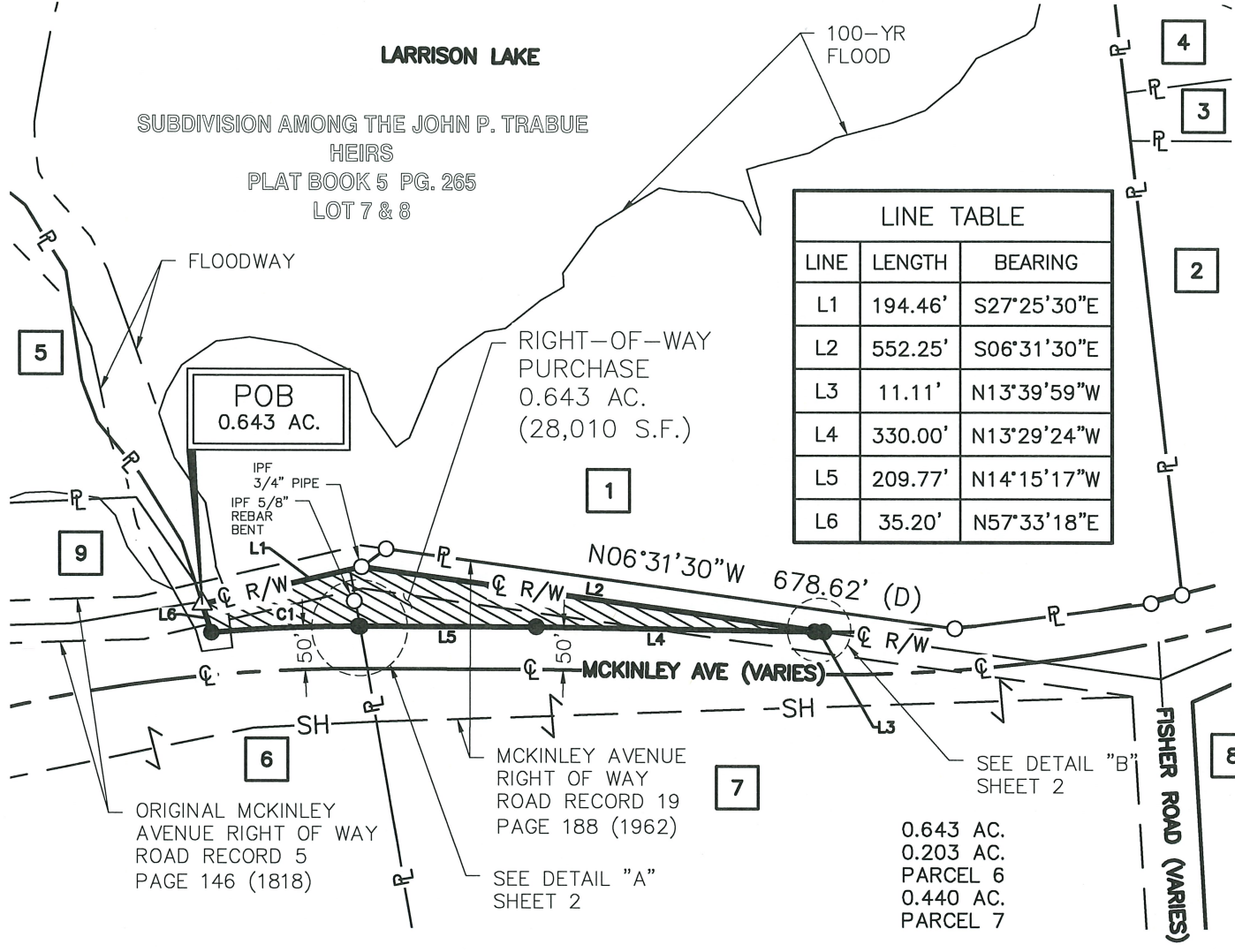


# 0.643 ACRE RIGHT OF WAY PURCHASE

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, VIRGINIA MILITARY SURVEY NUMBER 530, AND BEING PART OF A 38.48 ACRE AND 26.0 ACRE TRACT OF LAND AS DEDICATED TO CITY OF COLUMBUS IN DEED BOOK 3357 PAGE 215, PART OF A 32.50 ACRE TRACT OF LAND AS DEDICATED TO CITY OF COLUMBUS, OHIO IN DEED BOOK 941 PAGE 78, PART OF THE ORIGINAL MCKINLEY AVENUE RIGHT OF WAY AS DEDICATED IN ROAD RECORD 5, PAGE 146, AND BEING PART OF THE MCKINLEY AVENUE RIGHT OF WAY AS DEDICATED IN ROAD RECORD 19, PAGE 188, OF RECORD IN THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.



