

A RESOLUTION OF THE CITY OF EASLEY, SOUTH CAROLINA, APPROVING THE EXECUTION OF A LETTER OF INTENT FOR DEVELOPMENT OF PROPERTY LOCATED ON PEARSON ROAD; AND OTHER MATTERS RELATING THERETO.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EASLEY, SOUTH CAROLINA, AS FOLLOWS:

Section 1. General Findings.

The City Council (the "*City Council*") of the City of Easley, South Carolina (the "*City*"), hereby finds and determines:

(a) The City is a body corporate and politic and a municipal corporation of the State of South Carolina, and as such has all powers granted to municipalities by the Constitution and general laws of the State of South Carolina.

(b) The City owns the property located on Brookview Circle, Easley, SC 29642 (Tax Map #5028-06-38-3959) comprised of approximately 2.86 acres. The City also owns a right-of-way (ROW) that extends approximately 600 feet beyond the end of payment on Walnut Hill Drive and is approximately 30 feet wide.

(c) The City Council has been informed and believes that STP Development, a South Carolina limited liability company, or its successor or designated assigns (the "*Developer*"), plans to develop approximately 57 acres of real property in the City identified as Tax Map #5028-06-38-0138 (the "*Development Tract*"). The City Council understands that the Development Tract is to be developed for residential uses and such development is expected to result in an increase in tax base for the City.

(d) The Developer is requesting that the City enter into a Letter of Intent (the "*LOI*") with the Developer concerning the exchange of property to benefit both parties. The Developer is seeking the City's ROW beyond Walnut Hill and Tax Map #5028-06-38-3959. In exchange, the Developer is willing to deed the City +/- 9 acres of Tax Map #5028-06-38-0138 for future development of the City's park and trail system.

(e) The Letter of Intent is attached to this Resolution for reference and will be used as a guide in drafting any related Ordinances that will come back to Council for approval.

Section 2. Authorization of the Letter of Intent.

The City Council hereby authorizes the execution and delivery of the attached LOI with the Developer attached hereto as *Exhibit A*. The LOI shall be executed on behalf of the City by the Mayor of the City (the "*Mayor*") with such changes as the Mayor shall approve, with review of the City Attorney. The execution of the MOU by the Mayor shall constitute conclusive evidence of approval of any such changes.

Section 3. Reservation of Rights: City's Legislative Discretion.

Notwithstanding anything in this Resolution or in the LOI to the contrary, the City Council expressly reserves its legislative discretion with respect to any Ordinance that will come back to Council for approval, and that may contain any changes to the LOI.

Section 4. General Repealer; Severability.

All rules, regulations, resolutions, and parts thereof, procedural or otherwise, in conflict herewith, to the extent of such conflict, are hereby repealed. The provisions of this Resolution are hereby declared to be separate and if any section, phrase or provision shall for any reason be declared by a court of competent jurisdiction to be invalid or unenforceable, such declaration shall not affect the validity of the remainder of the sections, phrases, and provisions hereunder.

THIS RESOLUTION SHALL BE EFFECTIVE IMMEDIATELY UPON ITS ADOPTION.

CITY OF EASLEY, SOUTH CAROLINA

Mayor

(SEAL)

Attest:

City Clerk

EXHIBIT A

Letter of Intent

Among the City of Easley, South Carolina and STP Development LLC

This Letter of Intent (LOI) is made and entered into this ____ day of April 2020, by the City of Easley, South Carolina, "The City," and STP Development LLC, "The Company," a business based in South Carolina looking to develop property as residential in the City of Easley. The purpose of this LOI is to memorialize the intent of STP Development LLL to purchase, develop, and construct Approx. 105 single-family lots at TMS Number 5028-06-38-0138, hereinafter referred to as the "Development," located on the north side of Pearson Road. This LOI will also express the intention of the parties to undertake good faith negotiations to exchange property, to provide the objectives of the parties with respect to such an agreement, and to describe the general terms and conditions of the agreement contemplated by the parties.

