

STATE OF SOUTH CAROLINA    )  
   )  
 COUNTY OF BERKELEY         )   **QUITCLAIM DEED OF ALL,  
   )   RIGHT, TITLE AND INTEREST**

BY THIS QUITCLAIM DEED (OF ALL RIGHT, TITLE, AND INTEREST) **E. ROSS/525 L.L.C.**, a Delaware limited liability company ("Grantor"), in consideration of One and 00/100 (\$1.00) Dollar, the receipt of which is hereby acknowledged, has remised, released and quit-claimed and by these presents does remise, release and quit-claim unto **E. AND H. ROSS/CHARLESTON INDUSTRIAL, LLC**, an Illinois limited liability company ("Grantee"), its successors and assigns, all of its right, title, and interest, being an undivided fifty percent (50%) interest, in the real property described on the attached Exhibit A.

Together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the Grantee, and the Grantee's heirs or successors and assigns, forever, so that neither the said Grantor nor Grantor's Heirs and Successors, nor any other person or persons, claiming under the said Grantor and Grantor's Heirs and Successors, 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.

Grantee's address:

c/o Jupiter Realty Corporation  
 919 N. Michigan Avenue, Suite 1500  
 Chicago, Illinois 60611

**RECEIVED**  
**04/01/2002**  
**ASSESSOR**  
**BERKELEY COUNTY SC**

Doc # 000064394                   EXEMPT  
 FILED, RECORDED, INDEXED  
 04/01/2002 09:56:16AM  
 Rec Fee: 13.00           Pages: 7  
 Register of Deeds Berkeley Co. SC  
 Cynthia B. Forte  
 Issued to: YOUNG, CLEMENT, RIVERS & TISDALE

IN WITNESS WHEREOF the Grantor has caused its corporate seal to be affixed hereto and these presents to be subscribed by its duly authorized officers, this 26<sup>th</sup> day of March, 2002.

SIGNED, sealed and delivered  
in the presence of:

E. ROSS/525 L.L.C., a Delaware limited  
liability company

By: \_\_\_\_\_

Edward W. Ross, Manager

Aaron M. Walter

Donna M. Mroz

STATE OF ILLINOIS )

)

COUNTY OF COOK )

)

PERSONALLY appeared before me the undersigned witness and made oath that s/he saw the within named E. Ross/525 L.L.C., by Edward W. Ross, its manager, sign, seal and, as its act and deed, deliver the within-written document for the uses and purposes therein mentioned and that s/he, with the other witness whose signature appears above witnessed the execution thereof.

Aaron M. Walter

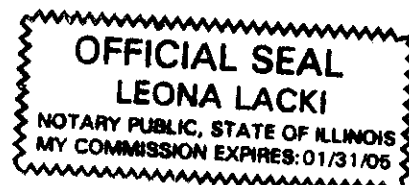
Witness

SWORN to before me this 26<sup>th</sup>  
day of March, 2002.

Leona Lacki

Notary Public for ILLINOIS  
My Commission Expires: 1-31-05

(SEAL)



**BERKELEY COUNTY PARCEL**Fee Parcel

ALL that piece, parcel or tract of land, with the buildings and improvements thereon, 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, Page 64-B.

