Line and Curve Table

LINE	BEARING	DISTANCE
L1	N 03°29'00" E	25.00'

CURVE	RADIUS	LENGTH	CHORD	CH. BEARING	DELTA
C1	659.44'	225.90'	224.80'	N 67°07'06" W	19°37'39"
C2	570.00'	388.01'	380.56'	N 57°27'14" W	39°00'08"
C3	630.00'	533.99'	518.14'	N 62°14'04" W	48°33'49"

Utility Notes

The Utility information shown hereon either on or above ground was physically located in the field. Underground information shown was taking from plans provided by their respective utility companies or markings by the Ohio Utility Protection Services and we can not guarantee their accuracy or completeness.

OUPS was contacted on June 26, 2006, OUPS Ticket No. 0629-043-006..

Title Commitment Legal

SITUATE IN THE VILLAGE OF URBANCREST, COUNTY OF FRANKLIN, STATE OF OHIO, AND BEING A PART OF VMS LOT NO. 5745 AND BEING ALL OF THE LAND CONVEYED TO WANDA L. & FNAPOLEON COMBS BY DEED RECORDED IN OR 5201D10 (ALL REFERENCES TO DEEDS, MICROFICHE, PLATS, SURVEYS, ETC. REFER TO THE RECORDS OF THE FRANKLIN COUNTY RECORDER'S OFFICE, UNLESS NOTED OTHERWISE AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/4" IRON PIPE FOUND AT THE INTERSECTION OF THE WEST LIEN OF THE RAILROAD R/W AND THE NORTH LINE OF URBANCREST INDUSTRIAL DRIVE;

THENCE ALONG THE NORTH LINE OF SAID URBANCREST INDUSTRIAL DRIVE ON A CURVE TO THE LEFT WITH A RADIUS OF SIX HUNDRED FIFTY-NINE AND 44/100 FEET (659.44') FOR AN ARC DISTANCE OF TWO HUNDRED TWENTY-FIVE AND 89/100 FEET (225.89'), (CHORD BEARING NORTH SIXTY SEVEN DEGRESS SEVEN MINUTES THIRTY-TWO SECONDS WEST (N 67°07'32" W) FOR TWO HUNDRED TWENTY-FOUR AND 79/100 FEET (224.79'), DELTA ANGLE OF SAID CURVE BEING NINETEEN DEGREES THIRTY-SEVEN MINUTES THIRTY-SEVEN SECONDS (19°37'37")) TO A 5/8" IRON PIN FOUND AT THE SOUTHEAST CORNER OF LAND CONVEYED TO SECURITY CAPITAL INDUSTRIAL TRUST BY DEED OF RECORDED IN INST NO. 199802050026936;

THENCE LEAVING SAID URBANCREST INDUSTRIAL DRIVE ALONG THE EAST LINE OF SAID SECURITY CAPITAL LAND NORTH ELEVEN DEGREES THIRTY-EIGHT MINUTES FIVE SECONDS EAST (N 11°38'05" E) FOR FOUR HUNDRED TWENTY-SEVEN AND 19/100 FEET (427.19') TO A 3/4" IRON PIPE FOUND AT THE CORNER THEREOF;

THENCE CONTINUING ALONG A SOUTH LINE OF SAID SECURITY CAPITAL LAND SOUTH EIGHTY-SIX DEGREES THIRTY-ONE MINUTES TWENTY-EIGHT SECONDS EAST (S 86°31'28" E) FOR ONE HUNDRED FIFTY-NINE AND 88/100 FEET (159.88') TO A 3/4" IRON PIN FOUND AT AN EAST CORNER THEREOF, SAID POINT ALSO BEING ON THE WEST LINE OF IR-270;

THENCE ALONG THE WEST LINE OF SAID IR-270 SOUTH THIRTY-SIX DEGREES FORTY-NINE MINUTES NINETEEN SECONDS EAST (S 36°49'19" E) FOR TOW HUNDRED FIFTY-ONE AND 27/100 FEET (251.27') TO A 3/4" IRON PIN FOUND AT A CORNER THEREOF SAID POINT ALSO BEING ON THE WEST LINE OF SAID RAILROAD R/W;

THENCE ALONG THE WEST LINE OF SAID RAILROAD R/W SOUTH THIRTY-TWO DEGREES FORTY MINUTES FIFTY SECONDS WEST (S 32°40'50" W) FOR THREE HUNDRED FIFTY AND 43/100 FEET (350.43') TO THE POINT OF BEGINNING, CONTAINING TOW AND 908/100 (2.908) ACRES, MORE OR LESS.

