

STATE OF SOUTH CAROLINA )  
COUNTY OF BERKELEY ) TITLE TO REAL ESTATE  
(LIMITED WARRANTY)

NOW, KNOW ALL MEN BY THESE PRESENTS, WESTVACO CORPORATION, in consideration of the sum of Seven Hundred Forty-Seven Thousand Four Hundred Fifty-Three and 50/100 (\$747,453.50) Dollars, to it in hand paid at and before the sealing of these presents by NORTH POINT PARK, LLC, in the State aforesaid, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these Presents does grant, bargain, sell and release, subject to the matters set forth on Exhibit "B" attached hereto and incorporated herein by reference, unto the said NORTH POINT PARK, LLC, its successors and assigns, the following described property, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Grantee Address: 342 East Bay Street  
Charleston, SC 29401

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 NORTH POINT PARK, LLC, its heirs, successors and assigns forever.

AND WESTVACO CORPORATION does hereby bind itself and its successors, assigns, executors, and administrators, to warrant and forever defend, all and singular, the said Premises unto the said NORTH POINT PARK, LLC, its heirs, successors and assigns, against it and its heirs and assigns, lawfully claiming, or to claim the same or any part thereof.

RECEIVED  
BERKELEY COUNTY  
ASSESSOR'S OFFICE  
Date 11 7 1999

FILED, RECORDED, INDEXED  
06/07/1999 04:20:31PM  
Rec Fee: 11.00 St Fee: 1943.50  
Co Fee: 822.25 Pages: 3  
Issued to: MOORE & VAN ALLEN  
Register of Deeds Berkeley Co. SC  
Cynthia B. Forte

WITNESS its hand and seal, this 14<sup>th</sup> day of May, in the year of our Lord one thousand nine hundred and ninety-nine 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:

Quilda Zunione  
Heather Ann McLean

WESTVACO CORPORATION

By: [Signature]  
Its: Executive Vice President

AK

STATE OF NEW YORK )  
COUNTY OF New York )

ACKNOWLEDGEMENT

The foregoing instrument was acknowledged before me this 14<sup>th</sup> day of May, 1999, by Westvaco Corporation by its duly authorized officer.

Alfred C Knight  
NOTARY PUBLIC FOR NEW YORK  
MY COMMISSION EXPIRES:  
AFFIX SEAL

ALFRED C. KNIGHT  
Notary Public, State of New York  
No. 84-7844479 O2, KNT344070  
Qualified in New York County  
Commission Expires Feb. 28, 1999  
2001

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EXHIBIT "A"

ALL that piece, parcel or tract of land, situate, lying and being in the City of Hanahan, State of South Carolina, County of Berkeley, and known as Tract "A2" on a plat prepared by Trico Engineering Consultants, Inc. entitled "Subdivision Plat Showing the Subdivision of Tract "A", a 138.206 Acre Tract of Land Into Tract "A1", a 10.127 Acre Tract of Land, Tract "A2", a 23.711 Acre Tract of Land, Tract "A3", an 18.537 Acre Tract of Land and Residual Tract "A", an 80.197 Acre Tract of Land, Property of Westvaco Corporation, Located in the City of Hanahan, Berkeley County, South Carolina" which plat is dated May 20, 1999 and recorded in the RMC Office for Berkeley County on in Cabinet O at Page 64-B, to which reference is hereby craved for a more complete description thereof.

The above parcel is a portion of a much larger tract of land conveyed to West Virginia Pulp and Paper Company (now Westvaco Corporation) by deed of The Uxbridge Co. dated July 1, 1942 and recorded July 3, 1942 in the RMC Office for Berkeley County in Book A-70 at page 106.

TMS No. Portion of 259-00-00-014

EXHIBIT "B"

1. 1999 taxes, not yet due and payable, and roll back taxes attributable to the property.
2. All easements and road rights-of-way of record and as shown on the aforescribed plat.
3. Access to said property is via a road to be constructed by Robert O. Collins or related entities and there is no access to said parcel as of the date hereof.
4. Jurisdiction of United States Army Corps of Engineers and other governmental authorities with respect to wetlands and wetland buffer areas as shown on the plat.
5. Declaration of restrictive covenants for the Brown Tract dated October 22, 1998 and recorded November 10, 1998 in the RMC Office for Berkeley County in Book 1479 at page 227.

STATE OF SOUTH CAROLINA  
COUNTY OF BERKELEY

AFFIDAVIT

Date of Transfer of Title  
(Closing Date) June 7, 1999

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 Westvaco Corporation TO North Point Park, LLC ON June 7, 1999.
3. Check one of the following: *The DEED is*
  - (a) X 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 distribution to a trust beneficiary.
  - (c) \_\_\_\_\_ EXEMPT from the deed recording fee because (exemption# \_\_\_\_\_)  
(Explanation if required) \_\_\_\_\_

(If exempt, please 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) X The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$747,453.50.
  - (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\_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 \$ \_\_\_\_\_.
6. The DEED Recording Fee is computed as follows:
  - (a) \$747,453.50 the amount listed in item 4 above
  - (b) \$0.00 the amount listed in item 5 above (no amount place zero)
  - (c) \$747,453.50 Subtract Line 6(b) from Line 6(a) and place the 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: attorney.
8. I 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.

Sworn to before me this 7<sup>th</sup>  
day of June, 1999

[Signature]  
Notary Public for South Carolina  
My Commission Expires: 5/7/03

Elizabeth W. Settle  
Grantor, Grantee, or Legal Representative  
connected with this transaction

Elizabeth W. Settle  
Print or Type Name here