

SUBAREA A (C-4, COMMERCIAL DISTRICT) 2.063 ACRES:

Situated in the State of Ohio, County of Franklin, City of Columbus, and being in Half Section 5 and 6, Township 5, Range 22, Refugee Lands, being part of an unnumbered lot of Wm. Neil's Heirs Land, as dedicated in Plat Book 3 Page 168, and being part of the tract described as Tract 1, as conveyed to Battelle Memorial Institute, as recorded in Official Record Volume 583 Page B15, all being of record in the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

BEGINNING at an iron pin set at the northeasterly corner of Lot 48 of said Markland Addition, same being the intersection of the westerly line of Perry Street (60'), as delineated in Plat Book 4 Page 164, and the southerly line of West Fifth Avenue (60'), as delineated in Plat Book 3 Page 168;

Thence along the southerly line of said West Fifth Avenue, and the northerly lines of Lots 43-48 of the Markland Addition Extension as delineated in Plat Book 4 Page 376, and the northerly line of Lots 78-81 of the Markland Addition Extension as delineated in Plat Book 7 Page 70, and part of the northerly line of the remainder of said unnumbered lot and Lot 5 of said Wm. Neil's Heirs Land and said Tract 1, and part of the southerly line of a tract as conveyed to City of Columbus, as recorded in Deed Book 223 Page 89, North 86°56'05" West, 848.94 feet to an iron pin set, said iron pin being the TRUE POINT OF BEGINNING for the parcel herein described;

Thence across said unnumbered lot of said Wm. Neil's Heirs Land and said Tract 1 the following nine (9) courses;

South 03°03'29" West, 268.52 feet to an iron pin set;
North 71°24'16" West, 56.06 feet to an iron pin set;
North 03°07'53" East, 28.17 feet to an iron pin set;
North 41°52'07" West, 23.95 feet to an iron pin set;
North 86°56'05" West, 185.10 feet to an iron pin set;
North 84°40'03" West, 78.92 feet to an iron pin set;
North 62°12'19" West, 49.92 feet to an iron pin set;
North 29°38'08" West, 97.64 feet to an iron pin set;
North 21°37'45" West, 21.48 feet to an iron pin set;

Thence North 03°03'55" East, 82.69 feet to an iron pin set, being in the southerly line of said West Fifth Avenue, being in the southerly line of said City of Columbus tract, and the northerly line of said remainder of said unnumbered lot and said Tract 1;

Thence continuing along the northerly line of said remainder of said unnumbered lot and said Tract 1, and along the southerly line of said City of Columbus tract, and said West Fifth Avenue, South 86°56'05" East, 441.89 feet to an iron pin set, said pin being the POINT OF TRUE BEGINNING, containing 2.063 acres (89,856 S.F.), more or less.

Subject however to all legal easements, restrictions and rights of way of record and of records in the respective utility offices.

SUBAREA B (I, INSTITUTIONAL DISTRICT) 1.856 ACRES:

Situated in the State of Ohio, County of Franklin, City of Columbus, and being in Half Section 5 and 6, Township 5, Range 22, Refugee Lands, being a portion of land located between lots 5 and 8 of Wm. Neil's Heirs Land, as delineated in Plat Book 3 Page 168, and part of the vacated right-of-way of Vermont Avenue, vacated in City of Columbus Ordinance No. 697-68, being part of a 1.860 acre tract as

conveyed to Harrison West Senior Living, LLC in Instrument Number 201905100054672, excepting out 0.004 acres as conveyed to the City of Columbus, Ohio in Instrument Number 201905100054672, all being of record in the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

BEGINNING at an iron pin set at the northeasterly corner of a 5.130 acre tract as conveyed to Founders Park Apartments, LLC in Instrument Number 201812140168946, same being the intersection of the westerly line of Perry Street (60'), as delineated in Plat Book 4 Page 164, and the southerly line of West Fifth Avenue (60');

Thence along the southerly line of said West Fifth Avenue, North $86^{\circ}56'05''$ West, 578.77 feet to an iron pin set, being the northwesterly corner of said 0.004 acre tract, said iron pin being the TRUE POINT OF BEGINNING for the parcel herein described;

