

Barrett S. Lawrimore - Chairman
Timothy E. Scott - Vice Chairman
John O. Conlon
Toi Ahrens Estes
Cindy M. Floyd
Ruth C. Glover
A.D. Jordan
Leon E. Stavrinakis
Charles T. Wallace, M.D.



Beverly T. Craven, Clerk
(843) 958-4030
1-800-524-7832
FAX (843) 958-4035
E-Mail: bcraven@charlestoncounty.org

CHARLESTON COUNTY COUNCIL
O.T. WALLACE COUNTY OFFICE BUILDING
TWO COURTHOUSE SQUARE
CHARLESTON, SOUTH CAROLINA
29401

3025-C

Stow Away Storage Planned Development (PD-75)

The following items, when combined with the Development Guidelines will govern the zoning requirements for the **Stow Away Storage Planned Development** designated as **PD-75**.

1. The proposed project to be called the Stow Away Storage Planned Development will initially consist of 200 self-storage units, 70 boat storage units, a washdown area, and office to support the storage operation. Maximum allowable number of self-storage units and boat storage units are 500. Market conditions will affect future sizes of a phase, timing of a phase, and mix of self-storage and boat storage units. Future development shall be in accordance of permitted uses and be required to undergo site plan review with the Charleston County Planning Department.
2. Wetland areas cannot be filled without obtaining permits from appropriate governmental authorities.
3. If the granting of permits by other governmental entities requires the redesign of this property, an amendment to this Planned Development will be required.
4. Utilities and services shall be provided in accordance with the Development Guidelines for the Stow Away Storage Planned Development.
5. Building setback lines, permitted uses, screening and buffering, number of off-street parking spaces, signage, lot areas and widths, and building heights shall be as stated in the Development Guidelines for the Stow Away Storage Planned Development.
6. The Charleston County Unified Development Ordinance shall apply to all areas of this Planned Development where not covered by these Regulations and Guidelines.

7. A deceleration lane and a turn lane on US Highway 17 as required by County Planning Department and permitted by SC DOT shall be provided.
8. The project is not part of a larger phased development. However, the construction of the building will be phased over time dependant upon lease demand.
9. This agreement shall become effective March 22, 2000.



**BARRETT LAWIMORE, CHAIRMAN
CHARLESTON COUNTY COUNCIL**



**BEVERLY T. CRAVEN, CLERK
CHARLESTON COUNTY COUNCIL**



DATE ADOPTED

ZONING CASE 3025-C

DATE REC.: 11/12/99 PLNG. BRD.: 1/10/00
PUB. HEARING: 2/1/00 COMM: 2/10/00

EXISTING ZONING: Low Density Suburban Residential (RSL)

REQUESTED CHANGE: Planned Development (PD-75)

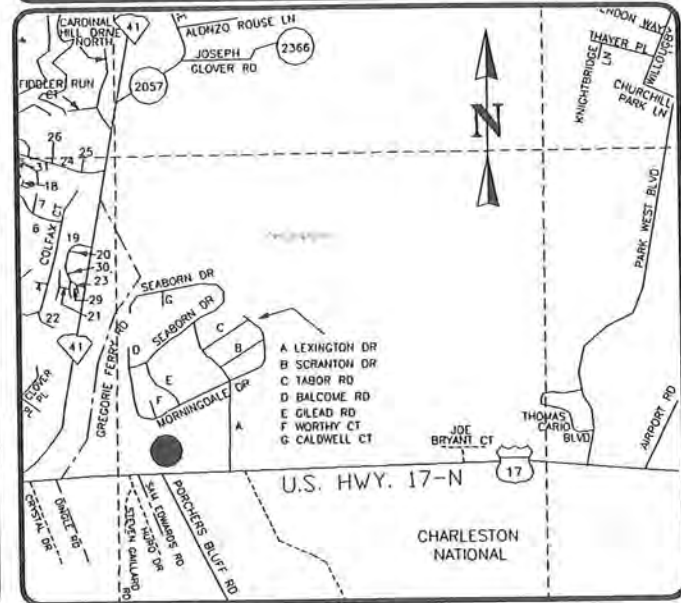
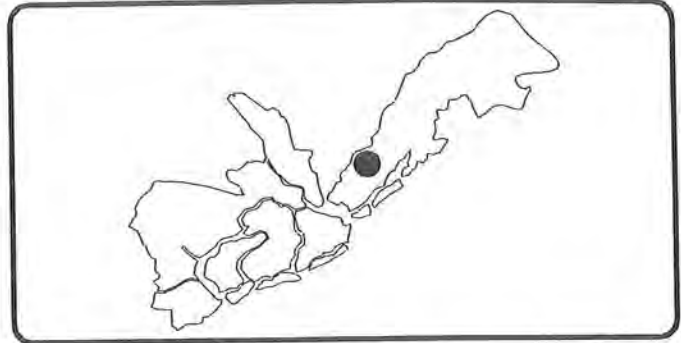
LOCATION: 2988 US Highway 17 North; East Cooper

TAX MAP NO.: 598-00-00-024 & 580-00-00-016

PARCEL SIZE: 8.82 acres

APPLICANT: Stowaway Storage, LLC
1 Surrey Court
Columbia, SC 29212

OWNER: Same



3025-C

Existing Land Use

The subject parcels are currently vacant and are zoned Low Density Suburban Residential (RSL). To the east of the subject parcels is a 100' SCE&G power easement. To the east of this easement is a planned development district (PD-40) that contains Sisson Scales. To the east of the planned development are three vacant parcels and the entry way to Ivy Hall Subdivision. Across Highway 17 North from the subject parcels is Guy C. Lee Building Management zoned Community Commercial (CC). Across Porcher Bluff Road from this district is a large vacant tract zoned Rural Residential (RR-1).

