

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 \*\*\*

\*\*\* ELECTRONICALLY RECORDED DOCUMENT \*\*\*

Instrument #:	2021014457	
Receipt Number:	206090	Return To:
Recorded As:	EREC-DEED	
Recorded On:	March 30, 2021	
Recorded At:	08:57:48 AM	Received From: SIMPLIFILE
Recorded By:	CINDY DARBY	Parties:
Book/Page:	RB 3748: 176 - 180	Direct- WEST-SIGNAL INDUSTRIAL PROPERTY B LLC
Total Pages:	5	Indirect- LBA OR CORE-COMPANY VIII LLC

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

Recording Fee:	\$15.00
Consideration:	\$36,425,000.00
County Tax:	\$40,067.50
State Tax:	\$94,705.00
Tax Charge:	\$134,772.50



RECEIVED

MAR 30, 2021

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

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

**Recording requested by and  
when recorded mail to:**

**Seyfarth Shaw LLP  
601 South Figueroa Street, Suite 3300  
Los Angeles, California 90017  
Attn: Richard C. Mendelson, Esq.**

**SOUTH CAROLINA LIMITED WARRANTY DEED**

**COUNTY: Berkeley**

**TAX MAP NO. 259-00-01-007**

**DATE: March 29, 2021**

**Grantor**

WEST-SIGNAL INDUSTRIAL PROPERTY  
B, LLC, a Delaware limited liability company  
c/o Westport Capital Partners LLC  
300 Atlantic Street, Suite 1110  
Stamford, CT 06901

**Grantee**

LBA OR CORE-COMPANY VIII, LLC,  
a Delaware limited liability company  
c/o LBA Realty  
3347 Michelson Drive, Suite 200  
Irvine, CA 92612

The designation Grantor and Grantee as used herein shall include the named parties and their heirs, successors and assigns and shall include singular, plural, masculine, feminine or neuter as required by context.

**KNOW ALL MEN BY THESE PRESENTS**, that Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) paid by Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, SUBJECT TO all current real property taxes, zoning and other governmental restrictions, and all covenants, conditions, restrictions, easements, rights of way, and other matters of record, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto Grantee, its successors and assigns, all of Grantor's right, title and interest in and to the real estate (the "**Property**") described as follows:

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND CONTAINING 19.548 ACRES AND IDENTIFIED AS "NEW 'PARCEL C1A'" ON THAT PLAT ENTITLED "SUBDIVISION PLAT SHOWING THE CREATION OF NEW 'PARCEL C1A', NEW 'PARCEL AB3', AND NEW 'P.O.A.' OWNED BY MWV-NORTH POINTE, LLC LOCATED IN THE CITY OF HANAHAN, BERKELEY COUNTY, SOUTH CAROLINA", DATED FEBRUARY 18, 2015, BY JOHNATHAN F. BURNS, S.C. REG. NO. 22742, OF GPA PROFESSIONAL LAND SURVEYORS, AND RECORDED MAY 7, 2015, IN PLAT CABINET S,

PAGE 116-A, IN THE OFFICE OF THE REGISTER OF DEEDS FOR BERKELEY COUNTY, SOUTH CAROLINA. THE SAID PARCEL HAVING SUCH SIZE, SHAPE, DIMENSIONS, BUTTINGS AND BOUNDINGS AS WILL BY REFERENCE TO THE AFORESAID PLAT MORE FULLY AND AT LARGE APPEAR.

TMS NO.: 259-00-01-007

Derivation: This being the property conveyed to Grantor by Deed from MWV-NORTH POINTE, LLC, recorded August 31, 2017 in the Office of the Register of Deeds for Berkeley County in Deed Book 2552 at Page 911.

Address of Grantee: c/o LBA Realty  
3347 Michelson Drive, Suite 200  
Irvine, CA 92612

**TOGETHER** with all and singular, the rights, members, hereditaments and appurtenances to the Property belonging or in any way incident or appertaining, including, but not limited to, all improvements of any nature located on the Property and all easements and rights-of-way appurtenant to the Property.

