

0.426 ACRE

Situated in the State of Ohio, County of Franklin, City of Columbus, lying in Section 6, Township 5 North, Range 22 West, Refugee Lands, being part of the 3.943 acre tract conveyed to 1421 O.R.R. Realty, Inc. by deed of record in Instrument Number 199806240156611, (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, at the centerline intersection of Fifth Avenue (60 feet wide) and Edgemoor Road (60 feet wide), being the northwest corner of Lot 9 of Wm. Neil's Heirs Land, a subdivision of record in Plat Book 3, Page 168, and being in the northerly line of said Section 6;

Thence South 03° 19' 53" West, with the centerline of said Edgemoor Road, a distance of 350.00 feet, to the northwest corner of the original 0.10 acre tract conveyed to The Murray City Coal Company by deed of record in Deed Book 965, Page 617, being the southwest corner of the residual of the tract conveyed to The Northwest Boulevard Co. by deed of record in Deed Book 590, Page 262;

Thence South 85° 56' 18" East, with the northerly line of said original 0.10 acre tract and the southerly line of said residual tract, a distance of 30.00 feet, to a 3/4 inch iron pipe capped "EDG" found on the easterly right-of-way line of said Edgemoor Road, at the northwesterly corner of said 3.943 acre tract, the TRUE POINT OF BEGINNING;

Thence South 85° 56' 18" East, with the northerly line of said original 0.10 acre tract and the southerly line of said residual tract, a distance of 187.27 feet, to an iron pin set on a westerly line of the 0.38 acre tract conveyed to The Chesapeake & Ohio Railway Company (CSX Transportation, Inc.) by deed of record in Deed Book 968, Page 610;

Thence South 04° 03' 42" West, with said westerly line, a distance of 20.00 feet, to an iron pin set at a northwesterly corner of the 0.125 acre tract conveyed to The Hocking Valley Railway Company (CSX Transportation, Inc.) by deed of record in Deed Book 922, Page 163;

Thence with the westerly line of said 0.125 acre tract, with a curve to the left, having a central angle of 27° 03' 00", a radius of 375.25 feet, an arc length of 177.16 feet, and a chord which bears South 52° 37' 28" West, a chord distance of 175.52 feet, to an iron pin set at the northerly corner of the 0.012 acre tract conveyed to The Chesapeake & Ohio Railway Company (CSX Transportation, Inc.) by deed of record in Deed Book 968, Page 607;

Thence South 39° 05' 59" West, with the westerly line of said 0.012 acre tract, a distance of 92.29 feet, to an iron pin set on the easterly right-of-way line of said Edgemoor Road;

Thence North 03° 19' 53" East, with the easterly right-of-way line of said Edgemoor Road, a distance of 211.74 feet, to the TRUE POINT OF BEGINNING, containing 0.426 acre, more or less.

3.513 ACRES

Situated in the State of Ohio, County of Franklin, City of Columbus, lying in Section 6, Township 5 North, Range 22 West, Refugee Lands, being part of the 3.943 acre tract conveyed to 1421 O.R.R. Realty, Inc. by deed of record in Instrument Number 199806240156611, (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, at the centerline intersection of Fifth Avenue (60 feet wide) and Edgemoor Road (60 feet wide), being the northwest corner of Lot 9 of Wm. Neil's Heirs Land, a subdivision of record in Plat Book 3, Page 168, and being in the northerly line of said Section 6;

Thence South 03° 19' 53" West, with the centerline of said Edgemoor Road, a distance of 660.72 feet, to the southwest corner of the original 4 acre tract conveyed to The Murray City Coal Company by deed of record in Deed Book 654, Page 585;

Thence South 86° 02' 15" East, with the southerly lines of said original 4 acre tract, and the 0.15 acre tract conveyed to The Hocking Valley Railway Company (CSX Transportation, Inc.) by deed of record in Deed Book 840, Page 289, a distance of 32.18 feet, to an iron pin set, the TRUE POINT OF BEGINNING;

Thence with the easterly line of said 0.15 acre tract, with a curve to the right, having a central angle of 13° 10' 40", a radius of 265.37 feet, an arc length of 61.03 feet, and a chord which bears North 17° 18' 50" East, a chord distance of 60.90 feet, to an iron pin set at the southwesterly corner of the 0.125 acre tract conveyed to The Hocking Valley Railway Company (CSX Transportation, Inc.) by deed of record in Deed Book 922, Page 163;

Thence South 63° 56' 37" East, with the southerly line of said 0.125 acre tract, a distance of 14.01 feet, to an iron pin set;

