

Subarea A

LEGAL DESCRIPTION
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.

Iron pins set are 5/8" rebar, 30" in length with a yellow plastic cap with "EP FERRIS SURVEYOR 8342" inscribed on top.

Bearings referenced herein are based on the southerly Right-of-Way of West Fifth Avenue as being South $86^{\circ} 56' 05''$ East as determined by GPS observations utilizing Ohio Department of Transportation's Virtual Reference Station, based on Ohio State Plane South Zone (NAD 83, 2011 adjustment).

This description was prepared by Matthew Lee Sloat, Ohio Registered Professional Surveyor 8342 and is based on field surveys conducted by E. P. Ferris & Associates, Inc. from February through May 2017 under the direct supervision of Matthew Lee Sloat, Ohio Registered Professional Surveyor 8342.

Subarea B

**LEGAL DESCRIPTION
ZONING SUBAREA B
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°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°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°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°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°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°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°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°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°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°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.

Iron pins set are 5/8" rebar, 30" in length with a yellow plastic cap with "EP FERRIS SURVEYOR 8342" inscribed on top.

Bearings referenced herein are based on the westerly right-of-way of Perry Street as being South 03°03'08" West as determined by GPS observations utilizing Ohio Department of Transportation's Virtual Reference Station, based on Ohio State Plane South Zone (NAD 83, 2011 adjustment).

This description is based on records obtained by E.P. Ferris and Associates in 2021 and is intended to be used for zoning purposes only.

Subarea C

**LEGAL DESCRIPTION
ZONING SUBAREA C
5.06± 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, and being part of the remainder 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:

BEGINNING at the northeasterly corner of said remainder of a 5.130 acre tract, same being the intersection of the westerly line of Perry Street (60'), as depicted in Plat Book 4 Page 164, and the southerly line of West Fifth Avenue (60') as delineated in Deed Book 223, Page 89;

Thence along said westerly right-of-way line and the easterly line of said remainder of a 5.130 acre tract, South 03°03'08" West, 400.6 feet to the southeasterly corner of said remainder of a 5.130 acre tract and the northeasterly corner of the Townhomes on Perry Condominium as declared in Instrument Number 202206060084174 and depicted in Condominium Plat Book 301, Page 562;

Thence along the southerly line of said remainder of a 5.130 acre tract, along the northerly line of said Townhomes on Perry Condominium, along the northerly line of the Townhomes on Perry Condominium First Amendment as declared in Instrument Number 202305230049993 and depicted in Condominium Plat Book 303, Page 45, along the northerly line of a remainder of a 2.052 acre tract conveyed to Townhomes on Perry, LLC in Instrument Number 202104290076413, 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, 513.4 feet to the southwesterly corner of said remainder of a 5.130 acre tract and a northeasterly corner of said 4.200 acre tract;

Thence along a westerly line of said remainder of a 5.130 acre tract, along an easterly line of said 4.200 acre tract, and across said remainder of a 5.130 acre tract North 03°03'08" East, 47.2 feet to a point;

Thence continuing across said remainder of a 5.130 acre tract North 86°56'52" West, 46.1 feet to a point on a westerly line of said remainder of a 5.130 acre tract and on an easterly line of said 4.200 acre tract;

Thence in part continuing along an easterly line of said 4.200 acre tract, in part along a westerly line of said remainder of a 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, 335.4 feet to a point on the southeasterly corner of a 0.004 acre tract conveyed the CITY OF COLUMBUS, OHIO in Instrument Number 20190510054672, the southwesterly corner of a 0.034 acre tract conveyed to the CITY OF COLUMBUS, OHIO in Instrument Number 20190510054670, and a northeasterly corner of said remainder of a 5.130 acre tract, also being on a southerly right-of-way line of said West Fifth Avenue;

Thence along the shared line between said 0.034 acre tract, said remainder of a 5.130 acre tract, and said southerly right-of-way line, the following x (x) courses:

- 1) South 86°56'05" East, 70.4 feet to a point;
- 2) North 37°22'27" East, 13.9 feet to a point;
- 3) South 86°56'05" East, 21.5 feet to a point;
- 4) North 03°03'55" East, 6.5 feet to a point on the northeasterly corner of said 0.034 acre tract;

Thence continuing along said southerly right-of-way line and the northerly line of said remainder of a 5.130 acre tract, South 86°56'05" East, 459.8 feet to the **TRUE POINT OF BEGINNING**, containing 5.06 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.

Bearings referenced herein are based on the westerly right-of-way of Perry Street as being South 03°03'08" West as determined by GPS observations utilizing Ohio Department of Transportation's Virtual Reference Station, based on Ohio State Plane South Zone (NAD 83, 2011 adjustment).

