

EXHIBIT "A"

WAR-42-0.00
PID NO. 79850
PARCEL 60-SH

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, 80.20 feet; Thence South $40^{\circ}33'23''$ East, 39.39 feet to a set iron pin in the existing south line of U.S. 42, said pin being the **TRUE POINT OF BEGINNING**;

Thence leaving said right-of-way line, South $40^{\circ}29'00''$ East, 2.61 feet to a set iron pin in the proposed south right-of-way line of improved U.S. 42;

Thence with said right-of-way line, South $45^{\circ}55'22''$ West, 97.64 feet to a set iron pin;

Thence continuing with said right-of-way line, South $49^{\circ}31'49''$ West, 71.78 feet to a set iron pin;

Thence North $40^{\circ}27'00''$ West, 8.80 feet to a point in the existing south right-of-way line of U. S. 42;

Thence along the existing right-of-way line North $49^{\circ}32'42''$ East, 169.21 feet to the **TRUE POINT OF BEGINNING**.

Page 2
PARCEL 60-SH

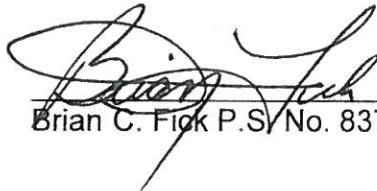
Containing 0.0272 Acres, (1,186 Sq. Ft). Subject to legal highways and easements of record.

The above described parcel being part of the Lawrence E. Klasmeier tract as recorded in Official Record 1380, Page 558 at the Warren County Recorder's Office and further identified as Auditor's Parcel 16351510150.

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 60-SH : SH6001 SH6002 SH6003 SH6004 SH6005 SH6001

Total parent tract area =	1,186.2711 ft ² =	0.0272 a
Total taken area =	0.0000 ft ² =	0.0000 a
Remaining area =	1,186.2711 ft ² =	0.0272 a

Description of parcel: 60-SH

Beginning parent tract description

Point SH6001 N 22,034.1856 E 32,586.4509 Sta 0+00.000000

Course from SH6001 to SH6002 S 40° 29' 00" E Dist 2.6140

Point SH6002 N 22,032.1974 E 32,588.1480 Sta 0+02.614045

Course from SH6002 to SH6003 S 45° 55' 22" W Dist 97.6359

Point SH6003 N 21,964.2792 E 32,518.0060 Sta 1+00.249944

Course from SH6003 to SH6004 S 49° 31' 49" W Dist 71.7751

Point SH6004 N 21,917.6940 E 32,463.4031 Sta 1+72.025038

Course from SH6004 to SH6005 N 40° 27' 00" W Dist 8.8010

Point SH6005 N 21,924.3913 E 32,457.6932 Sta 1+80.826002

Course from SH6005 to SH6001 N 49° 32' 42" E Dist 169.2139

Point SH6001 N 22,034.1856 E 32,586.4509 Sta 3+50.039880

End of parcel 60-SH description

EXHIBIT " _____ "

WAR-42-0.00
PID NO. 79850
PARCEL 60-DU

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, 80.20 feet; Thence South $40^{\circ}33'23''$ East, 39.39 feet to a point in the existing south line of U.S. 42; Thence leaving said right-of-way line, South $40^{\circ}29'00''$ East, 2.61 feet to a point in the proposed south right-of-way line of improved U.S. 42, said point being the **TRUE POINT OF BEGINNING**;

Thence leaving said proposed right-of-way line, South $40^{\circ}29'00''$ East, 4.01 feet to a point;

Thence with said right-of-way line, South $45^{\circ}55'22''$ West, 48.51 feet to a point;

Thence South $40^{\circ}33'23''$ East, 11.01 feet to a point;

Thence South $49^{\circ}29'50''$ West, 120.82 feet to a point;

Thence North $40^{\circ}27'00''$ West, 12.00 feet to a point in said proposed right-of-way line;

Thence along said right-of-way line North $49^{\circ}31'49''$ East, 71.78 feet to a point;

Thence North $45^{\circ}55'22''$ East, 97.64 feet to the **TRUE POINT OF BEGINNING**.

