

WHEN RECORDED, MAIL TO:
Utah Transit Authority
Right-of-Way Division
669 West 200 South
Salt Lake City, Utah 84101

11481044
09/28/2012 11:07 AM \$0.00
Book - 10060 Pg - 9632-9634
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
UTAH TRANSIT AUTHORITY
C/O PROPERTY MANAGER
3600 S 700 W
SALT LAKE CITY UT 84130-0810
BY: SLR, DEPUTY - MI 3 P.

SPECIAL WARRANTY DEED
(LIMITED LIABILITY COMPANY)

Tax ID No. 08-36-376-031
Parcel No. AP-155:3
Project No. ALRT

Salt Lake County

KBSIII 155 NORTH 400 WEST, LLC, a Delaware limited liability company _____, Grantor, of Salt Lake City, in the County of Salt Lake, State of Utah, hereby CONVEYS AND WARRANTS against all claiming, by, through or under it, but not otherwise, to the UTAH TRANSIT AUTHORITY, a public transit district organized and existing pursuant to Utah law, Grantee, for the sum of Ten _____ Dollars and other good and valuable considerations, the following described parcel of land in Salt Lake County, State of Utah (the "Parcel"), to-wit:

A parcel of land in fee, being part of an entire tract of property situate in Lot 3 Block 98, Salt Lake City Survey, Plat "A", situate in the E $\frac{1}{2}$ SW $\frac{1}{4}$ of Section 36, Township 1 North, Range 1 West, SLB&M, State of Utah, described as follows:

Beginning at a point on the southerly boundary line of said entire tract, said point being 190.33 feet N.89°58'54"E. and 7.59 feet North from the Southwest corner of said Block 98; and running thence N.60°00'00"E. 11.63 feet; thence East 19.42 feet; thence S.60°00'00"E. 14.57 feet to the said southerly boundary line; thence N.88°00'00"W. 42.14 feet along said southerly boundary line to the point of beginning.

SUBJECT TO easements, rights of way, covenants, conditions and restrictions of record.

The above described parcel of land contains 201 square feet in area or 0.005 acre and is depicted as AP-155:3 on the attached Exhibit 1.

Continued on Page 2

LIMITED LIABILITY COMPANY RW-02LL (12-01-03)

IN WITNESS WHEREOF, said KBSIII 155 NORTH 400 WEST, LLC, has caused this instrument to be executed by its proper officers thereunto duly authorized, this _____ day of _____, A.D. 20 _____.

KBSIII 155 NORTH 400 WEST, LLC,
a Delaware limited liability company

By: KBSIII REIT ACQUISITION V, LLC,
a Delaware limited liability company,
its sole member

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

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

By: KBS REAL ESTATE INVESTMENT TRUST III, INC.,
a Maryland Corporation,
its general partner

By: [Signature]
Name: Charles J. Schreiber, Jr.
Its: Authorized Representative, Chief Executive Officer

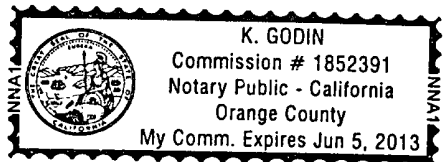
STATE OF CALIFORNIA)
)ss
COUNTY OF Orange)

On September 11, 2012 before me, K. Godin, Notary Public 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 seal.

