This instrument prepared by:
Brett Feinberg, Esq.
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Chicago, Illinois 60606

Davidson County DEEDWARR
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20060912-0113023

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
PCO Harding Linbar, L.P. c/o Pinchal & Company, LLC 4400 Post Oak Parkway, Suite 2350 Houston, TX 77027	PCO Harding Linbar, L.P. c/o Pinchal & Company, LLC 4400 Post Oak Parkway, Suite 2350 Houston, TX 77027	Map 148, Parcel 14 and 281

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, FirstCal Industrial 2 Acquisition, LLC., a Delaware limited liability company, as Grantor, has this day bargained and sold, and does hereby transfer and convey unto PCO Harding Linbar L.P., a Tennessee limited partnership, the Grantee herein, its successors, heirs, and assigns, certain real estate in Davidson County, Tennessee as described on Exhibit A attached hereto and made a part hereof.

This is unimproved ( ) improved (X) property, known as 5207 Linbar Drive, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors, heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth on Exhibit B attached hereto.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors, heirs and assigns, against the lawful claims of all persons, claiming by, through or under the Grantor.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

FIRSTCAL INDUSTRIAL 2 ACQUISITION, LLC, a Delaware limited liability company

By: FirstCal Industrial 2, LLC, a Delaware limited liability company, its sole member

By: FR FirstCal 2, LLC, a Delaware limited liability company, its managing member

By: First Industrial Investment, Inc., a Maryland corporation f/k/a First Industrial Development Services, Inc., a Maryland corporation, its sole member

By: _____
Name: _____
Its: Ryan Hallgren
Authorized Signatory

STATE OF Illinois
COUNTY OF Cook

I, the undersigned, hereby affirm that to the best of my knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 3,883,642.00 .

Subscribed and sworn to before me this the 5th *day of* September, *2006.*

"OFFICIAL SEAL"
CHRISTEN A. PARKER
Notary Public, State of Illinois
My Commission Expires 6/02/08

My commission expires: _____ (Affix Seal)

Affiant

Notary Public

STATE OF ILLINOIS

COUNTY OF COOK

Before me, the undersigned Notary Public in and for the State and County aforesaid, personally appeared Ryan Hallgren, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon his/her oath, acknowledged himself/herself to be the Authorized Signatory of First Industrial Investment, Inc., a Maryland corporation f/k/a First Industrial Development Services, Inc., a Maryland corporation, the sole member of FR FirstCal 2, LLC, a Delaware limited liability company, the managing member of FirstCal Industrial 2, LLC, a Delaware limited liability company, the sole member of FirstCal Industrial 2 Acquisition, LLC, a Delaware limited liability company, and that he/she, as such Authorized Signatory, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself/herself as such Authorized Signatory as his/her free act and deed.

Witness my hand and official seal, at office in Chicago, Illinois, this 5th day of September, 2006.

Notary Public

My Commission Expires: 6.2.08

(Seal)

"OFFICIAL SEAL"
CHRISTEN A. PARKER
Notary Public, State of Illinois
My Commission Expires 6/02/08

Return to:
W. Michael Stephens
3355 W. Alabama, #1160
Houston, Texas 77098

EXHIBIT A

LEGAL DESCRIPTION OF THE LAND

Being a parcel of land in the First Civil District, Thirteenth Council-manic District, Davidson County, Nashville, Tennessee. Located to the Southwest of Interstate 1-24, and Linbar Drive, to the North of Melmack Drive to the East of East Ridge Drive. Being Lot No. 2 of the recorded Plat of Resubdivision of Lot 1, Haywood Oaks of record in Instrument No. 20060728-0091758.

S.O.T. 20051012012285 5

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes for the year 2006 and subsequent years, a lien, not yet due and payable.

2. Lack of access to Interstate 24 (a controlled access highway) to or from subject property.

3. Storm Water Detention Agreement of record in Book 7385, page 501, in the Register's Office for Davidson County, Tennessee.

4. Easement for sanitary sewer and/or storm drainage of record in Book 7447, page 501, in said Register's Office.

5. Subject to all matters shown on Plan of record in Book 6900, page 637, in said Register's Office.

6. Declaration of Storm, Sewer and Drainage Easements of records in Book 7833, page 492 and in Book 7833, page 501, in said Register's Office.

7. Storm Water Detention Agreement of record in Book 8149, page 159, in said Register's Office.

8. Rights of tenants, as tenants only, under unrecorded leases, without rights of first refusal or options to purchase.

9. The following matters disclosed by the survey prepared by Greg Maxwell for CEC, Inc., dated August 10, 2006, as Project No. 061-237:

   a. Joint access with property to the south.
   b. Storm sewer line appears to service property to the south.
   c. Billboard sign encroaches over Northwesterly property line.
   d. Rip rap encroaches into drainage easements along Easterly side of property.
   e. 12" extruded curb located within 20" temporary drainage easement located on Southerly line of property.

10. Declaration of Covenants, Conditions and Restrictions for Haywood Oaks Business Park of record in Instrument No. 20060630-0078768, Register's Office for Davidson County, Tennessee.

11. All matters as shown on Plat of record in Instrument No. 20060728-0091758, Register's Office for Davidson County, Tennessee.