File 35
CTIC (JBP)

Davidson County DEEDQC
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Fees:23.00 Taxes:10175.00
20030617-0083711

THIS INSTRUMENT PREPARED BY:
LATHAM & WATKINS LLP
650 Town Center Drive, 20th Floor
Costa Mesa, California 92626-1925

QUITCLAIM DEED

Address New Owner (s) As Follows:	Send Tax Bills To:	Map Parcel Numbers
Greensboro I 1208 Nashville Pike Gallatin, TN 37066 Attn: L.A. Green III	Same	Map 93-15 Parcel 60 and Map 93-15 Parcel 11

FOR AND IN CONSIDERATION of ONE DOLLAR ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, PS BUSINESS PARKS, L.P., a California limited partnership, by these presents do(es) hereby quitclaim and convey unto GREENSBORO I, a Tennessee general partnership, its heirs and assigns, all of its right, title and interest in and to the property described on Exhibit A attached hereto.

This is improved (X) unimproved ( ) property known as:

805 2nd Avenue South, 800-806 4th Avenue South and 315-317 Ash Street, Nashville, TN

17TH IN WITNESS WHEREOF, the undersigned have (has) executed this instrument on this day of June, 2003.

PS BUSINESS PARKS, L.P., a California limited partnership

By: PS BUSINESS PARKS, INC., a California corporation, its sole general partner

By: _____

Its: Vice President

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)

Before me, Gloria Lewis, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Brett Franklin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Vice President of PS Business Parks, Inc., a California corporation, the sole general partner of PS Business Parks, L.P., a California limited partnership, the within named bargainor, and that Brett Franklin as such Vice President of the general partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited partnership by himself as Vice President of PS Business Parks, Inc., a California corporation, general partner of PS Business Parks, L.P., a California limited partnership.

WITNESS my hand and seal at office in Glendale, California, on this the 13th day of June, 2003.

_____
Notary Public

My Commission Expires:

_____

GLORIA LEWIS
Commission # 1267901
Notary Public - California
Los Angeles County
My Comm. Expires Jun 19, 2004

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $2,750,000.

GREENSBORO I, a Tennessee general partnership

By: _____
L.A. GREEN III, its Managing Partner

Affiant

Subscribed and sworn to before me this 17th day of June, 2003.

_____
Notary Public

My Commission Expires: 3/26/05

JAMES G. BACKEY, III NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

OC\607295.2

EXHIBIT A

Tract 1

Land in the First Civil District of Davidson County, Tennessee, described as follows:

Being a parcel of land in the First Civil District of Nashville, Davidson County, Tennessee, being designated as Lot No. 1 on the Russell W. Brothers, Sr. Subdivision of record in plat Book 5800, page 187, as corrected by instrument of record in Book 6932, page 656, Register's Office for Davidson County, Tennessee, being bounded by Second Avenue South on the east, Third Avenue South on the west, Lindsey Avenue on the south and Ash Street on the north and being more particularly described as follows:

Beginning at the point of intersection of the westerly margin of Second Avenue South and the northerly margin of Lindsley Avenue;

Thence, with said margin of Lindsley Avenue, S 58 degrees 35' 16" W, 282.68 feet to a point;

Thence, with the easterly margin of Third Avenue South, N 31 degrees 15' 55" W, 305.36 feet to a point;

Thence, with the southerly margin of Ash Street, N 58 degrees 48' 30" E, 284.58 feet to a point;

Thence, with the westerly margin of Second Avenue South S 30 degrees 54' 28" E, 304.27 feet to the point of beginning, containing 86,454 square feet or 1.98+ acres.

Being the same property conveyed to American Office Park Properties, LP, a California limited partnership by deed from Public Storage, Inc., a California corporation of record in Book 10308, Page 985, Register's Office for Davidson County, Tennessee.

Tract 2

Being a parcel of land in the 1st Civil District of Nashville, Davidson County, Tennessee, bounded on the south by Lafayette Street, on the East by 3rd Avenue South and on the West by 4th Avenue South.

Beginning at a point in the westerly margin of 3rd Avenue South, 108.02 feet from the southerly margin of Ash Street;

Thence, with 3rd Avenue South, S 30 degrees 58' E. 188.67 feet;

Thence, leaving said Avenue, S 58 degrees 44' W, 145.29 feet to the center of a closed alley;

Thence, with said alley, S 30 degrees 37' E. 44.31 feet to Lafayette Street;

Thence with said Street, N 70 degrees 17' W, 208.49 feet to the beginning of a curve to the right;

Thence, with said curve, having a central angle of 39 degrees 25' 20", a radius of 41.00 feet and a distance of 28.21 feet to a point in the easterly margin of 4th Avenue South;

Thence, with 4th Avenue South, N 30 degrees 52' W, 163.75 feet to the southern right of way margin of Ash Street;

Thence with said margin N 58 degrees 55' E 138.25 feet;

Thence, S 30 degrees 37' E 117.99 feet;

Thence, N 58 degrees 54' E 149.13 feet to the point of beginning containing 64,530 square feet or 1.48 Acres, more or less. All according to an as built survey prepared by Crawford Land Surveyors, P.C., dated May 6, 2003, revised June 9, 2003.

Being the same property conveyed to PS Business Parks, L.P., a California limited partnership, by Quitclaim Deed from Prudential-Bache/Watson & Taylor, Ltd.-4 of record as Instrument No. 20030501-0058499, Register's Office of Davidson County, Tennessee.