

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 #:	2022000665	
Receipt Number:	243874	Return To:
Recorded As:	EREC-DEED	
Recorded On:	January 06, 2022	
Recorded At:	11:22:49 AM	Received From: SIMPLIFILE
Recorded By:	HELEN SEXTON	Parties:
Book/Page:	RB 4108: 765 - 774	Direct- SRE TKC CHARLESTON III LLC
Total Pages:	10	Indirect- SUMMERVILLE OWNER LLC

*** EXAMINED AND CHARGED AS FOLLOWS ***

Recording Fee:	\$15.00
Consideration:	\$109,000,000.00
County Tax:	\$119,900.00
State Tax:	\$283,400.00
Tax Charge:	\$403,300.00



RECEIVED

JAN 06, 2022

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

Cynthia B. Forte
Cynthia B Forte - Register of Deeds

After recording return to:
 Moore and Van Allen PLLC (HSB)
 100 North Tryon Street, Suite 4700
 Charlotte, North Carolina 28202

Grantee's Address:
 Summerville Owner LLC
 c/o Kohlberg, Kravis Roberts & Co. L.P.
 30 Hudson Yards, 75th Floor
 New York, New York 10001
 Attn: Ben Brudney

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

KNOW ALL MEN BY THESE PRESENTS THAT **SRE TKC CHARLESTON III, LLC**, a Delaware limited liability company (the "Grantor"), in the State aforesaid, for and in consideration of certain membership interests in **SUMMERVILLE OWNER LLC**, a Delaware limited liability company (the "Grantee"), in the State aforesaid, the receipt of which is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release, subject to the limitations, covenants, easements, conditions and restrictions set forth in Exhibit B attached hereto and incorporated herein by reference (collectively, the "Permitted Exceptions"), unto the Grantee, its successors and assigns forever, the following described real property located in Berkeley County, South Carolina, to wit:

See Exhibit A attached hereto and incorporated herein by reference for legal description of the property (the "Property") being conveyed.

TOGETHER with, subject to the Permitted Exceptions, all and singular the rights, members, hereditaments and appurtenances to the said Property belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, subject to the Permitted Exceptions, all and singular, the Property before mentioned, unto the said Grantee and Grantee's successors and assigns, forever.

AND GRANTOR, subject to the Permitted Exceptions, does hereby bind itself and its successors and assigns, to warrant and forever defend, all and singular, the Property unto the Grantee, its successors and assigns, against itself and its successors and assigns, and all persons whomsoever lawfully claiming, or to claim the same or any part thereof, by or through the Grantor, but not otherwise.

[Remainder of this page intentionally left blank]
[Signature pages to follow]

IN WITNESS WHEREOF, Grantor has caused this Limited Warranty Deed to be signed in its name by its duly authorized officer, as of this 22nd day of December, 2021. under seal

GRANTOR:

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Darrelle Bare
Witness #1 (Notary)

Laund Gordon
Witness #2

SRE TKC CHARLESTON III, LLC,
a Delaware limited liability company

By: [Signature]
Name: Kenneth R. Beuley
Title: Authorized Manager

(SEAL)

STATE OF North Carolina)
COUNTY OF Mecklenburg)

ACKNOWLEDGMENT

I, Darrelle Bare, a Notary Public in and for the County and State aforesaid, certify that Kenneth R. Beuley, either being personally known to me or proven by satisfactory evidence, personally appeared before me this day and acknowledged that he/she is the Authorized Manager of SRE TKC CHARLESTON III, LLC, a Delaware limited liability company, and being duly authorized to do so, voluntarily executed the foregoing instrument for the purposes stated therein.

Witness my official seal, this 14 day of December, 2021.

