance Rate Maps, or other best available data.

10-Year Flood: The flood having a ten percent (10%) chance of being equaled or exceeded in any given year.

25-Year Flood: The flood having a four percent (4%) chance of being equaled or exceeded in any given year.

50-Year Flood: The flood having a two percent (2%) chance of being equaled or exceeded in any given year.

100-Year Flood/Base Flood: The flood having a one percent (1%) chance of being equaled or exceeded in any given year.

500-Year Flood: The flood having a two-tenths percent (0.2%) chance of being equaled or exceeded in any given year.

As-built Plan: The construction plans with any changes made during construction identified and shown on the plan.

Best Available Data: Current FEMA information or Flood Insurance Study data, whichever is the most restrictive. The most restrictive information is that which produces the highest base flood elevation (BFE) or the widest floodway.

Best Management Practice (BMP): A structural or nonstructural management-based practice used singularly or in combination to reduce nonpoint source inputs to receiving waters in order to achieve water quality and quantity protection goals.

Construction: Any building or erection of a structure, or any physical site preparation for the building or erection of a structure.

County Engineer: The Richland County Engineer or his authorized representative.

Detention Structure: A permanent stormwater management structure whose primary purpose is to temporarily store stormwater runoff and release the stored runoff at controlled rates.

Developer: Any person acting on his own behalf as a property owner, or as an agent for a property owner, who makes application for plan approval and a grading permit under the provisions of this Chapter.

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Development: Any of the following actions undertaken by a public or private individual or entity:

(a) any land altering activities associated with the division of a lot, tract or parcel of land into two (2) or more lots, plots, sites, tracts, parcels or other divisions by plan or deed, or

(b) any man-made change, including: clearing, tree removal, grubbing, stripping, dredging, grading, mining, drilling, excavating, paving, transporting and filling of land.

Drainage: A general term applied to the removal of surface or subsurface water from a given area either by gravity via natural means or by systems constructed to so remove water, commonly applied herein to surface water.

Drainage Channel: Any natural or man-made conveyance for surface water, including open channels, enclosed storm sewers, streams, rivers, lakes, ponds, or marshes.

Drainage System: The surface and subsurface system for removal of water from the land, including both the natural elements of streams, marshes, swales, and ponds, whether of an intermittent or continuous nature; and the manmade elements such as improved open channels, culverts, retention facilities, and enclosed storm sewers.

Easement: A grant or reservation by the owner of land, for the use of such land by others for a specific purpose or purposes, and which must be included in the conveyance of land.

Embankment or Fill: A deposit of soil, rock, or other material placed by man.

Erosion: The general process by which soil and rock fragments are detached and moved by the action of wind, water, ice, and gravity, either naturally or induced.

Erosion and Sediment Control Plan: A plan which adequately describes necessary land management practices and control measures, including a timetable or schedule for their installation, which will effectively minimize soil erosion and sedimentation; prepared and approved as provided herein for application to a particular land area.

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FEMA: The Federal Emergency Management Agency.

FEMA-designated floodplain: The 100-year floodplain shown on the most current FEMA Flood Insurance Rate Map or Flood Boundary and Floodway Map. This shall include both the detailed 100-year floodplain, which shows the 100-year flood elevation, and the approximate 100-year floodplain.

Flood: A general and temporary condition of partial or complete inundation of normally dry land areas, caused by the overflow of a watercourse or the unusual and rapid accumulation of surface water runoff from any source. For the purpose of this Chapter, a flood shall be construed to be any inundation that has a return frequency of one hundred (100) years or less.

Flood Insurance Study: A study using detailed hydrologic and hydraulic analyses to model the 1% annual chance flood event, determine base flood elevations, and designate floodways and risk zones (Zones AE, A1-30, AH, AO, VE, and V1-30).

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Floodproofing: Design and construction of nonresidential structures and attendant utility and sanitary facilities that are watertight to at least two (2) feet above the base flood elevation. Walls are substantially impermeable to the passage of water and have structural components capable of resisting hydrostatic and hydrodynamic loads and the effects of buoyancy.

Flood Insurance Rate Map (FIRM): An official map of Richland County on which FEMA has delineated both the areas of special flood hazards and the risk premium zones applicable to Richland County, with accompanying reports.

Flood Prone Area: The area of land susceptible to being inundated by a flood (see definition of "flood").

Grading: Any displacement of soil by stripping, excavating, filling, stockpiling, or any combination thereof; and shall include the land in its excavated or filled state.

Grading Permit: A certificate issued to perform work pursuant to an approved Erosion and Sediment Control Plan prepared under the provisions of this Chapter.

Group Development: The development of two (2) or more structures designed or intended for separate occupancy or use on a site that is not subdivided into lots, blocks, and streets, and is subject to the County's land development regulations; such as shopping centers, office buildings, industrial sites, manufactured home parks, apartment complexes, and condominium complexes.

Habitable Floor: Any floor useable for living purposes, which include working, sleeping, eating, cooking and recreation, or any combination thereof. Floor elevation is to be measured as follows:

(a) For slab-on-grade type buildings or buildings with basements, the top surface of the slab or basement floor constitutes the lowest floor;

(b) For footing, foundation wall, or pile type buildings having crawl spaces under the building with no basements, the top surface of the finished flooring above the horizontal joist, beam, or other supporting member constitutes the lowest floor.

Land: Any ground, soil, or earth, including marshes, swamps, drainage-ways, and areas not permanently covered by water.

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Land Disturbance: Any activity involving the clearing, grading, transporting, filling, and any other activity which causes the land to be exposed to the danger of erosion.

Maintenance: Any action necessary to preserve stormwater management facilities in proper working condition, in order to serve the intended purposes set forth in Sec. 8-50 of this Ordinance and to prevent structural failure of such facilities. Maintenance shall not include actions taken solely for the purpose of enhancing the aesthetics of stormwater management facilities.

New Construction: Structures for which the first placement of permanent construction commenced on or after the effective date of this Chapter.

On-Site Stormwater Management: The design and construction of a stormwater management facility within and for a single development.

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Person: Any individual, partnership, co-partnership, firm, company, corporation, association, joint stock company, trust, estate or governmental entity, or their legal representative agents or assigns.

Primary Drainage Channel: A drainage channel, stream or creek draining an area of three hundred (300) acres or more.

Public Nuisance: The following conditions constitute a public nuisance:

(a) Any condition that constitutes a breeding ground or harbor for rats, mosquitoes, harmful insects, or other pests.

(b) Any open place containing a concentration of combustible items such as mattresses, boxes, paper, automobile tires and tubes, garbage, trash, refuse, brush, old clothes, rags, or any other combustible materials or objects of a like nature.

(c) Any open place containing a collection of garbage, food waste, animal waste, or any other rotten or putrescible matter of any kind.

(d) Any open place containing furniture, appliances, or metal products of any kind or nature which have jagged edges of metal or glass, or areas of confinement.

(e) Any condition which blocks, hinders, or obstructs in any way the natural flow of streams, creeks, surface water, ditches, or drains, to the extent that the blockage, hindrance, or obstruction creates standing or stagnant water.

Regional Stormwater Management: The design and construction of a stormwater management facility that controls runoff from more than one development.

Regulatory Floodway: The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation by more than one (1) foot, as identified on an official Flood Insurance Rate Map or other available information.

Retention Structure: A permanent structure whose primary purpose is to permanently store a given volume of stormwater runoff.

Runoff: The portion of the precipitation on the land that reaches the drainage system.

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Secondary Drainage Channel: A drainage channel, stream or creek draining an area less than three hundred (300) acres in size.