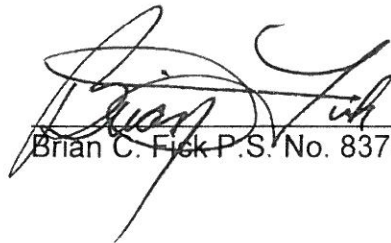
Page 2
PARCEL 60-DU

Containing 0.0394 Acres, (1,715 Sq. Ft). Subject to legal highways and easements of record.

The above described parcel being part of the Lawrence E. Klasmeier tract as recorded in Official Record 1380, Page 558 at the Warren County Recorder's Office and further identified as Auditor's Parcel 16351510150.

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 60-TMP : DU6001 TEMP6002 TEMP6001 DU6002 DU6001

Total parent tract area = 1,089.2680 ft² = 0.0250 a

Total taken area = 0.0000 ft² = 0.0000 a

Remaining area = 1,089.2680 ft² = 0.0250 a

Description of parcel: 60-TMP

Beginning parent tract description

=====

Point DU6001 N 22,029.1490 E 32,590.7500 Sta 0+000

Course from DU6001 to TEMP6002 S 40° 29' 00" E Dist 23.9921

Point TEMP6002 N 22,010.9007 E 32,606.3263 Sta 0+024

Course from TEMP6002 to TEMP6001 S 49° 26' 37" W Dist 48.3922

Point TEMP6001 N 21,979.4362 E 32,569.5596 Sta 0+072

Course from TEMP6001 to DU6002 N 40° 33' 23" W Dist 21.0129

Point DU6002 N 21,995.4010 E 32,555.8971 Sta 0+093

Course from DU6002 to DU6001 N 45° 55' 22" E Dist 48.5144

Point DU6001 N 22,029.1490 E 32,590.7500 Sta 0+142

=====

Ending parent tract description

EXHIBIT “____”

WAR-42-0.00
PID NO. 79850
PARCEL 60-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°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, 80.20 feet; Thence South 40°33'23" East, 39.39 feet to a point in the existing south line of U.S. 42; Thence leaving said right-of-way line, South 40°29'00" East, 6.62 feet to a point; said point being the **TRUE POINT OF BEGINNING**;

Thence South 40°29'00" East, 23.99 feet to a point;

Thence South 49°26'37" West, 48.39 feet to a point;

Thence North 40°33'23" West, 21.01 feet to a point;

Thence North 45°55'22" East, 48.51 feet to the **TRUE POINT OF BEGINNING**.

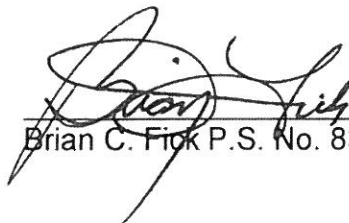
Page 2
PARCEL 60-T

Containing 0.0250 Acres, (1,089 Sq. Ft). Subject to legal highways and easements of record.

The above described parcel being part of the Lawrence E. Klasmeier tract as recorded in Official Record 1380, Page 558 at the Warren County Recorder's Office and further identified as Auditor's Parcel 16351510150.

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 60-DU : SH6002 DU6001 DU6002 DU6005 DU6004 SH6004 SH6003 SH6002

Total parent tract area = 1,715.3073 ft² = 0.0394 a

Total taken area = 0.0000 ft² = 0.0000 a

Remaining area = 1,715.3073 ft² = 0.0394 a

Beginning parent tract description

=====

Point SH6002 N 22,032.1974 E 32,588.1480 Sta 0+000

Course from SH6002 to DU6001 S 40° 29' 00" E Dist 4.0079

Point DU6001 N 22,029.1490 E 32,590.7500 Sta 0+004

Course from DU6001 to DU6002 S 45° 55' 22" W Dist 48.5144

Point DU6002 N 21,995.4010 E 32,555.8971 Sta 0+053

Course from DU6002 to DU6005 S 40° 33' 23" E Dist 11.0129

Point DU6005 N 21,987.0338 E 32,563.0576 Sta 0+064

Course from DU6005 to DU6004 S 49° 29' 50" W Dist 120.8210

Point DU6004 N 21,908.5623 E 32,471.1885 Sta 0+184

Course from DU6004 to SH6004 N 40° 27' 00" W Dist 12.0000

Point SH6004 N 21,917.6940 E 32,463.4031 Sta 0+196

Course from SH6004 to SH6003 N 49° 31' 49" E Dist 71.7751

Point SH6003 N 21,964.2792 E 32,518.0060 Sta 0+268

Course from SH6003 to SH6002 N 45° 55' 22" E Dist 97.6359

Point SH6002 N 22,032.1974 E 32,588.1480 Sta 0+366

=====

Ending parent tract description

EXHIBIT "A"

