

NOTES

Easement granted to The Ohio Fuel Gas Company of record in Deed Book 2064, Page 277, does not apply to subject tract.

Easement granted to the City of Columbus of record in Deed Book 2796, Page 279, does not apply to subject tract.

Easement granted to The City of Columbus of record in Deed Book 2813, Page 622, does not apply to subject tract.

Easement granted to The City of Columbus of record in Deed Book 2852, Page 393, does not apply to subject tract.

Easement granted to The City of Columbus of record in Deed Book 3159, Page 85, does not apply to subject tract.

Reservation contained in Warranty Deed of record in Deed Book 3230, Page 122 and re-filed in Deed Book 3256, Page 62, does not apply to subject tract.

Easement granted to CVC-Interchange Industrial I Limited Partnership of record in Official Record 13535476, does not apply to subject tract.

Easement granted to CVC-Interchange Industrial I Limited Partnership of record in Official Record 13535472, does not apply to subject tract.

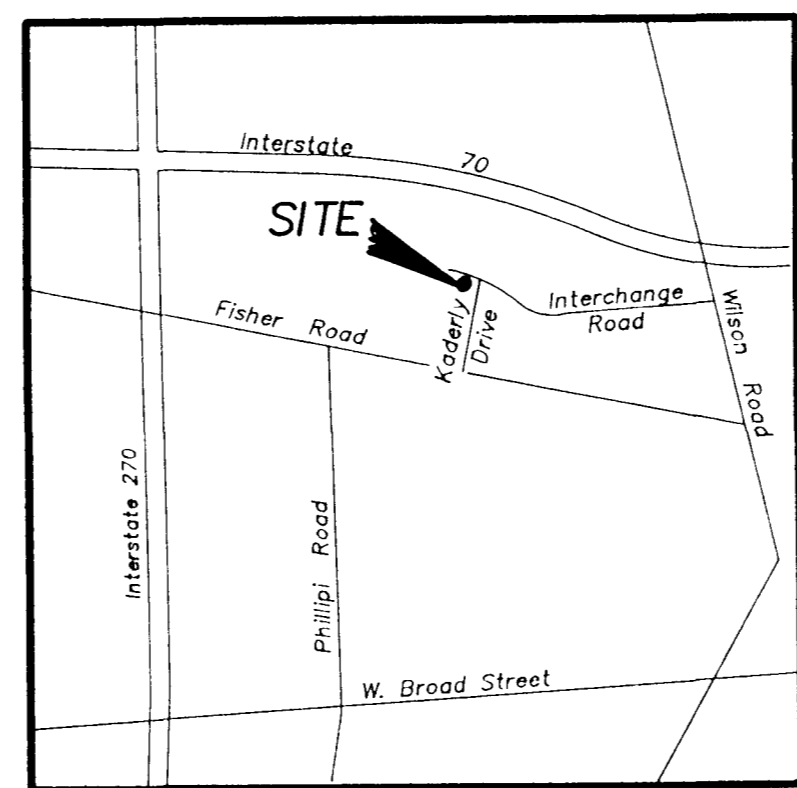
Easement for general utility purposes of record in Official Record 13315417, does not apply to subject tract.

Easement for general utility purposes of record in Official Record 13915414 and re-filed in Official Record 15481511 and Official Record 15637A26, does not apply to subject tract.

Easement granted to Columbus & Southern Ohio Electric Company of record in Official Record 62553271, does not apply to subject tract.

Easement granted to Columbus & Southern Ohio Electric Company of record in Official Record 13895809 does not apply to subject tract.

