

**6.693 ACRE TRACT**

**“PARCEL 1”  
AR-2 DISTRICT**

Situated in the State of Ohio, County of Franklin, City of Columbus, and being in Quarter Township 4, Township 1, Range 18, united States Military Lands, being all of a 3.879 acre tract conveyed to Weinland Park Development, LLC as described in Instrument Number 201310070169784, Property 1, part of the remainder of a tract of land conveyed to Weinland Park Development, LLC, as described in Instrument Number 200810080150639, Parcel 1, being in part of Lot No. 7 of Stevenson’s Heirs as recorded in Plat Book 1, Page 11, part of the Reserve of Anna M. & Joseph Erb’s Subdivision as recorded in Plat Book 4, Page 151, part of the Reserve of Felix A. Jacob’s Subdivision as recorded in Plat Book 4, Page 168, and part of Ninth Avenue vacated by the City of Columbus in an Ordinance dated July 4, 1902, all records being of the Recorder’s Office, Franklin County, Ohio, unless otherwise noted and being more particularly bounded and described as follows:

Beginning at an iron pin set in the easterly right-of-way line of Grant Avenue (60 feet width), being the northeast corner of a 1.210 acre tract conveyed to City of Columbus, Ohio as described in Instrument Number 201006180075900, the northwest corner of said 3.879 acre tract, and being in the south line of a 0.807 acre tract conveyed to Grant Avenue Properties, Ltd. as described in Instrument Number 199804230097572;

Thence along the south line of said 0.807 acre tract and the north line of said 3.879 acre tract, South 86 degrees 57 minutes 36 seconds East, 83.33 feet to a set iron pin at an angle point in said north and south lines;

Thence continuing along the south line of said 0.807 acre tract and the north line of said 3.879 acre tract, South 00 degrees 35 minutes 36 seconds East, 17.73 feet to a set iron pin at an angle point in said north and south lines;

Thence continuing along the south line of said 0.807 acre tract and the north line of said 3.879 acre tract, North 88 degrees 30 minutes 24 seconds East, 78.85 feet to a found iron pin at the southeast corner of said 0.807 acre tract, the northeast corner of said 3.879 acre tract and being in the west line of a tract of land conveyed to New York Central Lines LLC as described in Instrument Number 200212180325201, now known as CSX Transportation Inc., successor by merger of record in Instrument Number 200507210144733 and Instrument Number 200507210144, as described in Notice of Merger as described in Instrument Number 200711080194030 (as originally conveyed to Cleveland, Columbus and Cincinnati Rail Road Company as described in Deed Book 51, Page 185 and Deed Book 51, Page 96);

Thence along the east line of said 3.879 acre tract and the west line of said CSX Transportation tract, South 02 degrees 50 minutes 35 seconds East, 821.00 feet to a set iron pin, being at the southeast corner of said 3.879 acre tract and the northeast corner of the remainder of said Weinland Park Development, LLC, Parcel 1;

Thence along the east line of the remainder of said Weinland Park Development, LLC, Parcel 1, and the west line of said CSX Transportation tract, South 02 degrees 42 minutes 40 seconds East, 313.97 feet to a set iron pin;

Thence crossing the remainder of said Weinland Park Development, LLC, Parcel 1, South 87 degrees 14 minutes 08 seconds West, 45.50 feet to a set iron pin;

Thence continuing across the remainder of said Weinland Park Development, LLC, Parcel 1, South 02 degrees 42 minutes 40 seconds East, 139.41 feet to a set iron pin;

Thence continuing across the remainder of said Weinland Park Development, LLC, Parcel 1, North 86 degrees 46 minutes 56 seconds West, 170.33 feet to a set iron pin;

Thence continuing across the remainder of said Weinland Park Development, LLC, Parcel 1, South 03 degrees 13 minutes 06 seconds West, 52.00 feet to a set iron pin;

Thence continuing across the remainder of said Weinland Park Development, LLC, Parcel 1, North 86 degrees 46 minutes 54 seconds West, 81.00 feet to a set iron pin in the east line of said 1.210 acre tract, being the easterly right-of-way line of said Grant Avenue;

Thence along the easterly right-of-way line of said Grant Ave and the east line of said 1.210 acre tract, North 03 degrees 13 minutes 00 seconds East, 1335.07 feet to the POINT OF BEGINNING, containing 6.693 acres (291,554 s.f.).

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

## **2.254 ACRE TRACT**

### **“PARCEL 2” AR-2 DISTRICT**

Situated in the State of Ohio, County of Franklin, in the City of Columbus, and being in Quarter Township 4, Township 1, Range 18, United States Military Lands, being all the remainder of a 7.814 acre tract conveyed to Weinland Park Development, LLC in Instrument Number 201704060046500, part of the Reserve of Felix A. Jacobs Subdivision as recorded in Plat Book 4, Page 168, part of Lot No. 1 of Cornelia F. Davis and Others Subdivision as recorded in Plat Book 4, Page 45, being part of Lot Nos. and 28 through 37 of A.L. Parkers Second Subdivision as recorded in Plat Book 3, Page 113, part of the alley vacated by City of Columbus Ordinance No. 29384, and being part of Parker Street as vacated in Ordinance No. 29384, all records being of the Recorder’s Office, Franklin County, Ohio, unless otherwise noted and being more particularly bounded and described as follows:

Beginning for reference at an iron pin set in the easterly right-of-way line of Grant Avenue (60 feet width), being the northeast corner of a 1.210 acre tract conveyed to City of Columbus, Ohio as described in Instrument Number 201006180075900, the northwest corner of a 6.693 acre tract conveyed to Grant Park Apartments, LLC as described in Instrument Number 201705260071485, and being in the south line

of a 0.807 acre tract conveyed to Grant Avenue Properties, Ltd. as described in Instrument Number 199804230097572;

Thence along the easterly right-of-way line of said Grant Ave and the easterly line of said 1.210 acre tract and the westerly line of said 6.693 acre tract, South 03 degrees 13 minutes 00 seconds West, 1335.07 feet to an iron pin set, being at the southwesterly corner of said 6.693 acre tract, said pin being the TRUE POINT OF BEGINNING of the tract herein described:

Thence along the southerly and easterly lines of said 6.693 acre tract and the northerly and westerly lines of said remainder of a 7.814 acre tract, the following five (5) courses:

South 86 degrees 46 minutes 54 seconds East, 81.00 feet to a set iron pin;

North 03 degrees 13 minutes 06 seconds East, 52.00 feet to a set iron pin;

South 86 degrees 46 minutes 56 seconds East, 170.33 feet to a set iron pin;