THIS DESCRIPTION WAS PREPARED FROM A FIELD SURVEY PERFORMED BY WOOLERT LLP IN JUNE, 2000, WITH BEARINGS BASED UPON THE CENTERLINE OF IR-270 BEING SOUTH SEVENTY-FIVE DEGREES FORTY-SIX MINUTES FIFTY-EIGHT SECONDS EAST (S 75°46'58" E).

PARCEL 2:

SITUATE IN THE STATE OF OHIO, COUNTY OF FRANKLIN, VILLAGE OF URBANCREST, BEING A PART OF VIRGINIA MILITARY SURVEY 5745, AND BEING ALL OF A 6.971 ACRE TRACT (DEED) 6.972 ACRE TRACT (SURVEY) CONVEYED TO DAVID B. DEIL, TRUSTEE, BY DEED OF RECORD IN OFFICIAL RECORD 30700G07, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO, AND SAID TRACT OF LAND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT OF REFERENCE AT THE INTERSECTION OF THE CENTERLINE OF URBANCREST INDUSTRIAL DRIVE (60 FEET WIDE), BY THE CITY OF GROVE CITY, OHIO ORDINANCE NUMBER 96-01, ALSO KNOWN AS JUSTUS DRIVE AS SHOWN IN DEDICATION PLAT FOR JUSTUS ROAD, PARK AREA AND EASEMENTS, AS RECORDED IN THE PLAT OF RECORD IN PLAT BOOK 78, PAGE 19, WITH THE CENTERLINE OF JUSTUS FRONTAGE ROAD (60 FEET WIDEO AS SHOWN IN THE CAPITAL PARK SOUTH, AS RECORDED IN THE PLAT OF RECORD IN PLAT BOOK 84, PAGES 30 AND 31, ALL OF THE ABOVE AFOREMENTIONED REFERENCES TO THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO;

THENCE SOUTH 86°30'35" EAST, A DISTANCE OF 1611.53 FEET, ALONG THE CENTERLINE OF SAID URBANCREST INDUSTRIAL DRIVE TO A POINT;

THENCE NORTH 03°29'25" EAST, A DISTANCE OF 30.00 FEET TO A POINT (A IRON PIN FOUND, BEARS 0.22 FEET SOUTH), SAID POINT BEING THE SOUTHWESTERLY CORNER OF THE SAID 6.972 ACRE TRACT, SAID POINT BEING THE SOUTHEASTERLY CORNER OF THE PARK AREA AS SHOWN IN SAID DEDICATION PLAT FOR JUSTUS ROAD, PARK AREA AND EASEMENTS, SAID POINT BEING IN THE NORTHERLY RIGHT-OF-WAY LINE OF SAID URBANCREST INDUSTRIAL DRIVE, AND SAID POINT BEING ALSO THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE NORTH 03°29'25" EAST, A DISTANCE OF 25 FEET, ALONG THE WESTERLY LINE OF THE SAID 6.972 ACRE TRACT, AND ALSO ALONG THE EASTERLY LINE OF THE SAID PARK AREA TO A 3/4" IRON PIN (SET), SAID IRON PIN BEING THE NORTHWESTERLY CORNER OF THE SAID 6.972 ACRE TRACT, SAID IRON PIN BEING THE NORTHEASTERLY CORNER OF THE SAID PARK AREA, AND SAID IRON PIN BEING IN THE SOUTHERLY LINE OF LOT 1 OF SAID CAPITAL PARK SOUTH;