**WAR-42-0.00
PID NO. 79850
PARCEL 58-SH**

Situated in Section 35, Town 3, 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, 1,041.09 feet; Thence along a curve deflecting to the right having a radius of 3,429.37 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, 6,073.60 feet; Thence along a curve deflecting to the left having a radius of 35,000.00 feet, central angle of $00^{\circ}52'37''$, arc length of 535.69 feet, the chord of said arc bears North $50^{\circ}15'16''$ East, 535.69 feet; Thence leaving said centerline of construction South $40^{\circ}13'03''$ East, 39.58 feet to a set iron pin in the south line of U.S. 42, said pin being the **TRUE POINT OF BEGINNING**;

Thence along said south line North $49^{\circ}32'42''$ East, 138.60 feet to a set iron pin;

Thence leaving said south line South $40^{\circ}27'00''$ East, 8.80 feet to a set iron pin;

Thence South $49^{\circ}42'09''$ West, 138.61 feet to a set iron pin;

Thence North $40^{\circ}25'18''$ West, 8.42 feet to the **TRUE POINT OF BEGINNING**.

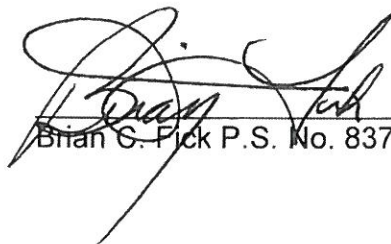
Containing 0.0274 Acres, (1,193 Sq. Ft). Subject to legal highways and easements of record.

The above described parcel being part of the Lawrence E. Klasmeier tract as recorded in Official Record 1380, Page 560 at the Warren County Recorder's Office and further identified as Auditor's Parcel 16351510110.

Page 2
PARCEL 58-SH

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 58-SH : SH5804 SH5801 SH5802 SH5803 SH5804

Total parent tract area =	1,193.4934 ft ² =	0.0274 a
Total taken area =	0.0000 ft ² =	0.0000 a
Remaining area =	1,193.4934 ft ² =	0.0274 a

Description of parcel: 58-SH

Beginning parent tract description

Point SH5804 N 21,924.3913 E 32,457.6932 Sta 0+00.000000

Course from SH5804 to SH5801 S 40° 27' 00" E Dist 8.8010

Point SH5801 N 21,917.6940 E 32,463.4031 Sta 0+08.800963

Course from SH5801 to SH5802 S 49° 42' 09" W Dist 138.6078

Point SH5802 N 21,828.0483 E 32,357.6876 Sta 1+47.408753

Course from SH5802 to SH5803 N 40° 25' 18" W Dist 8.4205

Point SH5803 N 21,834.4587 E 32,352.2277 Sta 1+55.829264

Course from SH5803 to SH5804 N 49° 32' 42" E Dist 138.6031

Point SH5804 N 21,924.3913 E 32,457.6932 Sta 2+94.432398

End of parcel 58-SH description

EXHIBIT "____"

WAR-42-0.00
PID NO. 79850
PARCEL 58-DU

Situated in Section 35, Town 3, 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, 1,041.09 feet; Thence along a curve deflecting to the right having a radius of 3,429.37 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, 6,073.60 feet; Thence along a curve deflecting to the left having a radius of 35,000.00 feet, central angle of $00^{\circ}52'37''$, arc length of 535.69 feet, the chord of said arc bears North $50^{\circ}15'16''$ East, 535.69 feet; Thence leaving said centerline of construction South $40^{\circ}13'03''$ East, 39.58 feet to a point in the south line of U.S. 42; Thence South $40^{\circ}25'18''$ East, 8.42 feet to a point in the proposed south line of U.S. 42, said point being the **TRUE POINT OF BEGINNING**;

Thence along said south line North $49^{\circ}42'09''$ East, 138.61 feet;

Thence leaving said south line South $40^{\circ}27'00''$ East, 12.00 feet;

Thence South $49^{\circ}39'00''$ West, 74.46 feet;

Thence North $40^{\circ}17'21''$ West, 8.00 feet;

Thence South $49^{\circ}45'47''$ West, 64.17 feet;

Thence North $40^{\circ}25'18''$ West, 4.00 feet to the **TRUE POINT OF BEGINNING**.