PLAT OF PART OF LOT 1
COLUMBUS WEST
City of Columbus, Franklin County, Ohio

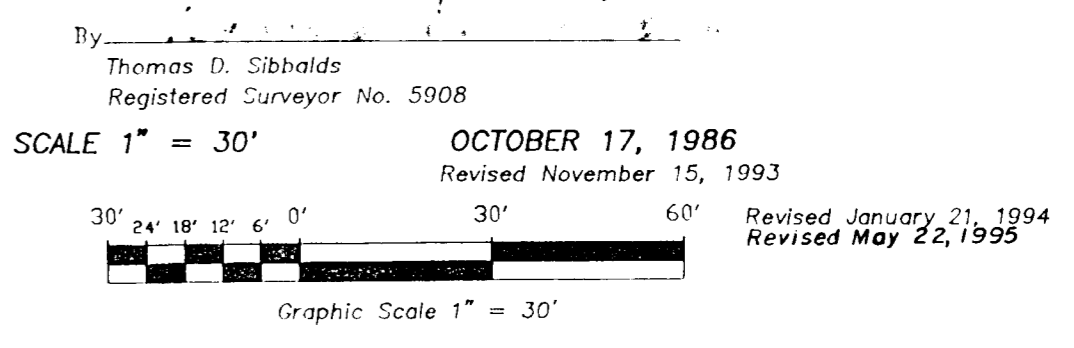


Surveyed & Platted
By
EVANS, MECHWART, HAMBLETON & TILTON, INC.
Consulting Engineers & Surveyors
Columbus, Ohio

TO: SECURITY CAPITAL INDUSTRIAL TRUST, NATIONSBANK OF TEXAS, N. A. AND COMMONWEALTH LAND TITLE INSURANCE COMPANY:

This is to certify that this map or plat and the survey on which it is based were made on the date shown below of the premises described in Commonwealth Land Title Insurance Company Title Commitment No. 75102710 dated May 1, 1995 and in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Survey," jointly established and adopted by ALTA and ACSM in 1992, as defined therein and includes items 1, 2, 3, 4, 6, 7(a), 7(b), 8, 9, 10, 11, and 13 of Table A thereof and meets the accuracy requirements of an Urban Survey, as defined therein;

The subject property has ingress and egress to and from Interchange Road and Kaderly Drive which are paved, public right-of-ways.



NOTES:
According to the Federal Emergency Management Agency's Flood Insurance Rate Map (Dated January 16, 1987), the property surveyed and shown hereon lies within Zone C (area of minimal flooding); Community Panel No. 390170 0060 C.

The bearings shown hereon are based on the same meridian as the easterly right-of-way line of Kaderly Drive (N 11° 28' 40" E) as shown on the plat of record in Plat Book 46, Page 65.

There are no yard line requirements other than those shown.

Situate in the State of Ohio, County of Franklin, City of Columbus, being located in Virginia Military Survey 3316 and being part of Lot No. 1 of "COLUMBUS WEST", as the plat of same is of record in Plat Book 46, Page 65, Recorder's Office, Franklin County, Ohio, and bounded and described as follows:

Beginning at an iron pin in the westerly right-of-way line of Kaderly Drive (60.0 feet in width), at the southeasterly corner of said Lot No. 1;

thence along the southerly line of said Lot No. 1, North 78° 31' 20" West, 535.00 feet to a point;

thence crossing said Lot No. 1, North 11° 28' 40" East, 341.27 feet to a point in the southerly right-of-way line of Interchange Road;