North 02 degrees 42 minutes 40 seconds West, 139.41 feet to a set iron pin;

North 87 degrees 14 minutes 08 seconds East, 43.81 feet to a set iron pin, being at a southeasterly corner of said 6.693 acre tract and on the westerly line of a tract of land conveyed to New York Central Lines LLC as described in Instrument Number 200212180325201, now known as CSX Transportation Inc., successor by merger of record in Instrument Number 200507210144733 and Instrument Number 200507210144, as described in Notice of Merger as described in Instrument Number 200711080194030 (as originally conveyed to Cleveland, Columbus and Cincinnati Rail Road Company as described in Deed Book 51, Page 185 and Deed Book 51, Page 96);

Thence along the westerly line of said CSX Transportation tract, and the easterly line of said remainder of said 7.814 acre tract, South 02 degrees 44 minutes 04 seconds East, 671.34 feet to a set iron pin, also being on a northeasterly corner of the additional property of Grant Park Condominium as recorded in Condo Plat Book 280 Page 27 and Instrument No. 201907220089775;

Thence along the northerly, southerly, and easterly lines of said Grant Park Condominium and the southerly, northerly, and westerly lines of said remainder of a 7.814 acre tract, the following eleven (11) courses:

South 87 degrees 11 minutes 33 seconds West, 63.01 feet to a set iron pin;

North 02 degrees 52 minutes 07 seconds West, 26.99 feet to a set iron pin;

North 87 degrees 17 minutes 36 seconds East, 33.19 feet to a set iron pin;

North 02 degrees 48 minutes 28 seconds West, 46.26 feet to a set iron pin;

South 87 degrees 11 minutes 37 seconds West, 35.57 feet to a set iron pin;

North 02 degrees 36 minutes 47 seconds West, 19.36 feet to a set iron pin;

North 07 degrees 59 minutes 42 seconds West, 67.58 feet to a set iron pin;

North 00 degrees 11 minutes 06 seconds West, 116.90 feet to a set iron pin;

North 86 degrees 54 minutes 37 seconds West, 239.85 feet to a set iron pin;

South 03 degrees 13 minutes 33 seconds West, 13.00 feet to a set iron pin;

North 86 degrees 46 minutes 27 seconds West, 14.09 feet to a set iron pin in the easterly line of said 1.210 acre tract and said right-of-way;

Thence along the easterly line of said 1.210 acre tract, and said right-of-way, and the westerly line of said remainder of a 7.814 acre tract, North 01 degrees 51 minutes 50 seconds East, 58.40 feet to a 5/8" rebar capped "EMH&T";

Thence continuing along the easterly line of said 1.210 acre tract, and said right-of-way, and the westerly line of said remainder of a 7.814 acre tract, North 03 degrees 13 minutes 00 seconds East, 159.47 feet to a set iron pin, said pin being the POINT OF BEGINNING, containing 2.254 acres (98,182 s.f.).

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

### **3.208 ACRE TRACT**

#### **"PARCEL 3" ARLD DISTRICT**

Situated in the State of Ohio, County of Franklin, in the City of Columbus, and being in Quarter Township 4, Township 1, Range 18, United States Military Lands, being part of a 7.814 acre tract conveyed to Weinland Park Development, LLC in Instrument Number 201704060046500, part of the Reserve of Felix A. Jacobs Subdivision as recorded in Plat Book 4, Page 168, part of Lot Nos. 1 through 6 and 12 through 16 of Cornelia F. Davis and Others Subdivision as recorded in Plat Book 4, Page 45, being all of Lot Nos. 38 through 42, and part of Lot Nos. 26 through 37, 43, 44, and 47 of A.L. Parkers Second Subdivision as recorded in Plat Book 3, Page 113, being all of Lot Nos. 12 through 15, and part of Lot Nos. 10 and 11, and 19 through 24 of Amended Plat of Asa L. Parker's Subdivision as recorded in Plat Book 3, Page 12, part of alleys vacated by City of Columbus Ordinance Nos. 29384, 104-35, 183-46, 1616-57, 533-40, and 279-55, and being part of Parker Street as vacated in Ordinance Nos. 29384, 38619, and 183-46, all records being of the Recorder's Office, Franklin County, Ohio, unless otherwise noted and being more particularly bounded and described as follows:

Beginning for reference at an iron pin set in the easterly right-of-way line of Grant Avenue (60 feet width), being the northeast corner of a 1.210 acre tract conveyed to City of Columbus, Ohio as described in Instrument Number 201006180075900, the northwest corner of a 6.693 acre tract conveyed to Grant Park Apartments, LLC as described in Instrument Number 201705260071485, and being in the south line of a 0.807 acre tract conveyed to Grant Avenue Properties, Ltd. as described in Instrument Number 199804230097572;

Thence along the easterly right-of-way line of said Grant Ave and the east line of said 1.210 acre tract and the west line of said 6.693 acre tract, South 03 degrees 13 minutes 00 seconds West, 1494.53 feet;

Thence continuing along the easterly right-of-way line of said Grant Ave and the east line of said 1.210 acre tract and the west line of said 6.963 acre tract, South 01 degrees 51 minutes 50 seconds West, 58.40 feet to the TRUE POINT OF BEGINNING of the tract herein described:

Thence crossing said 7.814 acre tract and the remainder of Lot No. 1 of said Cornelia F. Davis Subdivision, South 86 degrees 46 minutes 27 seconds East, 14.09 feet to a set iron pin;

Thence continuing across said 7.814 acre tract and the remainder of Lot No. 1 of said Cornelia F. Davis Subdivision, North 03 degrees 13 minutes 33 seconds East, 13.00 feet to a set iron pin;

Thence continuing across said 7.814 acre tract and the remainder of Lot No. 1 of said Cornelia F. Davis Subdivision, crossing said alley vacated by the City of Columbus in Ordinance No. 29384, Lot Nos. 36 and 37 of A.L. Parkers Second Subdivision and part of Parker Street as vacated by the City of Columbus in Ordinance No. 29384, South 86 degrees 54 minutes 37 seconds East, 239.85 feet to a set iron pin;

Thence continuing across said 7.814 acre tract and crossing Lot Nos. 32 through 36 of said A.L. Parkers Second Subdivision, South 00 degrees 11 minutes 06 seconds East, 116.90 feet to a set iron pin;

Thence continuing across said 7.814 acre tract and crossing Lot Nos. 30 through 32 of said A.L. Parkers Second Subdivision, South 07 degrees 59 minutes 42 seconds East, 67.58 feet to a set iron pin;

Thence continuing across said 7.814 acre tract and crossing Lot Nos. 29 and 30 of said A.L. Parkers Second Subdivision, South 02 degrees 36 minutes 47 seconds East, 19.36 feet to a set iron pin;

