

SUB-AREA 1 - PARK (L-AR-12, LIMITED APARTMENT RESIDENTIAL DISTRICT) 12.21 ACRES:

Situated in the State of Ohio, County of Franklin, City of Columbus, Virginia Military Survey Number 6953, being part of a 75.646 acre tract referenced as Tract 1 as conveyed to WESTERN PROPERTY LLC of record in Instrument Number 200703300054970, all records being of the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

BEGINNING at a northeasterly corner of said 75.646 acre tract;

Thence along a northerly line of said 75.646 acre tract, North 85°49'26" East, 862.67 feet to a point;

Thence leaving said northerly line and across said 75.646 acre tract, South 05°51'46" East, 592.46 feet to a point on the proposed northerly right of way line of James Way (80 feet wide);

Thence continuing across said 75.646 acre tract and along said proposed northerly right-of-way line, for the following four (4) courses:

South 74°19'41" West, 155.83 feet to a point;

Along a curve to the right having a radius of 965.50 feet, a delta angle of 39°17'34", an arc length of 662.13', and a chord bearing and distance of North 77°55'06" West, 649.23 feet to a point of tangency; North 58°16'18" West, 130.42 feet to a point of curvature;

Along a curve to the left having a radius of 1034.50 feet, a delta angle of 12°24'38", an arc length of 224.08 feet, and a chord bearing and distance of North 64°28'38" West, 223.64 feet to a point;

Thence leaving said proposed northerly right-of-way line and continuing across said 75.646 acre tract, North 19°19'15" East, 278.17 feet to the POINT OF BEGINNING, containing 12.21 acres, more or less.

To Rezone From: PUD-6, Planned Unit Development District,

To: L-AR-12, Limited Apartment Residential District.

SUB-AREA 2 - PARK (L-AR-12, LIMITED APARTMENT RESIDENTIAL DISTRICT) 1.46 ACRES:

Situated in the State of Ohio, County of Franklin, City of Columbus, Virginia Military Survey Number 7835, being part of a 30.619 acre tract referenced as Tract 2 as conveyed to WESTERN PROPERTY LLC of record in Instrument Number 200703300054970, all records being of the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

COMMENCING at the southwest corner of said 30.619 acre tract and also being on the northerly line of said 49.983 acre tract;

Thence along the westerly line of said 30.619 acre tract, North 05°24'07" West, 988.46 feet to a point, being the TRUE POINT OF BEGINNING of the parcel herein described;

Thence continuing along said westerly line, North 05°24'07" West, 146.07 feet to a point;

Thence leaving said westerly line and across said 30.619 acre tract for the following three (3) courses:

South 88°20'20" East, 580.40 feet to a point;

South 05°24'07" West, 74.71 feet to a point;
South 84°35'53" West, 576.00 feet to the POINT OF BEGINNING, containing 1.46 acres, more or less.

To Rezone From: PUD-6, Planned Unit Development District,

To: L-AR-12, Limited Apartment Residential District.

SUB-AREA 2A – SINGLE-FAMILY (L-AR-12, LIMITED APARTMENT RESIDENTIAL DISTRICT) 44.92 ACRES:

Situated in the State of Ohio, County of Franklin, City of Columbus, Virginia Military Survey Number 7835, being part of a 49.983 acre tract referenced as Tract 3 as conveyed to WESTERN PROPERTY LLC of record in Instrument Number 200703300054970 and part of a 55.036 acre tract as conveyed to WESTERN PROPERTY LLC of record in Instrument Number 20080220128144, all records being of the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

BEGINNING at the southwest corner of a 30.619 acre tract referenced as Tract 2 as conveyed to WESTERN PROPERTY LLC of record in Instrument Number 200703300054970, and also being on the northerly line of said 49.983 acre tract;

Thence along the northerly line of said 49.983 acre tract and the southerly line of said 30.619 acre tract, South 88°29'33" East, 47.42 feet to a point;

Thence leaving said northerly and southerly lines and across said 49.983 acre tract, South 69°37'36" East, 344.41 feet to a point on the proposed easterly right-of-way of James Boulevard (80' wide);

Thence continuing across said 49.983 acre tract and along said proposed easterly right-of-way line, for the following two (2) courses:

South 20°22'24" West, 145.00 feet to a point;
Along a curve to the left having a radius of 570.50 feet, a delta angle of 24°26'45", an arc length of 243.41 feet, and a chord bearing and distance of South 08°09'01" West, 241.57 feet to a point of tangency;

