

CYNTHIA B FORTE
BERKELEY COUNTY
REGISTER OF DEEDS

Po Box 6122 ~ Moncks Corner, SC 29461 (843) 719-4084

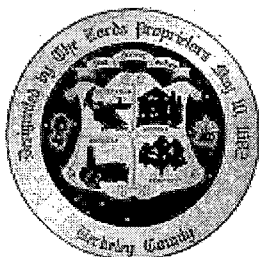
***** THIS PAGE IS PART OF THE INSTRUMENT - DO NOT REMOVE *****



Instrument #:	2016012266		
Receipt Number:	19400	Return To:	CHICAGO TITLE INSURANCE COMPANY
Recorded As:	DEED		10 S LASALLE STREET SUITE 3100
Recorded On:	April 22, 2016		CHICAGO, IL, 60603
Recorded At:	12:46:24 PM	Received From:	CHICAGO TITLE INSURANCE COMPANY
Recorded By:	JENN LARA	Parties:	
Book/Page:	RB 2160: 56 - 60		Direct- JEDBURG INDUSTRIAL PROPERTIES LLC
Total Pages:	5		Indirect- CENTERPOINT PROPERTIES TRUST

***** EXAMINED AND CHARGED AS FOLLOWS *****

Recording Fee: \$10.00
Tax Charge: \$0.00



RECEIVED

APR 22, 2016

ASSESSOR
BERKELEY COUNTY SC
JANET B. JUROSKO
AUDITOR BERKELEY COUNTY SC

Cynthia B. Forte
Cynthia B Forte - Register of Deeds

TMS Number: 220-00-02-120
Grantee's Address: 1808 Swift Dr., Oak Brook, IL 60523

STATE OF SOUTH CAROLINA)
COUNTY OF BERKELEY)

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that, **Jedburg Industrial Properties, LLC**, a South Carolina limited liability company ("**Grantor**") for and in consideration of Ten and 00/100 (\$10.00) Dollars, the receipt of which is hereby acknowledged, have conveyed, quit claimed, granted, bargained, sold and released, and by these presents do convey, quit claim, grant, bargain, sell and release unto **CenterPoint Properties Trust**, a Maryland real estate investment trust ("**Grantee**"), all right, title and interest of Grantor in and to:

All that certain, piece, parcel or tract of land, being located in the County of Berkeley, near Summerville, State of South Carolina and being more accurately shown on a plat by Tru-Line Surveying Co., Inc., dated November 6, 2008 and entitled "ALTA/ACSM Land Title Survey for Jedburg Industrial Properties, LLC" with the following metes and bounds to wit: Beginning at a 5/8" rebar on the western right-of-way of Newton Way, being labeled on said plat as the P.O.B., thence running along the western right-of-way of said Newton Way the following three (3) courses and distances: S07°01'35"E for 524.00 feet to a 5/8" rebar, thence along a curve to the right with a chord bearing and distances of S15°44'44"W for 30.86 feet with a radius of 40.00 feet to a 5/8" rebar, thence along a curve to the left with a chord bearing and distance of S44°08'27"E for 119.06 feet with a radius of 60.00 feet to a 5/8" rebar at the joint corner of properly belonging to PW Summerville Partners LLC, now or formerly; thence turning and leaving said right-of-way and running along the joint property line of said PW Summerville Partners LLC the following two (2) courses and distances: S06°58'13"E for 241.19 feet to a 5/8" rebar, thence S43°06'37"E 1.64 feet to a 5/8" rebar at the joint corner of land belonging to Jedburg Industrial Properties II, LLC, now or formerly; thence turning and running along joint property line of said land belonging to Jedburg Industrial Properties II, LLC, also said property line being labeled as edge of wetlands is property line the following twenty (20) courses and distances: S76°49'47"W for 21.61 feet to a point, S69°31'42"W for 108.53 feet to a 5/8" rebar, S61°42'26"W for 148.77 feet to a point, S73°37'10"W for 160.34 feet to a 5/8" rebar, S71°26'23"W for 143.36 feet to a point, S63°24'57"W for 83.82 feet to a 5/8" rebar, S80°74'21"W for 51.22 feet to a point S63°32'21"W for 104.44 feet to a point, N87°37'30"W for 36.11 feet to a 5/8" rebar, S87°21'24"W for 64.53 feet to a point, S40°53'11"W for 33.20 feet to a point, S69°35'01"W for 86.93 feet to a 5/8" rebar, S37°26'35"W for 49.23 feet to a point, S79°36'41"W for 53.25 feet to a point, S72°29'26"W for 108.56 feet to a point, S67°20'54"W for 23.48 feet to a 5/8" rebar, S54°59'55"W for 67.98 feet to a point, S78°07'41"W for 96.24 feet to a 5/8" rebar, N78°48'43"W for 121.91 feet to a 3/4" rebar, S69°55'19"W for 39.04 feet to a 3/4" rebar on the eastern right-of-way of Old Dairy Road (S.C. Hwy. No. S-8-46), thence turning and running along eastern right-of-way of said Old Dairy Road

