

City Tract Legal Description – Exhibit A
0.58+/- Acres
East of South Parkview Avenue
North of East Main Street
-1-

Situated in the State of Ohio, County of Franklin, in Half Section 20, Township 5, Range 22 of the Refugee Lands, a 0.58+/- acre tract of land, said tract being all of the remainder of a 1.5114 tract of land conveyed to The City of Bexley of record in Instrument No. 201310250180553 and being part of Lots 5, 6, and 7 as numbered and delineated for G.N. Tussing's Subdivision in Plat Book 5, Pg. 74, said 0.58+/- acre tract being more particularly described as follows:

Beginning for Reference at the northwest corner of Lot 1 as numbered and delineated for the Eugene Powell's Subdivision of record in Plat Book 4, Page 239, the northwest corner of Lot 53 as numbered and delineated for said Rownd and Knauss Parkview Addition of record in Plat Book 4, Page 47, and being the intersection of the easterly right-of-way of S Parkview Avenue (80' R/W) as dedicated in Plat Book 5, Pg. 87 and the southerly right-of-way of Bryden Road (70' R/W) originally dedicated as Town Street in P.B. 4, Pg. 47;

Thence **S 86° 10' 20" E**, with the north line of said Lot 1 of said Eugene Powells Subdivision, the north lines of Lots 53, 52, 51, and 50 of said Rownd and Knauss Parkview Addition and the southerly right-of-way of said Bryden Road (70' R/W), **469.0+/- feet** to an angle point of that tract of land described as Parcel I and conveyed to CAG Bexley APTS LLC of record in Instrument No. 202403120024273, on the common line of said Lot 50 and the southerly right-of-way of said Bryden Road (70' R/W);

Thence **S 86° 10' 20" E**, continuing with a north line of said Parcel I, the north line of said Lot 50, and the southerly right-of-way of said Bryden Road (70' R/W), **22.50+/- feet** to the northeast corner of said Parcel I, the northwest corner of a Buffer Strip as shown for the Columbia Place Subdivision in Plat Book 58, Pg. 10, and being on the north line of said Lot 50 and the southerly right-of-way of said Bryden Road (70' R/W);

Thence **S 03° 51' 26" W**, with the east line of said Parcel I, the west line of said Buffer Strip, the west lines of Lot 1 and 2 as numbered and delineated for said Columbia Place Subdivision, the west line of Lot 7 as numbered and delineated for the Resubdivision of Reserve "A" of Columbia Place in Plat Book 61, Pg. 86, **264.2+/- feet** to the southwest corner of said Lot 7, northwest corner of said Lot 5 and the northwest corner of said Original 1.5114 acre tract, and being the **True Point of Beginning**;

Thence **S 87° 25' 34" E**, with a north line of said Original 1.5114 acre tract, the north lines of said Lots 5, 6 and 7 of said G.N. Tussings's Subdivision and along the southerly line of Lots 7, 6 and 5 of said Resubdivision of Reserve "A" of Columbia Place, **192.9+/- feet** to the northeast corner of said Original 1.5114 acre tract, northeast corner of said Lot 7 of G.N. Tussing's Subdivision, northwest corner of Lot 8 of said G.N. Tussing's Subdivision and being the northwest corner of that 1.745 acre tract of land as conveyed to Bexley Community Improvement Corporation of record in Instrument No. 201310110173792;

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Thence **S 03° 54' 23" W**, with the easterly line of said Original 1.5114 acre tract and said Lot 7, with the westerly line of said 1.745 acre tract and said Lot 8, **133.4+/- feet** to a southeast corner of the remainder of said Original 1.5114 acre tract, also being the northeast corner of that 0.937 acre tract of land as conveyed to BCIC Bexley Square, LLC of record in Instrument No. 201603170031837;

Thence **N 85° 41' 19" W**, with the southerly line of said remainder, the northerly line of said 0.937 acre tract and across said Lots 7, 6 and 5 of G.N. Tussing's Subdivision, **192.8+/- feet** to a common corner thereof, also being in the easterly line of said Parcel I and in the common line of Lots 4 and 5 of said G.N. Tussing's Subdivision;

Thence **N 03° 51' 26" E**, with a west line of the remainder of said Original 1.5114 acre tract, the east line of said Parcel I and said common line of Lot 4 and 5, **127.6+/- feet** to the **True Point of Beginning**. Containing **0.58+/- acres**, more or less and subject to all legal easements, rights-of-way and restrictions.

The above description was prepared by Advanced Civil Design, Inc. on March 26, 2024 and is based on existing Franklin County Auditor's and Recorder's records and actual field survey work completed by Advanced Civil Design, Inc in June of 2023.

Bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (NSRS2011). Said bearings were derived from GPS observation and determine a portion of the existing northerly right-of-way of E Main Street as having a bearing of N87°32'24"W.

All references used in this description can be found at the Recorder's Office, Franklin County, Ohio.

