CYNTHIA B FORTE
BERKELEY COUNTY
REGISTER OF DEEDS

Po Box 6122 ~ Moncks Corner, SC 29461 (843) 719-4084

***** THIS PAGE IS PART OF THE INSTRUMENT - DO NOT REMOVE *****

***** ELECTRONICALLY RECORDED DOCUMENT *****

Instrument #:	2018015327		
Receipt Number:	92070	**Return To:**	
Recorded As:	EREC-DEED		
Recorded On:	May 08, 2018		
Recorded At:	02:13:38 PM	**Received From:**	SIMPLIFILE
Recorded By:	HELEN SEXTON	**Parties:**	
Book/Page:	RB 2740: 722 - 729		Direct- NORTH POINTE INDUSTRIAL PARTNERS I LLC
Total Pages:	8		Indirect- SCG 1023 NORTH POINTE INDUSTRIAL

***** EXAMINED AND CHARGED AS FOLLOWS *****

Recording Fee:	$13.00
Exempt	
Tax Charge:	$0.00

RECEIVED

May 08, 2018

ASSESSOR
BERKELEY COUNTY SC
JANET B. JUROSKO
AUDITOR BERKELEY COUNTY SC

Cynthia B. Forte

Cynthia B Forte - Register of Deeds

Book 2738 Page 701

DEED RE-RECORDED TO CORRECT GRANTOR'S NAME.

CYNTHIA B FORTE
BERKELEY COUNTY
REGISTER OF DEEDS

Po Box 6122 ~ Moncks Corner, SC 29461 (843) 719-4084

***** THIS PAGE IS PART OF THE INSTRUMENT - DO NOT REMOVE *****

***** ELECTRONICALLY RECORDED DOCUMENT *****

Instrument #:	2018014933		
Receipt Number:	91803	**Return To:**	
Recorded As:	EREC-DEED		
Recorded On:	May 04, 2018		
Recorded At:	04:03:29 PM	**Received From:**	SIMPLIFILE
Recorded By:	HELEN SEXTON	**Parties:**	
Book/Page:	RB 2738: 701 - 707		Direct- NORTH POINTE INDUSTRIAL PARTNERS 1 LLC
Total Pages:	7		Indirect- SCG 1023 NORTH POINTE INDUSTRIAL

***** EXAMINED AND CHARGED AS FOLLOWS *****

Recording Fee:	$12.00
Consideration:	$30,500,000.00
County Tax:	$33,550.00
State Tax:	$79,300.00
Tax Charge:	$112,850.00

RECEIVED

May 04, 2018

ASSESSOR
BERKELEY COUNTY SC
JANET B. JUROSKO
AUDITOR BERKELEY COUNTY SC

Cynthia B. Forte

Cynthia B Forte - Register of Deeds

Recording Requested By and When Recorded Mail to:

Morris Manning & Martin, LLP
3343 Peachtree Road, NE
Suite 1600
Atlanta, GA 30326
Attn: Homer L. Walker, Esq.

Recording Time, Book & Page

Re Recorded To Correct Grantor Name

SOUTH CAROLINA LIMITED (SPECIAL) WARRANTY DEED

COUNTY: BERKELEY
CITY: HANAHAN

DATE: May 2, 2018

GRANTOR	GRANTEE
NORTH POINTE INDUSTRIAL PARTNERS II, LLC, a Delaware limited liability company	**SCG 1023 NORTH POINTE INDUSTRIAL BOULEVARD L. P.**, a Delaware limited partnership
Address: 6101 Carnegie Boulevard, Suite 180 Charlotte, NC 28209	Address: c/o Stockbridge Capital Group, LLC 4 Embarcadero Center, Suite 3300 San Francisco, CA 94111

The designation Grantor and Grantee as used herein shall include the named parties and their heirs, successors and assigns and shall include singular, plural, masculine, feminine or neuter as required by context.

KNOW ALL MEN BY THESE PRESENTS, that Grantor, for and in consideration of the sum of Thirty Million Five Hundred Thousand and 00/100 Dollars ($30,500,000.00) paid by Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, ***SUBJECT TO*** the matters set forth below, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto Grantee, the real estate (the "Premises") described as follows:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN

This conveyance is made ***SUBJECT TO*** the matters set forth in Exhibit B, attached hereto and incorporated herein by reference.

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the Premises belonging or in any way incident or appertaining, including, but not limited to, all improvements of any nature located on the Premises and all easements and rights-of-way appurtenant to the Premises.

TO HAVE AND TO HOLD all and singular the Premises unto Grantee and Grantee's heirs successors and assigns forever.

And, ***SUBJECT TO*** the matters set forth above, Grantor does hereby bind Grantor and Grantor's heirs, successors and assigns, executors, administrators and other lawful representatives, to warrant and forever defend all and singular the Premises unto Grantee and Grantee's heirs, successors and assigns against Grantor and Grantor's successors lawfully claiming, or to claim, the same or any part thereof but no others.

[signature(s) appear on following page]

IN WITNESS WHEREOF, Grantor has caused this Limited (Special) Warranty Deed to be executed under seal this 2nd day of ~~April~~ May, 2018.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

Witness #1
Printed Name #1: MARISA SINGER

Witness #2
Printed Name #2: Willia F. Parks

NORTH POINTE INDUSTRIAL PARTNERS I, LLC,
a Delaware limited liability company

By: SunCap North Pointe, LLC, its Managing Member

By: _____ L.S.
Name: Jason K. Brig
Its: Authorized Signatory

STATE OF North Carolina

COUNTY OF Mecklenburg

The foregoing instrument was acknowledged before me this 25th day of April, 2018, by Jason K. Brig, the Authorized Signatory of SunCap North Pointe, LLC, a North Carolina limited liability company and managing member of NORTH POINTE INDUSTRIAL PARTNERS I, LLC, a North Carolina limited liability company, on behalf of the limited liability companies.

Witness my hand and official seal this the 25th day of April, 2018.

Racshunn F. Hunter
Notary Public

My Commission Expires:

2-26-2019

RACSHUNN F. HUNTER NOTARY PUBLIC MECKLENBURG COUNTY, NC My Comm. Exp. 2/26/2019

EXHIBIT A

ALL that certain piece, parcel or tract of land, situate lying and being in the City of Hanahan, County of Berkeley, State of South Carolina, shown and designed as "PARCEL AB3" on a plat entitled, "SUBDIVISION PLAT SHOWING THE CREATION OF NEW "PARCEL C1A", NEW "PARCEL AB3", AND NEW "P.O.A." OWNED BY MWV-NORTH POINTE, LLC LOCATED IN THE CITY OF HANAHAN BERKELEY COUNTY, SOUTH CAROLINA", prepared by Jonathan F. Burns, PLS #22742 of GPA Professional Land Surveyors, dated February 18, 2015, and recorded May 7, 2015, in Plat Book S, Page 116-A, in the Office of the Register of Deeds for Berkeley County, South Carolina (the "Plat"), reference to which is hereby craved for a more complete description.

Derivation: This being the same property conveyed to North Pointe Industrial Partners I, LLC, a Delaware limited liability company by deed from MWV-North Pointe, LLC, a Delaware limited liability company dated May 15, 2015 and recorded May 19, 2015 in Book 11385 at Page 222 the office of the Register of Deeds for Berkley County, South Carolina.

Tax Map Number: 259-00-01-003

NOTICE: This Property is subject to the Declaration of Restrictive Covenants recorded November 10, 1998 in Book 1479, Page 227, and the Declaration of Restrictive Covenants Reservoir Business Center recorded January 28, 2009 in Book 7739, Page 244, each in the aforesaid records.

EXHIBIT B
PERMITTED EXCEPTIONS

1. Taxes or assessments for the year 2018, and subsequent years, not yet due or payable.

2. Interests of Tenants under Leases to AmerCare, LLC and ManTech Advanced Systems International, Inc.

3. Matters disclosed by that certain ALTA/NSPS Land Title Survey prepared by GPA, Inc., dated March 19, 2018, last revised April 11, 2018, and identified as Job No. 185064.

4. Any right, easement, setback, interest, claim, encroachment, encumbrance, violation, variations or other adverse circumstance affecting the Title disclosed by plat(s) recorded in Plat Book S, Page 116A.

5. Covenants, conditions, restrictions (including use restrictions), assessments, and easements provided for in Declaration of Protective Covenants, Conditions and Restrictions for North Pointe Business Campus recorded October 9, 2014 in Book 11010 at Page 215, in the Register of Deeds for Berkeley County.

6. Declaration of Restrictive Covenants recorded November 10, 1998 in Book 1479 at Page 227, aforesaid records, including, but not limited to, restrictions and transfer notice requirement set forth therein.

7. Declaration of Restrictive Covenants Reservoir Business Center recorded January 28, 2009 in Book 7739 at Page 244, aforesaid records, including, but not limited to, restrictions and transfer notice requirement set forth therein.

8. Easement to the South Carolina Public Service Authority recorded March 21, 1950 in Book C45 at Page 8, aforesaid records.

9. Easement to South Carolina Electric & Gas Company recorded in Book C91 at Page 134, aforesaid records.

10. Grant of Perpetual Easement to Berkeley County Water and Sanitation Authority dated October 8, 1999 and recorded April 10, 2000 in Book 1897 at Page 196, aforesaid records.

11. Easement to BellSouth Telecommunications, Inc. dated March 23, 2000 and recorded March 30, 2000 in Book 1887 at Page 294, aforesaid records.

12. Grant of Water Line Easement and Right of Way to Commissioners of Public Works of the City of Charleston recorded September 13, 1960 in Book C60 at Page 31, aforesaid records.

13. Title to Sewer System to Berkeley County Water and Sanitation Authority from HomPlace Investments, LLC, dated September 4, 2001 and recorded September 10, 2001 in Book 2405 at Page 249, aforesaid records.

14. Bill of Sale to Berkeley County Water and Sanitation Authority from HomPlace Investments, LLC, dated September 4, 2001 and recorded October 11, 2001 in Book 2444 at Page 151, aforesaid records.

15. Easement Agreement by and among Home Place Development, a South Carolina general partnership and North Point Park, LLC, a South Carolina limited liability company dated June 7, 1999 and recorded June 7, 1999 in Book 1656 at Page 166, aforesaid records.

16. Easement Agreement by and among HomPlace Investments, LLC, a South Carolina limited liability company and North Point Park, LLC, a South Carolina limited liability company dated March 11, 2002 and recorded March 28, 2002 in Book 2670 at Page 43, aforesaid records.

17. Grant of Power Line Easement to South Carolina Electric & Gas Company dated October 8, 1969 and recorded in Book C92 at Page 84 as partially released by Partial Release of Right of Way recorded November 7, 2014 in Book 11059 at Page 136, aforesaid records.

STATE OF SOUTH CAROLINA)
)
COUNTY OF BERKELEY)

AFFIDAVIT

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

2. The property being transferred is known as York County TMS 259-00-01-003.

3. The transaction was (check one):

(a) ___X___ subject to the deed recording fee as a transfer for consideration paid or to be paid in 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) _____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 the deed is: _____.

4. Check one of the following if either item 3(a) or item 3(b) above has been checked.:

(a) ___X___The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of $30,500,000.00.
(b) _____The fee is computed on the fair market value of this realty which is $_____.
(c) _____ The fee is computed based on the fair market value of the realty as established for property tax purposes which is _____.

5. Check: YES ___ or No ___X___ 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: $N/A.

6. The deed recording fee is computed as follows:

(a)	Place the amount listed in item 4 above here:	$30,500,000.00.
(b)	Place the amount listed in item 5 above here:	$ 0.00.
(c)	Subtract line 6(b) from line 6(a) and place result here:	$30,500,000.00.

7. The deed recording fee due is based on the amount listed on line 6(c) above and the deed recording fee due is: $112,850.00.

As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as an officer of the Transferor. I further understand that a person required to furnish this affidavit who willfully furnishers 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.

NORTH POINTE INDUSTRIAL PARTNERS I, LLC.
a Delaware limited liability company

By: SunCap North Pointe, LLC, its Managing Member

By: _____
Name: Jason E. Raschkind
Its: Authorized Signatory

SWORN to before me this 25th day of April, 2018.

Raconu J. Hunter
Notary Public for _____

NOTARY PUBLIC RACSHKIND MECKLENBURG COUNTY, NC My Comm. Exp. 2/26/2019

My commission expires: 2-26-19

[SEAL]