Thence with the easterly line of said 0.125 acre tract, with a curve to the right, having a central angle of 48° 26' 52", a radius of 424.93 feet, an arc length of 359.31 feet, and a chord which bears North 51° 19' 06" East, a chord distance of 348.70 feet, to an iron pin set on the southerly line of the 0.38 acre tract conveyed to The Chesapeake & Ohio Railway Company (CSX Transportation, Inc.) by deed of record in Deed Book 968, Page 610;

Thence South 85° 56' 37" East, with said southerly line, a distance of 126.00 feet, to an iron pin set at the northwesterly corner of the 0.223 acre tract conveyed to The Hocking Valley Railway Company (CSX Transportation, Inc.) by deed of record in Deed Book 840, Page 289;

Thence with the southerly line of said 0.223 acre tract, with a curve to the right, having a central angle of 37° 40' 29", a radius of 340.00 feet, an arc length of 223.57 feet, and a chord which bears South 67° 09' 13" East, a chord distance of 219.56 feet, to an iron pin set in the westerly right-of-way line of the CSX Transportation, Inc. tract;

Thence South 11° 31' 15" East, with said westerly line, a distance of 204.36 feet, to an iron pin set;

Thence South 11° 26' 57" East, continuing with said westerly line, a distance of 23.79 feet, to a 3/4 inch iron pipe capped "CEA" found at the northeast corner of the 7.333 acre tract conveyed to Wasserstrom Ventures, LLC by deeds of record in Instrument Numbers 199912020298592 and 200309170297956;

Thence North 85° 52' 35" West, with the northerly line of said 7.333 acre tract, a distance of 332.52 feet, to a 1/2 inch rebar found at the common corner of said 7.333 acre tract and the 1.262 acre tract conveyed to NRI Thirdale, LLC by deed of record in Instrument Number 200805080071420;

