



Addendum #1

To RFP #01-26/27 Development Opportunities

Responses to the questions on June 15, 2026:

1. Can the City clarify how the 846 W. Liberty Street property will be transferred to the selected proposer? Specifically, does the City anticipate selling the property, conveying it at no cost or nominal cost, or using another transaction structure?

Answer: The City anticipates selling the property for up to \$50,000 or exploring other considerations.
2. Does the City have any existing due diligence information available for the property, including survey, title information, utility availability, drainage information, easements, environmental reports, or prior site studies?

Answer: Attached are the warranty deed for 846 W Liberty St and the survey for 846 W Liberty St. City water and sewer are available for 846 W. Liberty Street. I am unaware of any easements, environmental reports or site studies for this property.
3. For the City event parking commitment, does the City have an anticipated number of parking spaces it would like available, are the twenty event-use days expected to occur outside normal business hours, and does the City expect those spaces to be paved/striped permanent parking spaces or would stabilize overflow/event parking be acceptable?

Answer: The twenty event-use days could occur during the work week and normal business hours as well as outside normal business hours. The City expects the parking spaces to be a minimum stabilized overflow/event parking.
4. What is the City's anticipated timeline after proposal submission for review, award/selection, agreement negotiation, and authorization to proceed?

Answer: Submittals are due July 7 at 2 pm. The project will be awarded within 30 days of submittal. A meeting will be scheduled within 10 business days to negotiate the agreement after the project is awarded.

FILED, RECORDED, INDEXED
04/17/2014 12:19:11 PM
REC. FEE: 10.00 CO FEE: .00
STATE FEE: .00 TOTAL FEES: 10.00
PAGES: 3
VICKI M. MCCARTHY - REGISTER OF DEEDS
SUMTER COUNTY BY: K. McLeod

STATE OF SOUTH CAROLINA)
) WARRANTY DEED
COUNTY OF SUMTER)

KNOW ALL MEN BY THESE PRESENTS, That **Elaine B. Duncan and Charles R. Duncan**, hereinafter referred to as the Grantor, in the State aforesaid, and in consideration of the sum of \$5.00 DOLLARS and other valuable consideration, to him/her/them, in hand paid at and before the sealing of these presents by **City of Sumter**, hereinafter referred to as the Grantee in the State aforesaid (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release, unto the said Grantee the following described property, to wit:

All that certain piece, parcel and lot of land with improvements thereon situate, lying and being in the County of Sumter, State of South Carolina identified as **Lot No. 3 of Burr-Dale Subdivision** and being more fully shown on a plat prepared by Palmer & Malone, C.E.'s dated July 17, 1950 and recorded in plat book Z-9 at page 118, records of Sumter County. This property is known as **846 W Liberty Street** and is further identified as **Sumter County Tax Map Parcel No. 228-16-02-011**.

Aforesaid Plat is specifically incorporated herein and reference is craved thereto for a more complete and accurate description of the metes, bounds, courses and distances of the property concerned herein. This description is in lieu of metes and bounds, as permitted by law under Section 30-5-250 of the 1976 Code of Laws of South Carolina, As Amended. Be all measurements a little more or a little less and according to said plat.

This being the same property conveyed to Linda Burress Broadway and Elaine Russell by deed of W.E. Burress dated 8/10/79 and recorded on 8/14/79 in deed book L-10 at page 808, records of Sumter county; and by deed of Linda Burress Broadway to Elaine B. Duncan and Charles R. Duncan dated 04/11/92 and recorded on 04/29/92 in Deed Book 545 at page 1714, records of Sumter County.

This conveyance is made subject to all visible and recorded Easements, Rights of Way and Restrictive Covenants affecting the herein described property.

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 unto the said Grantee his/her/their, its heirs, successors and assigns, forever,

And Grantor does hereby bind his/her/their/its Heirs, Executors and Administrators, successors or assigns, to warrant and forever defend all and singular the said premises unto the said Grantee, his/her/their/its heirs, successors or assigns, and all other persons whomsoever lawfully claiming, or to claim the same, or any part thereof.

