

EXHIBIT B

Legal Description

0.812 ACRE

Situate in the State of Ohio, County of Franklin, City of Grandview Heights, lying in Half Section 6, Township 5, Range 22, Refugee Lands and in Lot 11 of that original subdivision of land known as "William Neil's Heirs Land", of record in Plat Book 3, Page 168 and being out of the remainder of that 29,453 acre tract of land conveyed to NRI Equity Land Investments, LLC by deed of record in Instrument Number 200607310149597 (all references refer to the records of the Recorder's Office, Franklin County, Ohio) being more particularly described as follows:

Beginning, for reference, at a magnetic nail set at the centerline intersection of Third Avenue (Public, 60') and Edgemoor Road (Public, width varies) as shown on that subdivision entitled "Northwest Boulevard Plat No. 5" of record in Plat Book 14, Page 30-A;

thence South 86°25'59" East, with the centerline of said Third Avenue, a distance of 33.74 feet to a magnetic nail set at a northwesterly corner of that 1.135 acre tract of land conveyed as Parcel 14WD to City of Columbus, Ohio by deed of record in Instrument Number 201210050150065;

thence across the right-of-way of said Third Avenue and with westerly lines of said 1.135 acre tract, the following courses and distances:

South 03°12'24" West, a distance of 30.00 feet to a magnetic nail set at a northwesterly corner thereof;

North 86° 25' 59" West, a distance of 9.35 feet to a magnetic nail set on the arc of a curve;

with the arc of said curve to the right, having a central angle of 04° 56' 05", a radius of 1231.00 feet, an arc length of 106.02 feet and a chord bearing and distance of South 07° 32' 31" West, 105.99 feet to a magnetic nail set at a point of compound curvature;

with the arc of a curve to the right, having a central angle of 14° 15' 04", a radius of 171.11 feet, an arc length of 42.56 feet and chord bearing and distance of South 17° 08' 06" West, 42.45 feet to a magnetic nail set on the easterly right-of-way line of said Edgemoor Road and being on the corporation line between said City of Grandview Heights and City of Columbus;

thence South 86° 25' 59" East, with said easterly right-of-way line and corporation line, a distance of 39.56 feet at an iron pin set at a southeasterly corner thereof and of said 1.135 acre tract and being the TRUE POINT OF BEGINNING;

thence South 86° 25' 59" East, across the remainder of said 29,453 acre tract and continuing with said corporation line, a distance of 385.11 feet an iron pin set on the arc of a curve to the left, at a southwesterly corner of said 1.135 acre tract;

thence continuing across the remainder of said 29,453 acre tract, the following courses and distances:

with the arc of said curve to the left, having a central angle of 03° 55' 57", a radius of 1331.50 feet, an arc length of 91.39 feet and a chord bearing and distance of South 01° 13' 40" East, 91.37 feet to an iron pin set;

North 86° 25' 59" West, a distance of 392.51 feet to an iron pin set; and

North 03° 25' 05" East, a distance of 91.05 feet to the TRUE POINT OF BEGINNING, containing 0.812 acre of land, more or less, being out of Auditor's Parcel Number 030-00094.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

The above description was prepared using documents of record, prior plats of survey, and observed evidence located from an actual field survey.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

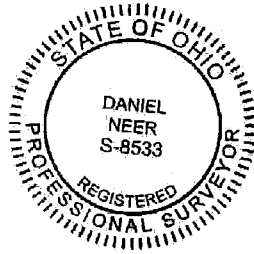
Bearings described herein are based on Ohio State Plane Coordinate System as per NAD83 (1986 adjusted). Control for bearings was from coordinates of monuments 5-83 & 4-83, having a bearing of North 00° 22' 10" West, for the west limited access right-of-way line of said Olentangy River Road, established by the Franklin County Engineering Department, using Global Positioning System procedures and equipment.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

DAN
Daniel A. Neer
Professional Surveyor No. 8533

11/19/13
Date

DAN
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0-17-B
Split
0.812 Ave
out of
(030)
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