This description was prepared for zoning purposes only and not intended to be used in the transfer of land.

ADVANCED CIVIL DESIGN, INC.

BCIC Tract Legal Description – Exhibit B
0.94+/- Acres
East of South Parkview Avenue
North of East Main Street
-1-

Situated in the State of Ohio, County of Franklin, in Half Section 20, Township 5, Range 22 of the Refugee Lands, a 0.94+/- acre tract of land, said tract being all that 0.937 acre tract of land as conveyed to BCIC Bexley Square, LLC of record in Instrument No. 201603170031837 and being part of Lots 5, 6, and 7 as numbered and delineated for G.N. Tussing's Subdivision in Plat Book 5, Pg. 74, said 0.94+/- acre tract being more particularly described as follows:

Beginning for Reference at the northwest corner of Lot 1 as numbered and delineated for the Eugene Powell's Subdivision of record in Plat Book 4, Page 239, the northwest corner of Lot 53 as numbered and delineated for said Rownd and Knauss Parkview Addition of record in Plat Book 4, Page 47, and being the intersection of the easterly right-of-way of S Parkview Avenue (80' R/W) as dedicated in Plat Book 5, Pg. 87 and the southerly right-of-way of Bryden Road (70' R/W) originally dedicated as Town Street in P.B. 4, Pg. 47;

Thence **S 86° 10' 20" E**, with the north line of said Lot 1 of said Eugene Powells Subdivision, the north lines of Lots 53, 52, 51, and 50 of said Rownd and Knauss Parkview Addition and the southerly right-of-way of said Bryden Road (70' R/W), **469.0+/- feet** to an angle point of that tract of land described as Parcel I and conveyed to CAG Bexley APTS LLC of record in Instrument No. 202403120024273, on the common line of said Lot 50 and the southerly right-of-way of said Bryden Road (70' R/W);

Thence **S 86° 10' 20" E**, continuing with a north line of said Parcel I, the north line of said Lot 50, and the southerly right-of-way of said Bryden Road (70' R/W), **22.50+/- feet** to the northeast corner of said Parcel I, the northwest corner of a Buffer Strip as shown for the Columbia Place Subdivision in Plat Book 58, Pg. 10, and being on the north line of said Lot 50 and the southerly right-of-way of said Bryden Road (70' R/W);

Thence **S 03° 51' 26" W**, with the east line of said Parcel I, the west line of said Buffer Strip, the west lines of Lot 1 and 2 as numbered and delineated for said Columbia Place Subdivision, the west line of Lot 7 as numbered and delineated for the Resubdivision of Reserve "A" of Columbia Place in Plat Book 61, Pg. 86, the east line said Lot 4 of said G.N. Tussing's Subdivision and the west line of the remainder of a 1.5114 tract of land conveyed to The City of Bexley of record in Instrument No. 201310250180553, **391.8+/- feet** to the northwest corner of said 0.937 acre tract and the southwest corner of said remainder tract, and being the **True Point of Beginning**;

Thence **S 85° 41' 19" E**, with a south line of the remainder of said Original 1.5114 acre tract, the north lines of said 0.937 acre tract and across said Lots 5, 6 and 7 of said G.N. Tussings's Subdivision, **192.8+/- feet** to a common corner thereof, said corner also being in the common line of said Lot 7 and Lot 8 of said G.N. Tussing's Subdivision and the westerly line of that 1.745 acre tract of land as conveyed to Bexley Community Improvement Corporation of record in Instrument No. 201310110173792;

Thence **S 03° 54' 23" W**, with the easterly line of said 0.937 acre tract and said Lot 7, with the westerly line of said 1.745 acre tract and said Lot 8, **209.2+/- feet** to the southeast corner of said 0.937 acre tract, the southeast corner of said Lot 7, the southwest corner of said 1.745 acre tract and said Lot 8, and being on the northerly right-of-way of E Main Street (80' R/W) created as "National Road" with an 80' R/W by the 16th Congress of the United States, May 15th, 1820, as recorded in the Public Statutes at Large of the United States of America, Volume III, Sixteenth Congress, Session I, Chapter CXXIII;

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0.94+/- Acres
West of South Parkview Avenue
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Thence **N 87° 32' 24" W**, with the southerly line of said 0.937 acre tract, the southerly line of said Lot 7, partially with the southerly line of said Lot 6 and along said northerly right-of-way line, **122.0+/- feet** to a common corner of said 0.937 acre tract and that 0.003 acre tract of land described as Parcel 1-WD as conveyed to the City of Bexley of record in Instrument No. 201907310095032;

Thence with common lines of said 0.937 acre tract and said Parcel 1-WD and across said Lot 6, the following four (4) courses and distances:

N 06° 01' 58" W, 6.2+/- feet to a point;

N 31° 08' 28" W, 9.0+/- feet to a point;

N 87° 32' 23" W, 5.6+/- feet to a point;

S 02° 27' 37" W, 13.6+/- feet to a point, said point being in the southerly line of said 0.937 acre tract and said Lot 6 and in said northerly right-of-way line;

Thence **N 87° 32' 24" W**, with the southerly line of said 0.937 acre tract, the southerly line of said Lot 6 and Lot 5, and along said northerly right-of-way line, **59.1+/- feet** to a southwest corner of said 0.937 acre tract, the southeast corner of said Parcel I and the common corner of said Lot 5 and Lot 4 of said G.N. Tussing's Subdivision.