THENCE SOUTH 86°29'42" EAST, A DISTANCE OF 377.36 FEET, ALONG A NORTHERLY LINE OF THE SAID 6.972 ACRE TRACT, AND ALSO ALONG THE SOUTHERLY LINE OF LOT 1 OF SAID CAPITAL PARK SOUTH TO AN IRON PIN, SAID IRON PIN BEING A NORTHWESTERLY CORNER OF THE SAID 6.972 ACRE TRACT, AND SAID IRON PIN BEING ALSO THE SOUTHEASTERLY CORNER OF LOT 1 OF SAID CAPITAL PARK SOUTH;

THENCE NORTH 07°11'45" EAST, A DISTANCE OF 340.36 FEET, ALONG A WESTERLY LINE OF THE SAID 6.972 ACRE TRACT, AND ALSO ALONG THE EASTERLY LINE OF SAID LOT 1 OF SAID CAPITAL PARK SOUTH TO A IRON PIN (FOUND), SAID IRON PIN BEING A NORTHEASTERLY CORNER OF THE SAID 6.972 ACRE TRACT, SAID IRON PIN BEING NORTHEASTERLY CORNER SAID LOT 1 OF CAPITAL PARK SOUTH, AND SAID IRON PIN BEING ALSO IN THE SOUTHERLY LIMITED ACCESS RIGHT-OF-WAY OF INTERSTATE 270;

THENCE ALONG THE NORTHERLY LIEN OF SAID 6.972 ACRE TRACT, AND ALSO ALONG THE SOUTHERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF SAID INTERSTATE 270 BY THE FOLLOWING DESCRIBED TWO (2) COURSES:

1) SOUTH 65°18'39" EAST, A DISTANCE OF 440.74 FEET TO AN IRON PIN (FOUND);

2) SOUTH 46°33'16" EAST, A DISTANCE OF 280.71 FEET TO A POINT, (AN IRON PIN FOUND, BEARS 0.80 FEET SOUTH), SAID PINT BEING THE NORTHEASTERLY CORNER OF THE SAID 6.972 ACRE TRACT, AND SAID POINT THE NORTHEASTERLY CORNER OF A 2.910 ACRE TRACT AS CONVEYED TO WANDA L. COMBS AND NAPOLEON COMBS BY DEED OF RECORD IN OFFICIAL RECORD 5201D01, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO;

THENCE NORTH 86°30'37" WEST, A DISTANCE OF 159.88 FEET, ALONG A NORTHERLY LINE OF THE SAID 6.972 ACRE TRACT, AND ALSO ALONG THE NORTHERLY LINE OF THE SAID 2.910 ACRE TRACT TO A POINT 9 A IRON PIN FOUND BEARS 0.70 FEET WEST, SAID POINT BEING A NORTHEASTERLY CORNER OF THE SAID 6.972 ACRE TRACT, AND SAID POINT BEING THE NORTHWESTERLY CORNER OF 6.972 ACRE TRACT, AND SAID POINT BEING THE NORTHWESTERLY CORNER OF THE SAID 2.910 ACRE TRACT;