Thence continuing along said proposed easterly right-of-way line, in part across said 49.983 acre tract and in part across said 55.036 acre tract, South 04°04'21" East, 732.02 feet to a point;

Thence leaving said proposed westerly right-of-way line and continuing across said 55.036 acre tract, South 85°55'39" West, 827.03 feet to a point on a westerly line of said 55.036 acre tract;

Thence along said westerly line, North 04°04'21" West, 539.17 feet to a point on the northerly line of said 55.036 acre tract, and also being on the southerly line of said 49.983 acre tract;

Thence leaving said westerly line and along said southerly line, North 88°18'51" West, 1043.55 feet to a point on a westerly line of said 49.983 acre tract;

Thence along westerly lines of said 49.983 acre tract for the following three (3) courses:

North 26°23'33" West, 472.75 feet to a westerly corner of said 55.036 tract;
North 14°39'14" West, 146.26 feet to a westerly corner of said 55.036 tract;
North 05°28'25" West, 204.43 feet to the northwest corner of said 55.036 acre tract;

Thence leaving said westerly line and along the northerly line of said 55.036 acre tract, South 88°24'12" East, 1837.51 feet to the POINT OF BEGINNING, containing 44.92 acres, more or less.

To Rezone From: PUD-6, Planned Unit Development District,

To: L-AR-12, Limited Apartment Residential District.

SUB-AREA 2B – SINGLE-FAMILY (L-AR-12, LIMITED APARTMENT RESIDENTIAL DISTRICT) 49.30 ACRES:

Situated in the State of Ohio, County of Franklin, City of Columbus, Virginia Military Survey Number 7835 and Number 1618, being part of a 55.036 acre tract as conveyed to WESTERN PROPERTY LLC of record in Instrument Number 20080220128144, and also being part of a 55.386 acre tract as conveyed to WESTERN PROPERTY LLC of record in Instrument Number 200708280152034, all records being of the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

BEGINNING at the southeast corner of said 55.386 acre tract;

Thence along the southerly line of said 55.386 acre tract, South 84°09'12" West, 2874.37 feet, to the southwest corner of said 55.386 acre tract;

Thence across said 55.386 acre tract and said 55.036 acre tract, the following two (2) courses:

North 05°44'38" West, 43.73 feet to a point;

North 20°19'14" East, 138.68 feet to a point on the southerly right-of-way line of a proposed road;

Thence continuing along said proposed southerly right-of-way line, in part across said 55.386 acre tract and in part across said 55.036 acre tract, along a curve to the right having a radius of 475.00 feet, a delta angle of 22°28'45", an arc length of 186.36 feet, and a chord bearing and distance of North 58°26'23" West, 185.17 feet to a point of tangency;

Thence continuing across said 55.036 acre tract and continuing along said proposed southerly right-of-way line, for the following two (2) courses:

North 47°12'01" West, 16.94 feet to a point of curvature;

Along a curve to the left having a radius of 25.00 feet, a delta angle of 90°00'00", an arc length of 39.27 feet, and a chord bearing and distance of South 87°47'59" West, 35.36 feet to a point of tangency on the proposed easterly right-of-way line of James Boulevard (80 feet wide);

Thence continuing across said 55.036 acre tract and along said proposed easterly, southerly, and westerly right-of-way line of James Boulevard for the following four (4) courses:

South 42°47'59" West, 199.51 feet to a point;

North 47°12'01" West, 80.00 feet to a point;

North 42°47'59" East, 713.23 feet to a point of curvature;

Along a curve to the left having a radius of 849.50 feet, a delta angle of 18°54'26", an arc length of 280.33 feet, and a chord bearing and distance of North 33°20'46" East, 279.06 feet to a point on the said proposed westerly right-of-way line of James Boulevard;

Thence leaving said proposed westerly right-of-way line of James Boulevard, crossing said 55.036 acre tract and said 55.386 acre tract, the following four (4) courses:

South 66°06'26" East, 272.84 feet to a point;
South 78°23'09" East, 130.21 feet to a point;
South 89°10'26" East, 86.75 feet to a point;
North 84°01'57" East, 613.09 feet to a point on a northeasterly corner of said 55.386 acre tract;

Thence along the northerly line of said 55.386 acre tract, North 84°22'03" East, 1437.66 feet to a point on the northeast corner of said 55.386 acre tract;

Thence leaving said northerly line and along the easterly line of said 55.386 acre tract, South 05°48'42" East, 722.82 feet, to the POINT OF BEGINNING, containing 49.30 acres, more or less.

