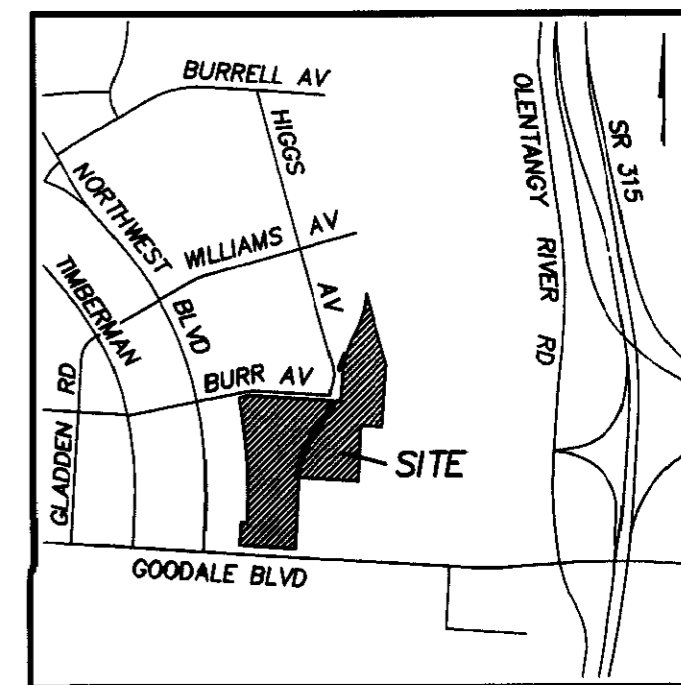


ALTA/ACSM LAND TITLE SURVEY

SECTION 7, TOWNSHIP 5, RANGE 22

REFUGEE LANDS

CITY OF GRANDVIEW HEIGHTS, COUNTY OF FRANKLIN, STATE OF OHIO



FEMA NOTE:
According to the Federal Emergency Management Agency's Flood Insurance Map (dated March 16, 2004), the subject parcel shown hereon lies within Zone X (areas of 0.2% annual chance floodplain; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile, and areas protected by levees from 1% annual chance flood), Community Panel No. 39049C0232H.

SURVEY NOTE:
This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field 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.

PARKING NOTE:
273 Regular Spaces
+ 04 Handicapped Spaces
277 Total Spaces

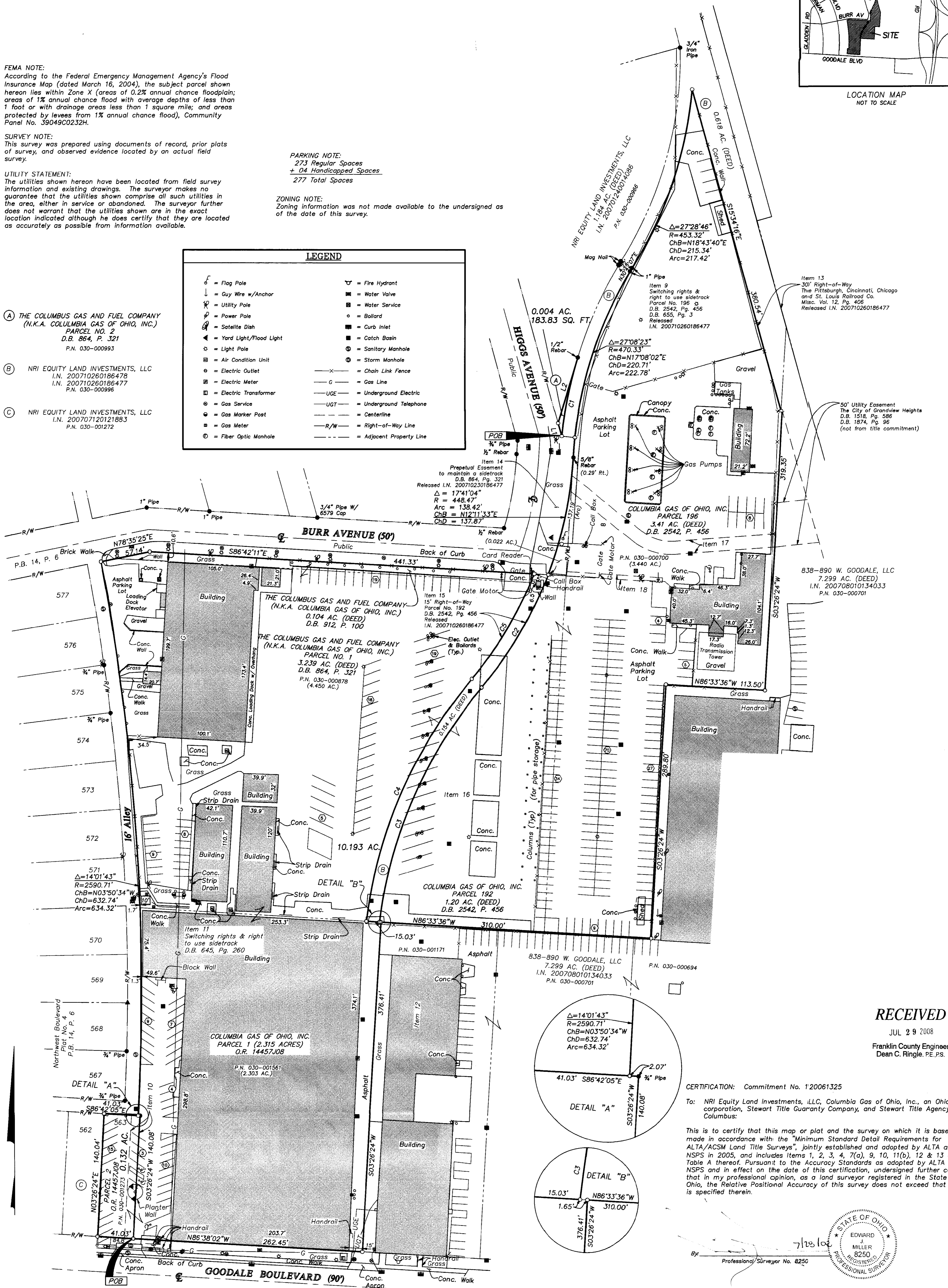
ZONING NOTE:
Zoning information was not made available to the undersigned as of the date of this survey.