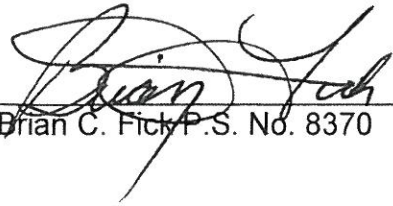
Containing 0.0265 Acres, (1,154 Sq. Ft). Subject to legal highways and easements of record.

The above described parcel being part of the Lawrence E. Klasmeier tract as recorded in Official Record 1380, Page 560 at the Warren County Recorder's Office and further identified as Auditor's Parcel 16351510110.

Page 2
PARCEL 58-DU

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 58-DU : SH5801 DU5801 TEMP5802 TEMP5801 DU5802 SH5802 SH5801

Total parent tract area =	1,154.7380 ft ² =	0.0265 a
Total taken area =	0.0000 ft ² =	0.0000 a
Remaining area =	1,154.7380 ft ² =	0.0265 a

Description of parcel: 58-DU

Beginning parent tract description

Point SH5801 N 21,917.6940 E 32,463.4031 Sta 0+00.000000

Course from SH5801 to DU5801 S 40° 27' 00" E Dist 12.0000

Point DU5801 N 21,908.5623 E 32,471.1885 Sta 0+12.000003

Course from DU5801 to TEMP5802 S 49° 39' 00" W Dist 74.4588

Point TEMP5802 N 21,860.3535 E 32,414.4433 Sta 0+86.458757

Course from TEMP5802 to TEMP5801 N 40° 17' 21" W Dist 8.0000

Point TEMP5801 N 21,866.4558 E 32,409.2701 Sta 0+94.458756

Course from TEMP5801 to DU5802 S 49° 45' 47" W Dist 64.1735

Point DU5802 N 21,825.0031 E 32,360.2813 Sta 1+58.632268

Course from DU5802 to SH5802 N 40° 25' 18" W Dist 4.0000

Point SH5802 N 21,828.0483 E 32,357.6876 Sta 1+62.632303

Course from SH5802 to SH5801 N 49° 42' 09" E Dist 138.6078

Point SH5801 N 21,917.6940 E 32,463.4031 Sta 3+01.240092

End of parcel 58-DU description

EXHIBIT “____”

**WAR-42-0.00
PID NO. 79850
PARCEL 58-T**

Situated in Section 35, Town 3, 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, 1,041.09 feet; Thence along a curve deflecting to the right having a radius of 3,429.37 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, 6,073.60 feet; Thence along a curve deflecting to the left having a radius of 35,000.00 feet, central angle of 00°52'37", arc length of 535.69 feet, the chord of said arc bears North 50°15'16" East, 535.69 feet; Thence leaving said centerline of construction South 40°13'03" East, 39.58 feet to a point in the south line of U.S. 42; Thence South 40°25'18" East, 12.42 feet to the **TRUE POINT OF BEGINNING**;

Thence North 49°45'47" East, 64.17 feet;

Thence South 40°17'21" East, 8.00 feet;

Thence South 52°26'49" West, 64.24 feet;

Thence North 40°25'18" West, 4.99 feet to the **TRUE POINT OF BEGINNING**.

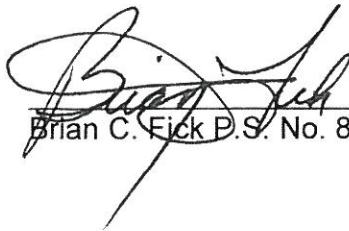
Containing 0.0096 Acres, (416 Sq. Ft). Subject to legal highways and easements of record.

The above described parcel being part of the Lawrence E. Klasmeier tract as recorded in Official Record 1380, Page 560 at the Warren County Recorder's Office and further identified as Auditor's Parcel 16351510110.

