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EXECUTIVE SUMMARY

This is a study of nineteen (19) tax parcels (collectively, the “Goodale/Vine Area”) comprised of two (2) parcels west of Neil Avenue (Goodale Sector) and seventeen (17) parcels east of Neil Avenue (Vine Sector), all as further described and depicted in this study. The purpose of this study is to determine if conditions of blight, as set for in the Ohio Revised Code (ORC) Section 1.08 (see attached Exhibit A) exist on at least 70% of the tax parcels in the area. If these requirements of ORC Section 1.08 are met the City of Columbus may declare the study area to be eligible for establishment of a tax increment financing (TIF) on the area (TIF) under ORC 5709.41, 5709.42 and 5709.43 (collectively, the TIF Statutes) that will apply to “residential” development as defined in and for purposes of those TIF Statutes.

Historically, the Goodale Sector was an area of heavy industrial railroad use. It was the site of an extensive rail yard, roundhouse, coach and car repair shops, and a wide array of other support facilities and equipment.

Historically, the Vine Sector, which developed over many years as Columbus grew into a major urban center, was later an area of mixed commercial and light industrial use.

The study area consists of the following nineteen (19) as recorded in the Franklin County Auditor’s office:

Goodale Sector:
010-066303-00*
010-180602-00*

Vine Sector:
010-066706-00
010-053470-00*
010-066097-00*
010-253404-00*
010-053329-00
010-024120-00*
010-041909-00*
010-020625-00*
010-026737-00*
010-046148-00*
010-042166-00*
010-031884-00*
010-010155-00*
010-039814-00*
010-009459-00*
010-009311-00
010-283123-00

Those parcels designated with a (*) have been determined to meet the requirements of ORC Section 1.08 to be designated as “blighted”. Fifteen (15) of the nineteen (19) parcels meet the blight requirements of the statute, and seventy-eight percent (78%) of the parcels studied are blighted. Thus, the study area meets the requirement of being a “blighted area” and is eligible to be designated as a TIF that includes residential development under the “TIF statutes” in the ORC.

The blight determination is based, in the case of the two parcels comprising the Goodale Sector (010-180602 and 010-066303), on the findings of a Phase II environmental study which found toxic and hazardous substances in the soil, and ground water of those parcels. These levels exceeded the levels deemed acceptable to humans as determined by the Ohio Environmental Protection Agency (OEPA).

They are also substantially above those levels deemed acceptable for residential living under the Ohio Voluntary Action Program (VAP). Under ORC Section 1.08 such parcels are deemed blighted. Neither of these parcels has had any remediation actions taken on them. (See Exhibit F)

In the case of Vine Sector parcels 010-026737, 010-046148, 010-020625, 010-039814, 010-009459, 010-010155, 010-031884, 010-042166 and 010-066079, these parcels contain no permanent structures and, as currently configured, are unbuildable as individual parcels in a manner consistent with the City of Columbus Planning Division Downtown Design Guidelines (adopted July 15, 2013) applicable to this area. In addition, the current use of these parcels is as unpaved surface parking lots and that use is not in compliance with the Columbus Zoning Code at Chapters 3312, 3359 and 3373, as these parking lots lack hard surface cover over portion of all of them (gravel over much of the surface), have no stripping for parking slots, no screening from streets and rights of way, have damaged or downed signage and, though used for night parking, have no lighting. The surface conditions of these lots is such that they are clearly in a state of dilapidation and deterioration. Given these conditions, these Vine Area parcels also meet the definition of blight under ORC Section 1.08.