Sedimentation: The process which operates at or near the surfaces of the ground, to deposit soil, debris and other materials either on other ground surfaces or in water channels.

Storm Drainage Design Standards: The manual of design, performance, and review standards for stormwater management, prepared under the direction of the County Engineer.

Stormwater Design Plan: The set of drawings and other documents comprising all of the information and specifications for the drainage systems, structures, concepts and techniques used to control stormwater as required by this Ordinance and the Storm Drainage Design Standards. Also included are the supporting engineering calculations and results of any computer analysis.

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Stormwater Management: The collection, conveyance, storage, treatment and disposal of stormwater runoff in a manner to minimize channel erosion, flood damage, and/or degradation of water quality and in a manner to enhance and insure the public health, safety, and general welfare.

Stormwater Management Facilities: Structures and man-made features designed for the collection, conveyance, storage, treatment and disposal of stormwater runoff into and through the drainage system. Stormwater management facilities include vegetative or structural measures, or both, to control the increased volume and rate of stormwater runoff caused by manmade changes to the land.

Stormwater Runoff: The direct response of a watershed to precipitation, including surface and subsurface flows resulting from precipitation.

Structure: Anything constructed or erected, the use of which requires a location on the ground, or attached to something having a location on the ground, including, but not limited, to storm sewer infrastructure, manufactured homes, gas or liquid storage tanks, fences, tennis courts, swimming pools, and buildings.

Substantial Improvement: Any repair, reconstruction, or improvement of a structure, the cost of which equals or exceeds fifty percent (50%) of the market value of the structure prior to the improvement.

Technical Representative: South Carolina Registered Professional Civil Engineer, Registered Landscape Architect, or Tier B. Land Surveyor responsible for sealing Stormwater Management Plan(s).

Vegetation: All plant growth, including trees, shrubs, grasses, and mosses.

Water Quality: Those characteristics of stormwater runoff that relate to the physical, chemical, biological, or radiological integrity of water.

Watershed: The drainage area contributing stormwater runoff to a single point.

Waters of the State: Refer to the State of South Carolina Department of Health and Environmental Control, Regulation R.61-9.122, Part A, Section 122.2 'Definitions'.

Waters: For the purpose of identifying NPDES stormwater permit "point discharges", waters means surface waters, within Richland County's jurisdictional boundaries, as identified on USGS 1:24,000 scale quadrangle sheets.

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ARTICLE II. EROSION AND SEDIMENT CONTROL

DIVISION 1. PROCEDURE

Sec. 8-6 Approved Plan and Permit Required for Land Disturbance.

Unless otherwise provided in this Article, the surface of land in Richland County shall not be disturbed or changed for any purposes, whatsoever, but not including those exemptions outlined in Section 8-7 (below), except in accordance with a plan for control of erosion and sedimentation approved by the County Engineer. Prior to any grading, construction, or land disturbances of any nature, a grading permit shall be obtained from the Richland County Public Works Department that shall state the period for which the permit is valid.

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Sec. 8-7 Exemptions.

The provisions of this Article shall not apply to:

(a) Agricultural and silvicultural land management and cultural practices, or to the construction of on-farm buildings and structures used in a farming operation.

(b) Construction or land improvement of a single-family residence or its accessory buildings, that are not part of a subdivision or larger common plan. A single-family residence property owner may make land improvements on his single lot without an approved Erosion and Sediment Control Plan and without obtaining a grading permit provided that such construction or land improvement does not impede the runoff capacity of existing major drainage channels and is not located in an area of special flood hazard.

(c) Mining and mineral resource extraction operations conducted in accordance with a valid mining permit issued by the Mining and Reclamation Division of the South Carolina Department of Health and Environmental Control.

(d) Emergency repairs or maintenance of existing structures and facilities which require ground to be broken. The responsible person shall notify the County Engineer in writing within five (5) working days of such emergency repairs and maintenance actions.

(e) Any agency with the power of eminent domain. Such agencies must apply to the South Carolina Department of Health and Environmental Control for a Stormwater Management Permit.

(f) Construction and maintenance activities associated with provisions of gas, electrification or communication services and more particularly described in Section 72-302 A (6) of the Standards for Stormwater Management and Sediment Reduction administered by the South Carolina Department of Health and Environmental Control pursuant to the South Carolina Stormwater Management and Sediment Reduction Act of 1991.

(g) Any site, not otherwise exempted, one-half (1/2) acre or less in size, on which the maximum fall per one hundred (100) feet does not exceed six (6) feet anywhere on the site. Slopes may be determined by available contour maps and soil maps; however, actual field measurements may be required and in such cases shall be binding.

Sec. 8-8 Application for Plan Approval and Permit. BOOK 007 PAGE 417

(a) The developer shall apply in writing to the Richland County Public Works Department for a grading permit to disturb or change land in Richland County (excluding incorporated areas when no contractual agreement has been made). Such application shall be accompanied by five (5) copies of an Erosion and Sediment Control Plan prepared in accordance with Division 2 of this Article. The plan shall be certified by the applicant and by a South Carolina Registered Professional Civil Engineer, a Registered Landscape Architect, or a Tier B. Land Surveyor.

(b) A landowner may develop and certify his own Erosion and Sediment Control Plan for a tract of land containing two (2) acres or less, provided: 1) the areas to be disturbed will not allow water to flow in any one direction for over two hundred (200) feet; and 2) the cuts and fills established will not exceed a height or depth of over five (5) feet; and 3) there will be no concentrated off-site water to be controlled on the site. The plan so developed must meet the objective of Section 8-15 of this Chapter.

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Sec. 8-9 Application Fee.

The application and grading permit fees are included in the fees assessed under the County's land development regulations and zoning ordinance.

Sec. 8-10 Approval or Disapproval of Application.

(a) If the Erosion and Sediment Control Plan conforms with the requirements of this Article, the County Engineer or designee shall issue the grading permit to the applicant, with a copy of the approved plan. However, if the plan does not conform with the requirements of this Article, written notification of the permit denial shall be forwarded to the applicant that indicates the reason(s) for plan disapproval.

(b) Review of the Erosion and Sediment Control Plan shall require twenty (20) working days or less from the date of submittal until the time a decision is rendered, either approving or disapproving the plan. However, if the County Engineer or designee determines that the size and scope of the proposed plan requires additional time for adequate review, the review period shall be extended as determined appropriate by the County Engineer or designee, but in no event shall the review period exceed forty-five (45) working days. If at the end of the forty-five (45) working day period a decision has not been reached, the plan shall be deemed approved and a grading permit issued on demand; provided, however, that the applicant may waive this requirement and consent in writing to the extension of that period.

(c) If an Erosion and Sediment Control Plan is disapproved and the grading permit denied, the applicant may elect to correct the indicated deficiencies in conformity with the provisions of this Article and resubmit the application and plan. No additional application fee shall be assessed for such resubmission.

Sec. 8-11 Other Authorizations and Requirements.

When any other authorization, bonds, or other sureties are required by applicable laws, regulations, or ordinances pertaining to any part of the proposed work to be done under the Erosion and Sediment Control Plan, the applicant shall, upon request, furnish the County Engineer with satisfactory evidence that such requirements have been met before the commencement of work under an approved plan and grading permit.

Sec. 8-12 Extension of Time. BOOK 007 PAGE 418

If the applicant is unable to complete the work within the time specified in the approved plan and grading permit, he or she may, prior to the expiration of such time, present a written request to the County Engineer for an extension of time, setting forth reasons for the requested extension. The County Engineer shall approve or deny the request for an extension of time subject to such additional erosion and sediment control measures as may be reasonably required.

