

TITLE COMMITMENT FOR THE MERIDIAN INDUSTRIAL TRUST TRACTS

This survey does not constitute a title search by Paul K. Moore and Associates. All information regarding record easements and other documents that might affect the quality of title to the Meridian Industrial Trust Tracts shown hereon was gained from Title Commitment Number 734126, prepared by First American Title Insurance Co., dated 7/23/2001. The following comments correspond to the items numbered in the above-referenced commitment.

Schedule B - Section II denoted thus (9) (11) (12) (13) (14) (15)

- Item No.
- 8) The electric easement granted to the Ohio Telephone and Telegraph Co. in D.B. 924, pg. 110 is a blanket easement and may apply.
 - 9) The 20' wide sanitary sewer easement (Strip No. 1) to the City of Columbus in D.V. 3154, pg. 576 applies and is plotted, being along the north line of the subject properties. Strip No. 2 does not apply.
 - 10) The airway easement to the City of Columbus in D.B. 3192, pg. 62 applies, applying to both tracts, restricting the heights of structures to 80' maximum, among other restrictions.
 - 11) The storm water easement to the City of Columbus in O.R. 11455 D-14 applies and is plotted, at the northeast corner of the subject tracts.
 - 12) The appurtenant easement in O.R. 12430 D-11 applies and is plotted. The easement may have expired due to lack of construction of the waterline.
 - 13) The access easement to the City of Columbus in O.R. 12665 I-10 applies and is plotted, at the northeast corner of the subject tracts.
 - 14) The storm sewer easement to Discon Services in O.R. 31337 A-18 and O.R. 31350 F-10 applies and is plotted, along the east line of the 7.470 acre tract, and is appurtenant to area to be acquired. Ruon, Inc. may have some rights to this easement.
 - 15) The 10' wide electric easement to Columbus Southern Power in O.R. 33116 A-05 applies and the approximate area is plotted.
 - 16) The subject tracts are part of the areas cited in the restrictions in O.R. 9604 D-03, which includes, among other restrictions, a 25' front greenspace.
 - 17) The subject tracts are part of the areas cited in the restrictions in O.R. 10921 C-09, which includes, among other restrictions, a 25' front greenspace.

TITLE COMMITMENT FOR THE DISCON INC. TRACTS

This survey does not constitute a title search by Paul K. Moore and Associates. All information regarding record easements and other documents that might affect the quality of title to the Discon Services, Inc. tracts shown hereon was gained from Title Commitment Number 734251, prepared by First American Title Insurance Co., dated 8/7/2001. The following comments correspond to the items numbered in the above-referenced commitment.

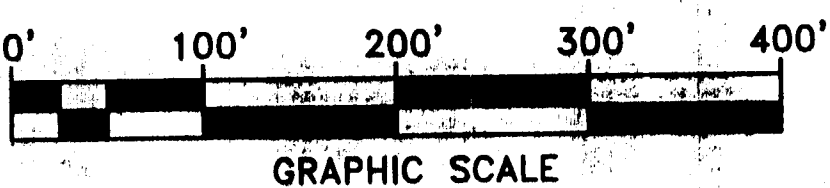
Schedule B - Section II denoted thus (11) (13)

- Item No.
- 8) The guy wire easement granted to the Ohio Telephone and Telegraph Co. in D.B. 923, pg. 446 may apply.
 - 9) The easement to the Columbus Railway, Power and Light Co. in D.B. 957, pg. 461 does not apply.
 - 10) The sanitary sewer easements to the City of Columbus in D.V. 3154, pg. 576 do not apply.
 - 11) The airway easement to the City of Columbus in D.B. 3192, pg. 62 applies, applying to both tracts, restricting the heights of structures to 80' maximum, among other restrictions.
 - 12) The sanitary sewer easements to the City of Columbus in D.V. 3209, pg. 31 do not apply.
 - 13) The appurtenant storm sewer easement to Discon Services in O.R. 31337 A-18 and O.R. 31350 F-10 applies and is plotted, along the east line of the 7.470 acre tract, and is appurtenant to area to be acquired. Ruon, Inc. may have some rights to this easement.
 - 14) The storm sewer easement to Ruon, Inc. in I.N. 199909150234325 applies and is plotted along the east line of the subject tracts.
 - 16) The subject tracts are part of the areas cited in the restrictions in O.R. 9604 D-03, which includes, among other restrictions, a 25' front greenspace.
 - 17) The subject tracts are part of the areas cited in the restrictions in O.R. 10921 C-09, which includes, among other restrictions, a 25' front greenspace.

