BILL GARRETT, Davidson County
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Fees:37.00 Taxes:0.00
20120713-0061803

THIS INSTRUMENT PREPARED BY:
Greenberg Traurig, LLP
3161 Michelson Drive, Suite 1000
Irvine, CA 92612

QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
c/o KBS Capital Advisors LLC 620 Newport Center Drive, Suite 1300 Newport Beach, CA 92660	Same	Map 70-11, Parcel 6

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, KBS NASHVILLE INDUSTRIAL PORTFOLIO I, LLC, a Delaware limited liability company (the "Grantor") hereby quitclaims and conveys to KBS RIVERVIEW BUSINESS CENTER I & II, LLC and its successors and assigns (the "Grantee"), all of Grantor's right, title and interest in and to certain real property in Davidson County, Tennessee, more particularly described as follows:

See Exhibit A attached hereto and incorporated hereby (the "Property").

The source of this description is that certain Special Warranty Deed, dated November 12, 2007, from FirstCal Industrial 2 Acquisition, LLC, a Delaware limited liability company, to Grantor, recorded in Instrument No. 20071120-0135820, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 501 and 533 Mainstream, Nashville, Tennessee.

Witness my hand this 27th day of June, 2012.

GRANTOR:

KBS NASHVILLE INDUSTRIAL PORTFOLIO I, LLC,
a Delaware limited liability company

By: KBS REIT ACQUISITION XXVIII, LLC,
a Delaware limited liability company,
its sole member

By: KBS REIT PROPERTIES, LLC,
a Delaware limited liability company,
its sole member

By: KBS LIMITED PARTNERSHIP,
a Delaware limited partnership,
its sole member

By: KBS REAL ESTATE INVESTMENT TRUST, INC.,
a Maryland corporation,
general partner

By: _____
Charles J. Schreiber, Jr.
Chief Executive Officer

ACKNOWLEDGMENT

State of California
County of Orange)

On June 27, 2012 before me, K. Godin, Notary Public
(insert name and title of the officer)

personally appeared Charles J. Schreiber, Jr.,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

K. GODIN
Commission # 1852391
Notary Public - California
Orange County
My Comm. Expires Jun 5, 2013

Signature _____ **(Seal)**

STATE OF CALIFORNIA)

COUNTY OF ORANGE)

The actual consideration for this transfer is $0.

[SIGNATURE ON FOLLOWING PAGE]

Witness my hand this 27th day of June, 2012.

GRANTOR:

KBS NASHVILLE INDUSTRIAL PORTFOLIO I, LLC,
a Delaware limited liability company

By: KBS REIT ACQUISITION XXVIII, LLC,
a Delaware limited liability company,
its sole member

By: KBS REIT PROPERTIES, LLC,
a Delaware limited liability company,
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a Delaware limited partnership,
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Commission # 1852391
Notary Public - California
Orange County
My Comm. Expires Jun 5, 2013

WITNESS my hand and official seal.

Signature _____ **(Seal)**

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

RIVERVIEW TN

501 and 533 Mainstream Drive

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 KBS Nashville Industrial Portfolio I, LLC, a Delaware limited liability company, by Special Warrant Deed from FirstCal Industrial 2 Acquisition, LLC, a Delaware limited liability company, recorded in Instrument No. 20071120-0135820, in the Register's Office for Davidson County, Tennessee.