

EXHIBIT " A "

WAR-42-0.00
PID NO. 79850
PARCEL 71-SH1

Situated in Section 35, Town 4, Range 2, Between the Miamis in the City of Mason, Warren County, Ohio and being more particularly described as follows:

Beginning for reference at the intersection of the west line of Section 4 with the existing centerline of U.S. 42; Thence along said centerline North $45^{\circ}34'02''$ East, 7.61 feet; Thence leaving said centerline South $44^{\circ}34'31''$ East, 1.91 feet to Station 0+00 of the proposed centerline of construction for WAR-42-0.00, PID No. 79850; Thence along said centerline of construction North $45^{\circ}25'29''$ East, 1041.09 feet; Thence along a curve deflecting to the right having a radius of 3429.37 feet, central angle of $05^{\circ}16'05''$, arc length of 315.32 feet, the chord of said arc bears North $48^{\circ}03'32''$ East, 315.21 feet; Thence North $50^{\circ}41'35''$ East, 6073.60 feet; Thence along a curve deflecting to the left having a radius of 35000 feet, central angle of $01^{\circ}14'58''$, arc length of 763.22 feet, the chord of said arc bears North $50^{\circ}04'06''$ East, 763.20 feet; Thence North $49^{\circ}26'37''$ East, 1049.56 feet; Thence North $40^{\circ}33'23''$ West, 39.79 feet to a set iron pin in the existing north line of U.S. 42, said pin being the **TRUE POINT OF BEGINNING**;

Thence with the said right-of-way line, South $49^{\circ}30'19''$ West, 99.98 feet to a set iron pin;

Thence leaving said right-of-way line, North $46^{\circ}07'17''$ West, 3.11 feet to a set iron pin;

Thence North $47^{\circ}25'54''$ East, 99.69 feet to a set iron pin;

Thence South $46^{\circ}07'41''$ East, 6.74 feet to the **TRUE POINT OF BEGINNING**.

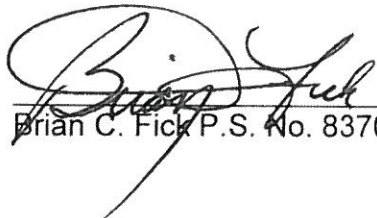
Containing 0.0113 Acres, (490 Sq. Ft). Subject to legal highways and easements of record.

The above described parcel being part of the The First Baptist Church of Mason, Ohio tract as recorded in Deed Book 452, Page 406 at the Warren County Recorder's Office and further identified as Auditor's Parcel 16351020050.

Monuments referred to as set iron pins are 5/8" x 30" iron pins with plastic cap stamped B. Fick. P.S. 8370

All bearings shown are for project use only. These bearings are based upon Ohio State Plane Coordinate System, (South Zone) NAD 83.

This description was prepared and reviewed in June 2008 by G.J. BERDING SURVEYING, INC., Brian C. Fick, Registered Surveyor Number 8370.


Brian C. Fick P.S. No. 8370

7-22-09
Date



Parcel 71-SH-A : SH7102 SH7101 SH7104 SH7103 SH7102

Total parent tract area =	490.2416 ft ² =	0.0113 a
Total taken area =	0.0000 ft ² =	0.0000 a
Remaining area =	490.2416 ft ² =	0.0113 a

Description of parcel: 71-SH-A

Beginning parent tract description

Point SH7102 N 22,724.6166 E 33,271.4544 Sta 0+00.000000

Course from SH7102 to SH7101 S 49° 30' 19" W Dist 99.9836

Point SH7101 N 22,659.6895 E 33,195.4203 Sta 0+99.983642

Course from SH7101 to SH7104 N 46° 06' 17" W Dist 3.1145

Point SH7104 N 22,661.8489 E 33,193.1759 Sta 1+03.098133

Course from SH7104 to SH7103 N 47° 25' 54" E Dist 99.6918

Point SH7103 N 22,729.2874 E 33,266.5960 Sta 2+02.789965

Course from SH7103 to SH7102 S 46° 07' 41" E Dist 6.7395

Point SH7102 N 22,724.6166 E 33,271.4544 Sta 2+09.529462

End of parcel 71-SH-A description

EXHIBIT " ____ "

WAR-42-0.00
PID NO. 79850
PARCEL 71-SH2

Situated in Section 35, Town 4, Range 2, Between the Miamis in the City of Mason, Warren County, Ohio and being more particularly described as follows:

Beginning for reference at the intersection of the west line of Section 4 with the existing centerline of U.S. 42; Thence along said centerline North $45^{\circ}34'02''$ East, 7.61 feet; Thence leaving said centerline South $44^{\circ}34'31''$ East, 1.91 feet to Station 0+00 of the proposed centerline of construction for WAR-42-0.00, PID No. 79850; Thence along said centerline of construction North $45^{\circ}25'29''$ East, 1041.09 feet; Thence along a curve deflecting to the right having a radius of 3429.37 feet, central angle of $05^{\circ}16'05''$, arc length of 315.32 feet, the chord of said arc bears North $48^{\circ}03'32''$ East, 315.21 feet; Thence North $50^{\circ}41'35''$ East, 6073.60 feet; Thence along a curve deflecting to the left having a radius of 35000 feet, central angle of $01^{\circ}14'58''$, arc length of 763.22 feet, the chord of said arc bears North $50^{\circ}04'06''$ East, 763.20 feet; Thence North $49^{\circ}26'37''$ East, 1049.56 feet; Thence North $40^{\circ}33'23''$ West, 39.79 feet to a set iron pin in the existing north line of U.S. 42, said pin being the **TRUE POINT OF BEGINNING**;

Thence North $46^{\circ}07'41''$ West, 6.74 feet to a set iron pin;

Thence North $49^{\circ}32'21''$ East, 144.01 feet to a set iron pin;

Thence South $46^{\circ}07'41''$ East, 6.65 feet to a set iron pin;

Thence South $49^{\circ}30'19''$ West, 144.00 feet to the **TRUE POINT OF BEGINNING**.

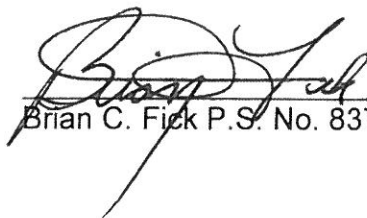
Containing 0.0220 Acres, (960 Sq. Ft). Subject to legal highways and easements of record.

The above described parcel being part of the The First Baptist Church of Mason, Ohio tract as recorded in Deed Book 238, Page 263 at the Warren County Recorder's Office and further identified as Auditor's Parcel 16351020040.

Monuments referred to as set iron pins are 5/8" x 30" iron pins with plastic cap stamped B. Fick. P.S. 8370

All bearings shown are for project use only. These bearings are based upon Ohio State Plane Coordinate System, (South Zone) NAD 83.

This description was prepared and reviewed in June 2008 by G.J. BERDING SURVEYING, INC., Brian C. Fick, Registered Surveyor Number 8370.


Brian C. Fick P.S. No. 8370

7-22-09
Date



Parcel 71-SH-B : SH7102 SH7103 SH7106 SH7105 SH7102

Total parent tract area =	959.6445 ft ² =	0.0220 a
Total taken area =	0.0000 ft ² =	0.0000 a
Remaining area =	959.6445 ft ² =	0.0220 a

Description of parcel: 71-SH-B

Beginning parent tract description

Point SH7102 N 22,724.6166 E 33,271.4544 Sta 0+00.000000

Course from SH7102 to SH7103 N 46° 07' 41" W Dist 6.7395

Point SH7103 N 22,729.2874 E 33,266.5960 Sta 0+06.739497

Course from SH7103 to SH7106 N 49° 32' 21" E Dist 144.0085

Point SH7106 N 22,822.7383 E 33,376.1650 Sta 1+50.747957

Course from SH7106 to SH7105 S 46° 07' 41" E Dist 6.6536

Point SH7105 N 22,818.1271 E 33,380.9615 Sta 1+57.401538

Course from SH7105 to SH7102 S 49° 30' 19" W Dist 144.0000

Point SH7102 N 22,724.6166 E 33,271.4544 Sta 3+01.401539

End of parcel 71-SH-B description

EXHIBIT “____”

WAR-42-0.00
PID NO. 79850
PARCEL 71-SH3

Situated in Section 35, Town 4, Range 2, Between the Miamis in the City of Mason, Warren County, Ohio and being more particularly described as follows:

Beginning for reference at the intersection of the west line of Section 4 with the existing centerline of U.S. 42; Thence along said centerline North 45°34'02" East, 7.61 feet; Thence leaving said centerline South 44°34'31" East, 1.91 feet to Station 0+00 of the proposed centerline of construction for WAR-42-0.00, PID No. 79850; Thence along said centerline of construction North 45°25'29" East, 1041.09 feet; Thence along a curve deflecting to the right having a radius of 3429.37 feet, central angle of 05°16'05", arc length of 315.32 feet, the chord of said arc bears North 48°03'32" East, 315.21 feet; Thence North 50°41'35" East, 6073.60 feet; Thence along a curve deflecting to the left having a radius of 35000 feet, central angle of 01°14'58", arc length of 763.22 feet, the chord of said arc bears North 50°04'06" East, 763.20 feet; Thence North 49°26'37" East, 1101.21 feet; Thence North 49°35'39" East, 274.37 feet; Thence leaving said centerline of construction South 40° 24' 21" East, 40.16 feet to a set iron pin in the existing north line of U.S. 42, said pin being the **TRUE POINT OF BEGINNING**;

Thence South 49°30'19" West, 182.13 feet to a set iron pin;

Thence North 46°07'41" West, 6.65 feet to a set iron pin;

Thence North 49°35'39" East, 182.81 feet to a set iron pin;

Thence South 40°17'41" East, 6.34 feet to the **TRUE POINT OF BEGINNING**.

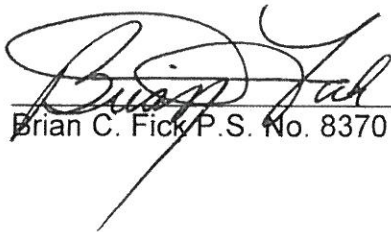
Containing 0.0271 Acres, (1,182 Sq. Ft). Subject to legal highways and easements of record.

The above described parcel being part of the The First Baptist Church of Mason, Ohio tract as recorded in Deed Book 257, Page 269 at the Warren County Recorder's Office and further identified as Auditor's Parcel 16351020030.

Monuments referred to as set iron pins are 5/8" x 30" iron pins with plastic cap stamped B. Fick. P.S. 8370

All bearings shown are for project use only. These bearings are based upon Ohio State Plane Coordinate System, (South Zone) NAD 83.

This description was prepared and reviewed in June 2008 by G.J. BERDING SURVEYING, INC., Brian C. Fick, Registered Surveyor Number 8370.


Brian C. Fick P.S. No. 8370

7-22-09
Date



Parcel 71-SH-C : BCFRW9 SH7105 SH7106 SH7107 BCFRW9

Total parent tract area =	1,182.3236 ft ² =	0.0271 a
Total taken area =	0.0000 ft ² =	0.0000 a
Remaining area =	1,182.3236 ft ² =	0.0271 a

Description of parcel: 71-SH-C

Beginning parent tract description

Point BCFRW9 N 22,936.3985 E 33,519.4654 Sta 0+00.000000

Course from BCFRW9 to SH7105 S 49° 30' 19" W Dist 182.1304

Point SH7105 N 22,818.1271 E 33,380.9615 Sta 1+82.130386

Course from SH7105 to SH7106 N 46° 07' 41" W Dist 6.6536

Point SH7106 N 22,822.7383 E 33,376.1650 Sta 1+88.783968

Course from SH7106 to SH7107 N 49° 35' 39" E Dist 182.8059

Point SH7107 N 22,941.2330 E 33,515.3663 Sta 3+71.589827

Course from SH7107 to BCFRW9 S 40° 17' 41" E Dist 6.3383

Point BCFRW9 N 22,936.3985 E 33,519.4654 Sta 3+77.928150

End of parcel 71-SH-C description

EXHIBIT " _____ "

WAR-42-0.00
PID NO. 79850
PARCEL 71-DU1

Situated in Section 35, Town 4, Range 2, Between the Miamis in the City of Mason, Warren County, Ohio and being more particularly described as follows:

Beginning for reference at the intersection of the west line of Section 4 with the existing centerline of U.S. 42; Thence along said centerline North $45^{\circ}34'02''$ East, 7.61 feet; Thence leaving said centerline South $44^{\circ}34'31''$ East, 1.91 feet to Station 0+00 of the proposed centerline of construction for WAR-42-0.00, PID No. 79850; Thence along said centerline of construction North $45^{\circ}25'29''$ East, 1041.09 feet; Thence along a curve deflecting to the right having a radius of 3429.37 feet, central angle of $05^{\circ}16'05''$, arc length of 315.32 feet, the chord of said arc bears North $48^{\circ}03'32''$ East, 315.21 feet; Thence North $50^{\circ}41'35''$ East, 6073.60 feet; Thence along a curve deflecting to the left having a radius of 35000 feet, central angle of $01^{\circ}14'58''$, arc length of 763.22 feet, the chord of said arc bears North $50^{\circ}04'06''$ East, 763.20 feet; Thence North $49^{\circ}26'37''$ East, 1049.56 feet; Thence North $40^{\circ}33'23''$ West, 39.79 feet to a point in the existing north line of U.S. 42; Thence North $46^{\circ}07'41''$ West, 6.74 feet to a point in the proposed north right-of-way line of improved U.S. 42, said point being the **TRUE POINT OF BEGINNING**;