Thence continuing across said 7.814 acre tract and Lot Nos. 29 through 30 of said A.L. Parkers Second Subdivision, North 87 degrees 11 minutes 37 seconds East, 35.57 feet to a set iron pin;

Thence continuing across said 7.814 acre tract and crossing Lot Nos. 28 through 30 of said A.L. Parkers Second Subdivision, South 02 degrees 48 minutes 28 seconds East, 46.26 feet to a set iron pin;

Thence continuing across said 7.814 acre tract and Lot No. 28 of said A.L. Parkers Second Subdivision, South 87 degrees 17 minutes 36 seconds West, 33.19 feet to a set iron pin;

Thence continuing across said 7.814 acre tract and Lot No. 28 of said A.L. Parkers Second Subdivision, South 02 degrees 52 minutes 07 seconds East, 26.99 feet to a set iron pin;

Thence continuing across said 7.814 acre tract and Lot No. 28 of said A.L. Parkers Second Subdivision North 87 degrees 11 minutes 33 seconds East, 63.01 feet to a set iron pin in the east line of said 7.814 acre tract and the west line of a tract of land conveyed to New York Central Lines LLC as described in Instrument Number 200212180325201, now known as CSX Transportation Inc., successor by merger of record in Instrument Number 200507210144733 and Instrument Number 200507210144, as described in Notice of Merger as described in Instrument Number 200711080194030 (as originally conveyed to Cleveland, Columbus and Cincinnati Rail Road Company as described in Deed Book 51, Page 185 and Deed Book 51, Page 96);

Thence along the east line of said 7.814 acre tract, the west line of said CSX Transportation tract, and crossing Lot Nos. 26 through 28 of said A.L. Parkers Second Subdivision, an alley vacated by the City of Columbus in Ordinance No. 533-40, and an alley vacated by the City of Columbus in Ordinance No. 183-46, South 02 degrees 44 minutes 04 seconds East, 312.96 feet to a set iron pin;

Thence westerly, crossing said 7.814 acre tract and Lot Nos. 10 and 19 of said Amended Asa L. Parker's Subdivision, and part of Parker Street vacated by the City of Columbus in Ordinance No. 183-46, North

86 degrees 51 minutes 44 seconds West, 226.76 feet to a set iron pin in the west line of said 7.814 acre tract and being in the east line of relocated Grant Avenue (Width Varies) and the east line of said 1.210 acre tract;

Thence northerly, along the east line of said relocated Grant Avenue, the west line of said 7.814 acre tract, the east line of said 1.210 acre tract, crossing Lot Nos. 10 and 11 of said Amended Asa L. Parker's Subdivision, North 01 degrees 51 minutes 52 seconds East, 48.66 feet to a 5/8" rebar found capped "EMH&T" at an angle point in said east and west lines;

Thence westerly, crossing Lot No. 11 of said Amended Asa L. Parker's Subdivision, Lot No. 16 of said Cornelia F. Davis and Others Subdivision, and two vacated alleys, City of Columbus Ordinance Nos. 279-55 and 870-62, continuing along a northerly right-of-way line of said relocated Grant Avenue, the south line of the remainder of said Weinland Park Development, LLC, Parcel 1, and the north line of said 1.210 acre tract, North 86 degrees 38 minutes 21 seconds West, 131.31 feet to a 5/8" rebar found capped "EMH&T" at a point of curvature;

Thence northwesterly, through Lot Nos. 15 and 16 of said Cornelia F. Davis and Others Subdivision, continuing along the east line of said relocated Grant Avenue, the west line of the remainder of said Weinland Park Development, LLC, Parcel 1, and the east line of said 1.210 acre tract, with a curve to the right having a radius of 10.00 feet, a central angle of 88 degrees 30 minutes 14 seconds, an arc length of 15.45 feet, and a chord which bears North 42 degrees 23 minutes 14 seconds West, 13.96 feet to a 5/8" rebar found capped "EMH&T";

Thence northerly, crossing Lot Nos. 12 through 15 of said Cornelia F. Davis and Others Subdivision and a vacated alley by the City of Columbus Ordinance No. 1616-57, continuing along the east line of said Grant Avenue, the west line of the remainder of said 7.814 acre tract, and the east line of said 1.210 acre tract, North 01 degrees 51 minutes 50 seconds East, 162.24 feet to a set iron pin;

Thence crossing said 7.814 acre tract and an alley vacated by the City of Columbus in Ordinance No. 1616-57, South 86 degrees 48 minutes 06 seconds East, 37.81 feet to a set iron pin.

Thence continuing across said 7.814 acre tract and an alley vacated by the City of Columbus in Ordinance No. 1616-57, South 36 degrees 42 minutes 37 seconds East, 12.22 feet to a set iron pin.

Thence continuing across said 7.814 acre tract and an alley vacated by the City of Columbus in Ordinance No. 1616-57, crossing an alley vacated by the City of Columbus in Ordinance No. 104-35, Lot No. 47 of said A.L. Parkers Second Subdivision, and part of Parker Street as vacated by City of Columbus in Ordinance No. 38619, South 86 degrees 46 minutes 54 seconds East, 173.97 feet to a set iron pin.

Thence continuing across said 7.814 acre tract and a part of Parker Street as vacated by the City of Columbus in Ordinance No. 38619, and crossing Lot Nos. 43 and 44 of said A.L. Parkers Second Subdivision, North 02 degrees 48 minutes 52 seconds West, 173.70 feet to a set iron pin.

Thence continuing across said 7.814 acre tract Lot No. 43 of A.L. Parkers Second Subdivision, crossing an alley vacated by the City of Columbus in Ordinance No. 104-35 and Lot No. 6 of said Cornelia F. Davis Subdivision, North 86 degrees 46 minutes 53 seconds West, 171.87 feet to a set iron pin.

Thence continuing across said 7.814 acre tract Lot No. 6 of said Cornelia F. Davis Subdivision, South 43 degrees 08 minutes 49 seconds West, 14.10 feet to a set iron pin.

Thence continuing across said 7.814 acre tract and Lot No. 6 of said Cornelia F. Davis Subdivision, North 86 degrees 45 minutes 09 seconds West, 24.05 feet to a set iron pin in the west line of said 7.814 acre tract, the east line of said 1.210 acre tract and the easterly right-of-way line of Grant Avenue.

Thence along the easterly right-of-way line of said Grant Avenue, the west line of said 7.814 acre tract, and the east line of said 1.210 acre tract, North 01 degrees 51 minutes 50 seconds East, 192.78 feet to the POINT OF BEGINNING, containing 3.208 acres (139,734 s.f.).

