This instrument prepared by:

Elizabeth W. Quinn, Esq.
Morris, Manning & Martin, LLP
1600 Atlanta Financial Center
3343 Peachtree Road, N.E.
Atlanta, GA 30326

Davidson County DEEDWARR
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20070423-0048183

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS	
333 Texas Street Suite 1050 Shreveport, LA 71101	Sealy Airpark Nashville Ventures, L.L.C. c/o Sealy & Company, Inc. 333 Texas Street Suite 1050 Shreveport, LA 71101	134-200 134-265 134-269 134-271 134-275 134-276	134-277 134-284 134-285 134-286 134-287

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 SEALY AIRPARK NASHVILLE VENTURES, L.L.C., a Delaware limited liability company, the Grantee herein, its successors, heirs, and assigns, a 30.6652% undivided tenant-in-common interest in certain real estate in Davidson, Tennessee as described on Exhibit A attached hereto and made a part hereof.

STATE OF TEXAS
COUNTY OF DALLAS

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 $26,740,054.40, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me this the 16 day of April, 2007

Scott P. Sealy

My commission expires: August 12, 2007

(Affix Seal) Notary Public Janna Hamilton

JANNA HAMILTON
MY COMMISSION EXPIRES
AUGUST 12, 2007

(Affix Seal)	Notary Public

This is unimproved ( ) improved (X) property, known as a portion of Airpark Business Center.

TO HAVE AND TO HOLD said interest in 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.

GRANTOR:

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, its sole member

By: Elizabeth Jaworski
Name: Elizabeth Jaworski
Its: Authorized Signatory

STATE OF ILLINOIS

COUNTY OF Cook

Before me, the undersigned Notary Public in and for the State and County aforesaid, personally appeared Elizabeth Jaworski, 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., the within named grantor, 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 Authorized Signatory 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 16th day of April, 2007.

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:

EXHIBIT "A"

Legal Description

1400 Donelson Pike, Nashville, Tennessee

Real property in the City of Nashville, County of Davidson, State of Tennessee, described as follows:

Lot No. 3, Plan of First Revision Second Addition to Airpark West Properties, of record in Book 6900, page 354, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description,

Being the same property conveyed to FirstCal Industrial 2 Acquisition, LLC, a Delaware limited liability company by Deed from Duke Realty Limited Partnership, an Indiana limited partnership recorded in Instrument No. 20051012-0122855, Register's Office for Davidson County, Tennessee.

1410 Donelson Pike, Nashville, Tennessee

Real property in the City of Nashville, County of Davidson, State of Tennessee, described as follows:

Lot No. 2, First Revision, Addition to Airpark West Properties, of record In Book 6900, page 353, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to FirstCal Industrial 2 Acquisition, LLC, a Delaware limited liability company by Deed from Duke Realty Limited Partnership, an Indiana limited partnership recorded in Instrument No. 20051012-0122855, Register's Office for Davidson County, Tennessee.

1413 Donelson Pike, Nashville, Tennessee

Being Lot 1 of Airpark Business Park, as recorded in Instrument Number 200607190087114, Register's Office for Davidson County, Tennessee (R.O.D.C.), located in the 1st Councilmanic District of Nashville, Davidson County, Tennessee.

Being the same property conveyed to PCO Harding Linbar L.P., from FirstCal Industrial 2 Acquisitions, LLC, by deed of record in Instrument No. 200609120113022, in the Register's Office of Davidson County, Tennessee.

1415 Donelson Pike, Nashville, Tennessee

Being a parcel of land located in the First Civil District of Nashville, Davidson County, Tennessee, and being located in the northeast quadrant of the intersection of Harding Place and Donelson Pike and being more particularly described as follows:

Beginning at a concrete in the North R.O.W. of Ezell Pike. Said monument being the south corner of Lot 28, as shown on the plat of Bowood Heights, of record in Plat Book 2331, page 47, R.O.D.C., and proceeding as follows:

Thence leaving said Bowood Heights and with said margins of Ezell Pike and with a curve to the right, having a central angle of 06-16-51, a radius of 1880.00', an arc length of 206.09'. A chord of S47°06'37"W, 205.99' to a point. Said point being in the north margin of Harding Place;

Thence, leaving said margin of Ezell Pike and with said margin of Harding Place, N80°20'00"W, 334.53' to an iron pin, said pin being the southeast corner of Lot 4 of Airpark West Properties, of record in Plat Book 6200, page 915, R.O.D.C.;

Thence, leaving said margin on Harding Place and with said Lot 4, N09°40'00"E, 215.00' to an iron pin;