N33°44'40"W for 1,646.30 feet to a 5/8" rebar at the joint corner of Tract "B", property belonging to RT Jedburg Commerce Park, LLC, now or formerly, thence turning and running along joint property line of said Tract "B" S89°59'18"E for 2,225.25 feet to the point of beginning. Said tract of land containing 51.51 Acres/2,243,808 Square Feet.

This Quit Claim Deed and the conveyance hereinabove set forth is executed by Grantor and accepted by Grantee subject to all covenants, restrictions, obligations and easements of record.

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 and the Grantee's successors and assigns forever.

WITNESS the Grantors' hands and seals this 20th day of April, 2016.

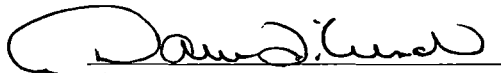
GRANTOR:

SIGNED, sealed and delivered
in the presence of:


signature of witness #1

Jedburg Industrial Properties, LLC
By: Johnson Development Associates, Inc., Manager

By:  (SEAL)
Dan C. Breeden, Jr., Secretary & Treasurer


signature of witness #2

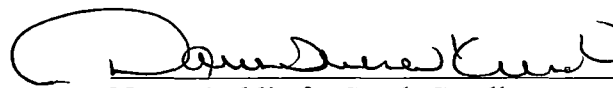
STATE OF SOUTH CAROLINA)
)
COUNTY OF SPARTANBURG)

ACKNOWLEDGMENT

I, Dawn Turner Kunat, the undersigned Notary Public, do hereby certify that Dan C. Breeden, Jr., as Secretary and Treasurer of Johnson Development Associates, Inc., the Manager of Jedburg Industrial Properties, LLC, being duly authorized, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this the 18 day of April, 2016.



 (SEAL)
Notary Public for South Carolina
Print Name of Notary Public Dawn Turner Kunat
My commission expires: 4-5-2022

STATE OF SOUTH CAROLINA
COUNTY OF SPARTANBURG

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)
AFFIDAVIT
(Quitclaim Deed)

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 known as 51.52 acres and bears Berkeley County TMS Number 220-00-02-120 and was transferred from Jedburg Industrial Properties, LLC to CenterPoint Properties Trust on April 20th, 2016.
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): (12) constitutes 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.

(If exempt, please skip items 4-7, and go to item 8 of this affidavit.)

4. N/A
5. N/A
6. N/A
7. N/A
8. As required by Code Section 12-24-70, I state that I am the responsible person who was connection with the transaction as: _____ Grantor _____ Grantee [Check as applicable]
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.

Jedburg Industrial Properties, LLC
By: D. C. Breeden, Jr. By: Johnson Development Associates, Inc.
Name: Dan C. Breeden, Jr. manager
Title: Sec / Treas.

SWORN to before me this 18
day of April, 2016.

[Signature]
Notary Public for South Carolina
My Commission Expires: 4-5-2022