Thence with said right-of-way line, South $47^{\circ}25'54''$ West, 99.69 feet to a point;

Thence leaving said right-of-way line North $46^{\circ}06'17''$ West, 17.08 feet to a point;

Thence North $49^{\circ}26'46''$ East, 99.97 feet to a point;

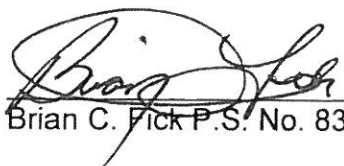
Thence South $46^{\circ}07'41''$ East, 13.56 feet to the **TRUE POINT OF BEGINNING**.

Containing 0.0350 Acres, (1,524 Sq. Ft). Subject to legal highways and easements of record.

The above described parcel being part of the The First Baptist Church of Mason, Ohio tract as recorded in Deed Book 452, Page 406 at the Warren County Recorder's Office and further identified as Auditor's Parcel 16351020050.

All bearings shown are for project use only. These bearings are based upon Ohio State Plane Coordinate System, (South Zone) NAD 83.

This description was prepared and reviewed in June 2008 by G.J. BERDING SURVEYING, INC., Brian C. Fick, Registered Surveyor Number 8370.


Brian C. Fick P.S. No. 8370

7-22-09
Date



Parcel 71-DU-A : SH7103 SH7104 TEMP7101 TEMP7102 SH7103

Total parent tract area =	1,524.2796 ft ² =	0.0350 a
Total taken area =	0.0000 ft ² =	0.0000 a
Remaining area =	1,524.2796 ft ² =	0.0350 a

Description of parcel: 71-DU-A

Beginning parent tract description

Point SH7103 N 22,729.2874 E 33,266.5960 Sta 0+00.000000

Course from SH7103 to SH7104 S 47° 25' 54" W Dist 99.6918

Point SH7104 N 22,661.8489 E 33,193.1759 Sta 0+99.691832

Course from SH7104 to TEMP7101 N 46° 06' 17" W Dist 17.0800

Point TEMP7101 N 22,673.6912 E 33,180.8679 Sta 1+16.771856

Course from TEMP7101 to TEMP7102 N 49° 26' 46" E Dist 99.9653

Point TEMP7102 N 22,738.6848 E 33,256.8211 Sta 2+16.737124

Course from TEMP7102 to SH7103 S 46° 07' 41" E Dist 13.5594

Point SH7103 N 22,729.2874 E 33,266.5960 Sta 2+30.296557

End of parcel 71-DU-A description

EXHIBIT “_____”

WAR-42-0.00
PID NO. 79850
PARCEL 71-DU2

Situated in Section 35, Town 4, Range 2, Between the Miamis in the City of Mason, Warren County, Ohio and being more particularly described as follows:

Beginning for reference at the intersection of the west line of Section 4 with the existing centerline of U.S. 42; Thence along said centerline North 45°34'02" East, 7.61 feet; Thence leaving said centerline South 44°34'31" East, 1.91 feet to Station 0+00 of the proposed centerline of construction for WAR-42-0.00, PID No. 79850; Thence along said centerline of construction North 45°25'29" East, 1041.09 feet; Thence along a curve deflecting to the right having a radius of 3429.37 feet, central angle of 05°16'05", arc length of 315.32 feet, the chord of said arc bears North 48°03'32" East, 315.21 feet; Thence North 50°41'35" East, 6073.60 feet; Thence along a curve deflecting to the left having a radius of 35000 feet, central angle of 01°14'58", arc length of 763.22 feet, the chord of said arc bears North 50°04'06" East, 763.20 feet; Thence North 49°26'37" East, 1049.56 feet; Thence North 40°33'23" West, 39.79 feet to a point in the existing north line of U.S. 42; Thence North 46°07'41" West, 6.74 feet to a point in the proposed north right-of-way line of improved U.S. 42, said point being the **TRUE POINT OF BEGINNING**;