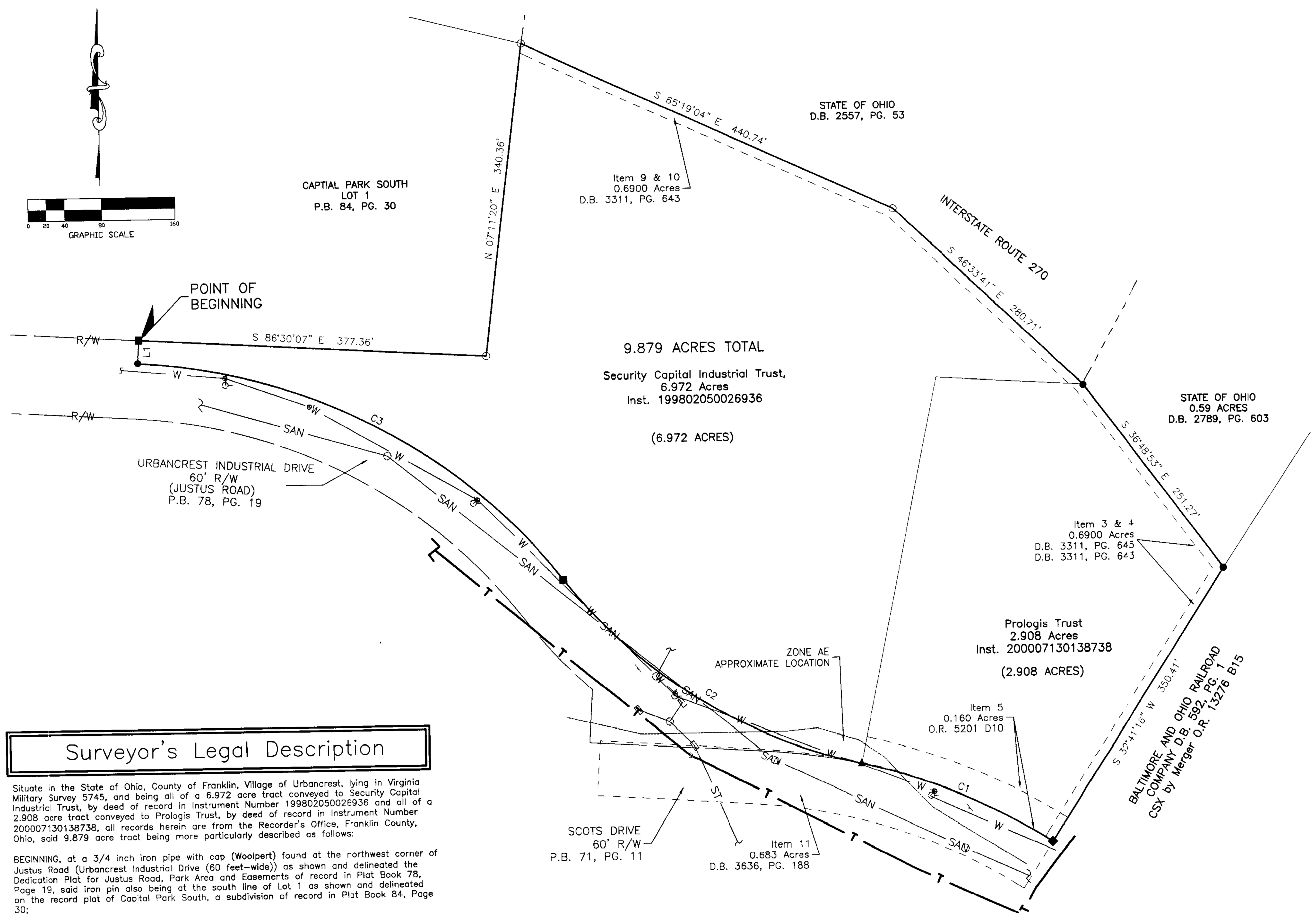
THENCE SOUTH 11°38'56" WEST, A DISTANCE OF 427.17 FEET, ALONG THE EASTERLY LINE OF THE SAID 6.972 ACRE TRACT, AND ALSO ALONG THE WESTERLY LINE OF THE SAID 2.910 ACRE TRACT TO A POINT (A IRON PIN FOUND, BEARS 0.24 FEET SOUTHEAST), SAID POINT BEING THE SOUTHEASTERLY CORNER OF THE SAID 6.972 ACRE TRACT, SAID POINT BEING THE SOUTHWESTERLY CORNER OF THE SAID 2.910 ACRE TRACT, AND SAID POINT BEING ALSO IN THE NORTHERLY RIGHT-OF-WAY LINE OF SAID URBANCREST INDUSTRIAL DRIVE;

THENCE ALONG THE SOUTHERLY LINE OF THE SAID 6.972 ACRE TRACT, AND ALSO ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID URBANCREST INDUSTRIAL DRIVE BY THE FOLLOWING DESCRIBED TWO (2) COURSES:

1) ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 570.00 FEET, A DELTA ANGLE OF 39°00'08", THE CHORD OF SAID CURVE THAT BEARS NORTH 57°26'49" WEST, 380.56 FEET TO AN IRON PIN (SET) AT A POINT OF REVERSE CURVATURE;

2) ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 630.00 FEET, A DELTA ANGLE OF 48°33'50", THE CHORD OF SAID CURVE THAT BEARS NORTH 62°13'40" WEST, 518.15 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 6.972 ACRES, MORE OR LESS.

