

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

00032764 Vol: 7696 Pg: 216



53 2008 00032764

**Instrument Number:** 2008- 00032764**Recorded On:** December 23, 2008As  
Deed**Parties:** SHORELINE PARTNERS II LLCTo  
CHARLESTON REGIONAL INVESTMENTS LLC**Billable Pages:** 1**Recorded By:** MCNAIR LAW FIRM**Num Of Pages:** 6**Comment:****\*\* Examined and Charged as Follows: \*\***

Deed 11.00

**Recording Charge:** 11.00

|          | Tax Amount | Consideration<br>Amount | RS#/CS# |                 |           |
|----------|------------|-------------------------|---------|-----------------|-----------|
| Deed Tax | 27,195.00  | 7,350,000.00            | D 7423  | Deed State Tax  | 19,110.00 |
|          |            |                         |         | Deed County Tax | 8,085.00  |

**Tax Charge:** 27,195.00

RECEIVED

Dec 23, 2008

ASSESSOR  
BERKELEY COUNTY SC  
JANET B. JURSKO  
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:****Record and Return To:**

|                     |                             |                     |
|---------------------|-----------------------------|---------------------|
| Document Number:    | 2008- 00032764              | MCNAIR LAW FIRM     |
| Receipt Number:     | 208521                      | P.O. BOX 1431       |
| Recorded Date/Time: | December 23, 2008 02:06:06P | CHARLESTON SC 29402 |
| Book-Vol/Pg:        | Bk-R VI-7696 Pg-216         |                     |
| Cashier / Station:  | D Smith / Cash Station 9    |                     |



*Cynthia B. Forte*  
Cynthia B Forte - Register of Deeds

STATE OF SOUTH CAROLINA    )  
   )  
 COUNTY OF BERKELEY         )

# **LIMITED WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS that **Shoreline Partners II, LLC**, a South Carolina limited liability company, (hereinafter called "**Grantor**"), in the State aforesaid, for and in consideration of the sum of Seven Million Three Hundred Fifty Thousand and No/100ths Dollars (\$7,350,000.00) to Grantor in hand paid at and before the sealing of these presents by **Charleston Regional Investments, LLC**, a North Carolina limited liability company; **Edward B. Shoff, Jr.; Marian B. Shoff; and Mary G. Hornowski, Trustee of the Mary Guillet Hornowski Trust 04/06/99** (hereinafter collectively called "**Grantees**"), the receipt of which is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release, subject to the limitations, covenants, easements, conditions and restrictions set forth in Exhibit B attached hereto and incorporated herein by reference (the "**Permitted Exceptions**"), unto the said **Charleston Regional Investments, LLC** a 77.77502% undivided interest, unto the said **Edward B. Shoff, Jr.** a 4.079095% undivided interest, unto the said **Marian B. Shoff** a 4.079095% undivided interest and unto **Mary G. Hornowski, Trustee of the Mary Guillet Hornowski Trust 04/06/99** a 14.06679% undivided interest, in and to the following described property, to-wit:

## **SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE FOR A FULL AND COMPLETE LEGAL DESCRIPTION OF THE PROPERTY BEING CONVEYED (THE "PROPERTY" OR "PREMISES")**

Grantee's Address:   c/o Charleston Regional Investments, LLC  
                               P.O. Box 5411  
                               Asheville, NC 28813

TMS#                   267-00-00-143

TOGETHER WITH all and singular the rights, members, hereditaments and appurtenances to the Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular, subject to the Permitted Exceptions, the Premises before mentioned, unto the Grantees, and Grantees' heirs, successors and assigns, forever.

AND, subject to the Permitted Exceptions, the Grantor does hereby bind itself, its successors and/or assigns, to warrant and forever defend, all and singular the said Premises unto the said Grantees, their heirs, successors and assigns, against itself, its successors and/or assigns, so that neither Grantor nor those claiming under Grantor shall hereafter have any interest in or claim the same or any part thereof.

IN WITNESS WHEREOF, the Grantor has affixed its Hand and Seal this 23 day of December, 2008.

Signed, Sealed and Delivered  
In the Presence Of:

*Susan O. Williams*  
*W. L. Pearle*

Shoreline Partners II, LLC

By: *R. Milton Thomas, III*  
Name: R. Milton Thomas, III  
Title: Authorized Member

STATE OF SOUTH CAROLINA   )  
  )  
COUNTY OF CHARLESTON    )

ACKNOWLEDGMENT

I, *W. GREGORY PEARLE* (Notary Public), do hereby certify that Shoreline Partners II, LLC, a South Carolina limited liability company, by R. Milton Thomas, III, its Authorized Member, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this 23 day of December, 2008.

*W. L. Pearle*  
Notary Public for South Carolina  
My Commission Expires: *4/1/2014*

**EXHIBIT "A"**

All that certain piece, parcel or tract of land situate, lying and being in the Charleston Regional Business Center, shown and designated as "TRACT R" on a plat entitled "FINAL SUBDIVISION PLAT OF TRACT B, OWNED BY CHARLESTON REGIONAL BUSINESS CENTER, LLC TO CREATE TRACTS Q, R & S AND 132.15± ACRES TRACT B RESIDUAL" by Thomas & Hutton Engineering Co. dated May 10, 2004, and recorded October 29, 2004, in the Office of the Register of Deeds for Berkeley County in Plat Cabinet Q, at Page 282C, to which reference is hereby craved for a more complete description.