This description is based on records obtained by E.P. Ferris and Associates in 2023 and is intended to be used for zoning purposes only.

Subarea D

LEGAL DESCRIPTION
ZONING SUBAREA D
1.02± ACRES

Situated in the State of Ohio, County of Franklin, City of Columbus, and being in Half Section 5, Township 5, Range 22, Refugee Lands, being part of the vacated right-of-way of Fourth Avenue and part of the 20 foot alley located between Lots 25 through 36 of Markland Addition, as dedicated in Plat Book 4, Page 376 and vacated by Ordinance Number 2110-2017 recorded in Instrument Number 201709280135574, and being part of Lot 64 and Lot 73 of the Markland Addition Extension, as dedicated in Plat Book 7 Page 70, all of Lots 25-30 (inclusive) and part of Lots 31-36 (inclusive) of the Markland Addition of record in Plat Book 4, Page 376, and being part of the Townhomes on Perry Condominium Second Amendment of record in Condominium Plat Book 303, Page 414 and declared in Instrument Number 202310110106770, all of the Townhomes on Perry Condominium of record in Condominium Plat Book 301, Page 562 and declared in Instrument Number 202206060084174, and all of the Townhomes on Perry Condominium First Amendment of record in Condominium Plat Book 303, Page 45 and declared in Instrument Number 202305230049993, all being of record in the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

COMMENCING at the intersection of the southerly right-of-way line of West Fifth Avenue (60 foot width) as dedicated in Deed Book 223, Page 89 and the westerly right-of-way line of Perry Street (60 foot width) as dedicated in Plat Book 4, Page 164;

Thence along the westerly right-of-way line of said Perry Street, South 03°03'08" West, 400.6 feet to the **TRUE POINT OF BEGINNING**;

Thence continuing along said westerly right-of-way line, along the easterly line of said Townhomes on Perry Condominium, South 03°03'08" West, 185.7 feet to a point;

Thence along the southerly lines of said Townhomes on Perry Condominium, said Townhomes on Perry Condominium First Amendment, and said Townhomes on Perry Condominium Second Amendment, and along the northerly line of a 0.410 acre tract conveyed to HARRISON MARKET AUTHORITY in Instrument Number 202108310155132, North 86°25'29" West, 241.5 feet to a point;

Thence across said Townhomes on Perry Condominium Second Amendment, North 03°02'27" East, 183.5 feet to a point on the northerly line of said Townhomes on Perry Condominium Second Amendment and the southerly line of a 5.130 acre tract conveyed to FOUNDERS PARK APARTMENTS, LLC in Instrument Number 201812140168946;

Thence along the southerly line of said 5.130 acre tract and the northerly lines of said Townhomes on Perry Condominium Second Amendment, said Townhomes on Perry Condominium First Amendment, and said Townhomes on Perry Condominium, South 86°56'52" East, 241.5 feet to the **TRUE POINT OF BEGINNING**, containing 1.02 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.

Bearings referenced herein are based on the westerly right-of-way of Perry Street as being South 03°03'08" West as determined by GPS observations utilizing Ohio Department of Transportation's Virtual Reference Station, based on Ohio State Plane South Zone (NAD 83, 2011 adjustment).

This description is based on records obtained by E.P. Ferris and Associates in 2024 and is intended to be used for zoning purposes only.

Subarea D-1

LEGAL DESCRIPTION
ZONING SUBAREA D1
0.41± 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 all of a 0.410 acre tract as conveyed to Harrison Market Community Authority in Instrument Number 202108310155132, all being of record in the Recorder’s Office, Franklin County, Ohio, and being more particularly described as follows:

BEGINNING 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, 586.3± feet to a point, 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 0.410 acre tract, South 03°03’08” West, 53.3± feet to the southeasterly corner of said 0.410 acre tract;

Thence along the southerly line of said 0.410 acre tract, North 86°25’34” West, 335.0± feet to the southwesterly corner of said 0.410 acre tract;

Thence along the westerly line of said 0.410 acre tract, North 03°03’08” East, 53.3± feet to the northwesterly corner of said 0.410 acre tract;

Thence along the northerly line of said 0.410 acre tract, South 86°25’29” East, 335.0± feet to the **POINT OF TRUE BEGINNING**, containing 0.41± 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.

Bearings referenced herein are based on the westerly right-of-way of Perry Street as being South 03°03’08” West as determined by GPS observations utilizing Ohio Department of Transportation’s Virtual Reference Station, based on Ohio State Plane South Zone (NAD 83, 2011 adjustment).