Thence along the westerly line of said 0.004 acre tract and said West Fifth Avenue right-of-way, along the easterly remainder of said 1.860 acre tract, South $03^{\circ}03'55''$ West, 8.50 feet to an iron pin set;
Thence along the southerly line of said 0.004 acre tract and said West Fifth Avenue right-of-way, along the northerly line of the remainder of said 1.860 acre tract, South $86^{\circ}56'05''$ East, 16.21 feet to an iron pin set;

Thence along the southwesterly corner of said 0.004 acre tract and said West Fifth Avenue right-of-way and along the northeasterly line of the remainder of said 1.860 acre tract, South $14^{\circ}42'22''$ East, 9.98 feet to an iron pin set, being the southeasterly corner of said 0.004 acre tract, being the southwesterly corner of a 0.034 acre tract as conveyed to the City of Columbus, Ohio in Instrument Number 201905100054670, being the northeasterly corner of the remainder of said 1.860 acre tract, and being the northwesterly corner of the remainder of said 5.130 acre tract;

Thence along the easterly line of said 1.860 acre tract and along the westerly line of said 5.130 acre tract, South $03^{\circ}03'07''$ West, 274.08 feet to an iron pin set, being the southeasterly corner of said 1.860 acre tract, being a northeasterly corner of a 4.200 acre tract as conveyed to The Harrison Market Community Authority in Instrument Number 201812140168953;

Thence along the southerly line of said 1.860 acre tract and along the northerly line of said 4.200 acre tract, North $86^{\circ}56'52''$ West, 140.46 feet to an iron pin set;
Thence along a westerly line of said 1.860 acre tract and along an easterly line of said 4.200 acre tract, North $03^{\circ}03'08''$ East, 23.63 feet to an iron pin set;

Thence along the southerly line of said 1.860 acre tract and along the northerly line of said 4.200 acre tract, North $86^{\circ}56'52''$ West, 148.99 feet to an iron pin set, being the southwesterly corner of said 1.860 acre tract and being the southeasterly corner of a 2.063 acre tract as conveyed to Perry Street Hotel Acquisitions, LLC in Instrument Number 201812140168942;

Thence along the easterly line of said 2.063 acre tract and the westerly line of said 2.1860 acre tract, North $03^{\circ}03'29''$ East, 268.52 feet to an iron pin set, being on the southerly line of said West Fifth Avenue, being the northeasterly corner of said 2.063 acre tract and being the northwesterly corner of said 1.860 acre tract;

Thence along the northerly line of said 1.860 acre tract and the southerly right-of-way line of said West Fifth Avenue, South $86^{\circ}56'05''$ East, 270.18 feet to the POINT OF TRUE BEGINNING, containing 1.856 acres, more or less.

Subject however to all legal easements, restrictions and rights of way of record and of records in the respective utility offices.

SUBAREA C (C-4, COMMERCIAL DISTRICT) 5.061 ACRES:

Situated in the State of Ohio, County of Franklin, City of Columbus, and being in Half Section 5 and 6, Township 5, Range 22, Refugee Lands, being a portion of land located between lots 5 and 8 of Wm. Neil's Heirs Land, as delineated in Plat Book 3 Page 168, and all of the vacated right-of-way of an alley, vacated in City of Columbus Ordinance No. 2406-81, and part of the vacated right-of-way of Vermont Avenue, vacated in City of Columbus Ordinance No. 697-68, and being all of Lots 37 through 48 of the Markland Addition, as dedicated in Plat Book 4, Page 376, being all of Lots 74 through 81 of The Markland Addition Extension, as dedicated in Plat Book 7, Page 70, and being part of Lots 31 through 36 and Lots 69 through 73 of said The Markland Addition Extension, being part of the 5.130 acre tract as conveyed to Founders Park Apartments, LLC in Instrument Number 201812140168946, all being of record in the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows: BEGINNING at an iron pin set at the northeasterly corner of said 5.130 acre tract, same being the intersection of the westerly line of Perry Street (60'), as delineated in Plat Book 4 Page 164, and the southerly line of West Fifth Avenue (60'), said iron pin being the TRUE POINT OF BEGINNING for the parcel herein described;