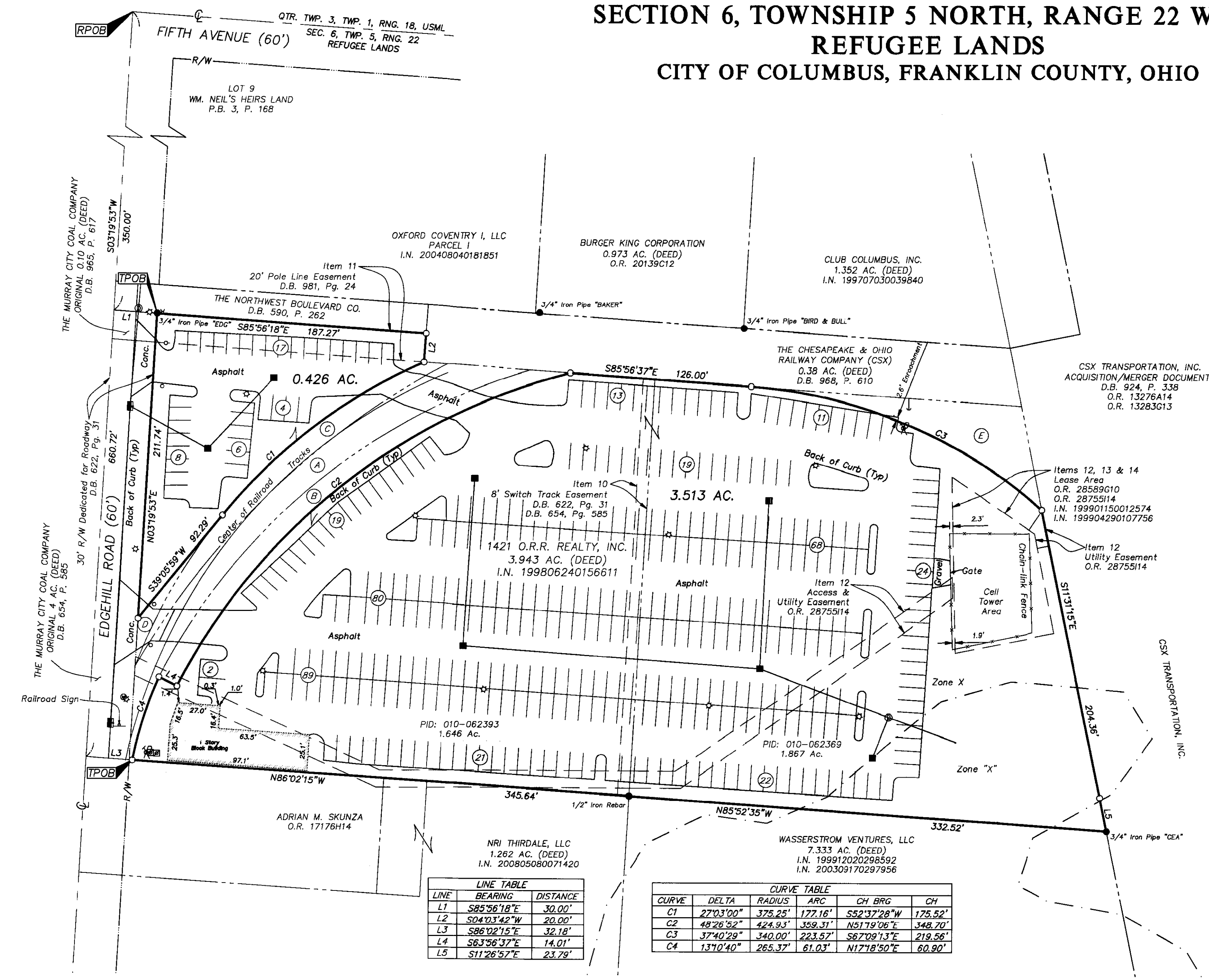
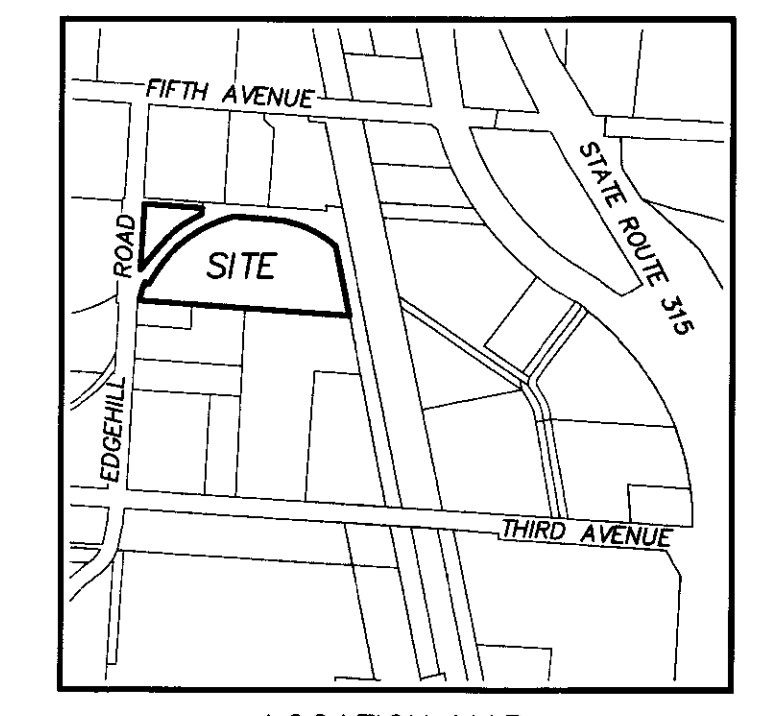
Thence North 86° 02' 15" West, with the northerly lines of said 1.262 acre tract and the tract conveyed to Adrian M. Skunza by deed of record in Official Record 17176H14, a distance of 345.64 feet, to the TRUE POINT OF BEGINNING, containing 3.513 acres, more or less.

ALTA/ACSM LAND TITLE SURVEY

SECTION 6, TOWNSHIP 5 NORTH, RANGE 22 WEST

REFUGEE LANDS

CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO



- (A) THE HOCKING VALLEY RAILWAY COMPANY (CSX) 0.15 AC. (DEED) D.B. 840, P. 289
- (B) THE HOCKING VALLEY RAILWAY COMPANY (CSX) 0.125 AC. (DEED) D.B. 922, P. 163
- (C) THE HOCKING VALLEY RAILWAY COMPANY (CSX) 0.125 AC. (DEED) D.B. 922, P. 163
- (D) THE CHESAPEAKE & OHIO RAILWAY COMPANY (CSX) 0.012 AC. (DEED) D.B. 968, P. 607
- (E) THE HOCKING VALLEY RAILWAY COMPANY (CSX) 0.223 AC. (DEED) D.B. 840, P. 289

LINE TABLE

LINE	BEARING	DISTANCE
L1	S85°56'18"E	30.00'
L2	S04°03'42"W	20.00'
L3	S86°02'15"E	32.18'
L4	S83°56'37"E	14.01'
L5	S11°26'57"E	23.79'

