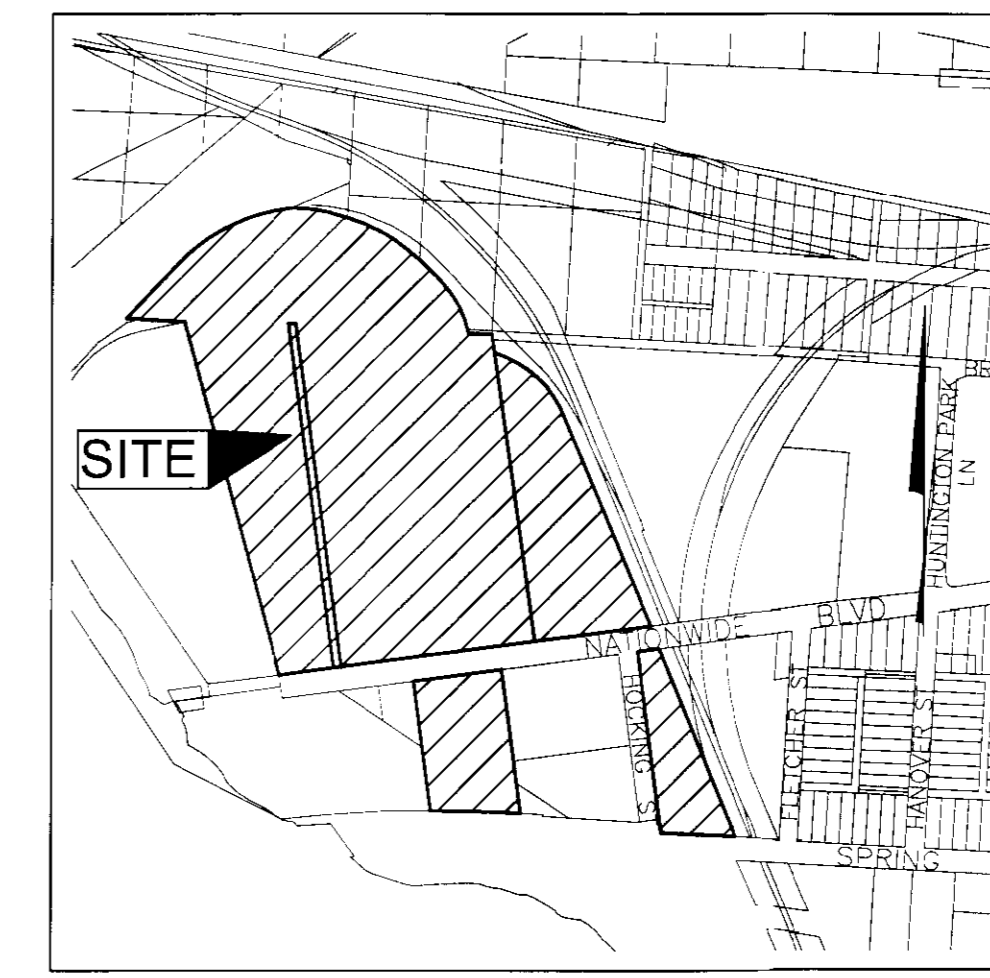


ALTA/ACSM LAND TITLE SURVEY

HALF SECTION 9, TOWNSHIP 5, RANGE 22 REFUGEE LANDS CITY OF COLUMBUS, COUNTY OF FRANKLIN, STATE OF OHIO



LOCATION MAP AND BACKGROUND DRAWING
NOT TO SCALE

DESCRIPTIONS

Parcel 1

Situated in the State of Ohio, County of Franklin, City of Columbus, lying in Half Section 9, Township 5, Range 22 of the Refugee Lands, being all of the remainder of the 18,312 acre tract conveyed to Columbus Gaming Ventures, Inc. of record in Instrument Number 20100150005841, all of the 3.180 acre tract conveyed to Columbus Gaming Ventures, Inc. of record in Instrument Number 20100150005842, all of the 0.410 acre tract, a 20 foot wide alley vacated by City of Columbus Ordinance Number 1318-030, conveyed to Columbus Gaming Ventures, Inc. of record in Instrument Number 201108190103602, and Lots 47 through 61, inclusive, Lots 77 through 81, inclusive, the portion of Michigan Avenue vacated by Ordinance Number 23-31, the portion of Hooking Street vacated by Ordinance Number 30793, the portion of the 20 foot wide alley vacated by Ordinance Number 37065, and the portion of the 20 foot wide alley vacated by Ordinance Number 23-31 as shown on the subdivision plat entitled "W. A. Nell's Waterworks Addition of record in Plat Book 3, Page 33, the portion of Broadbelt vacated by Ordinance Number 139-33, part of Lot "F" as shown on "W. A. Nell's Penitentiary Farm" of record in Plat Book 5, Page 44, and part of Lots 13, 14, 17, 18, and 21 as presented on "Brecoff, Smith and Conors's, Northwest Addition" of record in Plat Book 1, Page 250, and described as follows:

Beginning at a 1/4 inch iron pipe found in the northerly right-of-way line of Nationwide Boulevard 60 foot wide and formerly Dublin Road, changed by Ordinance Number 1986-00 and the southeasterly corner of said vacated Hooking Street;

thence South 83° 10' 21" West, with the northerly right-of-way of Nationwide Boulevard (passing magnetic nails found at 531.20 feet and 551.20 feet), a distance of 639.75 feet, to an iron pin set at the southeasterly corner of the 1.078 acre tract conveyed to the City of Columbus, Ohio of record in Instrument Number 201108190103601;