- 1** WESTBEND QOZB LLC  
PID: 010-146253  
INST. NO. 202301310009823  
29.86 ACRES
- 2** PAINE-MCKINLEY AVENUE LLC  
PID: 010-200913  
INST. NO. 201011170154930  
3.75 ACRES
- 3** PAINE-MCKINLEY AVENUE LLC  
PID: 010-146278  
INST. NO. 201011170154930  
0.59 ACRES
- 4** PAINE-MCKINLEY AVENUE LLC  
PID: 010-146234  
INST. NO. 201011170154930  
1.54 ACRES
- 5** HIDDEN LAKE ASSOCIATION INC  
PID: 010-153702  
ORV. 12725 PG. B16  
14.762 ACRES
- 6** CITY OF COLUMBUS  
PID: 010-153709  
D.B. 3357 PG. 215  
38.48 ACRES  
26.0 ACRES
- 7** CITY OF COLUMBUS, OHIO  
PID: 010-146289  
D.B. 941 PG. 78  
32.50 ACRES
- 8** PAINE-MCKINLEY AVENUE LLC  
PID: 010-200912  
5.18 ACRES
- 9** HIDDEN LAKE CONDOMINIUM  
PHASE 5  
C.P.B. 26 PG. 73  
ORV. 03604 PG. C04  
0.69 ACRES



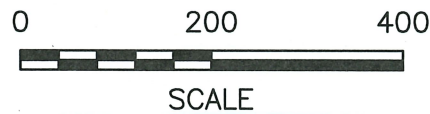
LINE TABLE		
LINE	LENGTH	BEARING
L1	194.46'	S27°25'30"E
L2	552.25'	S06°31'30"E
L3	11.11'	N13°39'59"W
L4	330.00'	N13°29'24"W
L5	209.77'	N14°15'17"W
L6	35.20'	N57°33'18"E

- Property Line
- Right-of-Way
- Centerline of Construction McKinley Ave.
- Centerline of Right-of-Way Original McKinley Avenue
- Point of Beginning
- Proposed Right-of-Way Purchase
- Iron Pin Found (IPF)
- Iron Pin Set
- MAG Nail Found

**NOTES:**  
1. FIELD SURVEY WAS CONDUCTED 09-28-2022 THROUGH 09-30-2022.

**BASIS OF BEARING:**  
THE BEARINGS FOR THIS SURVEY ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, OHIO SOUTH ZONE, NAD83 (2011), AS DETERMINED BY ODOT RTN OBSERVATIONS WITH THE EASTERLY RIGHT OF WAY LINE OF OLD MCKINLEY AVE BEARING NORTH 06°31'30" WEST.

**FLOOD ZONE:**  
BY GRAPHIC PLOTTING ONLY NATIONAL FLOOD INSURANCE PROGRAM  
FLOOD INSURANCE RATE MAP ZONE DESIGNATION: X  
BASE FLOOD ELEVATION: 732.90  
MAP#: 39049C0302K REVISED JUNE 17, 2008



CURVE TABLE					
NO.	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	174.97'	1915.00'	005°14'06"	174.91'	N16°52'20"W

0.643 AC.  
0.203 AC.  
PARCEL 6  
0.440 AC.  
PARCEL 7



**E. P. FERRIS**  
AND ASSOCIATES  
INC

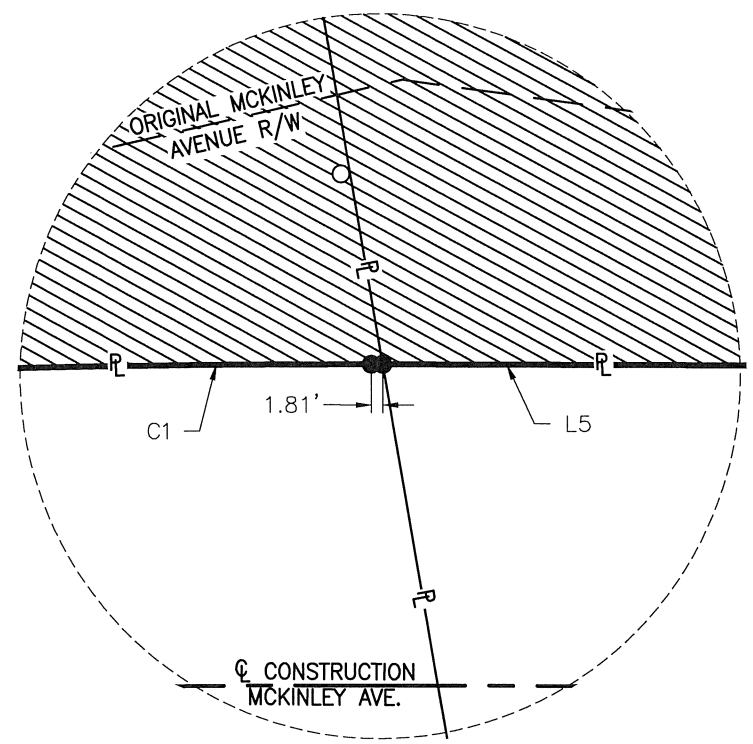
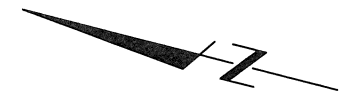
2130 QUARRY TRAILS DR  
2ND FLOOR  
COLUMBUS, OHIO 43228  
(614) 299-2999  
(614) 299-2992 (Fax)  
www.EPFERRIS.com

Consulting Civil Engineers and Surveyors

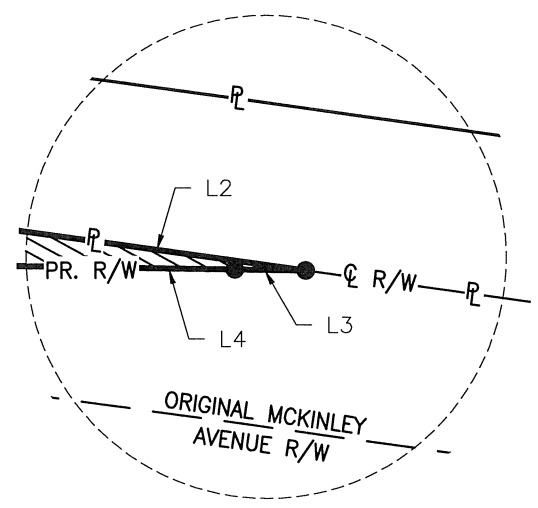
BY: *Matthew Lee Sloat* 7/12/23  
Matthew Lee Sloat, P.E., P.S.  
Registered Surveyor No. 8342

JOB NO.	1005.036
DRAWN BY:	JLC
CHECKED BY:	MLS
APPROVED BY:	MLS
DATE:	2023-07-12

DRAWING: M:\1005036\MCKINLEY\DWG\EXHIBITS\LEGAL EXHIBITS\RIGHT OF WAY\EXH-SR01-0.643AC\DCS.SAVED ON: 07-12-23 14:54 REVISED BY: JCOMMINGHAM -LTS/SCALE 1=1" MS/PS



**DETAIL "A"**  
SCALE: 1" = 30'



**DETAIL "B"**  
SCALE: 1" = 30'

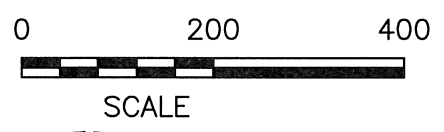
- Property Line
- Right-of-Way
- Centerline of Construction McKinley Ave.
- Centerline of Right-of-Way Original McKinley Avenue
- Point of Beginning
- Proposed Right-of-Way Purchase
- Iron Pin Found (IPF)
- Iron Pin Set
- MAG Nail Found

