[illegible] TOTAL TRACT

[illegible] THE STATE OF OHIO, COUNTY OF FRANKLIN, VILLAGE OF URBANCREST, [illegible] VIRGINIA MILITARY SURVEY NUMBER 5745, AND BEING ALL OF A [illegible] TRACT AS CONVEYED TO SECURITY CAPITAL INDUSTRIAL TRUST BY [illegible] OFFICIAL RECORD 30225 D20 (SAID TRACT BEING SHOWN AS [illegible] ASSESSED ACREAGE FRANKLIN COUNTY AUDITOR'S TAX MAP), AND [illegible] (18.798 ACRES) AS SHOWN IN THE PLAT OF RECORD [illegible] RECORDED IN PLAT BOOK 84, PAGE 30, ALL OF THE [illegible] BEING IN THE RECORDER'S OFFICE, FRANKLIN [illegible] MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

[illegible] SAID STONE BEING AT THE SOUTHEAST CORNER [illegible] SAID STONE BEING IN [illegible] TO URBANCREST AS RECORDED IN [illegible] STONE BEING IN THE LINE OF VMS NO. 1388, AND [illegible] SAID STONE BEING THE [illegible] TRACT OF LAND AS CONVEYED TO [illegible] DEED OF RECORD AS RECORDED IN [illegible] AND SAID STONE BEING ALSO THE TRUE [illegible] TRACT OF LAND, ALL OF THE [illegible] BEING IN THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

THENCE NORTH [illegible] DEGREES [illegible] MINUTES [illegible] SECONDS WEST, A DISTANCE OF [illegible] FEET ALONG THE SOUTH LINE OF SAID VMS NO. 5745, ALONG THE NORTH [illegible] TO URBANCREST AND ITS EXTENSION, AND [illegible] BEING THE NORTH LINE OF AN 18.108 ACRE TRACT (15.666 [illegible] CONVEYED TO DAVID B. KEIL, TRUSTEE [illegible] 086, ALONG THE SOUTH LINE [illegible] IRON PIN SET, SAID IRON PIN BEING THE SOUTHWEST [illegible] BEING THE SOUTHEAST CORNER OF THE [illegible] OF THE AFOREMENTIONED REFERENCES BEING TO [illegible] FRANKLIN COUNTY, OHIO.

THENCE NORTH [illegible] DEGREES [illegible] MINUTES [illegible] SECONDS WEST, A DISTANCE OF [illegible] ALONG THE NORTH LINE OF THE SAID 18.108 ACRE [illegible] OF SAID 10.039 ACRE TRACT, CONTINUING ALONG [illegible] 1388 TO A 3/4" IRON PIN (FOUND WITH [illegible] CORNER OF SAID 18.108 ACRE [illegible] RIGHT-OF-WAY LINE OF LEWIS [illegible] SHOWN ON THE PLAT OF RECORD FOR SAID [illegible] SAID IRON PIN BEING ALSO IN THE EASTERLY LINE OF [illegible]

THENCE NORTH [illegible] DEGREES [illegible] MINUTES 45 SECONDS EAST, A DISTANCE OF 590.60 FEET ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID LEWIS CENTRE WAY, [illegible] NOS. 1388 AND 5745, ALONG A WESTERLY LINE OF [illegible] ACRE TRACT TO A 3/4" IRON PIN (FOUND WITH PLASTIC CAP);

THENCE [illegible] DEGREES [illegible] MINUTES 29 SECONDS EAST, A DISTANCE OF [illegible] THE EASTERLY RIGHT-OF-WAY LINE OF SAID LEWIS [illegible] OF SAID 10.039 ACRE TRACT TO [illegible]

THENCE SOUTH [illegible] DEGREES [illegible] MINUTES [illegible] SECONDS EAST, A DISTANCE OF [illegible] THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID URBANCREST INDUSTRIAL DRIVE, ALONG THE NORTH LINE OF SAID 10.039 ACRE TRACT TO A [illegible] IRON PIN (SET), SAID IRON PIN BEING THE NORTHEAST CORNER OF THE SAID 10.039 ACRE TRACT AND SAID IRON PIN BEING ALSO THE NORTHWEST CORNER OF THE SAID LOT 7;

