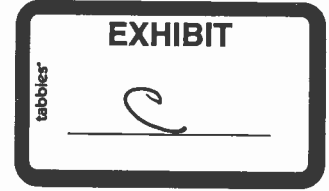


Theodore J. Honerlaw
Tonya G. Honerlaw
133 South Mason-Montgomery Road
Mason, OH 45040



Project: Mason-Montgomery Road
Parcel: 16WD,T
Project ID No.:

Dear Mr. & Mrs. Honerlaw:

The City of Mason Ohio in preparing for the construction of the above-referenced highway improvement, will need to acquire certain property rights from you in order to provide the required right-of-way for this project. To clarify this need, I have explained the plans for the improvement and the effect it will have on your property, as well as the procedures, which will be followed by our agency during this acquisition.

With respect to this acquisition, you will be offered an amount not less than the approved fair market value, which is based on an appraisal of your property using current market data, obtained by qualified real estate appraisers and is being offered only after a thorough review of the appraisal by my agency.

If only part of your property is being purchased, and any damage to the residue is apparent, you will be compensated for such damage.

Real Property.....\$580.00
Temporary Easement\$ 400.00
Total \$ 980.00

It is the sincere desire and objective of my agency to compensate you for your property in a fair and equitable manner. However, we realize that there may be times when an owner and my agency cannot agree on the value of the needed property.

Should you elect not to accept the above-offer, and court action becomes necessary, you will find attached to this letter an explanation of your rights and privileges as a property owner.

I remain available at your convenience to answer any additional questions you may have, or to assist you in any way I can. You may contact me at the address and phone number indicated below.

Respectfully,



Steve M. Capan
Project Manager
M*E Companies for
The City of Mason
2808 Mack Road
Fairfield, OH 45014
(513) 942-3141, Ext. 48

3/8/01

Date

Theodore J. Honerlaw
Tonya G. Honerlaw
133 S. Mason-Montgomery Road
Mason, OH 45040

Project: Mason-Montgomery Road
Parcel: 16WD,T

Addition to _____ Offer Letter
Date

The City of Mason, Ohio's partial purchase offer of Nine Hundred Eighty Dollars and 00/100 (\$980.00) is contingent on the City of Mason, Ohio's Council authorizing the City of Mason, Ohio to proceed in accordance with the plans, per attached exhibits A & B, as to your property which are currently on file for this project at Beyer/Becker Engineers, 6900 Tylersville Road, Mason, Ohio. In other words, if the plans for the highway improvement to Mason-Montgomery Road are changed in any way that effects your property, this offer is withdrawn and is unenforceable. For example, if the course of the road is changed in any way, this offer is withdrawn and is unenforceable.

Respectfully,

Steve M. Capan
Project Manager
M-E Companies for the
City of Mason, Ohio

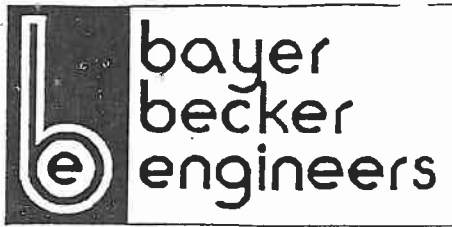
We accept your offer of the partial purchase for a total of \$980.00 _____(initials).

Date

THEODORE J. HONERLAW

Date

TONYA G. HONERLAW



engineers
planners
architects
surveyors

700 Nilles Road
Fairfield, Ohio 45014
p. 513.829.2149
f. 513.829.2457
fairfield@bayerbecker.com

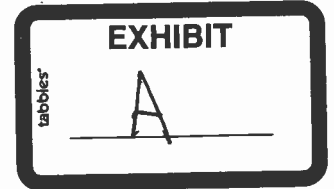
County Warren

City of Mason
Roadway Improvement Plans

Exhibit A

LEGAL DESCRIPTION

PARCEL NO. 16-WD



OWNER: Theodore J. Honerlaw
TYPE OF INTEREST: Warranty Deed

Situated in Section 36, Town 4, Range 2, City of Mason, Warren County, State of Ohio, and being a 0.057 acre tract of land in part of the lands of Theodore J. Honerlaw as recorded in Deed Book 1470, Page 853 of the Warren County Ohio Records and further described as follows:

Beginning at a point found by measuring from the Southeast corner of aforementioned Section 36, along the Easterly line of said section North 03°59'56" East, 1918.41 feet to a point 21.56 feet right of centerline station 122+60.67 of the City of Mason Roadway Improvement Plans; thence North 04°24'51" East, 111.98 feet to the Southeast corner of the aforementioned lands of Theodore J. Honerlaw and at a point 18.08 feet right of centerline station 121+48.59 of the City of Mason Roadway Improvement Plans and the true point of beginning;

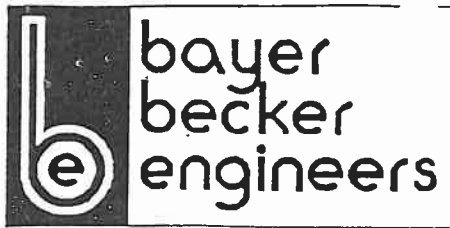
- thence from the point of beginning thus found, leaving said section line, along the Southerly line of said lands of Theodore J. Honerlaw, North 85°08'09" West, 22.44 feet;
- thence leaving said Southerly line, North 02°17'04" East, 102.17 feet to a point in the Northerly line of said lands of Theodore J. Honerlaw;
- thence along said Northerly line, South 85°08'09" East, 26.23 feet to a point in the aforementioned Easterly line of said Section 36;
- thence leaving said Northerly line, along said section line, South 04°24'51" West, 102.07 feet to the point of beginning containing 2483.87 square feet or 0.057 acres of land and being subject to all easements and right-of-ways of record and of which 2042.11 square feet or 0.047 acres of land are present road occupied.

