

SURVEY OF INLOT PARCELS
SECTION 8, TOWNSHIP 5, RANGE 22
REFUGEE LANDS
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO

CONTRACT DESCRIPTION
 1.155 ACRE

Sited in the State of Ohio, County of Franklin, City of Columbus, Section 8, Township 5, Range 22, Refugee Lands, and described as follows:

Beginning at the intersection of the southerly right-of-way line of Nationwide Boulevard with the westerly right-of-way line of Marconi Boulevard;

thence South 10° 31' 57" East, with said westerly right-of-way line, a distance of 209.46 feet to a point;

thence leaving said westerly right-of-way line, the following courses:

South 79° 28' 03" West, a distance of 113.00 feet to a point;
 South 10° 31' 57" East, a distance of 72.53 feet to a point;
 South 79° 28' 03" West, a distance of 14.74 feet to a point;
 North 10° 31' 57" East, a distance of 150.49 feet to a point;
 South 79° 28' 03" West, a distance of 14.08 feet to a point;
 North 10° 31' 57" West, a distance of 40.42 feet to a point;
 South 79° 28' 03" West, a distance of 151.00 feet to a point;
 South 10° 31' 57" East, a distance of 44.48 feet to a point;
 South 79° 28' 03" West, a distance of 3.34 feet to a point;
 South 10° 31' 57" East, a distance of 4.00 feet to a point;
 South 79° 28' 03" West, a distance of 8.67 feet to a point;
 South 10° 31' 57" East, a distance of 142.43 feet to a point;
 South 79° 28' 03" West, a distance of 17.15 feet to a point;
 North 10° 31' 57" West, a distance of 233.34 feet to a point;
 North 27° 24' 36" West, a distance of 50.84 feet to a point in said southerly right-of-way line;

thence North 79° 28' 03" East, with said southerly right-of-way line, a distance of 336.74 feet to the Point of Beginning and containing 1.155 acre of land, more or less.

0.347 ACRE

Sited in the State of Ohio, County of Franklin, City of Columbus, Section 8, Township 5, Range 22, Refugee Lands, and being portions of West Street, Nationwide Boulevard and Marconi Boulevard, (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and described as follows:

Beginning at an iron pin found marking the intersection of the westerly right-of-way line of said Marconi Boulevard with the southerly right-of-way line of said Nationwide Boulevard, said pin also marking a northeasterly corner of that tract as conveyed to Colomet, Inc. of record in Official Record 10267G20;

thence South 79° 15' 12" West, with said southerly right-of-way line, a distance of 420.00 feet to an iron pin found in the easterly right-of-way line of said West Street as shown by Vacation Ordinance Number 332-43;

thence South 10° 41' 28" East, with said easterly right-of-way, a distance of 681.46 feet to an iron pin set;

thence South 79° 28' 03" West, across the right-of-way said West Street, a distance of 19.79 feet to a mag nail set;

thence across the right-of-way of said West Street, Nationwide Boulevard and Marconi Boulevard, the following courses:

North 10° 31' 57" West, a distance of 685.50 feet to a mag nail set;
 North 79° 28' 03" East, a distance of 440.48 feet to an iron pin set;
 South 10° 31' 57" East, a distance of 410.72 feet to a point of curvature;

with a curve to the left, having a central angle of 11° 57' 28" and a radius of 65.00 feet, a chord bearing and distance of South 04° 33' 14" East, 13.54 feet to an iron pin set in the westerly right-of-way line of said Marconi Boulevard;

thence North 10° 41' 28" West, with said westerly right-of-way line, a distance of 421.72 feet to the Point of Beginning and containing 0.347 acre of land, more or less.

6.239 ACRES

Sited in the State of Ohio, County of Franklin, City of Columbus, Section 8, Township 5, Range 22, Refugee Lands, and being all of Parcel I as shown in the deed to Colomet, Inc. of record in Official Record 10267G20 and all of Parcel I as shown in the deed to Colomet, Inc. of record in Official Record 10533D17, (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and described as follows:

