THIS INSTRUMENT WAS PREPARED BY:

Chris Chen, Esq.
Prologis, Inc.
Pier One Bay One
San Francisco, CA 94111

NAME AND ADDRESS OF NEW OWNER:

PIONEER NASHVILLE II, LLC
3325 S. Garfield Avenue
Commerce, CA 90040

SEND TAX BILL TO: SAME

RECORD AND RETURN TO:
Wilson H. Tsai, Esq.
350 S. Beverly Drive, Suite 330
Beverly Hills, CA 90212

TAX PARCEL NO. Map 183, Parcel 042

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is executed as of this 5 day of May, 2014, by **PROLOGIS-A4 TN I LLC**, a Delaware limited liability company ("**Grantor**"), having an address of c/o Prologis, Inc., 4545 Airport Way, Denver, CO 80239, to **PIONEER NASHVILLE II, LLC**, a California limited liability company ("**Grantee**"), whose mailing address is 3325 S. Garfield Avenue, Commerce, CA 90040.

THAT for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Grantor has bargained and sold and does hereby bargain, sell, convey, and confirm unto Grantee the following described real estate, situated and being in City of Nashville, Davidson County, State of Tennessee, to-wit:

All of that certain real estate described in **Exhibit A** attached hereto (the "**Property**")

TO HAVE AND TO HOLD the Property, together with all improvements thereon and all appurtenances and hereditaments thereunto belonging or in anywise appertaining unto Grantee, its successors, and assigns in fee simple forever.

AND, **SUBJECT, HOWEVER**, to all zoning and building laws, ordinances, maps, resolutions and regulations of all governmental authorities having jurisdiction which affect the Property and the use and improvement thereof; leases, if any; all matters of record; any state of facts which an accurate survey made of the Property as of the date hereof would show; any state of facts which a personal inspection of the Property made as of the date hereof would disclose; and the Permitted Exceptions set forth on **Exhibit B**, attached hereto and made a part hereof.

Grantor does hereby covenant with Grantee that title to the aforesaid real estate Grantor will warrant and forever defend against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

As used herein, pronouns shall be construed according to their gender and number according to the context thereof.

BILL GARRETT, Davidson County
Trans:T20140032253 DEEDWARRSP
Recvd: 05/09/14 11:05 6 pgs
Fees:33.00 Taxes:12691.00
20140509-0039798

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by and through its duly authorized officer as of the day and year first above written.

PROLOGIS-A4 TN I LLC,
a Delaware limited liability company

By: Prologis Second U.S. Properties LP,
a Delaware limited partnership, its sole member

By: ProLogis Second GP LLC,
a Delaware limited liability company,
its general partner

By: ProLogis North American Industrial Fund IV,
LP, a Delaware limited partnership,
its sole member

By: ProLogis NA Industrial Fund IV GP LLC,
a Delaware limited liability company,
its general partner

By: ProLogis NA REIT III LLC,
a Delaware limited liability company,
its sole member

By: ProLogis North American Industrial Fund II,
LP, a Delaware limited partnership, its manager

By: ProLogis NA Industrial Fund II GP LLC,
a Delaware limited liability company,
its general partner,

By: ProLogis NA REIT LLC,
a Delaware limited liability company,
its sole member

By: ProLogis North American Industrial Fund, LP,
a Delaware limited partnership, its manager

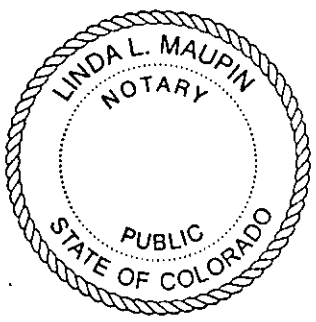
By: ProLogis NA Industrial Fund GP LLC,
a Delaware limited liability company,
its general partner

By: Prologis, a Maryland real estate investment trust,
its sole member

By: _____
Name: Michael T. Blair
Title: Managing Director and
Assistant Secretary

STATE OF COLORADO
CITY/COUNTY OF DENVER

The foregoing instrument was acknowledged before me this 29th day of April, 2014, by Michael T. Blair, as Managing Director and Assistant Secretary of Prologis, a Maryland real estate investment trust, on behalf of said real estate investment trust; said real estate investment trust being the sole member of ProLogis NA Industrial Fund GP LLC, a Delaware limited liability company; said limited liability company being the general partner of ProLogis North American Industrial Fund, LP, a Delaware limited partnership; said limited partnership being the manager of ProLogis NA REIT LLC, a Delaware limited liability company; said limited liability company being the sole member of ProLogis NA Industrial Fund II GP LLC, a Delaware limited liability company; said limited liability company being the general partner of ProLogis North American Industrial Fund II, LP, a Delaware limited partnership; said limited partnership being the manager of ProLogis NA REIT III LLC, a Delaware limited liability company; said limited liability company being the sole member of ProLogis NA Industrial Fund IV GP LLC, a Delaware limited liability company; said limited liability company being the general partner of ProLogis North American Industrial Fund IV, LP, a Delaware limited partnership; said limited partnership being the sole member of ProLogis Second GP LLC, a Delaware limited liability company; said limited liability company being the general partner of Prologis Second U.S. Properties LP, a Delaware limited partnership; said limited partnership being the sole member of PROLOGIS-A4 TN I LLC, a Delaware limited liability company.