Objectives of the Parties

The parties agree that the following objectives, terms and conditions will be fundamental to the development of the proposed agreement. The parties are entering into this Letter of Intent with the understanding that the following conditions will be incorporated into the proposed service agreement between the parties. The parties agree that:

- The City of Easley agrees to:
 - Quit Claim TMS Number 5028-06-38-3959 and approximately 600 x 30 feet of right-of-way that extends beyond the end of pavement of Walnut Hill Drive to STP Development LLC. These two items are identified in Attachment A.
- STP Development LLC agrees to:
 - Survey, plat, and quit claim +/- 9 acres of TMS number 5028-06-38-0138 to the City of Easley for future development of The City's trail and park system. The final outline of the plat will be determined as The City completes a study of proposed trail route. The potential land to plat and quit claim is outline in Attachment B.
- All Parties agree to:
 - To devote their own good-faith efforts to mutually complete discussion, negotiation, drafting, and approval of formal contractual agreements by July 31, 2020.
 - The parties understand and agree that this Letter of Intent is conditioned upon City of Easley's Council determination to proceed with the quit claim and acceptance of the aforementioned property.

IN WITNESS WHEREOF, the parties hereto have executed this Letter of Intent as the date indicated above.

City of Easley, South Carolina
PO Box 466
Easley 29641

Mayor, City of Easley

Date

STP Development
114 Howe Street
Greenville, SC 29601

Date

Title

2/27/2020

STP Development LLC
114 Howe St
Greenville SC 29601
762-333-3399

City of Easley

Mayor Womack, Steven Steese, Tommy Holcolme,

Planning commission and Council members

205 N First St

Easley SC 29640

864-855-7900

Dear Sir's

I am writing regarding a land swap between STP Development and The City of Easley. STP Development LLC offer's to swap up to 10 acres of property from TM#5028-06-38-0138 (Please see attached land swap exhibit) to the City of Easley for the construction of The Doodle trail to connect Pearson Rd to Lakeshore Dr and Brookview cir.

In exchange STP Development LLC would like to receive TM# 5028-06-38-3959 (see land swap exhibit) and Land Abandonment of Walnut Hill Rd from 4 way to the side and back of TM# 5028-05-17-6924 for the width 30 ft and length of 650 ft with a minimum of 30'x 480' (see land swap exhibit)in orange.

STP Development LLC will give right of way easement to the City of Easley to have access from Lakeshore Dr for The Doodle trail through TM#5028-05-19-5270

Upon receipt of TM# 5028-06-38-3959 from the City of Easley STP Development LLC will grant right of way easement to City of Easley to have access from Brookview Cir. To The Doodle Trail