thence North 14° 23' 50" West, with the easterly line of said 1.078 acre tract, a distance of 934.35 feet, to an iron pin set at a northeasterly corner thereof;

thence North 85° 44' 07" West, with the northerly line of said 1.078 acre tract (passing a PK nail found at 52.78 feet, the northerly line of the remainder of a tract conveyed to The Chesapeake and Ohio Railway Company (aka CSX Transportation, Inc. successor by merger of The Chesapeake and Ohio Railway of record in Official Records 13276A14 and 13283G13) of record in Deed Book 924, Page 338, and a northerly line of the 6.657 acre tract conveyed to the City of Columbus, Ohio of record in Deed Book 811, Page 606, a distance of 202.47 feet, to a 3 inch steel fence post found at a southeasterly corner of the tract conveyed to the State of Ohio of record in Instrument Number 1997121706255;

thence North 43° 29' 16" East, with a southerly line of said State of Ohio tract, a distance of 180.13 feet, to a 5/8 inch iron rebar found;

thence continuing with a southerly line of said State of Ohio tract, with the arc of a curve to the right, having a central angle of 66° 07' 25", a radius of 464.00 feet, an arc length of 486.90 feet, a chord bearing and distance of North 72° 23' 59" East, 464.87 feet, to a 1 inch solid iron pin found at a common corner to said State of Ohio tract and a tract conveyed to The Chesapeake and Ohio Railway Company (aka CSX Transportation, Inc. successor by merger of The Chesapeake and Ohio Railway of record in Official Records 13276A14 and 13283G13) of record in Deed Book 924, Page 338;

thence the southerly and westerly perimeter of said Chesapeake and Ohio tract, the following courses:

with the arc of a curve to the right, having a central angle of 30° 34' 57", a radius of 461.17 feet, an arc length of 246.16 feet, a chord bearing and distance of South 61° 14' 50" East, 243.24 feet, to a 1 inch solid iron pin found;

South 36° 27' 48" East, a distance of 64.92 feet, to a 1 inch solid iron pin found;

South 35° 01' 44" East, a distance of 11.93 feet, to a 1 inch solid iron pin found;

with the arc of a curve to the right, having a central angle of 20° 03' 14", a radius of 448.05 feet, an arc length of 156.82 feet, a chord bearing and distance of South 25° 00' 07" East, 156.02 feet, to a 1 inch solid iron pin found;

