RAIL STREET SECTION 1

Situated in the State of Ohio, County of Franklin, City of Columbus, and in Section 7, Township 5, Range 22, Refugee Lands, containing 0.810 acre of land, more or less, said 0.810 acre being part of that tract of land conveyed to NRI EQUITY LAND INVESTMENTS, LLC by deed of record in Instrument Number 200609050176555, Recorder's Office, Franklin County, Ohio.

The undersigned NRI EQUITY LAND INVESTMENTS, LLC, an Ohio limited liability company, by NATIONWIDE REALTY INVESTORS, LTD, its Member and Manager, by BRIAN J. ELLIS, President and Chief Operating Officer, owner of the lands platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents its "RAIL STREET SECTION 1", a subdivision containing an area designated as Reserve "C" does hereby accept this plat of same and dedicates to public use, as such, all or part of Rail Street and Baldwin Drive shown hereon and not heretofore dedicated.

In Witness Whereof, BRIAN J. ELLIS, President and Chief Operating Officer of NATIONWIDE REALTY INVESTORS, LTD., as Member and Manager of NRI EQUITY LAND INVESTMENTS, LLC, has hereunto set his hand this ______ day of | Poril___, 2014.

Signed and Acknowledged In the presence of:

NRI EQUITY LAND
INVESTMENTS, LLC
By: NATIONWIDE REALTY
INVESTORS, LTD., its Member
and Manager

By BRIAN J. ELLIS,
President and Chief Operating

Margaret M. Del Cl

STATE OF OHIO COUNTY OF FRANKLIN ss:

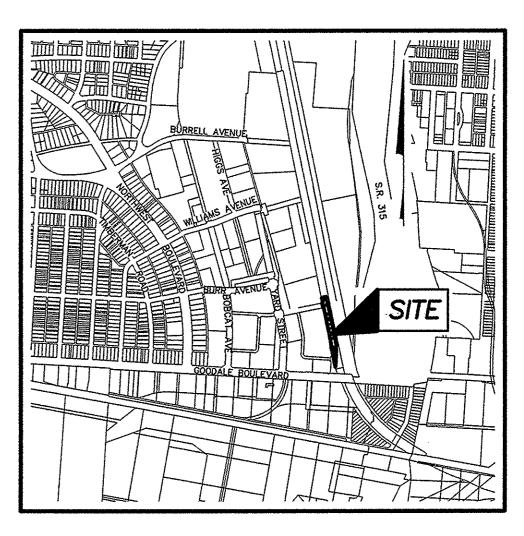
Before me, a Notary Public in and for said State, personally appeared BRIAN J. ELLIS, President and Chief Operating Officer of NATIONWIDE REALTY INVESTORS, LTD., as Member and Manager of NRI EQUITY LAND INVESTMENTS, LLC, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of said NRI EQUITY LAND INVESTMENTS, LLC, for the uses and purposes expressed herein.

In Witness Thereof, I have hereunto set my hand and affixed my official seal this day of April , 2014.

My commission expires 10-31-2017 Notary Public, State of C



City Engineer/Administrator, Division of Design and Construction, Columbus, Ohio Director, Department of Public Service, Approved and accepted this wherein all of Rail Street and Baldwin Drive shown dedicated hereon are accepted as such by the Council for the City of Columbus, Ohio. In witness thereof, I have hereunto Columbus, Ohio set my hand and affixed my seal City Clerk, the ____ day of ____ Transferred this ____ day of _ Franklin County, Ohio Auditor, Deputy Auditor, Franklin County, Ohio Filed for record this ____day of __ Franklin County, Ohio 20 at M. Fee \$ Recorder, Deputy Recorder, Franklin County, Ohio Plat Book



LOCATION MAP AND BACKGROUND DRAWING

SCALE: 1" = 1000'

SURVEY DATA:

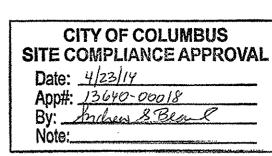
BASIS OF BEARINGS: The bearings shown hereon are based on the Ohio State Plane Coordinate System South Zone as per NAD83 (1986 adjustment). Control for the bearings was from coordinates of monuments 5-83 and 4-83, having a bearing of North 00° 22' 10" West, for a portion of the west limited access right-of-way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

SOURCE OF DATA: The sources of recorded survey data referenced in the plan and text of this plat are the records of the Recorder's Office, Franklin County, Ohio.