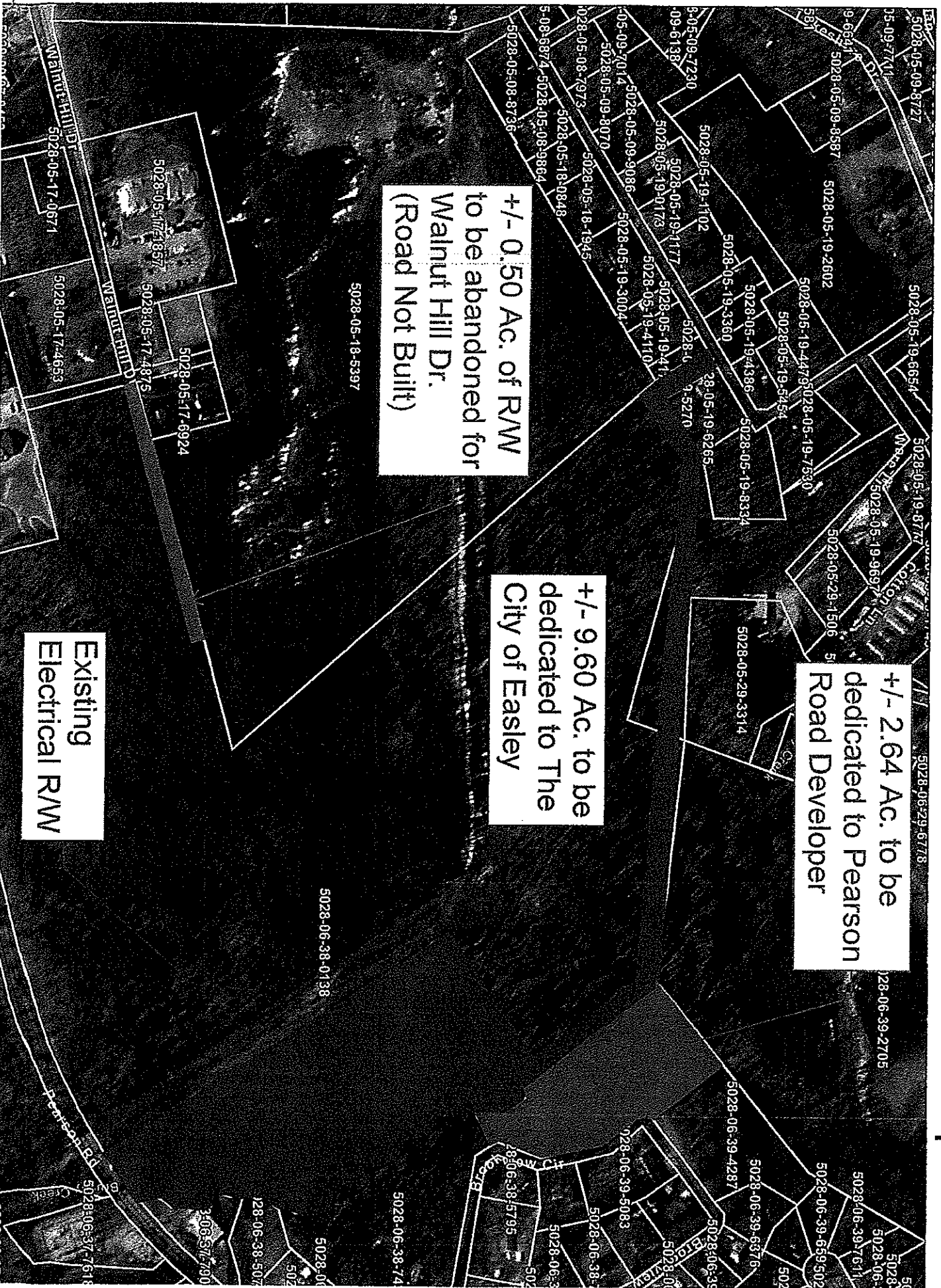
Survey and research to be done by the City of Easley to find the best route for The Doodle trail . We believe this section of the trail can be a benefit and a highlight for The City Of Easley.

This Land swap would be good for both parties involved allowing STP Development LLC to better develop the subdivision at Pearson Rd and allow The City of Easley to Design and development The Doodle Trail to enhance the experience of the users and residents of the City of Easley And Pickens County

