

**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 #:	2017031870		
Receipt Number:	68335	Return To:	HARBOR CITY TITLE INSURANCE AGENCY OF NC INC  6201 FAIRVIEW ROAD SUITE 325 CHARLOTTE, NC, 28210
Recorded As:	DEED		
Recorded On:	August 31, 2017		
Recorded At:	10:32:00 AM	Received From:	HARBOR CITY TITLE INSURANCE AGENCY OF NC INC
Recorded By:	DONNA SMITH	Parties:	
Book/Page:	RB 2552: 918 - 922		Direct- MWV-NORTH POINTE LLC
Total Pages:	5		Indirect- WEST-SIGNAL INDUSTRIAL PROPERTY A LLC

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

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



RECEIVED

AUG 31, 2017

ASSESSOR

BERKELEY COUNTY SC  
JANET B. JUROSKO

AUDITOR BERKELEY COUNTY SC

*Cynthia B. Forte*  
Cynthia B Forte - Register of Deeds

After recording, return to:  
Elizabeth W. Settle, Esq.  
Womble Carlyle Sandridge & Rice, LLP  
5 Exchange Street  
Charleston, SC 29401

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STATE OF SOUTH CAROLINA	)	
	)	
COUNTY OF BERKELEY	)	QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that MWV-NORTH POINTE, LLC, a Delaware limited liability company ("**Grantor**"), in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration to it in hand paid, at and before the sealing and delivery hereof, by **WEST-SIGNAL INDUSTRIAL PROPERTY A, LLC**, a Delaware limited liability company ("**Grantee**"), the receipt and sufficiency of which is hereby acknowledged, has remised, released and forever quitclaimed, and by these presents does remise, release and forever quitclaim unto the said Grantee, its successors and assigns forever, all right, title and interest of Grantor in and to that certain parcel of land lying and being in Berkeley County, South Carolina as more particularly described on Exhibit "A" attached hereto and incorporated herein by reference (the "**Premises**");

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 Premises unto Grantee, its successors and/or assigns forever.

*[REMAINDER OF PAGE LEFT INTENTIONALLY BLANK]*

IN WITNESS WHEREOF, Grantor has caused this Quit Claim Deed to be executed under seal  
this 24 day of August, 2017.

Signed, sealed and delivered  
in the presence of:

[Signature]  
Witness

[Signature]  
Witness

**MWV-NORTH POINTE, LLC,**  
a Delaware limited liability company

By: WestRock-Charleston Development Holdings, LLC  
Its: Sole Member

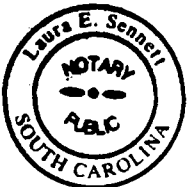
By: [Signature]  
Name: James H. Hill  
Its: Senior Vice President

STATE OF SOUTH CAROLINA )

COUNTY OF BERKELEY )

ACKNOWLEDGMENT

On this 24 day of August, 2017, before me personally appeared the within named James H. Hill, Senior Vice President of WestRock-Charleston Development Holdings, LLC, Sole Member of MWV-North Pointe, LLC, a Delaware limited liability company, who acknowledged to me that he executed the foregoing instrument, and who is personally known to me, or who has proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument.



**Laura E. Sennett**  
**NOTARY PUBLIC**  
State of South Carolina  
My Commission Expires  
October 27, 2018

[Signature]  
Signature of Notary Public  
Printed Name: LAURA SENNETT  
Notary Public for South Carolina  
My commission expires: 10-27-2018

**EXHIBIT "A"**

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE CITY OF HANAHAN, BERKELEY COUNTY, SOUTH CAROLINA, AND KNOWN AND DESIGNATED AS "TRACT A1" CONTAINING 440.973 sq. ft., 10.123 ACRES, ON A PLAT ENTITLED "BOUNDARY SURVEY SHOWING PARCEL C1A, PARCEL AB3 AND TRACT A1, OWNED BY HANAHAN RESERVOIR PARK, LLC, LOCATED IN THE CITY OF HANAHAN, BERKELEY COUNTY, SOUTH CAROLINA", PREPARED BY GPA PROFESSIONAL LAND SURVEYORS, DATED NOVEMBER 28, 2011, AND RECORDED IN THE REGISTER OF DEEDS OFFICE FOR BERKELEY COUNTY ON DECEMBER 29, 2011, IN PLAT CABINET P AT PAGE 33-P AND HAVING THE FOLLOWING METES AND BOUNDS TO WIT:

BEING BOUNDED ON THE NORTH BY NORTH POINTE INDUSTRIAL BLVD (RIGHT-OF-WAY VARIES) AND NORTH RHETT EXTENSION (RIGHT-OF-WAY VARIES); ON THE EAST BY UNITED STATES OF AMERICA, TMS NO. 253-00-00-001; AND ON THE WEST BY CENTERPOINT PROPERTIES TRUST, TMS NO. 259-00-00-095.