Sec. 8-13 Responsibility of Applicant.

(a) The applicant shall be responsible for carrying out the proposed work in accordance with the approved Erosion and Sediment Control Plan and grading permit, and in compliance with the requirements of this Article.

(b) The applicant shall be responsible for compliance with all applicable regulations pertaining to the protection of wetlands.

(c) The applicant shall be responsible for notifying the Richland County Engineering Division a maximum of twenty-four (24) hours after the start of construction.

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Sec. 8-14 Supplemental Regulations.

All applicable provisions for the Standards for Stormwater Management and Sediment Reduction (Sections 72-301, 302, 305, 307, 308, 312, 313, 314, 315 and 316) administered by the South Carolina Department of Health and Environmental Control pursuant to the South Carolina Stormwater Management and Sediment Reduction Act of 1991 are incorporated by reference herein.

DIVISION 2. PLAN AND ACTION REQUIREMENTS

Sec. 8-15 Guidelines for Preparation of Erosion and Sediment Control Plans.

Erosion and Sediment Control Plans shall be prepared according to the following guidelines, as applicable, prior to submission to the Richland County Public Works Department. Plans shall include appropriate measures and practices for erosion and sediment control, installed in a timely sequence during the development process, and maintained to insure their proper functions:

(a) Select land where the drainage pattern, topography, and soils are favorable for the intended use. Tracts of land vary in suitability for different uses. Consider the major characteristics of the land area and the kinds of soil in identifying and evaluating potential erosion and sediment problems, and in selecting appropriate control measures and practices.

(b) Expose the smallest practical area of land for the least possible time during development.

(c) When feasible, retain and protect natural vegetation. Save topsoil, where practical, for replacing on graded areas.

(d) Use temporary plant cover, mulching, and/or structures to control runoff and protect areas subject to erosion during construction.

(e) Provide for handling the increased runoff caused by changed soil and surface conditions. Emphasis should be placed on conservation of existing on-site soil. Effective means include the use of diversion ditches, grassed or surfaced waterways and outlets, enlarged and protected drainage channels, grade control structures, and effective use of street gutters and storm sewers.

(f) Use sediment basins or other forms of silt traps, where practical, to remove heavy sediment loads from runoff waters leaving the disturbed area.

(g) Install permanent vegetative cover and long-term erosion protection measures or structures as soon as practical in the development process.

Sec. 8-16 Contents of Plan and Application. BOOK 007 PAGE 419

The Erosion and Sediment Control Plan and application for grading permit shall include, but not be limited to, the following data as applicable:

(a) A vicinity map sufficient to locate the site and to show the relationship of the site to its general surroundings at a scale of not less than one thousand (1,000) feet to one (1) inch.

(b) A site plan, drawn to a scale of not less than two hundred (200) feet to one (1) inch, and supporting specifications and schedules showing:

(1) The boundary lines of the site on which the work is to be performed, including the approximate acreage of the site.

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(2) Existing contours with intervals of not more than five (5) feet.

(3) Proposed physical improvements on the site, including present development and future utilization, if known.

(4) All drainage provisions, flood protection provisions, erosion and sediment control measures, vegetative practices, or other protective devices to be utilized in connection with, or as a part of, the proposed work.

(5) Provisions for erosion control during construction (temporary) and during the life of the facility (permanent). Such provisions shall include a schedule and sequence of operations indicating: 1) the anticipated starting and completion dates of each particular development sequence; and 2) the estimated time of exposure for each disturbed area prior to completion of effective erosion and sediment control measures. Specifications accompanying the plan shall include, as appropriate, seeding mixes and application rates, type of sod, seedbed preparation, lime and fertilizer application, mulching and other related data.

(6) A complete and adequate grading plan for on-site borrow pits and material processing facilities, where applicable, including provisions for adequate drainage in such areas.

(7) A general description of the predominant soil types on the site.

(8) The name and address of the owner, developer, and petitioner, and the individual responsible for satisfactory completion of the work described in the plan, if different from the above.

(9) Title, scale, north arrow, date and name of the individual or organization preparing the plan, with seal when applicable.

(10) The plan and application shall be supported by such supplemental reports, specifications, data, and additional information as the County Engineer may reasonably require, including but not limited to, finished contours, elevations, dimensions, locations, slopes, storm drainage computations, and field investigation reports on soils, drainage and flooding.

(11) Evidence of compliance with all applicable regulations pertaining to the protection of wetlands.

(c) Applicant's certification statement: BOOK 007 PAGE 420

I (We) hereby certify that all clearing, grading, construction and/or development will be done pursuant to this plan.

_____ _____

Date Applicant

(d) Seal of a South Carolina Registered Professional Civil Engineer, Registered Landscape Architect, or Tier B. Land Surveyor.

Sec. 8-17 Inspection.

The County Engineer shall periodically inspect the work done under the approved Erosion and Sediment Control Plan and grading permit, as deemed advisable. Upon completion of such work, he/she shall make a final inspection. If the work has been

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completed in accordance with the plan and permit, the County Engineer shall issue a letter of satisfactory completion.

ARTICLE III. STORMWATER MANAGEMENT

DIVISION 1. PROCEDURE

Sec. 8-18 Approved Stormwater Management Plan Required for Construction and Other Development.

(a) Unless otherwise provided in this Article, any construction or other development affecting the quantity and/or quality of stormwater runoff, or that is located in an area of special flood hazard, shall be in accordance with a Stormwater Management Plan approved by the County Engineer. Approval of the Stormwater Management Plan shall be obtained prior to the issuance of a building permit.

(b) No building permit shall be issued until the required drainage improvements are installed or an acceptable bond, as determined by the County Engineer, is provided in lieu of completion of the improvements. Drainage improvements shall in all cases be completed prior to occupancy.

Sec. 8-19 Coverage under Other Permit(s).

(a) The County may review industrial storm water pollution prevention plan(s), as required under a facility's National Pollutant Discharge Elimination System (NPDES) storm water discharge permit, when outfall monitoring indicates a suspected violation.

(b) The County may review reclamation plan(s), as required under a mining and mineral resource extraction operation's operating permit, when outfall monitoring indicates a suspected violation.

(c) The County may review certificate(s) of environmental compatibility, as required by the Public Service Commission, when outfall monitoring indicates a suspected violation at a utility.

Sec. 8-20 Exemptions.

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The provisions of this Article shall not apply to:

(a) Agricultural and silvicultural land management and cultural practices, or construction of on-farm nonresidential buildings and structures used in a farming operation, provided that such structures do not require a building permit and do not impede the flood-carrying capacity of a regulatory floodway.

(b) Construction or land improvements of a single-family residence or its accessory building(s) not part of a subdivision or larger common plan or sale. A single-family residence property owner may make land improvements on this single lot without an approved Stormwater Management Plan, provided that such construction or land improvement does not impede the runoff capability of the existing major drainage channels and is not located in an area of special flood hazard.

(c) Industrial operations conducted in accordance with valid NPDES individual storm water pollution prevention permit(s) issued by the Industrial, Agricultural and Storm Water Permitting Division of the South Carolina Department of Health and Environmental Control, provided that such operations are subject to review in accordance with Sec. 8-19(a) and shall not impede the flood-carrying capacity of a regulatory floodway.

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(d) Mining and mineral resource extraction operations conducted in accordance with a valid mining permit issued by the Mining and Reclamation Division of the South Carolina Department of Health and Environmental Control, provided that such operations are subject to review in accordance with Sec. 8-19(b) and shall not impede the flood-carrying capacity of a regulatory floodway.

