

STATE OF GEORGIA)
COUNTY OF RICHMOND)

COST SHARING AGREEMENT

THIS Agreement, made the ____ day of _____, 2023, by and between **PC LAND DEVELOPMENT CO., LLC**, a South Carolina limited liability corporation, whose address is 90 N Royal Tower Drive, Irmo, South Carolina 29063, hereinafter referred to as "PCLD", and **AUGUSTA, GEORGIA**, a political subdivision of the State of Georgia, by and through its Utilities Department, hereinafter referred to as "AUGUSTA":

WITNESSETH

WHEREAS PCLD, under the name of Land To Lots, LLC, whose address is also 90 N Royal Tower Drive, Irmo, South Carolina 29063, owns certain property (hereinafter referred to as the "PROPERTY") described as:

All that certain piece, parcel, or tract of land, situate, lying and being in the State of Georgia, County of Richmond, containing 24.049 acres, more or less, being shown and depicted as "SITE AREA - 24.049 acres 1,047,549 sf" on a plat of survey entitled "FINAL PLAT OF: GREAT SOUTHERN HOMES GMD 86; RICHMOND COUNTY, GEORGIA" prepared by Urban Engineers, Inc., dated April 8, 2022, revised May 31, 2022, and recorded in the office of the Clerk of Superior Court Richmond County, Georgia in Plat Book 17 at Page 98. Reference to said plat is made for a more complete and accurate description, all measurements being a little more or less.

BEING the same property convey by Deed from Ella Clarke Nuite to ECN Limited Partnership, a Georgia Partnership by deed dated 12/23/1994 and recorded on 12/29/1994 in Book Reel 479 at Page 1190; Also the same property conveyed to ECN Limited Partnership, a Georgia limited partnership by deed of Charlotte Nuite Kitchen dated June 13, 2011 and recorded June 15, 2011 in the office of the Clerk of Superior Court for Richmond County, Georgia in Book 01305 at Page 0765 in the Official Records of the Richmond County Recording Office.

WHEREAS PCLD wishes to develop a subdivision, by the name of Worthington, on said PROPERTY, to which they will need to connect into a sanitary force main and

lift station owned by AUGUSTA and located behind Walmart at the northwest corner of Windsor Spring Road and Tobacco Road ; and

WHEREAS said lift station is not of a large enough capacity to accept said subdivision and will need to be upgraded to a larger capacity.

NOW THEREFORE, PCLD and AUGUSTA hereby enter into the following agreement:

A. PROJECT SCOPE AND COST:

Two (2) Vertical Vaughan Chopper Pumps, 7.5 HP, 150 gallons/minute, will need to be purchased and installed, along with one (1) 30 KW generator. The cost of this equipment/machinery will be \$60,000.00 (sixty thousand dollars and no cents). The Electrical Consoles will also need to be upgraded.

PCLD shall be responsible for the payment for the pumps and generator and will pay \$60,000, to AUGUSTA, immediately upon the approval of this document by the Augusta Commission.

AUGUSTA agrees to purchase the pumps and generator, with the monies received from PCLD, and to install the equipment/machinery and upgrade the Electrical Consoles at its own expense.

B. STIPULATIONS:

All parties understand and agree that:

1. The lift station and all equipment, machinery and appurtenances is now and, when upgraded, will remain the property of AUGUSTA. PCLD will have no right or interest in or to said lift station, force main, gravity sewer, or any other sanitary sewer system belonging to AUGUSTA.

2. When the upgrade is complete, PCLD will be allowed to tie-in one subdivision (Worthington) that will consist of no more than 65 (sixty-five) single family dwellings.

3. Worthington will also have an additional 20 (twenty) single family dwellings that will tie-in to the gravity sanitary sewer.

4. The agreements contained herein are the total sum and extent of the agreement between PCLD and Augusta.

5. This agreement shall be controlled by and construed in accordance with the laws of the State of Georgia, and venue shall be Richmond County, Georgia.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and their seals on the day and year above first written.

Signed, sealed and delivered in the presence of:

**PC LAND DEVELOPMENT CO., LLC
and LAND TO LOTS, LLC**

WITNESS

Joseph Wilkerson

By:

[Signature]
JEFF SKERIS

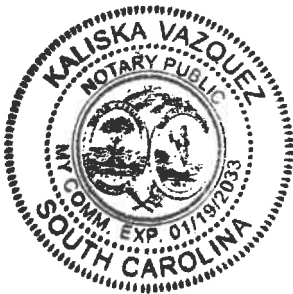
NOTARY PUBLIC

Kaliska Vazquez

As Its: President

Lexington County, *SC*

My Commission Expires: *01/19/2033*



ACCEPTED:

AUGUSTA, GEORGIA

Witness

By: _____
Garnett L. Johnson
As Its Mayor

Notary Public
State of Georgia, County of _____

Attest: _____
Lena Bonner
As Its Clerk of Commission

My Commission Expires: _____

(SEAL)

(Notary Seal)