Thence, continuing with said Lot 4, N80°20'00"W, 192.25' to an iron pin in the east margin of Donelson Pike;

Thence, with said margin, N22°13'12"E 465.25' to a point;

Thence, continuing with said margin and with a curve to the left, having a central angle of 16-55-24, a radius of 1067.04', an arc length of 315.17', a chord of N13°45'30"E, 314.02' to a point;

Thence, continuing with said margin, N05°17'48"E, 785.16' to a point;

Thence, continuing with said margin and with curve to the right, having a central angle of 05-50-58, a radius of 1950.00', an arc length of 199.08', and a chord of N08°13'17"E, 198.99' to an iron pin in the South R.O.W. of Old Ezell Road;

Thence, leaving said margin of Donelson Pike and with said margin of Old Ezell Road, S84°15'37"E 9.00' to a point. Said point being the northwest corner of the property conveyed to Ezell House Partnership, of record in Book 9171, Page 275, R.O.D.C.;

Thence, leaving said margin of Old Ezell Road and with said Ezell House Partnership, S01°31'40"W, 200.70' to a concrete monument;

Thence, continuing with said Ezell House Partnership, S82°13'39"E, 149.85' to a concrete monument, said monument being the southwest corner of the property conveyed to Elvis L. Wallace, of record in Book 7253, page 477, R.O.D.C.;

Thence, with said Wallace, S82°10'00"E, 281.42' to an iron pin;

Thence, continuing with said Wallace, N12°07'03"E, 226.00' to an iron pin in the south margin of Old Ezell Road;

1415 Donelson Pike, Nashville, Tennessee CONTINUED

Thence, leaving said Wallace and with said margin of Old Ezell Road, S80°10'12"E, 48.63' to an iron pin; said pin being the northwest corner of property conveyed to Raymond L. Caldwell of record in Book 5427, page 191, R.O.D.C., to an iron pin;

Thence, leaving said margin of Old Ezell Road and with said Caldwell S11°47'50"W, 227.12' to an iron pin;

Thence, continuing with said Caldwell, S05°21'39"W, 104.80' to an iron pin, said pin being in the west Line of the property conveyed to G&G Associates, of record in Book 9056, page 229, R.O.D.C.;

Thence, leaving said Caldwell and with said G&G Associates, S06°27'12"W, 351.15' to an iron pin, said pin being the northwest corner of Lot 21 of Bowood Heights, of record in Plat Book 2331, page 47, R.O.D.C.;

Thence, leaving said G&G Associates and with said Bowood Heights, S08°42'44"W, 379.64 to an iron pipe;

Thence, continuing with said Bowood Heights, S06°38'46"W, 781.61' to the beginning, containing, 926,218 square feet or 21.26 acres, more or less.

Being part of the same property conveyed to Firstcal Industrial 2 Acquisitions, LLC, from Duke Realty Limited Partnership by deed of record in Instrument No. 200510120122855, in the Register's Office of Davidson County, Tennessee.

Included but expressly excluded in the above legal is a portion conveyed out in Instrument No. 200609120113022, in the Register's Office of Davidson County, Tennessee, description as follows:

Being Lot 1 of Airpark Business Park, as recorded in Instrument Number 200607190087114, Register's Office for Davidson County, Tennessee (R.O.D.C.), located in the 1st Councilmanic District of Nashville, Davidson County, Tennessee.

1420 Donelson Pike, Nashville, Tennessee

Real property in the City of Nashville, County of Davidson, State of Tennessee, described as follows:

Lot No. 1, Airpark West Properties, Section One, First Revision, of record in Book 6900, page 372, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to FirstCal Industrial 2 Acquisition, LLC, a Delaware limited liability company by Deed from Duke Realty Limited Partnership, an Indiana limited partnership recorded in Instrument No. 20051012-0122855, Register's Office for Davidson County, Tennessee.

400 Airpark, Nashville, Tennessee and

Real property In the City of Nashville, County of Davidson, State of Tennessee, described as follows:

Lot 5 of Airpark Center of record in Book 7900, page 80, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description. Together with the non-exclusive easements described in that certain Declaration of Reciprocal Easements of record in Book 8659, page 874, said Register's Office.

Being the same property conveyed to FirstCal Industrial 2 Acquisition, LLC, a Delaware limited liability company by Deed from Duke Realty Limited Partnership, an Indiana limited partnership recorded in Instrument No. 20051012-0122855, Register's Office for Davidson County, Tennessee.