Said property being more fully described on that certain plat by Landrith Surveying, Inc. entitled in part "ALTA/ACSM SURVEY FOR TRACT A2 JUPITER ACQUISITION CORPORATION" dated September 27, 2001, last revised November 5, 2001, as follows: Beginning at a 5/8" Rebar at the northern most corner of Tract A2: THENCE South 30 degrees 38 minutes 15 seconds East for a distance of 1157.70 feet to a IPF 5/8" RB; THENCE South 04 degrees 47 minutes 52 seconds West for a distance of 197.75 feet to a IPF 5/8" RB; THENCE South 08 degrees 13 minutes 15 seconds East for a distance of 462.50 feet to a IPF 5/8" RB; THENCE South 48 degrees 25 minutes 00 seconds West for a distance of 553.13 feet to a IPF 5/8" RB; THENCE North 14 degrees 42 minutes 30 seconds West for a distance of 450.27 feet to a IPF 5/8" RB; THENCE North 59 degrees 29 minutes 47 seconds East for a distance of 532.63 feet to a IPF 5/8" RB; THENCE North 08 degrees 13 minutes 15 seconds West for a distance of 119.62 feet to a IPF 5/8" RB; THENCE North 04 degrees 47 minutes 52 seconds East for a distance of 193.64 feet to a IPF 5/8" RB; THENCE North 30 degrees 38 minutes 15 seconds West for a distance of 381.55 feet to a IPF 5/8" RB; THENCE South 59 degrees 45 minutes 13 seconds West for a distance of 1046.69 feet to a IPF 5/8" RB; THENCE North 30 degrees 38 minutes 15 seconds West for a distance of 742.62 feet to a IPF 5/8" RB; THENCE along a curve to the right having a radius of 20.00 feet and an arc length of 31.41 feet, being subtended by a chord of North 14 degrees 21 minutes 45 seconds East for a distance of 28.28 feet to a IPF 5/8" RB; THENCE North 59 degrees 21 minutes 45 seconds East for a distance of 1046.67 feet to the point of beginning. Said property contains 23.711 acres more or less.

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, Page 265C.

**ALSO:**

**EASEMENT TRACT**

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

The above described property having been conveyed by the following:

1. Deed from BJ Exchange, Inc., an Illinois corporation, to E. Ross/525 L.L.C., a Delaware limited liability company, dated December 28, 2001 and recorded January 29, 2002 in Book 2587, Page 0152, ROD Office for Berkeley County, South Carolina.
2. Quitclaim Deed from BJ Exchange, Inc., an Illinois corporation, to E. Ross/525 L.L.C., a Delaware limited liability company, dated March 25, 2002 and recorded simultaneously herewith in the ROD Office for Berkeley County, South Carolina.

TMS No. 259-00-00-095

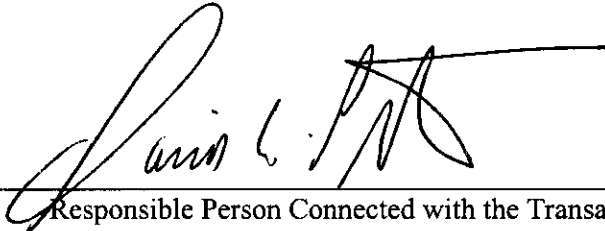
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**AFFIDAVIT**

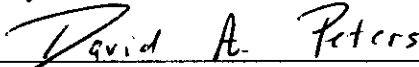
**PERSONALLY** appeared before me the undersigned, who being duly sworn, deposes and says:

1. I have read the information on this affidavit and I understand such information.
2. Property located at 1020 N. Industrial Pointe Boulevard, Hanahan, South Carolina, bearing Berkeley County Tax Map Number 259-00-00-095 was transferred by E. Ross/525 L.L.C., to E. and H. Ross/Charleston Industrial, LLC on March 26, 2002.
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 (See Information Section of Affidavit), under exemption (8), below.  
(If exempt, please skip Items 4 -7 and go to Item 8 of this Affidavit)
4. Check one of the following if either Item 3(a) or Item 3(b) above has been checked (See Information Section of this Affidavit):
  - (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) Place the amount listed in Item 4 above here:

- (b) Place the amount listed in Item 5 above here: \_\_\_\_\_  
(If no amount is listed, place zero here.)
- (c) Subtract Line 6(b) from Line 6(a) and place result here: \_\_\_\_\_
7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is \$\_\_\_\_\_.
8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Authorized agent of E. Ross/525 L.L.C.
9. 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.