**NOTES:**

1. FIELD SURVEY WAS CONDUCTED  
09-28-2022 THROUGH 09-30-2022.

**P.R.O. ACREAGE BREAKDOWN**

PCL. NO. 010-153709	0.203 AC. (M)
PCL. NO. 010-146289	0.440 AC. (M)
	0.643 AC. (M)



**E. P. FERRIS**  
AND  
**ASSOCIATES**  
INC.

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(614) 299-2992 (Fax)  
www.EPFERRIS.com

Consulting Civil Engineers and Surveyors

JOB NO.	1005.036
DRAWN BY:	JLC
CHECKED BY:	MLS
APPROVED BY:	MLS
DATE:	2023-07-12

DRAWING: \\1005036.MCKINLEY\DWG\EXHIBITS\LEGAL EXHIBITS\RIGHT OF WAY\24H-SR01-0.643AC.DWG, SAVED ON: 07-12-23 14:54, REVISED BY: JOHNNINGHAM -LJSCALE: 1 -PLOT SCALE 1"=1 MS/PS

# 0.355 ACRE RIGHT OF WAY PURCHASE

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, VIRGINIA MILITARY SURVEY NUMBER 530, AND BEING PART OF THE ORIGINAL MCKINLEY AVENUE RIGHT OF WAY AS DEDICATED IN ROAD RECORD 5, PAGE 146, AND BEING PART OF THE MCKINLEY AVENUE RIGHT OF WAY AS DEDICATED IN ROAD RECORD 19, PAGE 188, OF RECORD IN THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.



**1** WESTBEND QOZB LLC  
PID: 010-146253  
INST. NO. 202301310009823  
29.86 ACRES

**2** PAINE-MCKINLEY AVENUE LLC  
PID: 010-200913  
INST. NO. 201011170154930  
3.75 ACRES

**3** PAINE-MCKINLEY AVENUE LLC  
PID: 010-146278  
INST. NO. 201011170154930  
0.59 ACRES

**4** PAINE-MCKINLEY AVENUE LLC  
PID: 010-146234  
INST. NO. 201011170154930  
1.54 ACRES

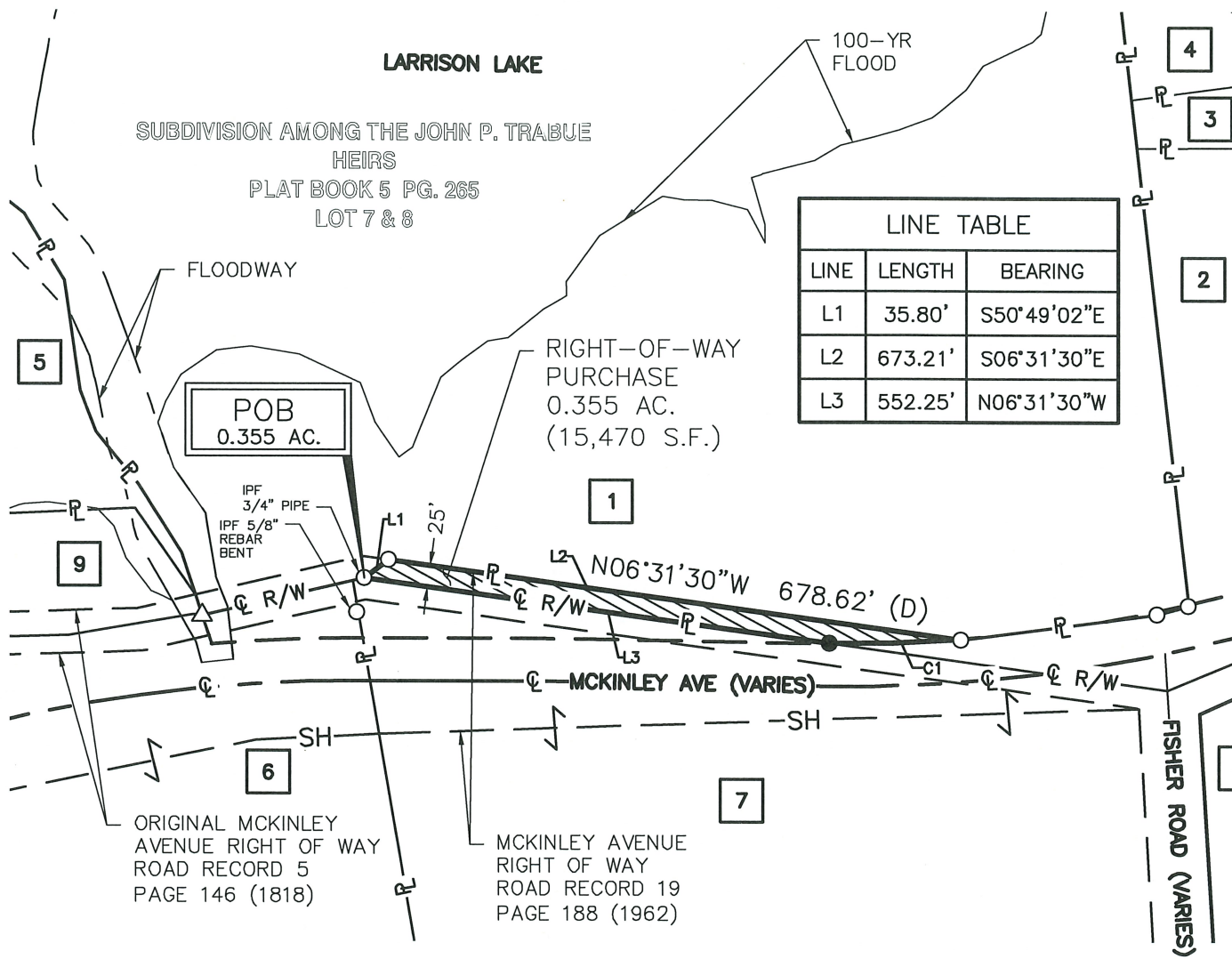
**5** HIDDEN LAKE ASSOCIATION INC  
PID: 010-153702  
ORV. 12725 PG. B16  
14.762 ACRES

