

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 #:	2024009535		
Receipt Number:	318782	Return To:	DODDS HENNESSY & STITH
Recorded As:	DEED		1012 EWALL STREET STE A
Recorded On:	April 01, 2024		MT. PLEASANT, SC, 29464
Recorded At:	02:56:51 PM	Received From:	DODDS HENNESSY & STITH
Recorded By:	WK08	Parties:	
Book/Page:	RB 4819: 884 - 890		Direct- PORT CITY CENTRE DEVELOPMENT LLC
Total Pages:	7		Indirect- PCC CHARLESTON II PROPERTY OWNER

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

Recording Fee:	\$15.00
Consideration:	\$15,375,000.00
County Tax:	\$16,912.50
State Tax:	\$39,975.00
Tax Charge:	\$56,887.50



RECEIVED

APR 01, 2024

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

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

)
)
)

Doc: 202400953E  
Total Pages: 7

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name as of this 22<sup>nd</sup> day of March, 2024, but effective as of March 20, 2024

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF:

GRANTOR:

PORT CITY CENTRE DEVELOPMENT, LLC,  
a Delaware limited liability company

MSP GP, LLC  
Its: Manager

Betty Moore  
Witness #1

Chris T. Colwell  
Witness #2

By Charles H. Wendell (SEAL)  
Name: Charles H. Wendell  
Title: Member

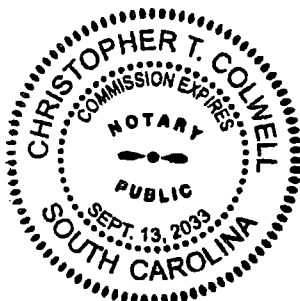
STATE OF SOUTH CAROLINA     )  
   )  
COUNTY OF CHARLESTON     )

# ACKNOWLEDGMENT

I, the undersigned Notary Public, do hereby certify that Charles H. Wendell, Member of MSP GP, LLC, as manager of Port City Centre Development, LLC, a Delaware limited liability company, appeared before me this day and acknowledged the due execution of the foregoing instrument, on behalf of said company.

WITNESS my hand and seal this 22<sup>nd</sup> day of March, 2024.

Chris T. Colwell (SEAL)  
Notary Printed Name: Christopher T. Colwell  
Notary Public for the State of SC  
My commission expires: 9-13-33  
[Affix Seal]



**EXHIBIT "A"****Legal Description**

All that certain piece, parcel, or tract of land, with any improvements thereon, situate, lying and being in the County of Berkeley, State of South Carolina, being shown and designated as TMS #207-00-01-104, Parcel 7, 4,100,619 SF, 94.14 AC on that certain plat entitled, "A PROPERTY LINE ADJUSTMENT PLAT OF PORT CITY CENTRE TMS #207-00-01-104 AND TMS #207-00-01-135 OWNED BY PORT CITY CENTRE DEVELOPMENT, LLC LOCATED NEAR THE TOWN OF SUMMERVILLE BERKELEY COUNTY, SOUTH CAROLINA," prepared by Southeastern Surveying LLC, dated December 22, 2021 and recorded March 10, 2022 in the ROD Office for Berkeley County as Instrument Numbers 2022009784 through 2022009788.

Together with non-exclusive easement rights to Port City Centre Drive New Variable Width Private R/W to be Added to TMS# 207-00-01-139 and TMS #207-00-01-139 Port City Centre Drive Existing Variable Width Private R/W (Private Right-of-Way Includes Ingress/Egress Easement) New Acreage 193.349 SF 4.44 AC shown on the plat recorded in the ROD Office for Berkeley County as Instrument Number 2024004207 and the Declaration of Covenants, Conditions, Restrictions and Easements recorded in Book 4168 at Page 565, a duplicate original of which was recorded in Book 4174 at Page 827.