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" long, with a yellow plastic cap inscribed "EP Ferris Surveyor 8230".

**0.826 ACRE TRACT**

**"PARCEL 4"  
R-3 DISTRICT**

Situated in the State of Ohio, County of Franklin, City of Columbus, and being in Quarter Township 4, Township 1, Range 18, united States Military Lands, being part of a 7.814 acre tract conveyed to Weinland Park Development LLC as described in Instrument Number 201704060046500, and being in part of Lot Nos. 6, through 11 of Cornelia F. Davis and Others Subdivision as recorded in Plat Book 4, Page 45, being part of Lot Nos. 43 and 47, and all of Lot Nos. 44 through 46 of A.L. Parkers Second Subdivision as recorded in Plat Book 3, Page 114, being part of alleys vacated by City of Columbus Ordinance Nos. 104-35 and 1616-57, and being part of Parker Street as vacated in Ordinance No. 38619, all records being of the Recorder's Office, Franklin County, Ohio, unless otherwise noted and being more particularly bounded and described as follows:

Beginning for reference at an iron pin set in the easterly right-of-way line of Grant Avenue (60 feet width), being the northeast corner of a 1.210 acre tract conveyed to City of Columbus, Ohio as described in Instrument Number 201006180075900, the northwest corner of a 6.693 acre tract conveyed to Grant Park Apartments, LLC as described in Instrument Number 201705260071485, and being in the south line of a 0.807 acre tract conveyed to Grant Avenue Properties, Ltd. as described in Instrument Number 199804230097572;

Thence along the easterly right-of-way line of said Grant Ave, the east line of said 1.210 acre tract, and the west line of said 6.693 acre tract, South 03 degrees 13 minutes 00 seconds West, 1494.53 feet;

Thence continuing along the easterly right-of-way line of said Grant Ave, the east line of said 1.210 acre tract, and the west line of said 6.963 acre tract, South 01 degrees 51 minutes 50 seconds West, 251.17 feet to the TRUE POINT OF BEGINNING of the tract herein described:

Thence crossing said 7.814 acre tract and Lot No. 6 of said Cornelia F. Davis Subdivision, South 86 degrees 45 minutes 09 seconds East, 24.05 feet to a set iron pin;

Thence continuing across said 7.814 acre tract and Lot No. 6 of said Cornelia F. Davis Subdivision, North 43 degrees 08 minutes 49 seconds East, 14.10 feet to a set iron pin;

Thence continuing across said 7.814 acre tract and Lot No. 6 of said Cornelia F. Davis Subdivision, crossing an alley vacated by the City of Columbus in Ordinance No. 104-35 and Lot No. 43 of A.L. Parkers Second Subdivision, South 86 degrees 46 minutes 53 seconds East, 171.87 feet to a set iron pin;

Thence continuing across said 7.814 acre tract and a part of Parker Street as vacated by the City of Columbus in Ordinance No. 38619, and crossing Lot Nos. 43 and 44 of said A.L. Parkers Second Subdivision, South 02 degrees 48 minutes 52 seconds East, 173.70 feet to a set iron pin;

Thence continuing across said 7.814 acre tract and part of Parker Street as vacated by City of Columbus in Ordinance No. 38619, crossing an alley vacated by the City of Columbus in Ordinance No. 1616-57, crossing an alley vacated by the City of Columbus in Ordinance No. 104-35, and Lot No. 47 of said A.L. Parkers Second Subdivision, North 86 degrees 46 minutes 54 seconds West, 173.97 feet to a set iron pin;

Thence continuing across said 7.814 acre tract and an alley vacated by the City of Columbus in Ordinance No. 1616-57, North 36 degrees 42 minutes 37 seconds West, 12.22 feet to a set iron pin.

Thence continuing across said 7.814 acre tract and an alley vacated by the City of Columbus in Ordinance No. 1616-57, North 86 degrees 48 minutes 06 seconds West, 37.81 feet to a set iron pin in the west line of said 7.814 acre tract, the east line of said 1.210 acre tract and the easterly right-of-way line of Grant Avenue;

Thence along the easterly right-of-way line of Grant Avenue, the east line of said 1.210 acre tract and the west line of said 7.814 acre tract, North 01 degrees 51 minutes 50 seconds East, 152.62 feet to the POINT OF BEGINNING, containing 0.826 acres (35,975 s.f.).

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

**0.62 +/- ACRE TRACT**

**“PARCEL 5”  
AR-3 DISTRICT**

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Situated in the State of Ohio, County of Franklin, City of Columbus, and being in Quarter Township 4, Township 1, Range 18, United States Military Lands, being part of the remainder of a tract of land conveyed to Weinland Park Development, LLC as described in Instrument Number 200810080150639, Parcel 1, being part of Lot Nos. 18, 19, 20, 22, and all of Lot 23 of Cornelia F. Davis and Others Subdivision as recorded in Plat Book 4, Page 45, being part of two alleys vacated by City of Columbus Ordinance No. 870-62, and being all of a 0.172 acre tract conveyed to Weinland Park Development, LLC



as described in Instrument Number 201308290147249, all records being of the Recorder's Office, Franklin County, Ohio, unless otherwise noted and being more particularly bounded and described as follows:

Beginning at a 5/8" rebar found capped "EMH&T" in the south line of Lot No. 22 of said Cornelia F. Davis and Others Subdivision at the intersection of the northerly right-of-way line of Fifth Avenue (Width Varies) and the westerly right-of-way line of the relocated Grant Avenue (60 feet width), being the southwest corner of a 1.210 acre tract conveyed to City of Columbus, Ohio as described in Instrument Number 201006180075900, and being in the south line of the remainder of said Weinland Park Development, LLC, Parcel 1;

Thence along the south line of said Lot Nos. 22 and 23, the south line of said 0.172 acre tract, and in northerly right-of-way line of said Fifth Avenue, and the south line of the remainder of said Weinland Park Development, LLC tract, North 86 degrees 40 minutes 04 seconds West, 107.81 feet to the southwest corner of said 0.172 acre tract and the southeast corner of Lot No. 24 of Amended Plat of Cornelia F. Davis and Others Subdivision as recorded in Plat Book 4, Page 154;

Thence along the west line of said 0.172 acre tract and the east line of said Lot No. 24, North 01 degrees 51 minutes 58 seconds East, 145.27 feet to the northwest corner of said 0.172 acre tract, and being at the intersection of the westerly right-of-way line of Grant Avenue and the southerly right-of-way line of the first alley north of Fifth Avenue as shown on said Amended Plat of Cornelia F. Davis and Others Subdivision;

