

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

1.849 ACRE

Situated in the State of Ohio, County of Franklin, City of Columbus, Section 8, Township 5, Range 22, Refugee Lands, being all of those tracts of land conveyed to NWD Investments, LLC by deed of record in Instrument Numbers 199809300248477, 199901260019981, 200109210218554, 200003030043798 and 200204150095052 and 0.007 acres out of the right-of-way of Front Street (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and more particularly bounded and described as follows:

Beginning, for reference, at an iron pin found marking the intersection of the southerly right-of-way line of Vine Street with the westerly right-of-way line of Front Street, being the northeasterly corner of Lot 87 of that subdivision entitled "Lincoln Goodale's Addition" of record in Plat Book 1, Page 92 as conveyed to NWD Investments, LLC by deed of record in Instrument Number 200002230035942;

thence South 01° 01' 00" West, with said westerly right-of-way line, a distance of 104.77 feet to an iron pin found at the southeasterly corner of said NWD Investments tract (Instrument Number 200002230035942) being the northwesterly corner of said NWD Investment tract (Instrument Number 200003030043798) and being the True Point of Beginning;

thence South 88° 59' 00" East, with the westerly right-of-way line of said Front Street, being the northerly line of said NWD Investments tract (Instrument Number 200003030043798), a distance of 62.49 feet to an iron pin set at the northeasterly corner thereof;

thence South 21° 59' 05" East, continuing with said right-of-way line, being an easterly line of said NWD Investments tract (Instrument Number 200003030043798) a distance of 44.82 feet to an iron pin set at a corner thereof;

thence South 22° 23' 51" East, across said Front Street, a distance of 40.73 feet to an iron pin set in the northerly line of said NWD Investments tract (Instrument Number 200204150095052);

thence South 89° 14' 34" East, with said northerly line, a distance of 43.50 feet to a mag nail set in the centerline of Front Street;

thence South 22° 23' 51" East, with said centerline, a distance of 205.14 feet to a mag nail set at the northeasterly corner of that tract as conveyed to NWD Investments, LLC by deed of record in Instrument Number 199902180041487;

thence North 89° 16' 07" West, with a northerly line of said NWD Investments, LLC tract (Instrument Number 199902180041487) a of said NWD Investments tract (Instrument Number 200204150095052);

thence North 01° 00' 04" East, with the easterly line of said NWD Investments tract, (Instrument Number 199902180041487), across Railroad Street, and the easterly right-of-way line of School Alley, being the westerly lines of Lots 89 through 91 of said subdivision, a distance of 268.49 feet to an iron pin set at the southwesterly corner of said NWD Investments tract (Instrument Number 200002230035942);

thence South 89° 00' 06" East, with a southerly line of said NWD Investments tract (Instrument Number 200002230035942), a distance of 150.16 feet to the True Point of Beginning, and containing 1.849 acres of land, more or less.

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

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

Bearings for this description are based on the north line of Maple Street being South 89° 08' 05" East, as per Governor's Deed to the City of Columbus, of record in Official Record 3033704, Recorder's Office, Franklin County, Ohio.

Surveyed & Prepared By

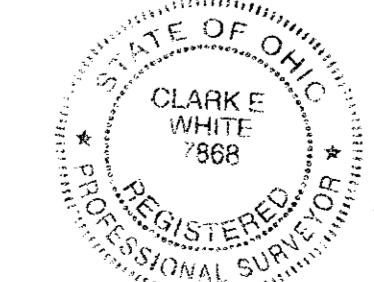
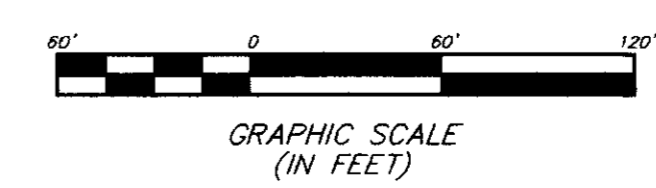
EMHT
ENGINEERS, SURVEYORS, PLANNERS, SCIENTISTS
EVANS, MECHWART, HAMILTON & TILTON, INC.
170 WALL STREET, COLUMBUS, OHIO 43201-3036
TEL: 614-471-5150 • FAX: 614-471-9286

CERTIFICATION:

To: Nationwide Life Insurance Company, Nationwide Realty Investors, Ltd. and NWD Arena Crossing, LLC.

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 included 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.

- = STONE FND.
 - = 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 13/16" I.D. Iron pipe w/ cap inscribed EMHT INC



By *Clark E. White*
Professional Surveyor No. 7868
SCALE: 1" = 60' AUGUST 19, 2003

The following items from Title Commitment No. 120034469, Schedule B, Section II are located on the subject property and are shown hereon:

Item 11--Ground and aerial easements to City of Columbus of record in Deed Book 2043, Page 390 and Deed Book 2065, Page 625.

Items 12 & 13--Easements to Columbus and Southern Power Company of record in Instrument Number 200001250016776 and Instrument Number 200109210218559.

The following items from Title Commitment No. 120034469, Schedule B, Section II are located on the subject property, but cannot be specifically shown hereon:

Item 14--Subject to a pedestrian ingress/egress access and use easement and a perpetual general utility easement as reserved by the City of Columbus, Ohio in Instrument Number 200003030043798 over that 0.237 acre of that portion of vacated Park Street described therein.

Item 15--Subject to permanent easements within vacated streets as prescribed by ORC 723.041 pertaining to vacated portions of Park/Front Street as contained in Ordinance No. 9811 (1/28/1895) and Ordinance No. 0145-00.

Item 16--Subject to Judgment Entry arising from Common Pleas Easements No. 39579 as evidenced in Miscellaneous Record Volume No. 5, Page 87, covering the northerly 27 feet of Lot 91 of Lincoln Goodale's Addition (Plat Book 1, Page 92).

Item 20--Easements for signage to Hamilton-Parker Company of record in Official Record 1143404, a blanket easement over Lot 92 and the southerly 25 feet of Lot 91 of Lincoln Goodale's Addition (Plat Book 1, Page 92) of subject property.

Item 23--Easement to CRC Properties, Inc. of record in Official Record 18174E07. (blanket cable easement across railroad lands)

Item 24--Easement to Columbia Gas of Ohio, Inc. of record in Official Record 30748B02. (blanket gas line easement across railroad lands)

The following items from Title Commitment No. 120034469, Schedule B, Section II are not located on the subject property:

Item 11--Easement to the City of Columbus of record in Deed Book 874, Page 189.

Item 15--Common Pleas Case No. 37815 as evidenced in Miscellaneous Record Volume 1, Page 474

Item 18--Deed Book 1842, Page 207

Item 19--Easement to the Columbus and Southern Ohio Electric Company of record in Deed Book 3732, Page 252 and Official Record 114701. (location of driveway easement unknown)

Item 25--Easement to Columbus Southern Power Company of record in Official Record 19176B06.

Note:
Zoning information was not made available to the undersigned as of the date of this survey.

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. The 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.

According to the Federal Emergency Management Agency's Flood Insurance Map (dated August 2, 1995), the subject parcel shown hereon lies within Zone X (areas determined to be outside 500-year flood plain), Community Panel No. 39049C0235 G.

BASIS OF BEARINGS: Bearings are based on the north line of Maple Street being South 89°08'05" East, as per Governor's Deed to the City of Columbus, of record in Official Record 3033704, Recorder's Office, Franklin County, Ohio.

010 - 357-2202