LEGEND			
⊕	Flag Pole	⊕	Fire Hydrant
⊕	Guy Wire w/Anchor	⊕	Water Valve
⊕	Utility Pole	⊕	Water Service
⊕	Power Pole	⊕	Bollard
⊕	Satellite Dish	⊕	Curb Inlet
⊕	Yard Light/Flood Light	⊕	Catch Basin
⊕	Light Pole	⊕	Sanitary Manhole
⊕	Air Condition Unit	⊕	Storm Manhole
⊕	Electric Outlet	⊕	Chain Link Fence
⊕	Electric Meter	⊕	Gas Line
⊕	Electric Transformer	⊕	UGE = Underground Electric
⊕	Gas Service	⊕	UGT = Underground Telephone
⊕	Gas Marker Post	⊕	Centerline
⊕	Gas Meter	⊕	Right-of-Way Line
⊕	Fiber Optic Manhole	⊕	Adjacent Property Line

(A) THE COLUMBUS GAS AND FUEL COMPANY
(N.K.A. COLUMBIA GAS OF OHIO, INC.)
PARCEL NO. 2
D.B. 864, P. 321
P.N. 030-000993

(B) NRI EQUITY LAND INVESTMENTS, LLC
I.N. 200710260186478
I.N. 200710260186477
P.N. 030-000996

(C) NRI EQUITY LAND INVESTMENTS, LLC
I.N. 200707120121883
P.N. 030-001272



Item 13
30' Right-of-Way
The Pittsburgh, Cincinnati, Chicago
and St. Louis Railroad Co.
Misc. Vol. 12, Pg. 406
D.B. 2542, Pg. 456
D.B. 655, Pg. 3
Released I.N. 200710260186477

50' Utility Easement
The City of Grandview Heights
D.B. 1518, Pg. 586
D.B. 1874, Pg. 36
(not from title commitment)

838-890 W. GOODALE, LLC
7.299 AC. (DEED)
I.N. 200708010134033
P.N. 030-000701

COLUMBIA GAS OF OHIO, INC.
PARCEL 196
3.41 AC. (DEED)
D.B. 2542, P. 456

COLUMBIA GAS OF OHIO, INC.
PARCEL 192
1.20 AC. (DEED)
D.B. 2542, P. 456

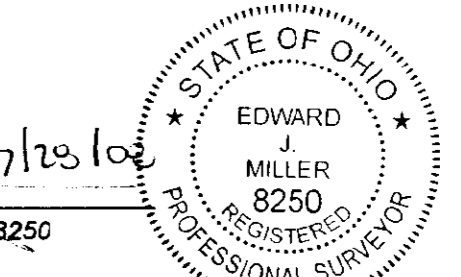
COLUMBIA GAS OF OHIO, INC.
PARCEL 1 (2.315 ACRES)
O.R. 14457.008

838-890 W. GOODALE, LLC
7.299 AC. (DEED)
I.N. 200708010134033
P.N. 030-000701

RECEIVED
JUL 29 2008
Franklin County Engineer
Dean C. Ringle, P.E., P.S.