Beginning at an iron pin found marking the intersection of the former southerly right-of-way line of Nationwide Boulevard with the former westerly right-of-way line of Marconi Boulevard, the northeasterly corner of Lot 27 as shown in record in Deed Book F, Page 332, being a corner to that 0.347 acre tract as conveyed to NWD Investments LLC of record in Instrument Number 200010110207049;

thence South 10° 41' 28" East, with a westerly line of said 0.347 acre tract, a distance of 497.03 feet to an iron pin found in the northerly right-of-way line of the Consolidated Rail Corporation;

thence with the northerly right-of-way line of said Consolidated Rail Corporation, the following courses:

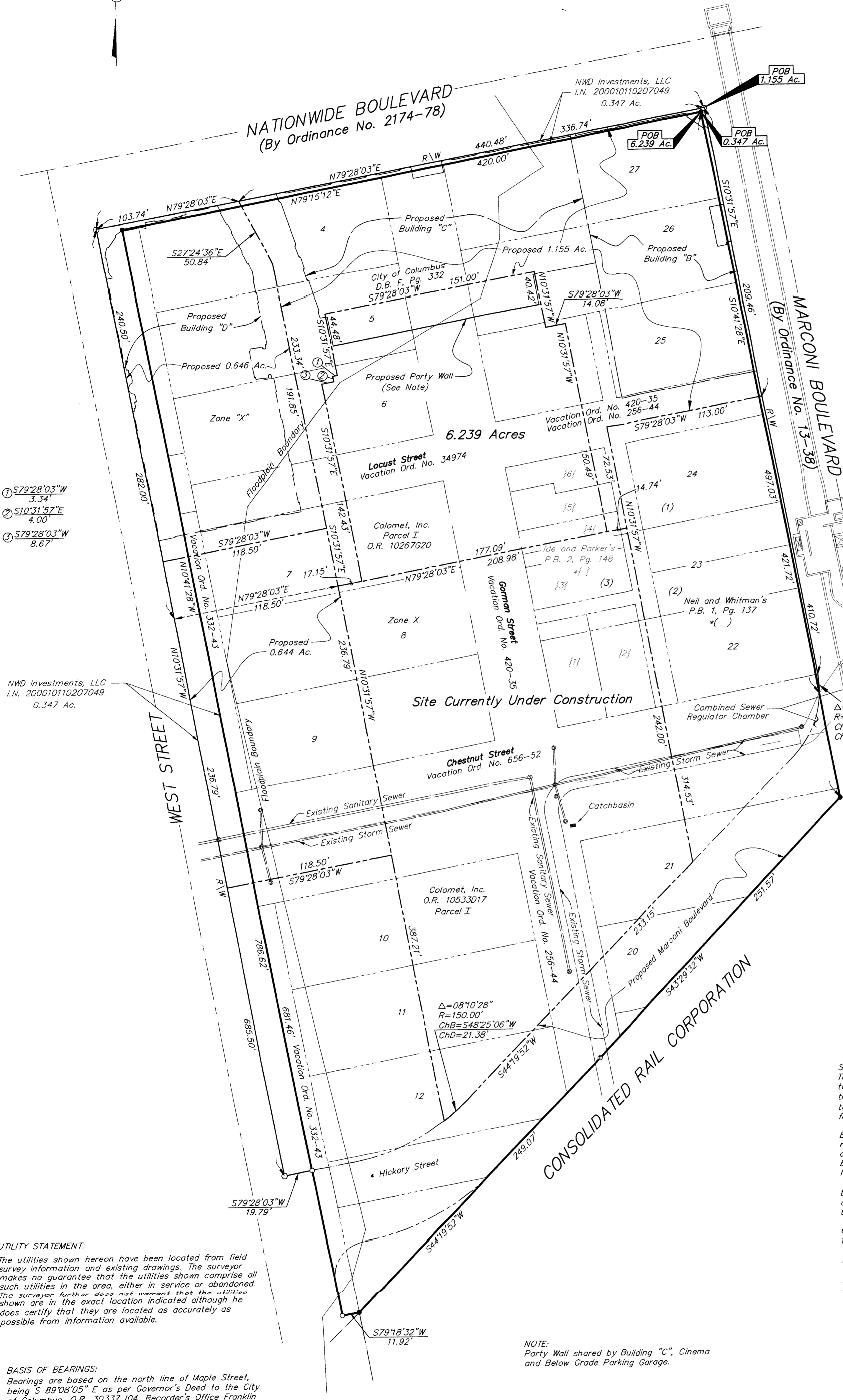
South 43° 29' 32" West, a distance of 251.57 feet to an iron pin set;

