





ALL those certain pieces, parcels or tracts of land, situate, lying and being in the Town of Mount Pleasant, County of Charleston, State of South Carolina, being shown and designated as "PARCEL 14 TOTAL 23.300 ACRES," "PARCEL 16 TOTAL 7.184 ACRES," and "PARCEL 29 TOTAL 5.102 ACRES" on a plat of survey made by Southeastern Surveying of Charleston, Inc., entitled "A SUBDIVISION PLAT OF PARCELS 14, 16 AND 29 PARK WEST, OWNED BY PARK WEST DEVELOPMENT, INC., LOCATED IN THE TOWN OF MOUNT PLEASANT, CHARLESTON COUNTY, SOUTH CAROLINA," dated May 2, 2005, and recorded July 26, 2005 in the RMC Office for Charleston County, South Carolina in Plat Book EJ, at Page 109. SAID pieces, parcels or tracts of land having such size, shape, dimensions and boundaries as will by reference to said plat more fully appear.

**SAVING AND EXCEPTING** Parcel 14-B as shown on plat entitled "A SUBDIVISION PLAT OF LOT 14 INTO LOTS 14-A, 14-B AND 14-C OWNED BY CENTRIUM ASSOCIATES, LLC LOCATED IN THE TOWN OF MOUNT PLEASANT, CHARLESTON COUNTY, SOUTH CAROLINA," prepared by Southeastern Surveying of Charleston, Inc., and recorded in the RMC Office for Charleston County in Book EJ, at Page 607.

**ALSO SAVING AND EXCEPTING** Parcel 16-A and Parcel 29-A as shown on a plat entitled "A SUBDIVISION PLAT OF PARCELS 16 AND 29 INTO PARCELS 16, 16-A, 29 AND 29-A PARK WEST, OWNED BY CENTRIUM ASSOCIATES, LLC, LOCATED IN THE TOWN OF MOUNT PLEASANT, CHARLESTON COUNTY, SOUTH CAROLINA," dated November 14, 2005, and recorded December 7, 2005 in the RMC Office for Charleston County, South Carolina in Plat Book EJ, at Page 414. SAID pieces, parcels or tracts of land having such size, shape, dimensions and boundaries as will by reference to the plat more fully appear.

This conveyance is made subject to any restrictions, reservations, zoning ordinances or easements that may appear of record on the recorded plats or on the premises.

BEING a portion of the property conveyed to the Grantor herein by Deed of Park West Development, Inc., a South Carolina corporation dated October 6, 3005, and recorded in the RMC Office for Charleston County in Book S557, at Page 351 on October 12, 2005.

Parcel 14A	TMS No. 594-16-00-625
Parcel 14C	TMS No. 594-16-00-626
Parcel 16	TMS No. 594-16-00-521
Parcel 29	TMS No. 594-16-00-520

EXHIBIT "B"  
PARCELS 14A, 14C, 16, and 29

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1. Taxes and assessments for the year 2008, and subsequent years, which are a lien but are not yet due and payable.
2. Interest created by, or limitations on use imposed by, the Federal Coastal Zone Management Act or other federal law or regulation, or by South Carolina Code 48-39-10 through 48-39-360, as amended, or any regulations promulgated pursuant to said state or federal laws.
3. Development and use restrictions and conditions imposed by Federal, State and local laws with respect to those portions of the property shown as "Wetlands" on surveys prepared by Southeastern Surveying of Charleston, Inc., recorded in Plat Book EJ, at Page 607; Book EJ, Page 109; and EJ, Page 414, RMC Office for Charleston County.
4. Title to any portion of the premises lying below the mean high water mark of any abutting tidal waters.
5. General Permit to Southern Bell Telephone and Telegraph Company dated November 6, 1935, and recorded in Book V38, at Page 125, RMC Office for Charleston County, South Carolina.
6. Easement to South Carolina Power Company dated April 30, 1937, and recorded in Book V39, at Page 107, RMC Office for Charleston County, South Carolina.
7. Easements to South Carolina Electric & Gas Company for 100' power line dated February 21, 1983, and recorded in Book D131, at Page 308, as clarified by Clarification Agreement dated March 31, 1990, and recorded in Book U192, at Page 756; as amended to permit encroachment dated April 15, 1990, and recorded in Book T193, at Page 322, in the RMC Office for Charleston County, South Carolina.
8. Easement through navigable air space granted by Georgia-Pacific Corporation to Charleston County Airport District by Deed dated December 11, 1987, and recorded in Book E171, at Page 506, in the RMC Office for Charleston County, South Carolina.
9. Easement for Dunes West Joint Venture, a partnership, to South Carolina Electric and Gas Company recorded in Book N193, at Page 185 in the RMC Office for Charleston County, South Carolina.
10. Easement from Dunes West Joint Venture, a partnership, to Charleston County Airport District dated August 6, 1990, and recorded August 14, 1990, in Book V195, at Page 280 as shown on plat by Southeastern Surveying, Inc., dated September 10, 1987, last revised