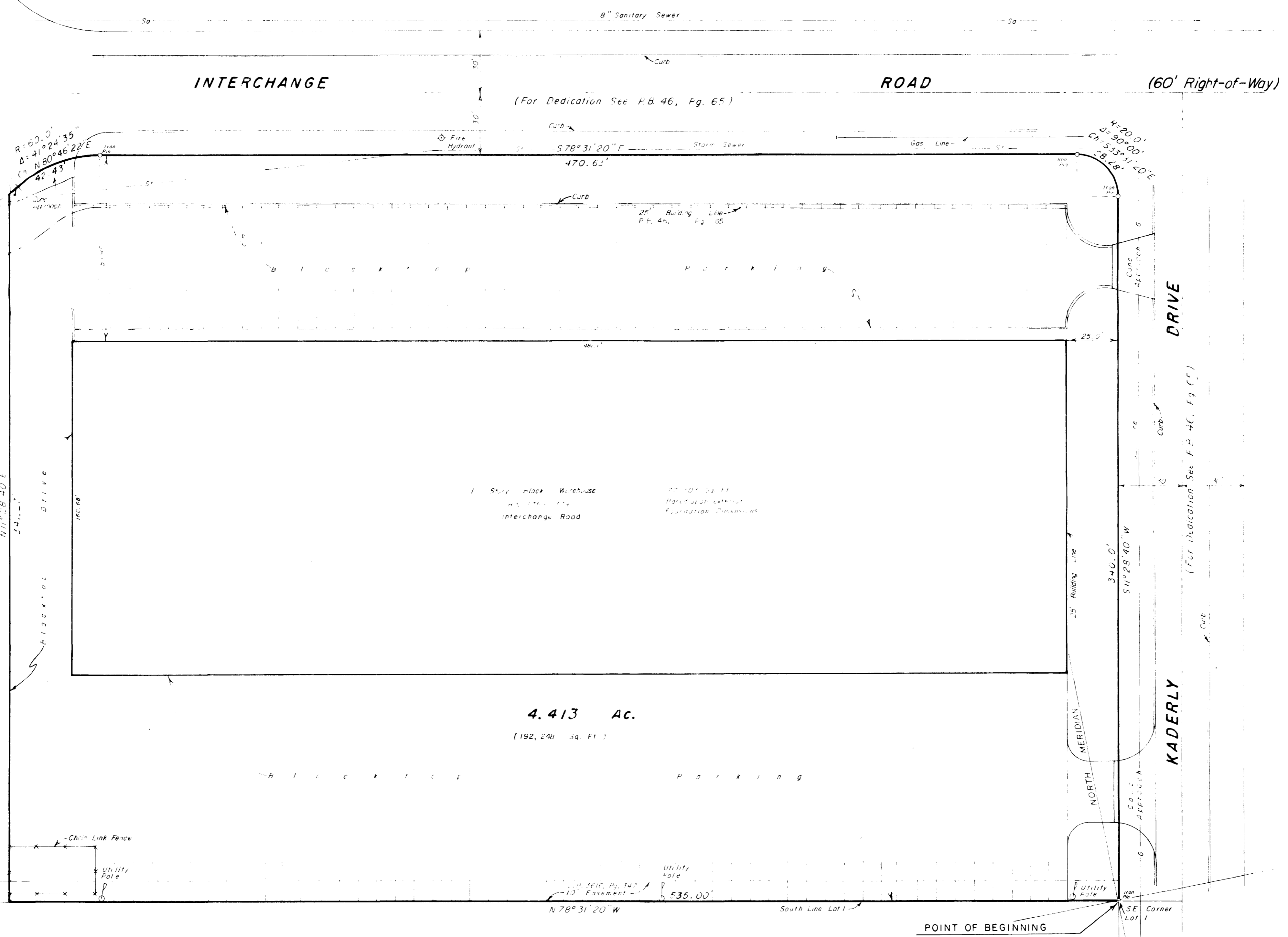
thence along said right-of-way line, being the arc of a curve to the left (Sub-Delta = 5° 43' 16", Radius = 60.0 feet), a chord bearing and distance of North 62° 55' 43" East, 5.99 feet to a point of reverse curvature;

thence continuing along said right-of-way line, being the arc of a curve to the right (Delta = 41° 24' 35", Radius = 60.0 feet), a chord bearing and distance of North 80° 46' 22" East, 42.43 feet to an iron pin at the point of tangency of said curve;

thence continuing along said right-of-way line, South 78° 31' 20" East, 470.63 feet to an iron pin at a point of curvature of a curve to the right, connecting said right-of-way line with the westerly right-of-way line of Kaderly Drive;

thence along the arc of said curve (Delta = 90° 00' 00", Radius = 20.0 feet), a chord bearing and distance of South 33° 31' 20" East, 28.28 feet to an iron pin at the point of tangency of said curve;

thence along said westerly right-of-way line of Kaderly Drive, South 11° 28' 40" West, 340.0 feet to the place of beginning, containing 4.413 acres, more or less.



NOTE
The above description is a true, correct and complete description of the parcel and all additional parcels, if any, containing rights appurtenant thereto.