To Rezone From: PUD-6, Planned Unit Development District,

To: L-AR-12, Limited Apartment Residential District.

SUB-AREA 3 – PARK (L-AR-12, LIMITED APARTMENT RESIDENTIAL DISTRICT) 9.08 ACRES:

Situated in the State of Ohio, County of Franklin, City of Columbus, Virginia Military Survey Number 7835, being part of a 30.619 acre tract referenced as Tract 2 and part of a 49.983 acre tract referred to as Tract 3 both as conveyed to WESTERN PROPERTY LLC of record in Instrument Number 200703300054970, all records being of the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

COMMENCING at a point being the intersection of the centerlines of Rings Road and Houchard Road and the northeastern corner of said 30.619 acre tract;

Thence along the easterly line of said 30.619 acre tract, South 05°25'30" East, 521.15 feet to a point on the easterly line of said 30.619 acre tract, said point being the POINT OF BEGINNING;

Thence continuing along the easterly line of said 30.619 acre tract and along the easterly line of said 49.983 acre tract, South 05°25'30" East, 950.38 feet to a point on the easterly line of said 49.938 acre tract;

Thence across said 49.938 acre tract, the following three (3) courses:

South 84°34'05" West, 170.62 feet to a point;
North 05°25'55" West, 67.49 feet to a point;
North 70°57'13" West, 572.91 feet to a point on the proposed easterly right-of-way line of James Boulevard (80 feet wide);

Thence along the said proposed easterly right-of-way line of James Boulevard, across said 49.938 acre tract and said 30.619 acre tract, the following four (4) courses:

North 20°22'24" East, 30.02 feet to a point of curvature;
Along a curve to the right having a radius of 970.50 feet, a delta angle of 25°00'28", an arc length of 423.59 feet, and a chord bearing and distance of North 32°53'00" East, 420.24 feet to a point of tangency;
North 45°23'14" East, 94.66 feet to a point of curvature;
Along a curve to the left having a radius of 1029.50 feet, a delta angle of 17°15'49", an arc length of 310.20 feet, and a chord bearing and distance of North 36°45'20" East, 309.03 feet to a point on the said proposed easterly right-of-way line of James Boulevard;

Thence across said 30.619 acre tract, North 84°34'30" East, 137.64 feet to a point on the easterly line of said 30.619 acre tract, said point being the POINT OF BEGINNING, containing 9.08 acres, more or less

To Rezone From: PUD-6, Planned Unit Development District,

To: L-AR-12, Limited Apartment Residential District.

SUB-AREA 3A – MULTI-FAMILY (L-AR-12, LIMITED APARTMENT RESIDENTIAL DISTRICT) 14.80 ACRES:

Situated in the State of Ohio, County of Franklin, City of Columbus, Virginia Military Survey Number 7835, being part of a 49.983 acre tract referenced as Tract 3 as conveyed to WESTERN PROPERTY LLC of record in Instrument Number 200703300054970 and part of a 55.036 acre tract as conveyed to WESTERN PROPERTY LLC of record in Instrument Number 20080220128144 all records being of the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

COMMENCING at the southeasterly corner of a 30.619 acre tract referenced as Tract 2 as conveyed to WESTERN PROPERTY LLC of record in Instrument Number 200703300054970 and the northeasterly corner of said 49.983 acre tract;

Thence along the easterly line of said 49.983 acre tract, South 05°25'30" East, 240.40 feet to a point on the easterly line of said 49.983 acre tract, said point being the POINT OF BEGINNING;

Thence along the easterly line of said 49.983 acre tract and the easterly line of said 55.036 acre tract, South 05°27'15" East, 763.78 feet to a point on the easterly line of said 55.036 acre tract;

Thence across said 55.036 acre tract, South 85°55'39" West, 865.86 feet to a point on the proposed easterly right-of-way line of James Boulevard (80 feet wide);

Thence along the said proposed easterly right-of-way line of James Boulevard, the following two (2) courses:

North 04°04'21" West, 602.02 feet to a point of curvature;

Along a curve to the right having a radius of 549.05 feet, a delta angle of 14°57'49", an arc length of 143.39 feet, and a chord bearing and distance of North 03°07'35" East, 142.98 feet to a point on the said proposed easterly right-of-way line of James Boulevard;

Thence leaving said proposed easterly right-of-way line of James Boulevard, across said 49.983 acre tract, North 84°34'05" East, 829.76 feet to a point on the easterly line of said 49.983 acre tract, said point being the POINT OF BEGINNING, containing 14.80 acres, more or less.

