

EXHIBIT A

Goodale Site Real Property Tax Parcel Numbers\*

010-066303-00 Parcel A-1

010-180602-00 Parcel A-2

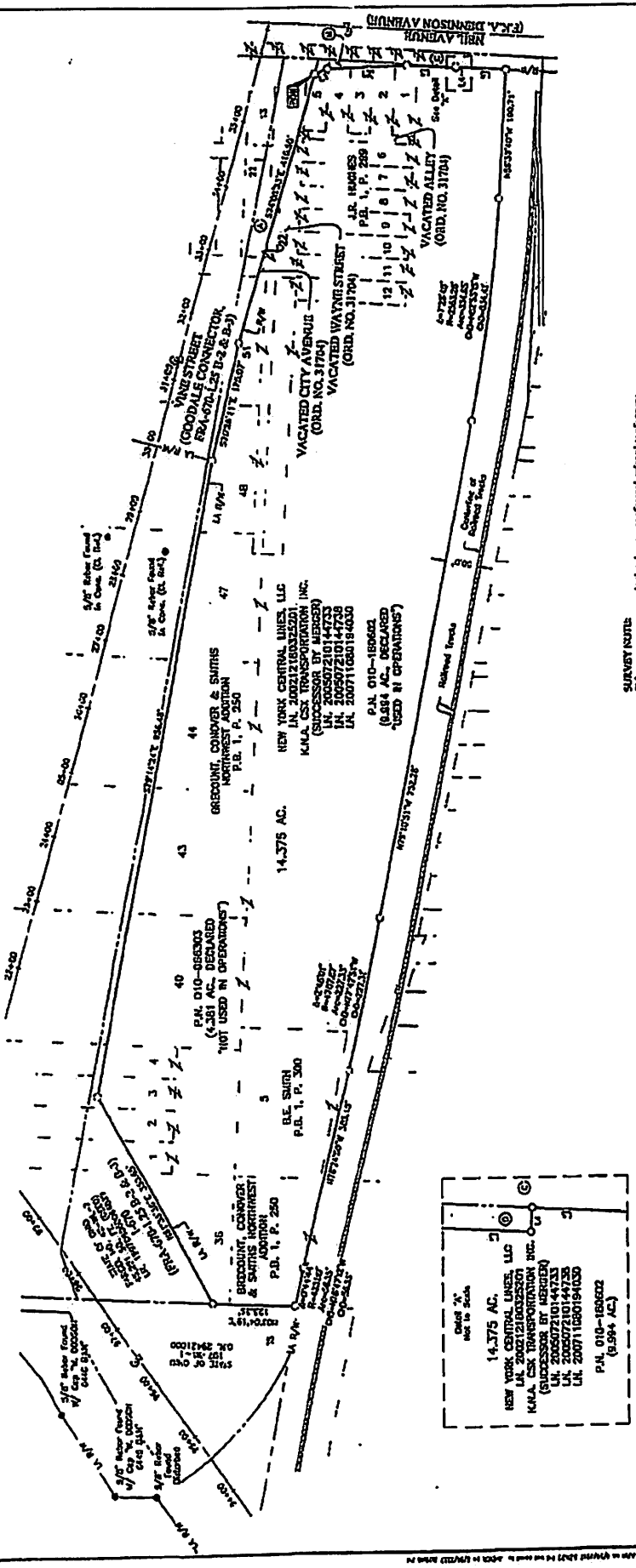
\*These are the current tax parcel numbers provided for convenience of reference only and are subject to change in the future.

# SURVEY OF ACREAGE PARCEL

## HALF SECTION 9, TOWNSHIP 5, RANGE 22 REFUGEE LANDS

### CITY OF COLUMBUS, COUNTY OF FRANKLIN, STATE OF OHIO

- ① EAST OF OLD  
ROAD, A.K.A. THE  
ALLEN CO. (T. 5R. 22E)  
U.L. 19870000000000
- ② CITY OF COLUMBUS, OHIO  
PARCELS 3-4-5  
U.L. 25000000000000
- ③ CITY OF COLUMBUS, OHIO  
PARCELS 1-2-6-7-8  
U.L. 25000000000000



**SURVEY NOTE:**  
This survey was prepared using instruments of record, subject to the accuracy and correctness of the same as shown on the plan.

