

7

Selected Parcels Feature

[ParcelNumber]	3-06-00-051.00
[AccountNumber]	53362
[CardCount]	1
[District]	2700
[DeedBook]	101E
[DeedPage]	864
[SaleDate]	2012-07-19 00:00:00.0000000
[LandSizeDescription]	ACRE
[Acreage]	21.6
[OwnerName]	CNA HOLDINGS LLC
[TaxpayerName]	ATTN KATHERYN COGON
[PropertyLocation]	600 BRUCKNER RD SPARTANBURG
[LegalDescription]	S SIDE I-85 E OF CLINCHFIELD R R CO PB 156-636
[SaleAmount]	1200000
[PropertyType]	6RGC
[YearBuilt]	1972
[LandUse]	WAREHOUSING & STORAGE SERV.
[LivingArea]	53467
[TotalArea]	55435
[Units]	
[InstrumentNumber]	DEE-2012-31576

Attn: Ms. Katheryn Coggon

BROWN, MASSEY, EVANS, McLEOD & HAYNSWORTH, LLC, ATTORNEYS AT LAW, 106 WILLIAMS ST., PO BOX 2464, GREENVILLE, SC 29602

TITLE TO REAL ESTATE

("Grantee"), its successors and assigns forever, the following real property, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

THIS conveyance is subject only to the matters set forth in Exhibit "B" attached hereto and made a part hereof ("Permitted Exceptions").

Together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the Grantee, and the Grantee's heirs or successors, forever. And the Grantor does hereby bind the Grantor and the Grantor's heirs, executors or administrators to warrant and forever defend all and singular said premises unto the Grantee and the Grantee's heirs or successors against the Grantor and the Grantor's heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

DEE-2012-31576
Recorded 7 Pages on 7/23/2012 4:24:05 PM
Recording Fee: \$10.00 Documentary Stamps: \$4,440.00
Office of Register of Deeds, Spartanburg, S.C.
Dorothy Earle, Register



WITNESS the Grantor's hand and seal this 19 day of July, 2012.

SIGNED, SEALED AND
DELIVERED IN THE PRESENCE
OF:

GRANTOR:

Mary ~~Elizabeth~~ Remley
1st Witness

Vernon K. Suzuki [SEAL]
Vernon K. Suzuki

[Signature]
2nd Witness

STATE OF CALIFORNIA)
COUNTY OF ALAMEDA)

ACKNOWLEDGMENT

I, MURSHAD BOBBY KHAN, a Notary Public in and for the County and State
aforesaid, certify that Vernon K. Suzuki appeared before me this day and acknowledged the
execution of the foregoing instrument.

WITNESS my hand and official stamp or seal
this 19th day of July, 2012.

[Signature]
Notary Public for California
My Commission Expires: 05-17-2016

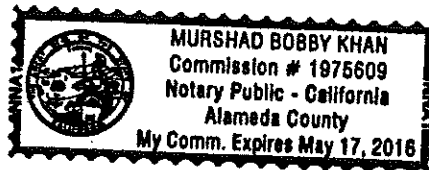


EXHIBIT A

Property Description

All that certain tract or parcel of land, approximately one (1) miles northeast of Enola Station, containing 21.6 acres, more or less, and being located on the south side of U. S. Highway 1-85 and being more particularly shown on a plat of survey of the property of Klaus Kolb by Gooch & Taylor, Surveyors, dated March 15, 1971. A more specific description is as follows:

Beginning at a point in the center of Pacolet River on the southern edge of the right-of-way of U. S. Highway 1-85, thence with the center of the Pacolet River as the Line S 64-14 E 382.7 feet to a point in the middle of said River; thence S 36-58 W 810 feet to a point in the center of a branch; thence with the branch as the line the following courses and distances, N 47-05 W 110.5 feet, S 70 W 120 feet, N 5 E 120 feet, N 63 W 130 feet, N 15 W 135 feet, N 66 W 150 feet, S 53 W 120 feet, N 65 W 200 feet, N 89-55 W 321.5 feet to an old iron pin in the center of a paved road; thence N 75-18 W 68 feet to an iron pin; thence N 18-30 W 185.3 feet to an iron pin on the southern edge of the right-of-way of U. S. Highway 1-85; thence along the edge of said right-of-way N 75-43 E 1690.6 feet to a point in the middle of the Pacolet River, the point of Beginning.

This property is more recently shown and delineated on a plat of survey prepared for Bruckner Machinery Corporation by John Robert Jennings, PLS, Surveyor, dated June 16, 2004, recorded in Plat Book 156 at page 636, Register of Deeds for Spartanburg County, South Carolina.

This being the identical property conveyed to Vernon K. Suzuki by deed from Bruckner Trockentechnik GmbH & Co. KG dated August 23, 2004, and recorded August 24, 2004, in the Spartanburg County Register of Deeds Office in Deed Book 81 A at Page 651.

TMS # 3-06-00-051.00

EXHIBIT B

PERMITTED EXCEPTIONS

1. Right of Way from Bruckner Mach. Corporation to Duke Power company for electric and telephone power lines, recorded at 13 DB 39-J/570, dated 04/17/72.
2. Right of Way and Easement from Vernon Suzuki to The Commissioners of Public Works of the City of Spartanburg, South Carolina for water pipelines, recorded at 14 DB 81C/274, dated 08/23/04.
3. Right of Way Easement from Bruckner Mach. Corporation to Southern Bell Telephone and Telegraph Company for communication lines recorded at 15 DB 40W/0036, dated 02/17/72.
4. Real estate taxes for the year 2012 and thereafter, none now due and payable.
5. Any matters which would be reflected by a current survey of the premises.
6. All applicable laws (including zoning, building ordinances and land use regulations).

