This instrument prepared by:
Jeremy Segal, Esq.
Barack Ferrazzano Kirschbaum & Nagelberg LLP
200 West Monroe Street, Suite 3900
Chicago, Illinois 60606

Davidson County DEEDWARR
Recvd: 11/20/07 10:25 9 pgs
Fees:48.00 Taxes:197950.00
20071120-0135820

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
KBS Nashville Industrial Portfolio I, LLC c/o CB Richard Ellis 113 Seaboard Lane, Suite A-110 Franklin, TN 37067 Attention: Donna Wheeler, Real Estate Manager	KBS Nashville Industrial Portfolio I, LLC c/o CB Richard Ellis 113 Seaboard Lane, Suite A-110 Franklin, TN 37067 Attention: Donna Wheeler, Real Estate Manager	Map 07011 Parcel 00300 Map 70-11, Parcel 6.00; Map 95, Parcel 106; Map 95, Parcel 115

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 KBS Nashville Industrial Portfolio I, LLC, a Delaware limited liability company, the Grantee herein, its successors, heirs, and assigns, certain real estate in Nashville, Davidson County, Tennessee as described on Exhibit A attached hereto and made a part hereof.

These consist of unimproved ( ) improved (X) properties, known as (a) 431 Great Circle Road, (b) 2525 Perimeter Place Drive, (c) 500-520 Royal Parkway and 2501-2515 Perimeter Place Drive and (d) 501 and 533 Mainstream.

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.

[REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

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

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 $53,500,000.00.

Subscribed and sworn to before me this the 12TH day of November, 2007.

Elizabeth Jaworski
Affiant

My commission expires: 2/22/08
(Affix Seal)

Amy Pupino
Notary Public

OFFICIAL SEAL
AMY PUPINO
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 2/22/08

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., a Maryland corporation and 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 12th day of November, 2007.

Notary Public

My Commission Expires: 2/22/08

(Seal)

OFFICIAL SEAL
AM[illegible]INO
NOTARY PUB[illegible]E OF ILLINOIS
MY COMMI[illegible]RES 2/22/08

Return to:
Morgan, Lewis & Bockius LLP
5 Park Plaza, Suite 1750
Irvine, California 92614
Attn: L. Bruce Fischer, Esq.

EXHIBIT A

LEGAL DESCRIPTION OF THE LAND

431 Great Circle Rd.

Land in Davidson County, Tennessee being Lot No. 35, on the Plan of MetroCenter Resubdivision of Lot 35, Section 18, as shown on plat of record in Book 9700, page 417, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being part of the same property conveyed to FirstCal Industrial 2 Acquisition, LLC, a Delaware limited liability company, by deed recorded in Instrument No. 20051012-0122855, in the Register of Deed's Office for Davidson County, Tennessee.

Asset #712 - 2525 Perimeter Place Drive

Being a parcel of land in the 1st Civil District, Nashville, Davidson County Tennessee, located North of Interstate I-40, West of Donelson Pike, and South of Elm Hill Pike, more particularly described as follows:

Beginning at an iron pin in the East margin of Perimeter Place, being the Northerly corner of Sam Moore, et al, Thence, with a curve to the right along the East margin of the Perimeter Place, said curve having a central angle of 49 degrees 17 minutes 03 seconds, a radius of 301.95 feet, a chord of 251.80 feet, bearing North 33 degrees 03 minutes 51 seconds East, and a curve length of 259.73 feet to a concrete monument, Thence, North 57 degrees 42 minutes 27 seconds East, 115.35 feet to an iron pin, Thence, with a curve to the right having a central angle of 32 degrees 57 minutes 52 seconds, a radius of 390.82 feet, a chord of 221.77 feet, bearing North 74 degrees 11 minutes 23 seconds East, and a curve length of 224.85 feet to a concrete monument, Thence, South 09 degrees 19 minutes 41 seconds East, 201.32 feet to an iron pin, Thence, leaving Perimeter Place South, (00) no degrees 41 minutes 52 seconds West, 49.34 feet to an iron pin, Thence, South 36 degrees 36 minutes 50 seconds East, 369.24 feet to an iron pin, Thence, South 53 degrees 22 minutes 10 seconds West, 40.14 feet to an iron pin, Thence, South 36 degrees 36 minutes 50 seconds East, 57.59 feet to a point in the Westerly line of Sam Moore, et al, Thence, South 42 degrees 31 minutes 37 seconds West, with said Moore, 243.40 feet to an iron pin, Thence, South 29 degrees 30 minutes 03 seconds West, 146.37 feet to an iron pin, Thence, South 63 degrees 19 minutes 40 seconds West, 280.45 feet to an iron pin, Thence, North 36 degrees 34 minutes 06 seconds West, 644.77 feet to the point of Beginning. Being the same property conveyed to Duke Realty Limited Partnership, an Indiana limited partnership by Special Warranty Deed from L&N Consultants, Inc., a Nevada corporation of record in Book 9521, page 837, in the Register's Office of Davidson County, Tennessee; the said Duke Realty Limited Partnership having since merged into Duke-Weeks Realty Limited Partnership by instruments of record in Instrument Nos. 20031201-0172316 and 20031201-0172317, said Register's Office.

Being part of the same property conveyed to FirstCal Industrial 2 Acquisition, LLC, a Delaware limited liability company, by deed recorded in Instrument No. 20051012-0122855, in the Register's Office for Davidson County.

500-520 Royal Parkway and 2501-2515 Perimeter Place Drive:

Land in Davidson County, Tennessee being Lot 2 of the Greenbrier Business Park of record in Plat Book 6900, page 81, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Included in the above but excluded therefrom is that portion conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, by deed of record in Book 9637, page 947, Register's Office for Davidson County, Tennessee and described as follows:

Beginning at a point on the existing southerly right-of-way margin of Royal Parkway, said point being in the northwesterly corner of the aforementioned Joseph V. Russell & Associates properly located along a curve left, from the Northeast property corner of the aforementioned property and the Northwest corner of the property held by Royal Park Investment, L.P., a chord bearing of N 08°25'20" E, a chord length of 32.90 feet a radius of 50.00 feet,

and an arc length of 33.52 feet to the said point of beginning, thence, from said point of beginning along the said existing might-of-way margin, a curve to the left, bearing N 33°07'05" W, a radius of 50.00 feet, an included angle of 44°40'02", and an arc length of 38.96 feet to a point, thence along a curve to the right, a chord bearing of N 46°29'08" W, a radius of 980.64 feet, an included angle of 17'55'59" and an arc length of 306.93 feet to a point, thence N 37°31'08" W, 249.21 feet to a point, thence a curve to the left, bearing N 53°00'41" W, a radius of 361.77 feet, an included angle of 30°59'05", and an arc length of 195.64 feet to a point, thence a curve to the left bearing S 62°29'55" W, a radius of 50.00 feet, an included angle of 97°59'44", and an arc length of 85.52 feet to a point, thence an arc to the left, bearing S 11°01'27" W, a radius of 293.83 feet, an included angle of 4°26'2l", and an arc length of 22.77 feet to a point on the East right-of-way margin of Perimeter Place Drive; thence along the new Southerly right-of-way margin of Royal Parkway, a curve to the right, the chord bearing of which is N 61°39'20" E, a radius of 50.00 feet, an included angle of 96°49'24", and an arc length of 84.49 feet to a point, thence an arc to the right, the chord bearing of which is S 53°47'36" E, a radius of 315.60 feet; an included angle of 32°16'45", and an arc length of 177.80 feet to a point, thence S 37°39'13" E, 240.20 feet to a point, thence an arc to the left, a chord bearing of S 46°38'32" E, a radius of 997.43 feet, an included angle of 17°58'38", and an arc length of 312.96 feet to a point, thence along a line S 55°37'52" E, 47.41 feet to the point of beginning.

Being part of the same property conveyed to FirstCal Industrial 2 Acquisition, LLC, a Delaware limited liability company, by deed recorded in Instrument No. 20051012-0122855, in the Register's Office for Davidson County, Tennessee.