(e) Any agency with power of eminent domain. Such agencies must apply to the Department of Health and Environmental Control for a Stormwater Management Permit.

(f) New developments that include twenty thousand (20,000) square feet or less of impervious area in total, provided that such operations shall not impede the flood-carrying capacity of a regulatory floodway.

(g) New construction to existing development that includes ten thousand (10,000) square feet or less of new impervious area, provided that such operations shall not impede the flood-carrying capacity of a regulatory floodway.

(h) Construction and maintenance activities associated with provisions of gas, electrification or communication services and more particularly described in Section 72-302 A (6) of the Standards for Stormwater Management and Sediment Reduction administered by the South Carolina Department of Health and Environmental Control pursuant to the South Carolina Stormwater Management and Sediment Reduction Act of 1991.

Sec. 8-21 Contents of Plan.

The Stormwater Management Plan shall include, but not be limited to, the following data as applicable, and submitted in digital format specified by the County. The County Engineer may require additional calculations be made, formula used, or data supplied as he deems necessary:

(a) A vicinity map sufficient to locate the site and drainage area, showing the relationship of the site to its general surroundings at a scale of not less than one (1) inch = one thousand (1,000) feet.

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(b) A site plan for the site(s) where drainage improvements are proposed, drawn to a scale of not less than two hundred (200) feet to one (1) inch utilizing the South Carolina State Plane Coordinates as specified in Title 27, Chapter 2, of the South Carolina Code of Laws, as amended. The site plan must include supporting specifications and computations showing:

(1) The boundary lines of the site(s) on which the work is to be performed, including the acreage of the site and drainage area, and boundary of any special flood hazard and/or regulatory floodway and base flood elevations. If there are non-FEMA-designated floodplains, they must be shown. A separate floodplain submittal may be required and shall be reviewed by the County's floodplain coordinator.

(2) Existing and proposed contours, at intervals of not more than five (5) feet based on mean sea level. Contours shall extend one hundred (100) feet outside the site boundary lines, unless waived by the County Engineer.

(3) Proposed physical improvements on the site, including present development and future utilization. Construction and design details shall be included for all structural controls. All landscaping relating to stormwater management shall also be shown on the site plan.

(4) All drainage and flood protection provisions and improvements to be utilized in connection with, or as part of, the proposed work. Such

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provisions shall include a time schedule and sequence of operations indicating the anticipated starting and completion dates of each development sequence.

(5) Designation of all easements needed for inspection and maintenance of the stormwater management facilities, including easements needed for the maintenance of the public drainage system. As a minimum, easements shall have the following characteristics:

a. Provide adequate access to all stormwater management facilities for inspection and maintenance;

b. Provide adequate access to all parts of the public drainage system and structures;

c. Provide drainage easements of acceptable widths, in accordance with the County's Storm Drainage Design Standards;

d. Provide sufficient land area for maintenance equipment and personnel to adequately and efficiently maintain the system. A minimum of ten (10) feet beyond the bank along both sides of all open drainage ways, ditches, channels, etc., is required. This distance shall be measured from the top of bank or toe of dam, whichever is applicable. Easements are also required for stormwater management facilities, in accordance with specifications provided in the Storm Drainage Design Standards.

e. Restriction on easements shall include: 1) prohibiting all fences without gates; and 2) prohibiting structures that could interfere with access to the easement area(s) for inspections and maintenance.

(6) A general description of the predominant on-site soil types.

(7) The name and address of the applicant, the owner, and the individual responsible for satisfactory completion of the work described in the plan, if different from the above.

(8) Title, scale, north arrow, and date.

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(9) Name of the individual or organization preparing the plan, with seal when applicable.

(10) The plan shall include such supplemental reports, specifications, data, and additional information as the County Engineer may require. Supplemental materials requested may include, but are not limited to, elevation; dimensions; locations; slopes; storm drainage computations; and field investigation reports on soils, drainage, and flooding.

(c) A plan for maintenance of privately owned stormwater management facilities shall be included as part of the stormwater design plan. At a minimum, the maintenance plan shall specify the following:

(1) Maintenance activities that will be performed to ensure that the proposed drainage system and stormwater management facilities will operate as designed.

(2) The frequency and amount of maintenance to be performed.

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(3) The equipment that will be required to perform the needed maintenance.

(4) Name, address and phone number of the party responsible for maintenance.

(d) Applicant's certification statement:

I (We) hereby certify that all clearing, grading, construction and/or development will be done pursuant to this plan.

_____ _____

Date Applicant

(e) Seal of a qualified South Carolina Registered Professional Civil Engineer, Registered Landscape Architect, or Tier B. Land Surveyor.

Sec. 8-22 Application for Plan Approval.

The applicant shall submit two (2) copies of the Stormwater Management Plan, prepared in accordance with the provisions of this Article, to the County Engineer. The Stormwater Management Plan shall include such stream flow and storm runoff calculations and other information as may be reasonably required by the County Engineer under the requirements of this Article. The Stormwater Management Plan shall be certified by the applicant and sealed by a South Carolina Registered Professional Civil Engineer, Registered Landscape Architect, or Tier B. Land Surveyor in accordance with the requirements of Sections 8-21(d) and 8-21(e).

Sec. 8-23 Approval or Disapproval of Stormwater Management Plan.

(a) If the Stormwater Management Plan conforms with the requirements of this Article, the County Engineer shall approve the plan and notify the applicant.

(b) If the Stormwater Management Plan does not conform with the requirements of this Article, the County Engineer shall disapprove the plan and forward a written notification, indicating the reason or reasons for plan disapproval, to the applicant.

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(c) Review of the Stormwater Management Plan Review shall require twenty (20) working days or less from the date of submittal until the time a decision is rendered, either approving or disapproving the plan. However, if the County Engineer or designee determines that the size and scope of the proposed plan requires additional time for adequate review, the review period shall be extended as determined appropriate by the County Engineer or designee, but in no event shall the review period exceed forty-five (45) working days. If at the end of the forty-five (45) working day period a decision has not been reached, the plan shall be deemed approved; provided, however, that the applicant may waive this requirement and consent in writing to the extension of that period.

(d) If a Stormwater Management Plan is disapproved, the applicant may elect to correct the indicated deficiencies in conformity with the provisions of this Article and resubmit the plan.

Sec. 8-24 Responsibility of Applicant.

Approval of plans by the County Engineer in no way relieves the applicant's technical representative from his responsibility for the correctness of the plans or the accuracy of his calculations, nor does it relieve the owner or the applicant from their obligation to comply with any applicable laws.

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DIVISION 2. REQUIREMENTS AND STANDARDS

Sec. 8-25 Methods of Calculating Stream Flow and Runoff.

(a) Formulas and values as prescribed in the Storm Drainage Design Standards shall be used for calculating all stream flow and runoff. Copies of the standards may be obtained through the County Engineer's office.

(b) The following rainfall frequencies shall be used in the calculations for stormwater runoff and stormwater management facility design, depending upon the size of the watershed:

Size-Acres	*Frequency-Years*
300 - +	50 year
40 - 299	25 year
0 - 39	10 year

The two (2) year, twenty-four (24) hour rainfall shall also be used as prescribed in the Storm Drainage Design Standards.

(c) Calculations used in the design of proposed stormwater management facilities shall reflect the anticipated future development of the entire watershed.

(d) Appropriate inlet control and outlet control curves shall be used to determine headwater depths, where applicable.

Sec. 8-26 Primary Drainage Channel Requirements.