Staff Analysis

| | |
|-------------------|---|
| LOCATION | 2988 Highway 17 North; East Cooper |
| REQUEST | The applicant is requesting this rezoning from the RSL, Low Density Suburban Residential District to the Planned Development District (PD-75) in order to establish a self-storage and boat storage facility. |
| HISTORY | Approximately ten parcels in this general vicinity have been rezoned over the past decade to commercial or planned development districts. |
| PLAN(S) | The Charleston County <i>Comprehensive Plan</i> and the Town of Mount Pleasant <i>Comprehensive Plan</i> both recommend these parcels for commercial development. |
| COMMENTS | The proposed development which will combine the two parcels includes 200 self-storage units, 70 RV and boat storage units, a boat washdown area and office to support the storage operation. Proposed future development includes Boat Sales and Service which will front on Highway 17. Due to the low impact of a self-storage facility, it has been located at the rear of the property which abuts Ivy Hall subdivision. Any outdoor storage or service will be screened from adjacent properties or roadways. Future development of the retail sales and boat service facility along with any other permitted uses must be approved through Charleston County Site Plan Review and be placed as to not impact any surrounding properties. The permitted uses indicated in the Development Guidelines include low impact uses such as medical/dental laboratories and professional offices. Staff has determined that this development as described in the Development Guidelines and Site Plan will not negatively impact the surrounding community. |
| STAFF REC. | <u>Approval</u> |
| NOTE | If approved the applicant will need to complete the Site Plan Review process and meet the standards of the Charleston County Unified Development Ordinance prior to obtaining permits. |

STOW AWAY STORAGE

**Planned Development
(PD)**

July 13, 1999
Revised October 19, 1999

Prepared For:

Stow Away Storage, LLC
One Surrey Court
Columbia, SC 29212
(803) 772-2629
fax: (803) 750-8478

Prepared By:

Thomas & Hutton Engineering Co.
935 Houston Northcutt Blvd., Suite 100
Mt. Pleasant, SC 29464
(843) 849-0200
fax: (843) 849-0203
J-12497

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1.0 INTRODUCTION

This is a document to establish a development and shall be referred to as the Stow Away Storage. Stow Away Storage is a development with some commercial uses, self-storage and boat storage.

This document will establish a development (hereinafter referred to as the "Project") on approximately 8.82 acres of property currently located in Charleston County, South Carolina. The property consists of two tracts: TMS 598-00-00-024 (3.46 acres) and TMS 570-00-00-016 (5.36 acres).

The property is located along U.S. Hwy. 17 North across (North Side) from Porcher Bluff Road and has a freshwater wetland bisecting the property.

The property is more fully described on a plat by Thomas & Hutton Engineering Company dated March 2, 1999, entitled, "Plat of Two Tracts Containing 8.82 Acres, Owned by Gregorie Brothers, Inc., et al, About to be Conveyed to Stow Away Storage, LLC." The parcel is owned by Stow Away Storage, LLC, One Surrey Court, Columbia, SC 29212, Contact: Bert Pooser, III, phone: (803) 772-2629; fax: (803) 750-8478.

2.0 STATEMENT OF PURPOSE

The purpose of this document is to describe regulations and to establish development guidelines and allowable uses for the tract of land.

3.0 DEVELOPMENT GUIDELINES

Stow Away Storage will be a development incorporating commercial type uses. Utility infrastructure and stormwater systems will be provided to support the development.

3.1 Land Uses

Variations in land use design and acreages shall be permitted to accommodate environmental and market conditions. The final size and configuration of land use will depend on market conditions, utilities, and other factors.

Permissible uses as listed below are allowed within Stow Away Storage property. The location of each permitted use shall be determined during the building construction process.

PERMITTED USES

| <u>Classification</u> | <u>Permitted Uses</u> |
|--------------------------------------|--|
| <i>Transportation,</i> | <i>Right-of-Way, pipeline, and pressure control stations (below or above ground)</i> |
| <i>Communication & Utilities</i> | <i>Water, Sewer, Power and Telephone Facilities</i> |
| <i>Retail Trade</i> | <i>Boat and accessory sales with outdoor display Retail Associated with boat sales and service</i> |
| <i>Services</i> | <i>Architects and Engineers Boat Repair/Service Business/Legal and Professional Organizations Medical/Dental Laboratories Office/Warehouse Complex Self-Storage Facility to Include RV Storage</i> |

3.2 Setback Criteria

| | | |
|---|------------|--------|
| - | Front Yard | 50 ft. |
| | Side Yard | 15 ft. |
| | Rear Yard | 15 ft. |

3.3 Lot Size Criteria

| | |
|-----------------------------------|---------|
| Minimum lot size | 7500 sf |
| Maximum number of lots | 10 |
| Minimum lot width | 50 ft. |
| Minimum lot depth | 150 ft. |
| Maximum lot depth | 200 ft. |
| Maximum percent lot coverage | 80 % |
| Maximum percent building coverage | 60 % |

3.4 Parking

Number required:

| | | | |
|--|--------------|-------|-----------|
| | Office | 1 per | 500 sf |
| | Support | 1 per | 500 sf |
| | Boat Storage | 1 per | 200 units |
| | Self Storage | 1 per | 200 units |

| | |
|---------------------------------------|----------------|
| Minimum size | 9 ft. x 18 ft. |
| Minimum Maneuvering size (isle width) | 23 ft. |

3.5 Screening/Buffer Areas

Buffers on the property perimeter shall be:

| | |
|----------------|----------------------------------|
| Hwy. 17 | 50 ft. (except for access drive) |
| Rear | 15 ft. (west) |
| Powerline side | 30 ft. (northeast) |
| Side | 15 ft. (south) |
| Side | 15 ft. (north) |

Outdoor work or storage areas shall be screened with fences, walls, and/or landscaping.

Garage for repair and servicing of motor vehicles and boats is allowed provided all operations are performed within a screened area, there is no open storage of wrecked vehicles or boats, dismantled parts of supplies and so objectionable sound, vibration, fumes or light disturbance perceptible beyond the premises.

3.6 Fences and Walls

Six foot (6') chain link fence for security is permissible.

3.7 Signage

- The signage package shall conform to these standards:
 - a. Signage shall not obscure information, or vehicular control signs.
 - b. Signage shall be permitted within right-of-ways provided they do not interfere with traffic or pedestrian safety.
 - c. All traffic control devices, including signs, shall comply with the South Carolina Manual for Uniform Traffic Control Devices.
 - d. Minimum standards for signage will conform to applicable Charleston County Regulations.
 - e. Signs can be illuminated with back lighting or accent lighting.

3.8 Fences and Projections into Required Setbacks

Open eaves, cornices, window sills and fireplace chimneys may project into any required setback a distance not to exceed 24 inches. Open uncovered porches or open fire escapes may project into a front or rear setback a distance not to exceed 5 feet. Fences, walls and hedges may be erected in any required setback or along the edge of lot, provided that no fence, wall or hedge located in a front setback shall exceed 4 feet in height or 7 feet along any other setback except where screening is required by other sections of this document.

3.9 Vision Clearance Standards

On a corner lot, no structure or obstruction shall be located which obscures travel vision from 3 feet to 15 feet above ground level in a triangular area formed by measuring from the point of intersection of the front and side lot lines or driveway a distance of 12 feet along the lot lines and connecting the points to form a triangle.

3.10 Drives

Entry drives to office for storage facility or to subdivided shall be private but constructed to Charleston County requirements.