THENCE CONTINUING ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID URBANCREST INDUSTRIAL DRIVE AND THE NORTHERLY LINES OF THE SAID LOT 7 BY THE FOLLOWING DESCRIBED FIVE (5) COURSES:

1. SOUTH 89 DEGREES 00 MINUTES 45 SECONDS EAST, A DISTANCE OF 175.82 FEET TO A 3/4" IRON PIN (FOUND WITH PLASTIC CAP), AND SAID IRON PIN BEING ALSO A POINT OF CURVATURE;

2. ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 280.00 FEET, A DELTA ANGLE OF [illegible] DEGREES [illegible] MINUTES 37 SECONDS, THE CHORD OF SAID CURVE THAT BEARS NORTH [illegible] DEGREES [illegible] MINUTES 58 SECONDS EAST, 95.85 FEET TO A 3/4" IRON PIN (FOUND), AND SAID IRON PIN BEING ALSO A POINT OF TANGENCY;

3. NORTH 71 DEGREES [illegible] MINUTES 38 SECONDS EAST, A DISTANCE OF 306.75 FEET TO A 3/4" IRON PIN (FOUND WITH PLASTIC CAP), SAID IRON PIN BEING ALSO A POINT OF CURVATURE;

4. ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 220.00 FEET, A DELTA ANGLE OF 22 DEGREES 12 MINUTES 22 SECONDS, THE CHORD OF SAID THAT BEARS NORTH 82 DEGREES 22 MINUTES 49 SECONDS EAST, 84.73 FEET TO A 3/4" IRON PIN (FOUND WITH PLASTIC CAP), AND SAID IRON PIN BEING ALSO A POINT OF TANGENCY;

5. SOUTH 86 DEGREES 31 MINUTES 00 SECONDS EAST, A DISTANCE OF 5.00 FEET TO A 3/4" IRON PIN (FOUND), SAID IRON PIN BEING THE NORTHEAST CORNER OF THE SAID LOT 7, AND SAID IRON PIN BEING ALSO THE NORTHWEST CORNER OF THE SAID 21.915 ACRE TRACT;

THENCE SOUTH 6 DEGREES 30 MINUTES 08 SECONDS WEST, A DISTANCE OF 808.80 FEET ALONG THE EASTERLY LINE OF THE SAID LOT 7, ALONG THE WESTERLY LINE OF THE SAID 21.915 ACRE TRACT TO THE TRUE POINT OF BEGINNING, CONTAINING 18.961 ACRES, MORE OR LESS, SUBJECT TO ALL EASEMENTS, RESTRICTIONS, AND RIGHTS-OF-WAY OF RECORD.

THE BASIS OF BEARING IN THIS DESCRIPTION IS BASED ON THE SOUTH RIGHT-OF-WAY LINE OF URBANCREST INDUSTRIAL DRIVE (FORMERLY JUSTUS ROAD), BEING N89°00'45"W AS SHOWN OF RECORD IN PLAT BOOK 84, PAGE 29, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

THIS DESCRIPTION IS BASED ON A FIELD SURVEY MADE BY PURTEE SURVEYING SERVICES, INC., IN FEBRUARY, 2001.

NOTES:

TOPOGRAPHIC FEATURES SHOWN HEREON ARE FROM AN ACTUAL FIELD SURVEY OF THE PREMISES PERFORMED BETWEEN FEBRUARY 19-20, 2001, AND WILL NOT REFLECT ANY CHANGES TO THE PHYSICAL SITE THROUGH MAN-MADE OR NATURAL OCCURRENCES BEYOND SAID DATE.

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE UTILITIES SHOWN ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

SPRINKLER HEADS, IRRIGATION LINES, ARE NOT SHOWN.

AS OF THE DATES OF THE FIELD SURVEY THIS SITE OBSERVED AS BEING IN FINAL STAGES OF CONSTRUCTION. FINAL GRADING IN SOME AREAS WAS NOT COMPLETED, NO STRIPING IN PARKING AREAS, AND THE FACE OF BUILDING FACADE WAS NOT FINISHED.

