

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

00006952 Vol: 8399 Pg: 87



53 2010 00006952

**Instrument Number:** 2010- 00006952

As  
Deed

**Recorded On:** April 12, 2010**Parties:** HLIT IV SC-1 LP**To**

TOLMAN SALISBURY FAMILY LP

**Billable Pages:** 2**Recorded By:** HAYNSWORTH SINKLER BOYD, P.A.**Num Of Pages:** 7**Comment:****\*\* Examined and Charged as Follows: \*\***

Deed 12.00

**Recording Charge:** 12.00

|          | Tax Amount | Consideration<br>Amount | RS#/CS# |                 |       |
|----------|------------|-------------------------|---------|-----------------|-------|
| Deed Tax | 37.00      | 10,000.00               | D 1646  | Deed State Tax  | 26.00 |
|          |            |                         |         | Deed County Tax | 11.00 |

**Tax Charge:** 37.00

RECEIVED

Apr 12, 2010

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 Clerk's Office For: Berkeley County, SC

**File Information:**

Document Number: 2010- 00006952

Receipt Number: 272774

Recorded Date/Time: April 12, 2010 12:32:38P

Book-Vol/Pg: Bk-R VI-8399 Pg-87

Cashier / Station: B Blake / Cash Station 7

**Record and Return To:**

HAYNSWORTH SINKLER BOYD, P.A.

P.O. BOX 340

CHARLESTON SC 29402



*Cynthia B. Forte*

Cynthia B Forte - Register of Deeds

STATE OF SOUTH CAROLINA               )  
  ) LIMITED WARRANTY DEED  
COUNTY OF BERKELEY                 )

**WHEREAS**, HLIT IV SC-1 L.P., a Delaware limited partnership, (“**HLIT**”) is the owner of that certain parcel of land located in Berkeley County, South Carolina, known and designated by TMS# 220-00-02-123, (the “**HLIT Tract**”); and

**WHEREAS**, The Tolman Salisbury Family, L.P., a South Carolina limited partnership, (“**Salisbury**”) is the owner of that certain parcel of land located in Berkeley County, South Carolina, known and designated by TMS# 220-00-02-055, (the “**Salisbury Tract**”); and

**WHEREAS**, HLIT and Salisbury have agreed to adjust the property line between the HLIT Tract and the Salisbury Tract; and

**WHEREAS**, as part of the property line adjustment, Salisbury is conveying a 0.336 acre parcel to HLIT and HLIT is conveying a 0.430 acre parcel to Salisbury.

**WHEREAS**, in order to accomplish the foregoing HLIT is now minded to execute and deliver to Salisbury this Limited Warranty Deed.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS THAT HLIT IV SC-1, L.P., a Delaware limited partnership (“Grantor”), for and in consideration of FIVE AND NO/100 DOLLARS (\$5.00) and the exchange of real property, to it in hand paid at and before the sealing of these presents by THE TOLMAN SALISBURY FAMILY, L.P., a South Carolina limited partnership (“Grantee”), in the State aforesaid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor, has, subject to all easements, restrictions, reservations, conditions set forth on Exhibit “B” hereto (the “*Permitted Exceptions*”), GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents do GRANT, BARGAIN, SELL and CONVEY, subject to the exceptions, restrictions and limitations hereinafter set forth, unto Grantee and Grantee’s successors and assigns, all that certain tract of real property situated in Berkeley County, South Carolina, and more particularly described in Exhibit “A” attached hereto and made a part hereof for all purposes (the “Property”) and all buildings, fixtures and other improvements located on the Property, if any, together with all and singular the rights, privileges, hereditaments, and appurtenances pertaining to such real property, (collectively, the “*Property*”).

For the same consideration, Grantor has GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents does GRANT, BARGAIN, SELL and CONVEY unto Grantee, without warranty, express or implied, all interest of Grantor, if any, in (1) strips and gores, if any, between the Property and any abutting properties, whether owned or claimed by deed, limitations or otherwise, and whether located inside or outside the Property; and (2) any land lying in or under the bed of any creek, stream or waterway or any highway, avenue, street, road, alley, easement or right of way, open or proposed, in, or across, abutting or adjacent to the Property.

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

This conveyance is being made by Grantor and accepted by Grantee subject to the Permitted Exceptions set forth on Exhibit "B", but only to the extent that such Permitted Exceptions are valid, existing, and, in fact, affect the Property.

TO HAVE AND TO HOLD, subject to the Permitted Exceptions, the Property, together with, all and singular, the rights and appurtenances thereto in anywise belonging, to Grantee and Grantee's successors and assigns forever; and Grantor does hereby bind Grantor and Grantor's successors and assigns to warrant and forever defend, all and singular, the Property unto the Grantee and Grantee's successors and assigns, against itself and its successors to claim the same or any part thereof.