**6** CITY OF COLUMBUS  
PID: 010-153709  
D.B. 3357 PG. 215  
38.48 ACRES  
26.0 ACRES

**7** CITY OF COLUMBUS, OHIO  
PID: 010-146289  
D.B. 941 PG. 78  
32.50 ACRES

**8** PAINE-MCKINLEY AVENUE LLC  
PID: 010-200912  
5.18 ACRES

**9** HIDDEN LAKE CONDOMINIUM  
PHASE 5  
C.P.B. 26 PG. 73  
ORV. 03604 PG. C04  
0.69 ACRES



LINE TABLE		
LINE	LENGTH	BEARING
L1	35.80'	S50°49'02"E
L2	673.21'	S06°31'30"E
L3	552.25'	N06°31'30"W

- Property Line
- Right-of-Way
- Centerline of Construction McKinley Ave.
- Centerline of Right-of-Way Original McKinley Avenue
- Point of Beginning
- Proposed Right-of-Way Purchase
- Iron Pin Found (IPF)
- Iron Pin Set
- MAG Nail Found

**NOTES:**

- FIELD SURVEY WAS CONDUCTED 09-28-2022 THROUGH 09-30-2022.

**BASIS OF BEARING:**

THE BEARINGS FOR THIS SURVEY ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, OHIO SOUTH ZONE, NAD83 (2011), AS DETERMINED BY ODOT RTN OBSERVATIONS WITH THE EASTERLY RIGHT OF WAY LINE OF OLD MCKINLEY AVE BEARING NORTH 06°31'30" WEST.