James H. Bayfield
Assessor's Endorsement
Lorenda A. McLeod
Auditor's Endorsement

WITNESS the hand and seal of the Grantor(s) on 04/17/14.

Alvin M. Putchard
Witness

Elaine B. Duncan
Elaine B. Duncan f/k/a Elaine B. Russell

Elaine B. Russell

Vonda E. Moirin
Witness

Charles R. Duncan
Charles R. Duncan

STATE OF SOUTH CAROLINA)
COUNTY OF SUMTER)

PROBATE

Personally appeared before me the undersigned witness who being duly sworn says that he/she with the other witness above named saw the within named Elaine B. Duncan and Charles R. Duncan, sign, seal and as his/her act and deed, deliver the within written Deed and that we both witnessed the execution of same.

SWORN to before me on
04/17/14.

Alvin M. Putchard

Vonda E. Moirin
Notary Public for South Carolina
My Commission Expires: 4-30-23.

Grantees Mailing Address is:
P.O. Box 1449
Sumter, SC 29151

STATE OF SOUTH CAROLINA)
)
COUNTY OF SUMTER)

AFFIDAVIT

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

Property located at 846 W Liberty St, Sumter, SC 29150 bearing Sumter County Tax Map Number 228-16-02-011, was transferred by Elaine B. Duncan and Charles R. Duncan to City of Sumter on 04/17/14.

The transaction was (Check one):

 N/A an arm's length real property transaction and the sales price paid or to be paid in money or money's worth was \$ _____

 N/A not an arm's length real property transaction and the fair market value of the property is \$ N/a .

The above transaction is exempt, or partially exempt, from the recording fee as set forth in S. C. Code Ann. Section 12-24-10 et. seq. because of the following reasons: transfer to governmental entity

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

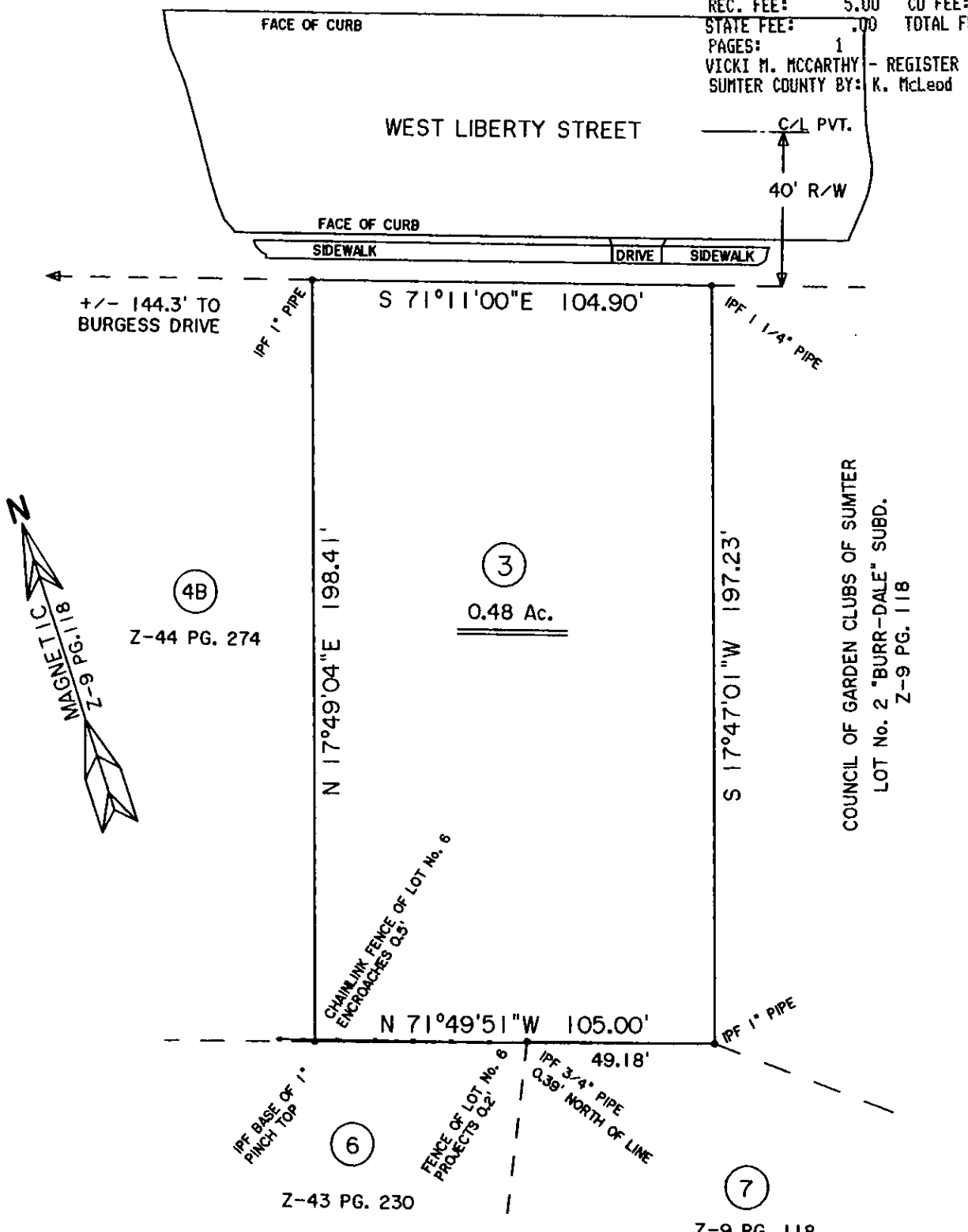
I further understand that a person required to furnish this affidavit who wilfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