This description is based on records obtained by E.P. Ferris and Associates in 2025 and is intended to be used for zoning purposes only.

Subarea D-2

**LEGAL DESCRIPTION
ZONING SUBAREA D2
0.66± ACRES**

Situated in the State of Ohio, County of Franklin, City of Columbus, and being in Half Section 5, Township 5, Range 22, Refugee Lands, being part of the vacated right-of-way of Fourth Avenue and part of the 20 foot alley located between Lots 25 through 36 of Markland Addition, as dedicated in Plat Book 4, Page 376 and vacated by Ordinance Number 2110-2017 recorded in Instrument Number 201709280135574, and being all of Lots 65 and 66 and parts of Lot 64, Lot 67, and Lots 70 through 73 of the Markland Addition Extension, as dedicated in Plat Book 7 Page 70, and being part of the Townhomes on Perry Condominium Second Amendment of record in Condominium Plat Book 303, Page 414 and declared in Instrument Number 202310110106770, part of the remainder of a 2.052 acre tract conveyed to Townhomes on Perry, LLC in Instrument Number 202104290076413 and part of a 4.200 acre tract 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:

COMMENCING at the intersection of the southerly right-of-way line of West Fifth Avenue (60 foot width) as dedicated in Deed Book 223, Page 89 and the westerly right-of-way line of Perry Street (60 foot width) as dedicated in Plat Book 4, Page 164;

Thence along the westerly right-of-way line of said Perry Street, South 03°03'08" West, 400.6 feet to a point;

Thence leaving said westerly right-of-way line and along the southerly line of a 5.130 acre tract conveyed to FOUNDERS PARK APARTMENTS, LLC in Instrument Number 201812140168946, along the northerly line of the Townhomes on Perry Condominium of record in Condominium Plat Book 301, Page 562 and declared in Instrument Number 202206060084174, along the northerly line of the Townhomes on Perry Condominium First Amendment of record in Condominium Plat Book 303, Page 45 and declared in Instrument Number 202305230049993, and along the northerly line of said Townhomes on Perry Condominium Second Amendment, North 86°56'52" West, 241.5 feet to the **TRUE POINT OF BEGINNING**;

Thence across said Townhomes on Perry Condominium Second Amendment, South 03°02'27" west, 183.5 feet to a point on the northerly line of a 0.410 acre tract conveyed to HARRISON MARKET COMMUNITY AUTHORITY in Instrument Number 202108310155132 and the southerly line of said Townhomes on Perry Condominium Second Amendment;

Thence along the southerly line of said Townhomes on Perry Condominium Second Amendment, along the northerly line of said 0.410 acre tract, and along the southerly line of said 2.052 acre remainder tract, North 86°25'29" West, 93.5 feet to a point;

Thence along an easterly line of said 2.052 acre remainder tract, along the westerly line of said 0.410 acre tract, and along an easterly line of said 4.200 acre tract, South 03°03'08" West, 53.3 feet to a point;

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

- 1) North 86°25'29" West, 31.5 feet to a point;
- 2) North 03°03'02" East, 46.6 feet to a point on a southerly line of said 2.052 acre remainder tract and a northerly line of said 4.200 acre tract;

Thence along the southerly line of said 2.052 acre remainder tract, along the northerly line of said 4.200 acre tract, and across said 4.200 acre tract, North 86°56'49" West, 22.5 feet to a point;

Thence continuing across said 4.200 acre tract and along a westerly line of said 2.052 acre remainder tract and an easterly line of said 4.200 acre tract, North 02°49'36" East, 189.0 feet to a point on the southerly line of said 5.130 acre tract;

Thence along the northerly line of said 2.052 acre remainder tract, the northerly line of said Townhomes on Perry Condominium Second Amendment, and the southerly line of said 5.130

acre tract, South 86°56'32" East, 148.2 feet to the **TRUE POINT OF BEGINNING**, containing 0.66 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.

Bearings referenced herein are based on the westerly right-of-way of Perry Street as being South 03°03'08" West as determined by GPS observations utilizing Ohio Department of Transportation's Virtual Reference Station, based on Ohio State Plane South Zone (NAD 83, 2011 adjustment).

This description is based on records obtained by E.P. Ferris and Associates in 2024 and is intended to be used for zoning purposes only.

Subarea E

LEGAL DESCRIPTION
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 $86^{\circ}25'39''$ 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 $03^{\circ}34'31''$ 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 $86^{\circ}25'29''$ 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.

Iron pins set are 5/8" rebar, 30" in length with a yellow plastic cap with "EP FERRIS SURVEYOR 8342" inscribed on top.

