

**Berkeley County
Cynthia B. Forte
Register of Deeds
Moncks Corner 294616120**

00072601 Vol: 5867 Pg: 172



53 2006 00072601

Instrument Number: 2006- 00072601

As
Deed

Recorded On: August 11, 2006**Parties:** INTERNATIONAL CENTER I LLC

To

CHARLESTON REGIONAL BUSINESS CENTER LLC

Recorded By: NEXSEN PRUET LLC**Num Of Pages:**

4

Comment: CHARLESTON REGIONAL BUSIN**** Examined and Charged as Follows: ****

Deed 10.00

Recording Charge: 10.00

	Tax Amount	Consideration Amount	RS#/CS#
Deed Tax	0.00		D 11293

Deed State Tax	0.00	Deed County Tax	0.00
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EXEMPT

Tax Charge: 0.00

RECEIVED

Aug 11, 2006

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

**** THIS PAGE IS PART OF THE INSTRUMENT ****

I hereby certify that the within and foregoing was recorded in the Clerk's Office For: Berkeley County, SC

File Information:

Document Number: 2006- 00072601

Receipt Number: 69541

Recorded Date/Time: August 11, 2006 03:37:38P

Book-Vol/Pg: Bk-R VI-5867 Pg-172

Cashier / Station: B Edgerton / Cash Station 8

Record and Return To:

NEXSEN PRUET LLC

ATTORNEY AND COUNSELORS AT LAW

PO BOX 486

CHARLESTON SC 29402-9942



Cynthia B. Forte

Cynthia B Forte - Register of Deeds

STATE OF SOUTH CAROLINA)

QUIT CLAIM DEED

COUNTY OF BERKELEY)

KNOW ALL MEN BY THESE PRESENTS, that **INTERNATIONAL CENTER I, LLC**, for and in consideration of the sum of Ten and 00/100 DOLLARS (\$10.00) and no other valuable consideration, to me in hand paid at and before the sealing of these presents by **CHARLESTON REGIONAL BUSINESS CENTER, LLC**, a South Carolina limited liability company, (the "Grantee"), in the State aforesaid, the receipt and sufficiency of which are hereby acknowledged, have remised, released and forever quit claimed, and by these presents do remise, release and forever quit claim unto the said Grantee, the following described property, to-wit:

SEE ATTACHED EXHIBIT A FOR COMPLETE LEGAL DESCRIPTION

TOGETHER with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging, or in any wise 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 so that neither the said Grantor, its successors and assigns, nor any other person or persons, claiming under it shall at any time hereafter, by any way or means, have, claim or demand any right or title to the aforesaid premises or appurtenances, or any part or parcel thereof, forever.

IN WITNESS WHEREOF, the undersigned has caused these presents to be executed, under seal, this 10th day of August, 2006.

WITNESSES:

Stacy Blum
Julie McKenna

INTERNATIONAL CENTER I, LLC, (seal)

By: Beach International Center I, LLC,
its Managing Member

By: The Beach Co., its Manager

By: *[Signature]*Its: *Executive Vice President*By: *[Signature]*Its: *[Signature]*

STATE OF SOUTH CAROLINA)

ACKNOWLEDGMENT

COUNTY OF CHARLESTON)

The within instrument was acknowledged before me this 10th day of August, 2006, by International Center I, LLC, by Beach International Center I, LLC, its Managing Member, by The Beach Co., its manager, by its appropriate officers.

Stacy Blum (SEAL)

Notary Public for South Carolina

My Commission Expires: July 2nd 2014

EXHIBIT A
LEGAL DESCRIPTION

All that piece, parcel or tract of land, with the improvements thereon, situate, lying and being in the City of Charleston, County of Berkeley, State of South Carolina, shown and designated as "RESIDUAL A 17.23 Acres Total" on a plat entitled "PLAT OF THE PROPERTY LINE ADJUSTMENT BETWEEN CHARLESTON REGIONAL BUSINESS CENTER" prepared by Thomas & Hutton Engineering Co. dated March 22, 2006, and recorded in Plat Cabinet R, Page 75B in the Office of the Register of Deeds for Berkeley County, reference to which is craved for a more complete description.

TMS # 267-00-00-129

Grantee's Address: Post Office Box 242, Charleston, SC 29402

STATE OF SOUTH CAROLINA)
COUNTY OF BERKELEY)

AFFIDAVIT

Date of Closing: August 10, 2006

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 International Center I, LLC, to Charleston Regional Business Center, LLC, by deed dated August 10, 2006.
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) x EXEMPT from the deed recording fee because (exemption # 12)
Explanation if required quit-claim deed
(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) The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$.
 - (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) the amount listed in item 4 above
 - (b) the amount listed in item 5 above (no amount place zero)
 - (c) 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 for Grantor.
8. I 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.

NEXSEN PROET, LLC

BY: ITS: Member

Sworn to before me this 10th
day of August, 2006.

David C. Garner
Notary Public for South Carolina
My Commission Expires: 9/12/11