Thence along the north line of said 0.172 acre tract and crossing Grant Avenue, South 86 degrees 38 minutes 15 seconds East, 29.51 feet to an angle point in said north line and being in the easterly right-of-way line of Grant Avenue;

Thence continuing along the north line of said 0.172 acre tract and the easterly right-of way line of Grant Avenue, North 01 degrees 51 minutes 58 seconds East, 103.18 feet to a point of curvature of the easterly right-of-way line of Grant Avenue;

Thence continuing along the north line of said 0.172 acre tract and the easterly right-of-way line of Grant Avenue with a curve to the right having a radius of 10.00 feet, a central angle of 91 degrees 29 minutes 47 seconds, an arc length of 15.97 feet, and a chord which bears North 47 degrees 36 minutes 52 seconds East, 14.33 feet;

Thence continuing along the north line of said 0.172 acre tract and through said Lot No. 18 along a southerly right-of-way line of relocated Grant Avenue and a south line of said 1.210 acre tract, South 86 degrees 40 minutes 14 seconds East, 68.55 feet to a point of curvature of the westerly right-of-way line of relocated Grant Avenue;

Thence continuing through said Lot No. 18 along the westerly right-of-way line of relocated Grant Avenue and the west line of said 1.210 acre tract with a curve to the right having a radius of 9.99 feet, a central angle of 88 degrees 41 minutes 12 seconds, an arc length of 15.46 feet, and a chord which bears South 42 degrees 19 minutes 38 seconds East, 13.96 feet;

Thence continuing through said Lot Nos. 18 through 20, Lot 22 and vacated alley along the westerly right-of-way line of relocated Grant Avenue and the west line of said 1.210 acre tract, South 01 degrees 51 minutes 16 seconds West, 238.73 feet to a point of curvature of the westerly right-of-way line of relocated Grant Avenue

Thence continuing through said Lot No. 22 along the westerly right-of-way line of said relocated Grant Avenue and the west line of said 1.210 acre tract with a curve to the right having a radius of 9.96 feet, a central angle of 91 degrees 41 minutes 32 seconds, an arc length of 15.95 feet, and a chord which bears South 47 degrees 42 minutes 03 seconds West, 14.30 feet to the POINT OF BEGINNING, containing 0.6 acres, more or less.

**0.15 +/- ACRES**

**“PARCEL 6”  
P-1 DISTRICT**

Situated in the State of Ohio, County of Franklin, City of Columbus, and being in Quarter Township 4, Township 1, Range 18, United States Military Lands, being Lot Nos. 28 and 29 of Cornelia F. Davis and Others Subdivision of part of Lot No. 5 of Stephenson Heirs Subdivision of record in Plat Book 4, Page 171 conveyed to Weinland Park Development, LLC, as described in Instrument Number 201310070169784, Property 3 and Property 4, all records being of the Recorder’s Office, Franklin County, Ohio, unless otherwise noted:

**1.103± ACRE**

**“PARCEL 7”  
AR-2 DISTRICT**

Situated in the State of Ohio, County of Franklin, in the City of Columbus, and being in Quarter Township 4, Township 1, Range 18, United States Military Lands, being part of Lot 7 of Stevenson’s Heirs subdivision as recorded in Plat Book 1, Page 11, destroyed by fire, also being of record in the Chancery Records Book 2, Page 322 in the Court of Common Pleas, and being all of Parcel I and all of Parcel II, as conveyed to Weinland Park Development, LLC in Instrument Number 201712290183063, all records being of the Recorder’s Office, Franklin County, Ohio, and being more particularly described as follows:

BEGINNING at the northwesterly corner of said Parcel II, also being the intersection of the southerly right-of-way line of Eleventh Avenue (60’) and the easterly right-of-way line of Grant Avenue (Varies);

Thence along the northerly line of said Parcel II, along the southerly right-of-way line of said Eleventh Avenue, South 86°49'25" East, 139.84 feet to the northeasterly corner of said Parcel II and the northwesterly corner of a 165.42 square foot exception from to said Parcel II;

Thence along the easterly line of said Parcel II, along the westerly line of said 165.42 square foot exception, South 02°50'35" East, 165.41 feet to the southeasterly corner of said Parcel II and the southwesterly corner of said 165.42 square foot exception, being on the northerly line of said Parcel I;

Thence along a northerly line of said Parcel I, along the southerly line of said 165.42 square foot exception, South 86°33'19" East, 1.01 feet to the northeasterly corner of said Parcel I;

Thence along the easterly line of said Parcel I, South 02°50'35" East, 149.50 feet to the southeasterly corner of said Parcel I and the northeasterly corner of the 0.576 acre exception to said Parcel I;

Thence along the southerly line of said 0.576 acre exception and the southerly line of said Parcel I, South 88°30'24" West, 78.85 feet to a point;

Thence along an easterly line of said 0.576 acre exception and a westerly line of said Parcel I, North 00°35'36" West, 17.73 feet to a point;

Thence along the southerly line of said 0.576 acre exception and the southerly line of said Parcel I, North 86°57'36" West, 93.33 feet to the southwesterly corner of said Parcel I and the northwesterly corner of said 0.576 acre exception, also being on the easterly right-of-way line of said Grant Avenue;

Thence along the westerly lines of said Parcel I and said Parcel II, along the easterly right-of-way line of said Grant Avenue, North 03°13'00" East, 302.14 feet to the northwesterly corner of said Parcel II, also being the intersection of the southerly right-of-way line of said Eleventh Avenue and the easterly right-of-way line of said Grant Avenue, said point being the POINT OF BEGINNING, containing 1.103 acres, more or less.

**0.344± ACRE TRACT**

**"PARCEL 8"  
R-3 DISTRICT**

Situated in the State of Ohio, County of Franklin, in the City of Columbus, and being in Quarter Township 4, Township 1, Range 18, United States Military Lands, being all of Lots 32 through 35, inclusive, of Weinland Park as recorded in Plat Book 114, Page 7, as conveyed to Weinland Park Homes LLC in Instrument Number 201103020030012 and being all of Lot 38 of Grant Avenue Homes as recorded in Plat Book 114, Page 56, as conveyed to Caitlin McCarthy in Instrument Number 202007140101468, all records being of the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

BEGINNING at the northeasterly corner of said Lot 35, also being the intersection of the southerly right-of-way line of Sixth Avenue (Varies) and the westerly right-of-way line of Grant Avenue (Varies);

Thence along the westerly right-of-way line of said Grant Avenue and along the easterly line of said Lots 35, 34, 33, 32, and 38, South  $01^{\circ}51'59''$  West, 157.86 feet to a point, being the southeasterly corner of said Lot 38;