**FLOOD ZONE:**  
BY GRAPHIC PLOTTING ONLY NATIONAL FLOOD INSURANCE PROGRAM  
FLOOD INSURANCE RATE MAP ZONE DESIGNATION: X  
BASE FLOOD ELEVATION: 732.90  
MAP#: 39049C0302K REVISED JUNE 17, 2008

CURVE TABLE					
NO.	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	148.74'	1805.00'	004°43'18"	148.70'	N16°12'13"W



BY: *Matthew Lee Sloat* 7/12/23  
Matthew Lee Sloat, P.E., P.S.  
Registered Surveyor No. 8342

JOB NO.	1005.036
DRAWN BY:	JLC
CHECKED BY:	MLS
APPROVED BY:	MLS
DATE:	2023-07-12

**E. P. FERRIS**  
AND ASSOCIATES  
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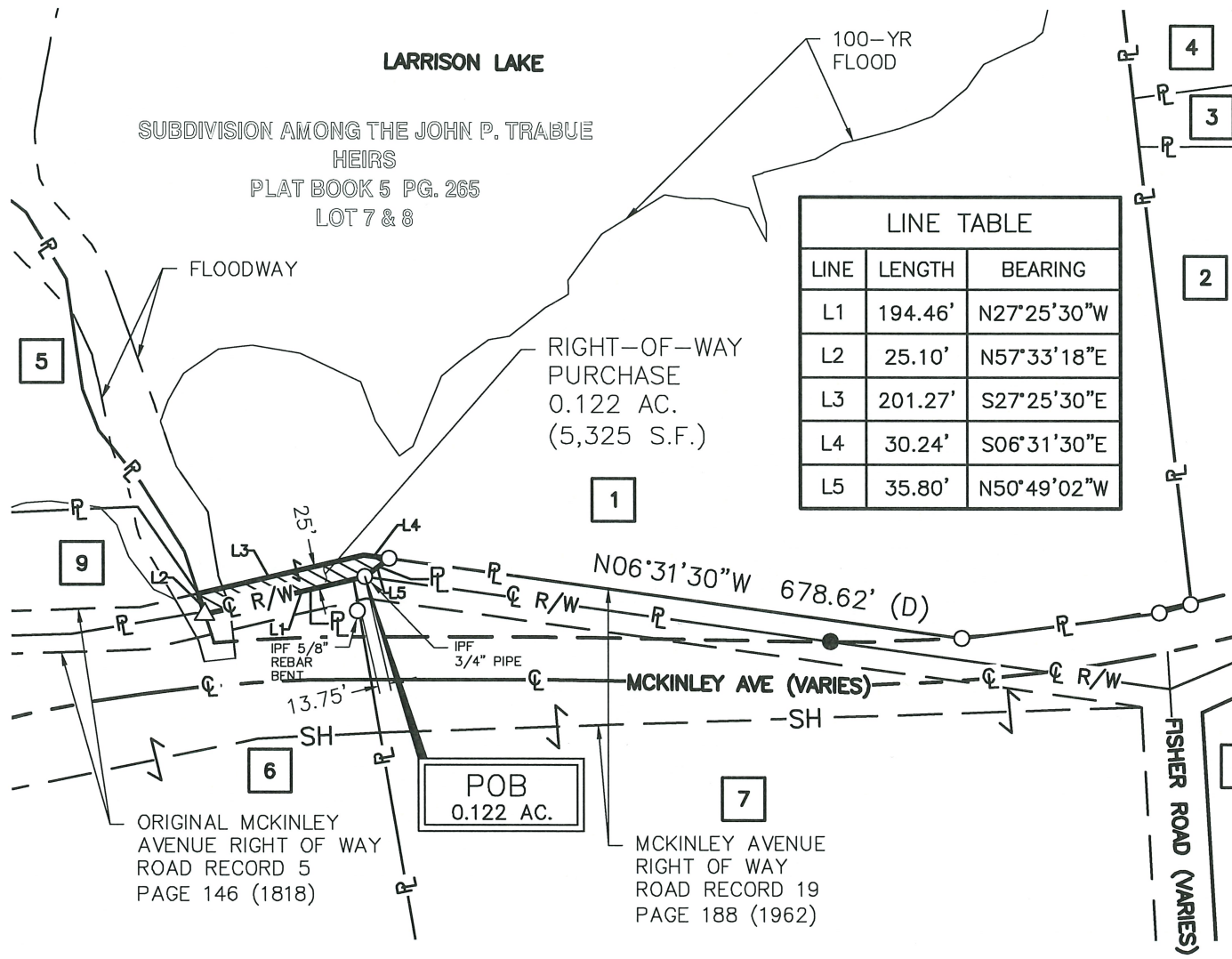
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# 0.122 ACRE HIGHWAY EASEMENT PURCHASE

