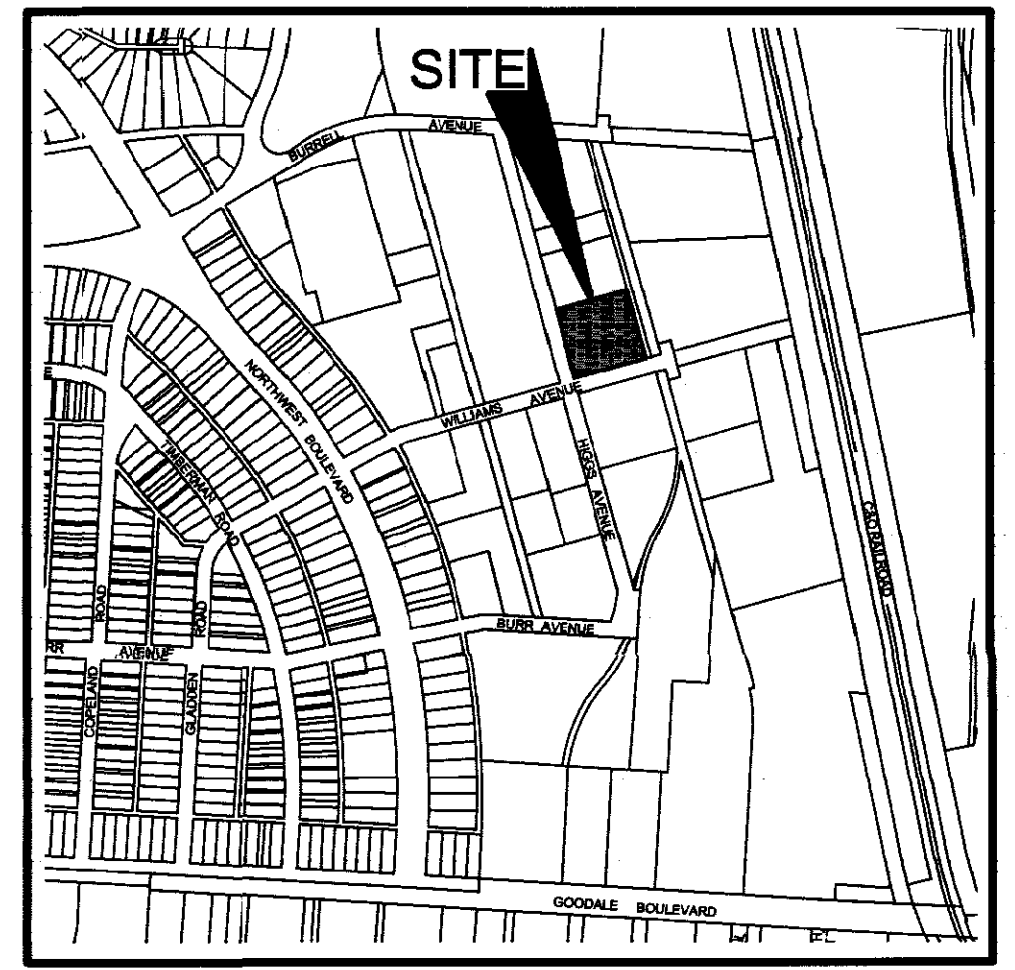


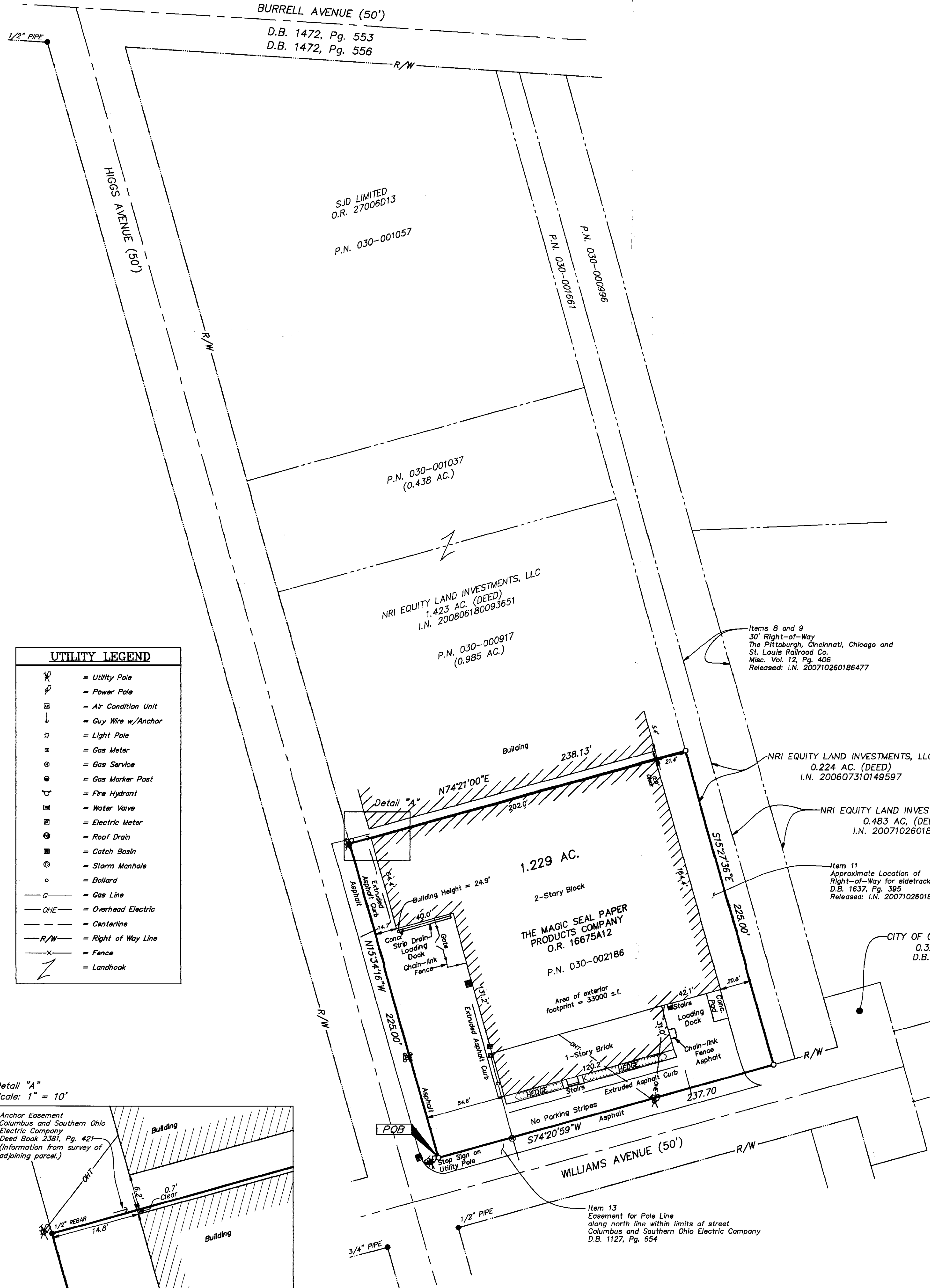
ALTA / ACSM LAND TITLE SURVEY

SECTION 7, TOWNSHIP 5, RANGE 22 REFUGEE LANDS

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



LOCATION MAP AND BACKGROUND DRAWING
SCALE: 1" = 600'



BOUNDARY DESCRIPTION OF 1.229 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 that entire tract of land conveyed to The Magic Seal Paper Products Company of record in Official Record 16675A12, and described as follows:

Beginning at an iron pin set at the intersection of the north right-of-way line of Williams Avenue (50 foot width) with the east right-of-way line of Higgs Avenue (50 foot width), being the southwest corner of said The Magic Seal Paper Products Company tract;