Thence along the southerly line of said Lot 38, North  $86^{\circ}39'04''$  West, 93.00 feet to a point, being the southwesterly corner of said Lot 38 and being on the easterly line of the portion of alley right-of-way dedicated in said Plat Book 114, Page 56;

Thence along the westerly lines of said Lots 38, 32, and 33, along the easterly right-of-way line of the portions of alley right-of-way as dedicated in said Plat Book 114, Page 56 and said Plat Book 114, Page 7, North  $01^{\circ}51'58''$  East, 97.41 feet to a point, being the northwesterly corner of said Lot 33 and being on the southerly line of said Lot 34;

Thence along the southerly line of said Lot 34, along a northerly line of said alley right-of-way, North  $86^{\circ}39'40''$  West, 5.00 feet to a point, being the southwesterly corner of said Lot 34;

Thence along the easterly right-of-way of said alley and the westerly lines of said Lot 34 and said Lot 35, North  $01^{\circ}51'58''$  East, 60.43 feet to a point, being the northwesterly corner of said Lot 35, being the intersection of the easterly right-of-way line of said alley and the southerly right-of-way line of said Sixth Avenue;

Thence along the southerly right-of-way line of said Sixth Avenue and along the northerly line of said Lot 35, South  $86^{\circ}39'40''$  East, 98.00 feet to a point, being the northeasterly corner of said Lot 35, being the intersection of the southerly right-of-way line of said Sixth Avenue and the westerly right-of-way line of said Grant Avenue, said point being the POINT OF BEGINNING, containing 0.344 acres, more or less.

**1.013± ACRE TRACT**

**“PARCEL 9”  
R-3 DISTRICT**

Situated in the State of Ohio, County of Franklin, in the City of Columbus, and being in Quarter Township 4, Township 1, Range 18, United States Military Lands, being all of Lot 22 through Lot 37 of Grant Avenue Homes as recorded in Plat Book 114, Page 56, as conveyed to Michael A. Bernth and Jennifer H. Bernth in Instrument Number 201510300154739 (Lot 22), as conveyed to Julie M. van der Wal and Harwin van der Wal in Instrument Number 201510190148168 (Lot 23), as conveyed to Annetta Richardson in Instrument Number 202010050150718 (Lot 24), as conveyed to Jane P. Roth and Robin E. Roth in Instrument Number 201512030170316 (Lot 25), as conveyed to Jacob A. Schmitt and Erin E. Schmitt in Instrument Number 201910220140394 (Lot 26), as conveyed to Courtenay Hollington in

Instrument Number 202006080079223 (Lot 27), as conveyed to Alvaro Montenegro-Neto and Eunice Montenegro in Instrument Number 201510210149044 (Lot 28), as conveyed to Jeff Kauzlarich in Instrument Number 201910310145350 (Lot 29), as conveyed to Madeline N. Napier and John Patrick Keegan in Instrument Number 201509140129222 (Lot 30), as conveyed to David E. Landreman in Instrument Number 201509080126321 (Lot 31), as conveyed to Raymond Vincent Monti and Jessica R. Derov in Instrument Number 201611100156472 (Lot 32), as conveyed to Caitlin M. Slevin in Instrument Number 201507290103982 (Lot 33), as conveyed to Amanda Jean Doucette and Richard John Dvorak in Instrument number 202009230143469 (Lot 34), as conveyed to Ryan J. Wineland and Joshua C. McNett in Instrument Number 201503180033405 (Lot 35), as conveyed to Michael Leopold in Instrument Number 202010010149259 (Lot 36), and as conveyed to Derek Elbaor and Amy Kaufholz in Instrument Number 201610110138068 (Lot 37), all records being of the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

BEGINNING at the southeasterly corner of said Lot 37, also being the intersection of the northerly right-of-way line of Sixth Avenue (Varies) and the westerly right-of-way line of Grant Avenue (Varies);

Thence along the southerly line of said Lot 37 and the northerly right-of-way line of said Sixth Avenue, North  $86^{\circ}39'04''$  West, 96.70 feet to the southwesterly corner of said Lot 37, being the intersection of the northerly right-of-way line of said Sixth Avenue and the easterly right-of-way line of a 22' north-south alley dedicated in Weinland Park, of record in Plat Book 114, Page 7;

Thence along the westerly lines of said Lots 22 through 37, inclusive, along the easterly right-of-way line of said 22' alley, North  $01^{\circ}38'21''$  East, 449.68 feet to the northwesterly corner of said Lot 22, also being the intersection of the easterly right-of-way line of said 22' alley and the southerly right-of-way line of Seventh Avenue (Varies);

Thence along the northerly line of said Lot 22, along the southerly right-of-way line of said Seventh Avenue, South  $86^{\circ}33'07''$  East, 102.19 feet to the northeasterly corner of said Lot 22, also being the intersection of the southerly right-of-way line of said Seventh Avenue and the westerly right-of-way line of said Grant Avenue;

Thence along the westerly right-of-way line of said Grant Avenue and along the easterly lines of said Lots 22 through 28, inclusive, South  $03^{\circ}13'13''$  West, 191.39 feet to a point;

Thence along a jog on the common line of said Grant Avenue right-of-way and said Lot 28, South  $86^{\circ}39'10''$  East, 0.82 feet to a point;

Thence along the westerly right-of-way line of said Grant Avenue and along the easterly lines of said Lots 28 through 37, inclusive, South  $01^{\circ}51'58''$  West, 258.00 feet to the southeasterly corner of said Lot 37, also being the intersection of the northerly right-of-way line of said Sixth Avenue and the westerly right-of-way line of said Grant Avenue, said point being the POINT OF BEGINNING, containing 1.013 acres, more or less.

**0.996± ACRE TRACT**

**“PARCEL 10”**

**R-3 DISTRICT**

Situated in the State of Ohio, County of Franklin, in the City of Columbus, and being in Quarter Township 4, Township 1, Range 18, United States Military Lands, being all of Lots 3 through 18, inclusive, of Weinland Park, of record in Plat Book 114, Page 7, as conveyed to Weinland Park Homes LLC in Instrument Number 201103020030012, all records being of the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

BEGINNING at the southwesterly corner of said Lot 3, also being the intersection of the northerly right-of-way line of Sixth Avenue (Varies) and the easterly right-of-way line of Sixth Street (Varies);

Thence along the westerly lines of said Lots 3 through 12, inclusive, and along the easterly right-of-way line of said Sixth Street, North 02°57'00" East, 257.92 feet to a point;

Thence continuing along the westerly line of said Lot 12 and the easterly right-of-way line of said Sixth Street, North 00°16'21" East, 16.02 feet to a point of curvature;

Thence along the westerly lines of said Lots 12 and 13, along the easterly right-of-way line of said Sixth Street, along a curve to the left having a radius of 43.75 feet, a delta angle of 52°53'39", an arc length of 40.39 feet, and a chord bearing and distance of North 21°00'50" West, 38.97 feet to the northwesterly corner of said Lot 13 and the southwesterly corner of said Lot 14;

Thence along the westerly lines of said Lots 14 through 18, inclusive, and along the easterly right-of-way line of said Sixth Street, North 03°13'06" East, 140.27 feet to the northwesterly corner of said Lot 18, also being the intersection of the easterly right-of-way line of said Sixth Street and the southerly right-of-way line of Seventh Avenue (Varies);

Thence along the southerly right-of-way line of Seventh Avenue, along the northerly line of said Lot 18, South 86°33'23" East, 101.80 feet to the northeasterly corner of said Lot 18, being the intersection of the southerly right-of-way line of Seventh Avenue and the westerly line of the 22' north-south alley dedicated in said plat of Weinland Park;

Thence along the easterly lines of said Lots 3-18, inclusive, and along the westerly right-of-way line of said 22' alley, South 01°38'21" West, 449.71 feet to the southeasterly corner of said Lot 3, also being the intersection of the easterly right-of-way line of said 22' alley and the northerly right-of-way line of said Sixth Avenue;

Thence along the northerly right-of-way line of said Sixth Avenue, along the southerly line of said Lot 3, North 86°39'04" West, 96.17 feet to the southwesterly corner of said Lot 3, also being the intersection of the northerly right-of-way line of said Sixth Avenue and the easterly right-of-way line of said Sixth Street, said point being the POINT OF BEGINNING, containing 0.996 acres, more or less.

**1.376± ACRE TRACT****“PARCEL 11”****R-3 DISTRICT**

Situated in the State of Ohio, County of Franklin, in the City of Columbus, and being in Quarter Township 4, Township 1, Range 18, United States Military Lands, being all of Lots 1 through 21, inclusive, of Grant Avenue Homes, of record in Plat Book 114, Page 56, as conveyed to Tim Henry and Jacqueline Severt in Instrument Number 202005290074690 (Lot 1), as conveyed to Vladimir Kogan and Laura K. Kogan in Instrument Number 201607290098783 (Lot 2), as conveyed to Chad H. Goines and Melissa A. Peace in Instrument Number 201608190109874 (Lot 3), as conveyed to Jonathan Lucyshyn and Jocelyn M. Bush in Instrument Number 201607050085297 (Lot 4), as conveyed to Christian L. Escher in Instrument Number 201608010099919 (Lot 5), as conveyed to Jinit N. Haria and Sunrita Sen in Instrument Number 202003100035408 (Lot 6), as conveyed to Christopher P. Moritz and Holly F. Moritz in Instrument Number 201605170061907 (Lot 7), as conveyed to Cyrus Binion and Dale Beato in Instrument Number 201908290110876 (Lot 8), as conveyed to Daniel K. Hagele and Molly Hagele in Instrument Number 201604290053514 (Lot 9), as conveyed to Preetpaul S. Brar in Instrument Number 201606020068892 (Lot 10), as conveyed to Edmond Chin, Anna Chin, and Chiu Chin in Instrument Number 201607270097827 (Lot 11), as conveyed to Paul C. Keels, Jr. in Instrument Number 201603160031250 (Lot 12), as conveyed to Alexander E. Timm in Instrument Number 201602100016600 (Lot 13), as conveyed to Neil D. Drake in Instrument Number 201602090016261 (Lot 14), as conveyed to Michael Morante in Instrument Number 201601140005687 (Lot 15), as conveyed to Jason A. Kafader in Instrument Number 201601190006803 (Lot 16), as conveyed to Anita Yalamanchi in Instrument Number 201512160175594 (Lot 17), as conveyed to David A. Lyle III and Caitlin G. Shaw in Instrument Number 201902200019535 (Lot 18), as conveyed to David A. Guthrie in Instrument Number 201512020169489 (Lot 19), as conveyed to Patrick T. Westerlund and Grace Johnston in Instrument Number 201512080171834 (Lot 20), and as conveyed to Jonathan W. Song and Stacy Y. Song in Instrument Number 201510050140763 (Lot 21), all records being of the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

BEGINNING at the northeasterly corner of said Lot 1, being the intersection of the southerly right-of-way line of Eighth Avenue (Varies) and the westerly right-of-way line of Grant Avenue (Varies);

Thence along the easterly lines of said Lot 1 through 21, inclusive, and along the westerly right-of-way line of said Grant Avenue, South 03°13'06" West, 605.49 feet to the southeasterly corner of said Lot 21, also being the intersection of the westerly right-of-way line of said Grant Avenue and the northerly right-of-way line of Seventh Avenue (Varies);

Thence along the northerly right-of-way line of said Seventh Avenue and along the southerly line of said Lot 21, North 86°33'23" West, 102.00 feet to the southwesterly corner of said Lot 21, also being the intersection of the northerly right-of-way line of said Seventh Avenue and the easterly right-of-way line of a north-south alley (Varies);

Thence along the easterly right-of-way line of said Alley and along the westerly lines of said Lots 1 through 21, inclusive, North 03°13'06" East, 571.49 feet to a northwesterly corner of said Lot 1;

Thence along a northerly line of said Lot 1, South 86°33'23" East, 53.00 feet to a northwesterly corner of said Lot 1;

Thence along a westerly line of said Lot 1, North 03°13'06" East, 34.00 feet to a northwesterly corner of said Lot 1, also being on the southerly right-of-way line of said Eighth Avenue;

Thence along the southerly right-of-way line of said Eighth Avenue, along the northerly line of said Lot 1, South 86°33'23" East, 49.00 feet to the northeasterly corner of said Lot 1, being the intersection of the southerly right-of-way line of said Eighth Avenue and the westerly right-of-way line of said Grant Avenue, said point being the POINT OF BEGINNING, containing 1.376 acres, more or less.