To Rezone From: PUD-6, Planned Unit Development District,

To: L-AR-12, Limited Apartment Residential District.

SUB-AREA 3B – MULTI-FAMILY (L-AR-12, LIMITED APARTMENT RESIDENTIAL DISTRICT) 18.66 ACRES:

Situated in the State of Ohio, County of Franklin, City of Columbus, Virginia Military Survey Number 7835, being part of a 55.036 acre tract as conveyed to WESTERN PROPERTY LLC of record in Instrument Number 20080220128144, and also being part of a 55.386 acre tract as conveyed to WESTERN

PROPERTY LLC of record in Instrument Number 200708280152034, all records being of the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

COMMENCING at the northwest corner of said 55.036 acre tract, and also being on the southerly line of a 49.983 acre tract referenced as Tract 3 as conveyed to WESTERN PROPERTY LLC of record in Instrument Number 200703300054970;

Thence along a westerly line of said 55.036 acre tract, South 04°04'21" East, 539.17 feet to a point;

Thence leaving said westerly line and across said 55.036 acre tract, North 85°55'39" East, 747.03 feet to a point on the proposed westerly right-of-way line of James Road (80' wide), said point being the POINT OF BEGINNING;

Thence leaving said proposed westerly right-of-way line and continuing across said 55.036 acre tract, North 85°55'39" East, 80.00 feet to a point on the easterly right-of-way line of said James Boulevard;

Thence continuing across said 55.036 acre tract and along said proposed easterly right-of-way line, North 04°04'21" West, 130.00 feet to a point;

Thence leaving said proposed easterly right-of-way line and continuing across said 55.036 acre tract, North 85°55'39" East, 865.86 feet to a point on the easterly line of said 55.036 acre tract;

Thence along said easterly line and in part along an easterly line of said 55.386 acre tract, South 05°27'31" East, 846.52 feet to a point

Thence across said 55.386 acre tract for the following three (3) courses:

South 84°01'57" West, 613.09 feet to a point;

North 89°10'26" West, 86.75 feet to a point;

North 78°23'09" West, 130.21 feet to a point;

Thence in part continuing across said 55.386 acre tract and in part across said 55.036 acre tract, North 66°06'26" West, 272.84 feet to a point on the proposed westerly right-of-way line of said James Road,

Thence continuing across said 55.036 acre tract and across said proposed westerly right-of-way line for the following two (2) courses:

Along a curve to the left having a radius of 849.50 feet, a delta angle of 27°57'55", an arc length of 414.63 feet, and a chord bearing and distance of North 09°54'36" East, 410.52 feet to a point of tangency;

North 04°04'21" West, 167.63 feet the POINT OF BEGINNING, containing 18.66 acres, more or less.

To Rezone From: PUD-6, Planned Unit Development District,

To: L-AR-12, Limited Apartment Residential District.

SUB-AREA 3C – MULTI-FAMILY (L-AR-12, LIMITED APARTMENT RESIDENTIAL DISTRICT) 16.16 ACRES:

Situated in the State of Ohio, County of Franklin, City of Columbus, Virginia Military Survey Number 6953, being part of a 75.646 acre tract referenced as Tract 1 as conveyed to WESTERN PROPERTY LLC

of record in Instrument Number 200703300054970, all records being of the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

BEGINNING at the northwest corner of said tract;

Thence along northerly lines of said tract for the following two (2) courses:

North 84°19'50" East, 1037.58 feet to a northerly corner of said tract;
South 06°34'36" East, 510.76 feet to a northerly corner of said tract;

Thence across said tract, South 19°19'15" West, 278.17 feet to a point being on the proposed northerly right-of-way line of James Way (60' wide);

Thence continuing across said tract and also continuing across said proposed northerly right-of-way for the following three (3) courses:

Along a curve to the left having a radius of 1034.50 feet, a delta angle of 24°59'13", an arc length of 451.15 feet, and a chord bearing and distance of North 83°10'33" West, 447.58 feet to a point of tangency;
South 84°19'50" West, 390.47 feet to a point;
Along a curve to the right having a radius of 699.50 feet, a delta angle of 08°08'26", an arc length of 99.39 feet, and a chord bearing and distance of South 88°24'03" West, 99.30 feet to a point on a westerly line of said tract;

Thence along said westerly line, North 05°48'42" West, 658.95 feet to the POINT OF BEGINNING, containing 16.16 acres, more or less.

To Rezone From: PUD-6, Planned Unit Development District,

To: L-AR-12, Limited Apartment Residential District.

