

**PARCEL 1:**

**ALL that piece, parcel or tract of land being located in 2<sup>nd</sup> St. James Goose Creek Parish, Berkeley County, South Carolina containing 133.339 acres, more or less, as shown on a plat prepared by Southeastern Surveying of Charleston, Inc. dated June 2, 2003, last revised August 13, 2003, entitled "AN ALTA/ACSM SUBDIVISION PLAT OF A 190.112 ACRE TRACT INTO PARCEL 1 & PARCEL II, OWNED BY SUMMERVILLE LAND CORPORATION LOCATED IN 2<sup>ND</sup> ST. JAMES GOOSE CREEK PARISH BERKELEY COUNTY, SOUTH CAROLINA" and recorded in the Office of the ROD Office for Berkeley County in Plat Cabinet D, page 73C, and being more fully described as follows:**

Beginning at an existing 5/8" rebar at the intersection of the southern right-of-way line of Business Park Road and the western right-of-way line of Newton Way; thence S 38°50'23" W, 624.44' along the western right-of-way of Newton Way to an existing 5/8" rebar; thence along a curve to the left with a radius of 620.96', S 33°37'46" W, 99.69' along the chord of an existing 5/8" rebar being the true point of beginning; thence along a curve to the left with a radius of 560.60', S 11°49'34" W, 319.27' along the chord to an existing 5/8" rebar; thence S 04°53'53" E 1,243.10' to a new 5/8" rebar; thence along a curve to the right with a radius of 40.00', S 17°54'02" W, 30.98' along the chord to a new 5/8" rebar; thence along a curve to the left with a radius of 60.00', S 42°01'38" E, 119.03' along the chord to an existing 5/8" rebar; thence leaving the right-of-way of Newton Way S 04°54'06" E, 241.01' to an existing 5/8" rebar; thence S 41°38'01" E, 110.64' to an existing 5/8" rebar; thence N 89°54'02" E, 636.77' to a new 5/8" rebar; thence S 50°16'04"

W, 815.08' to a new 5/8" rebar; thence S 34°19'56" W, 414.24' to a new 5/8" rebar; thence S 46°24'32" W, 571.39' to a new 5/8 " rebar; thence S 51°05'29" W, 203.78' to a new 5/8" rebar; thence S 25°04'36" W, 142.09' to a new 5/8' rebar; on the right-of-way of Old Dairy Road; thence N 31°39'54" W, 3,066.77' along the northern right-of-way of Old Dairy Road to an existing 1-5/8" iron pipe; thence leaving the right-of-way of Old Dairy Road N 27°46'33" E, 266.12' to an existing 2" open pipe; thence N 28°04'18" E, 883.47' to an existing 5/8" rebar; thence S 85°59'19" E, 624.01' to an existing 5/8" rebar; thence S 85°58'59" E, 1,101.73 to the point of beginning containing 133.339 acres more or less.

BEING a portion of the same property conveyed to Summerville Land Corporation by deed of Jedburg Land General Partnership, Ruth P. Irvin, Wachovia Bank of S.C. as Trustee for the F.P. Rhett Family Trust, Elizabeth R. Rhett, Ann S. Rhett, Frances R. Steel, Virginia R. Zemp, H.C. Prettyman, Jr., George R. Rhett, R.C. Rhett, Jr. a/k/a Robert B. Rhett, Jr., Elizabeth R. Jicha, Sally Holmes Rhett, Frank P. Rhett, Jr., Helen R. Gordon, Thomas B. Rhett, and J. Chesire Rhett dated September 4, 1997 and recorded September 4, 1997, in the Office of the ROD for Berkeley County in Book 1146, page 0001.

TMS#

ALSO

**PARCEL 2:**

ALL that certain piece, parcel, lot or tract of land, located in Berkeley County, South Carolina, known as Lot 1 containing 20.200 acres, more or less, and shown and designated as "1" (in a circle) Summerville Land Corporation 20.200 acres" on a plat, consisting of two sheets entitled "A SUBDIVISION PLAT OF BUSINESS PARK ROAD, NEWTON WAY, LOTS 1 & 2, AND THE PIGGLY WIGGLY DISTRIBUTION CENTER, OWNED BY SUMMERVILLE LAND CORPORATION AND PIG CENTER, LLC LOCATED IN 2<sup>ND</sup> ST. JAMES GOOSE CREEK PARISH, BERKELEY COUNTY, SOUTH CAROLINA" made by Southeastern Surveying, Inc. dated April 21, 2000, and recorded on May 4, 2000 in Plat Cabinet O-227-C and O-228-A in the office of the Register of Deeds for Berkeley County, South Carolina.