Vine Sector parcels 010-024120, 010-041909, 010-053470 and 010-253404 are, unlike the above Vine Sector parcels, buildable as individual lots. However, all have the same defects as parking area as do the parcels above and, thus, are in noncompliance with the Columbus Zoning Code. Parcels 010-024120 and 010-041909 both have structures that are abandoned, have no utilities, and are deteriorated. These are both booths for parking fee takers. These have been replaced by on site automated fee collection units. Parcel 010-053470 also has a broken, collapsing brick screening wall along Columbus Convention Center Drive. Parcel 010-253404 has a wooden board fence along its southern parcel line which is deteriorated, broken and dislocated in several locations. It also contains a portion of the broken collapsing brick wall as the one along west of parcel 010-053470. The parking surface conditions are similar to those parcels noted above. Thus these parcels are also found to clearly evidence being in a state of dilapidation, deterioration and being in noncompliance with a local code. Given these conditions all of the above parcels in the Vine Sector meet the definition of blight under ORC Section 1.08.

In addition, several of the building walls in the area were found to exhibit graffiti which is often an indicator of urban youth gang activity in the area.

PURPOSE

The purpose of this study is to determine if the nineteen (19) tax parcels comprising the Goodale/Vine Area qualify as a blighted area under the ORC Section 1.08 (see Exhibit A). If the defined study area does qualify as a "blighted area" it is eligible to be included by the City of Columbus in a TIF that includes residential development as provided under ORC Sections 5709.41, 5709.42 and 5709.43.

STUDY AREA BOUNDARY

Generally, the study area is located east of the Scioto and Olentangy Rivers, south of I- 670, west of High Street and north of Nationwide Blvd. The boundaries and the specific parcels involved in the

Goodale/Vine Area are set forth on Exhibits B and C, Map 2 The study area consists of the following nineteen tax parcels:

Goodale Sector:

010-066303-00

010-180602-00

Vine Sector:

010-066706-00

010-053470-00

010-066097-00

010-253404-00

010-053329-00

010-024120-00

010-041909-00

010-020625-00

010-026737-00

010-046148-00

010-042166-00

010-031884-00

010-010155-00

010-039814-00

010-009459-00

010-009311-00

010-283123-00

The area also includes the right of way of Spruce Street from Neil Ave. to the east side of Armstrong Street, Armstrong Street south from Spruce Street to Vine Street, Kilbourne Street from Spruce Street to Vine Street and Vine Street from Park Street to the northern property line of parcel 010-053029. Also included is a portion of Columbus Convention Center Drive from the southern property line of parcel 010-253404 extended west across the Drive and north to the southern right of way Vine Street. Portions of School and Middle alleys, and segments of unnamed alleys are included. See Exhibit B.

HISTORY

Goodale Sector – This sector was part of a huge rail yard which included engine round house, coach and freight car repair shop and support facilities and equipment.

Vine Sector – This area, in the 1890's, was a mixture of duplex and single family dwelling, livery stables, a hotel, and some scattered commercial operations. As the Columbus downtown grew north this area evolved into mixture of commercial enterprises and light industrial facilities.

DEFINITION OF A BLIGHTED AREA

The definition of a blighted area is established in ORC Section 1.08 (see Exhibit A). This definition provides that at least seventy percent (70%) of the tax parcels in a designated area must have one, or in some cases two, of the criteria for being blighted under the conditions set forth in that ORC Section 1.08. If an area satisfies these criteria it is considered to be eligible to be designated as a TIF area that includes residential development under the provisions of ORC Sections 5709.41, 5709.42 and 5709.43.

EXISTING PROPERTY OWNERSHIP

There are only a few owners of the nineteen parcels included in the Goodale/Vane Area, as follows:

Parcel	Acreage*	Owner	Use
010-066303-00	.945	New York Central Lines	Vacant
010-180602-00	18.83	New York Central Lines	Vacant
010-066706-00	.6901	HP Land Development LTD	Commercial
010-053470-00	.8674	HP Land Development LTD	Parking
010-066097-00	.0131	HP Land Development LTD	Parking
010-253404-00	.17	HP Land Development LTD	Parking
010-053329-00	.1287	CCA Development LLC	Commercial
010-024120-00	3.5532	NWD HP LLC	Parking
010-041909-00	1.2808	HP Land Development LTD	Parking
010-020625-00	.0622	HP Land Development LTD	Parking
010-026737-00	.0696	HP Land Development LTD	Parking
010-046148-00	.0652	HP Land Development LTD	Parking
010-042166-00	.1205	CCA Development LLC	Parking
010-031884-00	.1205	CCA Development LLC	Parking
010-010155-00	.1225	CCA Development LLC	Parking
010-039814-00	.0346	CCA Development LLC	Parking
010-009459-00	.0848	CCA Development LLC	Parking
010-009311-00	.2899	HP Land Development LTD	Commercial
010-283123-00	.1415	HP Land Development LTD	Commercial
Total	27.5896		

*Parcel Size information taken from Franklin County Auditor's website.

See also Exhibits D and E. These nineteen (19) parcels encompass approximately 27.5896 acres plus the included rights of way in Exhibit B.

EXISTING LAND USE

As noted above much of the land in the Goodale Sector is vacant after the removal of numerous heavy industrial buildings and attendant facilities. The remains of some of this prior development still litter the site in the form of broken foundations, walls, and old rail tracks. The same has occurred in the Vine Sector where commercial and light industrial buildings were leveled. Most of this cleared land is used for surface parking. Only four of the parcels have substantial buildings on them. These are all active operating commercial enterprises.

EXISTING PARCEL CONDITIONS

Goodale Sector - This area consists of two parcels 010-066303 and 010-180602. These parcels will be described together since they are both part of a former huge rail yard, have common ownership and generally the same conditions.

These two parcels are just north of the expanding Columbus Central Business District (CBD), the convention center and arena area along with associated commercial development. One parcel, 010-180602, is much larger containing 18.83 acres, while the other is only .94 acres. Together they are roughly 20 acres in size.

These parcels are a part of what was once a substantial rail yard development. These yards fell into disuse as rail travel and transport declined until they ceased to operate here in the early 1980's. Today they can only be described as an "urban jungle" and a "no man's land", this in the midst of a vibrant growing portion of one of the major cities in this country. These parcels have no streets or public rights of way, no paved roads, street lights, water or sewer lines and such. The only vehicular pathway is a dirt road (often muddy and impassable) that reaches from the rusty gated entrance off Neil Ave. to where parcel 010-180602 terminates at the southern right of way of I-670. A major corporation has just constructed its new national headquarters on the private parcel on the north side of I-670. They will not permit any vehicular traffic to cross their site save for emergency vehicles to provide ingress or egress to the Goodale Sector.

It is an elevated area from the eastern boundary of Neil Ave. which has the unofficial entryway to the site, which is the only means of access without crossing private property. It is an area of literal jungle like over growth, evident homeless habitation (numerous campsites were found, as well as two apparently homeless persons wandering on the site). The crew which did the Phase II study in the area found similar homeless habitation (See Exhibit F). There is also extensive graffiti found on the site, and in areas immediately adjacent to the site. This is often an indication of urban youth gang activity. The site is littered with the concrete remains of walls, foundations, equipment supports and platforms.

While the structures and equipment are gone, this rubble remains. There are also ground water monitoring pipes in evidence all around the site. Both parcels also contain considerable chemicals, undoubtedly remaining from its prior use, which are in excess of both EPA standards and standards under the Ohio Voluntary Action Program. A Phase II environmental study was recently conducted on these parcels. The resulting study is over one thousand pages in length. Given that size, only an extract from the study is included as Exhibit F, with the remainder being included by reference. As this study clearly shows the entire site is contaminated with dangerous levels of various chemicals. In their present state these two parcels are a "direct threat to public health or safety in its present condition by reason of environmentally hazardous conditions, solid waste pollution or contamination" as set forth in ORC 1.08(B)(1)(b). Thus, both parcels meet the requirement to be declared "blighted".