SUB-AREA 4 – PARK (L-AR-12, LIMITED APARTMENT RESIDENTIAL DISTRICT) 6.03 ACRES:

Situated in the State of Ohio, County of Franklin, City of Columbus, Virginia Military Survey Number 7835 and Number 1618, being part of a 55.036 acre tract as conveyed to WESTERN PROPERTY LLC of record in Instrument Number 20080220128144, and also being part of a 55.386 acre tract as conveyed to WESTERN PROPERTY LLC of record in Instrument Number 200708280152034, all records being of the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

BEGINNING at a southerly corner of said 55.036 acre tract;

Thence along a southwesterly line and a northerly line of said 55.036 acre tract, the following four (4) courses:

North 47°12'07" West, 1185.28 feet to a point;
North 47°01'50" West, 241.49 feet to a point;
North 85°32'04" East, 177.24 feet to a point;
North 85°30'09" East, 123.09 feet to a point on a northerly line of said 55.036 acre tract;

Thence across said 55.036 acre tract, the following two (2) courses:

South 04°29'43" East, 122.90 feet to a point;
South 47°12'01" East, 896.31 feet to a point on the proposed easterly right-of-way line of James Boulevard (80 feet wide);

Thence along the said proposed easterly right-of-way line of James Boulevard, North 42°47'59" East, 199.51 feet to a point of curvature;

Thence leaving the said proposed easterly right-of-way line of James Boulevard, along the southerly right-of-way line of a proposed road, across said 55.036 acre tract and said 55.386 acre tract, the following three (3) courses:

Along a curve to the right having a radius of 25.00 feet, a delta angle of 90°00'00", an arc length of 39.27 feet, and a chord bearing and distance of North 87°47'59" East, 35.36 feet to a point of tangency;
South 47°12'01" East, 16.94 feet to a point of curvature;
Along a curve to the left having a radius of 475.00 feet, a delta angle of 22°28'45", an arc length of 186.36 feet, and a chord bearing and distance of South 58°26'23" East, 185.17 feet to a point of tangency;
Thence leaving the said proposed southerly right-of-way line of a proposed road, the following two (2) courses:

South 20°19'14" West, 138.68 feet to a point;
South 05°44'38" East, 43.73 feet to a point being the southeasterly corner of said 55.036 acre tract and the southwesterly corner of said 55.386 acre tract;

Thence along a southeasterly line of said 55.036 acre tract, South 59°36'46" West, 252.25 feet to the POINT OF BEGINNING, containing 6.03 acres, more or less.

To Rezone From: PUD-6, Planned Unit Development District,

To: L-AR-12, Limited Apartment Residential District.

SUB-AREA 4A – TOWNHOMES (L-AR-12, LIMITED APARTMENT RESIDENTIAL DISTRICT) 14.45 ACRES:

Situated in the State of Ohio, County of Franklin, City of Columbus, Virginia Military Survey Number 7835, being part of a 30.619 acre tract referenced as Tract 2 and part of a 49.983 acre tract referred to as Tract 3 both as conveyed to WESTERN PROPERTY LLC of record in Instrument Number 200703300054970, all records being of the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

BEGINNING at the southwest corner of said 30.619 acre tract and also being on the northerly line of said 49.983 acre tract;

Thence along the westerly line of said 30.619 acre tract, North 05°24'07" West, 988.46 feet to a point;

Thence leaving said westerly line and across said 30.619 acre tract for the following three (3) courses:

North 84°35'53" East, 576.00 feet to a point;
South 05°24'07" East, 374.59 feet to a point;
South 48°00'22" East, 314.87 feet to a point on the proposed easterly right-of-way line of James Boulevard (80 feet wide);

Thence continuing across said 30.619 acre tract and along said proposed easterly right-of-way line for the following three (3) courses:

Along a curve to the right having a radius of 1029.50 feet, a delta angle of $03^{\circ}23'36''$, an arc length of 60.97 feet, and a chord bearing and distance of South $43^{\circ}41'26''$ West, 60.96 feet to a point of tangency;

South $45^{\circ}23'14''$ West, 94.66 feet to a point of curvature;

Along a curve to the left having a radius of 970.50 feet, a delta angle of $25^{\circ}00'51''$, an arc length of 423.70 feet, and a chord bearing and distance of South $32^{\circ}52'49''$ West, 420.34 feet to a point of tangency;

Thence continuing along said proposed easterly right-of-way line, in part across said 30.619 acre tract and in part across said 49.983 acre tract, South $20^{\circ}22'24''$ West, 119.79 feet to a point;

Thence leaving said proposed easterly right-of-way line and across said 49.983 acre tract, North $69^{\circ}37'36''$ West, 344.41 feet to a point on the southerly line of said 30.619 acre tract and northerly line of said 49.983 acre tract;

Thence along said southerly and northerly lines, North $88^{\circ}29'33''$ West, 47.42 feet to the POINT OF BEGINNING, containing 14.45 acres, more or less.

