

EXHIBIT A

MAP OF THE NM MIXED-USE PROJECT NEW COMMUNITY DISTRICT

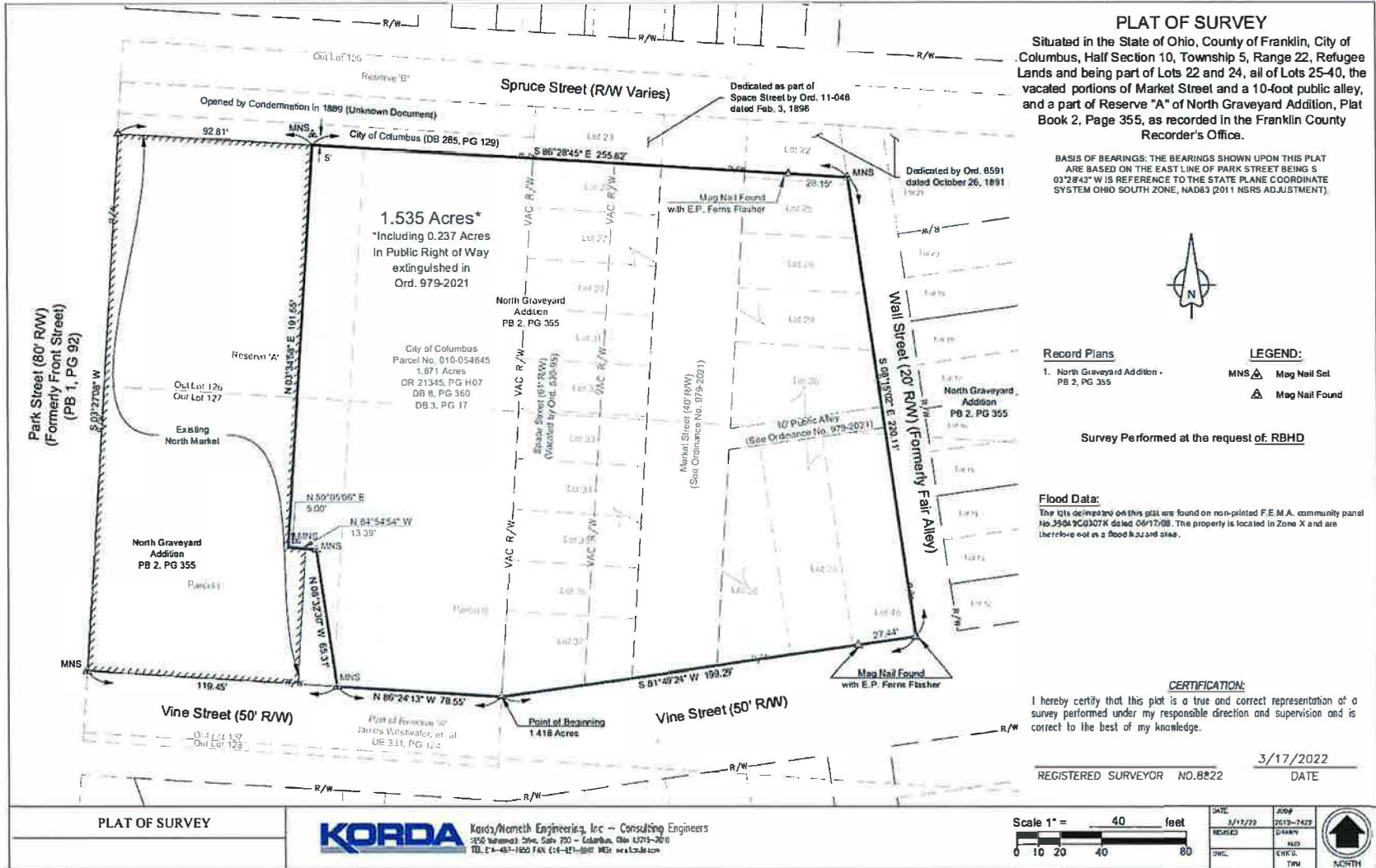


EXHIBIT A

LEGAL DESCRIPTION OF
THE NM MIXED-USE PROJECT NEW COMMUNITY DISTRICT

[See attached]



