

**Berkeley County  
Cynthia B. Forte  
Register of Deeds 00000112 Vol: 9874 Pg: 63  
Moncks Corner 294616120**



53 2013 00000112

**Instrument Number:** 2013- 00000112

As  
Deed

**Recorded On:** January 02, 2013**Parties:** CN CRAG BLACKHAWK LLC

To

BEACON NORTH RHETT LLC

**Billable Pages:** 1**Recorded By:** HAYNESWORTH SINKLER BOYD**Num Of Pages:** 6**Comment:****\*\* Examined and Charged as Follows: \*\***

Deed		11.00				
<b>Recording Charge:</b>		<b>11.00</b>				
			Consideration			
			Amount	RS#/CS#		
Deed Tax	Tax Amount	71,410.00	19,300,000.00	D 12999	Deed State Tax	50,180.00
					Deed County Tax	21,230.00
	<b>Tax Charge:</b>	<b>71,410.00</b>				

RECEIVED

Jan 02, 2013

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: 2013- 00000112	HAYNESWORTH SINKLER BOYD
Receipt Number: 408364	P O BOX 2048
Recorded Date/Time: January 02, 2013 03:41:02P	ATTN: KAREN MOFFATT
Book-Vol/Pg: Bk-R VI-9874 Pg-63	GREENVILLE SC 29602
Cashier / Station: R McMakin / Cash Super Station 5	



*Cynthia B. Forte*

Cynthia B Forte - Register of Deeds

Mail after recorded to:  
Moore & Van Allen PLLC (E. Settle)  
40 Calhoun Street, Suite 300  
Charleston, SC 29401

STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF BERKELEY )

## TITLE TO REAL ESTATE (LIMITED WARRANTY)

KNOW ALL MEN BY THESE PRESENTS, that **CN CRAG BLACKHAWK LLC**, a Delaware limited liability company (hereinafter referred to as the Grantor) for and in consideration of the sum of Five Dollars (\$5.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, to Grantor in hand paid at and before the sealing of these presents by **BEACON NORTH RHETT LLC**, a North Carolina limited liability company, with an address c/o Beacon Partners, 610 East Morehead Street, Suite 250, Charlotte, North Carolina 28202 (hereinafter referred to as the Grantee), the receipt whereof is hereby acknowledged, has granted, bargained, sold and released and by these presents does grant, bargain, sell and release unto the Grantee, its successors and assigns, the following described real property:

**SEE EXHIBIT 'A' ATTACHED**

TOGETHER with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging or in any wise incident or appertaining.

TO HAVE AND TO HOLD, all and singular the premises before mentioned unto the said Grantee, its successors and assigns, forever.

AND the Grantor does hereby covenant with the Grantee, that the Grantor has done nothing to impair such title as the Grantor received, and the Grantor does bind itself and its successors and assigns to warrant and forever defend all and singular said premises unto the Grantee and the Grantee's successors and assigns against all persons whomsoever lawfully claiming or to claim the same or any part thereof by, under or through the Grantor, but not otherwise.

The foregoing conveyance is made subject to subject to (A) ad valorem real property taxes and assessments for the year of closing and for subsequent years, (B) all easements, covenants, conditions, restrictions and other agreements of record, (C) all matters which would be disclosed by a recent and accurate survey of the property hereby conveyed, and (D) municipal, zoning and subdivision laws and ordinances.

WITNESS the Grantor's hand and seal this 28<sup>th</sup> day of December, 2012.

**GRANTOR:**

**CN CRAG BLACKHAWK LLC,**  
a Delaware limited liability company

By: CN REEF MEZZANINE I LLC,  
a Delaware limited liability company,  
its Managing Member

By: COLUMBUS NOVA REAL  
ESTATE EQUITY FUND I LLC, a  
Delaware limited liability company,  
its Managing Member

SIGNED, sealed and delivered in  
the presence of:

Robert W. Summers

Witness #1

Christine R. Walts

Witness #2/Notary

By: COLUMBUS NOVA REAL  
ESTATE ACQUISITION GROUP  
LLC, a Delaware limited liability  
company, its Manager