Vine Sector – This is the area east of Neil Ave. and has other conditions which meet the level of being considered "blighted". As noted earlier this area is primarily surface parking at this time.

Parcels 010026737, 010-046148, 010-020625, 010-039814, 010-009459, 010-010155, 010-031884, 010-042166, and 010-066179 are all gravel parking, with some remnant broken and cracked concrete apparently left over floors and parking areas from prior development. None of these parcels have permanent buildings on them. All of these parcels are under 5,000 sq. ft. in size and none have a frontage over 40 feet. As currently configured they are all unbuildable as individual parcels in a manner consistent with the City of Columbus Downtown Development Guidelines which were adopted in July 15, 2013 and are applicable to this area. In addition, the parking sites are in noncompliance with Chapter 3312, 3359 and 3373 of the Columbus Zoning Code; in that they are unpaved (gravel and broken, uneven, cracked concrete), have no stripping for parking slots, no screening from streets and other rights of way, have no designated handicapped parking slots and, though used for night parking, have no lighting. The surface area of these parking areas is uneven, bumpy and difficult to walk on and could not be used by a wheelchair. These surface conditions are clearly in a state of dilapidation and deterioration. Thus, all nine of these parcels meet the blight requirements under ORC 1.08(B) (2) (a, b and f).

Parcels 010-024120, 010-041909, 010-053470 010-053404, while surface parking, are considered buildable as individual lots. However, all of these parcels have the same defects as those cited for the parcels above and, thus, are in noncompliance with the Columbus Zoning Code sections mentioned above. Parcels 010-024120 and 010-041909 both have a structure on them which are abandoned, vacant, have no utilities and are obviously deteriorated. These two booths are for parking lot fee takers. These human collectors no longer exist, just their structures remain. They have been replaced by on site automated fee collection units. Parcel 010-024120 also has a small deteriorated shed, apparently for maintenance equipment. Parcel 010-053470 also has a broken, collapsing brick screening wall along its western property line which borders Columbus Convention Center Drive. Parcel 010-253404 has an unpainted board fence along its southern parcel property line. This fence is deteriorated, broken, has missing parts and is, in place, dislocated. These parcels are deteriorated, and in noncompliance with a local code. Thus, these parcels meet the requirements ORC 1.08(B) (2) (a, f) as being blighted.

A Phase II environmental study was made of all of the Vine Sector parcels north of Vine Street, west of Armstrong Street and south of Spruce Street in early 2018. This study was hundreds of pages long. Only an extract is included here as Exhibit G. The remainder is included by reference. It found no conditions on these parcels which would prohibit commercial/industrial development. However it found a number of bores had chemical at level which violated OEPA and VAP standards for residential development.

Parcels 010-009311, 010-283123, 010-066706 and 010-053329 are all developed with commercial structures that are operating businesses. Several have apparent minor exterior defects, but were not inspected internally and are all considered to be standard and not blighted.

PUBLIC INFRASTRUCTURE

The public infrastructure considered for this study consisting of only what could be observed from the surface. Only the Vine Sector was including in this since the Goodale Sector has no public infrastructure. Thus, water, sewer, electrical, gas, etc. were not considered. Spruce Street to Armstrong Street is in a deteriorated state with cracked, broken asphalt surface, considerable asphalt patching, broken missing curb on both north and south side, as well as broken missing stretches of sidewalk. Kilbourne Street surface, which has some cracked asphalt, is in better condition. However, it has missing curbing and stretches of sidewalk. Armstrong Street is more deteriorated than Kilbourne with more cracked asphalt surface, missing broken curbing and missing sidewalk on part of the western side. It is also too narrow to allow parking on both sides of the street, as is now permitted. Vine Street from Park Street to the eastern property line of parcel 010-053329 also has considerable cracking and sprawling of its asphalt surface, broken, missing and sunken curbing. It sidewalk is uneven in spots. Street lighting in the Vine Sector is adequate. The surface, curbing and sidewalk along Columbus Convention Center Drive is in good condition for the portion included in the Vine Sector. Likewise, the curb, gutter and sidewalk along the western side of Neil Ave. is generally in good condition. Middle Alley was in deteriorated condition with cracked and missing asphalt. School Alley was in fair condition for an alley. There are several other unnamed alley segments in the area and all are in a deteriorated condition.

