

**Berkeley County  
Cynthia B. Forte  
Register of Deeds    00000113 Vol: 9874 Pg: 69  
Moncks Corner 294616120**



53 2013 00000113

**Instrument Number: 2013- 00000113**

As  
Deed

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

BEACON NORTH RHETT LLC

**Billable Pages: 2****Recorded By:** HAYNESWORTH SINKLER BOYD**Num Of Pages: 7****Comment:****\*\* Examined and Charged as Follows: \*\***

Deed	12.00				
<b>Recording Charge:</b>	<b>12.00</b>				
		Consideration			
		Amount	RS#/CS#		
Deed Tax	0.00		D 13000	Deed County Tax	0.00
				Deed State Tax	0.00
<b>EXEMPT</b>					
<b>Tax Charge:</b>	<b>0.00</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- 00000113	HAYNESWORTH SINKLER BOYD
Receipt Number: 408364	P O BOX 2048
Recorded Date/Time: January 02, 2013 03:41:26P	ATTN: KAREN MOFFATT
Book-Vol/Pg: Bk-R VI-9874 Pg-69	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                    )       QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that CN CRAG BLACKHAWK LLC, a Delaware limited liability company (hereinafter referred to as Grantor) for and in consideration of Ten Dollars (\$10.00) to it in hand paid at and before the sealing of these presents by BEACON NORTH RHETT LLC, a North Carolina limited liability company (hereinafter referred to as Grantee), in the State aforesaid (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**

**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.

**TMS #266-09-00015**

**GRANTEE'S ADDRESS:** c/o Beacon Partners, 610 East Morehead Street, Suite 250, Charlotte, NC 28202

This conveyance is made subject to easements and/or restrictions of record and otherwise affecting the property.

TOGETHER with all and singular the rights, members, hereditaments, 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.

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 Quitclaim Deed, and that he/she, with the other witness named above, witnessed the execution thereof.

Robert W. Summers  
Witness #1

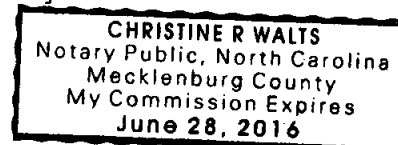
Sworn to before me this 20  
day of December, 2012.

Christine R. Walts

Notary Public for North Carolina

My Commission Expires: June 28, 2016

[SEAL]