Said lot or tract of land having such size, shape, dimensions, buttings and bounding as will by reference to said plat more fully and at large appear, the said plat being incorporated herein by reference.

THE ABOVE PROPERTY IS ALSO SHOWN on a plat prepared by Southeastern Surveying of Charleston, Inc. dated July 3, 2003, last revised August 13, 2003, entitled "AN ALTA/ACSM SURVEY OF A 20.195 ACRE TRACT TMS 220-00-02-108 OWNED BY SUMMERVILLE LAND CORPORATION LOCATED IN 2<sup>ND</sup> ST JAMES GOOSE CREEK PARISH BERKELEY

**COUNTY, SOUTH CAROLINA" and more fully described as follows:**

**ALL that piece, parcel or tract of land being located in 2<sup>nd</sup> St. James Goose Creek Parish, Berkeley County, South Carolina containing 20.195 acres and being more fully described as follows:**

**Beginning as an existing 5/8" rebar at the intersection of the western right-of-way of Newton Way and the southern right-of-way of Business Park Road; thence N 50°24'37" W, 1,108.91' along the southern right-of-way of Business Park Road to an existing 5/8" rebar being the true point of beginning:**

**Thence leaving the right-of-way of Business Park Road S 29°08'09W, 1412.61' to an existing 5/8" rebar; thence N 85°59'19 W, 624.01' to an existing 5/8" rebar; thence N 28°17'34" E, 56.95' to an existing 4" concrete monument; thence N 31°22'16" E, 408.34' to an existing 5/8" rebar; thence N 29°08'11" E, 877.29' to an existing 5/8" rebar; thence N 29°03'13" E, 133.72' to an existing 5/8" rebar on the southern right-of-way of Business Park Road; thence S 50°24'09" E, 559.22' along the southern right-of-way of Business Park Road to the point of beginning containing 20.195 acres more or less.**

**BEING a portion of the property conveyed to Summerville Land Corporation by the following deeds:**

- 1. Deed of Eastway Properties, LLC, a North Carolina Limited Liability Company dated September 4, 1997 and recorded September 4, 1997 in Book 1145, at page 0310, in the RMC Office for Berkeley County, South Carolina.**
- 2. Deed of Jedburg Land General Partnership, Ruth P. Irvin, Wachovia Bank of S.C. as Trustee for the F.P. Rhett Family Trust, Elizabeth R. Rhett, Ann S. Rhett, Frances R. Steel, Virginia R. Zemp, H.C. Prettyman, Jr., George R. Rhett, R.C. Rhett, Jr. a/k/a Robert B. Rhett, Jr., Elizabeth R. Jicha, Sally Holmes Rhett, Frank P. Rhett, Jr., Helen R. Gordon, Thomas B. Rhett, and J. Chesire Rhett dated September 4, 1997 and recorded September 4, 1997, in the Office of the ROD for Berkeley County in Book 1146, page 0001.**

**TMS# 220-00-02-109**

**THIS CONVEYANCE IS MADE SUBJECT TO** all covenants, restrictions, conditions, and easements of record, including any covenants, restrictions, conditions and easement as set forth in Exhibit "A" attached hereto and incorporated herein by reference (collectively the "Permitted Exceptions").

**GRANTEE'S ADDRESS:**

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, the said premises before mentioned unto the said **JEDBURG COMMERCE PARK LLC**, its Successors and Assigns forever.

AND **SUMMERVILLE LAND CORPORATION** does hereby bind itself and its Successors and Assigns to warrant and forever defend, all and singular, the said premises unto the said **JEDBURG COMMERCE PARK LLC**, its Successors and Assigns, against it and its Successors and Assigns, and all persons whomsoever lawfully claiming or to claim the same, or any part thereof.

IN WITNESS WHEREOF, **SUMMERVILLE LAND CORPORATION** has caused these presents to be executed this 25<sup>th</sup> day of August, in the year of our Lord two thousand and three and in the two hundred and twenty eighth year of the Sovereignty and Independence of the United States of America.

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF

**SUMMERVILLE LAND CORPORATION**

*William J. Rader*  
*James J. Rader*

By:

*David R. Schools*  
David R. Schools

Its:

President

DOC# 000026556 EXEMPT  
FILED, RECORDED, INDEXED  
08/25/2003 04:38:21PM  
Rec Fee: 14.00 Pages: 8  
Register of Deeds Berkeley Co., SC  
Cynthia B. Forte  
Issued to: HAYNESWORTH, SINKLER & BOYD

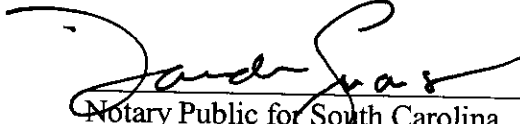
RECEIVED

08/25/2003

ASSESSOR  
BERKELEY COUNTY SC

STATE OF SOUTH CAROLINA     )  
   )  
COUNTY OF CHARLESTON     )

THE FOREGOING instrument was acknowledged before me this 25<sup>th</sup> day of August, 2003, by **SUMMERVILLE LAND CORPORATION**, by David R. Schools, its President.