THE BEARINGS SHOWN HEREIN ARE BASED ON THE BEARING (N 06°31'06" E) ALONG THE WESTERLY PROPERTY LINE OF A 41.761 ACRE TRACT AS SHOWN IN DEDICATION PLAT OF JUSTUS ROAD, PARK AREA AND EASEMENTS AS RECORDED IN PLAT OF RECORD IN PLAT BOOK 78, PAGE 19, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.



Surveyor's Legal Description

Situate in the State of Ohio, County of Franklin, Village of Urbancrest, lying in Virginia Military Survey 5745, and being all of a 6.972 acre tract conveyed to Security Capital Industrial Trust, by deed of record in Instrument Number 199802050026936 and all of a 2.908 acre tract conveyed to Prologis Trust, by deed of record in Instrument Number 200007130138738, all records herein are from the Recorder's Office, Franklin County, Ohio, said 9.879 acre tract being more particularly described as follows:

BEGINNING, at a 3/4 inch iron pipe with cap (Woolpert) found at the northwest corner of Justus Road (Urbancrest Industrial Drive (60 feet-wide)) as shown and delineated the Dedication Plat for Justus Road, Park Area and Easements of record in Plat Book 78, Page 19, said iron pin also being at the south line of Lot 1 as shown and delineated on the record plat of Capital Park South, a subdivision of record in Plat Book 84, Page 30;

Thence South 86°30'07" East, a distance of 377.36 feet, along the south line of said Lot 1, to a 1 inch iron pipe found at the southeast corner of said Lot 1;

Thence North 07°11'20" East, a distance of 340.36 feet, along the east line of said Lot 1, to a 1 inch iron pipe found at the northeast corner of said Lot 1 and in the southerly limited access right-of-way line of Interstate Route 270, by deed of record in Deed Book 2557, Page 53;

Thence the following two (2) courses and distances along the southerly right-of-way line of said Interstate Route 270:

1. South 65°19'04" East, a distance of 440.74 feet, to a 1 inch iron pipe found;
2. South 46°33'41" East, a distance of 280.71 feet, to a 3/4 inch iron pipe found, on the southerly right-of-way of said Interstate route 270, the northeast corner of said 9.879 acre tract, the northwest corner of said 2.908 acre tract, and the southeast corner of a 0.59 acre tract conveyed to the State of Ohio by Deed Book 2789, Page 603;

Thence South 36°48'53" East, a distance of 251.27 feet, along the common line of said 2.908 acre tract and said 0.59 acre tract to a 3/4 inch iron pipe found in the westerly right-of-way line of the Baltimore and Ohio Railroad Company by deed of record in Deed Book 592, Page 1;

Thence South 32°41'16" West, a distance of 350.41 feet, along the westerly right-of-way line of said Baltimore and Ohio Railroad Company, to an iron pin set in the northerly right-of-way line of Scots Drive, as shown in the and delineated Dedication Plat for Scots Drive and Augustus Drive, of in Plat Book 71, Page 11;

Thence along a curve to the left having a delta angle of 19°37'39", a radius of 659.44 feet, an arc length of 225.90 feet, a chord which bears North 67°07'06" West and a chord distance of 224.80 feet, to a 3/4 inch iron pin with cap (Site Eng) found at the northeast corner of said Justus Road (Urbancrest Industrial Drive);

Thence the following three (3) courses and distances along the northerly right-of-way line of said Justus Road (Urbancrest Industrial Drive):

1. Along a curve to the right, having a delta angle of 39°00'08", a radius of 570.00 feet, an arc length of 388.01 feet, a chord which bears North 57°27'14" West and a chord distance of 380.56 feet, to a 3/4 inch iron pipe with cap (Woolpert) found;
2. Along a curve to the left, having a delta angle of 48°33'49", a radius of 630.00 feet, an arc length of 533.99 feet, a chord which bears North 62°14'04" West and a chord distance of 518.14 feet, to a 3/4 inch iron pipe found;
3. North 03°29'00" East, a distance of 25.00 feet, to the POINT OF BEGINNING, containing 9.879 acres, more or less.

Bearings are based on the north right-of-way line of Justus Road as being North 86°31'00" West, as shown in the Dedication Plat for Justus Road , Park Area and Easements, of record in Plat Book 78, Page 19, at the Recorder's Office, Franklin County, Ohio.

This description was based on an actual field survey performed in September, 2006.

Flood Note

By graphic plotting only, this property is in Zone "X" and "AE" of the Flood Insurance Rate Maps, Community Panel No. 39049C0239 G, which Bears an Effective Date of August 2, 1995; is partially in a special flood hazard area. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance.

Boundary Survey Note

This plat constitutes a boundary survey as set forth in the minimum standards for boundary surveying in the State of Ohio, Administrative Code Chapter 4733-37 and promulgated by the Board of Registration for Professional Engineers and Surveyors of the State of Ohio pursuant to Chapter 4733.

Miscellaneous Notes

1. Gas and Electric Service is all located within the south right-of-way of Justus Road. per plans and marking made by OUPS
2. There are no encroachments on the property.

Zoning Information

The current zoning of the 2.908 acre tract is Commercial. Front yThe current zoning of the 6.972 acre tract is Industrial Limited Manufacturing. As provided by Robert Kemper from the Village at Urbancrest at 614-875-1316. No setback information was given.

Schedule B – Section II

The following item numbers are per Schedule B Section II, with Title Commitment Number 26160293 issued by Fidelity National Title Insurance Company, with an effective date of May 23, 2006 at 7:00 am. Encumbrances recorded after May 23, 2006 are not shown on the attached exhibit.

As to Parcel 1:

Item 3 – A 0.6900 feet-wide easement to the City of Grove City, Ohio, of record in Deed Book 3311, Page 645, at the Recorder's Office, Franklin County, Ohio, does affect the subject tract and is shown on the attached exhibit.

Item 4 – A 0.6900 acre easement to the City of Grove City, Ohio, of record in Deed Book 3311, Page 643, at the Recorder's Office, Franklin County, Ohio, does affect the subject tract and is shown on the attached exhibit.

Item 5 – A 0.160 acre easement by General Warranty Deed, of record in Official Record 5201 D10, at the Recorder's Office, Franklin County, Ohio, does affect the subject tract and is shown on the attached exhibit.

As to Parcel 2:

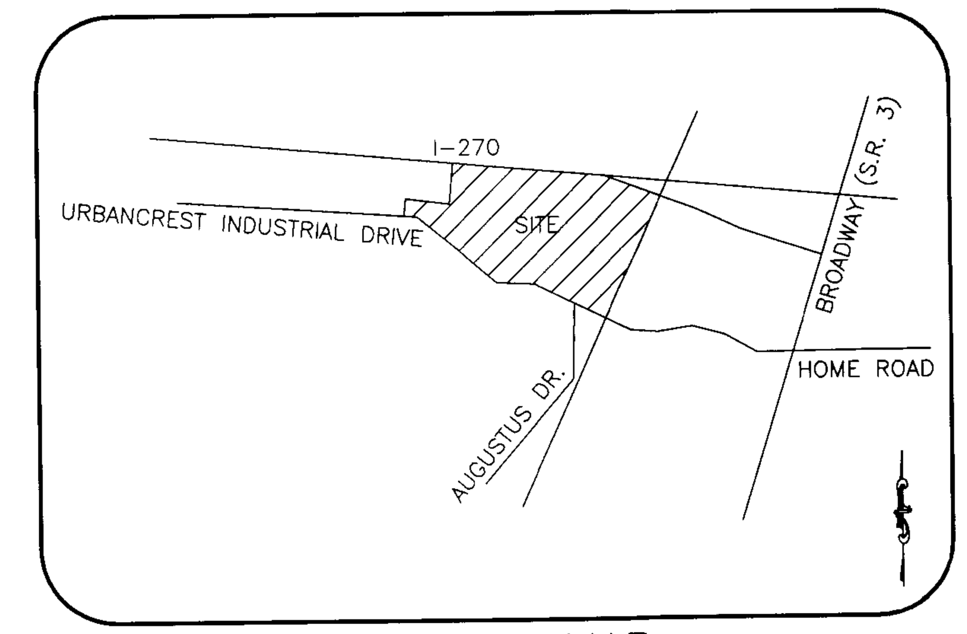
Item 7 – A 122 Square Feet Tract and a 624 Square Feet Tract, to The Baltimore and Ohio Railroad Company, of record in Warranty Deed 1620, Page 68, at the Recorder's Office, Franklin County, Ohio, does not affect the subject tract and is not shown on the attached exhibit.