501 and 533 Mainstream:

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

Being Lot No. 34, on the Plan of MetroCenter Section Two, as shown on plat of record in Book 5200, page 237, in the Register's Office for Davidson County, Tennessee (the "Plat"), to which plat reference is hereby made for a more complete description.

Being part of the same property conveyed to FirstCal Industrial 2 Acquisition, LLC., a Delaware limited liability company, by deed recorded in Instrument No. 20051012-0122855, in the Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS

As to all of the parcels:

(1) Taxes not yet due and payable;

(2) All matters arising out of any act of Grantee or Grantee's representatives; and

(3) Local, state and federal laws, ordinances, rules and regulations.

As to 431 Great Circle Road:

Restrictive Covenants in favor of Mar-Nel Company, recorded in Book 4784, page 659, as amended in Book 5792, page 787, Book 7012, page 61 and made applicable in Book 7012, page 62, said Register's Office.

Restrictive Covenants in favor of MetroCenter properties, recorded in Book 5242, page 389, as amended in Book 7012, page 61, said Register's Office.

Restrictions contained in Article VI of Restrictive Covenants in favor of Arby's Inc., recorded in Book 9382, page 56 said Register's Office.

Restrictive Covenants in favor of Taco Bell Corp., recorded in Book 9420, page 176 said Register's Office.

Restrictions in favor of MetroCenter Holdings as contained in Book 10499, page 994 said Register's Office.

Declaration of Agreements, Charges, Assessments and Liens for Metrocenter Business Park of record in Book 7487, page 952, Register's Office for Davidson County, Tennessee and By-laws for Metrocenter Improvements Association, Inc. of record in Book 7487, page 969, said Register's Office.

All matters shown on plan of record in Book 9700, page 417, Register's Office for Davidson County, Tennessee, as such items are depicted on that certain ALTA/ACSM Land Title Survey (Project No.05097) prepared by Dale & Associates, last revised and certified on August 24, 2007.

Easement(s) to Cheatham Dam, as set forth in instrument recorded in Book 2291, page 295 said Register's Office.

Grant of Access Easement in favor of MetroCenter Improvements Association, Inc., as set forth in instrument recorded in Book 10500, page 1, said Register' Office, as such items are depicted on that certain ALTA/ACSM Land Title Survey (Project No.05097) prepared by Dale & Associates, last revised and certified on August 24, 2007.

Permanent Levee Maintenance Easement and Temporary Right of Entry for Construction Purposes of record in Instrument Nos. 200005090047023 and 200005090047025, Register's Office for Davidson County, Tennessee, as such items are depicted on that certain ALTA/ACSM Land Title Survey (Project No.05097) prepared by Dale & Associates, last revised and certified on August 24, 2007.

Easement for the flow of the waters of the Cumberland river (or creek), and the rights of the public therein, as such items are depicted on that certain ALTA/ACSM Land Title Survey (Project No.05097) prepared by Dale & Associates, last revised and certified on August 24, 2007.

The rights of Caremark, Inc., as lessee only, under an unrecorded lease, as disclosed by Memorandum of Lease dated July 14, 2005 by an between Duke Realty Limited partnership, an Indiana limited partnership and Caremark, Inc., a California corporation, recorded July 18, 2005, as Document No. 20050718-0083378, Register's Office of Davidson County, Tennessee, which rights do not include any rights of first refusal, rights of first offer or options to purchase all or any portion of the insured land.

The rights of CVS Pharmacy, Inc., as lessee only, under an unrecorded lease, which rights do not include any rights of first refusal, rights of first offer or options to purchase all or any portion of the insured land.

As to 2525 Perimeter Place Drive:

All matters shown on the plat recorded in Plat Book 6900, page 81, in the Register's Office of Davidson County, Tennessee, as such items are depicted on that certain ALTA/ACSM Land Title Survey (Project No. 32204-00) prepared by Barge Waggoner Sumner & Cannon, Inc., certified on August 24, 2007.

The rights of those lessees, as lessees only, under recorded leases, which rights do not include any rights of first refusal, rights of first offer or options to purchase all or any portion of the insured land.