South 85° 44' 14" East, a distance of 51.61 feet, to a 1 inch solid iron pin found;

South 07° 01' 42" East, a distance of 45.57 feet, to a 1 inch solid iron pin found;

with the arc of a curve to the right, having a central angle of 54° 48' 13", a radius of 264.00 feet, an arc length of 252.52 feet, a chord bearing and distance of South 46° 35' 23" East 243.00 feet, to a magnetic nail found; and

South 21° 25' 02" East, a distance of 579.60 feet, to a chiseled "X" found at a southeasterly corner thereof and in the northerly right-of-way line of Nationwide Boulevard;

thence South 83° 10' 21" West, with said northerly right-of-way line, a distance of 271.17 feet, to the Point of Beginning, containing 21,027 acres, more or less. Said 21,027 acres being comprised of all of Parcel Numbers 010-020215 (12,709 Ac.), 010-020215 (11,133 Ac.), 010-020226 (3,284 Ac.), 010-020226 (0.410 Ac.) and the remainder of Parcel Number 010-0008443 (3,185 Ac.)

Parcel 2

Situated in the State of Ohio, County of Franklin, City of Columbus, lying in Half Section 9, Township 5, Range 22 of the Refugee Lands, being all of the 1.801 acre tract conveyed to Columbus Gaming Ventures, Inc. of record in Instrument Number 20100150005843, part of the portion of Spring Street vacated by Ordinance Number 145-33, and part of Lot "E" as shown on "W. A. Nell's Penitentiary Farm" of record in Plat Book 5, Page 44, and described as follows:

Beginning at a 1/2 inch iron pipe found at the northwesterly corner of said 1.801 acre tract, the northwesterly corner of said Lot "E", the northwesterly corner of that tract conveyed to City of Columbus, Ohio, Municipal Light and Power Plant by deed of record in Deed Book 101, Page 433 (known as Auditor's Parcel Number 010-066777), and in the southerly right-of-way line of Nationwide Boulevard (60 foot wide and formerly Dublin Road, changed by Ordinance Number 1986-00);

thence North 83° 10' 21" East, with the northerly line of said 1.801 acre tract, the northerly line of said Lot "E", and said southerly right-of-way line, a distance of 222.36 feet, to a 5/8 inch iron rebar found at the northwesterly corner of said 1.801 acre tract and the northwesterly corner of the 1.630 acre tract conveyed to LionDow of record in Instrument Number 200007260147439;

thence South 06° 48' 06" East, with the easterly of said 1.801 acre, the westerly line of said 1.630 acre tract, the westerly line of the 1.179 acre tract conveyed to Spring Street Ventures, LLC of record in Instrument Number 200307200231485, a distance of 372.55 feet, to an iron pin set at a southeasterly corner of said 1.801 acre tract, the southeasterly corner of said 1.179 acre tract, and in the northerly right-of-way line of Spring Street;

thence with the southerly line of said 1.801 acre tract and said northerly right-of-way line, with the arc of a curve to the left, having a central angle of 03° 58' 32", a radius of 3348.47 feet, an arc length of 225.40 feet, a chord bearing and distance of North 87° 26' 56" West, 225.35 feet, to a point at the southwesterly corner of said 1.801 acre tract and a southeasterly corner of said City of Columbus, Ohio, Municipal Light and Power Plant tract, referencing a 1 inch solid iron pin found 3.01 feet South and 0.26 feet West;

thence North 06° 48' 06" West, with the westerly line of said 1.801 acre tract, the easterly line of said City of Columbus, Ohio, Municipal Light and Power Plant tract, and partly with the westerly line of said Lot "E", a distance of 338.83 feet, to the Point of Beginning, containing 1.801 acres, more or less.