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, VIRGINIA MILITARY SURVEY NUMBER 530, AND BEING PART OF THE ORIGINAL MCKINLEY AVENUE RIGHT OF WAY AS DEDICATED IN ROAD RECORD 5, PAGE 146, PART OF THE MCKINLEY AVENUE RIGHT OF WAY AS DEDICATED IN ROAD RECORD 19, PAGE 188, AND BEING PART OF A 29.86 ACRE TRACT AS CONVEYED TO WESTBEND QOZB LLC IN INSTRUMENT NUMBER 202301310009823, OF RECORD IN THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.



- 1** WESTBEND QOZB LLC  
PID: 010-146253  
INST. NO. 202301310009823  
29.86 ACRES
- 2** PAINE-MCKINLEY AVENUE LLC  
PID: 010-200913  
INST. NO. 201011170154930  
3.75 ACRES
- 3** PAINE-MCKINLEY AVENUE LLC  
PID: 010-146278  
INST. NO. 201011170154930  
0.59 ACRES
- 4** PAINE-MCKINLEY AVENUE LLC  
PID: 010-146234  
INST. NO. 201011170154930  
1.54 ACRES
- 5** HIDDEN LAKE ASSOCIATION INC  
PID: 010-153702  
ORV. 12725 PG. B16  
14.762 ACRES
- 6** CITY OF COLUMBUS  
PID: 010-153709  
D.B. 3357 PG. 215  
38.48 ACRES  
26.0 ACRES
- 7** CITY OF COLUMBUS, OHIO  
PID: 010-146289  
D.B. 941 PG. 78  
32.50 ACRES
- 8** PAINE-MCKINLEY AVENUE LLC  
PID: 010-200912  
5.18 ACRES
- 9** HIDDEN LAKE CONDOMINIUM  
PHASE 5  
C.P.B. 26 PG. 73  
ORV. 03604 PG. C04  
0.69 ACRES



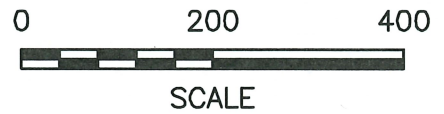
LINE TABLE		
LINE	LENGTH	BEARING
L1	194.46'	N27°25'30"W
L2	25.10'	N57°33'18"E
L3	201.27'	S27°25'30"E
L4	30.24'	S06°31'30"E
L5	35.80'	N50°49'02"W

- Property Line
- Right-of-Way
- Centerline of Construction McKinley Ave.
- Centerline of Right-of-Way Original McKinley Avenue
- Point of Beginning
- Prop. Highway Easement Purchase
- Iron Pin Found (IPF)
- Iron Pin Set
- MAG Nail Found

**NOTES:**  
1. FIELD SURVEY WAS CONDUCTED 09-28-2022 THROUGH 09-30-2022.

**BASIS OF BEARING:**  
THE BEARINGS FOR THIS SURVEY ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, OHIO SOUTH ZONE, NAD83 (2011), AS DETERMINED BY ODOT RTN OBSERVATIONS WITH THE EASTERLY RIGHT OF WAY LINE OF OLD MCKINLEY AVE BEARING NORTH 06°31'30" WEST.

**FLOOD ZONE:**  
BY GRAPHIC PLOTTING ONLY NATIONAL FLOOD INSURANCE PROGRAM  
FLOOD INSURANCE RATE MAP ZONE DESIGNATION: X  
BASE FLOOD ELEVATION: 732.90  
MAP#: 39049C0302K REVISED JUNE 17, 2008



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BY: *Matthew Lee Sloat* 7/12/23  
Matthew Lee Sloat, P.E., P.S.  
Registered Surveyor No. 8342



JOB NO.	1005.036
DRAWN BY:	JLC
CHECKED BY:	MLS
APPROVED BY:	MLS
DATE:	2023-07-12

DRAWING: M:\1005036\MCKINLEY\LEGAL\EXHIBITS\LEGAL EXHIBITS\RIGHT OF WAY\REVISED BY: JOUNNINGHAM - LITSCALE 1 - 1"=1" MS/PS