

LEGAL DESCRIPTION OF 3.861 ACRES

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Situate in the State of Ohio, County of Franklin, City of Gahanna, being located in Section 1, Township 1, Range 17, United States Military Lands and being the 5.119 acre tract conveyed to Mary H. Arnold, by deed of record in Deed Book 2082, Page 518, all references being to records in the Recorder's office, Franklin County, Ohio and bounded and described as follows:

Beginning at a railroad spike in the centerline of Stygler Road at the southeasterly corner of said Mary H. Arnold 5.119 acre tract, a northeasterly corner of "Royal Manor", as the plat of same is of record in Plat Book 33, Pages 64 and 65;

thence North 84° 31' 20" West (passing an iron pin in the westerly right-of-way line of Stygler Road at 40.0 feet), crossing Stygler Road and along the northerly line of Reserve "A" of said "Royal Manor", a distance of 385.00 feet to an iron pin at the southeasterly corner of Lot 12;

thence North 5° 19' 15" East along the easterly lines of Lots 12 thru 20, inclusive, a distance of 578.86 feet to an iron pin at the southwesterly corner of the Imperial Builders, Inc. 1.175 acre tract;

thence South 24° 37' 00" East, along the southerly line of said Imperial Builders, Inc. 1.175 acre tract (passing an iron pin at 362.50 feet), a distance of 385.00 feet to a spike in the centerline of Stygler Road;

thence South 5° 18' 45" West, along said centerline of Stygler Road, a distance of 383.84 feet to a railroad spike at an angle point in said centerline;

thence South 5° 20' 00" West, continuing along said centerline, a distance of 195.64 feet to the place of beginning, containing 5.119 acres, more or less.

Subject however, to all legal rights-of-ways and/or easements, if any, of previous record.

Bearings contained herein are based on bearings in deed of record in Deed Book 2082, Page 518.

Excepting therefrom the following property:

Situated in the State of Ohio, County of Franklin, City of Gahanna, being located in Section 1, Township 1, Range 17, United States Military Lands and being 1.258 acres out of the 5.119 acre tract as conveyed to the National Church Residences, by deed of record in Official Record 12913D12, all references being to records of the Recorder's Office, Franklin County, Ohio, and being more particularly bounded and described as follows:

Beginning at a point in the centerline of Stygler Road at the northeasterly corner of the 0.807 acre tract as conveyed to J.A. and R.L. Roby, by deed of record in Official Record 9230H01;

thence North 85° 51' 35" West, with the northerly line of said 0.807 acre tract and with the northerly line of the 0.231 acre tract as conveyed to the National Church Residences, by deed of record in Official Record 1240DE02 (passing an iron pin at 40.00 feet), a distance of 255.00 feet to a point;

EXHIBIT A

thence North 5° 20' 00" East, a distance of 218.00 feet to a point;

thence South 85° 51' 35" East, parallel with the southerly line of said 8.119 acre tract, a distance of 254.99 feet to a point in the centerline of said Stygler Road;

thence South 5° 18' 45" West, with the centerline of said Stygler Road, a distance of 19.36 feet to an angle point in said road;

thence South 5° 20' 00" West, continuing with the centerline of said Stygler Road, a distance of 196.64 feet to the place of beginning, containing 1.258 acres of land, more or less.

Subject, however, to all legal rights-of-way and/or easements of previous record.

Bearings contained herein are based on the same meridian as the bearings in deed of record in Official Record 12913012.

**DEVELOPMENT TEXT AND LIMITATIONS FOR TRADITIONS AT STYGLER
VILLAGE BY NATIONAL CHURCH RESIDENCES**

03/17/2008

The use and development of the referenced property is limited as follows:

1. The property shall be used only for a Nursing and Personal Care Facility (Nursing Home and associated Therapies Spaces) as permitted under Gahanna Codified Ordinance Section 1153.01(a)(2). Suburban Office and Institutional District. The Nursing Home shall be no more than two (2) stories high and shall contain no more than 100 beds.
2. The property shall be developed with a principal driveway common with Stygler Commons, with the curb cut along Stygler Road from the north property line of Stygler Commons to the south of the property line of the subject property. A parking lot providing 8 spaces, including 2 handicap spaces shall be provided at the parking area which is planned parallel to Stygler Road, located between the Stygler Road ROW and the east façade of the building.
3. A total parking density of 82 spaces will be provided.
4. The building to be constructed on the property shall be of a traditional architectural style and character with materials consisting primarily of brick veneer (similar in texture and color to match existing) with other complementary materials. Applicant acknowledges its obligation to secure the further approval of the Planning Commission for a Certificate of Appropriateness and Final Development Plan
5. The property shall be developed with a planted buffer zone along the north boundary, providing one tree for each twenty (20) feet of linear boundary, or fraction thereof. A board on board continuous six (6) foot high fence shall be constructed along the west property line, screening areas of activity, and shall extend from the southeast corner common with Lot 15 and extend to the northeast corner common with Lot 17 (extending approximately 190 lineal feet). Applicant acknowledges its obligation to secure the further approval of the Planning Commission for a Certificate of Appropriateness.
6. The property shall be developed with at least a sixty-five (65) foot front building setback at the east boundary, with the area between Stygler Road and the parking parallel to Stygler Road to be developed with lawn, landscaping, planting or mounding or combination thereof. A building setback of 40' is provided at the north property line for the two story portion of building.

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EXHIBIT B

7. An 18' wide fire lane shall be provided extending from the parking area at the west side of the proposed development, extending north to the north property line, following a course east with the fire lane connecting to the corner of Stygler Road.
8. The parking area shall be screened in accordance with Gahanna Codified Ordinance Section 1167.18(a) and (b) to an opacity of eighty (80%) percent or more.
9. The dumpster and service area shall be screened in accordance with Gahanna Codified Ordinance Section 1167.18(a) and (c) to opacity of eighty (80%) percent or more.
10. The sign for the building is a low, ground mounted sign established at least fifteen (15') feet from the right-of-way with not less than fifty (50) square feet of landscaping.
11. The property shall be developed with a connector walk from the proposed two story building to adjacent walk areas.
12. The property shall be developed with an emergency access connector from the southwest parking lot to existing Stygler Village Tower traffic areas (Stygler Village Tower is located to the west and south of this proposed development).
13. The property shall be developed to preserve wildlife habitat, where possible, and to retain all trees of 4" or greater in diameter, where outside building and traffic limits.
14. Applicant has constructed at its own expense a sewage pump station and a sanitary sewage force main, running generally south along Stygler Road, crossing Agler Road and connecting to an existing 8" public sewer. The force main is approximately 1,550 lineal feet. Based upon preliminary engineering performed by Evans, Mechwart, Hambleton & Tilton, the force main will be not less than 3 inch diameter, pressure-rated, PVC sewer pipe and the pump station will be powered by at least two 3 hp. Electric motors, connected to the nursing home emergency electric system and equipped with an alarm. The maintenance and operation of the pump station and force main will be the responsibility of applicant.