

PARCEL 1: 6.7 +/- ACRES

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 6.7 acres, more or less.

PARCEL 2: 2.254 ACRES

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 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 Cornelia F. Davis and Others Subdivision as recorded in Plat Book 4, Page 45, being part of Lot Nos. 26 through 37 of A.L. Parkers Second Subdivision as recorded in Plat Book 3, Page 113, part of alleys vacated by City of Columbus Ordinance No. 29384.

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, 1335.07 feet to a set iron pin at the southwest corner of said 6.693 acre tract and the northwest corner of the remainder of said 7.814 acre tract, being the **TRUE POINT OF BEGINNING** of the tract herein described:

Thence along the south line of said 6.693 acre tract and the north line of the remainder of said 7.814 acre tract, South 86 degrees 46 minutes 54 seconds East, 81.00 feet to a set iron pin;

Thence continuing along the south line of said 6.693 acre tract and the north line of the remainder of said 7.814 acre tract, North 03 degrees 13 minutes 06 seconds East, 52.00 feet to a set iron pin;

Thence continuing along the south line of said 6.693 acre tract and the north line of the remainder of said 7.814 acre tract, South 86 degrees 46 minutes 56 seconds East, 170.33 feet to a set iron pin;

Thence continuing along the south line of said 6.693 acre tract and the north line of the remainder of said 7.814 acre tract, North 02 degrees 42 minutes 40 seconds West, 139.41 feet to a set iron pin;

Thence continuing along the south line of said 6.693 acre tract and the north line of the remainder of said 7.814 acre tract, North 87 degrees 14 minutes 08 seconds East, 43.81 feet to a set iron pin at the southeast corner of said 6.693 acre tract and the northeast corner of the remainder of said 7.814 acre tract, 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 the remainder of said 7.814 acre tract, and the west line of said CSX Transportation tract, South 02 degrees 44 minutes 04 seconds East, 671.34 feet to a set iron pin in the east line of a 3.208 acre tract conveyed to Grant Park Townhouses LLC as described in Instrument Number 201809270131303;

Thence along the east line of said 3.208 acre tract, South 87 degrees 11 minutes 33 seconds West, 63.01 feet to a set iron pin;

Thence continuing along the east line of said 3.208 acre tract, the following seven (7) courses:

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 at the northeast corner of said 3.208 acre tract;

Thence along the north line of said 3.208 acre tract, North 86 degrees 54 minutes 37 seconds West, 239.85 feet to a set iron pin;

Thence continuing along the north line of said 3.208 acre tract, South 03 degrees 13 minutes 33 seconds West, 13.00 feet to a set iron pin;

Thence continuing along the north line of said 3.208 acre tract, North 86 degrees 46 minutes 27 seconds West, 14.09 feet to a set iron pin at the northwest corner of said 3.208 acre tract, being in the easterly right-of-way line of said Grant Ave, the east line of said 1.210 acre tract and the west line of the remainder of said 7.814 acre tract;

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 the remainder of said 7.814 acre tract, North 01 degrees 51 minutes 50 seconds East, 58.40 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 the remainder of said 7.814 acre tract, North 03 degrees 13 minutes 00 seconds East, 159.47 feet to the **POINT OF BEGINNING**, containing approximately 2.254 acres, more or less.

PARCEL 5: 0.62 +/- ACRES

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 0.62 acres, more or less.

PARCEL 6: 0.15 +/- ACRES

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: