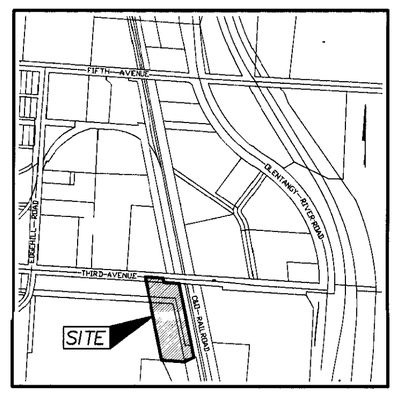
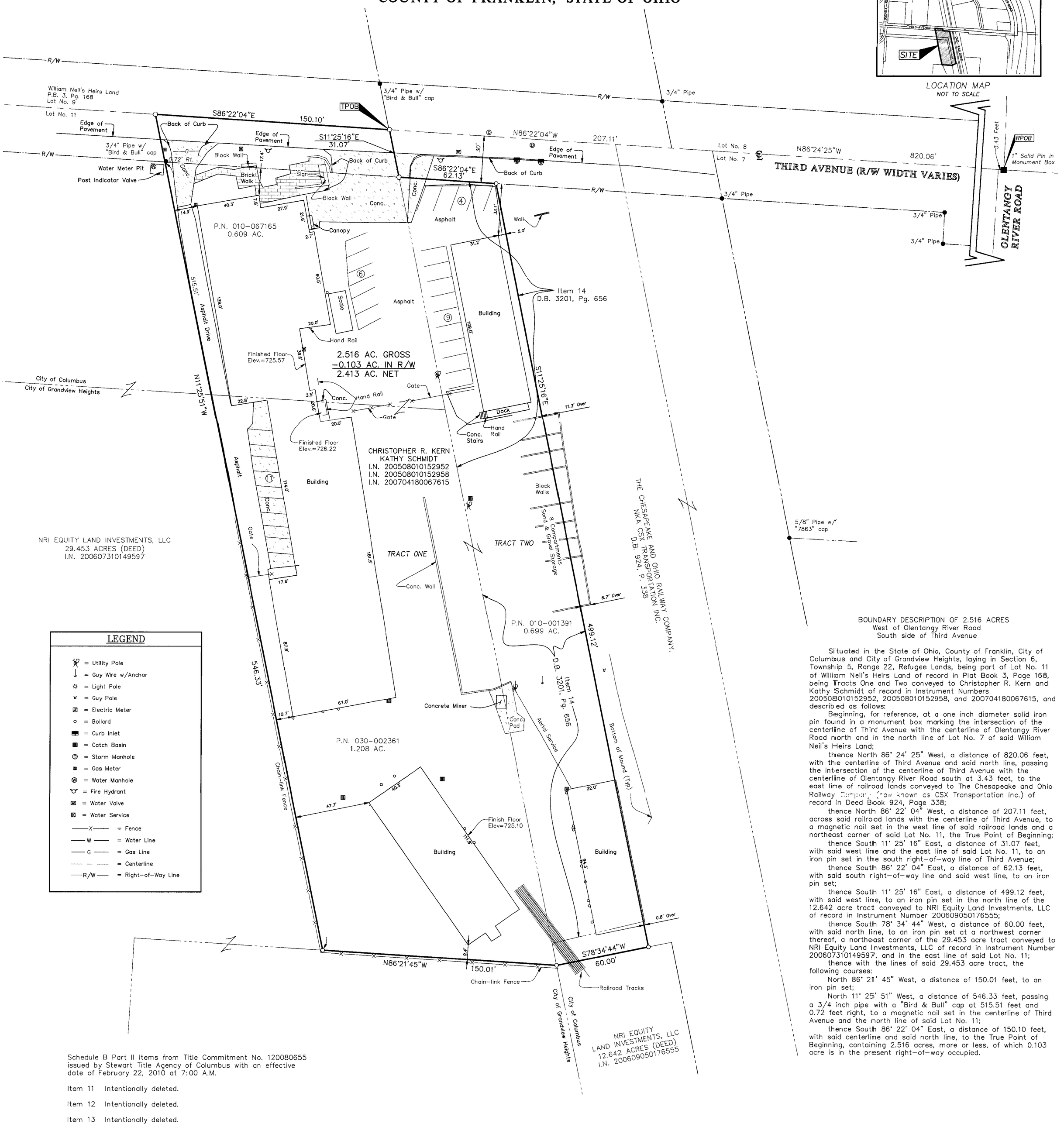
ALTA/ACSM LAND TITLE SURVEY
SECTION 6, TOWNSHIP 5, RANGE 22
REFUGEE LANDS
CITY OF COLUMBUS AND CITY OF GRANDVIEW HEIGHTS, COUNTY OF FRANKLIN, STATE OF OHIO



LOCATION MAP
NOT TO SCALE



LEGEND

- = Utility Pole
- = Guy Wire w/Anchor
- = Light Pole
- = Guy Pole
- = Electric Meter
- = Bollard
- = Curb Inlet
- = Catch Basin
- = Storm Manhole
- = Gas Meter
- = Water Manhole
- = Fire Hydrant
- = Water Valve
- = Water Service
- ——X—— = Fence
- —— W —— = Water Line
- —— G —— = Gas Line
- ———— = Centerline
- ——R/W—— = Right-of-Way Line

- = 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

30 0 30 60
GRAPHIC SCALE (in feet)

Schedule B Part II Items from Title Commitment No. 120080655 issued by Stewart Title Agency of Columbus with an effective date of February 22, 2010 at 7:00 A.M.