Item 8 – A 10 feet-wide easement to Board of Education of the South Western Local School District, of record in Deed Book 2069, Page 122, at the Recorder's Office, Franklin County, Ohio, does not affect he subject tract since said easement is located to the south.

Item 9 – A 0.6900 acre easement to the City of Grove City, Ohio, of record in Deed Book 3311, Page 643, at the Recorder's Office, Franklin County, Ohio, does affect the subject tract and is shown on the attached exhibit.

Item 10 – A 0.6900 acre easement to the City of Grove City, Ohio, of record in Deed Book 3311, Page 643, at the Recorder's Office, Franklin County, Ohio, does affect the subject tract and is shown on the attached exhibit.

Item 11 – A 0.683 acre easement to Urban Hollow, LTD, by deed of record in Deed Book 3636, Page 188, at the Recorder's Office, Franklin County, Ohio, does affect the subject tract and is shown on the attached exhibit.



VICINITY MAP
NOT TO SCALE

Legend of Symbols & Abbreviations

Fire Hydrant	3/4" Iron Pin Found Cap (Woolpert)
Water Valve	3/4" Iron Pin Found Cap (Site Eng)
Sanitary Manhole	3/4" Iron Pin Set Cap (CEC PROP COR)
Storm Manhole	—T— Telephone Line
Curb Inlet	—SAN— Sanitary Sewer Line
Sign	—ST— Storm Sewer Line
Telephone Pole	
1" Iron Pin Found	
3/4" Iron Pin Found	

Surveyor's Certification

To: GEW Management Company, a Delaware Corporation and Chicago Title Insurance Company; together with there respective successors and/or assigns, as their interests may appear.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005, and includes Items 1, 2, 3, 4, 6, 7A, 8, 9, 10, 11B, and 13 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Ohio, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

Date: 11-08-06

Jerry A. Maiott
Registered Land Surveyor No.: 5963

ALTA/ACSM Land Title Survey

for

G.E.W. MANAGEMENT COMPANY
URBANCREST, OHIO

Based upon Title Commitment No. 26160293
by Chicago Title Insurance Company
bearing an effective date of May 23, 2006 @7:00 a.m.

Civil & Environmental Consultants, Inc.
8740 Orion Place, Suite 100
Columbus, Oh. 43240
(614) 540-6633 (888)598-6808 FAX (614)540-6638
CHICAGO, IL. · CINCINNATI, OH. · EXPORT, PA. · INDIANAPOLIS, IN.
NASHVILLE, TN. · PITTSBURGH, PA. · ST. LOUIS, MO.

DRAWN BY: JB	JOB NUMBER 061275
FIELD WORK BY: TS/CH	
DATE: 9/18/06	
SCALE: 1"=80' SHEET 1 OF 1	

REVISION RECORD

DATE	DESCRIPTION
11-8-06	CORRECTED SURVEYORS LEGAL ON ADJIONERS-JMH

S:\pro\061275\SURVEY\061275-alta.dwg by: jmhammond printed 11/08/2006 @ 03:02:33 pm ~ last modified 11/08/2006 @ 03:02:22 pm~CEC, Inc.