3.11 Drainage

Drainage systems shall be constructed to Charleston County and SCDHEC-OCRM requirements.

4.0 PHASING

Two phases are anticipated. The initial phase will consist of 200 self-storage units, 70 boat storage units, a washdown area, and office to support the storage operation.

Maximum allowable number of self-storage units and boat storage units are 500. Market conditions will affect future sizes of a phase, timing of a phase, and mix of self-storage and boat storage units. Future development of outparcels shall be in accordance with permitted uses.

5.0 LEGAL PROVISIONS

5.1 Validity

Should any section, paragraph, clause, phrase or provision of this document be judged invalid or unconstitutional by a court of jurisdiction, such declaration shall not affect the validity of this document as a whole or any part or provision thereof, other than the part determined invalid or unconstitutional.

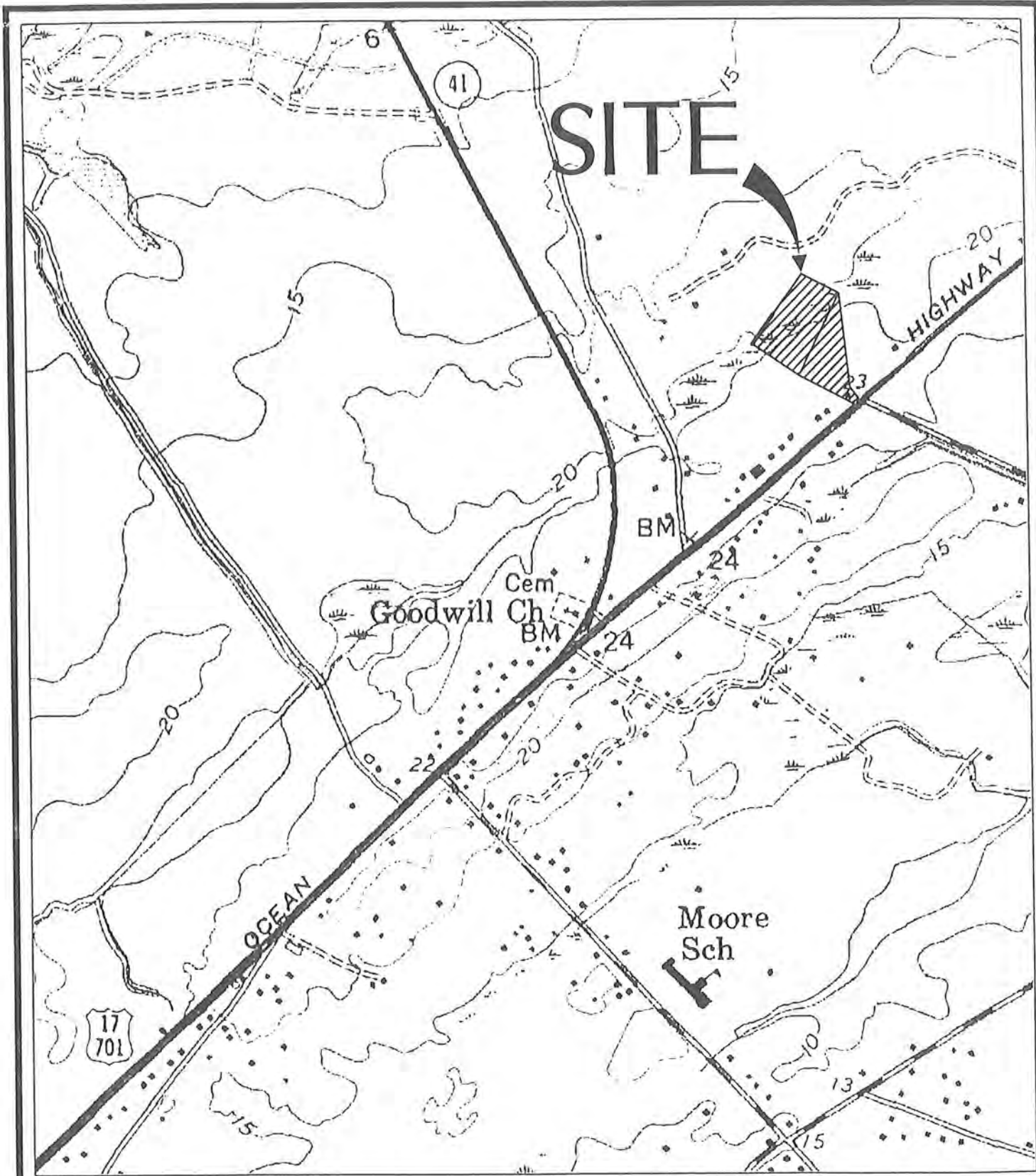
5.2 Conflicts


If there are no conflicts or inconsistencies between Charleston County Codes as of the date that this document is adopted, the provisions of this Stow Away Storage document, as may be amended after the date adopted, shall prevail.

5.3 Subdivision

Lots sold by Stow Away Storage, LLC can be further subdivided provided the lots subdivided meet the requirements of this document.

EXHIBIT A



| | | |
|---|---|--|
| <p>LOCATION MAP</p> <p>SHEET 1 OF 1</p> | <p>FTMOULTRIE, S.C.</p>  | <p>PROJECT: STOW AWAY STORAGE</p> <p>DATE: JULY 21, 1999</p> |
|---|---|--|



Administration
Engineering
Road Management
Storm Drainage
Mosquito Abatement
(843) 202-7880

Public Works Department
4350 Azalea Drive
N. Charleston, SC 29405-7492
(843) 202-7800
Fax (843) 202-7801

County of Charleston
Charleston, South Carolina

December 14, 1999

Mr. Mark F. Yodice, P.E.
Thomas and Hutton Engineering Company
P. O. Box 1522
Mount Pleasant, South Carolina 29465-1522

RE: STOW AWAY STORAGE PLANNED DEVELOPMENT

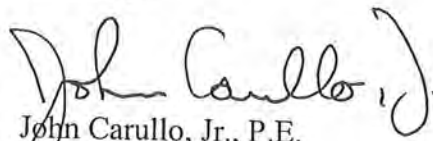
Dear Mr. Yodice:

This Department has reviewed the conceptual plan, dated August 13, 1999 and prepared by Thomas and Hutton Engineering Company, for the proposed planned development. The site stormwater runoff must be restricted to the predeveloped conditions. The post-developed site drainage design must meet all applicable county stormwater regulations.

This Department recommends approval to the planned development conceptual plan if the verbiage needed to describe the above items is included in the planned development official submittal.

If you have any questions regarding these items, please call me at 202-7800.