Parcel 3

Situated in the State of Ohio, County of Franklin, City of Columbus, lying in Half Section 9, Township 5, Range 22 of the Refugee Lands, being all of the tract conveyed as Parcel 3 Tract II to Columbus Gaming Ventures, Inc. of record in Instrument Number 20100150005842, part of the portion of Spring Street vacated by Ordinance Number 145-33, and part of Lot "E" as shown on "W. A. Nell's Penitentiary Farm" of record in Plat Book 5, Page 44, and described as follows:

Beginning at a 1 inch iron pipe found at the northeasterly corner of said Parcel II, at the intersection of the southerly right-of-way line of Nationwide Boulevard (60 foot wide and formerly Dublin Road, changed by Ordinance Number 1986-00) with the westerly line of a tract conveyed to The Chesapeake and Ohio Railway Company (aka CSX Transportation, Inc. successor by merger of The Chesapeake and Ohio Railway of record in Official Records 13276A14 and 13283G13) of record in Deed Book 924, Page 338;

thence South 21° 25' 02" East, with the east line of said Chesapeake and Ohio Railway tract, a distance of 318.64 feet, to a 5/8 inch iron rebar with an "E.P. Ferris, P.S. 8230" cap found in the northerly right-of-way line of Spring Street;

thence North 86° 03' 25" West, with said northerly right-of-way line, a distance of 189.72 feet, to a 5/8 inch iron rebar with an "E.P. Ferris, P.S. 8230" cap found at the intersection of said northerly right-of-way line with the easterly right-of-way line of Hooking Street;

thence North 06° 57' 55" West, with said easterly right-of-way line, a distance of 466.46 feet, to a magnetic nail found at the intersection of said easterly right-of-way line with the southerly right-of-way line of Nationwide Boulevard;

thence North 83° 10' 21" East, with said southerly right-of-way line, a distance of 56.85 feet, to the Point of Beginning, containing 1,325 acres, more or less.

Parcel 4

Non-exclusive Reciprocal Deed of Easement of record in Official Record 2417, page G07 as to Parcel 010-014228.

Parcel 5

Non-exclusive Easement contained within the Deed of record in Deed Book 3557, page 913, as modified in Instrument Number 200008310176035, partially released in Instrument Number 200008310176037, further partially released in Official Record 2417, Page G05 and re-recorded in Official Record 2444, Page D15 as to Parcel 010-014228.

Parcel 6

Non-Exclusive Easement of record in Official Record 2417, Page G09 as to parcel 010-014228.

Schedule B Items from Title Commitment No. 120111637 issued by Stewart Title Guaranty Company with an effective date of July 26, 2011 at 7:00 A.M.

Items 1-5 Not Survey related Items
As to Parcel 1

Item 6 Lease between George J. Igel and Herman H. Goldberg of record in Lease Record 26, Page 137 as to Parcel 010-005518. PARCEL 1 IS LOCATED WITHIN THE AREA DESCRIBED IN SAID LEASE.

Item 7 Lease between George J. Igel and the Power Oil Company of record in Lease Record 71, Page 529 as to Parcel 010-005518. PARCEL 1 IS LOCATED WITHIN THE AREA DESCRIBED IN SAID LEASE.

Item 8 Lease granted to The Brass MFG. Co. of record in Lease Record 88, Page 604 as to Parcel 010-005518. PARCEL 1 IS LOCATED WITHIN THE AREA DESCRIBED IN SAID LEASE.

Item 9 Memorandum of Agreement with Hooking Valley Railway Company of record in Miscellaneous Record Volume 4, Page 568 as to Parcel 010-005518. PARCEL 1 IS LOCATED WITHIN THE AREA DESCRIBED THEREIN. TRACKS THAT EXIST ON THE PARCEL ARE OVERGROWN AND INOPERABLE IN THERE CURRENT CONDITION.

Item 10 Right to Use Railroad Switch and Right of Way for Additional Switch granted to the Jaeger Machine Co. of record in Miscellaneous Record Volume 4, Page 282 as to Parcel 010-005518. PARCEL 1 IS LOCATED WITHIN THE AREA DESCRIBED THEREIN. NO TRACKS WERE VISIBLE WITHIN THE AREA DESCRIBED.