500 Airpark, Nashville, Tennessee

Real property in the City of Nashville, County of Davidson, State of Tennessee, described as follows:

Lot 4 of Airpark Center of record in Book 7900, page 80, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Together with the non-exclusive easements described in that certain Declaration of Reciprocal Easements of record in Book 8659, page 874, said Register's Office.

Being the same property FirstCal Industrial 2 Acquisition, LLC, a Delaware limited liability company by Deed from Duke Realty Limited Partnership, an Indiana limited partnership recorded in Instrument No. 20051012-0122855, Register's Office for Davidson County, Tennessee.

600 Airpark, Nashville, Tennessee

Real property in the City of Nashville, County of Davidson, State of Tennessee, described as follows:

Lot 3 of Airpark Center of record in Book 7900, page 80, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Together with the non-exclusive easements described in that certain Declaration of Reciprocal Easements of record in Book 8659, page 874, said Register's Office.

Being the same property conveyed to FirstCal Industrial 2 Acquisition, LLC, a Delaware limited liability company by Deed from Duke Really Limited Partnership, an Indiana limited partnership recorded in Instrument No. 20051012-0122855 Register's Office for Davidson County, Tennessee.

700 Airpark, Nashville, Tennessee

Real property in the City of Nashville, County of Davidson, State of Tennessee, described as follows:

Lot 2 of Airpark Center of record in Book 7900, page 80, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Together with the non-exclusive easements described in that certain Declaration of Reciprocal Easements of record in Book 8659, page 874, said Register's Office.

Being the same property conveyed to FirstCal Industrial 2 Acquisition, LLC, a Delaware limited liability company by Deed from Duke Realty Limited Partnership, an Indiana limited partnership recorded in Instrument No. 20051012-0122855, Register's Office for Davidson County, Tennessee.

800 and 900 Airpark, Nashville, Tennessee

Real property in the City of Nashville, County of Davidson, State of Tennessee, described as follows:

Lot 1 of Airpark Center of record in Book 7900, page 80, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to FirstCal Industrial 2 Acquisition, LLC, a Delaware limited liability company by Deed from Duke Realty Limited Partnership, an Indiana limited partnership recorded in Instrument No. 20051012-012285[illegible], Register's Office for Davidson County, Tennessee.

1423 Donelson Pike, Nashville, Tennessee

Being a parcel of land in the First Civil District of Nashville, Davidson County, Tennessee, located in the northwest quadrant of the intersection of Harding Place and Airpark Center Drive and being more particularly described as follows:

Beginning at an iron pin in the westerly margin of Airpark Center Drive, said pin being the southeast corner of Lot No. 1 Airpark Center of record in Plat Book 7900, Page 80, R.O.D.C. and the northwest corner of herein described tract.

Thence, with the westerly margin of Airpark Center Drive, South 06° 38' 00" West, 329.82 feet to an iron pin; thence, South 58° 28' 17" West, 131.04 feet to a point in the northerly margin of Harding Place;

Thence, with said margin and a curve concave to the south having a central angle of 14° 30' 28", a radius of 1512.40 feet and a chord of South 89° 30' 37" West, 386.29 feet for an arc length of 387.35 feet to an iron pin;

Thence, leaving said margin, with the northeast line of Metropolitan Nashville Airport Authority of record in Deed Book 9194, Page 486, R.O.D.C., North 50° 29' 35" West, 540.22 feet to an iron pin;

Thence with the east line of Metropolitan Nashville Airport Authority of record in Deed Book 8661, page 492, R.O.D.C., North 06° 52' 36" East, 169.46 feet to a concrete monument;

Thence with the south line of aforementioned Lot 1, Airpark Center, South 83° 07' 24" East, 939.35 feet to the point of beginning, containing 345.015 square feet or 7.92 acres, more or less.

Being the same property conveyed to FirstCal Industrial 2 Acquisition, LLC, a Delaware limited liability company by Deed from Duke Realty Limited Partnership, an Indiana limited partnership recorded in Instrument No. 20051012-0122855, Register's Office for Davidson County, Tennessee.