Item 11 Intentionally deleted.

Item 12 Intentionally deleted.

Item 13 Intentionally deleted.

Item 14 Utility rights reserved and Ingress/Egress Easement to The Chesapeake and Ohio Railway Company of record in Deed Book 3201, Page 656 are located on Tract Two of subject tract. The limits of Deed Book 3201, Page 656 are shown hereon.

Item 15 Intentionally deleted.

Item 16 Subject tract is in the area described in Memorandum of Exchange Agreement of record in Instrument Number 201002120017999.

FEMA NOTE:
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.

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.

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

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

PARKING NOTE:
30 Marked Spaces
0 Handicapped Spaces

BOUNDARY DESCRIPTION OF 2.516 ACRES
West of Olentangy River Road
South side of Third Avenue

Situated in the State of Ohio, County of Franklin, City of Columbus and City of Grandview Heights, laying in Section 6, Township 5, Range 22, Refugee Lands, being part of Lot No. 11 of William Neil's Heirs Land of record in Plat Book 3, Page 168, being Tracts One and Two conveyed to Christopher R. Kern and Kathy Schmidt of record in Instrument Numbers 200508010152952, 200508010152958, and 200704180067615, and described as follows:

Beginning, for reference, at a one inch diameter solid iron pin found in a monument box marking the intersection of the centerline of Third Avenue with the centerline of Olentangy River Road north and in the north line of Lot No. 7 of said William Neil's Heirs Land;

thence North 86° 24' 25" West, a distance of 820.06 feet, with the centerline of Third Avenue and said north line, passing the intersection of the centerline of Third Avenue with the centerline of Olentangy River Road south at 3.43 feet, to the east line of railroad lands conveyed to The Chesapeake and Ohio Railway Company (now known as CSX Transportation Inc.) of record in Deed Book 924, Page 338;

thence North 86° 22' 04" West, a distance of 207.11 feet, across said railroad lands with the centerline of Third Avenue, to a magnetic nail set in the west line of said railroad lands and a northeast corner of said Lot No. 11, the True Point of Beginning;

thence South 11° 25' 16" East, a distance of 31.07 feet, with said west line and the east line of said Lot No. 11, to an iron pin set in the south right-of-way line of Third Avenue;

thence South 86° 22' 04" East, a distance of 62.13 feet, with said south right-of-way line and said west line, to an iron pin set;

thence South 11° 25' 16" East, a distance of 499.12 feet, with said west line, to an iron pin set in the north line of the 12.642 acre tract conveyed to NRI Equity Land Investments, LLC of record in Instrument Number 200609050176555;

thence South 78° 34' 44" West, a distance of 60.00 feet, with said north line, to an iron pin set at a northwest corner thereof, a northeast corner of the 29.453 acre tract conveyed to NRI Equity Land Investments, LLC of record in Instrument Number 200607310149597, and in the east line of said Lot No. 11;

thence with the lines of said 29.453 acre tract, the following courses:

North 86° 21' 45" West, a distance of 150.01 feet, to an iron pin set;

North 11° 25' 51" West, a distance of 546.33 feet, passing a 3/4 inch pipe with a "Bird & Bull" cap at 515.51 feet and 0.72 feet right, to a magnetic nail set in the centerline of Third Avenue and the north line of said Lot No. 11;

thence South 86° 22' 04" East, a distance of 150.10 feet, with said centerline and said north line, to the True Point of Beginning, containing 2.516 acres, more or less, of which 0.103 acre is in the present right-of-way occupied.

CERTIFICATION: Commitment No. 120080655

To: NRI Equity Land Investments, LLC, Nationwide Realty Investors, Ltd., Christopher R. Kern, Kathy Schmidt, Stewart Title Agency of Columbus, 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 Land Title Surveys," jointly established and adopted by ALTA/ACSM and NSPS in 2005, and included Items 1, 2, 3, 4, 7(a), 8, 9, 10, 11(a), & 13 of Table A "Optional Survey Responsibilities & Specifications" thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS and ACSM and in effect on the date of this certification, undersigned further certifies that the Positional Uncertainties resulting from the survey measurements made on the survey do not exceed the allowable Postional Tolerance.

By: _____
Edward J. Miller
Professional Surveyor No. 8250

EMH&T
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Fax: 614.775.4800

Date:	March 10, 2010
Scale:	1" = 30'
Job No:	2010-0259
Sheet:	1 of 1

REVISIONS

MARK	DATE	DESCRIPTION
JAM	4/22/10	Revision to location of Item 14; Revision Certification

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