

NC Sketch Title Page  
CW  
120013723

QUITCLAIM DEED  
Instr: 20020210047441 02/21/2002  
Page: 9 of 842 04 3 10PM  
Robert C Montgomery 120020021078  
Franklin County Recorder 930144087

THIS QUITCLAIM DEED, made this 19th day of February, 2002, between NWD INVESTMENTS, LLC, an Ohio limited liability company formed on October 16, 1997, whose mailing address is 375 North Front Street, Suite 200, Columbus, OH 43215, hereinafter called "Grantor", and CSX TRANSPORTATION, INC., a Virginia corporation, whose mailing address is c/o CSX Real Property, Inc. - J915, 301 West Bay Street, Jacksonville, Florida 32202-5184 hereinafter called "Grantee", WITNESSETH:

(Wherever used herein, the terms "Grantor" and "Grantee" may be construed in the singular or plural as the context may require or admit, and for purposes of exceptions, reservations and/or covenants, shall include the heirs, legal representatives and assigns of individuals or the successors and assigns of corporations.)

THAT Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), to it in hand paid by Grantee, the receipt of which is hereby acknowledged, does hereby RELEASE, REMISE and forever QUITCLAIM unto Grantee, its successors and assigns, all right, title and interest of Grantor, if any, in and to that certain tract or parcel of land situate, lying and being at Columbus, County of Franklin, State of Ohio, hereinafter designated "the Premises," more particularly described in Exhibit A, attached hereto and incorporated herein, and containing .173 acres, more or less. *Exhibit B+C see be 6.00 to release Easement rights*

TO HAVE AND TO HOLD the Premises, and all the estate, right, title, lien, interest and claim whatsoever of Grantor therein, either in law or equity, and all improvements thereon and appurtenances thereto, unto the proper use, benefit and enjoyment of Grantee, Grantee's heirs and assigns or successors and assigns, forever.

IN WITNESS WHEREOF, NWD INVESTMENTS LLC, pursuant to due corporate authority, has caused its name to be signed hereto by its officers hereunto duly authorized and its corporate seal, duly attested, to be hereunto affixed.

Signed, sealed and delivered in the presence of:  
By: [Signature]  
Print Name: Brian J. Ellis  
Print Title: President and Chief Operating Officer  
Attest: [Signature]  
Print Name: Sandra L. Neely  
Secretary  
Print Name: Sandra L. Neely  
Assistant Secretary

CONVEYANCE TAX \$ 5.70  
FEB 21 2002  
JOSEPH W. TESTA  
FRANKLIN COUNTY AUDITOR

This instrument prepared by or under the direction of:

William C. Basney, Esq.  
Senior Counsel  
CSX Transportation, Inc.  
500 Water Street  
Jacksonville, Florida 32202