TMS No. 207-00-01-104

**EXHIBIT "B"****Permitted Exceptions**

1. Taxes and assessments for the year 2024 and all subsequent years, which are a lien, but are not yet due and payable.
2. Easement to South Carolina Public Service Authority recorded in Book C152 at Page 060, in the Office of the Register of Deeds for Berkeley County, South Carolina.
3. Development and use restrictions and conditions imposed by federal, state and local laws with respect to those portion of the Land shown as wetlands on the Plat Instrument Numbers 2022009784 through 2022009788, aforesaid records.
4. Terms and conditions of the Declaration of Covenants, Conditions, Restrictions and Easements appearing of record in Book 4168, page 565, a duplicate original of which appearing of record in Book 4174, page 827, aforesaid records.
5. Hold Harmless Agreement as to Port City Centre Drive appearing of record in Book 4174, page 822, and in Book 4690, page 636, aforesaid records.
6. Location of New 50' Radius Temporary Turnaround and wetland and wetland buffer as shown on the Plat Instrument Numbers 2022009784 through 2022009788, aforesaid records.
7. Berkeley County Stormwater Management Program Covenants for Permanent Maintenance of Stormwater Systems appearing of record in Book 4358, page 621, aforesaid records.
8. Right of Way Easement to Berkeley Electric Cooperative, Inc. appearing of record in Book 4717, page 652, aforesaid records.
9. Berkeley County Stormwater Management Program Covenants for Permanent Maintenance of Stormwater Systems appearing of record in Book 4753, page 106, aforesaid records.

**AS TO EASEMENT PARCEL ONLY:**

10. Easement to the South Carolina Electric & Gas Company appearing of record in Book 2737, page 287, aforesaid records and shown on the plat appearing of record in Plat Instrument Number 2024004207, aforesaid records.
11. Berkeley County Stormwater Management Program Covenants for Permanent Maintenance of Stormwater Systems appearing of record in Book 3224, page 627, aforesaid records.
12. Berkeley County Stormwater Management Program Covenants for Permanent Maintenance of Stormwater Systems appearing of record in Book 2452, page 124, aforesaid records.
13. Berkeley County Stormwater Management Program Covenants for Permanent Maintenance of Stormwater Systems appearing of record in Book 2890, page 702, aforesaid records.
14. Bill of Sale to Berkeley County for the water and sewer systems for Port City Centre Phase 1 appearing of record in Book 3130, page 1, aforesaid records
15. Title to Sewer System to Berkeley County Water and Sanitation for Port City Centre Phase 1 appearing of record in Book 3130, page 5, aforesaid records.
16. Title to Water System to Berkeley County Water and Sanitation for Port City Centre Phase 1 appearing of record in Book 3130, page 9, aforesaid records.
17. Grant of Perpetual Exclusive Easement to Berkeley County appearing of record in Book 3130, page 13, aforesaid records (shown and described as 20' BCWS Utility Easement on Plat Instrument

Numbers 2019023656, 2019023657, 2019023658, and 2019023659 - the remaining easements having been abandoned per Plat Instrument Numbers 2022009784 through 2022009788).

18. Reciprocal Access and Utilities Easement Agreement appearing of record in Book 4101, page 80, aforesaid records.
19. Berkeley County Stormwater Management Program Covenants for Permanent Maintenance of Stormwater Systems appearing of record in Book 4332, page 512, aforesaid records. (Port City Centre-Roadway Extension)
20. Subject to the following matters shown on Plat Instrument Number 2024004207, aforesaid records:
  - a. Ex. 20' Private Drainage Easement;
  - b. Ex. Variable Width BCWS Utility Easement;
  - c. Ex. Private 25' Drainage Easement;
  - d. New Variable Width BCWS Utility Easement 43,331 SF 0.99 AC;
  - e. New 5' Private Utility Easement;
  - f. Ex. Public 40' Drainage Easement

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, and is identified as TMS# 207-00-01-104, was transferred by Port City Centre Development, LLC to PCC Charleston II Property Owner LLC on this day 20<sup>th</sup> of March, 2024.
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- \_\_\_\_\_)  
(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 \$15,375,000.00.
  - 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. (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. \$15,375,000 the amount listed in item 4 above
  - b. \$ \_\_\_\_\_ the amount listed in item 5 above (no amount place zero)
  - c. \$\$15,375,000 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: \$56,887.50.
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 22<sup>nd</sup> day of  
March, 2024

Christopher T. Colwell

Notary Public for SC  
Notary Print Name: Christopher T. Colwell  
My Commission expires: 9.13.33



**PORT CITY CENTRE DEVELOPMENT, LLC,**  
a Delaware limited liability company

By: MSP GP, LLC  
Its: Manager

By: Charles H. Wendell (SEAL)  
Name: Charles H. Wendell  
Title: Member