

STATE OF SOUTH CAROLINA )

0015040 Bk: 1989 Pg: 0056

COUNTY OF BERKELEY )

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS that **NORTH POINT PARK, LLC, a South Carolina limited liability company ("Grantor")** in the State aforesaid, for and in consideration of the sum of TEN MILLION AND 00/100 DOLLARS (\$10,000,000.00), to it in hand paid at and before the sealing of these presents by **LIBERTY PROPERTY LIMITED PARTNERSHIP, a Pennsylvania limited partnership ("Grantee")** in the state aforesaid, for which the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these Presents does grant, bargain, sell and release, unto the said Grantee, its successors and assigns forever, the following described real property, to wit:

ALL that piece, parcel or tract of land, situate, lying, and being in the City of Hanahan, Berkeley County, State of South Carolina, and known as Tract "A2", as shown 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", a 18.537 acre tract of land, and Residual Tract "A", a 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 June 2, 1999 in Cabinet O at Page 64-B.

BEING THE SAME PROPERTY shown on a more recent plat prepared by Trico Engineering Consultants, Inc. entitled "ALTA/ACSM Land Title Survey Showing Tract "A2", a 23.711 acre Tract of Land, including a 300,000 S.F. Warehouse, Property of Liberty Property Limited Partnership, a Pennsylvania limited partnership, located in the City of Hanahan, Berkeley County, South Carolina", dated May 11, 2000, revised June 28, 2000 and recorded in the RMC Office for Berkeley County on July 26, 2000 in Cabinet O at Page 265C.

TOGETHER WITH the non-exclusive easement for access as shown in the Easement Agreement dated June 7, 1999 and recorded in Book 1656 at page 0166 in the RMC Office for Berkeley County.

SUBJECT TO any and all easements restrictions and rights-of-way of record.

FILED, RECORDED, INDEXED  
07/28/2000 11:42:44AM  
Rec Fee: 10.00 St Fee: 26000.00  
Co Fee: 11000.00 Pages: 4  
Issued to: MOORE & VAN ALLEN  
Register of Deeds Berkeley Co. SC  
Cynthia B. Forte

CHARLESTON 00722\_1

RECEIVED  
BERKELEY COUNTY  
ASSESSOR'S OFFICE  
Date AUG 3 2000

4

THIS BEING the same property conveyed to North Point Park, LLC by deed of Westvaco Corporation dated May 14, 1999 and recorded in Book 1656 at page 0161 in the RMC Office for Berkeley County.

TMS#: 259-00-00-095

Grantees' Address: Suite 100  
65 Valley Stream Parkway  
Great Valley Corporate Center  
Malvern, PA 19355

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 Grantee, its successors and assigns forever.

AND Grantor binds itself and its heirs to warrant and forever defend all and singular said property unto Grantee, its heirs and assigns, from and against Grantor and all persons whomsoever lawfully claiming by, through or under Grantor, but no further.

WITNESS its Hand and Seal this 13th day of July in the year of our Lord two thousand and in the two hundred and twenty-fifth year of the Sovereignty and Independence of the United States of America.

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF:

W. G. H. H.  
C. L. H.

NORTH POINT PARK, LLC, a South  
Carolina limited liability company,

By: D. Frank Haygood  
D. Frank Haygood  
Sole Member

STATE OF SOUTH CAROLINA )

COUNTY OF CHARLESTON )

ACKNOWLEDGEMENT

The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of July, 2000 by North Point Park, LLC, a South Carolina Limited Liability Company by D. Frank Haygood, its Sole Member.

CTC  
Notary Public for South Carolina

My Commission Expires: 12/1/2008  
(SEAL)

STATE OF SOUTH CAROLINA )  
COUNTY OF BERKELEY )

## AFFIDAVIT

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 being transferred is Tract A2, City of Hanahan, Berkeley County, SC FROM North Point Park, LLC, a South Carolina limited liability company TO Liberty Property Limited Partnership, a Pennsylvania limited partnership on July 13, 2000.
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 \_\_\_\_\_)  
(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 \$ 10,000,000.00
  - (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 or this lien or encumbrance is \$ \_\_\_\_\_.
6. The DEED Recording Fee is computed as follows:
  - (a) \$ 10,000,000.00 the amount listed in item 4 above
  - (b) \_\_\_\_\_ the amount listed in item 5 above (no amount place zero)
  - (c) \$ 10,000,000.00 Subtract Line 6(b) 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 transactions as: Attorney.
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.

Sworn to before me this 13th  
day of July, 2000.  
[Signature]  
Notary Public for South Carolina  
My Commission Expires: 11-27-2006

[Signature]  
Grantor, Grantee, or Legal Representative  
connected with this transaction  
Christopher T. Cuniffe  
Print or Type Name Here