CERTIFICATION: Commitment No. 120061325
To: NRI Equity Land Investments, LLC, Columbia Gas of Ohio, Inc., an Ohio corporation, Stewart Title Guaranty Company, and Stewart Title Agency of Columbus:

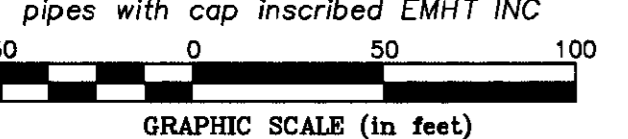
This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted by ALTA and NSPS in 2005, and includes Items 1, 2, 3, 4, 7(a), 9, 10, 11(b), 12 & 13 of 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.



LINE	BEARING	DISTANCE
L1	N15°34'16"W	15.11'
L2	N16°39'59"E	78.48'

CURVE	DELTA	RADIUS	ARC	CH BRG	CH
C1	10°49'54"	485.33'	91.75'	S11°37'13"W	91.61'
C2	19°10'11"	448.47'	150.05'	N30°37'01"E	149.35'
C3	33°01'36"	513.57'	296.03'	N23°41'19"E	291.95'
C4	33°07'59"	528.57'	305.66'	S23°38'07"W	301.42'
C5	18°32'03"	433.47'	140.22'	S30°56'05"W	139.61'

● = 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.
○ = P.K. NAIL SET
I.P. Set are 13/16" I.D. iron pipes with cap inscribed EMHT INC



BASIS OF BEARINGS:
Bearings are based on the Ohio State Plane Coordinate System as per NAD83 (1986 adjustment). Control for bearings was from coordinates of monuments 5-83 & 4-83, having a bearing of North 00° 22' 10" West, for the west limited access right-of-way line of said Olentangy River Road, established by the Franklin County Engineering Department, using Global Positioning System procedures and equipment.

EMHT
Evans, Mechwart, Hamilton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43254
Phone: 614.779.4300 Fax: 614.773.4800

Date: July 15, 2008
Scale: 1" = 50'
Job No: 2008-1201
Sheet: 1 of 2

MARK	DATE	DESCRIPTION

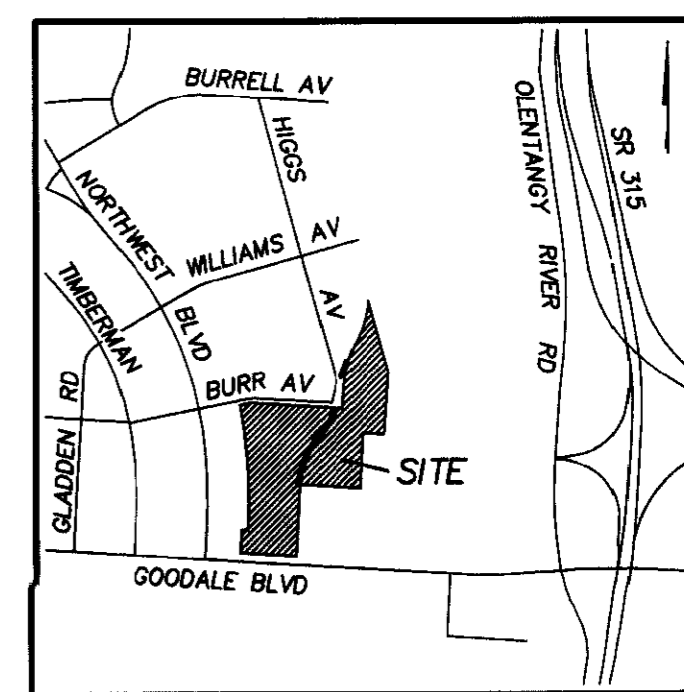
F-8-2

ALTA/ACSM LAND TITLE SURVEY

SECTION 7, TOWNSHIP 5, RANGE 22

REFUGEE LANDS

CITY OF GRANDVIEW HEIGHTS, COUNTY OF FRANKLIN, STATE OF OHIO



LOCATION MAP
NOT TO SCALE

0.132 ACRE

BOUNDARY DESCRIPTION OF 10.215 ACRES
North side of Goodale Boulevard
East of Northwest Boulevard