August 1, 1990, and recorded August 14, 1990, in Plat Book CA, at Page 46, in the RMC Office aforesaid.

11. Right of Way and Easement to US Cable of Lake County d/b/a US Cable Coastal Properties dated April 25, 1996, and recorded May 6, 1996, in Book U268, at Page 730 in the RMC Office for Charleston County, South Carolina. Subsequently assigned to US Cable Coastal-Texas, L.P., a New Jersey limited partnership, by Assignment of Right-of-Way and Easement dated June 1, 1998, and recorded in the said RMC Office in Book P304, at Page 444 on June 11, 1998.
12. Subject to instrument entitled "Land Use and Density Agreement regarding Dunes West P.D. Ordinance Adopted by the Town of Mount Pleasant September 4, 1990" by and between Dunes West Joint Venture and LandTech Charleston, LLC, dated December 19, 1996, and recorded December 27, 1996 in Book G278, at Page 527 in the RMC Office for Charleston County, South Carolina; and as amended by Partial Assignment dated June 18, 1998, in Book F305 at Page 062; and by Partial Assignment dated September 16, 1998, and recorded October 6, 1998, in Book H312 at Page 503; and by Collateral Assignment dated September 16, 1998, and recorded October 6, 1998 in Book H312, at Page 508; and by Partial Assignment dated October 3, 1998, and recorded November 6, 1998, in Book L314 at Page 282; and by Partial Assignment dated January 20, 1999, and recorded January 22, 1999, in Book X318, at Page 457; and by Partial Assignment dated March 8, 1999, and recorded March 10, 1999, in Book C322 at Page 660; and by Partial Assignment dated April 9, 1999, and recorded April 13, 1999, in Book H324 at Page 845; and by Partial Assignment dated June 17, 1999, and recorded June 18, 1999, in Book W328, at Page 297; and by Partial Assignment dated June 17, 1999, and recorded June 18, 1999, in Book W328 at Page 301; and by Partial Assignment dated June 17, 1999, and recorded June 18, 1999, in Book W328 at Page 305; and by Partial Assignment dated June 24, 1999, and recorded July 7, 1999, in Book B330 at Page 095; and by Partial Assignment dated September 9, 1999, and recorded September 27, 1999, in Book X334 at Page 447, re-recorded on October 14, 1999, in Book B336 at Page 192; and by Partial Assignment dated September 9, 1999, and recorded September 27, 1999 in Book X334 at Page 451, re-recorded in Book B-336 at Page 196; and by Partial Assignment dated October 15, 1999, and recorded October 25, 1999, in Book O336, at Page 403; and by Partial Assignment dated November 29, 1999, and recorded December 8, 1999, in Book Y338, at Page 723; and by Partial Assignment dated December 13, 1999, and recorded December 21, 1999, in Book S339, at Page 793, in the RMC Office for Charleston County, South Carolina, and any further assignments thereof.
13. Park West Master Association Declaration of Covenants, Conditions, and Restrictions dated December 11, 1997, and recorded December 17, 1997, in Book P294 at Page 275, and as amended by First Amendment to Declaration of Covenants, Conditions and Restrictions for Park West Master Association dated June 10, 1998, and recorded in Book Y304 at Page 606; as amended by Second Amendment to Declaration of Covenants, Conditions and Restrictions for Park West Master Association recorded January 5, 1999, in Book Y317 at Page 081; as amended by Third Amendment to Declaration of Covenants, Conditions and Restrictions for