thence North 15° 34' 16" West, a distance of 225.00 feet, with said east right-of-way line, to a 1/2 inch rebar found at the southwest corner of the 1.423 acre tract conveyed to NRI Equity Land Investments, LLC of record in Instrument Number 200806180093651;

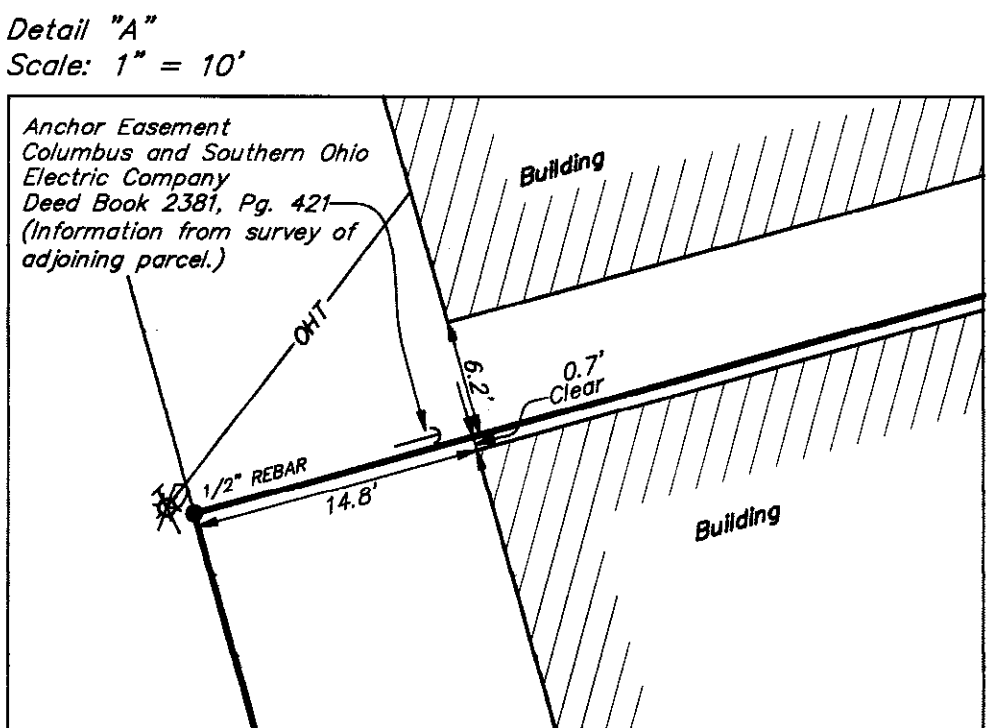
thence North 74° 21' 00" East, a distance of 238.13 feet, with the south line of said 1.423 acre tract, to an iron pin set at a southeast corner thereof and in the west line of the 0.224 acre tract conveyed to NRI Equity Land Investments, LLC of record in Instrument Number 200607310149597;