5233 Harding Place, Nashville, Tennessee,

A tract of land in the First Civil District of Metropolitan Nashville and Davidson County, Tennessee, bounded on the north by Harding Place, on the east by Ezell Road, on the south and west by the State of Tennessee property, and being more fully described as follows:

Beginning at an iron pin (set) on the westerly right of way line of Ezell Road, a 50-foot road at this point that bears South 7 deg. 20 min. 04 sec. West, 175.65 feet from the centerline of Harding Place and proceeding as follows:

1. With the westerly right-of-way line of Ezell Road, S 7° 20' 04" W, 204.53 feet to an existing iron pin; thence,

2. Leaving said westerly line with a severance line N 82° 15' 54" W, 178.38 feet to an existing iron pin; thence,

3. S 88° 59' 55" W, 155.49 feet to an existing iron pin; thence,

4. S 79° 18' 47" W, 199.87 feet to an existing iron pin at the southwesterly corner of the herein described tract; thence,

5. N 16 08' 09" W, 300.00 feet to an iron pin set on the southerly right-of-way line of Harding Place, a 160-foot road at this point; thence,

6. With said southerly line in a northerly and easterly direction with a 1352.40-foot radius curve to the right, a distance of 545.03 feet to an iron pin (set); said curve having a chord bearing and distance of N 85°24' 34" E, 541.34 feet; thence,

7. With the right-of-way line of Harding Place and Ezell Road, S 41° 03' 32" E, 149.93 feet to the point of beginning and containing 4.00 acres (174,575 square feet) more or less.

Together with a 10-foot wide sewer easement lying five feet on each side of the following described line:

Beginning at an iron pin set in the southerly line of the above described four-acre tract; said iron pin being N 79 18' 47" E, 199.87 feet from the southwesterly corner of said tract and proceeding as follows: S 1 49' 18" E, 171.39 feet to an existing manhole. The side lines of said 10-foot easement to be extended or shortened to terminate at the southerly line of the above described four-acre tract and the southerly side of said existing manhole. The sewer easement contains 0.04 of an acre (1,714 square feet) more or less.

Being the same property conveyed to Firstcal Industrial 2 Acquisitions, LLC, from Duke Realty Limited Partnership by deed of record in Instrument No. 200510120122855, in the Register's Office of Davidson County, Tennessee.

Exhibit "B"

Permitted Encumbrances

1. Taxes for the year of 2007 a lien, not yet due and payable.

2. Declaration of Reciprocal Easements of record in Book 8659, page 874, Register's Office for Davidson County, Tennessee. AS TO TRACTS #1, #2, #3, #4, #5, and #6.

3. Restrictive Covenants of record in Book 7191, page 683 and Book 9775, page 479, Register's Office for Davidson County, Tennessee. AS TO TRACTS: #1, #2, #3, #4 AND #5.

4. Storm Water Detention Agreement of record in Book 7276, page 908, Register's Office for Davidson County, Tennessee. AS TO TRACTS #2, #3 AND #5.

5. Easement in Book 5223, page 772, Register's Office for Davidson County, Tennessee. AS TO TRACT #5; as shown on Tract 5 Survey.

6. Right of Way Agreement by and between the State of Tennessee and the Nashville Gas Company in Book 4340, page 146, Register's Office of Davidson County, Tennessee. AS TO TRACT: #6.

7. Declaration of Restrictive Covenants in Book 7015, page 545, Register's Office of Davidson County, Tennessee. AS TO TRACTS: #6 AND #11.

8. Stormwater Detention Agreement by and between NWI Warehouse Group, L.P. and Metropolitan Government in Book 9871, page 146, Register's Office of Davidson County, Tennessee. AS TO TRACT: #6.

9. Sanitary Sewer Easement of record in Book 4260, page 686, Register's Office for Davidson County, Tennessee. AS TO TRACTS #7, #8, AND #10; as shown on Tract 7, 8 and 10 Survey.

10. Storm Water Detention Agreement with Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 6709, page 276, Register's Office for Davidson County, Tennessee. AS TO TRACTS: #7, #8, AND #10.

11. Matters shown on Plat of record in Plat Book 7900, page 80, Register's Office for Davidson County, Tennessee. AS TO TRACTS: #1, #2, #3, #4, AND #5; as shown on Tracts 1,2,3,4, and 5 Survey.

12. Declaration of Covenants, Conditions and Restrictions for Airpark Business Park, recorded in Instrument No. 20060719-0087113, Register's Office for Davidson County, Tennessee. AS TO TRACTS: #1, #2, #3, #4, #5, #7, #8, #9, AND #10.

13. Matters shown on Plat of record in Plat Book 6900, page 372, Register's Office for Davidson County, Tennessee. AS TO TRACT: #10; as shown on Tract 10 Survey.

14. Matters shown on Plat of record in Plat Book 6900, page 354, Register's Office for Davidson County, Tennessee. AS TO TRACT:#7; as shown on Tract 7 Survey.