Bearings referenced herein are based on the westerly right-of-way of Perry Street as being South $03^{\circ}03'08''$ West as determined by GPS observations utilizing Ohio Department of Transportation's Virtual Reference Station, based on Ohio State Plane South Zone (NAD 83, 2011 adjustment).

This description was prepared by Matthew Lee Sloat, Ohio Registered Professional Surveyor 8342 and is based on field surveys conducted by E. P. Ferris & Associates, Inc. from February through May 2017 under the direct supervision of Matthew Lee Sloat, Ohio Registered Professional Surveyor 8342.

Subarea F

**LEGAL DESCRIPTION
ZONING SUBAREA F
4.19± ACRES**

Situated in the Stat of Ohio, County of Franklin, City of Columbus, being in Half Sections 5 and 6, Township 5, Range 22, Refugee Lands, being all of Lots 49 through 54 (inclusive), all of Lots 59 through 62 (inclusive), all of Lot 68, and part of Lots 53 through 55, 58, and Lots 67 through 70 (inclusive) of The Markland Addition Extension of record in Plat Book 7, Page 70, being part the right-of-way vacated per Ordinance 1973-96 as recorded in Instrument 201709280135574, being part of the right-of-way vacated per Ordinance 2110-2017 as 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, being part of a 4.200 acre tract as conveyed to The Harrison Market Community Authority in Instrument Number 201812140168953, 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 the northeasterly corner of said 5.130 acre tract, also being the intersection of the westerly right-of-way line of Perry Street (60 foot width) as depicted in Plat Book 4, Page 164, and the southerly right-of-way line of West Fifth Avenue (60 foot width) as depicted in Deed Book 223, Page 89;

Thence along said southerly right-of-way line, North 86°56'05" West, 1290.8 feet to a northeasterly corner of said 4.200 acre tract and 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 nine (9) courses:

- 1) South 03°03'55" West, 82.7 feet to a point;
- 2) South 21°37'45" East, 21.5 feet to a point;
- 3) South 29°38'08" East, 97.6 feet to a point;
- 4) South 62°12'19" East, 49.9 feet to a point;
- 5) South 84°40'03" East, 78.9 feet to a point;
- 6) South 86°56'05" East, 185.1 feet to a point;
- 7) South 41°52'07" East, 24.0 feet to a point;
- 8) South 03°07'53" West, 28.2 feet to a point;
- 9) South 71°24'16" East, 56.1 feet to the southeasterly corner of said 2.063 acre tract 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°56'52" East, 149.0 feet to a point;

Thence along a westerly line of said 1.860 acre tract and along an easterly line of said 4.200 acre tract, South 03°03'08" West, 23.6 feet to a point;

Thence along the southerly line of said 1.860 acre tract and the northerly line of said 4.200 acre tract, South 86°56'52" East, 140.5 feet to a point 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, 61.4 feet to a point;

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

- 1) South 86°56'52" East, 46.1 feet to a point;
- 2) 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, 47.2 feet to the 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, 123.7 feet to an 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, along the westerly line of said 2.052 acre tract, and across said 4.200 acre tract, South 02°43'36" West, 189.0 feet to a point;

Thence continuing across said 4.200 acre tract and then along the southerly line of said 2.052 acre tract and a northerly line of said 4.200 acre tract, South 86°56'53" East, 16.6 feet to a point;

Thence across said 4.200 acre tract, South 03°03'19" West, 46.5 feet to a point;

Thence continuing across said 4.200 acre tract and then along the southerly line of a 0.410 acre tract conveyed to HARRISON MARKET COMMUNITY AUTHORITY in Instrument Number 202108310155132 and a northerly line of said 4.200 acre tract, South 86°25'29" East, 92.9 feet to a point on a northeasterly corner of said 4.200 acre tract and the northwesterly corner of the M/I Homes at Founders Park Condominium Tenth Amendment as declared in Instrument Number 202209260136192 and depicted in Condominium Plat Book 301, Page 571;