CONCLUSION

Based on the survey of the nineteen (19) parcels in the Goodale/Vine Area carried out by Francis X. Leighty, and a review of extensive environmental studies undertaken of those parcels, the city Zoning Code, and Downtown development requirements, it is concluded that the Goodale/Vine Area meets the requirements provided in ORC Section 1.08 of being a "blighted area". This conclusion is

based on the fact that fifteen (15) of the nineteen (19) tax parcels (78%) meet the definition of blight” contained in ORC 1.08. This is summarized in the below table.

Parcel	Condition	Reason(s)
010-066303-00	Blighted	Hazardous conditions, contamination
010-180602-00	Blighted	Hazardous conditions, contamination
010-066706-00	Not Blighted	N/A
010-053470-00	Blighted	Dilapidated, deteriorated, noncompliance with codes
010-066097-00	Blighted	Dilapidated, deteriorated, noncompliance with codes
010-253404-00	Blighted	Dilapidated, deteriorated, noncompliance with codes
010-053329-00	Not Blighted	N/A
010-024120-00	Blighted	Dilapidated, deteriorated, noncompliance with codes
010-041909-00	Blighted	Dilapidated, deteriorated, noncompliance with codes
010-020625-00	Blighted	Dilapidated, deteriorated, noncompliance with codes
010-026737-00	Blighted	Dilapidated, deteriorated, noncompliance with codes
010-046148-00	Blighted	Dilapidated, deteriorated, noncompliance with codes
010-042166-00	Blighted	Dilapidated, deteriorated, noncompliance with codes
010-031884-00	Blighted	Dilapidated, deteriorated, noncompliance with codes
010-010155-00	Blighted	Dilapidated, deteriorated, noncompliance with codes
010-039814-00	Blighted	Dilapidated, deteriorated, noncompliance with codes
010-009459-00	Blighted	Dilapidated, deteriorated, noncompliance with codes
010-009311-00	Not Blighted	N/A
010-283123-00	Not Blighted	N/A

Exhibit A

DEFINITION OF BLIGHT

Ohio Revised Code Section 1.08 – Blighted Area Defined.

As used in the Revised Code:

(A) "Blighted area" and "slum" mean an area in which at least seventy per cent of the parcels are blighted parcels and those blighted parcels substantially impair or arrest the sound growth of the state or a political subdivision of the state, retard the provision of housing accommodations, constitute an economic or social liability, or are a menace to the public health, safety, morals, or welfare in their present condition and use.

(B) "Blighted parcel" means either of the following:

(1) A parcel that has one or more of the following conditions:

(a) A structure that is dilapidated, unsanitary, unsafe, or vermin infested and that because of its condition has been designated by an agency that is responsible for the enforcement of housing, building, or fire codes as unfit for human habitation or use;

(b) The property poses a direct threat to public health or safety in its present condition by reason of environmentally hazardous conditions, solid waste pollution, or contamination;

(c) Tax or special assessment delinquencies exceeding the fair value of the land that remain unpaid thirty-five days after notice to pay has been mailed.