Park West Master Association recorded July 12, 1999, in Book H330, at Page 022; as amended by Fourth Amendment to Declaration of Covenants, Conditions, and Restrictions for Park West Master Association recorded January 4, 2000, in Book K340, at Page 696; as amended by Fifth Amendment dated October 9, 2001, and recorded October 12, 2001, in Book Y384, at Page 233; as amended by Sixth Amendment dated November 1, 2001, and recorded in Book R387 at Page 536; as amended and restated in Seventh Amendment to, and Restatement of, Declaration of Covenants, Conditions and REstrictions for Park West Master Association dated March 30, 2004, and recorded April 28, 2004, in Book N491, Page 1, in the RMC Office for Charleston County, South Carolina; and as further amended from time to time.

14. Declaration of Covenants, Conditions, and Restrictions Park West Amenity Association, Inc., dated December 11, 1997, and recorded January 20, 1998, in Book C296 at Page 678 in the RMC Office for Charleston County, South Carolina, as amended by First Amendment to Declaration of Covenants, Conditions, and Restrictions for Park West Amenity Association, Inc., dated June 10, 1998, and recorded in Book Y304 at Page 613; as amended by Second Amendment recorded January 4, 2000, in Book K340 at Page 704; as amended by Third Amendment dated October 9, 2001, and recorded October 12, 2001, in Book Y384 at Page 228 in the RMC Office for Charleston County, South Carolina, and subsequent amendments thereto.
15. Easement from LandTech Charleston, LLC to SCE&G dated January 10, 1998, and recorded January 30, 1998 in Book R296 at Page 381 in the RMC Office for Charleston County, South Carolina.
16. Declaration of Restrictive Covenants for Wetlands Preservation dated June 19, 1998, and recorded in Book N307 at Page 173 in the RMC Office for Charleston County, South Carolina, and re-recorded August 25, 1998, in Book P309 at Page 750; as amended by Supplemental Declaration to Declaration of Restrictive Covenants for Wetlands Preservation (Lands Adjacent to Summerlin at Park West), dated March 25, 1999, and recorded in Book F323 at Page 479; as amended by First Amendment recorded in Book A325 at Page 035; as further amended by Amendment dated March 19, 2003, and recorded March 21, 2003 in Book O441 at Page 205; as further amended by Amendment dated March 13, 2003 and recorded April 15, 2003 in Book W444 at Page 544, in the RMC Office for Charleston County, South Carolina; and subsequent amendments thereon.
17. Reservation of right of Park West Development, Inc. or Park West Master Association, Inc. to grant easements for installation and operation of utilities within twenty (20) feet of the right-of-way of all roads with the Property which are dedicated or are subsequently dedicated to public use.
18. All easements, buffers, setbacks and restrictions shown on those certain plats made by Southeastern Surveying of Charleston, Inc., recorded in Plat Book EJ, at Page 414; Book EJ, at Page 109; and in Plat Book EJ, at Page 607, RMC Office for Charleston County, South

Carolina.