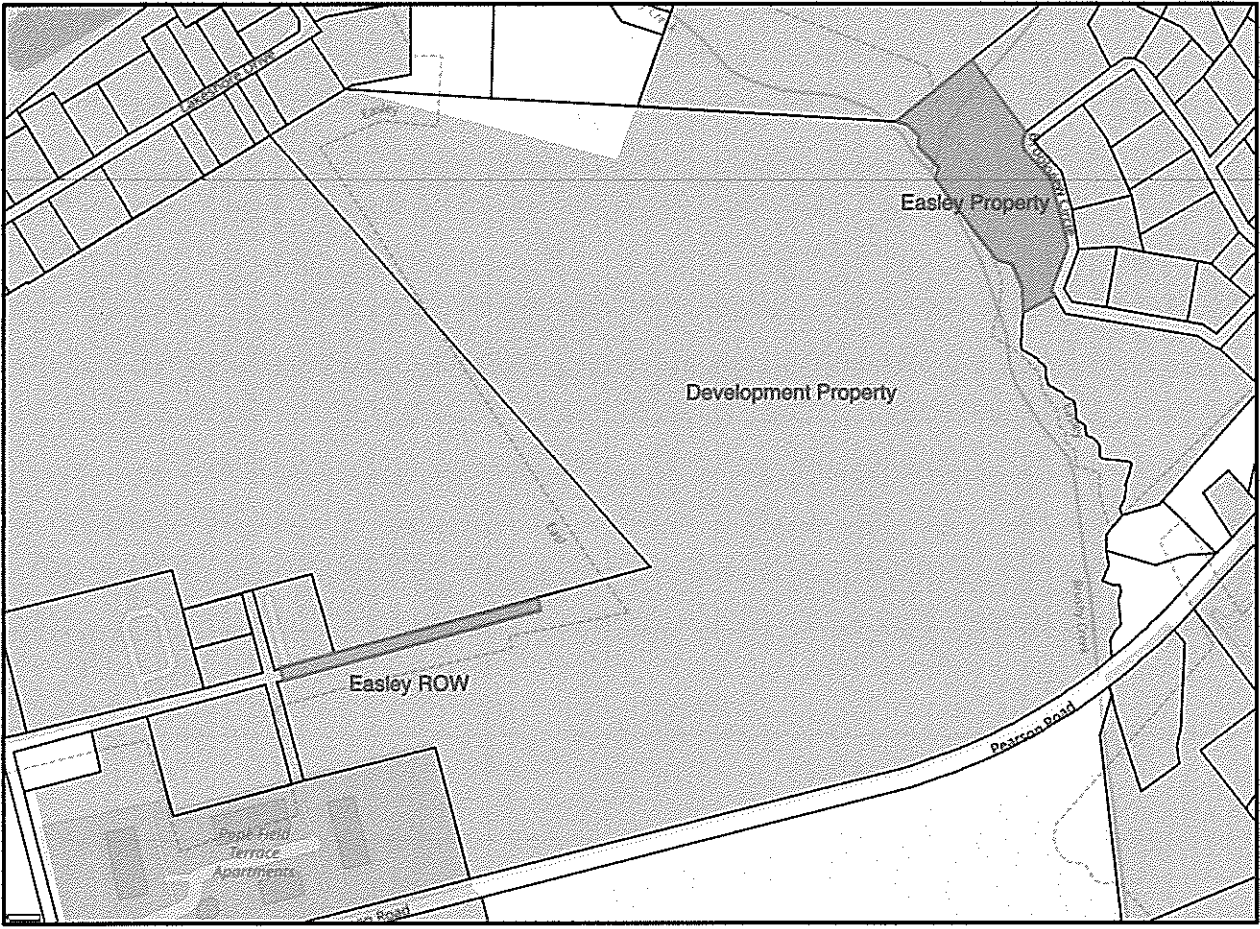
Thanks for your consideration

Toby Davidson

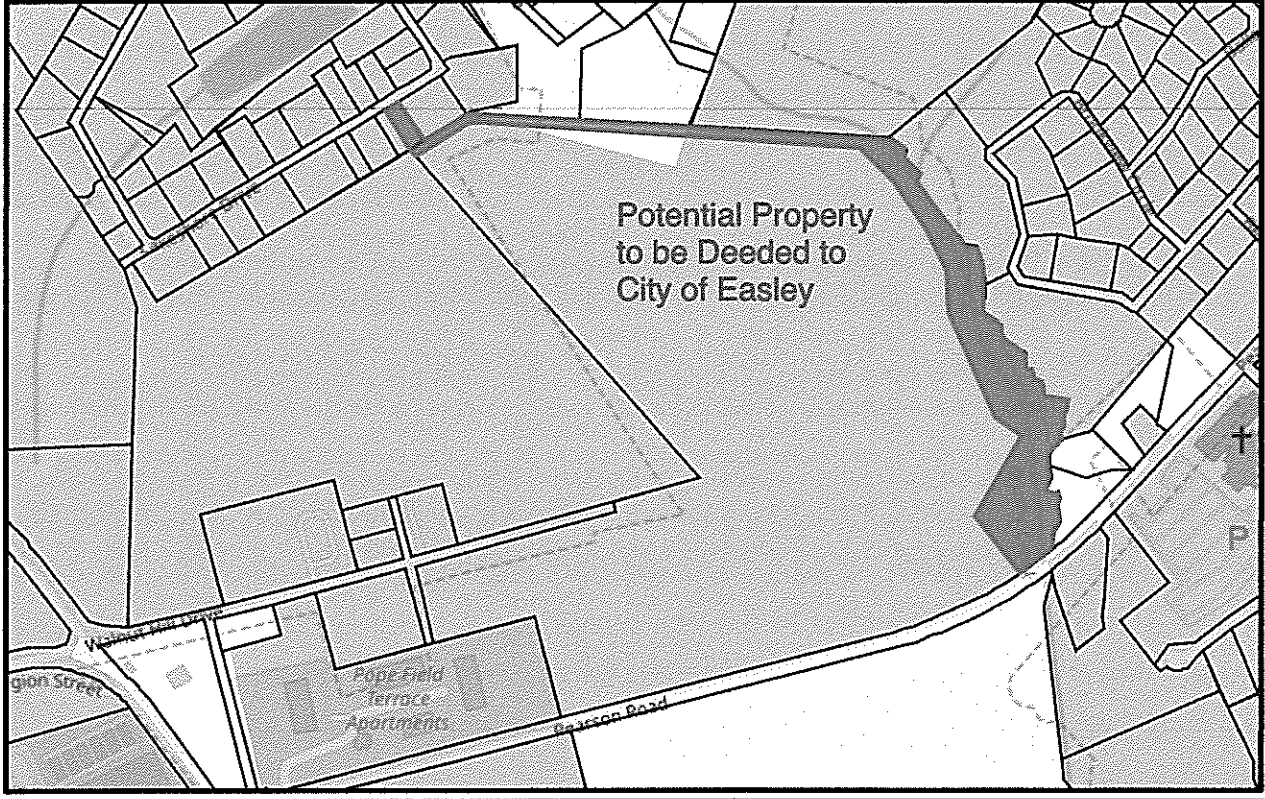
ArcGIS Web Map



Attachment A

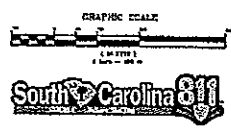
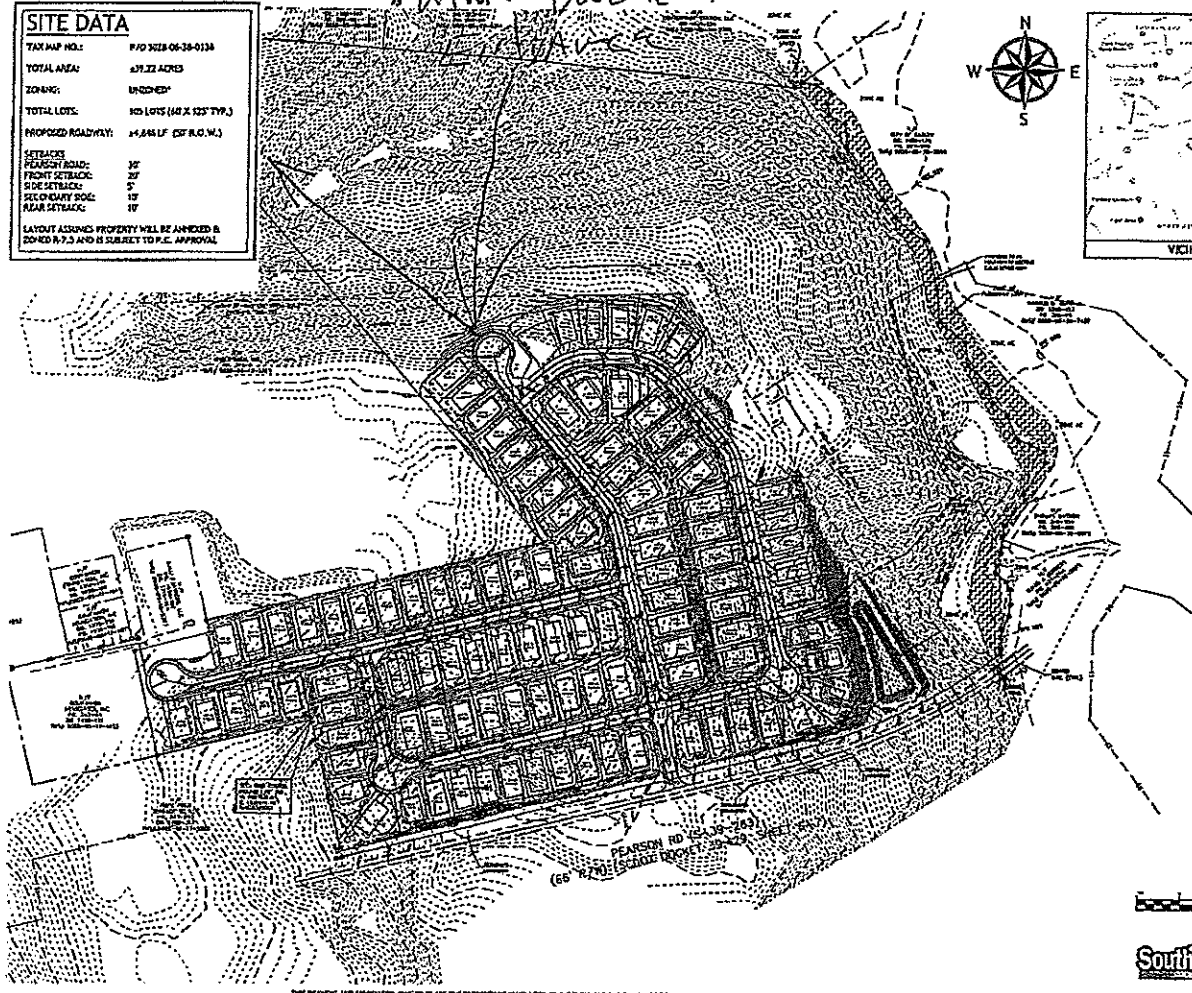
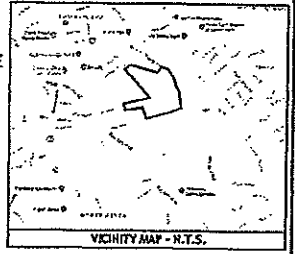
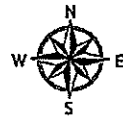


Attachment B



Future Doodle Trail

SITE DATA	
TAX MAP NO.:	P/O 2018 06-28-0134
TOTAL AREA:	439.22 ACRES
ZONING:	UNZONED*
TOTAL LOTS:	103 LOTS (40 X 120 TYP.)
PROPOSED ROADWAY:	44,646 LF (20' R.O.W.)
SETBACKS:	
REARSETBACK:	30'
FRONT SETBACK:	30'
SIDE SETBACK:	5'
SEC. ON ADJ. SOIL:	15'
REAR SETBACK:	10'
LAYOUT ASSUMES PROPERTY WILL BE ANNEXED B ZONED R-7.3 AND IS SUBJECT TO P.E. APPROVAL	



THIS DRAWING AND ASSOCIATED JMW FILES ARE THE PROPERTY OF KIMMOTT ONE DESIGN, LLC AND SHALL NOT BE REPRODUCED, COPIED, OR DISSEMINATED WITHOUT OTHER THAN AUTHORIZED BY WRITING. © 2019 KIMMOTT ONE DESIGN, LLC

blueWATER
civil design

PEARSON ROAD TRACT
Single-Family Subdivision
Pearson Road & Trapp Field Road
Easley, SC 29642

FIELD/PRIVATE
GRADING EXHIBIT

EXH-1