By: Stephen J. Pandos

Name: Stephen J. Pandos

Title: Managing Director

STATE OF NORTH CAROLINA )

COUNTY OF MECKLENBURG )

PROBATE

Personally appeared before me the undersigned witness and made oath that he/she saw Stephen J. Pandos, as the Managing Director of **COLUMBUS NOVA REAL ESTATE ACQUISITION GROUP LLC**, a Delaware limited liability company, manager of Columbus Nova Real Estate Equity Fund I LLC, sign, seal and as the act and deed of Columbus Nova Real Estate Acquisition Group LLC, as the manager of Columbus Nova Real Estate Equity Fund I LLC, as the managing member of CN REEF Mezzanine I LLC, as the managing member of CN CRAG Blackhawk LLC, deliver the within written Title to Real Estate, and that he/she, with the other witness named above, witnessed the execution thereof.

Robert W. Summers  
Witness #1

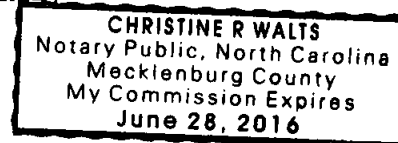
Sworn to before me this 20  
day of December, 2012.

Christine R. Walts

Notary Public for North Carolina

My Commission Expires: June 28, 2016

[SEAL]



**EXHIBIT A****LEGAL DESCRIPTION**

All that piece, parcel or tract of land, situate, lying and being in the town of Hanahan, Berkeley County, South Carolina, comprised of that certain 18.172 acre tract and that certain 15.968 acre tract, as shown on a plat entitled "PLAT OF THE SUBDIVISION OF A 34.14 AC. TRACT, A PORTION OF TRIDENT INDUSTRIAL PARK", prepared by George A.Z. Johnson, Jr., dated May 11, 1977, revised July 5, 1977, February 8, 1985 AND April 29, 1985 and recorded in Plat Cabinet F, at Slide 94, Office of the Register of Deeds for Berkeley County, South Carolina. Said tract of land having such size, shape, dimensions, buttings and boundings as will by reference to said plat more fully and at large appear.

TMS #266-09-00015

DERIVATION: This being the identical property conveyed by Montgomery Industries, L.P. and Montgomery Industries, Inc. to CN CRAG Blackhawk LLC by deeds recorded on November 13, 2006 in Volume 6120, Page 144, and Volume 6120, Page 150 in the Office of the Register of Deeds for Berkeley County, South Carolina.

STATE OF SOUTH CAROLINA    )  
   )  
 COUNTY OF BERKELEY         )       AFFIDAVIT

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 is 5801 N. Rhett Avenue Extension, City of Hanahan, Berkeley County, South Carolina.
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 a distribution to a trust beneficiary.
  - (c)    \_\_\_\_\_       exempt from the deed recording fee because: \_\_\_\_\_  
 (If exempt, please skip items 4-7, and go to item 8 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 \$19,300,000.00.
  - (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 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:       \$19,300,000.00

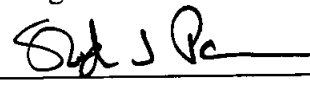
- (b) Place the amount listed in item 5 above here: \$0  
(If no amount is listed, place zero here.)
- (c) Subtract Line 6(b) from Line 6(a)  
and place result here: \$19,300,000.00
7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$71,410.00.
8. As required by Code Section 12-24-70, I state that I am the 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.

**CN CRAG BLACKHAWK LLC,**  
a Delaware limited liability company

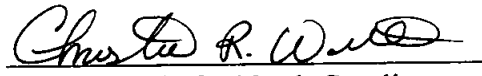
By: CN REEF MEZZANINE I LLC,  
a Delaware limited liability company,  
its Managing Member

By: COLUMBUS NOVA REAL  
ESTATE EQUITY FUND I LLC, a  
Delaware limited liability company,  
its Managing Member

By: COLUMBUS NOVA REAL  
ESTATE ACQUISITION  
GROUP LLC, a Delaware  
limited liability company, its  
Manager

By:   
Name: Stephen J. Pandos  
Title: Managing Director

Sworn to before me this 20  
day of December, 2012.

  
Notary Public for North Carolina

My Commission Expires: June 28, 2016