To Rezone From: PUD-6, Planned Unit Development District,

To: L-AR-12, Limited Apartment Residential District.

**SUB-AREA 4B – TOWNHOMES (L-AR-12, LIMITED APARTMENT RESIDENTIAL DISTRICT)
20.89 ACRES:**

Situated in the State of Ohio, County of Franklin, City of Columbus, Virginia Military Survey Number 7835 and Number 1618, being part of a 55.036 acre tract as conveyed to WESTERN PROPERTY LLC of record in Instrument Number 20080220128144 all records being of the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

COMMENCING at the northwesterly corner of said 55.036 acre lot and also being on the southerly line of a 49.983 acre tract referenced as Tract 3 as conveyed to WESTERN PROPERTY LLC of record in Instrument Number 200703300054970;

Thence along a westerly line of said 55.036 acre tract, South $04^{\circ}04'21''$ East, 539.17 feet to the POINT OF BEGINNING;

Thence leaving said westerly line and across said 55.036 acre tract, North $85^{\circ}55'39''$ East, 747.03 feet to a point on the proposed westerly right-of-way line of James Boulevard (80' wide);

Thence continuing across said 55.036 acre tract and along said proposed westerly right-of-way line of James Boulevard for the following three (3) courses:

South $04^{\circ}04'21''$ East, 167.63 feet to a point of curvature;

Along a curve to the right having a radius of 849.50 feet, a delta angle of $46^{\circ}52'20''$, an arc length of 694.96 feet, and a chord bearing and distance of South $19^{\circ}21'49''$ West, 675.74 feet to a point of tangency;

South $42^{\circ}47'59''$ West, 713.23 feet to a point on the said proposed westerly right-of-way line of James Boulevard;

Thence across said 55.036 acre tract, the following two (2) courses:

North 47°12'01" West, 816.31 feet to a point;
North 04°29'43" West, 122.90 feet to a point on a northerly line of said 55.036 acre tract;

Thence along a northerly line and a westerly line of said 55.036 acre tract, the following two (2) courses:

North 85°30'07" East, 601.24 feet to a point;
North 04°04'21" West, 552.08 feet to a point on the westerly line of said 55.036 acre tract, said point being the POINT OF BEGINNING, containing 20.89 acres, more or less.

To Rezone From: PUD-6, Planned Unit Development District,

To: L-AR-12, Limited Apartment Residential District.

SUB-AREA 5 – SINGLE-FAMILY RENTAL (L-AR-12, LIMITED APARTMENT RESIDENTIAL DISTRICT) 29.25 ACRES:

Situated in the State of Ohio, County of Franklin, City of Columbus, Virginia Military Survey No. 6953, being part of a 75.646 acre tract referenced as Tract 1 as conveyed to WESTERN PROPERTY LLC of record in Instrument Number 200703300054970, all records being of the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

BEGINNING at the southwest corner of said 75.646 acre tract;

Thence along the westerly line of said 75.646 acre tract and along the proposed westerly right-of-way line of James Way (variable width), North 05°50'13" West, 1223.98 feet to a point being on the proposed northerly right-of-way line of said James Way;

Thence across said 75.646 acre tract and along said proposed northerly right-of-way line for the following four (4) courses:

Along a curve to the left having a radius of 699.50 feet, a delta angle of 08°08'26", an arc length of 99.39 feet, and a chord bearing and distance of North 88°24'03" East, 99.30 feet to a point of tangency;
North 84°19'50" East, 390.47 feet to a point of curvature;
Along a curve to the right having a radius of 1034.50 feet, a delta angle of 37°23'51", an arc length of 675.23 feet, and a chord bearing and distance of South 76°58'14" East, 663.31 feet to a point of tangency;
South 58°16'18" East, 130.42 feet to a point;

Thence leaving said proposed northerly right-of-way line and continuing across said 75.646 acre tract, for the following two (2) courses:

South 31°43'42" West, 280.43 feet to a point;
South 06°15'17" East, 691.32 feet to a point on the southerly line of said 75.646 acre tract;

Thence along said southerly line, South 83°43'59" West, 1054.65 feet to the POINT OF BEGINNING, containing 29.25 acres, more or less.