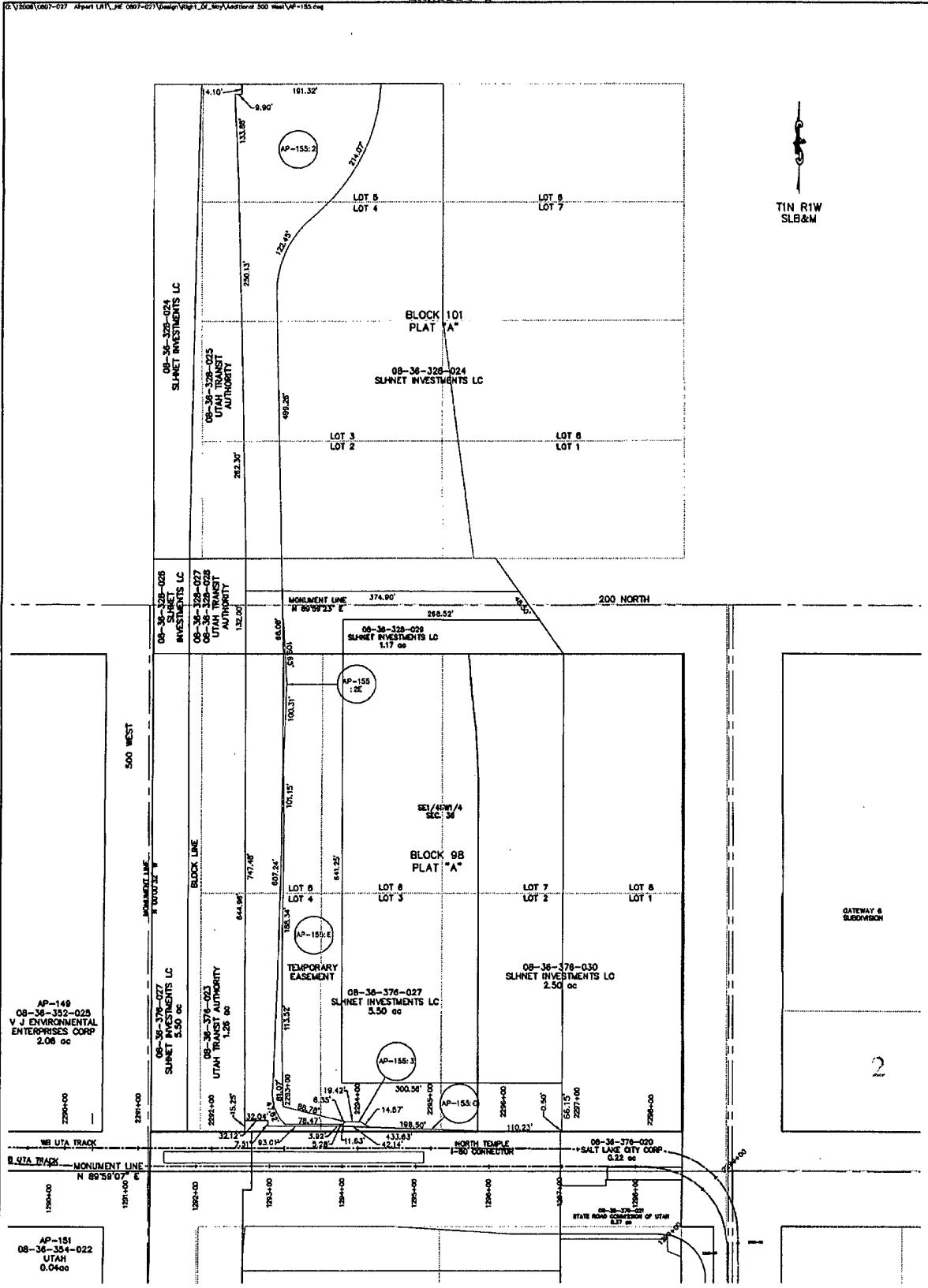
[Signature]
Signature
Printed Name: K. Godin



Prepared by: MWW 04/16/2012 (500 West)
Revised by: MWW 04/25/12 (500 West)
Revised by: MWW 5/22/12 (changed to SWD)
Revised by: MWW 06/26/2012 (500 West) (updated signature block)

LIMITED LIABILITY COMPANY UTA RW-02LL (4-6-05)

EXHIBIT 1



PARCEL NO.	OWNER	NET AC.	SQ. FEET	FIRST BORN AC. W/DCED	OWNERSHIP AC.	REMAINING AC. (LEFT)	REMAINING AC. (RIGHT)
AP-155.C	SLHNET INVESTMENTS, L.C.	0.048	2,112	NONE	8.44	8.392	NONE
AP-155.E		2.882	125,001	NONE	8.392	TEMPORARY PERPETUAL	NONE
AP-155.2E		0.109	4,768	NONE	8.392	PERPETUAL	NONE
AP-155.2		2.150	93,843	NONE	8.242	8.242	NONE
AP-155.3		0.005	201	NONE	8.242	8.237	NONE

SHEET NO. AP-155 COUNTY SALT LAKE PROPERTY OWNER: SLHNET INVESTMENTS, L.C. PROPERTY ADDRESS: 454 WEST NORTH TEMPLE SLC, UT

Hatch Mob MacDonald

DAVID EVANS ASSOCIATES INC.

UTAH TRANSIT AUTHORITY

AIRPORT LIGHT RAIL
TRANSIT PROJECT

DRAWN BY: MRL

CHECKED BY: MWW

QC CHECKED BY: GCO