

CYNTHIA B FORTE  
BERKELEY COUNTY  
REGISTER OF DEEDS

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

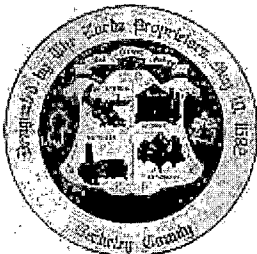
\*\*\* THIS PAGE IS PART OF THE INSTRUMENT - DO NOT REMOVE \*\*\*



Instrument #:	2018010746		
Receipt Number:	88480	Return To:	MOORE & VAN ALLEN
Recorded As:	DEED		78 WENTWORTH ST
Recorded On:	April 03, 2018		CHARLESTON, SC, 29401
Recorded At:	03:44:27 PM	Received From:	MOORE & VAN ALLEN
Recorded By:	KERRIE SPECHT	Parties:	
Book/Page:	RB 2711: 737 - 745		Direct- RG-MWV LLC
Total Pages:	9		Indirect- SL BERKELEY COUNTY I LLC

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

Recording Fee:	\$14.00
Consideration:	\$8,000,000.00
County Tax:	\$8,800.00
State Tax:	\$20,800.00
Tax Charge:	\$29,600.00



RECEIVED

April 03, 2018

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

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

040273.39 mwd

Doc: 2018010746  
Total Pages: 9

STATE OF SOUTH CAROLINA     )  
   )  
COUNTY OF BERKELEY         )

**LIMITED WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS THAT **RG-MWV LLC**, a Delaware limited liability company (hereinafter called "Grantor"), in the State aforesaid, for and in consideration of the sum of Ten and No/100ths Dollars (\$10.00) to Grantor in hand paid at and before the sealing of these presents by **SL Berkeley County I LLC**, a Delaware limited liability company (hereinafter called "Grantee"), the receipt of which is hereby acknowledged, has, subject to the limitations, covenants, easements, conditions and restrictions set forth in Exhibit "B" attached hereto and incorporated herein by reference (the "Permitted Exceptions"), granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Grantee, the property described on Exhibit "A" attached hereto and incorporated herein by reference (the "Property" or "Premises").

Grantee's Address:   c/o The Silverman Group, LLC  
                              788 Morris Turnpike  
                              Short Hills, New Jersey 07078

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, subject to the Permitted Exceptions, the Premises before mentioned, unto the Grantee, and Grantee's successors and assigns, forever.

AND, subject to the Permitted Exceptions, the said Grantor does hereby bind itself, its successors and/or assigns, to warrant and forever defend, all and singular the said Premises unto the said Grantee, its successors and assigns forever, against itself, its successors and/or assigns, so that neither Grantor nor those claiming under Grantor shall hereafter have any interest in or claim the same or any part thereof.

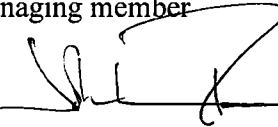
[Signature Page Follows]

IN WITNESS WHEREOF, the Grantor has affixed its Hand and Seal this 3 day of <sup>April</sup>~~March~~, 2018.

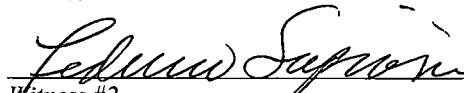
Signed, Sealed and Delivered  
in the presence of:

**RG-MWV LLC,**  
a Delaware limited liability company

By: Rock-Miramar, Inc.  
Its: managing member

By:   
John Petricola, its Vice President

  
Witness #1

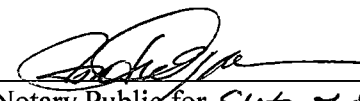
  
Witness #2

STATE OF FLORIDA )  
COUNTY OF MIAMI DADE )

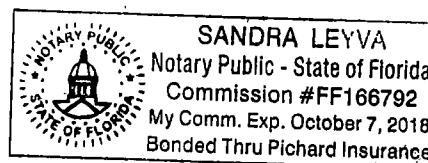
# ACKNOWLEDGMENT

I, Sandra Leeper (Notary Public), do hereby certify that RG-MWV LLC, a Delaware limited liability company, by Rock-Miramar, Inc., its managing member, by John Petricola, its Vice President, personally appeared before me this day and acknowledged the due execution of the foregoing deed.

Witness my hand and official seal this the 28<sup>th</sup> day of March, 2018.

  
Notary Public for State of Florida  
Printed Name of Notary: Sandra Leeper  
My Commission Expires: 10/7/18

AFFIX SEAL



**Exhibit A**  
**Description of Property**

ALL that certain piece, parcel or tract of land, together with any improvements thereon, situate, lying and being in the County of Berkeley, State of South Carolina, being shown and designated as “**Tract 4 Portion of TMS #221-00-00-221 63.38 acres (Upland) 20.99 acres (Wetlands) 84.37 acres (Total)**” on that certain plat entitled “Subdivision Plat of Tract 3 (203.10 Ac.) TMS #221-00-00-149 to Create Tract 3 (118.73 Ac.) & Tract 4 (84.37 Ac.) St. James Parish Berkeley County, South Carolina Prepared for RG-MWV, LLC (By: Rock-Miramar, Inc.: its Managing Member)” made by Thomas & Hutton Engineering Co. dated August 9, 2017, and recorded on August 30, 2017 in the Berkeley County R.O.D. Office in Plat Cabinet S at Page 345q. Said parcel having such size, shape, dimensions, buttings and boundings as will by reference to said plat more fully appear.