To Rezone From: PUD-6, Planned Unit Development District,

To: L-AR-12, Limited Apartment Residential District.

SUB-AREA D – GREEN RESERVE D (L-AR-12, LIMITED APARTMENT RESIDENTIAL DISTRICT) 2.74 ACRES:

Situated in the State of Ohio, County of Franklin, City of Columbus, Virginia Military Survey Number 7835, being part of a 49.983 acre tract referred to as Tract 3 as conveyed to WESTERN PROPERTY LLC of record in Instrument Number 200703300054970, all records being of the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

COMMENCING at the southeasterly corner of a 30.619 acre tract referenced as Tract 2 as conveyed to WESTERN PROPERTY LLC of record in Instrument Number 200703300054970 and the northeasterly corner of said 49.983 acre tract;

Thence along the easterly line of said 49.983 acre tract, South 05°25'30" East, 240.40 feet to a point on the easterly line of said 49.983 acre tract;

Thence across said 49.983 acre tract, South 84°34'05" West, 170.62 feet to a point, said point being the POINT OF BEGINNING;

Thence across said 49.983 acre tract, South 84°34'05" West, 659.11 feet to a point on the proposed easterly right-of-way line of James Boulevard (80 feet wide);

Thence along the said proposed easterly right-of-way line of James Boulevard, the following three (3) courses:

Along a curve to the right having a radius of 570.50 feet, a delta angle of 10°02'53", an arc length of 100.05 feet, and a chord bearing and distance of North 15°20'57" East, 99.92 feet to a point of tangency;
North 19°10'11" East, 30.32 feet to a point;
North 20°33'06" East, 204.56 feet to a point on the proposed easterly right-of-way line of James Boulevard;

Thence across said 49.983 acre tract, the following two (2) courses:

South 70°57'13" East, 572.91 feet to a point;
South 05°25'55" East, 67.49 feet to a point, said point being the POINT OF BEGINNING, containing 2.74 acres, more or less.

To Rezone From: PUD-6, Planned Unit Development District,

To: L-AR-12, Limited Apartment Residential District.

SUB-AREA M – GREEN RESERVE M (L-AR-12, LIMITED APARTMENT RESIDENTIAL DISTRICT) 14.24 ACRES:

Situated in the State of Ohio, County of Franklin, City of Columbus, Virginia Military Survey Number 6953, being part of a 75.646 acre tract referenced as Tract 1 as conveyed to WESTERN PROPERTY LLC of record in Instrument Number 200703300054970, all records being of the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

BEGINNING at a southeasterly corner of said 75.646 acre tract;

Thence along a southerly line of said 75.646 acre tract, South 83°32'35" West, 650.68 feet to a southerly corner;

Thence leaving said southerly line and across said 75.646 acre tract, the following two (2) courses:

North 06°15'17" West, 691.32 feet to a point;

North 31°43'42" East, 280.43 feet to a point on the proposed northerly right-of-way line of James Way (80 feet wide);

Thence continuing across said 75.646 acre tract and said proposed northerly right-of-way line, for the following four (4) courses:

Along a curve to the left having a radius of 965.50 feet, a delta angle of 39°17'34", an arc length of 662.13', and a chord bearing and distance of South 77°55'06" East, 649.23 feet to a point;

North 74°09'48" East, 144.71 feet to a point of curvature;

Along a curve to the right having a radius of 1245.00 feet, a delta angle of 07°48'12", an arc length of 169.56', and a chord bearing and distance of North 80°06'49" East, 169.43 feet to a point;

North 84°00'55" East, 136.96 feet to a point on an easterly line of said 75.646 acre tract;

Thence leaving said proposed northerly right-of-way line and along said easterly line, for the following three (3) courses:

South 05°51'46" East, 94.92 feet to an easterly corner;

North 84°15'05" East, 14.98 feet to a point;

South 05°14'19" East, 82.14 feet to an easterly corner of said tract;

Thence leaving said easterly line and along a southerly line of said 75.646 acre tract, South 83°54'15" West, 566.91 feet to a point;

Thence along an easterly line of said 75.646 acre tract, South 02°55'12" East, 565.33 feet to the POINT OF BEGINNING, containing 14.24 acres, more or less.