Page 2
PARCEL 58-T

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 58-TMP : DU5802 TEMP5801 TEMP5802 TEMP5803 DU5802

Total parent tract area =	416.8372 ft ² =	0.0096 a
Total taken area =	0.0000 ft ² =	0.0000 a
Remaining area =	416.8372 ft ² =	0.0096 a

Description of parcel: 58-TMP

Beginning parent tract description

Point DU5802 N 21,825.0031 E 32,360.2813 Sta 0+00.000000

Course from DU5802 to TEMP5801 N 49° 45' 47" E Dist 64.1735

Point TEMP5801 N 21,866.4558 E 32,409.2701 Sta 0+64.173512

Course from TEMP5801 to TEMP5802 S 40° 17' 21" E Dist 8.0000

Point TEMP5802 N 21,860.3535 E 32,414.4433 Sta 0+72.173512

Course from TEMP5802 to TEMP5803 S 52° 26' 49" W Dist 64.2352

Point TEMP5803 N 21,821.2024 E 32,363.5184 Sta 1+36.408698

Course from TEMP5803 to DU5802 N 40° 25' 18" W Dist 4.9924

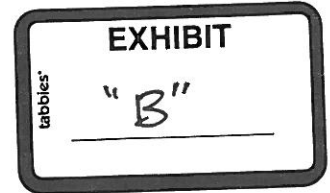
Point DU5802 N 21,825.0031 E 32,360.2813 Sta 1+41.401108

End of parcel 58-TMP description

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

September ,2009

Lawrence E. Klasmeier
P.O. Box 293
Mason, Ohio 45040



Re: WAR-42-0.00
Parcel Number: 60
Interest Acquired: Permanent and Temporary Easements

TO: Lawrence E. Klasmeier

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 60 – SH is a permanent standard highway easement needed for the construction and maintenance of a bikepath.

Parcel 60– DU is a permanent drainage and utility easement needed for the installation and maintenance of new roadway drainage and utility systems.

Parcel 60 – T is a temporary easement of two years duration first beginning when work starts on your property. The temporary easement is needed driveway construction and for grading and seeding purposes

Ohio law authorizes City of Mason, Ohio to obtain Parcels 60 SH, DU, and 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 60 SH, DU, and 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 60 SH, DU, and T, City of Mason, Ohio has the right to file suit to acquire Parcels 60 SH, DU, and 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 60, Permanent and Temporary Easements, of Project WAR-42-0.00 is:

Real Property To Be Acquired (DU,SH-Permanent Easements).....	\$15,303.00
Damages To Your Property Which Is Not Acquired	\$0.00
Temporary Construction Easement	\$11,825.00
Total Good Faith Offer	\$27,128.00

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

Greg Reynolds
Right of Way Agent
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)

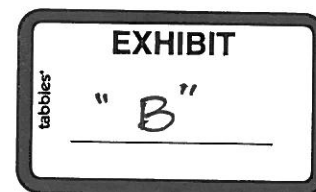
(Date)

(Print owner’s name)

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

September ,2009

Lawrence E. Klasmeier
P.O. Box 293
Mason, Ohio 45040



Re: WAR-42-0.00
Parcel Number: 58
Interest Acquired: Permanent and Temporary Easements

TO: Lawrence E. Klasmeier

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 58 – SH is a permanent standard highway easement needed for the construction and maintenance of a bikepath.

Parcel 58 – DU is a permanent drainage and utility easement needed for the installation and maintenance of new roadway drainage and utility systems.

Parcel 58 – T is a temporary easement of two years duration first beginning when work starts on your property. The temporary easement is needed driveway construction and for grading and seeding purposes

Ohio law authorizes City of Mason, Ohio to obtain Parcels 58 SH, DU, and 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 58 SH, DU, and 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 58 SH, DU, and T, City of Mason, Ohio has the right to file suit to acquire Parcels 58 SH, DU, and 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 58, Permanent and Temporary Easements, of Project WAR-42-0.00 is:

Real Property To Be Acquired (DU,SH-Permanent Easements).....	\$19,359.00
Damages To Your Property Which Is Not Acquired	\$0.00
Temporary Construction Easement	\$576.00
Total Good Faith Offer	\$19,935.00

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

Bud Naylor
Right of Way Agent and Consultant for
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)