STATE OF SOUTH CAROLINA

COUNTY OF SPARTANBURG

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 located at 600 BRUCKNER RD SPARTANBURG, SC 29301, bearing SPARTANBURG County Tax Map Number 3-06-00-051.00, and was transferred by BANKER EXCHANGE, LLC, AS OI FOR VERNON SUZUKI to CNA HOLDINGS LLC on July 23, 2012.

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 this affidavit);

(If exempt, please skip items 4-7, and go on 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 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 \$1,200,000.00.
- (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 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: \$1,200,000.00
- (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: \$1,200,000.00

7. The deed recording fee due is based on the amount listed on line 6(c) above and the deed recording fee due is: \$4,440.00.

8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: ATTORNEY.

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 23rd day of July 2012

Notary Public for South Carolina

My Commission Expires: 2-23-14

Responsible Person Connected with the Transaction

GEORGE BRANDT, III

Print or type the above name here

INFORMATION

Except as provided in this paragraph, the term "value" means "the consideration paid or to be paid in money or money's worth for the realty." Consideration paid or to be paid in money's worth includes, but is not limited to, other realty, personal property, stocks, bonds, partnership interest and other intangible property, the forgiveness or cancellation of a debt, the assumption of a debt, and the surrendering of any right. The fair market value of the consideration must be used in calculating the consideration paid in money's worth. Taxpayers may elect to use the fair market value of the realty being transferred in determining fair market value of the consideration. In the case of realty transferred between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, and in the case of realty transferred to a trust or as a distribution to a trust beneficiary, "value" means the realty's fair market value. A deduction from value is allowed for the amount of any lien or encumbrance existing on the land, tenement, or realty before the transfer and remaining on the land, tenement, or realty after the transfer. Taxpayers may elect to use the fair market value for property tax purposes in determining fair market value under the provisions of the law.

Exempted from the fee are deeds:

- (1) transferring realty in which the value of the realty, as defined in Code Section 12-24-30, is equal to or less than one hundred dollars;
- (2) transferring realty to the federal government or to a State, its agencies and departments, and its political subdivisions, including school districts;
- (3) that are otherwise exempted under the laws and Constitution of this State or of the United States;
- (4) transferring realty in which no gain or loss is recognized by reason of Section 1041 of the Internal Revenue Code as defined in Section 12-6-40(A);
- (5) transferring realty in order to partition realty as long as no consideration is paid for the transfer other than the interests in the realty that are being exchanged in order to partition the realty;
- (6) transferring an individual grave space at a cemetery owned by a cemetery company licensed under Chapter 55 of Title 39;
- (7) that constitute a contract for the sale of timber to be cut;
- (8) transferring realty to a corporation, a partnership, or a trust in order to become, or as, a stockholder, partner, or trust beneficiary of the entity provided no consideration is paid for the transfer other than stock in the corporation, interest in the partnership, beneficiary interest in the trust, or the increase in value in such stock or interest held by the grantor. However, the transfer of realty from a corporation, a partnership, or a trust to a stockholder, partner, or trust beneficiary of the entity is subject to the fee even if the realty is transferred to another corporation, a partnership, or trust;
- (9) transferring realty from a family partnership to a partner or from a family trust to a beneficiary, provided no consideration is paid for the transfer other than a reduction in the grantee's interest in the partnership or trust. A "family partnership" is a partnership whose partners are all members of the same family. A "family trust" is a trust, in which the beneficiaries are all members of the same family. The beneficiaries of a family trust may also include charitable entities. "Family" means the grantor and the grantor's spouse, parents, grandparents, sisters, brothers, children, stepchildren, grandchildren, and the spouses and lineal descendants of any of the above. A "charitable entity" means an entity which may receive deductible contributions under Section 170 of the Internal Revenue Code as defined in Section 12-6-40(A);

INFORMATION (Continued):

- (10) transferring realty in a statutory merger or consolidation from a constituent corporation to the continuing or new corporation;
- (11) transferring realty in a merger or consolidation from a constituent partnership to the continuing or new partnership; and,
- (12) that constitute a corrective deed or a quitclaim deed used to confirm title already vested in the grantee, provided that no consideration of any kind is paid or is to be paid under the corrective or quitclaim deed.
- (13) transferring realty subject to a mortgage to the mortgagee whether by a deed in lieu of foreclosure executed by the mortgagee or deed pursuant to foreclosure proceedings.
- (14) transferring realty from an agent to the agent's principal in which the realty was purchased with funds of the principal, provided that a notarized document is also filed with the deed that establishes the fact that the agent and principal relationship existed at the time of the original purchase as well as for the purpose of purchasing the realty.
- (15) transferring title to facilities for transmitting electricity that is transferred, sold, or exchanged by electrical utilities, municipalities, electric cooperatives, or political subdivisions to a limited liability company which is subject to regulation under the Federal Power Act (16 U.S.C. Section 791 (a)) and which is formed to operate or to take functional control of