Item 11 Easements contained in the deed as to the switch line of record in Deed Book 1017, Page 159 as to Parcel 010-005518. NO EASEMENT IS LOCATED ON THE SUBJECT TRACT AS SHOWN HEREON.

Item 12 Deed granted to the City of Columbus, Ohio for alley Purposes of record in Deed Book 965, Page 79 as to Parcel 010-005518. NO EASEMENTS GRANTED THEREIN.

Item 13 Deed granted to the City of Columbus, Ohio for alley Purposes of record in Deed Book 965, Page 41 as to Parcel 010-005518. NO EASEMENTS GRANTED THEREIN.

Item 14 Easement Agreement between Jaeger Commerce Park Limited Partnership and Columbus Cellular Telephone Company of record in Official Record 28589, Page G20 as to Parcel 010-005518. LEASE AREA AND EASEMENT ARE LOCATED ON THE SUBJECT TRACT AS SHOWN HEREON.

Item 15 Deed granted to the City of Columbus, Ohio for alley Purposes of record in Deed Book 965, Page 29 as to Parcel 010-008443. NO EASEMENT GRANTED THEREIN.

Item 16 Deed granted to the City of Columbus, Ohio for alley Purposes of record in Deed Book 965, Page 41 as to Parcel 010-008443. NO EASEMENT GRANTED THEREIN.

Item 17 Easements contained in the deed of record in Deed Book 435, Page 509 as to Parcel 010-008443. EASEMENT RESERVATION IS LOCATED ON THE SUBJECT TRACT. NO TRACKS WERE VISIBLE WITHIN THE AREA DESCRIBED.

Item 18 Easement Agreement between Jaeger Commerce Park Limited Partnership and Columbus Cellular Telephone Company of record in Official Record 28589, Page G20 as to Parcel 010-005518. LEASE AREA AND EASEMENT IS LOCATED ON THE SUBJECT TRACT AS SHOWN HEREON.

Item 19 Memorandum of Lease between Jaeger Commerce Park Limited Partnership and Columbus Cellular Telephone Company of record in Official Record 28589, Page G17. As assigned to New Par. of record in Instrument Number 10900135012574 as to Parcel 010-002015. LEASE AREA IS LOCATED ON THE SUBJECT TRACT AS SHOWN HEREON.

Item 20 Easement for Sewer Line granted to Board of County Commissioners, Franklin County, Ohio of record in Deed Book 1472, Page 391 as to Parcel 010-020215 as released in Instrument Number 201107260092749 and 201107280937903. SEWER LINE EASEMENT IS LOCATED ON THE SUBJECT TRACT AS SHOWN HEREON, BUT HAS BEEN RELEASED BY THE TWO DOCUMENTS STATED.

Item 21 Assignment and Assumption Agreement by and between Jaeger Commerce Park Ltd Partnership (Halter, Gloria S, Trustee; Bernard R Rubin Irrevocable Trust for Children, as Assignee and Columbus Gaming Ventures, Inc. as Assignee of record in Instrument Number 2010110005932 as to all tracts in Parcel 1. SUBJECT TRACT IS LOCATED IN THE AREA DESCRIBED.

Item 22 Easements, if any, for public utilities pipelines or facilities installed in any portion of the vacated street or alley, lying within the land, together with the right of ingress and egress to repair, maintain, replace and remove the same as to all tracts in Parcel 1.

Item 23 Ordinance for vacated streets and alleys of record in Ordinance Numbers 23-31, 30793, 37065, 139-33 and 124-31 as to all tracts in Parcel 1. VACATED RIGHTS-OF-WAY ARE LOCATED ON THE SUBJECT TRACT. EASEMENT RIGHTS IS RESERVED IN ORDINANCE NO. 23-31. ORDINANCE NO. 124-31 IS THE ACCEPTANCE OF AN ALLEY DEDICATION AS SHOWN HEREON.