Thence along the westerly line of said Perry Street and the easterly line of said 5.130 acre tract, South 03°03'08" West, 400.57 feet to an iron pin set, being the southeasterly corner of said 5.130 acre tract and being the northeasterly corner of a 2.052 acre tract as conveyed to Townhomes on Perry, LLC in Instrument Number 202104290076413;

Thence along the southerly line of said 5.130 acre tract, along the northerly line of said 2.052 acre tract, and along a northerly line of a 4.200 acre tract as conveyed to The Harrison Market Community Authority in Instrument Number 201812140168953, North 86°56'52" West, 513.38 feet to an iron pin set, being on the southwesterly corner of said 5.130 acre tract;

Thence along the westerly line of said 5.130 acre tract and across said 5.130 acre tract North 03°03'08" East, 47.25 feet to a point;

Thence continuing across said 5.130 acre tract North 86°56'52" West, 46.13 feet to a point, being on the westerly line of said 5.130 acre tract and being on the easterly line of said 4.200 acre tract;

Thence in part continuing along the easterly line of said 4.200 acre tract, in part along the westerly line of said 5.130 acre tract, and along the easterly line of a 1.860 acre tract as conveyed to Harrison West Senior Living, LLC in Instrument Number 201908190105131, North 03°03'07" East, 335.45 feet to an iron pin set, being the northwesterly corner of the remainder of said 5.130 acre tract, being a northeasterly corner of the remainder of said 1.860 acre tract, being the southwesterly corner of a 0.004 acre tract as conveyed to the City of Columbus, Ohio in Instrument Number 201905100054672, and being a southwesterly corner of a 0.034 acre tract as conveyed to the City of Columbus, Ohio in Instrument Number 201905100054670, being on the southerly right-of-way line of said West Fifth Avenue;

Thence along the southerly line of said 0.034 acre tract and said West Fifth Avenue right-of-way, along the northerly line of the remainder of said 5.130 acre tract, the following four (4) courses:

South 86°56'05" East, 70.36 feet to a mag nail set;
 North 37°22'27" East, 13.92 feet to an iron pin set;
 South 86°56'05" East, 21.53 feet to an iron pin set;

North 03°03'55" East, 6.50 feet to an iron pin set;

Thence along the southerly line of said West Fifth Avenue and along the northerly line of said 5.130 acre tract, South 86°56'05" East, 459.77 feet to the POINT OF TRUE BEGINNING, containing 5.061 acres, more or less.

Subject however to all legal easements, restrictions and rights of way of record and of records in the respective utility offices.

SUBAREA D (AR-1, APARTMENT RESIDENTIAL DISTRICT) 1.643 ACRES:

Situated in the State of Ohio, County of Franklin, City of Columbus, and being in Half Section 5 and 6, Township 5, Range 22, Refugee Lands, being part of the vacated right-of-way of Fourth Avenue, as dedicated in Plat Book 4, Page 376, vacated in City of Columbus Ordinance 2110-2017, recorded in Instrument Number 201709280135574, being part of a 2.052 acre tract as conveyed to Townhomes on Perry, LLC in Instrument Number 202104290076413, all being of record in the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

BEGINNING at an iron pin set at the northeasterly corner of a 5.130 acre tract as conveyed to Founders Park Apartments, LLC in Instrument Number 201812140168946, same being the intersection of the westerly line of Perry Street (60'), as delineated in Plat Book 4 Page 164, and the southerly line of West Fifth Avenue (60');

Thence along the westerly line of said Perry Street, South 03°03'08" West, 400.57 feet to an iron pin set, said iron pin being the TRUE POINT OF BEGINNING for the parcel herein described;

Thence continuing along the westerly line of said Perry Street and the easterly line of said 2.052 acre tract, South 03°03'08" West, 185.71 feet to a point;

Thence across said 2.052 acre tract, the following two (2) courses:

North 86°25'29" West, 334.99 feet to a point;

South 03°03'08" West, 6.39 feet to an iron pin set, being a northeasterly corner of a 4.200 acre tract as conveyed to The Harrison Market Community Authority in Instrument Number 201812140168953, and being a southwesterly corner of said 2.052 acre tract;

Thence along the northerly line of said 4.200 acre tract and the southerly line of said 2.052 acre tract, North 86°56'52" West, 47.50 feet to an iron pin set;