Thence **N 03° 51' 26" E**, with a west line of said 0.937 acre tract, the east line of said Parcel I and said common line of Lot 4 and 5, **215.4+/- feet** to the **True Point of Beginning**. Containing **0.94+/- acres**, more or less and subject to all legal easements, rights-of-way and restrictions.

The above description was prepared by Advanced Civil Design, Inc. on March 26, 2024 and is based on existing Franklin County Auditor's and Recorder's records and actual field survey work completed by Advanced Civil Design, Inc in June of 2023.

Bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (NSRS2011). Said bearings were derived from GPS observation and determine a portion of the existing northerly right-of-way of E Main Street as having a bearing of N87°32'24"W.

All references used in this description can be found at the Recorder's Office, Franklin County, Ohio.

This description was prepared for zoning purposes only and not intended to be used in the transfer of land.

ADVANCED CIVIL DESIGN, INC.

CAG Tract Legal Description - Exhibit C
2.957 Acres
East of South Parkview Avenue
North of East Main Street
-1-

Situated in the State of Ohio, County of Franklin, City of Bexley in Half Section 20, Township 5, Range 22 of the Refugee Lands, a 2.957 acre tract of land, said tract being all of a 2.212 acre tract of land (by survey) conveyed to CAG Bexley APTS LLC in Instrument No. 202403120024273 as Parcel I, being all of Lots 1, 2, 3, and 4 as numbered and delineated for G.N. Tussing's Subdivision in Plat Book 5, Pg. 74, part of Lots 50 (which was re-platted as part of Robinson & Wright's Subdivision in Plat Book 7, Pg. 260 and subsequently vacated in Misc. Record 7, Pg. 419) and 51, as numbered and delineated for Rownd & Knauss Parkview Addition in Plat Book 4, Pg. 47, all of a 0.640 acre tract of land (by survey) also conveyed to CAG Bexley APTS LLC in Instrument No. 202403120024273 as Parcel III, being part of Lot 9 as numbered and delineated for Welles' Heirs' East Columbus Subdivision in Plat Book 2, Pg. 260, and all of a 0.104 acre tract of land (by survey) also conveyed to CAG Bexley APTS LLC in Instrument No. 202403120024273 as Parcel II, being part of Lot 3 as numbered and delineated for Eugene Powell's Subdivision in Plat Book 4, Pg. 239, said 2.957 acre tract being more particularly described as follows:

Beginning for Reference at an iron pin set on the northwest corner of Lot 1 as numbered and delineated for said Eugene Powell's Subdivision, and being the intersection of the easterly right-of-way of S Parkview Avenue (80' R/W) as dedicated in Plat Book 4, Pg. 47 and the southerly right-of-way of Bryden Road (70' R/W) originally dedicated as Town Street in said plat;

Thence **S 86° 10' 20" E**, with the north line of said Lot 1 of said Eugene Powells Subdivision, the north lines of said Lots 51 and 50 of said Rownd and Knauss Parkview Addition, and the southerly right-of-way of said Bryden Road (70' R/W), **468.96 feet** to a 5/8" iron pin found (with a cap inscribed "Lamano") on an angle point of said Parcel I, on the common line of said Lot 50 and the southerly right-of-way of said Bryden Road (70' R/W), and being the **True Point of Beginning**;

Thence **S 86° 10' 20" E**, continuing with a north line of said Parcel I, the north line of said Lot 50, and the southerly right-of-way of said Bryden Road (70' R/W), **22.50 feet** to a point referencing a 3/4" iron pipe found (S=0.10 feet) on the northeast corner of said Parcel I, the northwest corner of a Buffer Strip as shown for the Columbia Place Subdivision in Plat Book 58, Pg. 10, and being on the north line of said Lot 50 and the southerly right-of-way of said Bryden Road (70' R/W);

Thence **S 03° 51' 26" W**, with the east line of said Parcel I, the west line of said Buffer Strip, the west lines of Lot 1 and 2 as numbered and delineated for said Columbia Place Subdivision, the west line of Lot 7 as numbered and delineated for the Resubdivision of Reserve "A" of Columbia Place in Plat Book 61, Pg. 86, the east line said Lot 4 of said G.N. Tussing's Subdivision, the west lines of an original 1.5114 acre tract of land conveyed to The City of Bexley in Instrument No. 201310250180553 and a 0.937 acre tract of land conveyed to BCIC Bexley Square, LLC in Instrument No. 201603170031837 and re-recorded in Instrument No. 201604280052995, both tracts containing Lot 5 as numbered and delineated for said G.N. Tussing's Subdivision, and with the east line of the remainder of Lot 50 (passing a 2" iron pipe found at 90.95 feet (W=0.46 feet), a mag nail (E=0.40 feet), and a 5/8" iron pin found (E=1.10 feet, with a cap inscribed "J & J") both at 263.98 feet), **607.19 feet** to a point referencing a 3/4" iron pipe found (S=0.16 feet) on the southeast corner of said Parcel I, the southeast corner of said Lot 4, the southwest corner of said 0.937 acre tract and said Lot 5, and being on the northerly right-of-way of E Main Street (80' R/W) created as "National Road" with an 80' R/W by the 16th Congress of the United States, May 15th, 1820, as recorded in the Public Statutes at Large of the United States of America, Volume III, Sixteenth Congress, Session I, Chapter CXXIII;

Thence **N 87° 32' 24" W**, with the south line of said Parcel I, the south line of said Parcel III, south lines of said Lots 4, 3, 2, and 1 of said G.N. Tussing's Subdivision, the south line of said Lot 9 of said Welles' Heirs' East Columbus Subdivision, and with the northerly right-of-way of said E Main Street (80' R/W), **301.43 feet** to a 5/8" iron pin found (with a cap inscribed "Ferris") on the southwest corner of said Parcel III, and the southeast corner of a 0.692 acre tract of land conveyed to Bexley Gateway Plaza Ltd. in Instrument No. 200703120043404 as Tract 2, and being on the northerly right-of-way of said E Main Street (80' R/W);

Thence **N 03° 49' 01" E**, with the west line of said Parcel III, the west line of said Parcel II, the east line of The Alexander Condominium as depicted originally in Condominium Plat 205, Pg. 43, amended in Condominium Plat 217, Pg. 84, Condominium Plat 229, Pg. 69, Condominium Plat 229, Pg. 70, Condominium Plat 230, Pg. 29 and declared originally in Instrument No. 200807160108654, amended in Instrument No. 201007300096903, Instrument No. 201211200177610, Instrument No. 201211200177625,

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2.957 Acres
East of South Parkview Avenue
North of East Main Street
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and Instrument No. 201212190195746, across said Lot 3 of said Eugene Powell's Subdivision, **354.43 feet** to a 3/4" iron pipe found (with a cap inscribed "6579") on an angle point of said Parcel II and the northeast corner of said condominium;

Thence **N 86° 11' 49" W**, with a south line of said Parcel II, the north line of said condominium, across said Lot 3, **7.92 feet** to a point referencing a 3/4" iron pipe found (W=0.25 feet) on the southwest corner of said Parcel II, the southeast corner of a tract of land conveyed to Andrew J. Dick and Mary W. Dick in Instrument No. 201505180063878, and being on the north line of said condominium;

Thence **N 03° 49' 30" E**, with the west line of said Parcel II, the east line of said tract owned by Andrew J. Dick and Mary W. Dick, and across said Lot 3, **59.92 feet** to a 3/4" iron pipe found on the northwest corner of said Parcel II, the northeast corner of said tract owned by Andrew J. Dick and Mary W. Dick, the north line of said Lot 3, the southwest corner of a tract conveyed to Christopher L. Spiker and Jill Rogers Spiker in Instrument No. 201106290080975, and the south line of said Lot 2 of said Eugene Powell's Subdivision;

Thence **S 86° 10' 59" E**, with the north line of said Parcel II, the north line of said Parcel I, the north line of Lot 3, the south line of Lot 2 and said tract conveyed to Christopher L. Spiker and Jill Rogers Spiker, the south lines of a tract conveyed to John Birtcher and Shirley Birtcher in Instrument No. 202005220070955, a tract of land conveyed to Carol Ann Kaufman and John Daniel Malone in Instrument No. 202206140088531, a 0.343 acre tract of land conveyed to Bronwen Brittany Fortin in Instrument No. 201303250048916, and a 0.028 acre tract of land also conveyed to Bronwen Brittany Fortin in Instrument No. 201303250048916, and across said Lots 51, and 50 of said Rownd & Knauss Parkview Addition (passing a 3/4" iron pin found at 63.00 feet and a point referencing a 3/4" iron pin found at 281.16 feet (S=0.19 feet, E=1.16 feet)), **287.16 feet** to a 5/8" iron pin found (with a cap inscribed "Lamano") on an angle point of said Parcel I and the southeast corner of said 0.028 acre tract;

Thence **N 03° 49' 23" E**, with a west line of said Parcel I, the east line of said 0.028 acre tract, and across said Lot 50, **199.98 feet** to the **True Point of Beginning**. Containing **2.957 acres**, more or less and subject to all legal easements, rights-of-way and restrictions.