South 44° 19' 52" West, a distance of 249.07 feet to an iron pin found in the easterly right-of-way line of West Street;

thence South 79° 18' 32" West, with the easterly right-of-way of said West Street as shown in Vacation Ordinance Number 332-43, a distance of 11.92 feet to an iron pin set;

thence North 10° 41' 28" West, partly with said easterly right-of-way and partly with an easterly line of said 0.347 acre tract, a distance of 786.62 feet to an iron pin set at a corner to said 0.347 acre tract;

thence North 79° 15' 12" East, with a southerly line of said 0.347 acre tract, a distance of 420.00 feet to the Point of Beginning and containing 6.239 acres of land, more or less.



- ① S79°28'03" W 3.34'
- ② S10°31'57" E 4.00'
- ③ S79°28'03" W 8.67'

NWD Investments, LLC
 I.N. 200010110207049
 0.347 Ac.

UTILITY STATEMENT:
 The utilities shown hereon have been located from field survey information and existing drawings. The surveyor makes no guarantee that the utilities shown comprise all such utilities in the area, either in service or abandoned. This surveyor further does not warrant that the utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available.

BASIS OF BEARINGS:
 Bearings are based on the north line of Maple Street, being S 89°08'05" E as per Governor's Deed to the City of Columbus, O.R. 30337 104, Recorder's Office Franklin County, Ohio.

NOTE: There is no visible evidence of railroad tracks on the subject parcel.

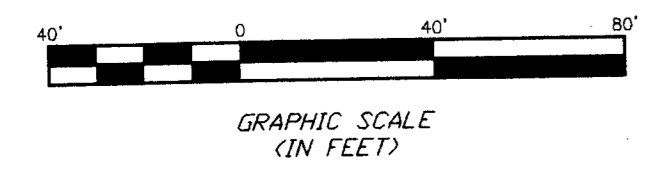
The subject parcel is located with the area described by the following from Commitment No. 120012802:
 I.N. 200010110207050 (Memorandum of Ground Lease)

LEGEND

⊙	= Storm Manhole
⊕	= Sanitary Manhole

- = MON. FND.
- = I.P. FND.
- = I.P. SET
- = MAG. NAIL FND.
- = MAG. NAIL SET
- = R.R. SPK. FND.
- = R.R. SPK. SET
- △ = P.K. NAIL FND.

I.P.S. Set are 1 3/16" I.D. Iron pipe W/ cap inscribed EMH&T.



* Hickory Street is shown as Vacated on the Franklin County Auditors Records. No recording information for this Vacation was provided in the Title Commitment.

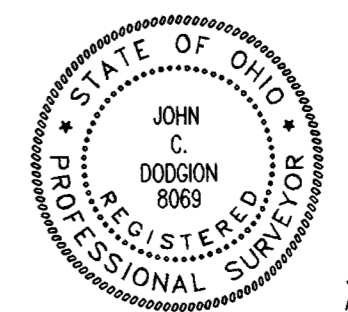
According to the Federal Emergency Management Agency's Flood Insurance Rate Map (dated August 2, 1995), the subject parcel shown hereon lies within Zone X (areas determined to be outside 500-year flood plain), Zone "X" (areas of 500-year flood; areas of 100-Year flood with average depth of less than 1 foot or with drainage areas less than 1 square mile and areas protected by levees) Community Panel No. 39049C0235 G.

NOTE: Party Wall shared by Building "C", Cinema and Below Grade Parking Garage.

CERTIFICATION: (Commitment No. 12001258)

To: Colomet, Inc. and Stewart Title Guaranty Company:

This is to certify, to the best of my knowledge, information and belief, that this map and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM and NSPS in 1999", and includes Items 1, 3, 4 & 13 of Table A "Optional Survey Responsibilities & Specification" & thereof, and pursuant to the Accuracy Standards as adopted by ALTA, ACSM & NSPS in effect on the date of this certification.



SURVEYED & PREPARED BY
EMH&T
 CONSULTING ENGINEERS & SURVEYORS
 170 MILL STREET
 GAHANNA, OHIO 43230
 (614) 471-5150

By *John C. Dodgson*
 Professional Surveyor No. 8069

SCALE: 1" = 40'
 JULY 13, 2001
 JULY 19, 2001
 MAY 22, 2002