

STATE OF SOUTH CAROLINA

QUIT-CLAIM DEED

COUNTY OF LAURENS

WHEREAS, Project Flex, LLC is the owner of the property described below ("Property"); and

WHEREAS, Uniscite, Inc. may have an interest in the improvements located on the Property (the "Improvements"); and

WHEREAS, Project Flex, LLC has conveyed the Property pursuant to a prior deed, and Uniscite, Inc. shall convey/transfer any and all interest it may have in the Property and the Improvements by this quit-claim deed.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that Uniscite, Inc., a South Carolina corporation (hereinafter called "Grantor") in the State aforesaid, for and in consideration of the sum of **Ten and 00/100 Dollars (\$10.00)** and other valuable consideration paid by **Inteplast Group, Ltd., a Texas limited partnership** (hereinafter called "Grantee"), in the State aforesaid (the receipt whereof is hereby acknowledged), has remised, released and forever quit-claimed, and by these presents does remise, release and forever quit-claim unto the said Grantee any and all right, title and interest which it may have in and to:

THE REAL PROPERTY AND ALL OF THOSE IMPROVEMENTS LOCATED ON AND AFFIXED TO THE REAL PROPERTY DESCRIBED BELOW:

Parcel A:

All that piece, parcel or tract of land, and any improvements located thereon, situate, lying and being at the intersection of Stoddard Mill Road and Old Laurens Road, in the County of Laurens, State of South Carolina, being shown and designated as Parcel A, containing 30.916 acres, more or less, as shown on a plat of survey entitled "Laurens County Development Corporation", prepared by Adtech Surveying, Inc., dated November 16, 2011, revised November 29, 2011, and recorded in the ROD Office for Laurens County in Plat Book A655 at Page 5, reference to which plat is hereby craved for a more complete metes and bounds description thereof.

LESS AND EXCEPT FROM PARCEL A that property conveyed to Laurens County, South Carolina, by Deed of William L. Willis and Robert L. Plexico dated March 27, 2008 and recorded in Book 883, Page 187.

Parcel B:

All that piece, parcel or tract of land, and any improvements located thereon, situate, lying and being on the southwestern side of Old Laurens Road, in the County of Laurens, State of South Carolina, being shown and designated as Parcel B, containing 17.767 acres, more or less, as shown on a plat of survey entitled "Laurens County Development Corporation", prepared by Adtech Surveying, Inc., dated November 16, 2011, revised November 29, 2011, and

LYNN W. LANCASTER
CLERK OF COURT
LAURENS COUNTY, SC
BY: TIFFANY BREWINGTON CLERK

BK: D 1199

PG: 182 - 187

2015001370
DEED
RECORDING FEES \$10.00
STATE TAX \$37570.00
COUNTY TAX \$15895.00
PRESENTED & RECORDED
02-19-2015 12:15 PM



02/20/2015
DATE

1199
BOOK

182
PAGE

Sally B Lancaster
AUDITOR

recorded in the ROD Office for Laurens County in Plat Book A655 at Page 5, reference to which plat is hereby craved for a more complete metes and bounds description thereof.

This being the same property conveyed to Project Flex, LLC by deed of Laurens County Development Corporation dated December 29, 2011 and recorded December 30, 2011 in Book D 1051 at Pages 175-183, Office of the Register of Deeds for Laurens County.

TMS# 125-00-00-022 and 125-00-00-007

Grantees' Address: 9 Peach Tree Hill Road
Livingston, NJ 07039

TOGETHER with all and singular the Rights, Members, Hereditaments, Easements and Appurtenances to the said Premises belonging, or in any way benefiting the said Premises.

TO HAVE AND TO HOLD, all and singular the said premises before mentioned unto the said Grantee forever so that neither the Grantor, nor the Grantor's Successors and Assigns, nor any other person or persons, claiming under the Grantor or the Grantor's Successors and Assigns, shall at any time hereafter, by any way or means, have, claim or demand any right or title to the aforesaid premises or appurtenances, improvements or any part or parcel thereof.

(Signature on the following page)

WITNESS the Grantor's Hand(s) and Seal(s) this 30th day of January, in the year of our Lord Two Thousand Fifteen.

WITNESSETH:

Christine Michael
Witness Signature

Rhonda D. Long
Notary Signature

Uniscite, Inc., a South Carolina corporation

By: Chengeng Peng
Chengeng Peng

Its: Authorized Representative

STATE OF SOUTH CAROLINA

ACKNOWLEDGEMENT

COUNTY OF GREENVILLE

I, Rhonda D. Long (name of notary), do hereby certify that Uniscite, Inc. by Chengeng Peng, its Authorized Representative, appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this 30th day of January, 2015.

Rhonda D. Long
Notary Public
My Commission expires: 11-16-2022

AFFIX NOTARY SEAL

STATE OF SOUTH CAROLINA)
 COUNTY OF LAURENS)

AFFIDAVIT

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

1. I have read the information on this and I understand such information.
2. The property being transferred is Laurens County TMS # **125-00-00-022 and 125-00-00-007** and is transferred by Uniscite, Inc. to Inteplast Group, Ltd. by deed dated the ____ day of _____, 2015.
3. Check one of the following: The deed is
 - (a) XX 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):
 (1) transferring realty in which the value of the realty, as defined in Section 12-24-30, is equal to or less than one hundred dollars; transfer taxes paid on value as provided in deed from Project Flex, LLC to Inteplast Group, Ltd. (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 (See Information section of this affidavit):
 - (a) XX The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$14,450,000.00
 - (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: \$14,450,000.00
 - (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: \$14,450,000.00
7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$53,465.00
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 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.

(Signature on the following page)

Uniscite, Inc.

By: Chengeng Peng

Chengeng Peng
Its: Authorized Representative

SWORN to before me this 30th
day of January, 2015.

[Signature]
Notary Public for SC

My Commission Expires: 11-16-2024

AFFIX NOTARY SEAL