**STATE OF OHIO:**  
The bearings shown herein are based on the true meridian as the north-south line of the National Benchmark, having a bearing of North 89° 18' 18" East, per Ohio State Plane Commission (S. 1983, S. 1984, S. 1985) (1983) (1984) (1985).



by *[Signature]*  
Joshua M. Meyer  
Professional Surveyor No. 64433

LINE	MARK	DISTANCE
L1	IRON NAIL SET	20.00'
L2	IRON NAIL SET	118.15'
L3	IRON NAIL SET	72.00'
L4	IRON NAIL SET	1.45'
L5	IRON NAIL SET	74.35'

○ = STONE PIN  
 ● = IRON PIN  
 ○ = I.P. SET  
 ○ = M.C. NAIL  
 ○ = M.C. NAIL SET  
 ○ = R.R. S.P. PIN  
 ○ = R.R. S.P. SET  
 ○ = P.M. PIN  
 ○ = S.P. SET  
 ○ = S.P. SET WITH TOP IRONSTED BLATT INC.

GRAPHIC SCALE (in feet)

**EMHART**  
 Earth Measurement & Survey, Inc.  
 10000 North Central Expressway, Suite 100  
 Columbus, Ohio 43240  
 Phone: (614) 297-1000 Fax: (614) 297-1001

