BILL GARRETT, Davidson County
Trans:T20120051808 DEEDQC
Recvd: 07/13/12 13:22 7 pgs
Fees:37.00 Taxes:0.00
20120713-0061804

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 95, Parcel 115

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 ROYAL PARKWAY 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 500-520 Royal Parkway and 2501-2515 Perimeter Place Drive, 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,
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

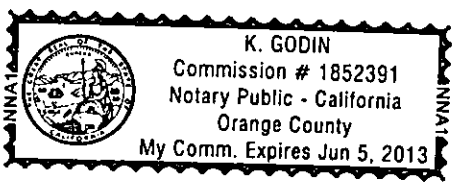
ACKNOWLEDGMENT

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.

Signature _____ **(Seal)**

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

ROYAL PARKWAY TN

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

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

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 property 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 deg. 25' 20" E, a chord length of 32.90 feet a radius of 50.00 feet, an arc length of 33.52 feet to the said point of beginning, thence from said point of beginning along the said existing right-of-way margin, a curve to the left, bearing N 33 deg. 07' 05" W, a radius of 50.00 feet, an included angle of 44 deg. 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 deg. 29' 08" W, a radius of 980.64 feet, an included angle of 17 deg. 55' 59" and an arc length of 306.93 feet to a point, thence N 37 deg. 31' 08" W, 249.21 feet to a point, thence a curve to the left, bearing N 53 deg. 00' 41" W, a radius of 361.77 feet, an included angle of 30 deg. 59' 05", and an arc length of 195.64 feet to a point, thence a curve to the left bearing S 62 deg. 29' 55" W, a radius of 50.00 feet, an included angle of 97 deg. 59' 44", and an arc length of 85.52 feet to a point, thence an arc to the left bearing S 11 deg. 01' 27" W, a radius of 293.83 feet, an included angle of 4 deg. 26' 21", 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 deg. 39' 20" E, a radius of 50.00 feet, an included angle of 96 deg. 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 deg. 47' 36" E, a radius of 315.60 feet; an included angle of 32 deg. 16' 45", and an arc length of 177.80 feet to a point, thence S 37 deg. 39' 13" E, 240.20 feet to a point, thence an arc to the left, a chord bearing of S 46 deg. 38' 32" E, a radius of 997.43 feet, an included angle of 17 deg. 58' 38", and an arc length of 312.96 feet to a point, thence along a line S 55 deg. 37' 52" E, 47.41 feet to the point of beginning, containing 0.3595 acres, more or less.

Being part of the same property conveyed to KBS Nashville Industrial Portfolio I, LLC, a Delaware limited liability company, by Special Warranty 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.