The above description was prepared by Advanced Civil Design, Inc. on July 9, 2023 and is based on existing Franklin County Auditor's and Recorder's records and actual field survey work completed by Advanced Civil Design, Inc in June of 2023.

All iron pins set and found are 5/8" diameter rebar, 30" long with plastic cap inscribed Advanced 7661 unless otherwise noted.

Bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (NSRS2011). Said bearings were derived from GPS observation and determine a portion of the existing northerly right-of-way of E Main Street as having a bearing of N87°32'24"W.

All references used in this description can be found at the Recorder's Office, Franklin County, Ohio.

Parcel Exhibit ~

~ 2.96±, 0.58± & 0.94± Ac. ~

Half-Section 20, Township 5, Range 22

Refugee Lands

County of Franklin, State of Ohio

LEGEND

- 1 Lot Number (G.N. Tussing's Subdivision)
- ① Lot Number (Julian's Subdivision)
- ⑦ Lot Number (Columbia Place Subdivision/ Resubdivision of Reserve "A" of Columbia Place)
- *1 Lot Number (Eugene Powell's Subdivision)

****50** Lot Number (Rownd and Knauss Parkway Subdivision)
Bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (NRS2011). Said bearings were derived from GPS observation and determine a portion of the existing northerly right-of-way of E Main Street as having a bearing of N87°32'24"W.

This exhibit is based on existing records from Franklin County Auditor's and Recorder's records and an actual field survey completed in July, 2023.

This exhibit is for zoning purposes only and is not to be used in the transfer of land.

NOTES:
"A" - LOT 50, BEING PART OF THE ROBINSON WRIGHT SUBDIVISION, NUMBERED AND DELINEATED FOR P.B. 7, PG. 260 AND SUBSEQUENTLY VACATED IN MISC. REC. 7, PG. 419.

"B" - LINE AS FIXED IN FRANKLIN COUNTY COURT OF COMMON PLEAS CASE NO. 60113, APRIL TERM 1912, JUDGEMENT ENTRY ON FILE IN ORDERS BOOK 163, PG. 239

"C" - NATIONAL ROAD (80' R/W) CREATED BY THE 16TH CONGRESS OF THE UNITED STATES, MAY 15, 1820, AS RECORDED IN PUBLIC STATUTES AT LARGE OF THE UNITED STATES OF AMERICA, VOLUME III, SIXTEENTH CONGRESS, SESSION I, CHAPTER CXXII.