**0.935± ACRE TRACT**

**"PARCEL 12"**

**R-3 DISTRICT**

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Situating in the State of Ohio, County of Franklin, in the City of Columbus, and being in Quarter Township 4, Township 1, Range 18, United States Military Lands, being all of Lot 39 of Grant Avenue Homes of record in Plat Book 113, Page 56, as conveyed to Kara L. Crosthwaite and Brett A. McCabe in Instrument Number 201701230011321, also being all of Lots 19 through 31, inclusive, of Weinland Park, of record in Plat Book 114, Page 7, as conveyed to Weinland Park Homes LLC in Instrument Number 201103020030012, 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 Lot 19, also being the intersection of the northerly right-of-way line of Seventh Avenue (Varies) and the easterly right-of-way line of Sixth Street (Varies);

Thence along the westerly lines of said Lots 19 through 31, inclusive, and said Lot 39, along the easterly right-of-way line of said Sixth Street, North 03°13'06" East, 399.44 feet to the northwesterly corner of said Lot 39;

Thence along the northerly line of said Lot 39 South 86°33'23" East, 102.00 feet to the northeasterly corner of said Lot 39, being on the westerly right-of-way line of a north south alley (Varies);

Thence along the westerly right-of-way line of said alley and along the easterly lines of said Lot 39 and said Lots 19 through 31, inclusive, South 03°13'06" West, 399.44 feet to the southeasterly corner of said Lot 19, being the intersection of the westerly right-of-way line of said alley and the northerly right-of-way line of said Seventh Avenue;

Thence along the southerly line of said Lot 19 and along the northerly right-of-way line of said Seventh Avenue, North 86°33'23" West, 102.00 feet to the southwest corner of said Lot 19, also being the intersection of the northerly right-of-way line of said Seventh Avenue and the easterly right-of-way line of said Sixth Street, said point being the POINT OF BEGINNING, containing 0.935 acres, more or less.



**0.169± ACRE TRACT**

**“PARCEL 13”  
R-3 DISTRICT**

Situated in the State of Ohio, County of Franklin, in the City of Columbus, and being in Quarter Township 4, Township 1, Range 18, United States Military Lands, being all of Lot 1 and Lot 2 of Weinland Park as recorded in Plat Book 114, Page 7, as conveyed to Weinland Park Homes LLC in Instrument Number 201103020030012, all records being of the Recorder’s Office, Franklin County, Ohio, and being more particularly described as follows:

BEGINNING at the northwesterly corner of said Lot 2, also being the intersection of the southerly right-of-way line of Sixth Avenue (Varies) and the easterly right-of-way line of Sixth Street (Varies);

Thence along the northerly line of said Lot 2 and along the southerly line of said Sixth Avenue, South 86°09’04” East, 95.82 feet to the northeasterly corner of said Lot 2, being the intersection of the southerly right-of-way line of said Sixth Avenue and the westerly line of the portion of alley right-of-way as dedicated in said Plat Book 114, Page 7;

Thence along the easterly lines of said Lots 1 and 2, along the westerly right-of-way line of said alley, South 01°51’58” West, 76.47 feet to the southeasterly corner of said Lot 1;

Thence along the southerly line of said Lot 1, North 86°39’04” West, 97.27 feet to the southwest corner of said Lot 1, being on the easterly right-of-way line of said Sixth Street;

Thence along the westerly lines of said Lots 1 and 2, along the easterly right-of-way line of said Sixth Street, North 02°57’09” East, 76.45 feet to the northwesterly corner of said Lot 2, also being the intersection of the southerly right-of-way line of said Sixth Avenue and the easterly right-of-way line of said Sixth Street, said point being the POINT OF BEGINNING, containing 0.169 acres, more or less.

**1.054± ACRE TRACT**

**“PARCEL 14”  
R-3 DISTRICT”**

Situated in the State of Ohio, County of Franklin, in the City of Columbus, and being in Quarter Township 4, Township 1, Range 18, United States Military Lands, being all of Lots 22 through 28, inclusive, and Lots 31 through 33, inclusive, and a 16-foot vacated alley, as delineated in Anna M. Erb’s and Joseph Erb’s Subdivision of record in Plat Book 4, Page 151, and being all of Lot 316 and Lot 317 of New Indianola Addition of record in Plat Book 12, Page 35, as conveyed to Grant Park Homes LLC in Instrument Number 202003130037519 (Lot 22 and Lot 23), as conveyed to Grant Park Homes LLC in Instrument Number 202001140005886 (Remainder of Lot 24), being all of the 0.070 acre tracts

designated as Tract 2, Tract 3, Tract 4, and Tract 5 as conveyed to Grant Park Homes LLC in Instrument Number 202005210070641, being all of the 0.070 acre tract conveyed to Travis D. Westbrook in Instrument Number 202010270167980, being all of the 0.071 acre tract as conveyed to George Charles Manning III in Instrument Number 201909040113610, being all of the 0.071 acre tract as conveyed to Cherie Mehan and Christopher Megan in Instrument Number 201909030112687, being all of the 0.071 acre tract as conveyed to Brian Guerrero and Marc J. Guerrero in Instrument Number 202010090155348, being all of the 0.071 acre tract as conveyed to Christopher David Yoha in Instrument Number 201901080002706, being all of the 0.071 acre tract as conveyed to Zach Gebhardt in Instrument Number 201902280023403, being all of the 0.071 acre tract as conveyed to Ryan Joseph O'Conner and Rebecca Joyce O'Conner in Instrument Number 201903010024045, and being all of the 0.071 acre tract as conveyed to CM Barnes, LLC in Instrument Number 202101060002176, all records being of the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

BEGINNING at the southeasterly corner of said Lot 33, also being the intersection of the northerly right-of-way line of Eighth Avenue (Varies) and the westerly right-of-way line of Grant Avenue (Varies);

Thence along the southerly line of said Lot 33 and the northerly right-of-way line of said Eighth Avenue, North  $86^{\circ}33'29''$  West, 105.00 feet to the southwesterly corner of said Lot 33, also being the intersection of the northerly right-of-way line of said Eighth Avenue and the easterly right-of-way line of a 16' north-south alley;

Thence along the easterly right-of-way line of said 16' alley, along the westerly lines of said Lots 31 through 33, inclusive, Lots 316 through 317, and Lots 22 through 26, inclusive, and the westerly line of said vacated alley, North  $03^{\circ}13'00''$  East, 437.27 feet to the northwesterly corner of said Lot 22;

Thence along the northerly line of said Lot 22, South  $86^{\circ}33'29''$  East, 105.00 feet to the northeasterly corner of said Lot 22, being on the westerly right-of-way line of said Grant Avenue;

Thence along the westerly right-of-way line of said Grant Avenue and along the easterly lines of said Lots 31 through 33, inclusive, Lots 316 through 317, and Lots 22 through 26, inclusive, and the easterly line of said vacated alley, South  $03^{\circ}13'00''$  West, 437.27 feet to the southeasterly corner of said Lot 33, also being the intersection of the northerly right-of-way line of said Eighth Avenue and the westerly right-of-way line of said Grant Avenue, said point being the POINT OF BEGINNING, containing 1.054 acres, more or less.