## EXHIBIT A

LEGAL DESCRIPTION*That parcel of land:*

5801 NORTH RHETT AVENUE

LYING AND BEING IN THE CITY OF HANAHAN, COUNTY OF BERKELEY, STATE OF SOUTH CAROLINA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON FOUND MARKING THE POINT OF INTERSECTION OF THE WESTERLY MARGIN OF THE RIGHT-OF-WAY OF NORTH RHETT AVENUE (90-FOOT RIGHT-OF-WAY) AND THE NORTHERLY BOUNDARY OF THE PROPERTY OWNED BY BENNETT DEVELOPMENT, LLC (NOW OR FORMERLY) (TMS NO. 266-13-00-012); THENCE WITH THE NORTHERLY BOUNDARY OF THE AFORESAID PROPERTY OWNED BY BENNETT DEVELOPMENT, LLC AND THE NORTHERLY BOUNDARY OF THE PROPERTY OWNED BY ATLANTIC PROPERTIES OF CHARLESTON (NOW OR FORMERLY) (TMS NOS. 266-09-00-011, 266-09-00-012 AND 266-09-00-018) THE FOLLOWING TWO (2) COURSES AND DISTANCES: NORTH 57-07-40 WEST 651.56 FEET TO AN IRON FOUND; AND (2) NORTH 57-07-40 WEST 1283.66 FEET TO AN IRON FOUND MARKING THE POINT OF INTERSECTION OF THE NORTHERLY BOUNDARY OF THE AFORESAID PROPERTY OWNED BY ATLANTIC PROPERTIES OF CHARLESTON (TMS NO. 266-09-00-018) AND THE EASTERLY BOUNDARY OF THE PROPERTY OWNED BY C. F. PARK PLACE ASSOCIATES LIMITED PARTNERSHIP (NOW OR FORMERLY) (TMS NO. 265-12-01-002); THENCE WITH THE EASTERLY BOUNDARY OF THE AFORESAID PROPERTY OWNED BY C. F. PARK PLACE ASSOCIATES LIMITED PARTNERSHIP AND AN EASTERLY BOUNDARY OF THE PROPERTY OWNED BY FRANCES A. TAYLOR (NOW OR FORMERLY) (TMS NO. 266-09-00-032) THE FOLLOWING TWO (2) COURSES AND DISTANCES: (1) NORTH 34-23-44 EAST 674.80 FEET TO AN IRON FOUND; AND (2) NORTH 34-23-44 EAST 98.19 FEET TO AN IRON FOUND; THENCE WITH THE SOUTHERLY BOUNDARY OF THE AFORESAID PROPERTY OWNED BY FRANCES A. TAYLOR NORTH 82-33-41 EAST 194.92 FEET TO AN IRON FOUND MARKING THE POINT OF INTERSECTION OF THE SOUTHERLY BOUNDARY OF THE AFORESAID PROPERTY OWNED BY FRANCES A. TAYLOR AND THE WESTERLY BOUNDARY OF THE PROPERTY OWNED BY BANKTON DRIVE, LLC (NOW OR FORMERLY) (TMS 266-09-00-022); THENCE WITH THE SOUTHERLY BOUNDARY OF THE AFORESAID PROPERTY OWNED BY BANKTON DRIVE, LLC SOUTH 78-51-16 EAST 279.36 FEET TO AN IRON FOUND MARKING THE POINT OF INTERSECTION OF THE SOUTHERLY BOUNDARY OF THE AFORESAID PROPERTY OWNED BY BANKTON DRIVE, LLC AND THE SOUTHWESTERLY BOUNDARY OF THE PROPERTY OWNED BY JOHN KIRIAKIDES (NOW OR FORMERLY) (TMS 266-09-00-021); THENCE WITH THE SOUTHWESTERLY BOUNDARY OF THE AFORESAID PROPERTY OWNED BY JOHN KIRIAKIDES SOUTH 55-48-40 EAST 230.26 FEET TO AN IRON FOUND MARKING THE POINT OF INTERSECTION OF THE SOUTHEASTERLY BOUNDARY OF THE AFORESAID PROPERTY OWNED BY JOHN KIRIAKIDES AND THE SOUTHWESTERLY BOUNDARY OF THE PROPERTY OWNED BY NORTH RHETT INDUSTRIAL ASSOCIATES (NOW OR FORMERLY) (TMS 266-09-00-020); THENCE WITH THE SOUTHWESTERLY BOUNDARY OF THE AFORESAID PROPERTY OWNED BY NORTH RHETT INDUSTRIAL ASSOCIATES SOUTH 30-46-50 EAST 340.69 FEET TO AN IRON FOUND MARKING THE POINT OF INTERSECTION OF THE SOUTHEASTERLY BOUNDARY OF THE AFORESAID PROPERTY OWNED BY NORTH RHETT INDUSTRIAL ASSOCIATES AND THE WESTERLY BOUNDARY OF THE PROPERTY OWNED BY DALIN, LLC (NOW OR FORMERLY) (TMS NO. 266-09-00-019); THENCE WITH THE SOUTHERLY BOUNDARY OF THE AFORESAID PROPERTY OWNED BY DALIN, LLC SOUTH 57-55-00 EAST 433.57 FEET TO AN IRON FOUND MARKING THE POINT OF INTERSECTION OF SOUTHERLY BOUNDARY OF THE AFORESAID PROPERTY OWNED BY DALIN, LLC AND THE WESTERLY MARGIN OF THE AFORESAID RIGHT-OF-WAY OF NORTH RHETT AVENUE; THENCE WITH THE WESTERLY MARGIN OF THE AFORESAID RIGHT-OF-WAY OF NORTH RHETT AVENUE SOUTH 00-37-00 WEST 1007.13 FEET TO THE POINT OR PLACE OF BEGINNING, AND CONTAINING 1,487,056 SQUARE FEET OR 34.138 ACRES, MORE OR LESS AS SHOWN ON THAT CERTAIN SURVEY ENTITLED "ALTA/ACSM LAND TITLE SURVEY SHOWING TMS NO. 266-09-00-015 OWNED BY CN CRAG BLACKHAWK, LLC LOCATED IN TRIDENT INDUSTRIAL PARK, CITY OF HANAHAN, BERKELEY COUNTY, SOUTH CAROLINA" DATED SEPTEMBER 27, 2012 AND PREPARED BY JOHNATHAN F.

CHAR2\1464552v2

BURNS OF GPA PROFESSIONAL LAND SURVEYORS, SCPLS REGISTRATION NO. 22742 (JOB NO. 125120).

**Derivation:** Being the same land conveyed to CN Crag Blackhawk, LLC, a Delaware limited liability company by (i) Special Warranty Deed recorded on November 13, 2006 as Document No. 2006-00084706 in Volume 6120, Page 144, and (ii) Quitclaim Deed recorded on November 13, 2006 as Document No. 2006-00084707 in Volume 6120, Page 150, both of the Office of the Register of Deeds for Berkeley County, South Carolina

**TMS No.:** 266-09-00-015

CHAR2\1464552v2

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)       X         exempt from the deed recording fee because: #12 Quitclaim Deed  
 (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)                    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        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: \$ \_\_\_\_\_
- (b) Place the amount listed in item 5 above here: \$ \_\_\_\_\_  
(If no amount is listed, place zero here.)
- (c) Subtract Line 6(b) from Line 6(a)  
and place result here: \$ \_\_\_\_\_
7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$ \_\_\_\_\_.
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