DRAWN BY: JRM/BCK JOB NO.: 23-0094-11

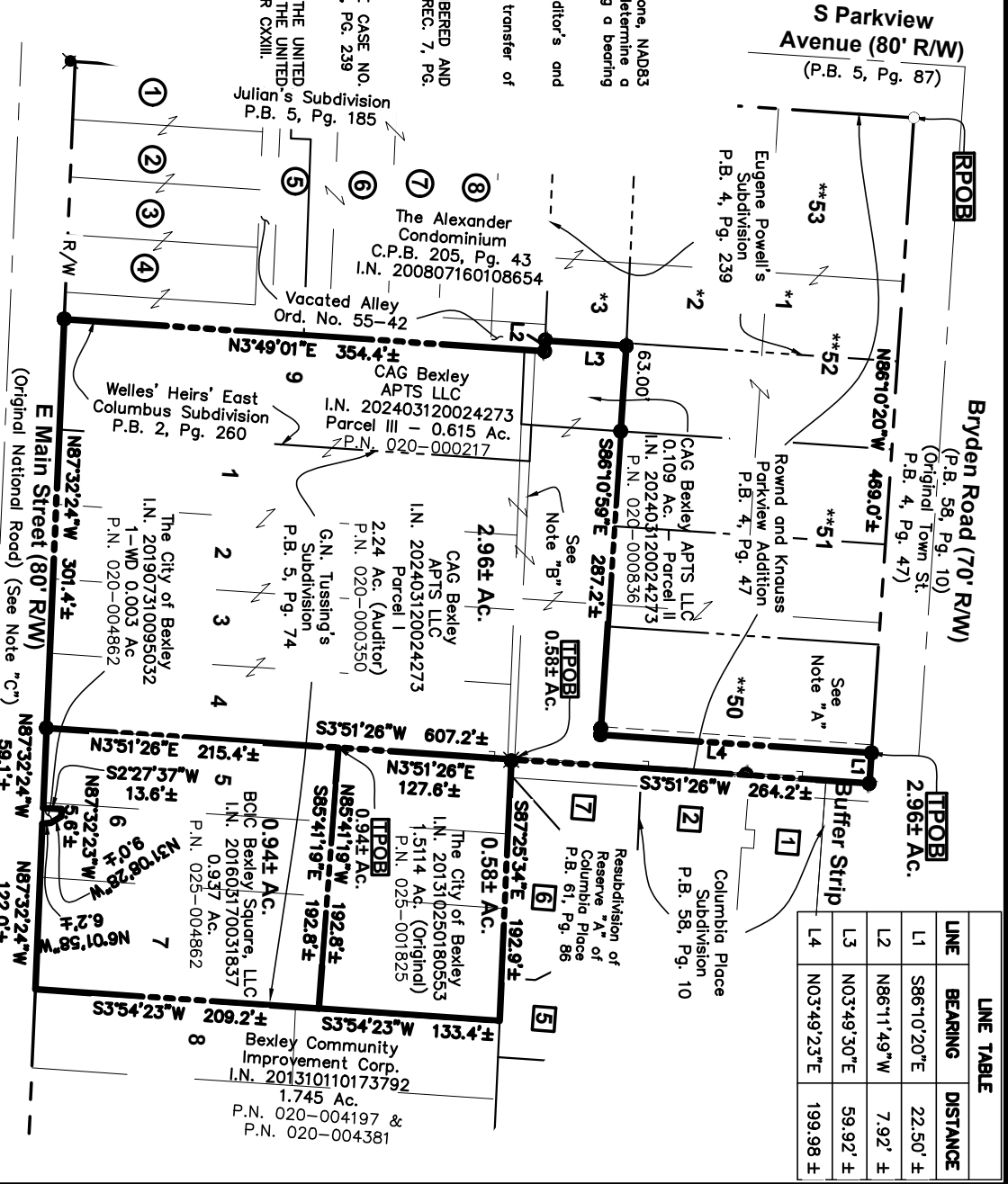
DATE: 3/25/2024 CHECKED BY: DRB

1/1



ADVANCED
CIVIL DESIGN
ENGINEERS SURVEYORS

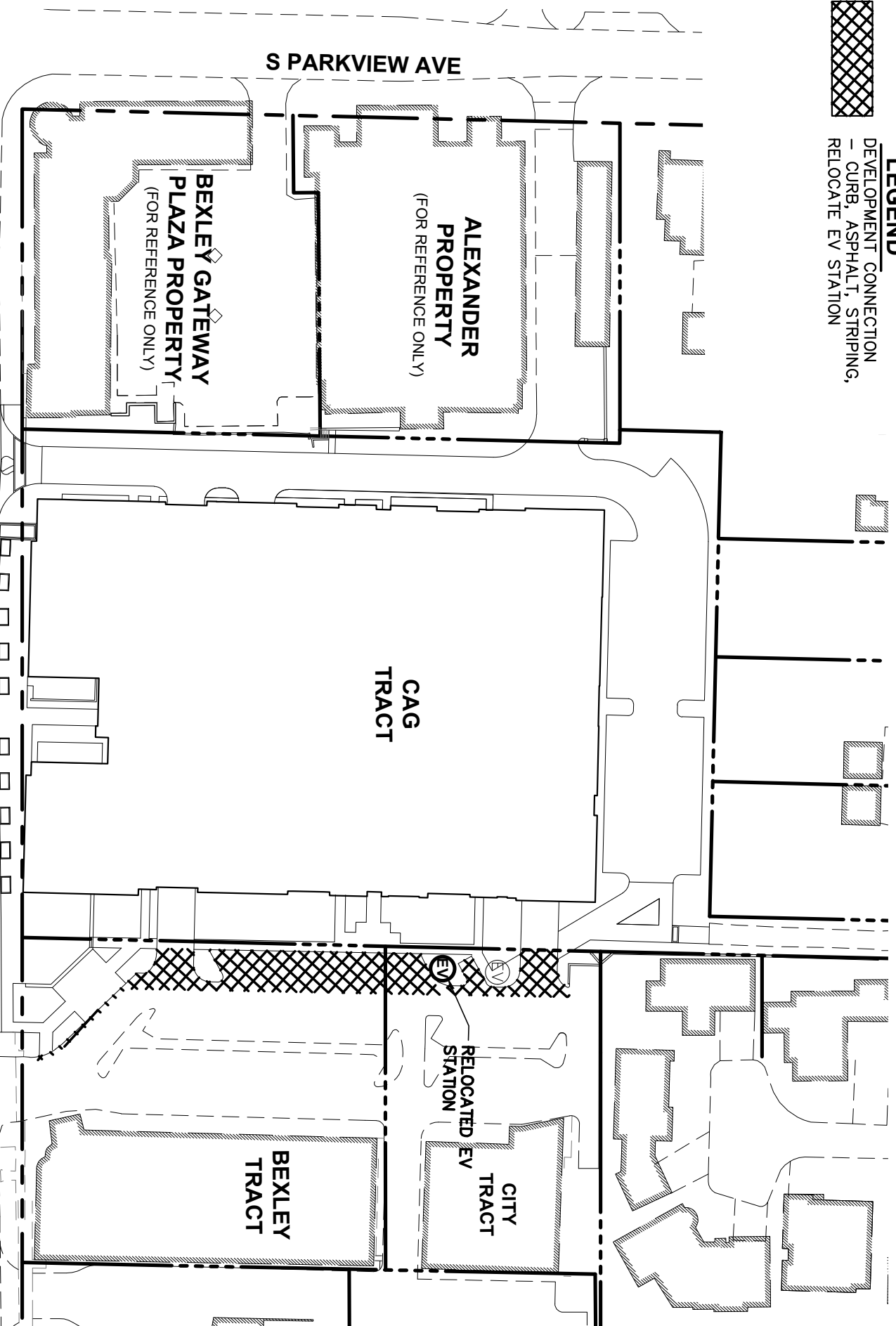
781 Science Blvd, Suite 100
Gehanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755