Thence along an easterly line of said 4.200 acre tract, along the westerly line of said M/I Homes at Founders Park Condominium Eleventh Amendment, along the westerly line of the M/I Homes at Founders Park Condominium Eleventh Amendment as declared in Instrument Number 202208090115374 and depicted in Condominium Plat Book 301, Page 726, along the westerly line of the M/I Homes at Founders Park Condominium Ninth Amendment Part Two as declared in Instrument Number 202204050051940 and depicted in Condominium Plat Book 301, Page 403; along the westerly line of the M/I Homes at Founders Park Condominium Seventh Amendment as declared in Instrument Number 202111030200494 and depicted in Condominium Plat Book 301, Page 1, along the westerly line of the M/I Homes at Founders Park Condominium Sixth Amendment Part 2 as declared in Instrument Number 202107150124670 and depicted in Condominium Plat Book 296, Page 58, and along the westerly line of the M/I Homes at Founders Park Condominium Fifth Amendment Part Two as declared in Instrument Number 202105250092008 and depicted in Condominium Plat Book 295, Page 93, and along an easterly line of said 1.800 acre tract, South 03°34'31" West, 356.5 feet to a northeasterly corner of a 1.800 acre tract conveyed to the City of Columbus in Instrument Number 201812140168952;

Thence along the northerly line of said 1.800 acre tract and along the southerly line of said 4.200 acre tract, North 86°58'39" West, 117.2 feet to a point at the southwesterly corner of said 4.200

acre tract, the northwesterly corner of said 1.800 acre tract, and on the easterly line of a tract conveyed to Charles F. Hansberger in Deed Book 347, Page 306;

Thence along the westerly line of said 4.200 acre tract and along the easterly line of a tract conveyed to Charles F. Hansberger in Deed Book 347, Page 306, North 03°02'57" East, 82.0 feet to a southwesterly corner of said 4.200 acre tract and the northeasterly corner of said Hansberger tract conveyed in Deed Book 347, Page 306;

Thence along a southerly line of said 4.200 acre tract and the northerly line of said Hansberger tract conveyed in Deed Book 347, Page 306, North 86° 25' 29" West, 115.1 feet to a point on the centerline of the Olentangy River, being the northwesterly corner of said Hansberger tract, and the southwesterly 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, the easterly line of said 16.52 acre tract, the easterly line of said Lot 8, the westerly line of said Lot 5, and the perimeter of said 4.200 acre tract, the following 4 (four) courses:

- 1) North 03° 59' 23" West, 85.5 feet, to a point;
- 2) North 06° 49' 47" West, 64.3 feet, to a point;
- 3) North 13° 07' 37" West, 86.6 feet, to a point;
- 4) North 34° 23' 10" West, 96.1 feet, to a point, being the southwesterly 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° 24' 21" East, 29.22 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°03'09" East, 149.7 feet to a point 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:

- 1) North 52° 23' 25" West, 42.4 feet to a point of curvature;
- 2) Along a curve to the left, having a radius of 1270.00 feet, a delta angle of 25° 18' 47", an arc length of 561.1 feet, and a chord bearing and distance of North 65° 02' 48" West, 556.5 feet to a point of tangency;
- 3) North 77° 49' 35" West, 89.1 feet to a point of curvature, 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:

- 1) 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 42.3 feet, and a chord bearing and distance of North $57^{\circ} 31' 04''$ West, 41.4 feet, to a point of tangency;
- 2) North $37^{\circ} 20' 23''$ West, 84.7 feet, to a point of curvature;
- 3) 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 42.2 feet, and a chord bearing and distance of North $17^{\circ} 09' 44''$ West, 41.4 feet to a point of tangency;
- 4) North $03^{\circ} 02' 42''$ East, 85.0 feet to a point on the southerly right-of-way line of said 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 $86^{\circ} 56' 05''$ East, 43.63 feet to an iron pin set, said pin being the **POINT OF TRUE BEGINNING**, containing 4.19 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.

Bearings referenced herein are based on the westerly right-of-way of Perry Street as being South $03^{\circ} 03' 08''$ West as determined by GPS observations utilizing Ohio Department of Transportation's Virtual Reference Station, based on Ohio State Plane South Zone (NAD 83, 2011 adjustment).

This description is based on records obtained by E.P. Ferris and Associates in 2023 and is intended to be used for zoning purposes only.

Subarea G

LEGAL DESCRIPTION
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 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 southwest 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.

Iron pins set are 5/8" rebar, 30" in length with a yellow plastic cap with "EP FERRIS SURVEYOR 8342" inscribed on top.

Bearings referenced herein are based on the westerly Right-of-Way of Perry Street as being South 03° 03' 08" West as determined by GPS observations utilizing Ohio Department of

Transportation's Virtual Reference Station, based on Ohio State Plane South Zone (NAD 83, 2011 adjustment).

This description was prepared by Matthew Lee Sloat, Ohio Registered Professional Surveyor 8342 and is based on field surveys conducted by E. P. Ferris & Associates, Inc. from February through May 2017 under the direct supervision of Matthew Lee Sloat, Ohio Registered Professional Surveyor 8342.

Matthew Lee Sloat, PS 8342

Date