Items 24 & 25 NOT A SURVEY RELATED ITEM.

Item 26 Reservations, restrictions, covenants, limitations, easements, and/or other conditions as shown on recorded plat, of record in Plat Book 3, Page 44. NO EASEMENTS GRANTED THEREIN.

Item 27 Reservations, restrictions, covenants, limitations, easements, and/or other conditions as shown on recorded plat, of record in Plat Book 3, Page 33. NO EASEMENTS GRANTED THEREIN.

Item 28 Reservations, restrictions, covenants, limitations, easements, and/or other conditions as shown on recorded plat, of record in Plat Book 1, Page 250. NO EASEMENTS GRANTED THEREIN.

Item 29 Easement to the City of Columbus of record in Instrument Number 20110728093780. 20" SANITARY SEWER EASEMENT IS LOCATED ON THE SUBJECT TRACT AS SHOWN HEREON.

Item 30 Easement to the City of Columbus of record in Instrument Number 20110728093784. UTILITY EASEMENT IS LOCATED ON THE SUBJECT TRACT AS SHOWN HEREON.

As to Parcel 2

Item 31 Assignment and Assumption Agreement by and between Riverside Group Ltd Partnership, as Assignor and Columbus Gaming Ventures, Inc. as Assignee of record in Instrument Number 20100150005844. SUBJECT TRACT IS LOCATED WITHIN THE AREA DESCRIBED.

Item 32 Easements contained within the Deed of record in Deed Book 3557, page 913, as modified in Instrument Number 200008310176035 and partially released in Instrument Number 200008310176037 as to Parcel 010-014228. DRAINAGE EASEMENT IS LOCATED ON THE SUBJECT TRACT AS SHOWN HEREON. INGRESS/EGRESS EASEMENT HAS BEEN TERMINATED AND NO LONGER BENEFITS SUBJECT TRACT. UTILITY EASEMENT IS NOT LOCATED ON THE SUBJECT TRACT BUT DOES BENEFIT THE SUBJECT TRACT AS SHOWN HEREON.

Item 33 Subject to and together with the Reciprocal Deed of Easement of record in Official Record 2417, page G07 as to Parcel 010-014228. EASEMENT IS LOCATED ON THE SUBJECT TRACT AS SHOWN HEREON.

Item 34 Easement to Business Telephone Systems of record in Official Record 2417, page G09 as to Parcel 010-014228. TELEPHONE EASEMENT IS NOT LOCATED ON THE SUBJECT TRACT, BUT IS SHOWN HEREON FOR REFERENCE.

Item 35 Easement to The Ohio Fuel Gas Company of record in Official Record 1953, page 213. GAS LINE EASEMENT IS LOCATED ON THE SUBJECT TRACT AS SHOWN HEREON.

Item 36 Easement to The Columbus, Urbana and Western Electric Railway Company contained within deed of record in Official Record 592, page 94. EASEMENT RIGHTS RESERVED THEREIN ARE LOCATED ON THE SUBJECT TRACT. NO TRACKS WERE VISIBLE WITHIN THE AREA DESCRIBED.

Item 37 Deed to The West Spring Realty Company of record in Official Record 826, page 570. NO EASEMENTS GRANTED THEREIN.

Item 38 Easements, if any, for public utilities pipelines or facilities installed in any portion of the vacated street or alley, lying within the land, together with the right of ingress and egress to repair, maintain, replace and remove the same as referred in Ordinance Number 145-33. DOCUMENT NOT PROVIDED TO THE UNDERSIGNED.

As to Parcel 3

Item 39 Assignment and assumption agreement by and between Nationwide Boulevard Holding Company LLC and Addigior and Columbus Gaming Ventures, Inc. as Assignee of record in Instrument Number 20100150005934. SUBJECT TRACT IS LOCATED WITHIN THE AREA DESCRIBED.

Items 40-44 NOT SURVEY RELATED ITEMS.