Sincerely,


John Carullo, Jr., P.E.
Civil Engineer II

c: Charles C. Jarman Jr., Engineering Superintendent
Brana Rerig, Planner II

EXHIBIT B

J. Al Cannon, Jr., Esq.
Sheriff, Charleston County



3505 Pinehaven Drive
Charleston Heights, SC 29405-7789

August 27, 1999

Mark F. Yodice, P.E.
Thomas & Hutton Engineering, Co.
Post Office Box 1522
Mt. Pleasant, South Carolina 29465-1522

Dear Mr. Yodice:

This letter is to confirm that Stow Away Storage, LLC has advised the Charleston County Sheriff's Office, that the property located on US 17 North across from Porcher Bluff Rd. is in the process of being developed.

Thank you very much.

Sincerely,

Deputy Richard Kimball
Charleston County Sheriff's Office
Selective Traffic Enforcement Unit

RK/mem



BELLSOUTH
TELECOMMUNICATIONS2600 Meeting Street
P.O. Box 118050
Charleston, South Carolina 29423

July 22, 1999

Re: Stow Away Storage

Mark F. Yodice, PE
Thomas & Hutton Engineering Co.
P. O. Box 1522
Mt. Pleasant, S.C. 29465

Mr. Yodice:

This is to confirm that BellSouth will provide the necessary facilities to provide telephone service to the planned development know as Stow Away Storage located on Highway 17N across from Porcher Bluff Rd., in Mt. Pleasant, S.C.

We plan to utilize underground telephone cables to serve the property, with the understanding that the following structure items be provided by the developer:

- 1.) A minimum of two-inch (2") schedule 40 PVC, placed at a minimum of twenty four-inch depth, between the telephone equipment room and the cable point of entry to the property. The conduit must be extended beyond any paved surfaces.
- 2.) A 4'x8'x3/4" plywood backboard provided with a #6 AWG ground wire (no splices) from the main power source near the backboard. Leave a 5' coil of #6 at the backboard.
- 3.) The property owner will provide a written easement for the telephone facilities.

These items must be in place a minimum of three weeks prior to the installation of telephone service. Failure to meet these requirements may result in delays in the initial service installation.

Parsons TeleCom, Inc will act as our agent in the design of the telephone facilities. All plans should be submitted to them. Your contact at Parsons will be Mike Caruso, Rm. 322 385 Meeting St., Charleston, S.C. 29403. Mike may be contacted at (843)722-0319. Should you have any further questions please call me at (843)745-6622.

Sincerely,

Martha Johnson
Martha Johnson
Project Manager



July 23, 1999

Mr. Mark Yodice
Thomas & Hutton Engineering Co.
935 Houston Northcutt Boulevard
P O Box 1522
Mt Pleasant, SC 29464

Ref: Stow Away Storage

Dear Mr. Yodice:

This letter will verify that South Carolina Electric and Gas Company has sufficient electrical capacity to serve the above referenced project to be located in Charleston County. SCE&G is pleased that we can serve this project. Let me know when we can be of further assistance to you.

South Carolina Electric & Gas Co.
P.O. Box 707
Charleston, South Carolina
29402

803.745.8100
www.sceg.com

Sincerely,

A handwritten signature in black ink, which appears to read "Robert M. White". The signature is written in a cursive style with a large initial "R".

Robert M. White
Customer Service Engineering



**Office of Ocean and Coastal
Resource Management**

1362 McMillan Avenue, Suite 400
Charleston, SC 29405

(803) 744-5838 FAX (803) 744-5847

July 23, 1999

Mr. Mark Yodice
Thomas and Hutton Engineering Co.
P.O. Box 1522
Mount Pleasant, SC 29465

Re: Stow Away Storage
Charleston County
Proof of Coordination

Dear Mr. Yodice:

The above referenced project will need several permits and certifications from DHEC-OCRM. The submitted plan appears amenable to the existing DHEC-OCRM regulatory constraints. The DHEC-OCRM must issue a Stormwater Management and Sediment Control permit prior to any land disturbance on the site.

I will review more detailed plans of the project as it progresses. Presently, it appears you are aware of the various requirements relating to DHEC-OCRM approval of the project.

Sincerely,

A handwritten signature in black ink that reads 'Annie McLeod'. The signature is written in a cursive, flowing style.

Annie Blythe McLeod, P.E.
Engineering Associate

cc: Mr. Christopher L. Brooks
Mr. H. Stephen Snyder



South Carolina
Department of Transportation

Beaufort County
Berkeley County
Charleston County
Colleton County
Dorchester County
Jasper County

July 26, 1999

Town of Mount Pleasant Traffic

Mr. Mark F. Yodice, P.E.
Thomas & Hutton Engineering Co.
Post Office Box 1522
Mount Pleasant, SC 29465-1522

Dear Mr. Yodice:

Subject: Proposed Storage Development - US 17 at Porchers Bluff Road

Thank you for your request to provide coordination on the proposed development in Mount Pleasant. We have reviewed this site several times during the last few years for a variety of proposed uses. Our comments on this proposal remain as those we have provided in the past.

The location for the proposed access is generally acceptable. We will provide a more thorough review when more detailed plans are available. We may require improvements to US 17 to accommodate turning traffic as specified in previous reviews. The developer will be required to provide letters of concurrence from both adjacent property owners since the drive radii extend beyond the property lines. The developer will be asked to provide an agreement to share this access if any remainder properties require access to this public road system.

I trust this provides the information needed to proceed with your project.

Sincerely,

R. F. Clair, Jr.
District Engineering Administrator

cc: Resident Maintenance Engineer Tilden
Mr. Brad Morrison, Town of Mount Pleasant
File: D6/RTC



Awendaw Fire Department

Chief David N. Phillips
Assistant Chief R.M. Rakoske

6384 Maxville Rd.
Awendaw, SC 29429

911 EMERGENCY

843-928-3294 Office

843-928-3155 FAX

July 29, 1999

To: Mark Yodice, P.E.
Thomas & Hutton Engineering Co.
935 Houston Northcutt Blvd. Suite 100
Post Office Box 1522
Mount Pleasant S.C. 29465-1522

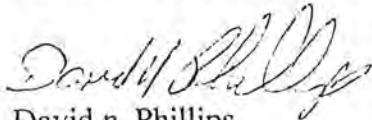
Ref: Plan Review, Hydrant Locations,
Fire Protection and Water Flow Rate

Dear Mr. Yodice,

The plans of Stow Away Storage have been reviewed and approved. Provided the drawing showing the construction layout with the 6" water main and the present hydrant locations. One of our concerns is that a minimum water flow rate of 1000 gallon per minute is available at each proposed fire hydrant.