Date: August 24, 2017  
 Scale: 1" = 100'  
 Job No: 2017-0900  
 Sheet: 1 of 1

CLIENT: REYNOLDS

DATE: 08/25/2017

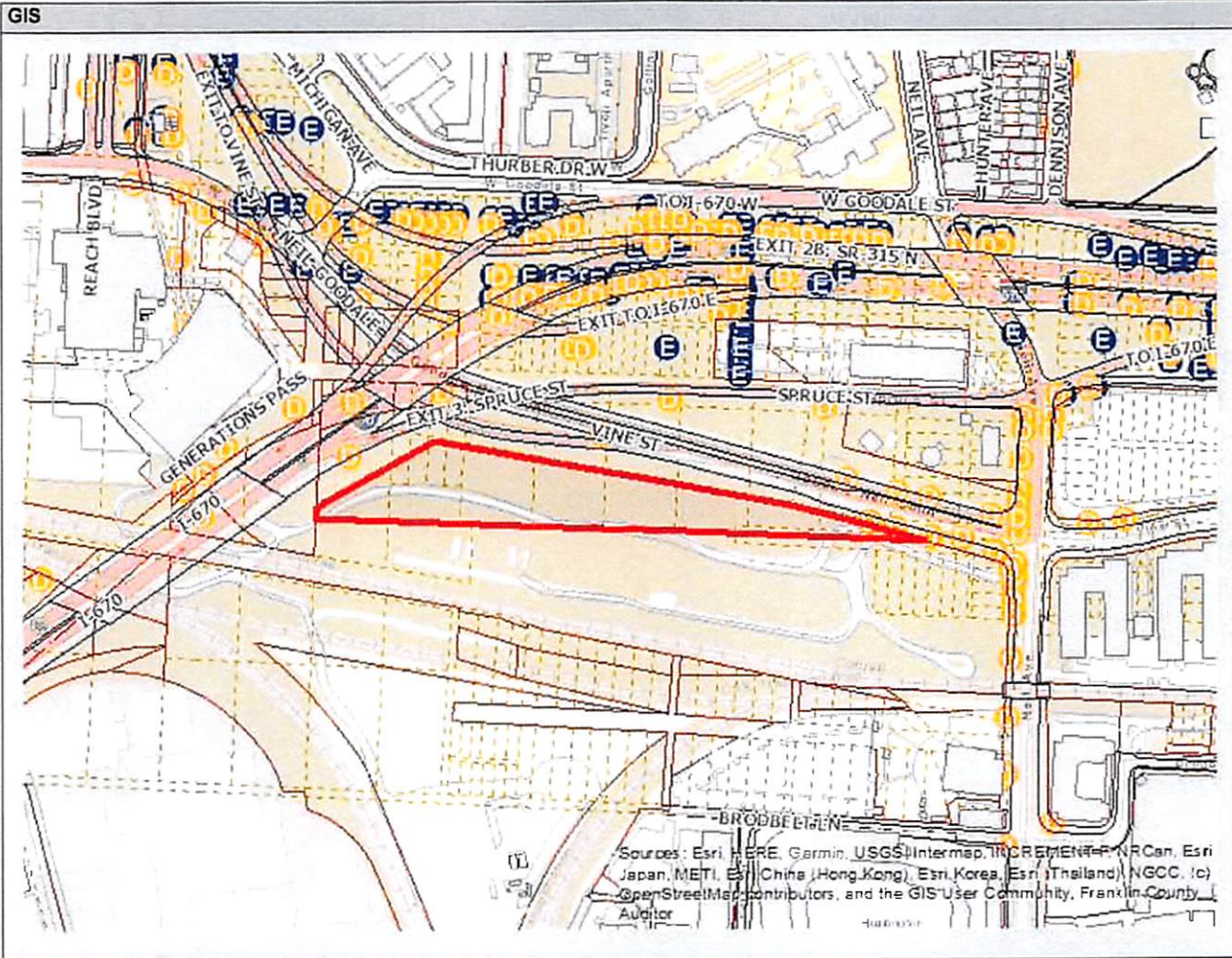
PROJECT: 2017-0900



**MAP(GIS)**

Generated on 09/27/2019 at 07:10:53 AM

Parcel ID	Map Routing No	Owner	Location
01006630300	010E023 01700	NEW YORK CENTRAL LINES	SPRUCE ST



**Disclaimer**

This drawing is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this drawing are notified that the public primary information source should be consulted for verification of the information contained on this drawing. The county and the mapping companies assume no legal responsibilities for the information contained on this drawing. Please notify the Franklin County GIS Division of any discrepancies.

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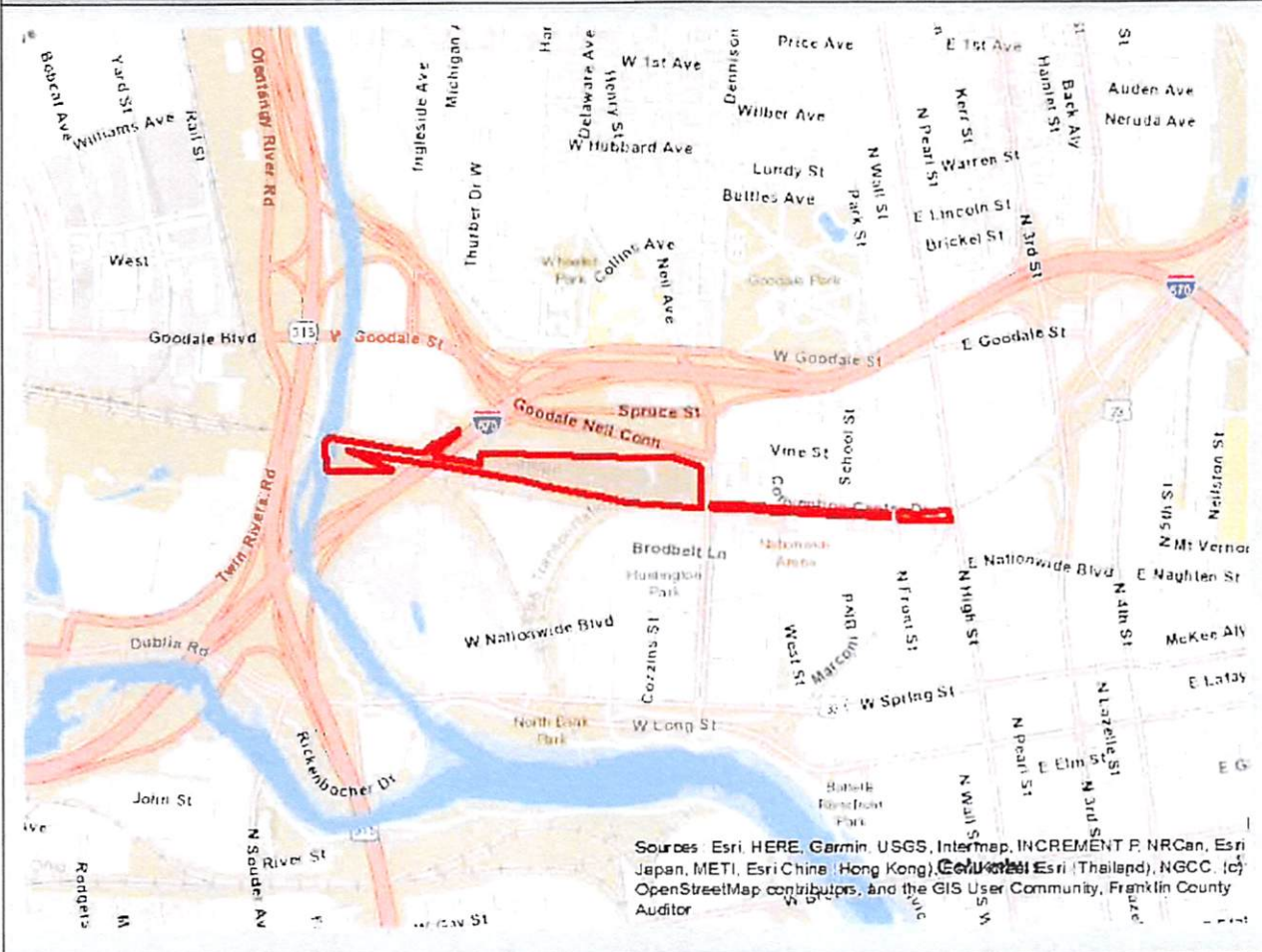