(2) A parcel that has two or more of the following conditions that, collectively considered, adversely affect surrounding or community property values or entail land use relationships that cannot reasonably be corrected through existing zoning codes or other land use regulations:

(a) Dilapidation and deterioration;

(b) Age and obsolescence;

(c) Inadequate provision for ventilation, light, air, sanitation, or open spaces;

(d) Unsafe and unsanitary conditions;

(e) Hazards that endanger lives or properties by fire or other causes;

(f) Noncompliance with building, housing, or other codes;

(g) Nonworking or disconnected utilities;

(h) Is vacant or contains an abandoned structure;

(i) Excessive dwelling unit density;

- (j) Is located in an area of defective or inadequate street layout;
- (k) Overcrowding of buildings on the land;
- (l) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
- (m) Vermin infestation;
- (n) Extensive damage or destruction caused by a major disaster when the damage has not been remediated within a reasonable time;
- (o) Identified hazards to health and safety that are conducive to ill health, transmission of disease, juvenile delinquency, or crime;
- (p) Ownership or multiple ownership of a single parcel when the owner, or a majority of the owners of a parcel in the case of multiple ownership, cannot be located.

(C) When determining whether a property is a blighted parcel or whether an area is a blighted area or slum for the purposes of this section, no person shall consider whether there is a comparatively better use for any premises, property, structure, area, or portion of an area, or whether the property could generate more tax revenues if put to another use.

(D)

(1) Notwithstanding any other provision of this section, absent any environmental or public health hazard that cannot be corrected under its current use or ownership, a property is not a blighted parcel because of any condition listed in division (B) of this section if the condition is consistent with conditions that are normally incident to generally accepted agricultural practices and the land is used for agricultural purposes as defined in section 303.01 or 519.01 of the Revised Code, or the county auditor of the county in which the land is located has determined under section 5713.31 of the Revised Code that the land is "land devoted exclusively to agricultural use" as defined in section 5713.30 of the Revised Code.

(2) A property that under division (D)(1) of this section is not a blighted parcel shall not be included in a blighted area or slum.

Effective Date: 2007 SB7 10-10-2007 .

Exhibit B**BOUNDARY DESCRIPTION OF GOODALE/VINE AREA**

Beginning at a point, said point being the intersection of the eastern right of way line of Neil Avenue and the northern right of way line of Spruce Street, thence in an easterly direction along the northern right of way line of Spruce Street to a point, said point being the intersection of the northern right of way line of Spruce Street and the eastern right of way line of Armstrong Street, thence in a southern direction along the eastern right of way line of Armstrong Street to a point, said point being the intersection of the eastern right of way line of Armstrong Street and the northern property line of parcel 010-009313, thence in an eastern direction along the northern property line of parcels 010-009313 and 010-238123 to a point, said point being the intersection of the northern property line of parcel 010238123, extended across School Alley, to the eastern right of way line of School Alley, thence in a northern direction along the eastern right of way line of School Alley to a point, said point being the intersection of the eastern right of way line of School Alley and the northern property line of parcel 010-066706, thence in an eastern direction along the northern property on of parcel 010-066706 to a point, said point being the intersection of the northern property line of parcel 010-066706 and the western right of way line of Park Street, thence southern direction along the western right of way line of Park Street to a point, said point be the intersection of the western right of way line of Park Street and the southern right of way line of Vine Street, thence in a western direction along the southern right of way line of Vine Street to a point, said point being the intersection of the southern right of way line of Vine Street and the eastern property line of parcel 010-053329, thence in a southern direction along the eastern property line of parcel 010-053329 to a point, said point being the intersection of the eastern property line of parcel 010-053329 and the southern property line of parcel 010-053329, thence in a western direction along the southern property line of parcel 010-053329 to a point, said point being the intersection of the southern property line of parcel 010-053329 and the eastern property line of parcel 010-053470, thence in a southern direction along the eastern property line of parcels 010-053470 and 010-253404 to a point, said point being the intersection of the eastern property line of parcel 010-253404 and the southern property line of parcel 010-253404, thence in a western direction along the southern property line of parcel 010-253404 to a point, said point being the intersection of the southern property line of parcel 010-253404 projected westward and the eastern right of way line of Columbus Convention Center Drive, thence in a northern direction along the eastern right of way line of Columbus Convention Center Drive projected across Vine Street to a point, said point being the intersection of the projected eastern right of way line of Columbus Convention