Situated in the State of Ohio, County of Franklin, City of Grandview Heights, lying in Section 7, Township 5, Range 22, Refugee Lands, being all of that 1.20 acre tract (Parcel 192) and that 3.41 acre tract (Parcel 196) conveyed to Columbia Gas of Ohio, Inc. of record in Deed Book 2542, Page 456, all of that 0.104 acre tract conveyed to The Columbus Gas and Fuel Company (n.k.a. Columbia Gas of Ohio, Inc.) of record in Deed Book 912, Page 100, all of that 3.239 acre tract (Parcel No. 1) conveyed to The Columbus Gas and Fuel Company (n.k.a. Columbia Gas of Ohio, Inc.) of record in Deed Book 864, Page 321, and all of that 2.315 acre tract (Parcel 1) conveyed to Columbia Gas of Ohio, Inc. of record in Official Record 14457J08, and described as follows:

Beginning at an iron pin set at the southeast corner of Lot 563 as shown on that subdivision entitled "Northwest Boulevard Plat No. 4" of record in Plat Book 14, Page 6 in the north right-of-way line of Goodale Boulevard, also being at the common corner of said 2.315 acre tract (Parcel 1) and Parcel 2 conveyed to Columbia Gas of Ohio, Inc. of record in Official Record 14457J08;

thence North 03° 26' 24" East, a distance of 140.08 feet, with the east line of said Lot 563, being a common line to said 2.315 acre tract (Parcel 1) and said Parcel 2, to a 7/8 inch iron pin found at a corner thereof;

thence North 86° 42' 05" West, a distance of 2.07 feet, with the north line of said Lot 563, being a common line to said 2.315 acre tract (Parcel 1) and said Parcel 2, to an iron pin set at a corner of said 2.315 acre tract (Parcel 1) and in the east right-of-way line of a 16 foot wide alley as shown on Plat Book 14, Page 6;

thence with the arc of a curve to the left, with said east right-of-way line, the west line of said 2.315 acre tract (Parcel 1), and the west line of said 3.239 acre tract (Parcel No. 1), having a central angle of 14° 01' 43", a radius of 2590.71 feet, an arc length of 634.32 feet, a chord bearing and distance of North 03° 50' 34" West, 632.74 feet, to an iron pin set at the intersection of said east right-of-way line with the south right-of-way line of Burr Avenue and the northwest corner of said 3.239 acre tract (Parcel No. 1);

thence North 78° 35' 25" East, a distance of 57.14 feet, with said south right-of-way line, a north line of said 3.239 acre tract (Parcel No. 1), and a north line of said 0.104 acre tract, to an iron pin set at an angle point in said south right-of-way line and the north line of said 0.104 acre tract;

thence South 86° 42' 11" East, a distance of 441.33 feet, with said south right-of-way line and a north line of said 0.104 acre tract, to an iron pin set at a northeast corner of said 0.104 acre tract and the northwest corner of that 0.154 acre tract conveyed to NRI Equity Land Investments, LLC of record in Instrument Number 200710260186478;

thence with the arc of a curve to the right, with the west line of said 0.154 acre tract, the east line of said 0.104 acre tract, and the east line of 3.239 acre tract (Parcel No. 1), having a central angle of 18° 32' 03", a radius of 433.47 feet, an arc length of 140.22 feet, a chord bearing and distance of South 30° 56' 05" West, 139.61 feet, to an iron pin set at a point of reverse curvature;

thence with the arc of said curve to the left, with the west line of said 0.154 acre tract and the east line of 3.239 acre tract (Parcel No. 1), having a central angle of 33° 07' 59", a radius of 528.57 feet, an arc length of 305.66 feet, a chord bearing and distance of South 23° 38' 07" West, 301.42 feet, to an iron pin set at a common corner thereof and in the north line of said 2.315 acre tract (Parcel 1);

thence South 86° 33' 36" East, a distance of 15.03 feet, with the south line of said 0.154 acre tract and said north line, to an iron pin set at a corner common to said 0.154 acre tract and said 1.20 acre tract (Parcel 192);

thence with the line common to said 0.154 acre tract and said 1.20 acre tract (Parcel 192), the following courses:

with the arc of a curve to the right, having a central angle of 33° 01' 36", a radius of 513.57 feet, an arc length of 296.03 feet, a chord bearing and distance of North 23° 41' 19" East, 291.95 feet, to an iron pin set at a point of reverse curvature;

with the arc of said curve to the left, having a central angle of 19° 10' 11", a radius of 448.47 feet, an arc length of 150.05 feet, a chord bearing and distance of North 30° 37' 01" East, 149.35 feet, to an iron pin set at a northeast corner of said 0.154 acre tract, in the south right-of-way line of Burr Avenue;

thence continuing with said arc, continuing with the west line of said 1.20 acre tract (Parcel 192) and across the right-of-way of Burr Avenue and Higgs Avenue, having a central angle of 17° 41' 04", a radius of 448.47 feet, an arc length of 138.42 feet, a chord bearing and distance of North 12° 11' 33" East, 137.87 feet (passing a 5/8 inch rebar at an arc length of 137.19 feet and 0.29 feet right), to a point of reverse curvature in the east right-of-way line of Higgs Avenue and in the west line of said 3.41 acre tract (Parcel 196);

thence with the arc of said curve to the right, with said west line, partly with said east right-of-way line, and an east line of that 0.618 acre tract conveyed to NRI Equity Land Investments, LLC of record in Instrument Number 200710260186478, having a central angle of 27° 08' 23", a radius of 470.33 feet, an arc length of 222.78 feet, a chord bearing and distance of North 17° 06' 02" East, 220.71 feet, to a 1 inch pipe found at a point of tangency;

thence with the line common to said 3.41 acre tract (Parcel 196) and said 0.618 acre tract, the following courses:

North 30° 42' 07" East, a distance of 4.22 feet, to a 1 inch pipe found at a point of curvature;

with the arc of said curve to the left, having a central angle of 27° 28' 46", a radius of 453.32 feet, an arc length of 217.42 feet, a chord bearing and distance of North 18° 43' 40" East, 215.34 feet, to an iron pin set;

South 15° 34' 16" East, a distance of 380.54 feet, to an iron pin set at a common corner thereof, in a west line of that 7.299 acre tract conveyed to 838-890 W. Goodale, LLC of record in Instrument Number 200708010134033;

thence with the line common to said 7.299 acre tract and said 3.41 acre (Parcel 196), 1.20 acre (Parcel 192), and 2.315 acre (Parcel 1) tracts, the following courses:

South 03° 26' 24" West, a distance of 319.35 feet, to an iron pin set;

North 86° 33' 36" West, a distance of 113.50 feet, to an iron pin set;

South 03° 26' 24" West, a distance of 289.80 feet, to an iron pin set;

North 86° 33' 36" West, a distance of 310.00 feet, to an iron pin set;

South 03° 26' 24" West, a distance of 376.41 feet, to an iron pin set at a common corner thereof, in the north right-of-way of Goodale Boulevard;

thence North 86° 38' 02" West, a distance of 262.45 feet, with said north right-of-way line and the south line of said 2.315 acre tract (Parcel 1), to the Point of Beginning, containing 10.215 acres, more or less, of which 0.022 acre lies within the present roadway occupied.

Of the above described 10.215 acres, 2.303 acre is from Auditor's Parcel Number 030-001561, 4.450 acre is from Auditor's Parcel Number 030-000878, 3.449 acre is from Auditor's Parcel Number 030-000700, and the Auditor's Parcel Number cannot be determined for the 0.022 acre which lies within the present roadway occupied.

Situated in the State of Ohio, County of Franklin, and in the City of Grandview Heights:

Being Lot Number Five Hundred Sixty-three (563) in NORTHWEST BOULEVARD PLAT NO. 4 as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 14, page 6, Recorder's Office, Franklin County, Ohio.