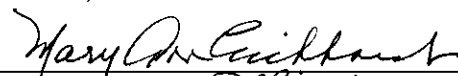


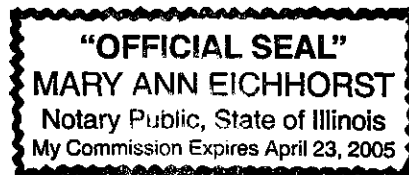
Responsible Person Connected with the Transaction



Print or Type Name Here

SWORN to before me this 26<sup>th</sup> day  
of March, 2002.

  
Notary Public for Illinois  
My commission expires: April 23, 2005



### **INFORMATION**

Except as provided in this paragraph, the term "value" means "the consideration paid or to be paid in money or money's worth for the realty". Consideration paid or to be paid in money's worth includes, but is not limited to, other realty, personal property, stocks, bonds, partnership interest and other intangible property, the forgiveness or cancellation of a debt; the assumption of a debt, and the surrendering of any right. The fair market value of the consideration must be used in calculating the consideration paid in money's worth. Taxpayers may elect to use the fair market value of the realty being transferred in determining fair market value of the consideration. The case of realty transferred between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, and in the case of realty transferred to a trust or as a distribution to a trust beneficiary, "value" means the realty's fair market value. A deduction from value is allowed for the amount of any lien or encumbrance existing on the land, tenement, or realty before the transfer and remaining on the land, tenement, or realty after the

transfer. Taxpayers may elect to use the fair market value for property tax purposes in determining fair market value under the provisions of the law.

Exempted from the fee are deeds:

- (1) transferring realty in which the value of the realty, as defined in Code Section 12-24-30, is equal to or less than \$100.00;
- (2) transferring realty to the federal government or to a state, its agencies and departments, and its political subdivisions, including school districts;
- (3) that are otherwise exempted under the laws and Constitution of this State or of the United States;
- (4) transferring realty in which no gain or loss is recognized by reason of Section 1041 of the Internal Revenue Code as defined in Section 12-6-40(A);
- (5) transferring realty in order to partition realty as long as no consideration is paid for the transfer other than the interests in the realty that are being exchanged in order to partition the realty;
- (6) transferring an individual grave space at a cemetery owned by a cemetery company licensed under Chapter 55 of Title 39;
- (7) that constitute a contract for the sale of timber to be cut;
- (8) transferring realty to a corporation, a partnership, or a trust in order to become, or as, a stockholder, partner, or trust beneficiary of the entity provided no consideration is paid for the transfer other than stock in the corporation, interest in the partnership, beneficiary interest in the trust, or the increase in value in such stock or interest held by the grantor. However, the transfer of realty from a corporation, a partnership, or a trust to a stockholder, partner, or trust beneficiary of the entity is subject to the fee even if the realty is transferred to another corporation, a partnership, or trust;
- (9) transferring realty from a family partnership to a partner or from a family trust to a beneficiary, provided no consideration is paid for the transfer other than a reduction in the grantee's interest in the partnership or trust. A "family partnership" is a partnership whose partners are all members of the same family. A "family trust" is a trust in which the beneficiaries are all members of the same family. The beneficiaries of a family trust may also include charitable entities. "Family" means the grantor and the grantor's spouse, parents, grandparents, sisters, brothers, children, stepchildren, grandchildren, and the spouses and lineal descendants of any of the above. A "charitable entity" means an entity which may receive deductible contributions under Section 170 of the Internal Revenue Code as defined in Section 12-6-40(A);
- (10) transferring realty in a statutory merger or consolidation from a constituent corporation to the continuing or new corporation;
- (11) transferring realty in a merger or consolidation from a constituent partnership to the continuing or new partnership;
- (12) that constitute a corrective deed or a quitclaim deed used to confirm title already vested in the grantee, provided that no consideration of any kind is paid or is to be paid under the corrective or quitclaim deed.
- (13) foreclosure (mortgagor to mortgagee);
- (14) transferring realty from an agent to the agent's principal in which the realty was purchased with funds of the principal, provided that a notarized document is also filed with the deed that establishes the fact that the agent and principal relationship existed at the time of the original purchase as well as for the purpose of purchasing the realty.