Center Drive and the southern right of way line of Vine Street, thence in a western direction along the southern right of way line of Vine Street projected across Neil Avenue to a point, said point being the intersection of the projected southern right of way line of Vine Street and the western right of way line of Neil Avenue. Thence in a southern direction along the western right of way line of Neil Avenue to a point, said point being the intersection of the western right of way line of Neil Avenue and the northern property line of parcel 010-180602, thence in a westerly direction along the northern property line of parcel 010-180602 to a point, said point being the intersection of the northern property line of 010-180602 and the northern property line of parcel 010-066303, thence in a westerly and southwesterly direction along the northern property line of parcel 010-066303 to a point, said point being the intersection of the northern property line of parcel 010-066303 and the western property line of parcel 010-180602, thence in a southern direction along the western property line of parcel 010-180602 to a point, said point being the intersection of the western property line of parcel 010-180602 and the northern property line of parcel 010-180602, thence in a westerly direction along the northern property line of parcel 010-180602 to a point, said point being the intersection of the northern property line of 010-180602 and the eastern property line of parcel 010-180602, thence in a northern and northeasterly direction along the eastern property line of parcel 010-180602 to a point, said point being the intersection of the eastern property line of parcel 010-180602 the northwestern property line of parcel 010-180602, thence in a south easterly direction along the northwestern property line of parcel 010-180602 to a point, said point being the intersection of the western property line of parcel 010-180602 and the northern property line of parcel 010-180602, thence in a western direction along the northern property line of parcel 010-180602 to a point, said point being the intersection of the northern property line of parcel 010-180602 and the western property line of parcel 010-180602, thence in a southern direction along the western property line of parcel 010-180602 to a point, said point being the intersection of the western property line of parcel 010-180602 and the southern parcel line of parcel 010-180602, thence in an easterly and northeasterly direction along the southern property line of parcel 010-180602 to a point, said point the intersection of the southern property line of parcel 010-180602 and the northern property line of parcel 010-180602, thence in a northwesterly direction along the northern property line of parcel 010-180602 to a point, said point being the intersection of the northern property line of parcel 010-180602 and the southern property line of parcel 010-180602, thence in an eastern direction along the southern property line of parcel 010-180602 projected across Neil Avenue and across Front Street to a point, said being the intersection of the southern property line of parcel 010-180602 and the eastern property line of parcel 010-180602, thence in a northern direction along the

eastern property line of parcel 010-180602 to a point, said point being the intersection of the eastern property line of parcel 010-180602 and the northern property line of parcel 010-180602, thence in a western direction along the northern property line of 010-180502 to a point, said point being the intersection of the northern property line of parcel 010-180602, extended across the right of way of Neil Avenue, and the western right of way line of Neil Avenue, thence in a northern direction along the western right of way line of Neil Avenue to a point, said point being the northern right of way line of Spruce Street, thence in an easterly direction along the northern right of way line of line of Spruce Street, extended across the right of way of Neil Avenue to a point, said point being the point of beginning at the eastern right of way line of Neil Avenue and the northern right of way line of Spruce Street, all in the City of Columbus, Franklin County, State of Ohio and encompassing approximately 27.5896 acres more or less plus included rights of way.

Exhibit C

MAPS

C-1 Area Map

C-2 Tax Parcel Map

C-3 Aerial Map

Exhibit D
AREA PHOTOGRAPHS

Exhibit D-1 Vine Sector Photographs

Exhibit D-2 Goodale Sector Photographs

Exhibit E

**PROPERTY TAX RECORDS FROM FRANKLIN COUNTY
AUDITOR**

Exhibit F

PHASE II ASSESSMENT GOODALE PARCELS (Extracts)

10.16.19

Exhibit G

PHASE II ASSESSMENT VINE PARCELS (Extracts)

DMS 15231733v7