(Continued on Page 2)

Page 2 Continued: County Warren
City of Mason
Roadway Improvement Plans
LEGAL DESCRIPTION
PARCEL NO. 16-WD

Owner claims title by instrument of record in Deed Book 1470, Page 853 recorded in the Warren County Ohio Records. Auditors Parcel No. 16-36-431-002.

The above description is based upon a survey of the City of Mason Roadway Improvement Plans by Bayer-Becker Engineers, under the direction of Todd K. Turner Registered Surveyor #7684 in the State of Ohio.



engineers
 planners
 architects
 surveyors

700 Nilles Road
 Fairfield, Ohio 45014
 p. 513.829.2149
 f. 513.829.2457
 fairfield@bayerbecker.com

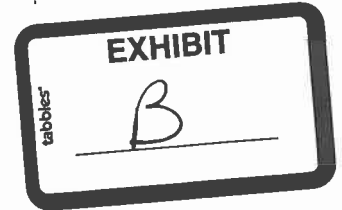
County Warren

City of Mason
 Roadway Improvement Plans

Exhibit B

LEGAL DESCRIPTION

PARCEL NO. 16-T



OWNER: Theodore J. Honerlaw

TYPE OF INTEREST: Temporary Construction and Grading Easement

Situated in Section 36, Town 4, Range 2, City of Mason, Warren County, State of Ohio, and being a 0.034 acre Temporary Construction and Grading Easement in part of the lands of Theodore J. Honerlaw as recorded in Deed Book 1470, Page 853 of the Warren County Ohio Records and further described as follows:

Beginning at a point found by measuring from the Southeast corner of aforementioned Section 36, along the Easterly line of said section North 03°59'56" East, 1918.41 feet to a point 21.56 feet right of centerline station 122+60.67 of the City of Mason Roadway Improvement Plans; thence North 04°24'51" East, 111.98 feet to the Southeast corner of the aforementioned lands of Theodore J. Honerlaw and at a point 18.08 feet right of centerline station 121+48.59 of the City of Mason Roadway Improvement Plans; thence leaving said section line, along the Southerly line of said lands of Theodore J. Honerlaw, North 85°08'09" West, 22.44 feet to a point 40.50 feet right of centerline station 121+47.63 of the City of Mason Roadway Improvement Plans and the true point of beginning;

- thence from the point of beginning thus found, continuing along said Southerly line, North 85°08'09" West, 11.66 feet;
- thence leaving said Southerly line, North 01°05'04" West, 102.62 feet to a point in the Northerly line of said lands of Theodore J. Honerlaw;
- thence along said Northerly line, South 85°08'09" East, 17.70 feet;
- thence leaving said Northerly line, South 02°17'04" West, 102.17 feet to the point of beginning containing 1498.48 square feet or 0.034 acres of land.

(Continued on Page 2)

Page 2 Continued: County Warren
City of Mason
Roadway Improvement Plans
LEGAL DESCRIPTION
PARCEL NO. 16-T

Owner claims title by instrument of record in Deed Book 1470, Page 853 recorded in the Warren County Ohio Records. Auditors Parcel No. 16-36-431-002.

The above description is based upon a survey of the City of Mason Roadway Improvement Plans by Bayer-Becker Engineers, under the direction of Todd K. Turner Registered Surveyor #7684 in the State of Ohio.

APPROPRIATION PROCEDURE

It is the sincere desire of the City of Mason Ohio, in purchasing right-of-way to arrive at a mutually satisfactory settlement with every property owner; it is not always possible to agree on acceptable terms during negotiations. When an agreement cannot be reached, it becomes necessary for the City to proceed under the law to acquire the property for highway use pending determination by a jury of the compensation to be paid to the owner. This action assures that the owner's rights will be fully protected while at the same time permitting the construction of the highway to proceed for the benefit of all.

Upon the filing of an appropriation case, the law provides that the City of Mason, Ohio shall determine the value of the property in question and shall deposit this amount with the Court, and thereupon the City gains the right to enter upon and use the land. The owner may agree to accept the deposited money as full payment and the case will be closed.

If the owner is not satisfied with the amount of the deposit he must file and answer or appeal with the Court in the manner within the time frame specified on the summons which is served upon him by the Court, requesting the amount due him be determined according to law. The Owner may also apply to the Court to withdraw the deposited money, and the Court shall permit such withdrawal subject to the rights of other parties in interest. Such withdrawal shall in no way interfere with the owner's right to have a jury determine the amount to be paid. Interest will not accrue on any money withdrawn under this procedure. If the money withdrawn from the Court should exceed the final award, the owner will be required to return the excess payment.

Should the condemnation proceeding be abandoned by the City of Mason, Ohio, the Court may order that owner be reimbursed for his reasonable costs, disbursements, and expenses actually incurred because of the condemnation proceeding.

It is desired to emphasize that this is not an arbitrary action, but one designed to protect your legal rights as a property owner to have the value of the property independently determined by a jury should you so desire.