***REMAINDER OF PAGE LEFT BLANK INTENTIONALLY***

***SIGNATURES ON THE FOLLOWING PAGE***

IN WITNESS WHEREOF, **HLIT IV SC-1, L.P., a Delaware limited partnership**, has set its hand and seal this 18<sup>th</sup> day of January, in the year of our Lord two thousand Ten and in the two hundred and thirty-fourth year of the Sovereignty and Independence of the United States of America.

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF:

Witnesses:

HLIT IV SC-1, L.P.,  
a Delaware limited partnership

By: HLIT IV SUB GP, LLC,  
a Delaware limited liability company,  
its general partner

[Signature]  
1<sup>st</sup> witness, sign here

By: [Signature] (L.S.)

Name: Gary B. Frederick

[Signature]  
2<sup>nd</sup> witness, sign here

Its: Senior Vice President

STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF BERKELEY )

ACKNOWLEDGMENT

This instrument was acknowledged before me on January 18, 2010, by Gary B. Frederick, Senior Vice President of HLIT IV Sub GP, LLC, a Delaware limited liability company, on behalf of said limited liability company, in its capacity as the general partner of HLIT IV SC-1, L.P., a Delaware limited partnership, on behalf of said limited partnership.

[Signature]  
Notary Public for the State of South Carolina  
My Commission Expires: 10-4-17

**ROBIN L. SINCLAIR**  
**NOTARY PUBLIC**  
**STATE OF SOUTH CAROLINA**  
**MY COMM. EXP: 10-4-17**

Exhibit "A"  
Legal Description

ALL that certain piece, parcel or lot of land, situate, lying and being in Goose Creek Parish, Berkeley County, South Carolina, measuring and containing 0.430 acres, more or less, as more particularly shown and designated as "Area 1" on a plat prepared by Southeastern Surveying, Inc., entitled: "A BOUNDARY LINE ADJUSTMENT OF TMS#'S 220-00-02-055 AND 220-00-02-018 CHARLESTON TRADE CENTER, OWNERS AS SHOWN, LOCATED IN 2ND ST JAMES GOOSE CREEK PARISH, BERKELEY COUNTY, SOUTH CAROLINA" dated December 3, 2009, last revised December 17, 2009 and recorded in Plat Cabinet N, Page 361-P, Register of Deeds for Berkeley County, S.C.

The property herein conveyed is further described as follows:

From the intersection of Jedburg Road and Business Park Road, approximately 12,256' in a southeasterly direction along the southern right-of-way of the existing Business Park Road to a new 5/8"rebar, being the POINT OF BEGINNING.

Thence leaving the right-of-way of Business Park Road S 37°31'37"W, 157.10' to a new 5/8"rebar; thence S 67°49'48"W, 138.40' to a calculated point; thence N 37°31'37"E, 191.74' to a calculated point; thence N 07°28'23"W, 120.00' to a calculated point at the right-of-way of Business Park Road; thence along the right-of-way of Business Park Road S 52°28'23"E, 154.69' to a new 5/8"rebar being THE POINT OF BEGINNING containing 0.430 acres more or less.

Being a portion of the property conveyed to HLIT IV SC-1, L.P., a Delaware limited partnership by deed of The Tolman Salisbury Family, L.P., dated January 31, 2008 and recorded January 31, 2008 in Deed Book 7135, Page 246 in the Berkeley County Register of Deeds Office

A portion of TMS# 220-00-02-123 to be added to TMS# 220-00-02-055

GRANTEE'S ADDRESS: 708 N. Maple Street  
Summerville, SC 29483

## Exhibit "B"

PERMITTED EXCEPTIONS

1. Taxes and assessments for the year 2010, and subsequent years, which are a lien but are not yet due and payable.
2. Liens for taxes and other governmental charges including but not limited to "roll back" taxes assessed pursuant to South Carolina Code of Laws, 1976, as amended, for the current tax year and future years that are not yet due and payable.
3. Berkeley Interstate Site Development Agreement by and between Berkeley County, South Carolina, and HW Berkeley, LLC, dated as of May 15, 2007, and recorded May 16, 2007, in Book 6572, Page 001, and re-recorded May 24, 2007, in Book 6591, Page 001; as amended by Partial Assignment and Assumption of Rights and Obligations under Development Agreement dated October 19, 2007, by and between HW Berkeley, LLC, and HLIT IV SC-2, L.P. recorded December 7, 2007, in Book 7033, Page 39; Office of the Register of Deeds for Berkeley County, South Carolina.
4. Reservation of Oil, gas and other minerals as set forth in Mineral Deed dated February 5, 2008, and recorded February 7, 2008, in Book 7148, Page 112, Office of the Register of Deeds for Berkeley County, South Carolina.
5. Dedication of a 75' private right-of-way as shown on a plat prepared by Southeastern Surveying of Charleston, Inc., dated June 15, 2007, and recorded in Plat Cabinet N, Page 323-H, Office of the Register of Deeds for Berkeley County, South Carolina.