IRON PINS: Iron pins, where indicated hereon, unless otherwise noted, are to be set and are iron pipes, thirteen sixteenths inch inside diameter, thirty inches long with a plastic plug placed in the top end bearing the initials EMHT INC.

PERMANENT MARKERS: Permanent markers, where indicated hereon, are to be one-inch diameter, thirty-inch long, solid iron pins. Pins are to be set to monument the points indicated and are to be set with the top end flush with the surface of the ground and then capped with an aluminum cap stamped EMHT INC. Once installed, the top of the cap shall be marked (punched) to record the actual location of the point.

Permanent markers, where indicated hereon in the public street centerline, are to be one-inch diameter, thirty-inch long, solid iron pins, are to be set to monument the points indicated, are to be set after the construction/installation of the street pavement and are to be set with the top end one-fourth inch below the top of the pavement. Once installed, the top of the pin shall be marked (punched) to record the actual location of the point.



SURVEYED & PLATTED



We do hereby certify that we have surveyed the above premises, prepared the attached plat, and that said plat is correct. All dimensions are in feet and decimal parts thereof.

o = Iron Pin (See Survey Data)

• = MAG Nail to be set

22 APRIL 14

THE CHESAPEAKE AND OHIO -

RAILWAY COMPANY

RAIL STREET SECTION 1

NOTE "A": At the time of platting, all of Rail Street Section 1, as platted hereon, is within Zone X (shaded) (areas of 0.2% annual chance flood; areas of 1% 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, as delineated on FEMA Flood Insurance Rate Maps, for Franklin County, Ohio and Incorporated Areas, map numbered 39049C0307K, with an effective date of June

NOTE "B": No vehicular access to be in effect until such time as the public street right-of-way is extended and dedicated by plat or deed.

NOTE "C" - ACREAGE BREAKDOWN:

0.810 Ac. Total acreage Acreage in Public rights-of-way 0.744 Ac.

Acreage in Reserve "C" 0.066 Ac.

NOTE "D" - ACREAGE BREAKDOWN: Rail Street Section 1 is comprised of the following Franklin County Parcel

> 010-143140 0.810 Ac.

NOTE "E"- RESERVE "C": Reserve "C", as designated and delineated hereon, shall be privately owned and maintained by NRI Equity Land Investments, LLC, their successors and/or assigns.

NOTE "F": At the time of platting, electric, cable, and telephone service providers have not issued information required so that easement areas, in addition to those shown on this plat as deemed necessary by these providers for the installation and maintenance of all of their main line facilities, could conveniently be shown on this plat. Existing recorded easement information about Rail Street Section 1, or any part

NRI EQUITY LAND INVESTMENTS, LLC

1.N. 200605260102773

thereof, can be acquired by a competent examination of the then current public records, including those in the Franklin County Recorder's Office.

D.B. 924, P. 338 NKA CSX TRANSPORTATION INC. O.R. 13276A16 O.R. 13283G13 THE CHESAPEAKE AND OHIO RAILWAY COMPANY D.B. 924, P. 338 <u>Δ=14'42'40" R=369.50</u> Arc=94.87' NKA CSX TRANSPORTATION INC. ChBrg=S04'03'56"E O.R. 13276A16 O.R. 13283G13 S04'10'42"W 77.43' Δ=1°02'59" R=1373.57' Arc=25.17'
ChBrg=N11*44'41"W
Ch=25.16' -RESERVE "A" -RESERVE "C" GRANDVIEW YARD SOUTHEAST P.B. 116, PP. 77 & 78

RAIL STREET "E BALDWIN DRIVE Δ=89'59'59" R=5.00'
Arc=7.85'
ChBrg=N33'34'43"E
Ch=7.07' Detail "A"

BALDWIN DRIVE (50")

CURVE TABLE DELTA 88.45' N 04'03'56" W 88.21' 68.40' N 05'17'18" W 68.27' 319.50' C2 12'15'55" 7.85' N 56'25'16" W 7.07' C3 90.00,00,

GRAPHIC SCALE (in feet)

SCALE: 1" = 60