All primary drainage channels located within or immediately adjacent to any improvement, development or subdivision shall be protected or improved by the applicant as follows:

(a) Responsibility of Applicant:

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(1) The applicant shall be responsible for carrying out the proposed work in accordance with the approved Stormwater Management Plan, and in compliance with the requirements of this Article.

(2) The applicant shall plan and carry out his developments in a manner that will not interfere with or restrict the flow of water, nor increase the 100-Year flood elevation by more than one (1) foot. The developer shall be responsible for any improvements to such channels, as needed to handle increased runoff or other changes resulting from his development, in accordance with the provisions of this Article.

(b) All land adjacent to a primary drainage channel and not protected by levees, dikes or fill shall be dedicated for the purpose of providing drainage right-of-way as follows:

(1) In commercial or residential subdivisions, drainage easements of satisfactory width to provide working room for construction and maintenance equipment shall be deeded to the County for all drainage improvements, including stormwater management facilities, and shall be separate and apart from adjoining lots.

(2) In group developments or planned unit developments, the property owner(s) or Home Owners' Association shall be responsible for maintenance of drainage channels and easements. The final plat approved for recordation shall indicate the available public easements for drainage channels. The County shall have the right to encroach onto these public easements or permit others to encroach for any

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purpose deemed appropriate by the County Engineer. In no way does this right of encroachment lessen the obligation of the property owner(s) or the responsibility of the Home Owners' Association for maintenance of the drainage channels and easements.

(c) The existing channel lying within or contiguous to a subdivision or parcel of land proposed for development or redevelopment may be: 1) cleaned to provide for free flow of water; and 2) straightened, widened, and improved to prevent overflow resulting from the 50-Year frequency rainfall beyond the limits of the dedicated drainage easement provided for in subsection (b) above; provided:

(1) The Stormwater Management Plan contains details of the proposed channel modifications and includes either:

a) A mitigation plan for water quality impacts, including best management practices to be implemented as part of the channel modification and overall project; or

b) An engineering analysis demonstrating no water quality impacts resulting from the proposed modifications.

(2) The Stormwater Management Plan must be approved in accordance with this Article prior to commencing any channel modifications.

(d) In areas of special flood hazard, final grading of all lots and building sites for new construction or substantial improvement shall provide for elevation on fill, pilings, or earth filled curtain walls of the lowest habitable floor to at least two (2) feet above the 100-Year flood elevation. Where fill is used to meet this requirement, the area two (2) feet above the 100-Year flood elevation shall extend at least ten (10) feet from each side of the building pad. Certain types of non-residential structures are permitted within the floodplain if properly "floodproofed" in compliance with the Zoning Ordinance and building codes.

(e) Whenever channel improvements are carried out in accordance with subsection (c) above, sodding, backsloping, cribbing, and other bank protection shall be designed and constructed to control erosion for the anticipated conditions and flow resulting from a 50-Year rainfall.

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(f) Primary drainage channels located within street easements shall be placed in enclosed storm sewers, except under the following conditions:

(1) Where a paved street surface at least two (2) lanes wide is provided on both sides of an improved channel so as to provide access to abutting properties.

(2) For lots with a double-street frontage, an open drainage channel is permitted between the rear lot line and the paved street, provided that access from the street to the lot is prohibited both at the time of construction and in the future.

(3) When a condition outlined in either (1) or (2) above is present, adequate width shall be dedicated as right-of-way to provide for the maintenance of an improved drainage channel and its bank.

(g) All levees protecting residential structures or non-residential structures which are not floodproofed shall be designed, constructed and maintained to provide protection against the 500-Year flood plus three (3) feet of freeboard. Flood elevations shall be as shown on the latest Flood Insurance Rate Maps or as determined by appropriate hydrologic methods. Any levee constructed or

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improved under this subsection shall also comply with the other provisions of this Chapter, including, but not limited to, subsection (h) below.

(h) Not withstanding any other provision of this Chapter, no levees, dikes, fill materials, structures or obstructions that will impede the free flow of water during times of flood will be permitted in the regulatory floodway, unless:

(1) such proposed impediment is or would be a part of or used by any public or private school that was constructed and operated before January 1, 2001 on property subsequently classified as a regulatory floodway, or

(2) such proposed impediment is or would be a part of or used by a publicly owned wastewater treatment facility that was constructed and operated before January 1, 2001 on property subsequently classified as a regulatory floodway; or

(3) such proposed impediment is a minor recreational or playground facility or area, such as, but not limited to, a boat ramp, floating dock, picnic area, soccer goal, or swing set; or

(4) such impediment was approved by the County Engineer under this subsection (h), or under any predecessor provision, before January 1, 2001;

provided, however, that any specified activities permitted above must comply with all applicable federal, state, and local requirements, including, but not limited to, 44 C.F.R. 60.3(d)(3), as amended. Nothing in this subsection (h) shall limit provisions in this Chapter or elsewhere authorizing or requiring the maintenance and repair of levees, dikes, dams, and similar structures; provided, however, that this sentence shall not be construed as authorizing or requiring the repair or maintenance of any such structure to the extent that such repair or maintenance would result in a structure that would be higher or wider than it was before the need arose for such repair or maintenance.

(i) *National Flood Insurance Program:* All applicable regulations of the National Flood Insurance Program are incorporated by reference herein.

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Sec. 8-27 Secondary Drainage Channel and Surface Requirements.

All secondary drainage channels which are within or immediately adjacent to an improvement, development, or subdivision shall be protected and improved by the applicant as follows:

(a) Drainage easements of satisfactory width to provide working room for construction and maintenance equipment shall be dedicated to the County for all drainage improvements in subdivision developments, including stormwater management facilities. Drainage improvement maintenance for group developments, commercial buildings, or planned unit developments shall be the responsibility of the property owner(s) or Home Owners' Association.

(b) Secondary drainage channels having a primary function of: 1) collecting surface water from adjacent properties, or 2) intercepting and diverting side hill drainage, shall be improved open channels.

(c) Secondary drainage channels having a primary function of: 1) transporting surface water through a block or development; or 2) collecting surface water from cross channels, shall be improved as follows:

(1) Secondary drainage channels having drainage basins forty (40) acres or larger shall be improved with either a closed storm sewer or improved

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open channel designed to carry the runoff resulting from a 25-Year frequency rainfall. A natural stream may be approved by the County Engineer for environmental or aesthetic purposes, provided that it has the required carrying capacity and that flood protection requirements are met.

(2) Secondary drainage channels having less than forty (40) acres shall be improved with closed storm sewers designed to carry the runoff resulting from a 10-Year frequency rainfall. Variation from this requirement may be approved by the County Engineer for environmental or aesthetic purposes, provided that it has the required carrying capacity and flood protection requirements are met.

(3) All improvements to drainage channels shall be carried out such that waters of the state protected by the Federal Clean Water Act are not degraded.

(d) In areas of special flood hazard, final grading of all lots and building sites for new construction or substantial improvement of residential structures shall provide for elevation on fill, pilings, or earth filled curtain walls of the lowest habitable floor to at least two (2) feet above the 100-Year flood elevation. Where fill is added to meet this requirement, the area two (2) feet above the 100-Year flood elevation shall extend at least ten (10) feet from each side of the building pad. Certain types of structures are permitted within the floodplain if properly "floodproofed" in conformity with the County's Zoning Ordinance and building code.

(e) Secondary drainage channels located within street easements shall be placed in enclosed storm sewers, except under the following conditions:

(1) Where a paved street surface at least two (2) lanes wide is provided on both sides of an improved channel so as to provide access to abutting properties.

(2) For lots with a double-street frontage, an open drainage channel is permitted between the rear lot line and the paved street, provided that access from the street to the lot is prohibited both at the time of construction and in the future.