Linda L. Maupin
Notary Public

My Commission Expires: June 21, 2016

AFFIDAVIT

I hereby swear or affirm that to the best of undersigned's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $3,430,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

PIONEER NASHVILLE II, LLC,
a California corporation

By: _____
Name: Frank Chen
Its: Manager

State of California

County of Los Angeles

On 04/30/2014, before me, John M. Trujillo - Notary Public,
personally appeared Frank Chen, 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 _____
Signature of Notary Public

JOHN M. TRUJILLO
COMM. #2015267
Notary Public - California
Los Angeles County
My Comm. Expires Apr. 18, 2017

Exhibit A

The Property

A tract of land in the Second Civil District of Metropolitan Nashville, Davidson County, Tennessee, being Lot No. 1 as shown on the Final Plat of Revised Section III - Interchange City Industrial Park as of record in Plat Book 5050, Page 100, Register's Office of Davidson County, Tennessee and being more particularly described as follows:

Beginning at an existing iron pin at the southeasterly property corner of Reserved Parcel "A"- Section III - Interchange City Industrial Park on the westerly right of way line of Gould Boulevard (60- foot R.O.W.) that is 1520.14 feet South of the South end of the Southwest return curve at Firestone Parkway as measured along the westerly right of way line of Gould Boulevard and Proceeding as follows:

1. Southeastwardly, with the westerly right of way line of Gould Boulevard, with a 630.00 foot radius curve to the left, a distance of 240.48 feet to an existing iron pin; said curve has a chord bearing of South 35 Degrees 31 Minutes 46 Seconds East, 239.023 feet; thence,
2. South 46 Degrees 27 Minutes 53 Seconds East a distance of 202.50 feet to a concrete monument; thence
3. With a 60-foot radius curve to the left a distance of 74.29 feet to an existing iron pin at the westerly property corner of Lot No. 1 as shown on the Final Plat of Interchange City Industrial Park-Subdivision of Lot 215 B as of record in Plat Book 7900, Page 222, R.O.D.C., Tennessee; said curve has a chord bearing and distance of South 81 Degrees 27 Minutes 31 Seconds East, 69.635 feet; thence
4. Leaving said right of way line, with the westerly property line of Lot No. 1 (Plat Book 7900, Page 222), South 28 Degrees 09 Minutes 36 Seconds East a distance of 122.26 feet to an existing concrete monument in the northerly property line of Lot No. 1 as shown on Final Plat of Interchange City Industrial Park- Section XXIX as record in Plat Book 5210, Page 350, R.0.D.C., Tennessee; thence,
5. With the Southwesterly property line of Lot No. 1 (Plat Book 5210, Page 350), South 43 Degrees 32 Minutes 35 Seconds West, a distance of 375.00 feet to an iron pin (set) on the northerly right of way line of Interstate 24; thence,
6. With said right of way line, North 46 Degrees 35 Minutes 27 Seconds West a distance of 725.00 feet to an existing iron pin at the southerly property corner of Reserved Parcel "A"; thence,
7. Leaving said right of way line, with the southeasterly property line of Reserved Parcel "A", North 43 Degrees 24 Minutes 33 seconds East a distance of 210.00 feet to an existing concrete monument; thence,
8. North 72 Degrees 14 Minutes 21 Seconds East a distance of 239.88 feet to the point of beginning and containing 271.090 square feet or 6.223 acres more or less.

LESS AND EXCEPT any of the above Parcel conveyed to the State of Tennessee in Book 10798, page 592.

Being the same property conveyed to ProLogis-A4 TN I LLC, a Delaware limited liability company, from ProLogis-North Carolina Limited Partnership, a Delaware limited partnership by Quit-Claim Deed of record as Instrument No. 200707130083689, Register's Office for Davidson County, Tennessee.

Exhibit B

Permitted Exceptions

1. Taxes for the year 2014 a lien, not yet due and payable.

2. Subject to all matters shown on the Plan of record in Plat Book 5050, Page 100, Register's Office for Davidson County, Tennessee.