Being the same property conveyed to the Grantor by deed of Charleston Regional Business Center, LLC dated September 26, 2005 and recorded in the Register of Deeds Office for Berkeley County in Book 5038, Page 40.

**Exhibit B**  
**Permitted Exceptions**

1. No representation is made as to the exact amount of acreage or square footage contained in the property described herein.
2. Real property taxes and assessments for the year 2009 and subsequent years.
3. Declaration of Protective Covenants, Conditions and Restrictions for Charleston Business Center dated December 30, 1998 and recorded in Book 1521 at Page 47; as amended by that certain First Amendment of Declaration of Protective Covenants, Conditions and Restrictions for Charleston Business Center dated April 30, 1999, and recorded in Book 1624 at Page 234, all in the ROD Office for Berkeley County, South Carolina.
4. Declaration of Restrictive Covenants by Jack Primus Partners, L.P. and Harper Partners dated April 12, 1996, and recorded in Book 840 at Page 345; as assigned by Assignment of Declarant's Rights by and between Jack Primus Partners, L.P. and Charleston Regional Business Center, LLC dated May 6, 1998, and recorded May 7, 1998 in Book 1325 at Page 109; as reassigned by Restated Assignment of Declarant's Rights dated July 18, 2002, and recorded December 9, 2002, in Book 3035 at Page 128, all in the ROD Office for Berkeley County, South Carolina.
5. Easement to South Carolina Electric & Gas Company dated July 2, 1999 and recorded July 16, 1999 in Book 1692 at Page 122, the ROD Office for Berkeley County, South Carolina.
6. Declarations of Restrictions by and between Charleston Regional Business Center, LLC and American Commercial, Incorporation dated October 12, 2000, and recorded October 13, 2000, in Book 2053 at Page 148, in the ROD Office for Berkeley County, South Carolina.
7. New 25' Private Drainage Easement as shown on that certain plat entitled "FINAL SUBDIVISION PLAT OF TRACT B, OWNED BY CHARLESTON REGIONAL BUSINESS CENTER, LLC, TO CREATE TRACTS Q, R, & S AND 132.15 +/- ACRES TRACT B RESIDUAL" by Thomas & Hutton Engineering Co. dated May 10, 2004, and recorded October 29, 2004, in Plat Cabinet Q at Page 282C in the ROD Office for Berkeley County, South Carolina.
8. Easement to South Carolina Electric & Gas Company dated May 30, 2006, and recorded June 14, 2006 in Book 5700 at Page 147, in the ROD Office for Berkeley County, South Carolina.
9. Easement to Commissioner of Public Works of The City of Charleston dated May 10, 2006, and recorded August 8, 2006, in Book 5854 at Page 225; and as further shown on a plat recorded in Plat Cabinet R at Page 66,A in the ROD Office for Berkeley County, South Carolina.
10. Unrecorded lease from Shoreline Partners II, LLC (Landlord) to Darlington Inc. (Tenant) dated August 25, 2005, as assigned by Landlord to Charleston Regional Investments, LLC, Edward B. Shoff, Jr., Marian B. Shoff and Mary G. Hornowski, Trustee of the Mary Guillet Hornowski Trust 04/06/99 by Assignment and Assumption of Leases dated December 23, 2008.
11. Easement to South Carolina Electric & Gas Company dated July 2, 1999 and recorded July 16, 1999 in Book 1692 at Page 120, in the ROD Office for Berkeley County, South Carolina.
12. Matters which would be disclosed by a current survey.

STATE OF SOUTH CAROLINA )  
 ) AFFIDAVIT  
 COUNTY OF BERKELEY )

Date of transfer of title  
 Closing Date: December 23 2008

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 Shoreline Partners II, LLC to Charleston Regional Investments, LLC, et al., on December \_\_, 2008; and
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 a distribution to a trust beneficiary.
  - (c) \_\_\_\_\_ EXEMPT from the deed recording fee because Exemption No. \_\_\_\_\_. Explanation, if required: \_\_\_\_\_. (If exempt, please skip items 4-7, and go to item 7 of this affidavit).
4. Check one of the following if either item 3(a) or item 3(b) 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 \$7,350,000.00.
  - (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) \$7,350,000.00 the amount listed in item 4 above.
  - (b) \$ 0 the amount listed in Item 5 above (no amount place zero).
  - (c) \$7,350,000.00 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 this transaction as: Grantor.
8. Check if Property other than Real Property is being transferred on this Deed:
  - (a) \_\_\_\_\_ Mobile Home
  - (b) \_\_\_\_\_ Other
9. \_\_\_\_\_ DEED OF DISTRIBUTION - ATTORNEY'S AFFIDAVIT: Estate of \_\_\_\_\_, deceased, CASE NUMBER: \_\_\_\_\_. Personally appeared before me the undersigned attorney who, being duly sworn, certifies that (s)he is licensed to practice law in the State of South Carolina; that (s)he has prepared the Deed of Distribution for the Personal Representative in this Estate and that the grantee(s) therein are correct and conform tot he estate file for the above named decedent.
10. 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 this 23 day of December, 2008.

\_\_\_\_\_  
 Notary Public for South Carolina  
 My Commission Expires: 4/1/2014

Shoreline Partners II, LLC

By: R. Milton Thomas, III  
 R. Milton Thomas, III  
 Its: Authorized Member