The following matters disclosed by that certain ALTA/ACSM Land Title Survey (Project No. 32204-00) prepared by Barge Waggoner Sumner & Cannon, Inc., certified on August 24, 2007.

a. 20' foot drainage easement along the east line of the land.

As to 500-520 Royal Parkway and 2501-2515 Perimeter Place Drive:

Matters shown on the Plan of record in Book 6900, page 81, said Register's Office, as such items are depicted on that certain ALTA/ACSM Land Title Survey (File No. 32204-02) prepared by Barge, Waggoner, Sumner & Cannon, Inc., dated and certified on August 24, 2007.

The rights of Mercantile Properties, Inc., a Delaware corporation, as lessee only, under that unrecorded lease disclosed by that Short Form Lease Agreement dated May 25, 1989, and recorded in Book 7849, Page 895, and as amended by that First Amendment to Short Form Lease Agreement which rights do not include any rights of first refusal, rights of first offer or options to purchase all or any portion of the insured land.

The rights of Southeastern Telecom, Inc., a Tennessee corporation, as lessees only, under unrecorded lease dated March 17, 2006, which rights do not include any rights of first refusal, rights of first offer or options to purchase all or any portion of the insured land.

The following matters disclosed by the survey prepared by prepared by Barge, Waggoner, Sumner & Cannon, Inc., dated and certified on August 24, 2007 (File No. 32204-02):

a. Concrete pad encroaches onto the land along the south line.

As to 501 and 533 Mainstream:

Matters shown on the Plan of record in Book 5200, page 237, said Register's Office, as such items are depicted on that certain ALTA/ACSM Land Title Survey (Project No. 05091) prepared by Dale & Associates, last revised and certified on August 24, 2007.

Restrictive Covenants Mat-Nel Company recorded in Book 4784, page 659, in the Register's Office for Davidson County, Tennessee, as modified by Modification to Restrictiva Covenants Metrocenter Properties of record in Book 5792, page 787, as amended by Declaration of record in Book 7012, page 61, said Register's Office, as further modified by Restrictive Covenants Metrocenter Properties of record in Book 7012, page 62, said Register's Office, as such items are depicted on that certain ALTA/ACSM Land Title Survey (Project No. 05091) prepared by Dale & Associates, last revised and certified on August 24, 2007.

Restriction contained in Article VI of Restrictive Covenants MetroCenter of record in Book 5242, page 389, Register's Office for Davidson County, Tennessee, as modified by Modification to Restrictive Covenants Metrocenter Properties of record in Book 5792, page 787, as amended by Declaration of record in Book 7012, page 61, said Register's Office.

Declaration of Agreements, Charges, Assessments and Liens for Metrocenter Business Park recorded in Book 7487, page 952, in the Register's Office for Davidson County, Tennessee.

Declaration of Restrictive Covenants recorded in Book 9382, page 56, in the Register's Office for Davidson County, Tennessee.

Declaration of Restrictive Covenants recorded in Book 9420, page 176, in the Register's Office for Davidson County, Tennessee.

Warranty Deed of Flowage Easement of record in Book 2280, page 535, said Register's Office.

Council Bill No. 73-608 which provides for dedication of permanent easement for the operation and

maintenance of the pumping station and outlet works, levees, lakes and canals as needed for flood control and will also provide for reasonable public access for recreational use of the lakes canals and levee areas.

The rights of Steril Tek, Inc., Time Warner Telecom f/k/a Xspedia Corp., Quest Diagnostics, Inc., Pitney Bowes, and Metro Government, as lessees only, under unrecorded leases, which rights do not include any rights of first refusal, rights of first offer or options to purchase all or any portion of the insured land.

Declaration of Special Covenants & Restrictions of record in Book 11346, page 418, said Register's Office.

Easement for the flow of the waters of a lake, and the rights of the public therein, as such items are depicted on that certain ALTA/ACSM Land Title Survey (Project No. 05091) prepared by Dale & Associates, last revised and certified on August 24, 2007.

The following matters disclosed by the survey prepared by Dale & Associates, dated and certified on August 24, 2007 (Project No. 05091):

a. 60' canal easement along the southwest line of the land.