Thence leaving said right-of-way line, North 46°07'41" West, 13.56 feet to a point;

Thence North 49°32'07" East, 144.01 feet to a point;

Thence South 46°07'41" East, 13.57 feet to a point in the said proposed right-of-way line;

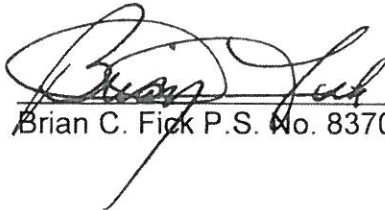
Thence with said right-of-way line, South 49°32'21" West, 144.01 feet to the **TRUE POINT OF BEGINNING**.

Containing 0.0446 Acres, (1,944 Sq. Ft). Subject to legal highways and easements of record.

The above described parcel being part of the The First Baptist Church of Mason, Ohio tract as recorded in Deed Book 238, Page 263 at the Warren County Recorder's Office and further identified as Auditor's Parcel 16351020040.

All bearings shown are for project use only. These bearings are based upon Ohio State Plane Coordinate System, (South Zone) NAD 83.

This description was prepared and reviewed in June 2008 by G.J. BERDING SURVEYING, INC., Brian C. Fick, Registered Surveyor Number 8370.



Brian C. Fick P.S. No. 8370

7-22-09
Date



Parcel 71-DU-B : SH7103 DU7101 DU7102 SH7106 SH7103

Total parent tract area =	1,943.8643 ft ² =	0.0446 a
Total taken area =	0.0000 ft ² =	0.0000 a
Remaining area =	1,943.8643 ft ² =	0.0446 a

Description of parcel: 71-DU-B

Beginning parent tract description

Point SH7103 N 22,729.2874 E 33,266.5960 Sta 0+00.000000

Course from SH7103 to DU7101 N 46° 07' 41" W Dist 13.5594

Point DU7101 N 22,738.6848 E 33,256.8211 Sta 0+13.559433

Course from DU7101 to DU7102 N 49° 32' 07" E Dist 144.0074

Point DU7102 N 22,832.1428 E 33,366.3827 Sta 1+57.566878

Course from DU7102 to SH7106 S 46° 07' 41" E Dist 13.5697

Point SH7106 N 22,822.7383 E 33,376.1650 Sta 1+71.136581

Course from SH7106 to SH7103 S 49° 32' 21" W Dist 144.0085

Point SH7103 N 22,729.2874 E 33,266.5960 Sta 3+15.145041

End of parcel 71-DU-B description

EXHIBIT “ ____ ”

WAR-42-0.00
PID NO. 79850
PARCEL 71-DU3

Situated in Section 35, Town 4, Range 2, Between the Miamis in the City of Mason, Warren County, Ohio and being more particularly described as follows:

Beginning for reference at the intersection of the west line of Section 4 with the existing centerline of U.S. 42; Thence along said centerline North 45°34'02" East, 7.61 feet; Thence leaving said centerline South 44°34'31" East, 1.91 feet to Station 0+00 of the proposed centerline of construction for WAR-42-0.00, PID No. 79850; Thence along said centerline of construction North 45°25'29" East, 1041.09 feet; Thence along a curve deflecting to the right having a radius of 3429.37 feet, central angle of 05°16'05", arc length of 315.32 feet, the chord of said arc bears North 48°03'32" East, 315.21 feet; Thence North 50°41'35" East, 6073.60 feet; Thence along a curve deflecting to the left having a radius of 35000 feet, central angle of 01°14'58", arc length of 763.22 feet, the chord of said arc bears North 50°04'06" East, 763.20 feet; Thence North 49°26'37" East, 1101.21 feet; Thence North 49°35'39" East, 274.37 feet; Thence leaving said centerline of construction North 40° 24' 21" West, 40.16 feet to a point in the existing north line of U.S. 42; Thence North 40°17'41" West, 6.34 to a point in the proposed north right-of-way line of improved U.S. 42, said point being the **TRUE POINT OF BEGINNING**;

Thence with said proposed right-of-way line, South 49°35'39" West, 182.81 feet to a point;

Thence leaving said proposed right-of-way, North 46°07'41" West, 13.57 feet to a point;

Thence North 49°35'02" East, 184.19 feet to a point;

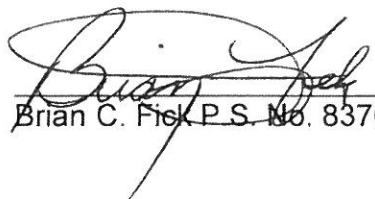
Thence South 40°17'41" East, 13.54 feet to the **TRUE POINT OF BEGINNING**.