  
\_\_\_\_\_  
Notary Public for South Carolina  
My Commission Expires: 10/12/10

**EXHIBIT "A"**  
**(Permitted Exceptions)**

AS TO PARCEL 1 AND PARCEL 2:

1. Taxes and solid waste disposal fees for the year 2003, and for all subsequent years.
2. Declaration of Restrictive Covenants for Jedburg Commerce Park recorded January 29, 2000 in Book 1964, page 168, RMC Office for Berkeley County, First Supplement to Declaration of Restrictive Covenants recorded in Book 2243, page 346, and First Amendment to Declaration of Restrictive Covenants recorded in Book 3482, page 335.
3. Grant of Perpetual Easement in favor of the Berkeley County Water and Sanitation Authority (a 20' permanent easement) to be recorded in the RMC Office for Berkeley County.
4. Grant of Perpetual Easement in favor of the Berkeley County Water and Sanitation Authority (a 20' general utility easement) to be recorded in the RMC Office for Berkeley County.
5. Title to Sewer System to Berkeley County Water and Sanitation Authority to be recorded in the RMC Office for Berkeley County.
6. Title to Water System to Berkeley County Water and Sanitation Authority to be recorded in the RMC Office for Berkeley County.

AS TO PARCEL 1 ONLY:

7. Any taxes assessed under the roll-back provisions of Section 12-43-220 (D-4), SC Code of Laws 1976, as amended.
8. The following matters as shown on survey prepared by Southeastern Surveying, Inc. dated June 2, 2003, last revised August 13, 2003:
  - a. new 40' private drainage easement;
  - b. new 140' private drainage easement;
  - c. new 160' private drainage easement;
  - d. existing 80' drainage easement;
  - e. existing 20' drainage and utility easement;
  - f. existing 20' general utility easement;
  - g. power poles and overhead utility line;
  - h. new 60' private drainage easement;
  - i. 20' building setback line;
  - j. 40' building setback line;
  - k. power line;
  - l. air rel. mh
  - m. trans.
  - n. blowoff valve
  - o. water valve
  - p. fire hydrant

9. Temporary Non-exclusive Transferable Drainage Easement between Summerville Land Corporation and X.O. Bunch, Jr. and Wando Properties, LLC recorded in Book 1964, page 229; and as amended by First Amendment thereto recorded in Book 2320, Page 171, except that portion thereof which has been terminated by the plat recorded in Plat Cabinet Q, at page 51B and by the easement referenced as Exception no. 8 herein.

10. Permanent Non-Exclusive Transferrable Drainage Easement between Summerville Land Corporation and X.O. Bunch, Jr. and Wando Properties, LLC recorded in the Office of the ROD for Berkeley County in Book 3482, page 327.

AS TO PARCEL 2 ONLY:

11. The following matters as shown on survey prepared by Southeastern Surveying, Inc. dated July 3, 2003, last revised August 13, 2003;

- a. existing 40' drainage easement;
- b. nex. 30' drainage easement;
- c. ex. 20' drainage and utility easement;
- d. ex. 20' general utility easement;
- e. 20' building setback line;
- f. 40' building setback line
- b. existing 80' drainage easement (40' each side)

STATE OF SOUTH CAROLINA )  
)  
COUNTY OF BERKELEY )

000026556 Bk:03517 Pg:00139  
000026556 Bk:03517 Pg:00139

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 **SUMMERVILLE LAND CORPORATION TO JEDBURG COMMERCE PARK LLC** ON August 25, 2003.
3. Check on 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 distribution to a trust beneficiary.
  - (c) x EXEMPT from the deed recording fee because interest in property equal to membership interest in limited liability company
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 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) \$ the amount listed in item 4 above.
  - (b)\_\_\_ the amount listed in item 5 above (if 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: legal representative
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, certified 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 Rep. in the Estate of \_\_\_\_\_, deceased and that the grantee(s) therein are correct and conform to the estate file for the above name 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 ~~be~~ fined not more than one thousand dollars or imprisoned not more than one year, or both.

Sworn to before me this 25<sup>th</sup>  
day of August, 2003

William B. Bale  
Notary Public for South Carolina  
My Commission Expires: 10-7-2007

David M. Swanson  
Grantor, Grantee or Legal Representative  
connected with this transaction  
Print or Type Name Here