LEGEND



DEVELOPMENT CONNECTION
— CURB, ASPHALT, STRIPING,
RELOCATE EV STATION



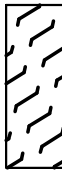
October 16, 2024

EXHIBIT E

LEGEND



BEXLEY TRACT ACCESS EASEMENT
AREA



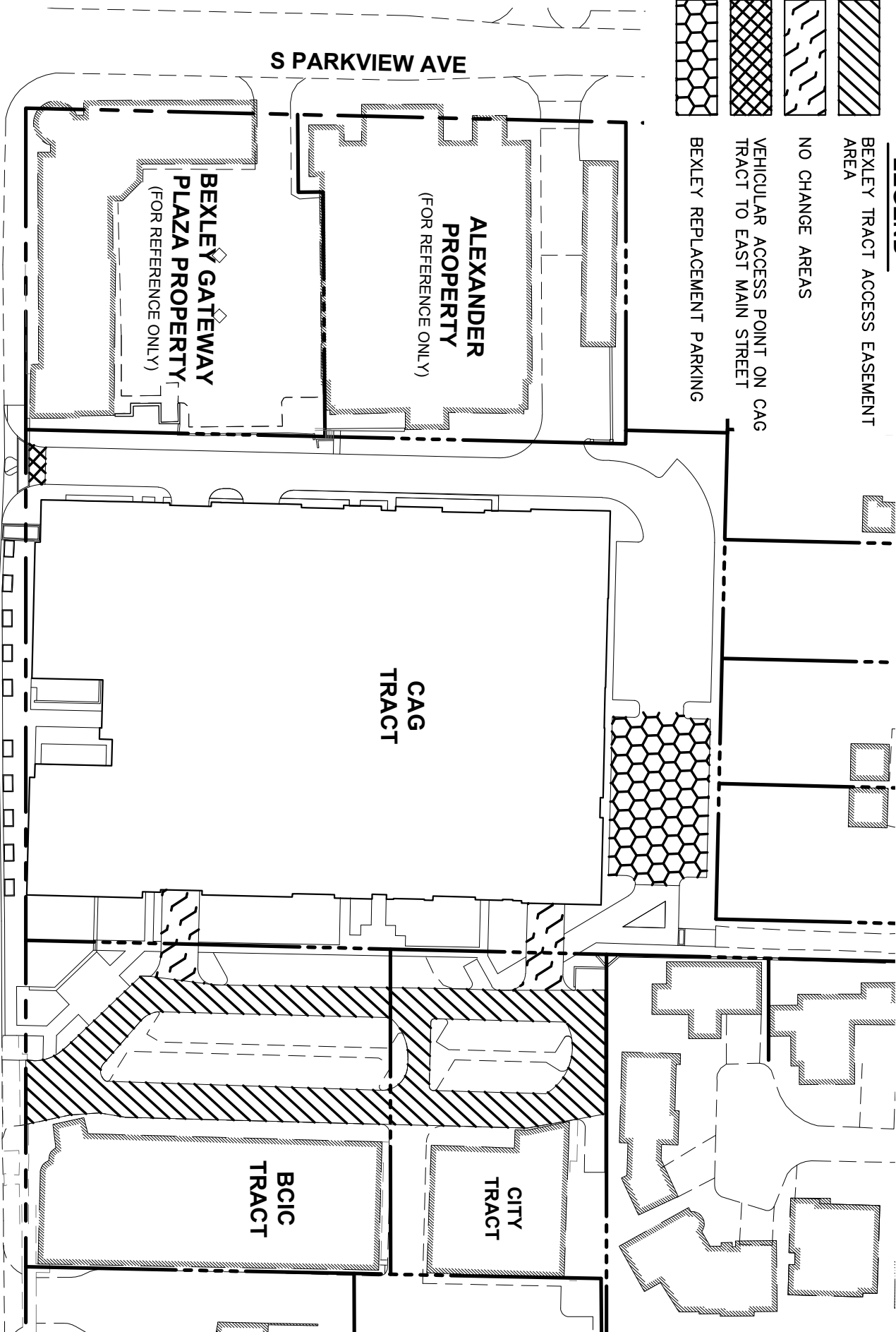
NO CHANGE AREAS



VEHICULAR ACCESS POINT ON CAG
TRACT TO EAST MAIN STREET



BEXLEY REPLACEMENT PARKING



S PARKVIEW AVE

ALEXANDER
PROPERTY
(FOR REFERENCE ONLY)