The other concern is that the building plans need to be reviewed before construction is started.

Any further questions please call 843-928-3294 or 3296.



David n. Phillips
Fire Chief

Mount Pleasant Waterworks

Elected:

William L. Golightly, Jr., Ph.D., Chairman
Warren T. Player, Vice-Chairman
Herbert Wilcox, Secretary-Treasurer
Rick M. Crosby
Fred S. McKay

Commissioners of Public Works
of the Town of Mount Pleasant

Ex-Officio:

Cheryll N. Woods-Flowers, Mayor
Terence M. McManus, Council Member

General Manager
H. Clay Duffie

May 26, 1999

12491-31

Mr. Mark Yodice, P.E.
Thomas & Hutton Engineering
Post Office Box 1522
Mount Pleasant, SC 29465

RE: IMIC Boat Storage and Self-Storage Facility

Dear Mark:

MPW is in receipt of your "Letter of Intent" to develop for the above referenced project. Enclosed please find information regarding the closest available points of connection for water and wastewater. MPW will require that this facility connect to wastewater if they desire water service. There is a 12-inch forcemain fronting the property on Highway 17. As shown on the enclosed sketch, there is also gravity wastewater available in the adjacent Ivy Hall Subdivision.

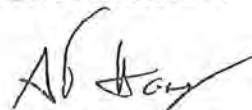
The water line shown on your plan creates a maintenance liability for MPW. It is basically a closed loop dead end 8-inch line, which will see no flow. We would prefer the line be looped from Highway 17 back to the 8-inch line in Ivy Hall. MPW also does not approve the proposed location of the line. It appears to be predominantly located under asphalt paving and to close to the proposed storage buildings.

The hydraulic impact of this facility has been assessed at one REU. Fees cannot be quoted until approved plans are submitted. Properties contiguous to the Town of Mount Pleasant must petition for annexation in order to receive wastewater service.

Should you have any questions, please contact me at (843) 849-2745.

Sincerely,

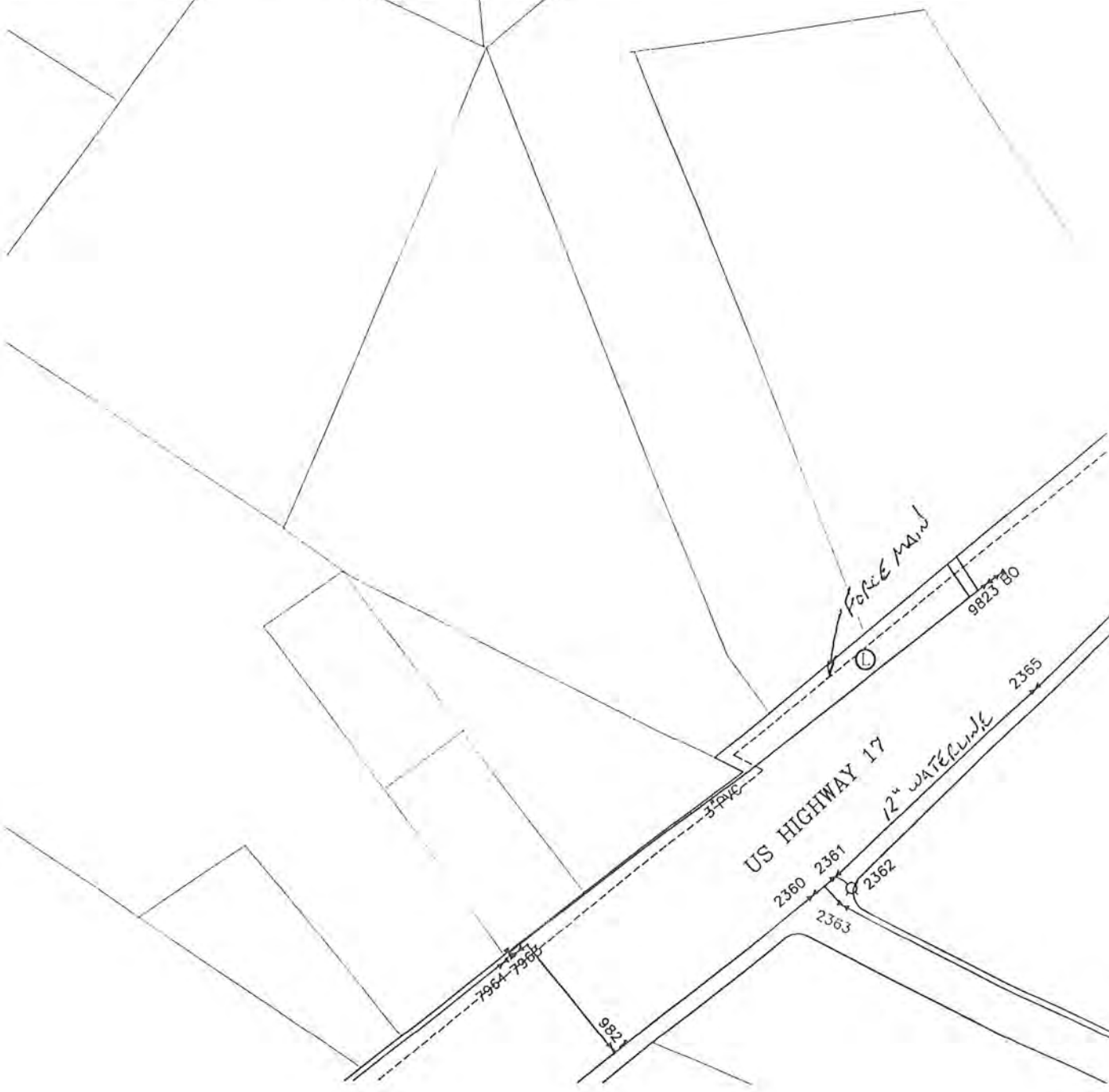
MOUNT PLEASANT WATERWORKS



Angelo J. Hassig, P.E.
Director of Engineering
Utilities Division

AJH:rlb

cc: Mr. Bert Pooser, Jr.