BASIS OF BEARINGS:

The bearings shown herein are based on the same meridian as the survey dated December 17, 2009 by Matthew E. Ferris, Professional Surveyor Number 8230. A portion of the centerline of Nationwide Boulevard (60 foot wide and formerly Dublin Road, changed by Ordinance Number 1986-00), having a bearing of South 83° 10' 21" West, is designated the "basis of bearing" for this survey.

ZONING NOTE:

The Subject Tract is classified as DD, Downtown District.

FEMA NOTE:

According to the Federal Emergency Management Agency's Flood Insurance Rate map (dated June 17, 2006), the subject tracts shown herein lies within Zone AE (base Flood Elevations determined), Zone X (areas of 0.2% annual chance flood, areas of 1% annual chance flood with a average depth 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 Nos. 39049C0307 K and 39049C0309 K.

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 herein 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.

NOTE:

- There was no evidence of current earth moving or building construction observed on the subject tract at the time of survey.
- There was no evidence of street right-of-way changes, sidewalk construction, or repairs observed on the subject tract at the time of survey.
- There was no evidence of the subject tract being a solid waste dump, sump, or sanitary landfill observed at the time of survey.

CERTIFICATION: Commitment No. 120111637

To: Nationwide Realty Investors, LTD, NWD INVESTMENTS, LLC, NWD 500 Nationwide, LLC, Columbus Gaming Ventures, Inc., and Stewart Title Guaranty Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted by ALTA and NSPS, and includes Items 1, 3, 4, 6(a), 8, and 11(a) of Table A thereof. Field work was completed on July 26, 2011.

By: Edward J. Miller
Professional Surveyor No. 8230

		Date: July 28, 2011
		Scale: 1" = 60'
600 West Ross Street, Columbus, OH 43260 Phone: 614-778-4520 Fax: 614-778-3646 emht.com		Job No: 2011-1038
		Sheet: 1 of 2
MARK	DATE	REVISIONS

ALTA/ACSM LAND TITLE SURVEY

HALF SECTION 9, TOWNSHIP 5, RANGE 22

REFUGEE LANDS

CITY OF COLUMBUS, COUNTY OF FRANKLIN, STATE OF OHIO



LOCATION MAP AND BACKGROUND DRAWING
NOT TO SCALE

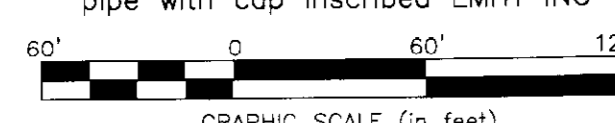


SURVEY NOTE:
This survey was prepared using documents of record, prior plans of survey, and observed evidence located by an actual field survey.

BASIS OF BEARINGS:
The bearings shown hereon are based on the same meridian as the survey dated December 17, 2009 by Matthew F. Ferris, Professional Surveyor Number 8230. A portion of the centerline of Nationwide Boulevard (60 foot wide and formerly Dublin Road, changed by Ordinance Number 1986-00), having a bearing of South $83^{\circ}10'21''$ West, is designated the 'basis of bearing' for this survey.

LEGEND	
	Utility Pole
	Power Pole
	Light Pole
	Catch Basin
	Storm Manhole
	Fire Hydrant
	Water Valve
	Monitoring Well
	Gas Valve
	Gas Service
	Gas Meter
	Metal Traffic Signal Pole
	Traffic Lighting Full Box
	Guy Pole
	Telephone Manhole
	Sanitary Manhole
	Electric Manhole
	Electric Meter
	Fence
	Gas Line
	Storm Drain Line
	Sanitary Sewer Line
	Underground Electric
	Overhead Electric
	Underground Telephone

● = 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 1 3/4" I.D. iron pipe with cap inscribed EMHT INC



	Date: July 28, 2011	
	Scale: 1" = 60'	
	Job No: 2011-1038	
	Sheet: 2 of 2	
REVISIONS		
NO.	DATE	DESCRIPTION