MAP(GIS)

Generated on 09/27/2019 at 07:13:24 AM

Parcel ID	Map Routing No	Owner	Location
01018060200	01018060200	NEW YORK CENTRAL LINES	

GIS



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Swisstopo, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community, Franklin County Auditor

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## Combined Legal Description for Parcels A-1 and A-2

14.375 ACRES

Situated in the State of Ohio, County of Franklin, City of Columbus, lying in Half Section 9, Township 5, Range 22, Refugee Lands, and being part of the remainder of the railroad right-of-way, declared as used in operations, and a portion of the depot grounds, declared as not used in operations, conveyed to New York Central Lines, LLC by deeds of record in Instrument Number 200212180325201, known now as CSX Transportations Inc., successor by merger, of record in Instrument Numbers 200507210144733, 200507210144738 and 200711080194030, also being part of Lots 1 thru 4 and all of Lot 5 of that subdivision entitled "B.E. Smith Sub of 39 N.W. Add.", of record in Plat Book 1, Page 300, part of Lots 36, 40, 43, 44, 47, 48 and 51 of that subdivision entitled "Brecount, Conover & Smith's Northwest Addition", of record in Plat Book 1, Page 250, part of Lots 1 thru 5 and 22 and all of Lots 6 thru 12 of that subdivision entitled "J.R. Hughes Sub of 52-55, 56 & 57 N.W. Add.", of record in Plat Book 1, Page 299, also being parts of Wayne Street, City Avenue and all of a 12 foot unnamed Alley vacated by City of Columbus Ordinance Number 31704 (all references are to the records of the Recorder's Office, Franklin County, Ohio, unless noted otherwise) and being more particularly described as follows:

BEGINNING at an iron pin set at the northeasterly corner of the remainder of said CSX tract, the northwesterly corner of that 0.029 acre tract conveyed as Parcel 5-WD (Plan for Improvement of Neil Avenue & Vine Street, Phase 2) to City of Columbus, Ohio by deed of record in Instrument Number 201204160051987, being in the southerly line of that 15,861 square foot tract conveyed as Parcel No. 42-WD (FRA-670-L25 B-2 & B-3) to State of Ohio by deed of record in Instrument Number 199708060064839, also being the intersection of the southerly right-of-way line of Vine Street (width varies) with the westerly right-of-way line of Neil Avenue (width varies);

Thence with said westerly right-of-way line, the following courses and distances:

South 22° 03' 15" East, with the westerly line of said 0.029 acre tract, a distance of 20.85 feet to an iron pin set;

South 02° 13' 01" East, continuing with said westerly line, a distance of 118.38 feet to an iron pin set;