Mount Pleasant Waterworks

Elected:

William L. Golightly, Jr., Ph.D., Chairman
Warren T. Player, Vice-Chairman
Herbert Wilcox, Secretary-Treasurer
Rick M. Crosby
Fred S. McKay

Commissioners of Public Works
of the Town of Mount Pleasant

Ex-Officio:

Cheryll N. Woods-Flowers, Mayor
Terence M. McManus, Council Member



General Manager
H. Clay Duffie

October 19, 1999

Mr. Neil C. Robinson, Jr.
Nexsen Pruet Jacobs Pollard & Robinson, LLP
Attorneys and Counselors at Law
Post Office Box 486
Charleston, SC 29402

RE: IMIC Boat Storage and Self-Storage Facility/Highway 17

Dear Mr. Robinson:

Your client's request for "water only" service for the referenced facility was discussed at the October 18th Commission meeting. Due to the limited wastewater service availability for the proposed facility, Mount Pleasant Waterworks will not require this facility to connect to the public wastewater system. Therefore, your client will be provided "water only" service by MPW provided the proper fees are paid and other standard requirements are met.

Should you have any questions or need additional information, please contact me or Angelo Hassig at 884-9626.

Sincerely,

MOUNT PLEASANT WATERWORKS

Clay Duffie
General Manager

CD:sim

cc: Angelo Hassig, P.E., Director of Engineering
Mark Yodice, Thomas & Hutton

EX Z328PG662

STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, THAT BUFFALO CREEK LAND COMPANY, LLC, a South Carolina limited liability company ("GRANTOR") in the State aforesaid for/and in consideration of the sum of **FOUR HUNDRED FIFTY THOUSAND AND NO/100 (\$450,000.00) DOLLARS** to it in hand paid at and before the sealing of these presents by **STOW AWAY STORAGE, LLC**, a South Carolina limited liability company ("GRANTEE"), in the State aforesaid, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and released, and by these Presents does grant, bargain, sell and release unto the said GRANTEE the following described property, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN

TMS Nos. 598-00-00-024 and 580-00-00-016

Grantee's Address: P.O. Box 21427
Columbia, SC 29221-1427

TOGETHER with all and singular, the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

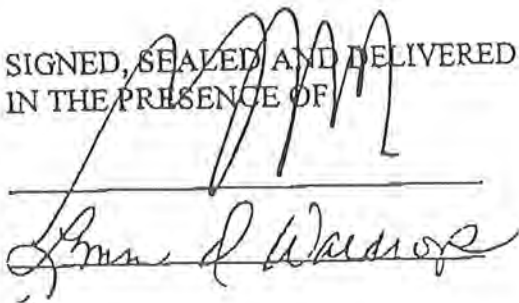
TO HAVE AND TO HOLD, all and singular, the said Premises before mentioned unto the said GRANTEE, its successors and assigns, forever.

AND GRANTOR does hereby bind itself and its successors and assigns, to warrant and forever defend, all and singular, the said Premises unto the said GRANTEE, its successors and assigns, against GRANTOR and its successors and assigns, and all persons whomsoever lawfully claiming, or to claim the same or any part thereof.

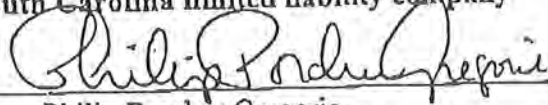
8K Z328PG663

IN WITNESS WHEREOF, GRANTOR has caused these presents to be executed by its duly authorized member this 22nd day of June in the year of our Lord one thousand nine hundred and ninety-nine (1999) and in the two hundred and twenty-third year of the Sovereignty and Independence of the United States of America.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF



BUFFALO CREEK LAND COMPANY, LLC,
a South Carolina limited liability company

By: 
Philip Porcher Gregorie
Its: Sole Member

STATE OF SOUTH CAROLINA
COUNTY OF CHARLESTON

THE FOREGOING INSTRUMENT was acknowledged before me by BUFFALO CREEK LAND COMPANY, LLC, a South Carolina limited liability company, by Philip Porcher Gregorie, its Sole Member, this 22nd day of June, 1999

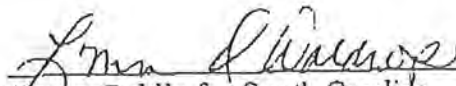
 (SEAL)
Notary Public for South Carolina
My commission expires: 6-7-04

EXHIBIT A

BX Z328PG664

ALL that certain piece, parcel or lot of land, situate, lying and being in the Parish of Christ Church, County of Charleston, State aforesaid, measuring and containing 5.36 acres, more or less, shown on a Plat made by E.M. Seabrook, Jr., Inc., dated May 17, 1989, entitled "Lands of Mary C. Seabrook, Yough Hall Plantation, Christ Church Parish, Charleston County, South Carolina." Said Plat is recorded in the RMC Office for Charleston County, South Carolina, in Deed Book G-189, at Page 263.

BUTTING, BOUNDING, and MEASURING, on the North on lands now or formerly of Salah Hibri, a/k/a Salah Ahmed, Three Hundred Eight and 36/100 (308.36') feet, more or less; on the East on lands now or formerly of Marcus O. Ackerman and Constance S. Berg, Six Hundred Sixty-Six and 29/100 (666.29') feet, more or less; on the South on lands now or formerly of Elizabeth O. Wilson, Four Hundred Thirteen and 87/100 (413.87') feet, more or less; on the West on lands now or formerly of Benjamin Seabrook, Six Hundred Twenty-Nine and 08/100 (629.08') feet, more or less.

BEING THE SAME premises conveyed to Grantor herein by deed of Gregorie Brothers, a South Carolina General Partnership dated June 22, 1999, and recorded June 23, 1999, in Book Z328, page 728, in the RMC Office for Charleston County.

TMS: 580-00-00-016

- AND -

ALL that piece, parcel or tract of land, situate, lying and being in Christ Church Parish, County of Charleston, State of South Carolina, containing 3.481 acres, more or less, as shown on that certain plat entitled "Subdivision Plat Showing a Portion of Oakland Plantation owned by Oakland Associates, A South Carolina Limited Partnership, situate in Christ Church Parish, Charleston County, South Carolina" by James Landlord Owen, Jr., RLS, S.C. Reg. No. 7624, dated May 22, 1985, and recorded in the RMC Office for Charleston County in Plat Book BE, Page 79, reference to which is craved for a more full and complete description.

BEING THE SAME premises conveyed to Grantor herein by deed of Gregorie Brothers, a South Carolina General Partnership dated February 11, 1998, and recorded February 13, 1998, in Book G297, page 734, in the RMC Office for Charleston County, S. C.