BEXLEY GATEWAY
PLAZA PROPERTY
(FOR REFERENCE ONLY)

CAG
TRACT

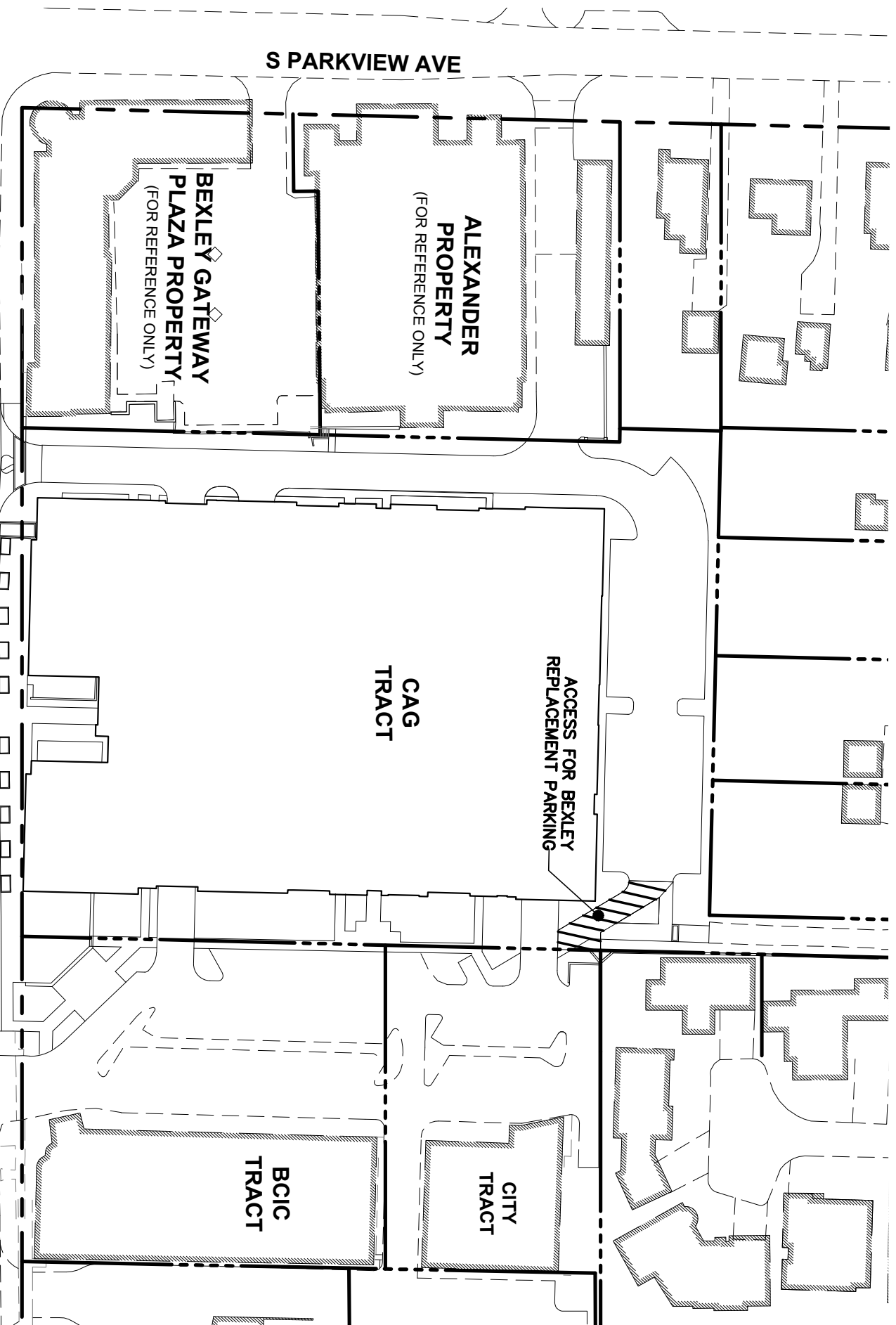
BCIC
TRACT

CITY
TRACT

E MAIN ST

October 16, 2024

EXHIBIT X
(SITE PLAN)



S PARKVIEW AVE

ALEXANDER
PROPERTY
(FOR REFERENCE ONLY)

BEXLEY GATEWAY
PLAZA PROPERTY
(FOR REFERENCE ONLY)

CAG
TRACT

ACCESS FOR BEXLEY
REPLACEMENT PARKING

E MAIN ST

BCIC
TRACT

CITY
TRACT

October 16, 2024

EXHIBIT X
(SITE PLAN)