Thence along the westerly line of said 2.052 acre tract and the easterly line of said 4.200 acre tract, North 03°03'08" East, 61.04 feet to an iron pin set;

Thence along a northerly line of said 4.200 acre tract and the southerly line of said 2.052 acre tract, North 86°56'52" West, 6.50 feet to an iron pin set;

Thence along the westerly line of said 2.052 acre tract and the easterly line of said 4.200 acre tract, North 02°43'09" East, 128.00 feet to an iron pin set, being a northeasterly corner of said 4.200 acre tract, a northwesterly corner of said 2.052 acre tract and on the southerly line of said 5.130 acre tract;

Thence along the southerly line of said 5.130 acre tract and the northerly line of said 2.052 acre tract, South 86°56'52" East, 389.72 feet to the POINT OF TRUE BEGINNING, containing 1.643 acres, more or less.

Subject however to all legal easements, restrictions and rights of way of record and of records in the respective utility offices.

SUBAREA D-1 (AR-1, APARTMENT RESIDENTIAL DISTRICT) 0.444 ACRES:

Situated in the State of Ohio, County of Franklin, City of Columbus, and being in Half Section 5 and 6, Township 5, Range 22, Refugee Lands, being part of the vacated right-of-way of Fourth Avenue, as dedicated in Plat Book 4, Page 376, vacated in City of Columbus Ordinance 2110-2017, recorded in Instrument Number 201709280135574, being part of a 2.052 acre tract as conveyed to Townhomes on Perry, LLC in Instrument Number 202104290076413, also being part of a 4.200 acre tract as conveyed to The Harrison Market Community Authority in Instrument Number 201812140168953, all being of record in the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

BEGINNING at an iron pin set at the northeasterly corner of a 5.130 acre tract as conveyed to Founders Park Apartments, LLC in Instrument Number 201812140168946, same being the intersection of the westerly line of Perry Street (60'), as delineated in Plat Book 4 Page 164, and the southerly line of West Fifth Avenue (60');

Thence along the westerly line of said Perry Street, South 03°03'08" West, 586.27 feet to a point, said iron pin being the TRUE POINT OF BEGINNING for the parcel herein described;

Thence continuing along the westerly line of said Perry Street and the easterly line of said 2.052 acre tract, South 03°03'08" West, 53.27 feet to an iron pin set, being the southeasterly corner of said 2.052 acre tract and being the northeasterly corner of a 2.851 acre tract as conveyed to M/I Homes of Central Ohio, LLC in Instrument Number 202005120064027;

Thence along the northerly line of said 2.851 acre tract, the northerly line of said 4.200 acre tract, the southerly line of said 2.052 acre tract, and partially across said 4.200 acre tract, North 86°25'34" West, 366.49 feet to a point;

Thence across said 4.200 acre tract, North 03°03'08" East, 46.60 feet to a point, being on the northerly line of said 4.200 acre tract and the southerly line of said 2.052 acre tract;

Thence along the northerly line of said 4.200 acre tract and the southerly line of said 2.052 acre tract, South 86°56'52" East, 31.50 feet to an iron pin set;

Thence across said 2.052 acre tract, the following two (2) courses:

North 03°03'08" East, 6.39 feet to a point;

South 86°25'29" East, 334.99 feet to the POINT OF TRUE BEGINNING, containing 0.444 acres, more or less.

Subject however to all legal easements, restrictions and rights of way of record and of records in the respective utility offices.

SUBAREA E (R-3, RESIDENTIAL DISTRICT) 2.851 ACRES:

Situated in the State of Ohio, County of Franklin, City of Columbus, and being in Half Section 5 and 6, Township 5, Range 22, Refugee Lands, being part of the vacated right-of-way (60') located between Lots 7 through 18 of Markland Addition, as dedicated in Plat Book 4, Page 376 and Lots 55 through 58 of the Markland Addition Extension, as dedicated in Plat Book 7 Page 70, vacated in City of Columbus Ordinance 2110-2017, recorded in Instrument Number 201709280135574, also being part of the vacated alley (20') located between Lots 13 through 24 of said Markland Addition and Lots 57, 58, 62, 63 of said Markland Addition Extension, as vacated in City of Columbus Ordinance 1973-96, recorded in Instrument Number 201709280135574, also being all of Lots 13 through 24, parts of Lots 7 through 12 of the said Markland Addition, as recorded in Deed Book 2722 Page 676, Deed Book 2797 Page 20, Deed Book 2679 Page 128, Deed Book 2768 Page 47, Deed Book 3784 Page 184, Deed Book 2668 Page 168, Deed Book 3784 Page 184, Official Record Volume 693 Page F03, Deed Book 2708 Page 230, Deed Book 2667 Page 244 and Page 246, Official Record Volume 941 Page E18, Deed Book 2815 Page 419, Deed Book 2681 Page 115, Deed Book 2646 Page 326, Deed Book 2684 Page 498, Deed Book 2852 Page 106, Deed Book 2691 Page 27, Deed Book 2758 Page 102, and being all of Lots 63 and 57 and parts of Lots 55, 56, 58 and 62 of said Markland Addition Extension, as recorded in Deed Book 3768 Page 423, Deed Book 2739 Page 591, Deed Book 2675 Pages 346 and 348, Deed Book 3100 Page 647, Deed Book 2645 Page 71, Deed Book 2877 Page 159, all as conveyed to Battelle Memorial Institute, all being of record in the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

BEGINNING at an iron pin set at the northeasterly corner of Lot 48 of said Markland Addition, same being the intersection of the westerly line of Perry Street (60'), as delineated in Plat Book 4 Page 164, and the southerly line of West Fifth Avenue (60');

Thence along the westerly line of said Perry Street and the easterly lines of Lots 25, 36, 37, and 48 of said Markland Addition, South 03°03'08" West, 639.54 feet to an iron pin set, said iron pin being the TRUE POINT OF BEGINNING for the parcel herein described;

Thence continuing along the westerly line of said Perry Street and the easterly lines of said Lot 24, said vacated alley, said Lot 13, said vacated right-of-way, and said Lot 12, South 03°03'08" West, 459.76 feet to an iron pin set;

Thence across said Lots 9 through 12, North 86°25'29" West, 130.58 feet to an iron pin set;

Thence across said Lot 9, North 41°25'29" West, 29.13 feet to an iron pin set;

Thence continuing across said Lot 9, North 01°54'28" East, 17.65 feet to an iron pin set;

Thence across said Lot 7 through 9 and said Lots 55 and 56, North 86°25'39" West, 131.99 feet to an iron pin set;

Thence across said Lot 55, said vacated right-of-way, said Lot 58, said vacated alley, and across said Lot 62 and said Lot 63, North 03°34'31" East, 421.50 feet to an iron pin set, said iron pin being in the southerly line of the vacated right-of-way of Fourth Avenue, vacated in City of Columbus Ordinance 2110-2017, recorded in Instrument Number 201709280135574;

Thence along the southerly line of said vacated Fourth Avenue and the northerly lines of said Lot 63 and Lots 19 through 24, South 86°25'29" East, 279.50 feet to an iron pin set, said pin being the POINT OF TRUE BEGINNING, containing 2.851 acres (124,190 S.F.), more or less.

Subject however to all legal easements, restrictions and rights of way of record and of records in the respective utility offices.

SUBAREA F (R, RURAL DISTRICT) 4.200 ACRES:

Situated in the State of Ohio, County of Franklin, City of Columbus, and being in Half Section 5 and 6, Township 5, Range 22, Refugee Lands, being part of Lot Nos. 53 through 55 and Lots Nos. 58, 62, 63, 67, 69, 70 and all of Lot Nos. 59 through 61 and Lot 68 of the Markland Addition Extension, delineated in Plat Book 7 Page 70, also being part of the right-of-way located between said Lots 53 through 59, part of the right-of-way between said Lots 57 through 63, part of the right-of-way located between said Lots 60 through 68, and part of the alley located between said Lots 64 through 73, vacated in City of Columbus Ordinance 2110-2017, recorded in Instrument Number 201709280135574, being part of Lot 5 and the tract of land between Lot 5 and Lot 8 of Wm. Neil's Heirs Land, as dedicated in Plat Book 3 Page 168 and all of Lot 59 of said The Markland Addition Extension, being part of a 4.200 acre tract as conveyed to The Harrison Market Community Authority in Instrument Number 201812140168953, also being part of a 5.130 acre tract as conveyed to Founders Park Apartments, LLC in Instrument Number 201812140168946, all being of record in the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

COMMENCING at an iron pin set at the northeasterly corner of said 5.130 acre tract, same being the intersection of the westerly line of Perry Street (60'), as delineated in Plat Book 4 Page 164, and the southerly line of West Fifth Avenue (60');

Thence along the southerly line of said West Fifth Avenue, North $86^{\circ}56'05''$ West, 1290.84 feet to an iron pin set, being a northeasterly corner of said 4.200 acre tract and being the northwesterly corner of a 2.063 acre tract as conveyed to Perry Street Hotel Acquisitions, LLC in Instrument Number 201812140168942, said pin also being the TRUE POINT OF BEGINNING for the parcel herein described;

Thence with the common lines of said 4.200 acre tract and said 2.063 acre tract, the following 9 (nine) courses:

South $03^{\circ}03'55''$ West, 82.69 feet to an iron pin set;
 South $21^{\circ}37'45''$ East, 21.48 feet to an iron pin set;
 South $29^{\circ}38'08''$ East, 97.64 feet to an iron pin set;
 South $62^{\circ}12'19''$ East, 49.92 feet to an iron pin set;
 South $84^{\circ}40'03''$ East, 78.92 feet to an iron pin set;
 South $86^{\circ}56'05''$ East, 185.10 feet to an iron pin set;
 South $41^{\circ}52'07''$ East, 23.95 feet to an iron pin set;
 South $03^{\circ}07'53''$ West, 28.17 feet to an iron pin set;
 South $71^{\circ}24'16''$ East, 56.06 feet to an iron pin set, being the southeasterly corner of said 2.063 acre tract and being the southwesterly corner of a 1.860 acre tract as conveyed to Harrison West Senior Living, LLC in Instrument Number 201905100054672;

Thence along the southerly line of said 1.860 acre tract and the northerly line of said 4.200 acre tract, South $86^{\circ}56'52''$ East, 148.99 feet to an iron pin set;

Thence along a westerly line of said 1.860 acre tract and along an easterly line of said 4.200 acre tract, South $03^{\circ}03'08''$ West, 23.63 feet to an iron pin set;

Thence along the southerly line of said 1.860 acre tract and the northerly line of said 4.200 acre tract, South $86^{\circ}56'52''$ East, 140.46 feet to an iron pin set, being on the westerly line of said 5.130 acre tract and being the southeasterly corner of said 1.860 acre tract;

Thence along the easterly line of said 4.200 acre tract and the westerly line of said 5.130 acre tract, South 03°03'08" West, 61.36 feet to a point;

Thence across said 5.130 acre tract, the following two (2) courses:

South 86°56'52" East, 46.13 feet to a point;

In part along an easterly line of said 4.200 acre tract and the westerly line of said 5.130 acre tract, South 03°03'08" West, 47.25 feet to an iron pin set, being on a northeasterly corner of said 4.200 acre tract and a southwesterly corner of said 5.130 acre tract;

Thence along the southerly line of said 5.130 acre tract, and along a northerly line of said 4.200 acre tract, South 86°56'52" East, 123.66 feet to an iron pin set, being the northwesterly corner of a 2.052 acre tract as conveyed to Townhomes on Perry, LLC in Instrument Number 202104290076413;

Thence along an easterly line of said 4.200 acre tract and along the westerly line of said 2.052 acre tract, South 02°43'09" West, 128.00 feet to an iron pin set;

Thence along a northerly line of said 4.200 acre tract and a southerly line of said 2.052 acre tract, South 86°56'52" East, 6.50 feet to an iron pin set

;

Thence along an easterly line of said 4.200 acre tract and a westerly line of said 2.052 acre tract, South 03°03'08" West, 61.04 feet to an iron pin set;

Thence along a northerly line of said 4.200 acre tract and a southerly line of said 2.052 acre tract, South 86°56'52" East, 16.00 feet to a point;

Thence across said 4.200 acre tract, the following two (2) courses:

South 03°03'08" West, 46.60 feet to a point;