TMS: 598-00-00-024

STATE OF SOUTH CAROLINA)
COUNTY OF CHARLESTON)

AFFIDAVIT

DATE OF TRANSFER OF TITLE
JUNE 22 1999
(CLOSING DATE)

BK

Z328PG665

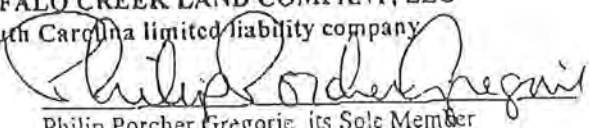
PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

1. I have read the information on this Affidavit and I understand such information.
2. The property is being transferred by BUFFALO CREEK LAND COMPANY, LLC, to STOW AWAY STORAGE, LLC, on June 22, 1999.
3. Check one of the following: The Deed is
 - (a) subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
 - (b) subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
 - (c) EXEMPT from the deed recording fee because exemption _____
(Explanation, if required) _____
(If exempt, skip items 4-6, and go to item 7 of this affidavit)
4. Check one of the following if either item 3(a) or item 3(b) above has been checked.
 - (a) The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$ 450,000.00.
 - (b) The fee is computed on the fair market value of the realty which is \$ _____.
 - (c) The fee is computed on the fair market value of the realty as established for property tax purposes which is \$ _____.
5. Check YES _____ or NO to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. If YES the amount of the outstanding balance of this lien or encumbrance is \$ _____.
6. The DEED Recording Fee is computed as follows:

| | | |
|-----|--------------|--|
| (a) | \$450,000.00 | (the amount in item 4 above) |
| (b) | \$00.00 | (the amount in item 5 above) |
| (c) | \$450,000.00 | (subtract Line 6(b) from Line 6(a) and enter result) |
7. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as:
SELLER
8. I further 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.

BUFFALO CREEK LAND COMPANY, LLC
a South Carolina limited liability company

By:


Philip Porcher Gregorie, its Sole Member

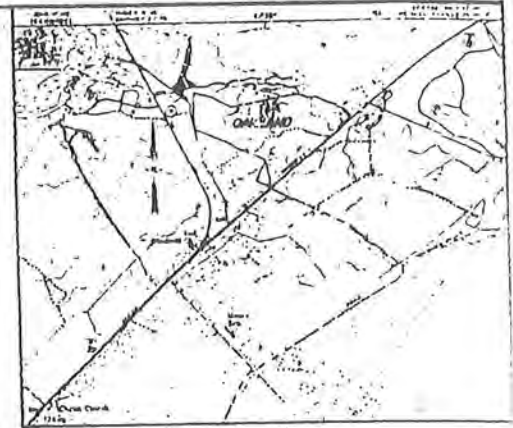
SWORN to before me this
22 day of June, 1999

Notary Public for South Carolina
My commission expires: 4/06/02

15 185

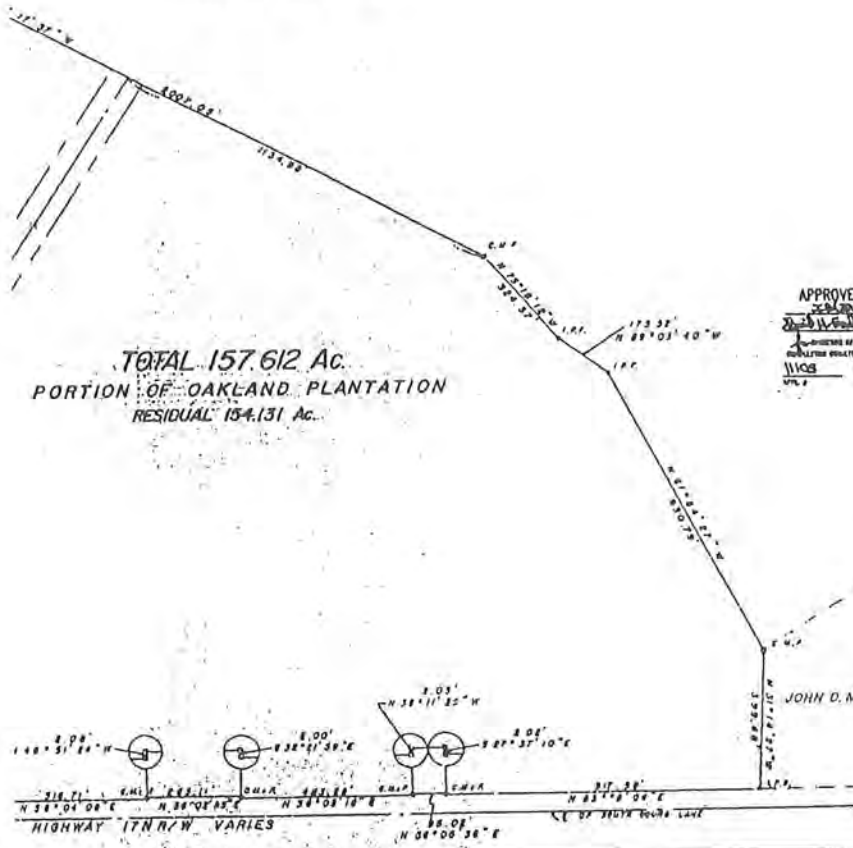
Charleston, South Carolina
Office of Register of Deeds
Map recorded this 12th day of May 1985 at
12:02 PM in Plat Book 200 Page 123 and having been
copy filed in the Office of the Register of Deeds
No. 11109 Original plat in the hands of the
Register of Deeds

Robert R. King
Register of Deeds



LOCATION MAP
NOT TO SCALE

JOHN D. MULLER JR.



TOTAL 157.612 AC.
PORTION OF OAKLAND PLANTATION
RESIDUAL 134.131 AC.

APPROVED PLAT
11109
MAY 22 1985

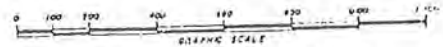
- REFERENCES:
1. TMS 386-00-00-A
 2. S.C. HIGHWAY DOCKET NO. 0-158, SHEET 15.
 3. PLAT BY JAMES L. DUEH, JR. ENTITLED "PLAT SHOWING A PORTION OF OAKLAND PLANTATION OWNED BY LEONARD GREENBERG SITUATED IN CHRIST CHURCH PARISH, CHARLESTON COUNTY, S.C. DATED APRIL 8, 1984."

- LEGEND:
1. IRON PIPE FOUND - I.P.F.
 2. IRON PIPE SET - I.P.S.
 3. CONCRETE MONUMENT FOUND - C.M.F.

SUBDIVISION PLAT SHOWING A PORTION OF OAKLAND PLANTATION OWNED BY OAKLAND ASSOCIATES, A SOUTH CAROLINA LIMITED PARTNERSHIP, SITUATED IN CHRIST CHURCH PARISH, CHARLESTON COUNTY, S.C.

SCALE: 1" = 200'

MAY 22, 1985



I, JAMES L. DUEH, JR., Registered Surveyor of the State of South Carolina, hereby certify that I have compared the foregoing shown herein, that the plat shows the true character of the property, that all necessary surveys have been located and the plat is correct as of 5/22/85.