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19. Restrictive Covenant by LandTech Charleston, LLC regarding the operation of any sales, leasing, or management offices on said property dated May 22, 2002, and recorded May 31, 202 in Book Y407, at Page 623 in the RMC Office aforesaid.
20. Declaration of Charter, Easements, Covenants, and Restrictions for Cambridge Square at Park West recorded in the RMC Office for Charleston County in Book T482, at Page 692, on May 8, 2006, and amendments thereto.
21. Restrictions contained in that certain Deed from Park West Development, Inc. to Centrium Associates, LLC, dated October 6, 2005, and recorded in the RMC Office for Charleston County in Book S557, at Page 351 on October 12, 2005:
  - (a) Prohibit a commercial fitness center on the Property without the prior written consent of Park West Development, Inc., which consent may be withheld for any reason or no reason. (The term "commercial fitness center" shall mean a fitness center open to the public at large for use or membership upon payment of a fee and shall exclude any private fitness center not open to use or membership by the public at large and any fitness center which is appurtenant to any project within Park West which is operated solely for the benefit of the owner and/or lessees within such property; and
  - (b) Prohibit a general brokerage real estate office on the Property without the prior written consent of Grantor, which consent may be withheld for any reason or no reason; and
  - (c) Prohibit any transmission towers on the Property without the prior written consent of Park West Development, Inc., which consent may be withheld for any reason or no reason.
22. Non-exclusive, appurtenant, perpetual, permanent, assignable easement for pedestrian and vehicular access, ingress and egress over, upon and across Parcel 29 and shown as "Ingress/Egress Easement Width Varies" on Parcel 16 as reflected on plat prepared by Southeastern Surveying of Charleston, Inc. recorded in the RMC Office for Charleston County in Plat Book EJ, at Page 414, together with an easement for surface drainage to tie into the drainage system located on the subject property, granted to Cambridge Commons, LLC by Deed and Grant of Easement recorded in the said RMC Office in Book P587, at Page 105 on June 15, 2006.

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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 is being transferred by Centrium Associates, LLC, a California limited liability company to Aldo J. Baccala, Karen Baccala, Lawrence W. Lipman, Robert A. Piconi, and Barbara J. Tilley;
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 (exemptions 1-13). (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 \$9,300,000.00.
  - (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) \$9,300,000.00 the amount listed in item 4 above
  - (b) -0- the amount listed in item 5 above (no amount place zero)
  - (c) \$9,300,000.00 Subtract Line 6(b) from Line 6(a) and place the result.
7. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Grantor
8. Check if Property other than Real Property is being transferred on this Deed.
  - (A) \_\_\_\_\_ Mobile Home
  - (B) \_\_\_\_\_ Other
9. \_\_\_\_\_ **DEED OF DISTRIBUTION** - attorney's affidavit: Estate of \_\_\_\_\_ deceased CASE NUMBER \_\_\_\_\_ Personally appeared before me the undersigned attorney who, being duly sworn, certified that (s)he is licensed to practice law in the State of South Carolina; that (s)he has prepared the Deed of Distribution for the Personal Rep. in the Estate of \_\_\_\_\_ deceased and that the grantee(s) therein are correct and conform to the estate file for the above named decedent.
10. I understand that a person required to furnish this Affidavit who wilfully 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.

CENTRIUM ASSOCIATES, LLC,  
a California limited liability company

By: C. Alex Sakoukianis  
Its: Managing member  
by: Barbara A. Bernstein,  
attorney-in-fact

SWORN to before me this  
1 day of July, 2008

Samuel Miller  
NOTARY PUBLIC FOR SOUTH CAROLINA  
MY COMMISSION EXPIRES: 11/21/09

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# RECORDER'S PAGE

NOTE: This page MUST remain with the original document



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July 2, 2008  
1:19:36 PM

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Charlie Lybrand, Register  
Charleston County, SC

Filed By:

Derfner, Altman & Wilborn, LLC

PO Box 600  
Charleston SC 29402

Number of Pages:

9

DESCRIPTION	AMOUNT
Recording Fee	\$ 14.00
State Fee	\$ 24,180.00
County Fee	\$ 10,230.00
Postage	

<b>TOTAL</b>	<b>\$ 34,424.00</b>
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\$ Amount (in thousands): 9300

DRAWER:  
B - ECP

AUDITOR STAMP HERE

RECEIVED FROM RMC

JUL - 8 2008

PEGGY A. MOSELEY  
CHARLESTON COUNTY AUDITOR

PID VERIFIED BY ASSESSOR

REP: *[Signature]*

DATE: 7/8/08

DO NOT STAMP BELOW THIS LINE