CPD SUB-AREA (CPD, COMMERCIAL PLANNED DEVELOPMENT DISTRICT) 3.98 ACRES:

Situated in the State of Ohio, County of Franklin, City of Columbus, Virginia Military Survey Number 6953, being part of a 75.646 acre tract referenced as Tract 1 as conveyed to WESTERN PROPERTY LLC of record in Instrument Number 200703300054970, all records being of the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

BEGINNING at a northeasterly corner of said 75.646 acre tract;

Thence along an easterly line of said tract, South 05°51'56" East, 154.61 feet to an easterly corner of said tract;

Thence along a jog in said easterly line, South 84°15'05" West, 14.98 feet to an easterly corner of said tract;

Thence along an easterly line of said tract, South 05°51'46" East, 418.06 feet to a point on the proposed northerly right-of-way line of James Way (60' wide);

Thence leaving said easterly line, across said tract, and along said proposed northerly right-of-way line for the following two courses:

South 84°00'55" West, 136.96 feet to a point of curvature;

Along a curve to the left having a radius of 1245.00 feet, a delta angle of 07°17'28", an arc length of 158.43 feet, and a chord bearing and distance of South 80°22'11" West, 158.33 feet to a point;

Thence leaving said proposed northerly right-of-way line and continuing across said tract, North 05°51'46" West, 592.46 feet to a point on a northerly line of said tract;

Thence along said northerly line, North 85°49'26" East, 310.05 feet to the POINT OF BEGINNING, containing 3.98 acres, more or less.

To Rezone From: PUD-6, Planned Unit Development District,

To: CPD, Commercial Planned Development District.

FAA SUB-AREA (L-AR-12, LIMITED APARTMENT RESIDENTIAL DISTRICT) 0.41 ACRES:

Situated in the State of Ohio, County of Franklin, City of Columbus, Virginia Military Survey Number 7835, being part of a 30.619 acre tract referenced as Tract 2 as conveyed to WESTERN PROPERTY LLC of record in Instrument Number 200703300054970, all records being of the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

COMMENCING at the southeast corner of said 30.619 acre tract;

Thence along the easterly line of said 30.619 acre tract, North 05°25'30" West, 709.98 feet to the POINT OF BEGINNING;

Thence leaving said easterly line and across said 30.619 acre tract for the following two (2) courses:

South 84°34'30" West, 137.64 feet to a point;

Along a curve to the left having a radius of 1029.50 feet, a delta angle of 18°48'49", an arc length of 338.05 feet, and a chord bearing and distance of North 18°43'00" East, 336.53 feet to a point on the easterly line of said 30.619 acre tract;

Thence along said easterly line, South 05°25'30" East, 307.10 feet to the POINT OF BEGINNING, containing 0.41 acres, more or less.

To Rezone From: PUD-6, Planned Unit Development District,

To: L-AR-12, Limited Apartment Residential District.

MUNICIPAL SUB-AREA (L-I, LIMITED INSTITUTIONAL DISTRICT) 5.73 ACRES:

Situated in the State of Ohio, County of Franklin, City of Columbus, Virginia Military Survey Number 7835, being part of a 30.619 acre tract referenced as Tract 2 as conveyed to WESTERN PROPERTY LLC of record in Instrument Number 200703300054970, all records being of the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

COMMENCING at the southwest corner of said 30.619 acre tract and also being on the northerly line of said 49.983 acre tract;

Thence along the westerly line of said 30.619 acre tract, North 05°24'07" West, 1134.54 feet to a point;

Thence leaving said westerly line and across said 30.619 acre tract, South 88°20'20" East, 580.40 feet to the POINT OF BEGINNING;

Thence continuing across said 30.61 acre tract, South 88°20'20" East, 515.85 feet to a point on the easterly line of said 30.619 acre tract;

Thence along said easterly line, South 05°25'30" East, 121.39 feet to a point on the easterly right-of-way line of proposed James Boulevard (80 feet wide);

Thence leaving said easterly line, along said proposed easterly right-of-way line, and across said 30.619 acre tract, along a curve to the right having a radius of 1029.50 feet, a delta angle of 32°41'02", an arc length of 587.27 feet, and a chord bearing and distance of South 25°39'07" West, 579.34 feet to a point;

Thence leaving said proposed easterly right-of-way line and continuing across said 30.619 acre tract for the following two (2) courses:

North 48°00'22" West, 314.87 feet to a point;

North 05°24'07" West, 374.59 feet to the POINT OF BEGINNING, containing 5.73 acres, more or less.

To Rezone From: L-I, Limited Institutional District, and PUD-6, Planned Unit Development District,

To: L-I, Limited Institutional District.