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(3) When a condition outlined in either (1) or (2) above is present, adequate width shall be dedicated as right-of-way to provide for the maintenance of an improved drainage channel and its bank.

(f) Off-site discharges from closed storm sewers or improved open channels will only be permitted at natural streams or man-made drainage channels acceptable to the County Engineer, unless a drainage easement is obtained from the adjoining landowner. Adequate provisions shall be made to reduce discharge velocities such that the receiving channel is not degraded. When off-site drainage channels are not adequate to accept the additional runoff resulting from development, the developer shall install on-site facilities for controlled release of stormwater runoff. These on-site drainage facilities shall be designed to limit the runoff rate to predevelopment levels during the design storm and the two-year storm.

(g) Developments:

(1) Single-family residential, duplex, or manufactured home development: Site grading shall be carried out in such a manner that surface water from each dwelling lot will flow directly to a storm sewer, improved channel, sodded swale, or paved street without running more than two hundred (200) feet.

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(2) Commercial, industrial, multi-family, and institutional development: Roofs, paved areas, yards, courts, courtyards and other impervious surfaces shall be drained into a storm sewer system, with the exception that such drainage may flow directly into a street, curb and gutter system or improved channel when of small area and approved by the County Engineer. Construction of buildings over storm drainage improvements is not permitted.

(h) Surface water collected on streets shall be diverted to enclosed storm sewers or drainage channels at satisfactory intervals to prevent overflow of the street and its curbs and gutters, where provided, during a 10-Year frequency rainfall.

Sec. 8-28 Minimum Water Quality Requirements.

(a) The minimum quality control requirements are provided in the Storm Drainage Design Standards, prepared under the direction of the County Engineer. These requirements may be waived by the County Engineer if: 1) it can be shown, by engineering calculations acceptable to the County Engineer, that stormwater management facilities are not needed to control developed peak discharge rates and meet water quality requirements; and 2) installing such facilities would not be in the best interest of local citizens or the County.

(b) The County Engineer may determine that additional stormwater management facilities, beyond those required under this Article, are necessary for on-site stormwater management. Additional facilities may be needed to enhance or provide for the general health, safety and welfare; to correct unacceptable or undesirable existing conditions; or to provide protection for future development in a more desirable fashion. If such a determination is made, the County Engineer may:

(1) Require that the owner/applicant grant any necessary easements to provide access to or drainage from the stormwater management facility; and

(2) Develop an agreement with the owner/applicant for the over-design of the stormwater management facility to provide additional water quality benefits beyond that required by this Article; and

(3) Participate financially in construction of the stormwater management facility, to the extent that such facility exceeds the on-site stormwater management requirements, as determined by the County Engineer. The County may pay the additional expenses incurred in providing the additional storage capacity or water quality benefits, including land costs and increased design and construction costs.

Sec. 8-29 Design Criteria for Improvements. BOOK 007 PAGE 429

(a) *Open Channels:* Open channels shall be provided with an improved section that will carry runoff from the appropriate design storm and preclude the creation of backwater inundating any areas outside of dedicated drainage easements. The channel shall be designed to minimize negative water quality impacts and protect against erosion in accordance with standards adopted by the County Engineer.

(b) *Closed Storm Sewers and Culverts:* Closed storm sewers and culverts shall be constructed of precast or prefabricated pipe or box culvert or built in place, of closed box design, in conformity with County specifications. They shall be sized to carry the runoff from the appropriate design storm and to preclude the creation of headwater inundating any areas outside of dedicated drainage easements.

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(c) *Bridges:* Bridges shall be designed to comply with Section 8-26(g) and (h) above and the design shall be in accordance with standards adopted by the County Engineer. Construction shall be in accordance with South Carolina Department of Transportation specifications.

(d) *Levees:* Levees shall be designed, constructed, and maintained as follows:

(1) Design and construction shall be in accordance with U.S. Army Corps of Engineers' Manual EM 1110-2-1913 (31 March 1978) *Design and Construction of Levees.* The design and construction of drainage systems within levees shall be in accordance with the U.S. Army Corps of Engineers' Manual EM 1110-2-1413 (15 Jan 1987) *Hydrologic Analysis of Interior Areas.* A South Carolina Registered Professional Engineer shall certify that he has been involved in the design, construction, and inspection phases and shall certify that the construction meets requirements of the Corps of Engineers.

(2) Owners of levees will perform the necessary and required maintenance and provide appropriate records to the County Engineer. These records will include:

(a) Signed agreements of perpetual operation and maintenance between the constructor and/or owner and Richland County;

(b) As-built construction plans sealed by a South Carolina Registered Professional Engineer;

(c) Levee maintenance program in accordance with the Levee Maintenance Standards and Procedures of Richland County (See Division 4 of this Article); and

(d) Periodic maintenance reports as required by the County Engineer.

(e) *Stormwater Management Facilities:*

(1) Stormwater management facilities may include both structural and non-structural elements incorporating quantity and/or quality control.

(2) A variety of different types of stormwater management facilities exist and can be used to satisfy the minimum quantity and/or quality control requirements. All proposed stormwater control measures shall be in accordance with the Storm Drainage Design Standards.

(3) Stormwater management facilities shall restrict the peak post-development runoff rate to the peak pre-development rate for the design storm. The design storm shall be ten (10), twenty-five (25), or fifty (50) years, depending on the size of the drainage basin. Overflow structures and emergency spillways shall be designed to accommodate the 100-Year rainfall.

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(4) Wet ponds (retention structures with a permanent pool) shall be utilized for drainage areas of 25 acres or more, in accordance with the County's Storm Drainage Design Standards. Wet ponds may be required for smaller drainage areas, as determined by the County Engineer on a case-by-case basis.

(5) Where wet (retention) and dry (detention) facilities are used, designs which consolidate them into a limited number of large structures are preferred over designs utilizing a large number of smaller structures.

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Additional state and/or federal permits may be required for larger stormwater management facilities impacting waters of the state protected by the Federal Clean Water Act.

(6) The County Engineer may reject a Stormwater Management Plan if it incorporates structures and facilities that do not meet the requirements of this Article, or utilize numerous small structures where other alternatives are physically possible.

(7) The drainage system and all stormwater management structures within the County (including public and private portions) will be designed to the same engineering and technical criteria and standards. Owners of stormwater management facilities will perform the required maintenance and provide appropriate records to the County Engineer. These records will include:

(a) As-built construction plans certified by a South Carolina Registered Professional Civil Engineer, Registered Landscape Architect, or Tier B. Land Surveyor;

(b) Periodic maintenance reports as required by the County Engineer.

Sec. 8-30 Maintenance of Stormwater Management Facilities.

(a) All stormwater management facilities shall be maintained by the owner(s) in such a manner as to maintain and enhance the general health, safety and welfare; to reduce and minimize damage to public and private property; to reduce and minimize the impact of such facilities on land and stream channel erosion; to promote the attainment and maintenance of water quality standards; and to maintain, as nearly as possible, the pre-development runoff characteristics of the area. All maintenance of privately owned stormwater management facilities shall be at the sole cost and expense of the owner(s) of such facilities.

(b) It shall be unlawful for the owner or occupant of any property upon which a stormwater management facility is located, to fail to maintain the facility in such a manner that the facility creates a danger to the general health, safety and welfare. Should the owner fail to so maintain the stormwater management facility, this failure shall constitute a public nuisance.

(c) If the County assists private owners with the design of stormwater management facilities, this does not imply any maintenance responsibilities by the County. The maintenance of all such facilities shall be the sole responsibility of the property owner(s).