Containing 0.0569 Acres, (2,481 Sq. Ft). Subject to legal highways and easements of record.

The above described parcel being part of the The First Baptist Church of Mason, Ohio tract as recorded in Deed Book 257, Page 269 at the Warren County Recorder's Office and further identified as Auditor's Parcel 16351020030.

All bearings shown are for project use only. These bearings are based upon Ohio State Plane Coordinate System, (South Zone) NAD 83.

This description was prepared and reviewed in June 2008 by G.J. BERDING SURVEYING, INC., Brian C. Fick, Registered Surveyor Number 8370.


Brian C. Fick P.S. No. 8370

7-22-09
Date



Parcel 71-DU-C : SH7107 SH7106 DU7102 DU7103 SH7107

Total parent tract area =	2,480.6004 ft ² =	0.0569 a
Total taken area =	0.0000 ft ² =	0.0000 a
Remaining area =	2,480.6004 ft ² =	0.0569 a

Description of parcel: 71-DU-C

Beginning parent tract description

Point SH7107 N 22,941.2330 E 33,515.3663 Sta 0+00.000000

Course from SH7107 to SH7106 S 49° 35' 39" W Dist 182.8059

Point SH7106 N 22,822.7383 E 33,376.1650 Sta 1+82.805859

Course from SH7106 to DU7102 N 46° 07' 41" W Dist 13.5697

Point DU7102 N 22,832.1428 E 33,366.3827 Sta 1+96.375562

Course from DU7102 to DU7103 N 49° 35' 02" E Dist 184.1851

Point DU7103 N 22,951.5565 E 33,506.6129 Sta 3+80.560650

Course from DU7103 to SH7107 S 40° 17' 41" E Dist 13.5350

Point SH7107 N 22,941.2330 E 33,515.3663 Sta 3+94.095652

End of parcel 71-DU-C description

EXHIBIT “ ____ ”

WAR-42-0.00
PID NO. 79850
PARCEL 71-T

Situated in Section 35, Town 4, Range 2, Between the Miamis in the City of Mason, Warren County, Ohio and being more particularly described as follows:

Beginning for reference at the intersection of the west line of Section 4 with the existing centerline of U.S. 42; Thence along said centerline North $45^{\circ}34'02''$ East, 7.61 feet; Thence leaving said centerline South $44^{\circ}34'31''$ East, 1.91 feet to Station 0+00 of the proposed centerline of construction for WAR-42-0.00, PID No. 79850; Thence along said centerline of construction North $45^{\circ}25'29''$ East, 1041.09 feet; Thence along a curve deflecting to the right having a radius of 3429.37 feet, central angle of $05^{\circ}16'05''$, arc length of 315.32 feet, the chord of said arc bears North $48^{\circ}03'32''$ East, 315.21 feet; Thence North $50^{\circ}41'35''$ East, 6073.60 feet; Thence along a curve deflecting to the left having a radius of 35000 feet, central angle of $01^{\circ}14'58''$, arc length of 763.22 feet, the chord of said arc bears North $50^{\circ}04'06''$ East, 763.20 feet; Thence North $49^{\circ}26'37''$ East, 1049.56 feet; Thence North $40^{\circ}33'23''$ West, 39.79 feet to a point in the existing north line of U.S. 42; Thence North $46^{\circ}07'41''$ West, 20.30 feet to a point, said point being the **TRUE POINT OF BEGINNING**;

Thence North $46^{\circ}07'41''$ West, 15.07 feet to a point;

Thence North $49^{\circ}32'02''$ East, 144.01 feet to a point;

Thence South $46^{\circ}07'41''$ East, 15.08 feet to a point;

Thence South $49^{\circ}32'07''$ West, 144.01 feet to the **TRUE POINT OF BEGINNING**.

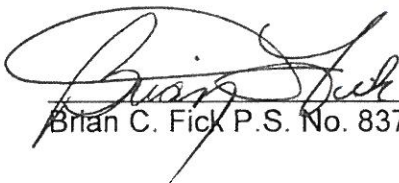
Page 2
PARCEL 71-T

Containing 0.0496 Acres, (2,160 Sq. Ft). Subject to legal highways and easements of record.