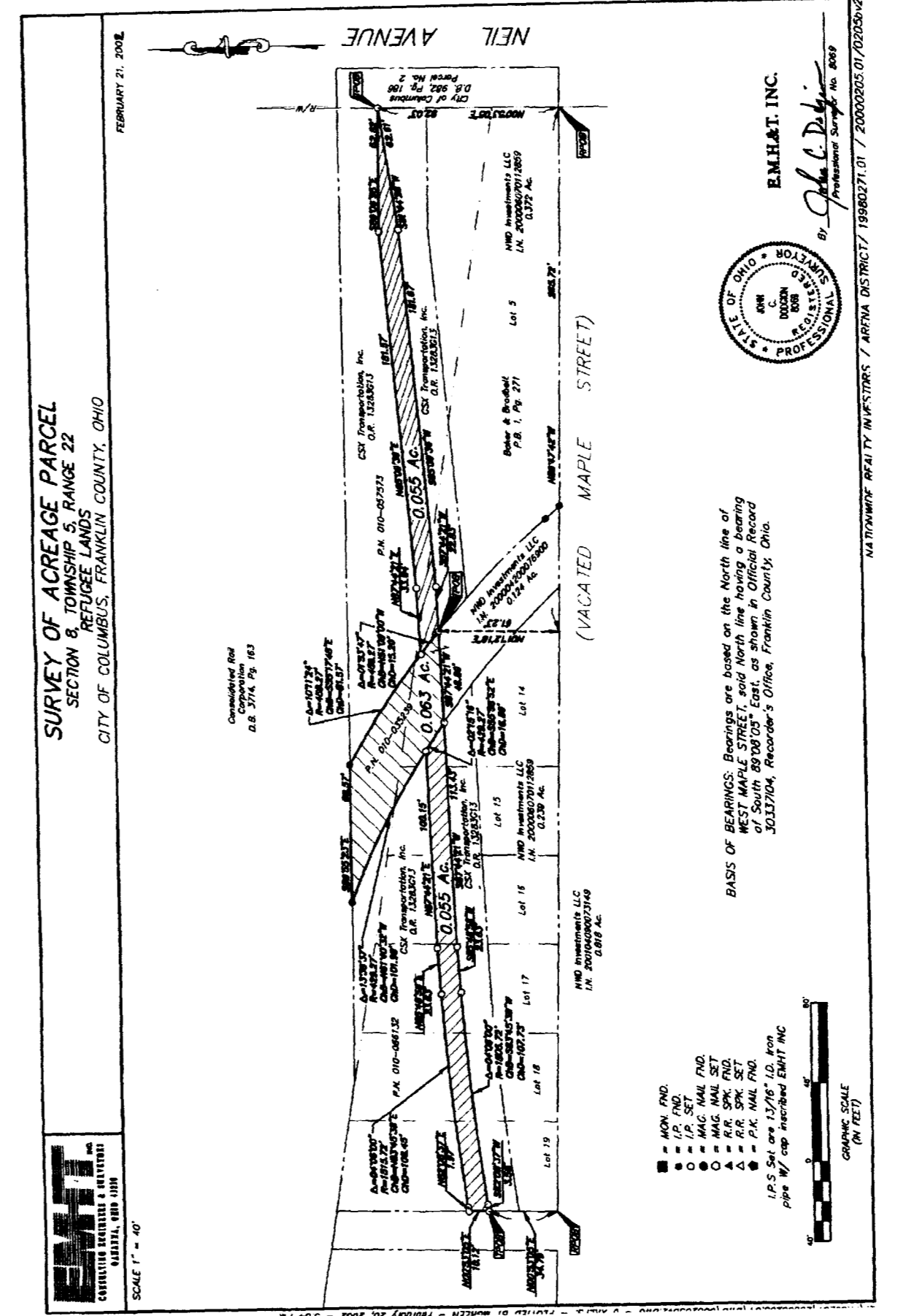
RETURN TO: CSX Transportation, Inc.  
c/o CSX Real Property, Inc. - J915  
301 West Bay Street  
Jacksonville, Florida 32202-5184

STATE OF OHIO )  
COUNTY OF FRANKLIN ) SS.

I, Randall W. May, a Notary Public of the State of Ohio and the County of Franklin, do certify that, on the date below, before me in said County came Brian J. Ellis, (X) to me known, and/or ( ) proven by satisfactory current evidence to be the person whose name is subscribed to the above instrument, who, being by me first duly sworn, did make oath, acknowledge and say that: he resides in Columbus, Franklin County, Ohio; he is President and Chief Operating Officer of Nationwide Realty Investors, Ltd., manager and member of NWD Investments, LLC, the company described in and which executed said instrument; he is fully informed of the contents of the instrument; he knows the seal of said company; the seal affixed to said instrument is such seal; it was so affixed by authority of the Members of said company; he signed his name thereto for said corporation pursuant to authority of the Members; and instrument is the free act and deed of said company; and the conveyance herein is not part of a transaction, sale, lease, exchange or other transfer or conveyance of all or substantially all of the property and/or assets of the Grantor.

IN WITNESS WHEREOF, I hereunto set my hand and official seal, this 19th day of February, 2002.

My commission expires on: [Signature] (SEAL)  
Notary Public  
Print Name: RANDALL W. MAY, Attorney at Law  
Notary Public - State of Ohio  
My Commission Has No Expiration Date  
Sec. 147.03 R.C.



0.055 ACRE  
-2-  
South 82° 08' 37" West, a distance of 3.58 feet to the True Point of Beginning and containing 0.055 acre, more or less.

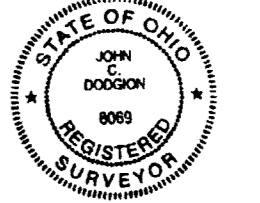
Subject, however to all legal rights-of-way and/or easements, if any of previous record.

Iron pins set are thirteen-sixteenth (13/16) inch inside diameter iron pipes with a cap inscribed EMHT INC.

Bearings are based on the north line of West Maple Street, said north line having a bearing of South 89° 08' 05" East, as shown in Official Record 30337104.

EVANS, MECHWART, HAMBLETON, & TILTON, INC.

John C. Dodgion  
John C. Dodgion  
Registered Surveyor No. 8069 02/21/02



~~E 30  
Split 0.055 Ac  
out of  
(0.10)  
0.06132~~  
Description  
Verified  
John C. Dodgion, P.E., P.S.  
Franklin County  
Engineer  
Date: 2/21/02  
[Signature]