ADDITIONALLY, AS OF DATE OF SURVEY, WE HAVE NOT RECEIVED INFORMATION REGARDING THE TOTAL TRACT ZONING AND SETBACKS FROM THE VILLAGE OF URBANCREST, THAT PERTAINS TO ITEM 6 OF TABLE "A" OF THE CURRENT ALTA/ACSM STANDARDS.

ZONING:

THE SUBJECT PROPERTY IS CURRENTLY ZONED I 1, 'LIGHT INDUSTRIAL'. PER THE VILLAGE OF URBANCREST ZONING.

SURVEY DATA:

IRON PINS SET ARE 3/4" I.D., 30" IN LENGTH WITH A RED PLASTIC CAP PLACED ON TOP INSCRIBED WITH THE SURVEYORS NAME (M. PURTEE), AND LICENSE NUMBER (PS-7424).

BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH RIGHT-OF-WAY LINE OF URBANCREST INDUSTRIAL DRIVE (FORMERLY JUSTUS ROAD), BEING S89°00'45"E AS SHOWN IN PLAT BOOK 84, PAGE 29, FRANKLIN COUNTY RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

SURVEY BASED UPON DEEDS AND PLATS OF RECORD IN THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO AND AS LABELED HEREON.

AN ACTUAL SURVEY WAS MADE OF THE PREMISES BY PURTEE SURVEYING SERVICES INC., IN FEBRUARY 2001.

THE LAND DEPICTED HEREON IS LOCATED WITHIN ZONES "AE" (BASE FLOOD ELEVATIONS DETERMINED) & "X" (AREAS AS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN, AND AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD), AS OBTAINED AND SHOWN ON FLOOD INSURANCE RATE MAP PANEL 238 OF 387, MAP NUMBER 39049C0238 G, WITH EFFECTIVE DATE AUGUST 2, 1995.

TITLE COMMITMENT NOTES:

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING RECOIRD EASEMENTS, ADJOINERS, AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF THE TITLE TO THE TRACTS DEPICTED HEREON WAS APPLIED FROM THE COMMITMENT AS ISSUED BY OHIO TITLE CORPORATION AND FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. 733479, DATED MAY 23, 2001 AT 7:00 AM.

THE EASEMENTS AND/OR RESTRICTIONS CONTAINED IN SCHEDULE B - SECTION II OF SAID TITLE COMMITMENT ARE LISTED BELOW. ANY EASEMENT THAT CAN BE ACCURATELY PLOTTED ON THE FACE OF SURVEY HAS BEEN SHOWN.

AS TO PARCEL I AND PARCEL II :

SCHEDULE B ITEM 8) SETBACK LINES PER RECORDED PLAT IN PLAT BOOK 84, PAGES 29 & 30.

SCHEDULE B ITEM 9) UTILITY EASEMENTS, STORM WATER DRAINAGE EASEMENTS AND CONDITIONS PER RECORDED PLAT IN PLAT BOOK 84, PAGES 29 & 30.

SCHEDULE B ITEM 10) APPURTENNANT EASEMENT IN DEED BOOK 988, PAGE 593. - CANNOT ACCURATELY DETERMINE LOCATION BY DESCRIPTION PROVIDED IN DEED.

SCHEDULE B ITEM 11) EASEMENT IN DEED BOOK 1114, PAGE 554 - CANNOT ACCURATELY DETERMINE LOCATION OF EASEMENT BY DESCRIPTION PROVIDED.

SCHEDULE B ITEM 12) EASEMENT TO VILLAGE OF URBANCREST IN O.R. 454 B13 - CANNOT ACCURATELY DETERMINE LOCATION BY DESCRIPTION PROVIDED.

SCHEDULE B ITEM 13) 10' WIDE EASEMENT AND RIGHT-OF-WAY TO COLUMBUS SOUTHERN POWER COMPANY IIN O.R. 30342 B09.

SCHEDULE B ITEM 14) EASEMENT AGREEMENT IN O.R. 31905 B07.

SCHEDULE B ITEM 15) 10' WIDE EASEMENT AND RIGHT-OF-WAY TO COLUMBUS SOUTHERN POWER COMPANY IIN INST. NO. 200004040085448. (APPROXIMATE LOCATION SHOWN PER EXHIBIT "A" IN SAID EASEMENT. APPEARS TO END AT RIGHT OF WAY LINE/PROPERTY LINE)..