Darrelle Bare
Notary Public for North Carolina Mecklenburg county
Printed Name of Notary: Darrelle Bare
My Commission Expires: 7/6/26

[AFFIX NOTARY SEAL BELOW]

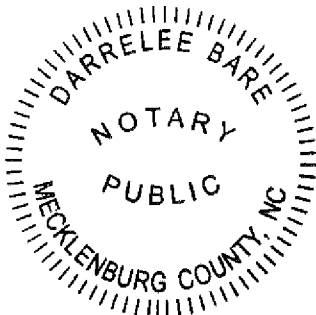


EXHIBIT A**LEGAL DESCRIPTION**

ALL that piece, parcel or tract of land located near Summerville, Berkeley County, South Carolina and being Tract 1A Charleston Trade Center as shown on a plat by Thomas & Hutton entitled "PROPERTY LINE ADJUSTMENT BETWEEN TRACT 1A (62.32 AC. NEW) & TRACT 1B (32.94 AC. NEW) CHARLESTON TRADE CENTER OWNED BY SRE TKC CHARLESTON LAND LLC" and dated October 1, 2019 and recorded as Instrument No. 2019041216 in the Berkeley County Register of Deeds Office. Said parcel being more fully described as follows:

Beginning at an iron pipe located at the southeastern intersection of the rights-of-way of Business Park Road and Trade Center Parkway, thence traveling southeasterly along the right-of-way of Business Park Road, S 52°28'23" E a distance of 158.24 feet to an iron rod; thence S 52°44'00"E a distance of 987.32 feet to an iron pipe; thence southwesterly along the common lines with Berkeley County, S 72°15'37"W a distance of 41.50 feet to an iron pipe; thence S 52°44'00"E a distance of 14.58 feet to an iron pipe; thence S 52°27'43"W a distance of 383.02 feet to an iron pipe; thence S 21°12'19"E a distance of 32.19 feet to an iron pipe; thence southwesterly along the common line with Dustoff 22, LLC, S 59°33'27"W a distance of 153.90 feet to an iron rod; S 78°44'07"W a distance of 2461.29 feet to an iron pipe; thence northerly along the common line with Tract 1B, N 11°19'35"W a distance of 1094.53 feet to an iron pipe; thence northeasterly along the right-of-way of Trade Center Parkway, N 67°48'32"E a distance of 176.25 feet to an iron pipe; thence 170.55 feet along the arc of a curve turning to the right having a radius of 467.00 feet, a chord bearing of N 78°16'16"E and chord distance of 169.60 feet to an iron pipe; thence N 88°44'00"E a distance of 1414.97 feet to an iron pipe; thence 239.09 feet along the arc of a curve turning to the left having a radius of 283.00 feet, a chord bearing of N 64°31'50"E and chord distance of 232.04 feet to an iron pipe; thence N 42°57'24"E a distance of 98.44 feet to an iron pipe; thence N 42°56'48"E a distance of 51.52 feet to an iron pipe; thence N 37°31'34"E a distance of 151.05 feet to an iron pipe; thence N 82°31'37" E a distance of 22.91 feet to the Point Of Beginning. Said parcel containing 62.32 acres more or less.

TOGETHER WITH the beneficial easements set forth in that Charleston Trade Center Declaration of Covenants, Conditions, Restrictions and Easements recorded in Book RB 2782, Page 293, Berkeley County records.

Being the same property conveyed to SRE TKC Charleston III, LLC by Limited Warranty Deed of SRE TKC Charleston Land, LLC dated April 26, 2021, and recorded May 5, 2021 in Book RB 3798, Page 148 Berkeley County records.