Being a portion of the same property conveyed to RG-MWV, LLC, a Delaware limited liability company, by deed from Meadwestvaco Forestry, LLC dated May 11, 2009 and recorded May 12, 2009 in Book 7908, at Page 193 in the Register of Deeds Office for Berkeley County, South Carolina.

TMS# 221-00-00-221

**Exhibit B**  
**Permitted Exceptions**

1. Taxes and assessments for the year 2018, and subsequent years, which are a lien but are not yet due and payable.
2. Any taxes assessed under the rollback provisions of § 12-43-220 (D-4) South Carolina Code of Laws 1976, as amended.
3. Development and use restrictions and conditions imposed by federal, state and local laws with respect to those portions of the property which constitute "wetlands".
4. Power Line Easement granted by Westvaco Corporation to the South Carolina Public Service Authority dated September 17, 1982, recorded in the Register of Deeds for Berkeley County, South Carolina in Book C-152, at Page 60.
5. Development Agreement by and between Berkeley County, South Carolina and Rock-Berkeley, LLC, now known as RG-MWV LLC, dated February 20, 2009, recorded in the Register of Deeds for Berkeley County, SC in Book 7796, at Page 1, as affected by that certain Partial Assignment and Assumption of Development Agreement dated December 14, 2010, recorded in the Register of Deeds for Berkeley County on January 27, 2011 in Book 8799, at Page 339, and that certain Partial Assignment and Assumption of Development Agreement dated February 15, 2011, recorded in the Register of Deeds for Berkeley County on February 16, 2011 in Book 8824, at Page 104, and that certain First Amendment to Development Agreement dated March 28, 2016, recorded in the Register of Deeds for Berkeley County on April 26, 2016 in Book 2161, at Page 942, and that Partial Assignment and Assumption of Development Agreement with Gerber dated as of April 29, 2016, and recorded on May 2, 2016, in the ROD in Book 2166, Page 532.
6. The matters contained in the document shown below which, among other things, may contain or provide for: easements, liens for liquidated damages, private charges or assessments, option to purchase, right of first refusal, or the prior approval of a future purchaser or occupant, and covenants, conditions, and restrictions, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document:

Entitled: Declaration of Restrictive Covenants (Wetlands and Wetland Buffers)

Recording Date: July 27, 2009

Recording No: Book 8041, at Page 121

7. The matters contained in the document shown below which, among other things, may contain or provide for: easements, liens for liquidated damages, private charges or assessments, option to purchase, right of first refusal, or the prior approval of a future purchaser or occupant, and covenants, conditions, and restrictions, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document:

Entitled: Declaration of Covenants, Conditions, Restrictions and Easement for Rockefeller Group Foreign Trade Zone/Charleston

Recording Date: June 16, 2010

Recording No: Book 8484, page 260

8. Right of Way Easement granted by RG-MWV LLC to Berkeley Electric Cooperative, Inc. dated June 15, 2010, recorded in Register of Deeds for Berkeley County, SC, on August 4, 2010, in Book 8555, at Page 316.
9. Stormwater Maintenance Agreement by and between RG-MWV LLC and Berkeley County dated May 19, 2009, recorded in Register of Deeds for Berkeley County, SC, on May 21, 2009, in Book 7926, at Page 295.
10. Stormwater Maintenance Agreement by and between RG-MWV LLC and Berkeley County dated May 19, 2009, recorded in Register of Deeds for Berkeley County, SC, on May 21, 2009, in Book 7926, at Page 299.
11. Stormwater Maintenance Agreement by and between RG-MWV LLC and Berkeley County dated January 11, 2010 recorded in Register of Deeds for Berkeley County, SC, on March 17, 2010, in Book 8365, at Page 334.
12. Rights contained in that certain Bill of Sale from RG-MWV LLC to Berkeley County Water and Sanitation dated October 6, 2010, recorded in Register of Deeds for Berkeley County, SC, on October 18, 2010, in Book 8662, at Page 55.
13. Rights contained in that certain Bill of Sale from RG-MWV LLC to Berkeley County Water and Sanitation dated October 27, 2010, recorded in Register of Deeds for Berkeley County, SC, on October 27, 2010, in Book 8675, at Page 194.
14. Stormwater Maintenance Agreement by and. between RG-MV VV LLC and Berkeley County dated November 28, 2011, recorded in Register of Deeds for Berkeley County, SC, on March 9, 2012, in Book 9356, at Page 289.