15. Matters shown on plat of record in Plat Book 6900, page 353, Register's Office for Davidson County, Tennessee. AS TO TRACT; #8; as shown on Tract 8 Survey.

16. Easement of record in Book 4720, page 456, Register's Office for Davidson County, Tennessee. AS TO TRACT: #9; as shown on Tract 9 Survey.

17. Easement of record in Book 5039, page 19, Register's Office for Davidson County, Tennessee. AS TO TRACT: #9; as shown on Tract 9 Survey.

18. Matters shown on the Plat of record in Book 6250, page 368, Register's Office for Davidson County, Tennessee. AS TO TRACT: #9; as shown on Tract 9 Survey.

19. Easements as shown in the deeds of record in Book 10461, page 769 and Book 10749, page 239, Register's Office for Davidson County, Tennessee. AS TO TRACT: #9; as shown on Tract 9 Survey.

20. Rights of non-disturbance to that portion of the land embraced within the bounds of the cemetery as said cemetery is depicted and identified on ALTA/ACSM Land Title Survey made by Gresham Smith and Partners, dated August 26, 2005, last updated March 8, 2007, last revised April ___, 2007, as project no. 26640.02, consisting of three (3) sheets. AS TO TRACT #9.

21. Rights of ingress and egress to the cemetery depicted and identified on ALTA/ACSM Land Title Survey made by Gresham Smith and Partners, dated August 26, 2005, last updated March 8, 2007, last revised April __, 2007, as project no. 26640.02, consisting of three (3) sheets, which right of ingress and egress shall be limited to the land area established by the fee land owner of the insured property so as to cause the least interference with the use and operation of the insured land. AS TO TRACT#9.

22. Storm Water Detention Agreement of record in Book 10696, page 636, in the Register's Office, Davidson County, Tennessee. AS TO TRACT: #11.

23. Matters shown on Page 1 of 9 pages of the Survey of Barge, Waggoneer, Sumner & Cannon, dated 6/24/2005, last updated 3/14/2007, last revised 4/__/2007, as job no. 32204-01, ("Tract 1 Survey).

24. Matter shown on Page 2 of 9 pages of the Survey of Barge, Waggnoeer, Sumner & Cannon, dated 6/24/2005, last updated 3/14/2007, last revised 4/__/2007, as job no. 32204-01, ("Tract 2 Survey").

25. Matters shown on Page 3 of 9 pages of the Survey of Barge, Waggnoeer, Sumner & Cannon, dated 6/24/2005, last updated 3/14/2007, last revised 4/__/2007, as job no. 32204-01, ("Tract 3 Survey").

26. Matter shown on Page 4 of 9 pages of the Survey of Barge, Waggnoeer, Sumner & Cannon, dated 6/01/1992, last updated 3/14/2007, last revised 4/__/2007, as job no. 32204-01, ("Tract 4 Survey").

27. Matters shown on Page 5 of 9 pages of the Survey of Barge, Waggnoeer, Sumner & Cannon, dated 2/13/1995, last updated 3/14/2007, last revised on 4/__/2007, as job no. 32204-01, ("Tract 5 Survey").

28. Matters shown on Page 6 of 9 of the Survey of Barge, Waggnoeer, Sumner & Cannon, dated 6/10/1997, last updated 3/14/2007, last revised on 4/__/2007, as job no. 32204-01, ("Tract 6 Survey").

29. Matters shown on Page 7 of 9 of the Survey of Barge, Waggnoeer, Sumner & Cannon, dated 6/24/2005, last updated 3/14/2007, last revised on 4/__/2007, as job no. 32204-01, ("Tract 7 Survey").

30. Matters shown on Page 8 of 9 of the Survey of Barge, Waggnoeer, Sumner & Cannon, dated 6/24/2005, last updated 3/14/2007, last revised on 4/__/2007, as job no. 32204-01, ("Tract 8 Survey").

31. Matters shown on Survey of Gresham Smith and Partners, dated 8/26/2005, last updated 3/08/2007, last revised 4/__/2007, as project no. 26640.02 consisting of three (3) sheets, ("Tract 9 Survey").

32. Matters shown on Page 9 of 9 of the Survey of Barge, Waggnoeer, Sumner & Cannon, dated 6/24/2005, last updated 3/14/2007, last revised 4/__/2007, as job no. 32204-01, ("Tract 10 Survey").

33. Matters shown on Survey of Gresham Smith and Partners, dated 7/10/2006, last updated 3/08/2007, last revised 4/__/2007, as job no. 24640.02, ("Tract 11 Survey").