In part along the southerly line of said 2.052 acre tract and the northerly line of said 4.200 acre tract, South 86°25'51" East, 86.99 feet to an iron pin set, being a northeasterly corner of said 4.200 acre tract, being a northwesterly corner of a 2.851 acre tract as conveyed to M/I Homes of Central Ohio, LLC in Instrument Number 202005120064027;

Thence along the easterly line of said 4.200 acre tract and the westerly line of said 2.851 acre tract, South 03°34'31" West, 357.37 feet to an iron pin set, being the southeasterly corner of said 4.200 acre tract and being the northeasterly corner of a 1.800 acre tract as conveyed to the City of Columbus, Ohio in Instrument Number 201812140168952;

Thence along the southerly line of said 4.200 acre tract, along the northerly line of said 1.800 acre tract, North 86°58'39" West, 117.24 feet to an iron pin set in the westerly line of said 4.200 acre tract and the easterly line of a tract as conveyed to Charles F. Hansberger, as recorded in Deed Book 347 Page 306;

Thence continuing along the easterly line of said Hansberger tract and the westerly line of said Lot, North 03°02'57" East, 82.02 feet to an iron pin, and being in the southerly line of said 4.200 acre tract;

Thence along the southerly line of said 4.200 acre tract, and the northerly line of said Hansberger tract, North 86° 25' 29" West, passing an iron set at 30.09 feet, a total of 115.09 feet, to a point in the centerline

of the Olentangy River, being the northwesterly corner of said Hansberger tract, and the southwestery corner of said 4.200 acre tract, and being on the easterly line of a 16.52 acre tract, as conveyed to the City of Columbus, as recorded in Deed Book 954 Page 511, and also being on the westerly line of said Lot 5, and the easterly line of said Lot 8;

Thence along the centerline of the Olentangy River, and the easterly line of said 16.52 acre tract, and said Lot 8, and the westerly line of said Lot 5 and along the perimeter of said 4.200 acre tract, the following 4 (four) courses:

North $03^{\circ} 59' 23''$ West, 85.52 feet, to a point;
 North $06^{\circ} 49' 47''$ West, 64.27 feet, to a point;
 North $13^{\circ} 07' 37''$ West, 86.62 feet, to a point;
 North $34^{\circ} 23' 10''$ West, 96.13 feet, to a point, being the southwestery corner of a 3.658 acre tract as conveyed to the City of Columbus, as recorded in Deed Book 1040 Page 85, and westerly corner of said Lot 5 and on the easterly line of said 16.52 acre tract, and easterly corner of said Lot 8;

Thence along the southerly line of said 3.658 acre tract, and a tract of land as shown between Lot 8 and Lot 5 of said Wm. Neil's Heirs Land, and the northerly line of said Lot 5 and along the perimeter of said 4.200 acre tract, South $86^{\circ} 24' 21''$ East, 29.20 feet to a point at the southeasterly corner of said 3.658 acre tract;

Thence across said tract between Lot 8 and Lot 5 and along the westerly line of said 4.200 acre tract, and the easterly line of said 3.658 acre tract, North $03^{\circ} 03' 09''$ East, passing an iron pin set at 100.00 feet, and passing a bent $\frac{3}{4}''$ iron pipe at 147.71 feet, a total distance of 149.75 feet to an iron pin set at the northeasterly corner of said 3.658 acre tract;

Thence continuing across said tract between Lot 8 and Lot 5, and along the northerly line of said 3.658 acre tract, and the southerly line of said 4.200 acre tract, the following 3 (three) courses:
 North $52^{\circ} 23' 25''$ West, 42.44 feet to an iron pin set;

Along a curve to the left, having a radius of 1270.00 feet, a delta angle of $25^{\circ} 18' 47''$, an arc length of 561.08 feet, and a chord bearing and distance of North $65^{\circ} 02' 48''$ West, 556.53 feet to an iron pin set;
 North $77^{\circ} 49' 35''$ West, 89.05 feet to an iron pin set, being the southeasterly corner of a 0.205 acre tract as conveyed to the State of Ohio by deed as recorded in Deed Book 2824 Page 393, designated as parcel 3-WL (FRA-315-0.39), as shown in ODOT Right-of-Way plans, also being the northerly corner of a 7.047 acre tract as conveyed to the State of Ohio by deed as recorded in Deed Book 2801 Page 549, designated as parcel 2-WL (FRA-315-0.39), as shown in ODOT Right-of-Way plans;