15. Stormwater Maintenance Agreement by and between RG-MWV LLC and Berkeley County dated January 11, 2010, recorded in Register of Deeds for Berkeley County, SC, on March 17, 2010, in Book 8365, at Page 330.
16. Grant of Perpetual Easement between Berkeley County Water and Sanitation and RG-MWV LLC dated October 27, 2010, and recorded October 27, 2010, in Book 8675, page 202, Berkeley County records.
17. Indenture between RG-MWV LLC and South Carolina Electric & Gas Company dated September 9, 2010, and recorded November 18, 2010, in Book 8709, page 224, Berkeley County records.
18. Indenture between RG-MWV LLC and South Carolina Electric & Gas Company dated September 9, 2010, and recorded November 18, 2010, in Book 8709, page 245, Berkeley County records.
19. Grant of Perpetual Easement between Berkeley County Water and Sanitation and RG-MWV LLC dated October 6, 2010, and recorded October 18, 2010, in Book 8662, page 71, Berkeley County records.
20. All matters as shown on:
  - (a) that certain plat by Thomas & Hutton Engineering Co. dated February 5, 2007, entitled "PLAT OF A BOUNDARY SURVEY OF THE GIBBS TRACT CONTAINING 400.53 ACRES" recorded in the Register of Deeds for Berkeley County, South Carolina on April 27, 2009, in Plat Cabinet N, at Page 84P;
  - (b) that certain plat by Thomas & Hutton Engineering Co. dated July 29, 2010, entitled "A PLAT OF NEW GENERAL UTILITY EASEMENTS ACROSS THE PROPERTIES OF RG-MWV, LLC, RESIDUAL TRACT & RG-MWV, LLC TRACT 1" recorded in the Register of Deeds for Berkeley County, South Carolina on October 13, 2010, in Plat Cabinet O, at Page 107P;
  - (c) that certain plat by Thomas & Hutton Engineering Co. dated September 15, 2010, entitled "A PLAT OF THE SUBDIVISION OF THE PROPERTY OF RG-MWV, LLC RESIDUAL TRACT TO CREATE A NEW BCWS PUMP STATION AND A NEW GENERAL UTILITY EASEMENT" recorded in the Register of Deeds for Berkeley County, South Carolina on October 15, 2010, in Plat Cabinet O, at Page 112P;
  - (d) that certain plat by Thomas & Hutton Engineering Co. dated October 27, 2010, entitled "FINAL SUBDIVISION PLAT OF THE GIBBS TRACT TO CREATE TRACT 2 & 3 AND TRADE ZONE BOULEVARD" recorded in the Register of Deeds for Berkeley County, South Carolina on January 14, 2011, in Plat Cabinet O, at Pages 174P - 179P; and

- (e) that certain plat by Thomas & Hutton Engineering Co. dated August 9, 2017, entitled "SUBDIVISION PLAT OF TRACT 3 (203.10 AC.) TMS #221-00-00-149 TO CREATE TRACT 3 (118.73 AC.) & TRACT 4 (84.37 AC.)" recorded in the Register of Deeds for Berkeley County, South Carolina on August 30, 2017, in Plat Cabinet S at Page 345q.
- 21. Those matters shown on that certain plat by F. Elliott Quinn, III entitled in part "AN ALTA/NSPS LAND TITLE SURVEY OF TRACT 4 CONTAINING 84.37 AC. TRADE ZONE BOULEVARD" dated March 7, 2018, including but not limited to, the following: Wetlands, Wetlands buffer, Ex. 15' SCE&G Esmt., Existing public drainage easement; Existing 5' BOWS general utility easement, 10' reserved utility esmt., SCE&G Gas Station Site Esmt., ponds, development monument sign, 20' reserved utility esmt., 50' buffer yard A, electric boxes, storm inlet, water valves, fire hydrant, water line, underground electric power and storm drain pipes.

STATE OF SOUTH CAROLINA )  
COUNTY OF BERKELEY )

**AFFIDAVIT**

PERSONALLY appeared before me the undersigned, who being sworn, deposes and states:

1. I have read the information on this Affidavit and I understand such information.
2. The property being transferred is located in Berkeley County, bearing Berkeley County Tax Map Number 221-00-00-221, and was transferred by **RG-MWV LLC**, a Delaware limited liability company to SL Berkeley County I LLC, a Delaware limited liability company, on this day 3 of April, 2018.
3. Check one of the following: **The DEED is**
  - a. X 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. \_\_\_\_\_ EXEMPT from the deed recording fee because  
(Explanation, if required-nominal fee)  
(If exempt, please skip items 4-6, and go to item 7 of this affidavit)
4. Check one of the following if either item 3(a) or item 3(b) above has been checked.
  - a. X The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$8,000,000.00.
  - 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 outstanding balance of this lien or encumbrance is \$ \_\_\_\_\_.
6. The DEED Recording Fee is computed as follows:
  - a. \$8,000,000.00 the amount listed in item 4 above
  - b. \$0.0 the amount listed in item 5 above (no amount place zero)
  - c. \$8,000,000.00 subtract Line 6(b) from Line 6(a) and place the result.
7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$29,600.00.
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.

Sworn to before me this 20<sup>th</sup> day of March, 2018

Notary Public for State of Florida  
Notary Print Name: Sandra Leyva  
My Commission expires: 10/7/18

GRANTOR:

**RG-MWV LLC**, a Delaware limited liability company

By: Rock-Miramar, Inc., its managing member

By: John Petricola  
John Petricola, its Vice President