The above described parcel being part of the The First Baptist Church of Mason, Ohio tract as recorded in Deed Book 238, Page 263 at the Warren County Recorder's Office and further identified as Auditor's Parcel 16351020040.

All bearings shown are for project use only. These bearings are based upon Ohio State Plane Coordinate System, (South Zone) NAD 83.

This description was prepared and reviewed in June 2008 by G.J. BERDING SURVEYING, INC., Brian C. Fick, Registered Surveyor Number 8370.


Brian C. Fick P.S. No. 8370

7-22-09
Date



Parcel 71-TMP : TEMP7102 TEMP7103 TEMP7104 DU7102 TEMP7102

Total parent tract area =	2,160.0757 ft ² =	0.0496 a
Total taken area =	0.0000 ft ² =	0.0000 a
Remaining area =	2,160.0757 ft ² =	0.0496 a

Description of parcel: 71-TMP

Beginning parent tract description

Point TEMP7102 N 22,738.6848 E 33,256.8211 Sta 0+00.000000

Course from TEMP7102 to TEMP7103 N 46° 07' 41" W Dist 15.0715

Point TEMP7103 N 22,749.1301 E 33,245.9562 Sta 0+15.071478

Course from TEMP7103 to TEMP7104 N 49° 32' 02" E Dist 144.0071

Point TEMP7104 N 22,842.5906 E 33,355.5151 Sta 1+59.078559

Course from TEMP7104 to DU7102 S 46° 07' 41" E Dist 15.0752

Point DU7102 N 22,832.1428 E 33,366.3827 Sta 1+74.153727

Course from DU7102 to TEMP7102 S 49° 32' 07" W Dist 144.0074

Point TEMP7102 N 22,738.6848 E 33,256.8211 Sta 3+18.161172

End of parcel 71-TMP description

**NOTICE OF INTENT TO ACQUIRE
AND
GOOD FAITH OFFER**

October ,2009

Trustees
The First Baptist Church of Mason, Ohio
735 Reading Road
Mason, Ohio 45040

Re: WAR-42-0.00
Parcel Number: 71
Interest Acquired: Permanent and Temporary Easements



TO: Trustees
The First Baptist Church of Mason, Ohio

The City of Mason, Ohio needs your property for a highway project identified as WAR-42-0.00 and will need to acquire the following from you:

Parcel 71– SH 1,2, 3 are standard highway easements needed for the installation and maintenance of a sidewalk fronting the Reading Road property line.

Parcel 71- DU 1,2,3 are permanent drainage and utility easements needed for drainage and utility construction also running along the property line fronting Reading Road.

Parcel 71– T is a single temporary easement of two years duration first beginning when work starts on your property. The temporary easement is needed to reconstruct your driveway and for grading and seeding purposes.

Ohio law authorizes City of Mason, Ohio to obtain Parcels 71 SH1-3,DU 1-3,T from your property for the public purpose of a highway project. The legal description of your property that City of Mason, Ohio needs is attached to this Notice of Intent to Acquire and Good Faith Offer and is referenced as **Exhibit A**.

The Good Faith Offer included in this document is City of Mason, Ohio determination of the fair market value of your property. This fair market value (FMV) is what a willing buyer who is under no compulsion to buy and a willing seller who is under no compulsion to sell would value your property on the open market.

You will have a minimum of 30 days from the time you receive this offer to accept or reject the offer. We are available to discuss the offer with you at any time. If you reject the offer or we are unable to come to an agreement, we may have to exercise our eminent domain authority to appropriate your property. This will require a court procedure. In a court proceeding, you may disagree with whether our offer reflects the fair market value of the property.

HERE IS A BRIEF SUMMARY OF YOUR OPTIONS AND LEGALLY PROTECTED RIGHTS:

1. By law, City of Mason, Ohio is required to make a good faith effort to purchase Parcels 71 SH1-3, DU 1-3, T.
2. We are to provide you with a written offer and the appraisal or valuation upon which we base that offer. The amount offered to you will not be less than the approved fair market value estimate of the property needed for the project. This compensation is based on the valuation of your property by qualified real estate personnel who have analyzed current market data. Their valuation work has been reviewed by a preapproved review appraiser prior to City of Mason, Ohio establishing its fair market value estimate for your property needed for the project.
3. **You do not have to accept this offer** and City of Mason, Ohio is not required to agree to your demands.
4. You are to be provided a copy of the valuation document during the first negotiation visit by an agent of City of Mason, Ohio .
5. You are to be provided with pertinent parts of the highway plans which are:

Legend sheet; Property Map; Summary Sheet; Right of Way Detail Sheet(s); and Plan and Profile Sheet(s)
6. The Plan Letter Attachment to this “Notice of Intent to Acquire and Good Faith Offer” describes the interest in the real property that is to be acquired from you; the description and location of the real property to be acquired; and any improvements such as buildings or structures situated on the property to be acquired, if any.
7. You will be provided with a booklet entitled “When ODOT Needs Your Property”. This booklet briefly explains the acquisition process and your rights in this process.
8. You have the right to seek the advice of an attorney, real estate appraiser, or any other person of your choice in this matter

9. You have the right to object to City of Mason, Ohio decision to acquire your property by writing, within ten business days of receiving this notice, to:

Eric Hanson
City Manager
6000 Mason-Montgomery Road
Mason, Ohio 45040

The City Council has the discretion to veto this project, and if he does, it will not proceed.

10. If you do not accept this offer, and we cannot come to an agreement on the acquisition of Parcels 71 SH1-3,DU 1-3,T, City of Mason, Ohio has the right to file suit to acquire Parcels 71 SH1-3,DU 1-3,T by eminent domain in the county in which the property is located. This action, referred to as an “appropriation proceeding” ensures your rights will be fully protected while at the same time allowing the construction of the highway project to proceed for the benefit of all.
11. When filing the appropriation, the City of Mason, Ohio will deposit the value of the property sought to be acquired with the court. At that time, City of Mason, Ohio gains the right to enter upon and use the property acquired subject to Section 163.06 (B) of the Ohio Revised Code. If you agree to accept the deposited money as full payment, the appropriation case will be closed.
12. If you are not satisfied with the amount of the deposit, you must file an answer with the court in the manner and within the time specified in the summons which is served upon you by the court. Once the answer is filed, you may apply to the court to withdraw the deposited money, subject to the rights of any other parties having an interest in the property. Withdrawing your share of the deposit does not interfere with your right to have a jury determine the FMV of your property. Interest will not accrue on any money deposited under this procedure. If the money withdrawn under this procedure should exceed the final award, the owner will be required to return the excess payment.
13. As part of your answer you may request a trial by jury. After a trial, a jury will decide the amount you are to be awarded for your property that is acquired, for the damage that is caused by the acquisition, if applicable, and for other damages permitted by law, which could either exceed or be less than our offer. At the trial you may testify and present evidence as to the value of your property
14. If your property qualifies as an “Agricultural Use” as defined under ORC 163.21 (C)(2), and a jury awards you an amount that is more than 150% of the City of Mason, Ohio's final offer as determined by law, you may be entitled to recover attorney fees and other litigation costs.

15. You also have the right to request that the issue of the value of your property be submitted to nonbinding mediation. You **must** submit your written request for mediation to the court within ten business days after you file your answer. If a settlement is not reached at mediation, the matter will proceed to a jury valuation trial.

THE GOOD FAITH OFFER:

The amount offered to you in good faith as just compensation for the acquisition of Parcel 71, Permanent and Temporary Easements, of Project WAR-42-0.00 is:

Real Property to be Acquired (Permanent easements: SH,DU)....	\$68,958.00
Damages To Your Property Which Is Not Acquired	\$0.00
Temporary Construction Easements	\$1,984.00
Total Good Faith Offer	\$70,942.00

Tenant-owned improvements, if any, are to be identified in this Notice of Intent to Acquire and Good Faith Offer, and if there are any such improvements, the amount offered to you does not include compensation for these improvements. **There are no tenant-owned improvements in the take area.**

While City of Mason, Ohio may not provide legal advice, we will make all efforts to answer questions you have concerning this process and provide any copies of the law or our records that you may need to fully understand your rights, the project, and the process. If you have any questions concerning this matter, you may contact us at:

DLZ OHIO INC
6121 Huntley Road
Columbus, Ohio 43229

Dana Alexander
Right of Way Agent and Consultant to
DLZ Ohio Inc.

By signing below I acknowledge only that I have received the “Notice of Intent to Acquire and Good Faith Offer” and that my signature in no way implies that I have accepted the price offered or any other conditions.

(Owner’s signature)

(Date)

(Print owner’s name)

(Owner’s signature)

(Date)

(Print owner’s name)