TMS Number: 220-00-02-139

Mortgage
(Summerville Owner)
KKR Industrial Portfolio

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes and special exceptions for the year 2022, and subsequent years, a lien not yet due and payable.
2. Easements and Rights of Way disclosed by Plat(s) filed in Cabinet M, Page 272-P; Cabinet N, Page 85-H; Cabinet N, Page 361-P; Cabinet N, Page 362-P; Cabinet O, Page 75-P; Cabinet R, Page 159-A; Cabinet R, Page 238-B; Cabinet S, Pages 5-Q - 10-Q; Cabinet S, Page 234-Q; Cabinet S, Page 238-Q; Cabinet S, Pages 355-A - 359-A; Cabinet S, Page 362-B; and Instrument No. 2019041216, Berkeley County records, and as shown on the Survey.
3. Covenants for Permanent Maintenance of Stormwater Systems, recorded in Book RB 2137, Page 561 and Book RB 2200, Page 229, Berkeley County records, and as shown on the Survey.
4. Charleston Trade Center Declaration of Covenants, Conditions, Restrictions and Easements, recorded in Book RB 2782, Page 293, Berkeley County records, and as shown on the Survey.
5. Charleston Trade Center Development Agreement, recorded in Book RB 2100, Page 42; and affected by Assignment of Development Agreement, recorded in Book RB 2100, Page 207, Berkeley County records. As affected by the Partial Assignment and Assumption of Development Agreement by and between SRE TKC Charleston Land, LLC and SRE TKC Charleston III, LLC, recorded May 5, 2021 in Book RB 3798, Page 157, Berkeley County records.
6. Right of Way Easement(s) to Berkeley Electric Cooperative, Inc., recorded in Book 2155, Page 333 and Book RB 2586, Page 587, Berkeley County records.
7. Grant(s) of Perpetual Easement to Berkeley County Water and Sanitation, recorded in Book RB 2098, Page 292; Book RB 2413, Page 667; and Book RB 2413, Page 673, Berkeley County records, and as shown on the Survey.
8. Title to Sewer System to Berkeley County Water and Sanitation, recorded in Book RB 2098, Page 282; Book RB 2098, Page 287; Book RB 2413, Page 648; and Book 2413, Page 655, Berkeley County records.
9. Assignment and Assumption of Fee Agreement, recorded in Book RB 2100, Page 214, Berkeley County records.
10. The ALTA/NSPS survey prepared by F. Elliotte Quinn III, PLS 10292, of Thomas & Hutton Engineering Co., dated November 30, 2021, last revised December 14, 2021, under Job No. 24937.0001, and entitled "An ALTAA/NSPS Land Title Survey of Tract 1A Charleston Trade Center" (the "Survey") discloses the following:
 - a) Underground power lines, underground water lines, underground gas lines, underground communication lines, sanitary manholes.

11. Maintenance Agreement recorded August 26, 2021 in Book RB 3945, Page 855, Berkeley County records.

STATE OF SOUTH CAROLINA)
)
 COUNTY OF BERKELEY)

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 being transferred is located in Berkeley County, South Carolina, is a portion of Berkeley County TMS No. 220-00-02-139 and was transferred by SRE TKC CHARLESTON III, LLC, a Delaware limited liability company, to SUMMERVILLE OWNER LLC, a Delaware limited liability company, on December 22, 2021.
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 of affidavit):
 _____ (If exempt, please skip items 4-7, and go to item 8 of this affidavit.)

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) X The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$109,000,000.00.
 - (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: \$109,000,000.00
 - (b) Place the amount listed in item 5 above here: \$0.00
 (If no amount is listed, place zero here.)
 - (c) Subtract Line 6(b) from Line 6(a) and place result here: \$109,000,000.00

7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: ~~N/A~~ \$403,315.00
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.

SRE TKC CHARLESTON III, LLC,
a Delaware limited liability company

By: _____

Name: Kenneth R. Beuley

Title: Authorized Manager

Darreelee Bare
Witness #1 (Notary)

Samuel Gordon
Witness #2

SWORN to before me this 14 day of December, 2021.

Darreelee Bare
Notary Public for North Carolina, Mecklenburg county
Printed Name of Notary: Darreelee Bare
County, State of Mecklenburg, North Carolina
My Commission expires: 7/6/26

[AFFIX NOTARIAL SEAL BELOW]

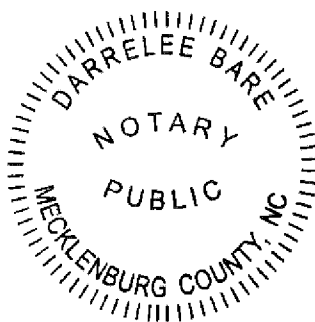


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