Robert C. Feury
City of Sumter
By: Robert C. Feury- Special
Projects Manager
A Responsible person connected
with this Transaction

SWORN to before me on 04/17/14

Vonda E. Mous
Notary Public for South Carolina
My Comm. expires: 4-30-23.

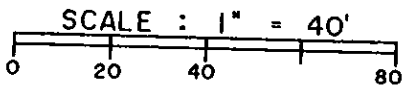
FILED, RECORDED, INDEXED
06/16/2014 10:01:24 AM
REC. FEE: 5.00 CD FEE: .00
STATE FEE: .00 TOTAL FEES: 5.00
PAGES: 1
VICKI M. MCCARTHY - REGISTER OF DEEDS
SUMTER COUNTY BY: K. McLeod



SOUTH CAROLINA ; SUMTER COUNTY ; CITY OF SUMTER
RESURVEY OF 846 WEST LIBERTY STREET ; ON LOT No. 3 ON PLAT OF "BURR-DALE" SUBD.
BY PALMER & MALONE (7-17-1950) ; IN PLAT BOOK Z-9 AT PAGE 118

CITY OF SUMTER

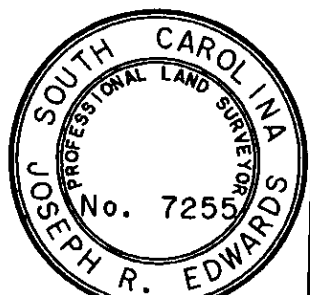
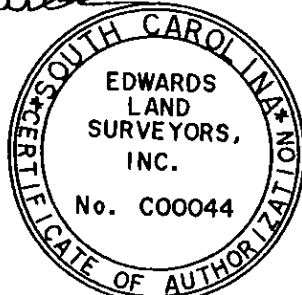
JUNE 13, 2014



I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS B SURVEY AS SPECIFIED THEREIN ; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.
IS THIS PROPERTY IN AN F. I. A. DESIGNATED FLOOD HAZARD AREA? NO, AS PER FIRM MAP NUMBER : 45085C0311D FEB. 16, 2007

NOTE: NO TITLE SEARCH CONDUCTED OR PROVIDED. THIS LOT MAY BE SUBJECT TO EASEMENTS UNKNOWN TO ME THIS DATE.

Joseph R. Edwards



EDWARDS LAND SURVEYORS, INC.
8 EAST HAMPTON AVENUE
SUMTER, S.C. 29150
PHONE : (803) 775-2693