SCHEDULE B ITEM 16) DECLARATION OF THE MASTER PROTECTIVE COVENANTS FOR 10.039 ACRES, 77.866 ACRES AND 18.108 ACRES IN O.R. 29363 E06.

CERTIFICATION:

THIS SURVEY IS MADE FOR THE BENEFIT OF:

PROLOGIS TRUST, ITS SUCCESSORS AND ASSIGNS, PROLOGIS FIRST U.S. PROPERTIES LP, DISTRIBUTION FUNDING INC. AND FIRST AMERICAN TITLE INSURANCE COMPANY

THE UNDERSIGNED, BEING A REGISTERED PROFESSIONAL SURVEYOR OF THE STATE OF OHIO CERTIFIES TO (i) PROLOGIS TRUST, ITS SUCCESSORS AND ASSIGNS, PROLOGIS FIRST U.S. PROPERTIES LP, DISTRIBUTION FUNDING INC. AND (ii) FIRST AMERICAN TITLE INSURANCE COMPANY AS FOLLOWS:

(REFER TO FIRST AMERICAN TITLE INSURANCE COMPANY PRELIMINARY REPORT NO. 733479, DATED MAY 23, 2001 FOR LEGAL DESCRIPTION)

I FURTHER CERTIFY THAT:

1. THE ACCOMPANYING SURVEY WAS MADE ON THE GROUND AND CORRECTLY SHOWS THE LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS AND THAT THERE ARE NO VISIBLE ENCROACHMENTS ON THE SUBJECT PROPERTY OR UPON ADJACENT LAND ABUTTING SAID PRPERTY EXCEPT AS SHOWN HEREON.

2. THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1999, AND MEETS THE REQUIREMENTS OF AN URBAN SURVEY AS DEFINED THEREIN, AND INCLUDING ITEMS 1-4, 7(A), 7(B1)-11, 13, 15 AND 16 IN TABLE A CONTAINED THEREIN.

3. THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN FIRST AMERICAN TITLE COMPANY COMMITMENT NO. 733479 DATED MAY 23, 2001 AND ALL EASEMENTS, COVENANTS AND RESRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSECTION OF THE SITE OR LIKEWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.

4. SAID PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "X" AND "AE" AREA BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MEP NO. 39049C0238 G WITH A DATE OF IDENTIFICATION OF AUGUST 2, 1995, FOR THE CITY OF GROVE CITY, IN FRANKLIN COUNTY, STATE OF OHIO, WHICH IS THE CURRENT FLOOD RATE MAP FOR THE COMMUNITY ON WHICH SAID PREMISES IS SITUATED.

5. THE PROPERTY HAS DIRECT ACCESS TO URBANCREST INDUSTRIAL DRIVE, (A.K.A. JUSTUS DRIVE) AND LEWIS CENTRE DRIVE, DEDICATED PUBLIC STREETS OR HIGHWAYS.

STATE OF OHIO — MICHAEL JOSEPH PURTEE S-7424 — REGISTERED — PROFESSIONAL SURVEYOR

ORIGINAL SEAL RED

Michael J. Purtee (signature)

MICHAEL J. PURTEE
OHIO REGISTERED PROFESSIONAL SURVEYOR No. 7424

10 July 2001
DATE

No.	DATE	REVISION
1	6/4/01	APPLIED NEW CETIFICATION LANGUAGE AND NEW SITE PARKING AREA.
		RECEIVED AND REVIEWED NEW TITLE COMMITMENT (ADDRESSED IN SURVEY UNDER COMMITMENT NOTES)

PURTEE SURVEYING INC.
10534-B SUCCESS LANE
CENTERVILLE, OHIO 45458
VOICE: 937-885-9300
FAX: 937-885-9381
E-MAIL: pinnsurv@msn.com

ALTA/ACSM LAND TITLE SURVEY

18.961 ACRE TRACT TOTAL
PART OF V.M.S. 5745
LOT 7, CAPITAL PARK SOUTH
BUILDING 5
CITY OF GROVE CITY AND
VILLAGE OF URBANCREST
FRANKLIN COUNTY, OHIO

FIELD: MJP/SLK/NDT
CHECKED: MJP
DRAWN: MJP/LJH

SHEET

3 APRIL, 2001