1.535 Acre Tract

Being situated in the State of Ohio, County of Franklin, City of Columbus, Section 8, Half Section 10, Township 5, Range 22, Refugee Lands and being part of Lots 22 and 24, all of Lots 25-40, portions of Market Street and a 10-foot public alley vacated by Ordinance No. 0979-2021, and a part of Reserve 'A' of the North Graveyard Addition, Plat Book 2, Page 355, as recorded in the Franklin County Recorder's Office, as conveyed to the City of Columbus in Deed Book 3, Page 17 and Deed Book 8, Page 360, and subsequently resubdivided as adjudged in Franklin County Court of Common Pleas Complete Record 57, Page 1, on file with the Franklin County Clerk of Courts, and Official Record 21345 H07, and all of Space Street as vacated in City of Columbus Ordinance No. 530-95 and being more particularly described as follows:

Beginning at a mag nail found at the southwesterly corner of Lot 37 of the North Graveyard Addition, said point being along the northerly right of way of Vine Street (50' Wide), the easterly line of Reserve 'A' of the North Graveyard Addition, known commonly as the Kerr Tract, said point also being the southwesterly corner of vacated Space Street (39' Wide) (vacated by Ord. 530-95), and the northeasterly corner of 0.154 acre portion of Reserve 'A' as appropriated by the City of Columbus in Franklin County Court of Common Pleas Case No. 22CV-92, recorded in Instrument Number 202204260064113 and subsequently declared as a public right of way in Ord. No. 3122-2021 ;

Thence along the northerly right of way of Vine Street, passing through Reserve 'A' and said Kerr Tract, **North 86° 24' 13" West** for a distance of **78.55 feet** to a mag nail set;

Thence leaving the northerly line of Vine Street, continuing through Reserve 'A' and said Kerr Tract, **North 08° 32' 30" West** for a distance of **65.31 feet** to a mag nail set;

Thence continuing through Reserve 'A' and said Kerr Tract, **North 84° 54' 54" West** for a distance of **13.39 feet** to a point in a shared party wall, referenced by a mag nail set, North 50° 05' 06" East at a distance of 5.00 feet;

Thence continuing through Reserve 'A' and said Kerr Tract, and along said shared party wall, **North 03° 34' 58" East** for a distance of **191.55 feet** to a point on the southerly right of way of Spruce Street (Width Varies) and the southerly line of a 10-foot strip dedicated to the City of Columbus by deed of record in Deed Book 285, Page 129, said point being referenced by a mag nail set, at 5.00-feet extended into the Spruce Street right of way;

Thence along the southerly right of way of Spruce Street, the southerly line of said City of Columbus tract, and the portion of Lot 22 dedicated as part of Spruce Street by Ord. 6591 dated October 26, 1891, passing through Lots 22 & 23, vacated Space Street, and Market Street (40' Wide), **South 86° 28' 45" East**, passing a mag nail found with a metal "EP Ferris" flasher at 227.47 feet, for a total distance of **255.62 feet** to a mag nail set at the intersection of the southerly line of Spruce Street and the westerly line of Wall Street (20' Wide) (Formerly Fair Alley), said point also being on the easterly line of Lot 22;

Thence along the westerly line of Wall Street and the easterly line of Lots 25-26, 29-30, and 40, **South 08° 15' 02" East** for distance of **220.11 feet** to a mag nail found at the intersection of the westerly line of North Wall Street and the northerly line of Vine Street, said point also being the southeasterly corner of Lot 40;



Thence along the northerly line of Vine Street, the southerly line of Lots 37-40, the southerly line of Market Street and the southerly line of vacated Space Street, **South 81° 49' 24" West**, passing a mag nail found with a metal "EP Ferris" flasher at 27.47 feet, for a total distance of **199.29 feet** to the **True Point of Beginning**, containing **1.535 Acres**, all of which is within Auditor's Parcel Number 010-054645, including a 0.237 acre portion of Public Right of Way extinguished by the City of Columbus in Ordinance No. 979-2021, subject however to all other legal rights of way, easements and agreements of record.

The bearings are based on the easterly line of Park Street being North 03°28'43" East as referenced to the Ohio State Plane Coordinate System, South Zone, NAD83 (2011 NSRS Adjustment).

Based on actual field observations made in December 2019.

 Nicholas J. Del Valle, PS 8822
 Korda/Nemeth Engineering, Inc.

March 17, 2022
 Date



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