BEGINNING AT A 5/8" REBAR FOUND ON THE WESTERN RIGHT-OF-WAY OF NORTH RHETT EXTENSION (RIGHT-OF-WAY VARIES), SAID REBAR BEING THE NORTHEASTERN CORNER OF TRACT A1, TMS NO. 259-00-00-096, AND BEING LOCATED AT THE SOUTHERN CORNER OF THE INTERSECTION OF NORTH POINTE INDUSTRIAL BLVD (RIGHT-OF-WAY VARIES) AND NORTH RHETT EXTENSION (RIGHT-OF-WAY VARIES), SAID POINT BEING THE POINT OF BEGINNING; THENCE FROM THE POINT OF BEGINNING ALONG THE RIGHT-OF-WAY OF NORTH RHETT EXTENSION (RIGHT-OF-WAY VARIES) S 33°53'35" E, A DISTANCE OF 236.00' TO A 5/8" REBAR FOUND IN THE COMMON LINE OF UNITED STATES OF AMERICA, TMS NO. 253-00-00-001; THENCE LEAVING SAID RIGHT-OF-WAY ALONG SAID COMMON LINE S 04°14'25" W, A DISTANCE OF 1064.07' TO A 5/8" REBAR FOUND IN THE COMMON LINE OF CENTERPOINT PROPERTIES TRUST, TMS NO. 259-00-00-095; THENCE LEAVING THE PROPERTY LINE ALONG THE UNITED STATES OF AMERICA, TMS NO. 253-00-00-001 ALONG THE PROPERTY OF CENTERPOINT PROPERTIES TRUST, TMS NO. 259-00-00-095, N 31°11'49" W, A DISTANCE OF 1157.58' TO A 5/8" REBAR FOUND IN THE COMMON LINE OF NORTH POINTE INDUSTRIAL BLVD. (RIGHT-OF-WAY VARIES); THENCE TURNING AND RUNNING ALONG THE RIGHT-OF-WAY OF NORTH POINTE INDUSTRIAL BLVD. (RIGHT-OF-WAY VARIES), THE FOLLOWING 4 COURSES AND DISTANCES: 1) N 58°48'08" E, A DISTANCE OF 220.96' TO A 5/8" REBAR FOUND 2) S 31°11'52" E, A DISTANCE OF 5.00' TO A 5/8" REBAR FOUND 3) N 58°48'08" E, A DISTANCE OF 308.25' TO A 5/8" REBAR FOUND 4) S 88°07'53" E, A DISTANCE OF 91.46 TO A 5/8" REBAR FOUND, SAID REBAR BEING THE POINT OF BEGINNING AND CONTAINING 440,973 SQ. FT. OR 10.123 ACRES.

Address of Grantee: c/o North Signal Capital  
6 Landmark Square, 4<sup>th</sup> Floor  
Stamford, CT 06901

Tax Map No.: 259-00-00-096

STATE OF SOUTH CAROLINA )  
COUNTY OF BERKELEY )

**AFFIDAVIT FOR TAXABLE OR EXEMPT TRANSFERS**

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 being County Tax Map Number 259-00-00-096, was transferred by MWV-North Pointe, LLC, a Delaware limited liability company, to West-Signal Industrial Property A, LLC, a Delaware limited liability company, on August 28, 2017.
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): (**Exemption #12**)  
(If exempt, please skip items 4 - 7, and go to item 8 of this affidavit.)

If exempt under exemption #14 as described in the Information section of this affidavit, did the agent and principal relationship exist at the time of the original sale and was the purpose of this relationship to purchase the realty? Check Yes \_\_\_\_\_ or No \_\_\_\_\_

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 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. (This includes, pursuant to Code Section 12-59-140(E)(6), any lien or encumbrance on realty in possession of a forfeited land commission which may subsequently be waived or reduced after the transfer under a signed contract or agreement between the lien holder and the buyer existing before 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: \$0.00
  - (b) Place the amount listed in item 5 above here \$0.00  
(If no amount is listed, place zero here.)
  - (c) Subtract Line 6(b) from Line 6(a) and place result here: \$0.00

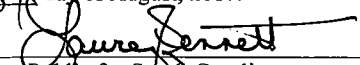
7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: N/A.

8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Grantor

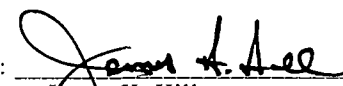
9. I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

**MWV-NORTH POINTE, LLC,**  
a Delaware limited liability company

SWORN to and subscribed before me this  
24 day of August, 2017.

  
Notary Public for South Carolina  
Notary (printed name): LAURA SENNETT  
My Commission Expires: 10-27-2018

By: WestRock-Charleston Development Holdings, LLC  
Its: Sole Member

  
By: \_\_\_\_\_  
Name: James H. Hill  
Its: Senior Vice President



**Laura E. Sennett**  
**NOTARY PUBLIC**  
State of South Carolina  
My Commission Expires  
October 27, 2018