thence South 15° 27' 36" East, a distance of 225.00 feet, with said west line, to an iron pin set at a southeast corner thereof and in the north right-of-way line of Williams Avenue;

thence South 74° 20' 59" West, a distance of 237.70 feet, with said north right-of-way line, to the Point of Beginning, containing 1.229 acres, more or less, being Auditor's Parcel Number 030-002186.

All references are to the records of the Recorder's Office, Franklin County, Ohio.

UTILITY LEGEND	
	= Utility Pole
	= Power Pole
	= Air Condition Unit
	= Guy Wire w/Anchor
	= Light Pole
	= Gas Meter
	= Gas Service
	= Gas Marker Post
	= Fire Hydrant
	= Water Valve
	= Electric Meter
	= Roof Drain
	= Catch Basin
	= Storm Manhole
	= Bolard
	= Gas Line
	= Overhead Electric
	= Centerline
	= Right of Way Line
	= Fence
	= Landhook



Schedule B Part II Items from Title Commitment No. 120070934 issued by Stewart Title Guaranty Company with an effective date of July 21, 2009 at 7:00 A.M.

- Item 8 Subject Tract is NOT located in the area described in Miscellaneous Record Volume 12, Page 406, area is shown hereon for reference.
- Item 9 See Item 8.
- Item 10 Subject Tract is NOT located in the area described in Miscellaneous Record Volume 13, Page 310.
- Item 11 Agreement for Industry Track with the Pennsylvania Railroad of record in Deed Book 1637, Page 395 is located on the Subject Tract. Easement cannot be plotted from the description provided. Released by Instrument Number 200710260186477 (not in title commitment).
- Item 13 Easement for pole line to Columbus and Southern Ohio Electric Company of record in Deed Book 1127, Page 654 NOT is located on the Subject Tract, but is shown hereon for reference.

CERTIFICATION: Commitment No. 120070934

To: The Magic Seal Paper Products Company, NRI Equity Land Investments, LLC, 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), 7(b), 7(c), & 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.

PARKING NOTE:
No marked parking spaces, either regular or handicapped, on subject parcel.

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.

Basis of Bearings:
Bearings are based on the Ohio State Plane Coordinate System as per NAD83 (1986 adjusted). 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.

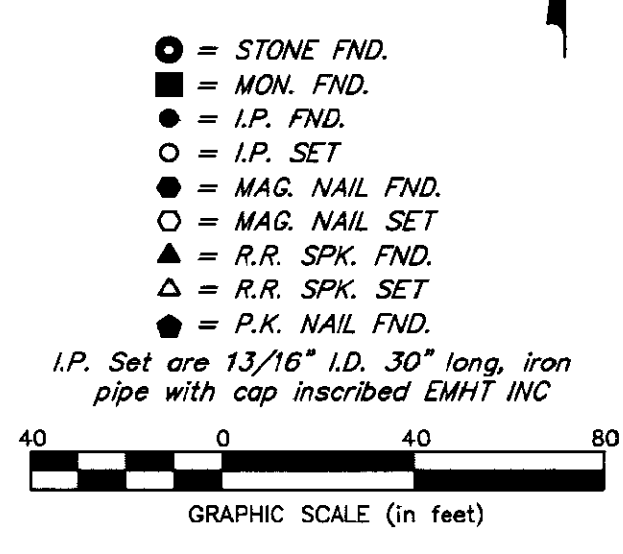
ZONING NOTE:
Zoning information was not made available to the undersigned as of the date of this survey.

Note:
This survey was prepared by Evans, Mechwart, Hambleton & Tilton, Inc. from existing records and actual field surveys performed in 2007, 2008, and August, 2009.

According to the Federal Emergency Management Agency's Flood Insurance Map (dated June 17, 2008), 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. 39049C0307K.

RECEIVED
SEP 01 2009
Franklin County Engineer
Dean C. Ringie, P.E., P.S.

By:
Professional Surveyor No. 8250



EMHT Evans, Mechwart, Hambleton & Tilton, Inc. Engineers - Surveyors - Planners - Scientists 5500 New Albany Road, Columbus, OH 43254 Phone: 614.775.4550 Fax: 614.775.3448 emht.com		August 18, 2009
Scale: 1" = 40'		Job No: 2009-0997
Sheet: 1 of 1		Revisions
MARK	DATE	DESCRIPTION