After recording return to and

THIS INSTRUMENT PREPARED BY: Michael D. Rechtin, Esq., Holland & Knight LLP, 131 South Dearborn Street, 30th Floor, Chicago, Illinois 60603

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL
OHM PROPERTIES - TN LLC 195 Prospect Plains Road Monroe Township, New Jersey 08831 Attention: Pinakin Patnak	Same	MAP 148 Parcel 286

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, FIRSTCAL INDUSTRIAL 2 ACQUISITION, LLC, a Delaware limited liability company (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto OHM PROPERTIES - TN LLC, a Tennessee limited liability company (the "Grantee"), and Grantee's successors and assigns, certain tract or parcel of land in the City of Nashville, Davidson County, State of Tennessee, described as follows:

See EXHIBIT A attached hereto and incorporated herein by this reference.

This is unimproved property known as Haywood Oaks Land, Nashville, Tennessee.

The conveyance of the property herein, and all covenants and warranties of Grantor contained herein, are made expressly subject to those matters set forth on EXHIBIT B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, and Grantee's successors and assigns forever.

Grantor covenants and binds itself, and its successors and assigns, to warrant specially and forever defend the title to the property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor, but not further or otherwise. 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.

[Signature page follows]

BILL GARRETT, Davidson County
Trans:T20090072032 DEEDWARR
Recvd: 10/22/09 15:12 5 pgs
Fees:28.00 Taxes:1603.66
20091022-0097850

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed as of the 15th day of October, 2009.

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

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

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

By: First Industrial Investment, Inc.,
a Maryland corporation

By: _____

Its: Laura Bukiet
Authorized Signatory

STATE OF ILLINOIS)
COUNTY OF COOK)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Laura Bukiet, 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 Authorized Signatory of FirstCal Industrial 2 Acquisition, LLC, a Delaware limited liability company, the within named bargainor, and that he, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as the AUTHORIZED SIGNATORY

WITNESS my hand, at office, this 14th day of October, 2009.

"OFFICIAL SEAL"
VIANEY PRECIADO
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 07/03/2010

Vianey Preciado
NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for the transfer is $433,422.00.

Jennifer E. Logan
AFFIANT

Subscribed and sworn to before me
this 15 day of October, 2009

Notary Public Suzy Adad
My Commission Expires: 8/13/12

OFFICIAL SEAL
SUZY ADAD
Notary Public - State of Illinois
My Commission Expires Aug 13, 2012

OFFICIAL SEAL
SUZY ADAD
Notary Public - State of Illinois
My Commission Expires Aug 13, 2012

EXHIBIT A

LEGAL DESCRIPTION

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being Lot 2 of the Reserved Parcel "B" of the Revised Plat of Reserved Parcel B, Haywood Development as of record in Plat Book 9700, Page 730, at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an existing iron rod in the westerly right-of-way line of Bakertown Road, at a corner common with 433 Bakertown, L.P., as of record in Deed Book 9296, Page 774, at the Register's Office for Davidson County, Tennessee, said existing iron rod being located at Northing: 633.891.43; Easting: 1,764,694,65; on the State Plane Coordinate System NAD-83;

Thence with the westerly right-of-way line of Bakertown Road, with a curve to the left, along an arc length of 253.96 feet, the central angle of which is 27 deg, 04 min, 36 sec, the radius of which is 537.40 feet, the chord of which is South 27 deg, 47 min, 5 sec East, 251.61 feet to an existing iron rod, at a corner common with Lot 1 of the Revised Parcel "B" of the Revised Plat of Reserved Parcel B, Haywood Development, also being the property of Firstcal Industrial 2 Acquisition, LLC, as of record in instrument Number 20051012-0122855, at the Register's Office for Davidson County, Tennessee;

Thence leaving the westerly right-of-way line of Bakertown Road, with the northerly property line of said Lot 1, South 54 deg, 58 min, 41 sec West, 463.11 feet to an existing right-of-way monument, in the easterly right-of-way line of Interstate 24;

Thence with the easterly right-of-way line of Interstate 24, North 26 deg, 04 min, 27 sec West, 736.42 feet to an existing iron rod, at a corner common with 433 Bakertown, L.P.;

Thence leaving the easterly right-of-way line of Interstate 24, with the southerly property line of said 433 Bakertown, L.P., North 64 deg, 12 min, 56 sec East, 166.42 feet to an existing iron rod;

Thence South 25 deg 51 min 01 sec East, 92.95 feet to an existing iron rod;

Thence with a curve to the left, along an arc length of 460.90 feet, the central angle of which is 76 deg, 50 min, 33 sec, the radius of which is 343.66 feet, the chord of which is South 67 deg, 44 min, 03 sec East, 427.13 feet to the POINT OF BEGINNING. Containing 220.185 square feet or 5.055 acres more or less.

Being the same property conveyed to Firstcal Industrial 2 Acquisition, LLC, as of record in instrument Number: 20051012-0122855 at the Register's Office for Davidson County, Tennessee as described according to a survey prepared by Cherry Land Surveying, Inc. dated September 21, 2009.

EXHIBIT B

Permitted Exceptions

1. Taxes for the year of 2009 a lien, due and payable, but not yet delinquent.

2. All matters as shown on the plat of record in Plat Book 9700, Page 730, in the Register's Office for Davidson County, Tennessee.

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

4. Lack of access to and from a controlled access highway (I-24), as shown on the plat of record in Plat Book 9700, Page 730, in the Register's Office for Davidson County, Tennessee.

5. The following matters as shown on the survey prepared by Cherry Land Surveying, Inc., dated September 9, 2009 and last revised September 21, 2009:

a) Storm water lines located on the Northeast and Southwest portion of the Land without benefit of an easement;

b) Fence encroaches onto the Northwest corner of the Land; and

c) Detention pond located on Lot 1 encroaches onto the Land over the South corner of the Land.