South 03° 30' 08" West, continuing with said westerly line a distance of 72.08 feet to an iron pin set at the southwesterly corner thereof;

South 86° 29' 52" East, with the southerly line of said 0.029 acre tract, a distance of 1.43 feet to an iron pin set in the westerly line of that 11,176.4 square foot tract conveyed to City of Columbus by deed of record in Deed Book 967, Page 579; and

South 03° 34' 59" West, continuing with said westerly line, a distance of 74.33 feet to an iron pin set;

Thence crossing said CSX tract, with a line that is 50 feet parallel to and northerly of the centerline of the existing railroad tracks, the following courses and distances:

North 86° 39' 40" West, a distance of 190.71 feet to an iron pin set at a point of curvature;

with the arc of a curve to the right, having a central angle of 07° 28' 49", a radius of 2563.28 feet, an arc length of 334.65 feet, a chord bearing of North 82° 55' 15" West and chord distance of 334.41 feet to an iron pin set at a point of tangency;

North 79° 10' 51" West, a distance of 752.28 feet to an iron pin set at a point of curvature;

with the arc of a curve to the right, having a central angle of 02° 46' 01", a radius of 4707.67 feet, an arc length of 227.33 feet, a chord bearing of North 77° 47' 51" West and chord distance of 227.31 feet to an iron pin set at a point of tangency;

North 76° 24' 50" West, a distance of 303.15 feet to an iron pin set at a point of curvature; and

with the arc of a curve to the left, having a central angle of 00° 44' 44", a radius of 4331.19 feet, an arc length of 56.35 feet, a chord bearing of North 76° 47' 12" West and chord distance of 56.35 feet to an iron pin set in the southerly limited access right-of-way line of Interstate 670, being the easterly line of that tract of land conveyed as Parcel No. 107-WL-1 (FRA-670-L25 B-2 & B-3) to the State of Ohio by deed of record in Official Record 29421 G09

Combined Legal Description for Parcels A-1 and A-2 (cont.)

14.375 ACRES

-2-

Thence with said southerly limited access right-of-way line, the following courses and distances:

North 03° 04' 19" East, with the easterly line of said Parcel No. 107-WL-1, a distance of 123.36 feet to an iron pin set at the southwesterly corner of that 45,291 square foot tract conveyed as Parcel No. 42-WL-2 (FRA-670-125 B-2 & B-3) to State of Ohio by deed of record in Instrument Number 19970806064839;

North 61° 33' 36" East, with the southerly line of said Parcel No. 42-WL-2, a distance of 353.65 feet to an iron pin set; and

South 79° 14' 24" East, with said southerly line, a distance of 956.48 feet to an iron pin set at a common corner of said Parcel No. 42-WL-2 and said Parcel No. 42-WD;

Thence South 76° 26' 11" East, with the southerly right-of-way line of said Vine Street and the southerly line of said Parcel No. 42-WD, a distance of 175.07 feet to an iron pin set;

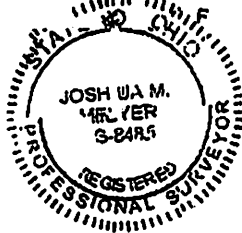
Thence South 74° 08' 33" East, continuing with said southerly right-of-way line and said southerly line, a distance of 416.50 feet to the POINT OF BEGINNING, containing 14.375 acres, more or less, of which 9,994 acres lies within Auditor's Parcel Number 010-180602 and 4.381 acres within Auditor's Parcel Number 010-066303.

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

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

The bearings shown hereon are based on the same meridian as the north right-of-way line of Nationwide Boulevard, having a bearing of North 82° 18' 16" East, per Ohio State Plane Coordinate System, South Zone (NAD83) 1986 Adjustment.

This description is based on an actual field survey performed by or under the direct supervision of Joshua M. Meyer, Registered Surveyor Number 8485 in August 2017.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

*Joshua M. Meyer*  
 Joshua M. Meyer  
 Professional Surveyor No. 8485

8-24-2017

Date

JMM:sk  
 M\_375 as 20170903-VS-RNDY-01.doc

Z-994	E-23
Split	Split
9,994 ac	4,381 ac
outof	outof
(010)	(010)
180602	66303
+	