Thence continuing across said tract between Lot 8 and Lot 5, and along the easterly line of said 0.205 acre tract, and Limited Access Right of Way line, and the westerly line of said 4.200 acre tract the following 4 (four) courses:

Along a curve to the right having a radius of 59.62 feet, a delta angle of $40^{\circ} 37' 03''$, an arc length of 42.26 feet, and a chord bearing and distance of North $57^{\circ} 31' 04''$ West, 41.38 feet, to a mag nail set;
 North $37^{\circ} 20' 23''$ West, 84.74 feet, to an iron pin set;

Along a curve to the right having a radius of 59.96 feet, a delta angle of $40^{\circ} 21' 19''$, an arc length of 42.23 feet, and a chord bearing and distance of North $17^{\circ} 09' 44''$ West, 41.36 feet to an iron pin set;

North 03° 02' 42" East, 85.00 feet to an iron pin set in the southerly line of West Fifth Avenue, being the southerly line of a tract as conveyed to City of Columbus, as recorded in Deed Book 223 Page 89, and being on the northerly line of the remainder of said original 8.465 acre tract;

Thence continuing across said tract between Lot 8 and Lot 5, and along the southerly line of said City of Columbus tract, and said West Fifth Avenue and the northerly line of the remainder of said 8.465 acre tract and along the perimeter of said 4.200 acre tract, South 86°56'05" East, 43.63 feet to an iron pin set, said pin being the POINT OF TRUE BEGINNING, containing 4.200 acres, more or less.

Subject to an Aerial Easement designated as Parcel 4(FRA-315-0.39), being a 0.064 acre tract, as conveyed to the State of Ohio as recorded in Deed Book 2806 Page 583.

Subject however to all legal easements, restrictions and rights of way of record and of records in the respective utility offices.

SUBAREA G (R-3, RESIDENTIAL DISTRICT) 1.261 ACRES:

Situated in the State of Ohio, County of Franklin, City of Columbus, and being in Section 5, Township 5, Range 22, Refugee Lands, and being Lots Lots 1 through 10 of the Dennison Park Addition No. 2, as recorded in Plat Book 4, Page 177, and as conveyed to Battelle Memorial Institute in Deed Book 2964 Page 44, Deed Book 3012 Page 575, Deed Book 2700 Page 472, Deed Book 2725 Page 177, Deed Book 3390 Page 405, Deed Book 3702 Page 841, Deed Book 2812 Page 165, Deed Book 2676 Page 44, Deed Book 2699 Page 425, Deed Book 3076 Page 110, and Deed Book 2868 Page 368, all being of record in the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

BEGINNING at an iron pin set at the northwesterly corner of said Lot 10, and being the intersection of southerly line of West Fifth Avenue (60'), as delineated in Plat Book 4 Page 177, and the easterly line of Perry Street (60'), as delineated in Plat Book 4 Page 164, said pin also being the TRUE POINT OF BEGINNING for the parcel herein described;

Thence along the southerly line of said West Fifth Avenue and the northerly line of said Lots 1 through 10, South 86° 56' 05" East, 439.50 feet to an iron pin set at the northeasterly corner of said Lot 1;

Thence along the easterly line of said Lot 1, and the westerly line of an alley (20') of said Dennison Park Addition No. 2, South 03° 03' 08" West, 125.00 feet to an iron pin set at the southeasterly corner of said Lot 1;

Thence along the northerly line of an alley (16'), of said Dennison Park Addition No. 2, and the southerly line of said Lots 1 through 10, North 86° 56' 05" West, 439.50 feet to an iron pin set at the southwesterly corner of said Lot 10;

Thence with the westerly line of said Lot 10 and the easterly line of said Perry Street, North 03° 03' 08" East, 125.00 feet to an iron pin set, said pin being the POINT OF TRUE BEGINNING, containing 1.261 acres (54,937 S.F.), more or less.

Subject however to all legal easements, restrictions and rights of way of record and of records in the respective utility offices.

Known as: 531 W. 5th Ave., Columbus, Ohio 43201.