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CH. BEG.	CH. END
C1	27°03'00"	375.25'	177.16'	S52°37'28"W	175.52'
C2	48°26'52"	424.93'	359.31'	N51°19'06"E	348.70'
C3	37°40'29"	340.00'	223.57'	S67°09'13"E	219.56'
C4	13°10'40"	265.37'	61.03'	N17°18'50"E	60.90'

- = 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. Set are 13/16" I.D. iron pipes with cap inscribed EMHT INC

- LEGEND
- v = Guy Pole
 - X = Utility Pole
 - ┆ = Guy Wire w/Anchor
 - = Light Pole
 - ⊞ = Electric Meter
 - = Gas Service
 - = Ballard
 - = Curb Inlet
 - = Catch Basin
 - ⊙ = Storm Manhole

FEMA NOTE:
According to the Federal Emergency Management Agency's Flood Insurance Rate Map No. 39049C0307K (dated June 17, 2008), the subject parcel shown hereon lies within Zone "X" (areas of 0.2% annual chance flood; 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) and Zone X (areas determined to be outside of the 0.2% annual chance floodplain).

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

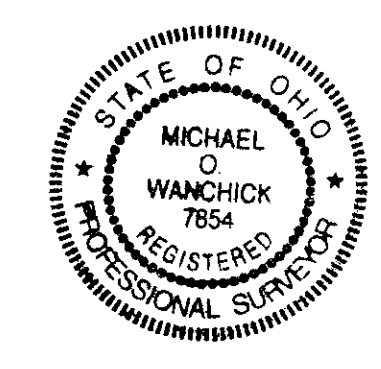
OCCUPATION NOTE:
Occupation, in general, fits survey. Encroachment as shown.

CERTIFICATION: Commitment No. 120081266

To: NRI Equity Land Investments, LLC, Stewart Title Guaranty Company, & 1421 O.R.R. Realty, LLC, an Ohio limited liability company;

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), 8, 9, 10, 11(a), & 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.

By: *Michael O. Wanchick* 8/21/08
Michael O. Wanchick
Professional Surveyor No. 7854



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.

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.

Schedule B Items from Title Commitment No. 120081266, issued by Stewart Title Guaranty Company, with an effective date of August 6, 2009 at 7:00 A.M.

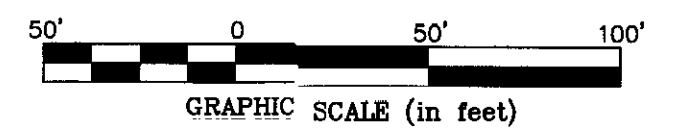
- Item 10 8' Switch Track Easement to The Northwest Boulevard Company of record in Deed Book 622, Page 31, and referenced in Deed Book 654, Page 585, is located on the subject tract and is shown hereon.
- 18' right-of-way of record in Deed Book 622, Page 31, and referenced in Deed Book 654, Page 585, is located on the subject tract, but cannot be plotted from the description of record.
- 30' roadway of record in Deed Book 622, Page 31, and Deed Book 965, Page 617, and referenced in Deed Book 654, Page 585, is NOT located on the subject tract.
- Item 11 20' Pole Line Easement to The Columbus Railway, Power and Light Company of record in Deed Book 981, Page 24 is located on the subject tract and is shown hereon.
- Item 12 Lease Area & Utility/Access Easements to Columbus Cellular Telephone Company of record in Official Record 28755114 are located on the subject tract and are shown hereon.
- Item 13 Lease Area referenced in Official Record 28589G10 and Instrument Number 199904290107756 is located on the subject tract and is shown hereon.
- The subject tract is the "Landlord's Premises" referenced in Official Record 28589G10 and Instrument Number 199904290107756.
- Item 14 Lease Area referenced in Official Record 28589G10, Instrument Number 199904290107756, and Instrument Number 199901150012574, is located on the subject tract and is shown hereon.
- The subject tract is the "Landlord's Premises" referenced in Official Record 28589G10 and Instrument Number 199904290107756, as assigned in Instrument Number 199901150012574.

ZONING NOTE:
The subject tract is classified as M: Manufacturing.

PARKING NOTE:
Much of the striping is faded; parking count in these areas is approximated from typical sizes.

403 Regular Spaces
+ 00 Handicapped Spaces
403 Total Spaces

RECEIVED



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

EMHT		Date: September 17, 2008
Everts, Machwal, Humbleton & Titon, Inc. Engineers + Surveyors + Planners + Scientists 5500 New Albany Road, Columbus, OH 43254 Phone: 614.775.4500 Fax: 614.775.4800		Scale: 1" = 50'
M C M X X V		Job No: 2008-1504
REVISIONS		Sheet: 1 of 1
MARK	DATE	DESCRIPTION