ALTA/ACSM SURVEY OF 57.411 ACRES AND 7.735 ACRES

PLEASE SEE PAGE 2 FOR COMPOSITE DESCRIPTIONS

NUMBER	DELTA	CD	TAN	R	L	LC
C1	07°41'19"	S	87°32'34" W	64.51	980.00	128.83
C2	16°24'36"	N	75°29'37" E	138.42	980.00	274.01



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CAMPBELL & CAMPBELL PARTNERSHIP
12,588 ACRES
I.N. 199807310192673

LEGEND

- 1 Lot Numbers
- LL Lot Lines
- Property Lines
- SAN Sanitary Sewer
- STM Storm Sewer
- W Water Main
- G Gas Line
- UG Underground Cables
- OH Overhead Lines
- Ditch Line
- E Electric Lines
- T Telephone Lines
- C Cable Television Lines
- A ALL "W" UTILITIES (E,T,&C)
- DV Dead End
- OR Official Record
- IN Instrument Number
- I.P.S. Iron Pin Set
- I.P.F. Iron Pin Found
- M.I.C. Manhole
- Storm Inlet
- Pipe
- CI Curb Inlet
- DI Drop Inlet
- X Yard or Flood Light
- Light Pole
- Utility Pole
- Guy Wire
- Fence
- Sign
- Fire Hydrant
- Valve Box
- Gas Line Marker
- Cable Closure
- Telephone Closure
- Electric Closure
- Bollard
- Mail Box
- Handicap
- Clean Out
- DSD Down spout Drain
- GM Gas Meter
- EM Electric Meter
- WM Water Meter
- CONC Concrete
- ORN Ornamental
- Pole Numbers
- Evergreen Tree
- Deciduous Tree
- E/P Encroachment

CONRAIL RAILROAD
80' WIDE

7.470 ACRES DEED
PARCEL TWO
O.R. 33211 D-08
AREA MEASURED
325299 SQ FT
7.468 ACRES

DISCON AREA MEASURED TOTAL
336924 SQ FT
7.735 ACRES

DISCON SERVICES, INC.
16,524 ACRES DEED
O.R. 5989 I-14
AREA MEASURED
295599 SQ FT
6.786 ACRES

RUAN, INC.
1,800 ACRES
I.N. 199705230006167

DISCON SERVICES, INC.
2,454 ACRES DEED
O.R. 12430 C-18
AREA MEASURED
41325 SQ FT
0.949 ACRES

RUAN, INC.
7,735 ACRES
I.N. 199705230006166

TRUE POB MERIDIAN
3/4" I/PF
0.17' N
0.02' E

TRUE POB DISCON
3/4" I/PF
W/CAP
EMH&T INC.
0.17' N
0.00' E

TOTAL AREA MEASURED
283756 SQ FT
65.146 ACRES

MERIDIAN INDUSTRIAL TRUST, INC.
49,943 ACRES DEED
PARCEL ONE
O.R. 33211 D-08
AREA MEASURED
2175533 SQ FT
49,943 ACRES

TOTAL AREA MERIDIAN TRUST
2500832 SQ FT
57.411 ACRES

ENCROACHMENTS

- 1) THE BUILDING ONTO THE STORM WATER EASEMENT AT THE NORTHEAST CORNER OF THE BUILDING.
- 2) THE RAILROAD SPURS ONTO THE 7.470 ACRE TRACT AND THE DISCON TRACTS.

5330 CROSSWIND DRIVE
1 STORY BRICK AND METAL BUILDING
1,016,140 SQ. FT.

DISCON SERVICES, INC.
106,377 ACRES
TRACT TWO
O.R. 9604 D-03

DISCON SERVICES, INC.
9,115 ACRES
O.R. 27465 E-01

J. & J. SURVEYING SERVICES, INC., dba
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ALTA/ACSM SURVEY OF 57.411 ACRES AND 7.735 ACRES

SCALE 1" = 100'

DATE 8/8/01

DRW R/JW

CRD J/JW

APPD R/JW

SITE