BOUNDARY DESCRIPTION OF 0.004 ACRES
North of Goodale Boulevard
East of Northwest Boulevard

Situated in the State of Ohio, County of Franklin, City of Grandview Heights, lying in Section 7, Township 5, Range 22, Refugee Lands, being all of Parcel No. 2 conveyed to The Columbus Gas and Fuel Company (n.k.a. Columbia Gas of Ohio, Inc.) of record in Deed Book 864, Page 321, and described as follows:

Beginning at an iron pin set at the southwest corner that 0.618 acre tract conveyed to NRI Equity Land Investments, LLC of record in Instrument Number 200710260186478 and an angle point in the east right-of-way line of Higgs Avenue;

thence North 15° 34' 16" West, a distance of 15.11 feet, with said east right-of-way line, to an iron pin set at the southernmost corner of that 1.184 acre tract conveyed to NRI Equity Land Investments, LLC of record in Instrument Number 200710260186478;

thence North 16° 39' 59" East, a distance of 78.48 feet, with an east line of said 1.184 acre tract, to a 1/2 inch rebar found in a west line of said 0.618 acre tract;

thence with the arc of a curve to the left, with said west line, having a central angle of 10° 49' 54", a radius of 485.33 feet, an arc length of 91.75 feet, a chord bearing and distance of South 11° 37' 13" West, 91.61 feet, to the Point of Beginning, containing 0.004 acre (183.83 square feet), more or less, from Auditor's Parcel Number 030-000993.

Schedule B Part II Items from Title Commitment No. 120061325 issued by Stewart Title Guaranty Company with an effective date of September 5, 2006 at 7:00 A.M.

Item 9 Rights-of-way for railroad, switch tracks, spur tracks, railway facilities, and other related easements of record in Deed Book 655, Page 31 is located on the subject tract (Parcel Number 030-001070). Easement cannot be plotted from the description provided. Released by Instrument Number 200710260186477 (not in title commitment).

Item 10 Easement for Storm Sewer Purposes to The City of Grandview Heights, Ohio of record in Deed Book 1777, Page 410 is located on subject parcel (Parcel Number 030-001273) as shown hereon.

Item 11 Rights-of-way switch track, and other related easements of record in Deed Book 645, Page 260 is located on the subject tract (Parcel Number 030-001561). Easement cannot be plotted from the description provided. Released by Instrument Number 200710260186477 (not in title commitment).

Item 12 Switching rights and right to use sidetrack of record in Deed Book 654, Page 815 is located on or benefits the subject tract (Parcel Number 030-001561). Easement cannot be plotted from the description provided. Released by Instrument Number 200710260186477 (not in title commitment).

Item 13 Contract by and between The Northwest Boulevard Company and The Pittsburgh, Cincinnati, Chicago and St. Louis Railroad Company of record in Miscellaneous Record 12, Page 406 adjoins and benefits the subject parcel (Parcel Number 030-000700) as shown hereon. Released by Instrument Number 200710260186477 (not in title commitment).

Item 14 That certain perpetual easement of record in Deed Book 864, Page 321 lies between two parts of subject tract (Parcel numbers 030-000878 and 030-000993) in the right-of-way for Burr Avenue and Higgs Avenue as shown hereon. Released by Instrument Number 200710260186477 (not in title commitment).

Item 15 Easements for street, road, and highway purposes, switching rights, and rights to use a sidetrack to The Ohio Fuel Gas Company of record in Deed Book 1160, Page 13, conveyed to Columbia Gas of Ohio, Inc. of record in Deed Book 2542, Page 456, is located on subject tract (Parcel number 030-000878). Easement cannot be plotted from the description provided. Released by Instrument Number 200710260186477 (not in title commitment).

Item 16 Switching rights and rights to use a sidetrack as contained in Parcel No. 3 of record in Deed Book 967, Page 612 (also known as Parcel 192 of record in Deed Book 2542, Page 456) is located on subject tract (Parcel number 030-000878). Easement cannot be plotted from the description provided. Released by Instrument Number 200710260186477 (not in title commitment).

Item 17 15' Storm Sewer Easement to the City of Grandview Heights, Ohio of record in Deed Book 1874, Page 103, is located on the subject tract (Parcel number 030-000700), as shown hereon.

Item 18 5' Electric Pole Line and Guy Easement to Columbus and Southern Ohio Electric Company of record in Deed Book 2403, Page 301, is located on the subject tract (Parcel number 030-000700), as shown hereon.

RECEIVED

JUL 29 2008

Franklin County Engineer
Dean C. Ringle, P.E., P.S.

EMHT Evans, Mechwart, Hamblen & Tilton, Inc. Engineers • Surveyors • Planners • Scientists 5500 New Albany Road, Columbus, OH 43254 Phone: 614.775.4000 Fax: 614.775.4900	Date: July 15, 2008												
	Scale: 1" = 50'												
	Job No: 2008-1201												
	Sheet: 2 of 2												
REVISIONS <table border="1"> <thead> <tr> <th>MARK</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>		MARK	DATE	DESCRIPTION									
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