**TO HAVE AND TO HOLD** all and singular the Property unto Grantee and Grantee's heirs successors and assigns in fee simple forever.

And, **SUBJECT TO** all current real property taxes, zoning and other governmental restrictions, and all covenants, conditions, restrictions, easements, rights of way, and other matters of record, Grantor does hereby bind Grantor and Grantor's successors and assigns to warrant and forever defend all and singular the Property unto Grantee and Grantee's successors and assigns against Grantor and each of Grantor's successors and assigns, lawfully claiming, or to claim, the same or any part thereof.

*[Signatures appear on following page]*

IN WITNESS WHEREOF, Grantor has caused this Limited Warranty Deed to be executed under seal as of the date first above written.

Signed, sealed, and delivered  
in the presence of:

WEST-SIGNAL INDUSTRIAL PROPERTY  
B, LLC, a Delaware limited liability company

Peggy Ficano  
Witness

By: [Signature]  
Name: Jordan Socaransky  
Title: Vice President

Noreen Keegan  
Witness

Peggy Ficano  
Witness

By: [Signature]  
Name: Howard Fife  
Title: Vice President

Noreen Keegan  
Witness

STATE OF CONNECTICUT  
COUNTY OF FAIRFIELD

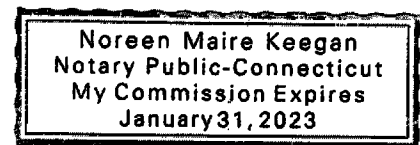
I, Noreen Marie Keegan, a Notary Public in and for Fairfield County, State of Connecticut, certify that Jordan Socaransky, as Vice President and Howard Fife, as Vice President of WEST-SIGNAL INDUSTRIAL PROPERTY B, LLC, a Delaware limited liability company, on behalf of the companies, Grantor, personally came before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 23<sup>rd</sup> day of March, 2021.

[NOTARY SEAL]

Noreen Marie Keegan  
Notary Public for State of Connecticut

My Commission Expires: January, 20 23



[Signature page to Limited Warranty Deed]

STATE OF SOUTH CAROLINA )  
 COUNTY OF RICHLAND )

*AFFIDAVIT FOR TAXABLE OR EXEMPT TRANSFERS*

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

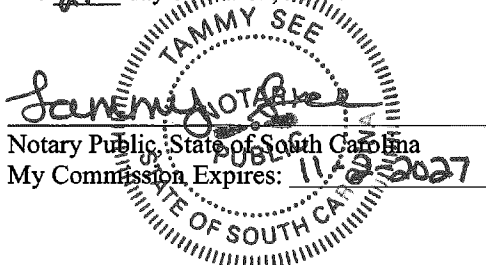
1. I have read the information on this affidavit and I understand such information.
2. The property known as **New Parcel C1A** located Berkeley County, SC, bearing Berkeley County Tax Map Number 259-00-01-007 was transferred by West-Signal Industrial Property B, LLC to LBA OR Core-Company VIII, LLC on the day and year first written on the face of this deed.
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 (See Information section): \_\_\_\_\_

If exempt under exemption #14 as described in the Information section of this affidavit, did the agent and principal relationship exist at the time of the original sale and was the purpose of this relationship to purchase the realty?

Check Yes        or No       

4. Check one of the following if either item 3(a) or item 3(b) above has been checked (See Information section of this affidavit.):
  - a) The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$36,425,000.00.
  - b) The fee is computed on the fair market value of the realty which is \$0.
  - c) The fee is computed on the fair market value of the realty as established for property tax purposes which is \$0.
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) Place the amount listed in item 4 above here: \$36,425,000.00
  - 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: \$36,425,000.00
7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$134,772.50.
8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Attorney for Grantee
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 and subscribed before me  
 this 29<sup>th</sup> day of March, 2021.

  
 Notary Public, State of South Carolina  
 My Commission Expires: 11/23/2027

  
 Wesley M. Graybill, Attorney for Grantee