James L. Dueh, Jr.
JAMES L. DUEH, JR. REGISTERED LAND SURVEYOR
S.C. REG. 64787



OK K1457881

Division, South Carolina
Office of Register Marine Commissions
This recorded plat, 1982, of a 157.62 ac. portion of the Oakland Plantation, as shown on Plat Book No. 100, Page 11, and tracing the same, filed by this Office, June 30, 1982, is hereby approved for registration as a Marine Commission. Original plat to be filed in the Office of the Register.

Robert King
Register Marine Commissions

DREDDIE FERRY ROAD
OLD COUNTY RD. 50' R/W

LAWRENCE J. HUGER
JOSEPH B. FOREMAN
MARY F.P. FISHER &
MARGARET W. MITCHELL

BENJAMIN T. SEABROOK

MARY C. SEABROOK

MAGGIE WILLIAMS

JOHN D. MULLER JR.

TOTAL 157.612 Ac.
PORTION OF OAKLAND PLANTATION
RESIDUAL 154.131 Ac.

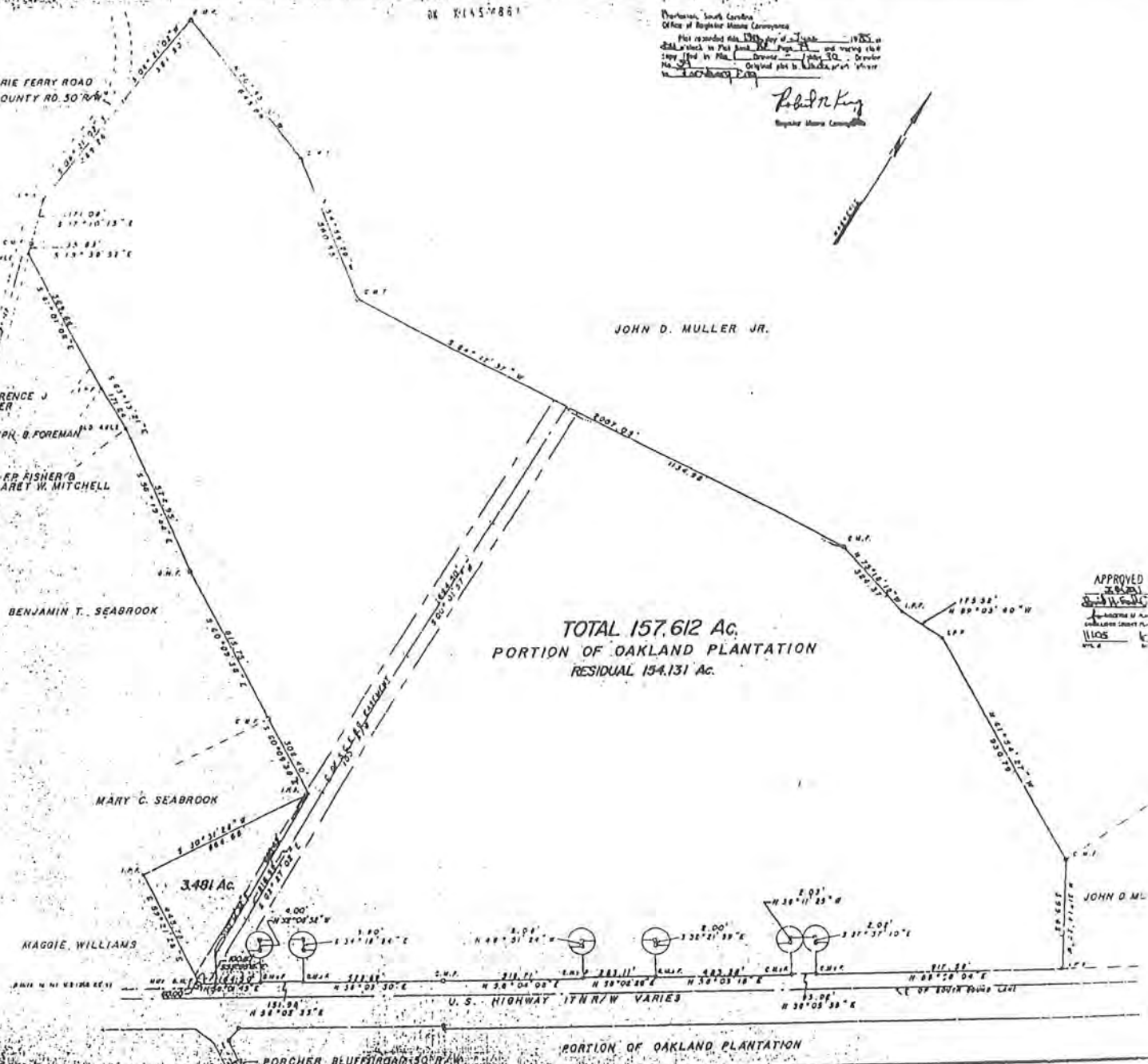
APPROVED
Robert King
Register Marine Commissions

JOHN D. MULLER JR.

PORCHER BLUFF ROAD 50' R/W

PORTION OF OAKLAND PLANTATION

U.S. HIGHWAY 17 N/R/W VARIES





Administration
Engineering
Road Management
Storm Drainage
Mosquito Abatement
(843) 202-7880

Public Works Department
4350 Azalea Drive
N. Charleston, SC 29405-7492
(843) 202-7800
Fax (843) 202-7801

County of Charleston
Charleston, South Carolina

December 14, 1999

Mr. Mark F. Yodice, P.E.
Thomas and Hutton Engineering Company
P. O. Box 1522
Mount Pleasant, South Carolina 29465-1522

RE: STOW AWAY STORAGE PLANNED DEVELOPMENT

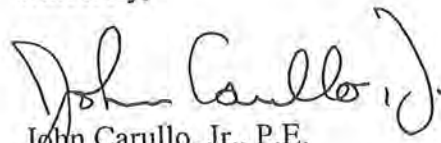
Dear Mr. Yodice:

This Department has reviewed the conceptual plan, dated August 13, 1999 and prepared by Thomas and Hutton Engineering Company, for the proposed planned development. The site stormwater runoff must be restricted to the predeveloped conditions. The post-developed site drainage design must meet all applicable county stormwater regulations.

This Department recommends approval to the planned development conceptual plan if the verbiage needed to describe the above items is included in the planned development official submittal.

If you have any questions regarding these items, please call me at 202-7800.

Sincerely,


John Carullo, Jr., P.E.
Civil Engineer II

c: Charles C. Jarman Jr., Engineering Superintendent
Brana Rerig, Planner II