

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

00017537 Vol:11490 Pg: 33



53 2015 00017537

Instrument Number: 2015- 00017537

As
Deed

Recorded On: July 13, 2015**Parties:** BERKELEY COUNTY

To

E AND H ROSS/CHARLESTON INDUSTRIAL LLC

Billable Pages: 1**Recorded By:** HAYNSWORTH SINKLER BOYD, P.A.**Num Of Pages:** 6**Comment:****** Examined and Charged as Follows: ****

Deed	11.00				
Recording Charge:	11.00				
		Tax Amount	Consideration Amount	RS#/CS#	
Deed Tax	0.00			D 33458	
					Deed County Tax 0.00
					Deed State Tax 0.00
EXEMPT					
Tax Charge:	0.00				

RECEIVED

Jul 13, 2015

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 Register of Deeds Office For: Berkeley County, SC

File Information:**Record and Return To:**

Document Number: 2015- 00017537
 Receipt Number: 538691
 Recorded Date/Time: July 13, 2015 02:15:44P
 Book-Vol/Pg: Bk-R VI-11490 Pg-33
 Cashier / Station: D Smith / Cash Station 9

HAYNSWORTH SINKLER BOYD, P.A.
 P.O. BOX 340
 CHARLESTON SC 29402



Cynthia B. Forte

Cynthia B Forte - Register of Deeds

THIS QUITCLAIM DEED, which is to be effective as of June 22, 2015, is given by **BERKELEY COUNTY, SOUTH CAROLINA**, a political subdivision of the State of South Carolina (the “Grantor”) to **E. AND H. ROSS/CHARLESTON INDUSTRIAL, LLC**, an Illinois limited liability company (the “Grantee”).

WHEREAS, prior to June 22, 2015, the Fee Agreement was written to comply with the terms and requirements of Title 4, Chapter 12 of the Code of Laws of South Carolina, 1976, as amended (the “Streamlined FILOT Act”) rather than Title 12, Chapter 44 (the “FILOT Simplification Act”); and

WHEREAS, Grantor and Grantee executed that certain Amendment to Fee Agreement of even date herewith (the "Amendment"), which Amendment amends the Fee Agreement to reflect that the Fee Agreement shall no longer be governed by the Streamlined FILOT Act and instead,

the FILOT Simplification Act shall apply to the obligations and rights of Grantor and Grantee pursuant to the Fee Agreement; and

WHEREAS, in conjunction with the Fee Agreement, as it existed prior to the Amendment, Grantee conveyed the property described herein to Grantor by that certain Quitclaim Deed (of All Right, Title, and Interest) effective as of September 1, 2000 and recorded on March 8, 2001 in the ROD Office in Book 2177 at Page 094; and

WHEREAS, pursuant to the Fee Agreement as amended by the Amendment, Grantor no longer needs to hold title to the subject property for Grantee to take advantage of the provisions of the FILOT Simplification Act; and

WHEREAS, Grantor desires to convey the subject property back to Grantee.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that Grantor in the State aforesaid, for and in consideration of Ten and no/100 (\$10.00) DOLLARS, to it in hand paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold, released and quit claimed and by these Presents does grant, bargain, sell, release and quit claim, unto the Grantee, its successors and assigns forever the following described property, to-wit:

See Exhibit A attached hereto and incorporated by reference (the "Property").

Grantee's Address: 35 East Walker Drive, Suite 3300
Chicago, IL 60601

TMS No. 259-00-00-095

Derivation: A derivation clause is not required for a Quitclaim Deed pursuant to S.C. Code Ann. § 30-5-35(a).

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 Property before mentioned, unto the said Grantee, its successors and assigns forever, so that neither Grantor nor its successors and assigns, nor any person or persons claiming under Grantor shall at any time hereafter by any way or means, have claim, or demand any right or title to the aforesaid Property or appurtenances, or any part or parcel thereof.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed by its duly authorized officer, as of the 22nd day of June, 2015.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

BERKELEY COUNTY, SOUTH CAROLINA, a
political subdivision of the State of South Carolina

Christina Jackson
Shelly Dorst

By: [Signature]
Name: William K. Peaker, III
Its: Chairman

STATE OF SOUTH CAROLINA)
COUNTY OF BERKELEY)

ACKNOWLEDGEMENT

I, Catherine R. Windham (Notary Public), do hereby certify that
Berkeley County, South Carolina, by William K. Peaker, III, its Chairman personally
appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 22nd day of June, 2015.

Catherine R. Windham
NOTARY PUBLIC FOR SOUTH CAROLINA
PRINTED NAME: Catherine R. Windham
MY COMMISSION EXPIRES: 10-6-2024

AFFIX SEAL



Exhibit A
Property Description

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 June 2, 1999, in the Register of Deeds for Berkeley County in Plat 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, E. AND H. ROSS/CHARLESTON INDUSTRIAL, LLC" dated February 11, 2002, last revised March 21, 2002, 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 IFF 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 IFF 5/8" RB; THENCE North 08 degrees 13 minutes 16 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 IFF 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 88 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 second 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 Register of Deeds for Berkeley County in Plat Cabinet O, Page 265-C.

TMS No. 259-00-00-095

STATE OF SOUTH CAROLINA)
)
 COUNTY OF CHARLESTON)

AFFIDAVIT

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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 **Berkeley County, South Carolina** to **E. and H. Ross/Charleston Industrial, LLC** on June 22, 2015.
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 distribution to a trust beneficiary.
 - (c) X EXEMPT from the deed recording fee because: (12) Quit Claim Deed.
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) .00 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 fined not more than one thousand dollars or imprisoned not more than one year, or both.

Sworn to before me this 9th
 day of July, 2015.

Elizabeth Sampson
 Notary Public for South Carolina

My Commission Expires: 11/12/19
 [SEAL]

Grantor, Grantee or Legal Representative
 connected with this transaction

David M. Swanson
 Legal Representative