Sec. 8-31 Illicit Discharges and Improper Disposal.

(a) Illicit Connections BOOK 007 PAGE 431

(1) It shall be unlawful to use any stream or watercourse to carry off water from any kitchen sink, bathtub or privy, or to carry off any fluid of an offensive or dangerous nature. No water or refuse from any industrial, commercial or institutional process, including water used for heating or cooling, shall be discharged in any stream or watercourse by any person until such person has obtained the appropriate local, state and federal permits.

(2) It shall be unlawful, either willfully or negligently, to injure, deface, mutilate, destroy, tamper or interfere with any County-owned property

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or any property used in the County's publicly owned storm water management system.

(3) Building permits shall be required before the construction of any connection to the County's publicly owned storm water management system.

(b) Improper Disposal

It shall be unlawful for any person to discharge non-storm water to any storm water conveyance with the exception of the following:

(1) water line flushing,
(2) diverted stream flows,
(3) rising ground water,
(4) uncontaminated ground water infiltration (as defined at 40 CFR 35.2005[20]) to separate storm sewers,
(5) uncontaminated pumped ground water discharges from potable water sources,
(6) foundation drains,
(7) air conditioning condensation,
(8) irrigation water,
(9) springs,
(10) water from crawl space pumps,
(11) footing drains,
(12) lawn watering,
(13) car washing at one's residence, not for hire,
(14) flows from riparian habitats and wetlands,
(15) dechlorinated swimming pool discharges,
(16) street wash water, and
(17) discharges from fire fighting.

(c) Litter and Refuse Control

It shall be unlawful for any person to dump, throw, drop, leave, or in any way deposit any garbage, ashes, rubbish, paper, trash, litter, refuse, building materials, glass bottles, glass or cans: 1) on any property belonging to another; or 2) on or along any street, road, highway, curb, sidewalk or public right-of-way, except as required by the authorized and franchised garbage collector for that district. No person shall throw or deposit any refuse in any stream or other body of water within the boundaries of the County.

(d) Organic Waste

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(1) It shall be the duty of the property owner to keep grass clippings, leaves, tree and shrub clippings, stumps, organic materials or any other yard trash out of gutters, inlets, catch basins, and side ditches.

(2) It shall be unlawful to place grass clippings, leaves, tree and shrub clippings, stumps, organic materials or any other yard trash in any street, storm drain, stream, storm water conveyance, or any other location where concentrated flows could wash such wastes into the storm sewer system.

(3) Privies, pigpens and stables of all kinds shall be placed far enough away from any stream, ditch, drain, or other storm water conveyance that human or animal waste(s) will not run into them.

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Sec. 8-32 Spill Response.

(a) The Director of Emergency Services or designee, or an authorized fire official, shall have the authority to summarily abate, control and contain hazardous materials that are emitted into the environment and endanger the health or safety of the general public or the environment. The Director of Emergency Services or designee, or an authorized fire official, shall have the authority to enter public or private property with or without the owner's consent, to respond to such hazardous materials emergencies. The Director of Emergency Services or designee, or authorized fire official, shall determine the type, amount and quantity of equipment and personnel required to adequately abate, control and contain all hazardous materials emitted into the environment.

(b) The property owner and/or person responsible for the hazardous materials spill or release shall be held financially liable for the response, control, containment, equipment and materials costs, including legal fees, incurred by Richland County and supporting agencies. The property owner and/or person responsible for the hazardous material spill may provide personnel to assist abatement, removal and remedial measures, provided such personnel have been adequately equipped and trained pursuant to the requirements of local, state and federal laws. Richland County shall not be liable for the use of outside personnel. Assistance shall consist of any or all of the following:

(1) Informing Emergency Services Department personnel of all matters pertaining to the incident.

(2) Supplying emergency response plan information for the site.

(3) Supplying emergency response equipment, personnel and materials.

Charges for hazardous materials emergency response shall be based upon the actual costs of response, control, containment, equipment and materials, including legal fees. All fees collected shall be turned in to the County Treasurer and credited to the County's general fund.

(c) In fire incidents involving hazardous materials or exposure to hazardous materials, no fee will be assessed for resources normally associated with firefighting operations. Fees shall be assessed for those activities and resources associated with abatement, control and containment of the hazardous materials involvement or exposure.

Sec. 8-33 Supplemental Regulations.

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All applicable provisions of the standards for Stormwater Management and Sediment Reduction (Section 72-301, 302, 305, 307, 308, 312, 313, 314, 315 and 316) administered by the South Carolina Department of Health and Environmental Control pursuant to the South Carolina Stormwater Management and Sediment Reduction Act of 1991 are incorporated by reference herein.

All applicable provisions of the NPDES and Land Application Permits Regulation (Section 61-9.122 Part A 122.2, 122.3, 122.4 and Part B 122.26) administered by the South Carolina Department of Health and Environmental Control pursuant to the South Carolina Pollution Control Act of 1976 are incorporated by reference herein.

DIVISION 3. ADMINISTRATION AND INSPECTION

Sec. 8-34 Inspection during Construction.

The County Engineer shall periodically inspect the work completed under the approved Stormwater Management Plan. Upon completion of such work, he/she shall make a final inspection, and if the work has been carried out in accordance with the

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plan, he/she shall issue a letter of satisfactory completion upon receipt of the as-built drawings.

Sec. 8-35 Right-Of-Entry.

(a) The County Engineer shall have right-of-entry on or upon the property of any person subject to this Article and any permit/document issued hereunder. The County Engineer shall be provided ready access to all parts of the premises for the purposes of inspection, monitoring, sampling, inventory, examination and copying of records, and the performance of any other duties necessary to determine compliance with this Article.

(b) Where a person has security measures in force requiring proper identification and clearance before entry onto the premises, the person shall make necessary arrangements with security guards so that, upon presentation of suitable identification, the County Engineer will be permitted to enter without delay for the purposes of performing specific responsibilities.

(c) The County Engineer shall have the right to set up on the person's property such devices as are necessary to conduct sampling and/or metering of the person's operations as they relate to stormwater management.

(d) Any temporary or permanent obstruction to safe and easy access to the areas to be inspected and/or monitored shall be removed promptly by the person at the written or verbal request of the County Engineer. The costs of clearing such access shall be borne by the person.

(e) In cases where an imminent threat to the health or safety of the general public or the environment is suspected, the County Engineer or the Director of Emergency Services (or designee) shall inspect existing stormwater management facilities to determine if immediate action is necessary. Such inspection shall be made with or without the consent of the owner, manager, or signatory official. If such consent is refused, the County Engineer may seek issuance of an administrative search warrant.

DIVISION 4. LEVEES

Sec. 8-36 Purpose and Scope.

This regulation establishes standards and procedures for levee maintenance through Richland County. The term "levee" as used herein also includes seepage and stability berms.

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Sec. 8-37 In General.

Adequate levee maintenance is essential and cannot be overemphasized. Failure to properly maintain levees may render the levees inoperative during periods when their protection is needed. For safety in times of high water or floods, levee maintenance will be thorough and continuous. This requires a balanced maintenance program based on defined standards and procedures.

Sec. 8-38 Maintenance Standards and Procedures.

The levees will be maintained as necessary to insure serviceability against floods at all times:

(a) *Sod Growth.* Maintenance of a sturdy sod growth on levee embankments is highly important as sod is one of the most effective means of protecting the levee against erosion from rain, current and wavewash. Periodic mowing with tractor-operated equipment is essential to maintaining a good sod growth, and should be done at such intervals as necessary to keep down weeds and other

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noxious growth and to prevent the grass height from exceeding twelve (12) inches. The grass should be mowed to a height of two (2) inches or more. The number of mowings required each season will depend on local conditions. The last mowing of the season will be accomplished under conditions that allow the grass to obtain a height of approximately eight (8) inches to ten (10) inches entering the winter season. Mowing will be performed to a distance of at least five (5) feet beyond the toe of the levee or berm. Burning grass and weeds is not permitted in the levee maintenance program, except during appropriate seasons when it is not detrimental to sod growth.

During the growing season, spraying with herbicides on an as-needed basis is permissible and desirable for weed and brush control on levees and berms.

Reseeding and fertilizing shall be completed frequently enough to sustain sod growth on levee embankments for erosion control.

(b) *Earth Embankments:* Levee embankments will be maintained to not less than the design grade and section by replacing any material lost from the crown or slopes. Ruts, washes, slides and subsidence should be promptly repaired and the entire embankment maintained sufficiently smooth for power mowing. Levee crowns should be graded as necessary to drain freely and prevent impoundment of rainwater.

All brush, trees, and other undesirable growth will be removed from the levee embankment.

(c) *Animal Burrows:* Levees and adjacent landward areas will be maintained free of all types of animal burrows. Animal burrows, when found, will be backfilled with compacted material and sodded. To prevent recurrence, efforts will be made to exterminate the burrowing animals.

(d) *Prevention of Encroachment:* Care will be taken to assure that levees are not encroached upon. Buildings, structures, and storage of materials or equipment will not be permitted on the levee. Refuse dumps are an item of frequent concern and will not be permitted. Following each high water, any debris deposited on the riverside slope of the levee will be removed promptly.

(e) *Roads and Ramps:* Access roads to and on the levees, including ramps, will be bladed as necessary to keep the roadway shaped properly and free of ruts, pockets, and washes. Ramp embankments should be maintained to their design section and design grade. Maintenance will be performed as necessary to correct any encroachment into the levee crown where roads cross levees. Road surfacing material will be replaced as necessary to maintain the road surface in good condition.

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(f) *Miscellaneous Levee Facilities and Appurtenances:* Levee facilities and appurtenances which are constructed on, over, or through the levee will be maintained in a good state of repair and/or inspected at least annually. Facilities and appurtenances that operate only during high water will be checked carefully and repaired as necessary, immediately prior to high water season. Relief wells should be checked during periods of high water. Wells that do not flow for an extended period of time may have to be tested by pumping to determine the extent of deterioration. Critically deteriorated wells will be rehabilitated by cleaning, surging and pumping. Check valves will be inspected to insure that they open freely and that the gaskets are in good condition. The most common of the facilities and appurtenances referred to herein are:

(1) Drainage structures through the levee.

(2) Toe drainage systems.

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(3) Relief wells.

(4) Levee slope protection and protection on dike ends.

(5) Gates, cattle guards and fences.

(6) Siphons and pipe crossings.

Sec. 8-39 Inspection.

Frequent inspections are essential to a good levee maintenance program. In addition to the formal inspections required by the County Engineer, inspections will be made prior to the beginning of the flood season, during and immediately following each high water period, and at such intermediate times as necessary to insure satisfactory care of the levee.

ARTICLE IV. APPEALS

Any person aggrieved by any decision of the County Engineer or the County Council under this Chapter may appeal to a court of competent jurisdiction, which shall hear the same de novo. Such an appeal shall be filed within thirty (30) days after the County Engineer's decision.

ARTICLE V. ENFORCEMENT AND PENALTIES

Sec. 8-40 Enforcement.

(a) The County Engineer shall be entitled to inspect all stormwater management facilities subject to this Chapter at all reasonable times in order to determine compliance or non-compliance with the terms and provisions hereof.

(b) When the County Engineer finds that work done under any grading permit issued under the provisions of Article II fails to conform to the approved Erosion and Sediment Control Plan, or that the work has not been done, or finds that work done under any approved Stormwater Management Plan fails to conform to the approved plan, or that the work has not been done, the County Engineer may, as deemed necessary, by written order direct conformity to said Plan(s). Actions may include: 1) issuing a written order to comply, to suspend work, or to revoke the permit issued; or 2) seeking redress through legal action; and/or 3) withholding the release of permanent electric power to the site.

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(c) When the County Engineer determines that an owner has failed to maintain a stormwater management facility, he/she shall provide written notice to the owner or the person in possession, charge or control of such property stating that: 1) in the judgment of the County Engineer the conditions existing upon the property constitute a public nuisance; and 2) setting forth action to be taken to eliminate the objectionable conditions; and 3) requesting that such action be undertaken within the number of days specified in the notice. The notice shall further state that unless the objectionable conditions are voluntarily removed or remedied within the specified time, the County Engineer shall subject the offender to penalty in an amount he deems appropriate and in accordance with Section 8-41 of this Article.

(d) The County Attorney is hereby directed to take all legal actions necessary to correct any public nuisances, including actions that are necessary to remove from the property such objectionable conditions constituting the public nuisance.

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(e) Nothing contained in this Chapter shall impair the right or ability of the County Attorney to exercise any and all other remedies available, at law or in equity, including without limitation, the pursuit of injunctive relief, under emergency circumstances where there exists the danger of bodily injury or death.

(f) The governing body of Richland County or its appointed agent may obtain injunctive relief to enjoin violations of the provisions of this Chapter, and any person damaged as a result of such violations may, upon a proper showing of such damages, obtain payment therefore by a civil action.

(g) This Chapter may be enforced by any other remedy of law or equity that the County is authorized to pursue, to include the authorities and powers conferred to local governments by the General Assembly of South Carolina. The penalties and other remedies provided in this Chapter are cumulative and not exclusive, and may be independently and separately pursued against the same person for the activity constituting a violation of this Chapter. The enforcement of any remedy provided herein shall not prevent the enforcement of any other remedy or remedies in other provisions of this Code or other laws and regulations.

Sec. 8-41 Penalties.

Any person who violates the provisions of this Chapter shall be deemed guilty of a misdemeanor and, upon conviction, shall be imprisoned for not more than thirty (30) days or fined not more than five hundred ($500.00) dollars, or both. Each day's continuing violation shall constitute a separate and distinct offense, unless otherwise specified.

ARTICLE VI. LEGAL STATUS

Sec. 8-42 Relationship with Other Laws, Regulations, and Ordinances.

Whenever the provisions of this Chapter impose more restrictive standards than are required in or under any other law, regulation or ordinance, the requirements herein contained shall prevail. Whenever the provisions of any other law, regulation, or ordinance require more restrictive standards than are required herein, the requirements of such law, regulation, or ordinance shall prevail.

Sec. 8-43 Amendments.

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This Chapter may be amended in the same manner as prescribed by law for its original adoption.

SECTION II. Severability. If any section, subsection, or clause of this Ordinance shall be held by a court of competent jurisdiction to be unconstitutional or otherwise invalid, such finding shall not affect the validity of the remaining sections, subsections, and clauses of this Ordinance.

SECTION III. Conflicting Ordinances Repealed. All ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed.

SECTION IV. Effective Date. This Ordinance shall be enforced from and after April 17, 2001.

RICHLAND COUNTY COUNCIL

BY: Kit Smith
Kit Smith, Chair

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ATTEST this the 3RD day of

MAY, 2001

Michielle R. Cannon-Finch
Clerk of Council

First Reading: March 20, 2001
Second Reading: April 3, 2001
Public Hearing: April 17, 2001
Third Reading: April 17, 2001

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