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Exhibit A

County Warren

City of Mason  
Roadway Improvement Plans

### LEGAL DESCRIPTION

PARCEL NO. 14-WD

OWNER: N. J. Policicchio  
TYPE OF INTEREST: Warranty Deed

Situated in Section 30, Town 4, Range 2, City of Mason, Warren County, State of Ohio, and being a 0.230 acre tract of land in part of Lot # 8 of Laurel Court Subdivision as recorded in Plat Book 25, Page 71-72 of the Warren County Ohio Records and the lands of N. J. Policicchio as recorded in Official Records 1046, Page 203 of the Warren County Ohio Records and further described as follows:

Beginning at the Northwest corner of aforementioned Lot #8, said point being in the Easterly right-of-way line of Mason-Montgomery Road, and being 47.74 feet left of centerline station 118+02.34 of the City of Mason Roadway Improvement Plans;

thence along the Northerly line of said Lot #8, South 85°35'09" East, 10.17 feet;  
thence leaving said Northerly line, South 04°35'14" West, 67.08 feet;  
thence South 13°26'25" West, 51.73 feet;  
thence South 01°34'46" West, 15.19 feet to a point in the aforementioned Easterly right-of-way line of Mason-Montgomery Road;  
thence along said right-of-way line, along a curve to the right having a radius of 30.00 feet, an arc length of 12.58 feet, a chord bearing of North 07°36'11" West, a chord distance of 12.49 feet;  
thence North 04°24'51" East, 121.12 feet to the point of beginning containing 1000.35 square feet or 0.023 acres of land and being subject to all easements and right-of-ways of record.

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City of Mason  
-Roadway Improvement Plans  
LEGAL DESCRIPTION  
PARCEL NO. 14-WD

Owner claims title by instrument of record in Official Records 1046, Page 203 recorded in the Warren County Ohio Records. Auditors Parcel No. 16-30-154-026.

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.

County Warren  
City of Mason

Roadway Improvement Plans  
LEGAL DESCRIPTION

PARCEL NO. 14-X

Revised

OWNER: N. J. Policicchio

TYPE OF INTEREST: Drainage and Utility Easement

Situated in Section 30, Town 4, Range 2, City of Mason, Warren County, State of Ohio, and being a 0.034 acre Drainage and Utility Easement in part of Lot # 8 of Laurel Court Subdivision as recorded in Plat Book 25, Page 71-72 of the Warren County Ohio Records and the lands of N. J. Policicchio as recorded in Official Records 1046, Page 203 of the Warren County Ohio Records and further described as follows:

Beginning at a point found by measuring from the Northwest corner of aforementioned Lot #8, said point being in the Easterly right-of-way line of Mason-Montgomery Road, and being 47.74 feet left of centerline station 118+02.34 of the City of Mason Roadway Improvement Plans, along the Northerly line of said Lot #8, South 85°35'09" East, 10.17 feet to a point 57.89 feet left of centerline station 118+02.87 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 Northerly line, South 85°35'09" East, 20.94 feet;

thence leaving said Northerly line, South 04°31'31" East, 22.31 feet;

thence South 23°12'57" West, 101.54 feet;

thence North 13°26'25" East, 51.73 feet;

thence North 04°35'14" East, 67.08 feet to the point of beginning containing 1497.55 square feet or 0.034 acres of land.

Owner claims title by instrument of record in Official Records 1046, Page 203 recorded in the Warren County Ohio Records. Auditors Parcel No. 16-30-154-026.

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.

County Warren  
City of Mason

Roadway Improvement Plans  
LEGAL DESCRIPTION

PARCEL NO. 14-X

Revised

OWNER: N. J. Policicchio

TYPE OF INTEREST: Drainage and Utility Easement

Situated in Section 30, Town 4, Range 2, City of Mason, Warren County, State of Ohio, and being a 0.034 acre Drainage and Utility Easement in part of Lot # 8 of Laurel Court Subdivision as recorded in Plat Book 25, Page 71-72 of the Warren County Ohio Records and the lands of N. J. Policicchio as recorded in Official Records 1046, Page 203 of the Warren County Ohio Records and further described as follows:

Beginning at a point found by measuring from the Northwest corner of aforementioned Lot #8, said point being in the Easterly right-of-way line of Mason-Montgomery Road, and being 47.74 feet left of centerline station 118+02.34 of the City of Mason Roadway Improvement Plans, along the Northerly line of said Lot #8, South 85°35'09" East, 10.17 feet to a point 57.89 feet left of centerline station 118+02.87 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 Northerly line, South 85°35'09" East, 20.94 feet;

thence leaving said Northerly line, South 04°31'31" East, 22.31 feet;

thence South 23°12'57" West, 101.54 feet;

thence North 13°26'25" East, 51.73 feet;

thence North 04°35'14" East, 67.08 feet to the point of beginning containing 1497.55 square feet or 0.034 acres of land.

Owner claims title by instrument of record in Official Records 1046, Page 203 recorded in the Warren County Ohio Records. Auditors Parcel No. 16-30-154-026.

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.

County Warren  
City of Mason

Roadway Improvement Plans

LEGAL DESCRIPTION

PARCEL NO. 14-T

Revised

OWNER: N. J. Policicchio

TYPE OF INTEREST: Temporary Construction and Grading Easement

Situated in Section 30, Town 4, Range 2, City of Mason, Warren County, State of Ohio, and being a 0.007 acre Temporary Construction and Grading Easement in part of Lot # 8 of Laurel Court Subdivision as recorded in Plat Book 25, Page 71-72 of the Warren County Ohio Records and the lands of N. J. Policicchio as recorded in Official Records 1046, Page 203 of the Warren County Ohio Records and further described as follows:

Beginning at a point found by measuring from the Northwest corner of aforementioned Lot #8, said point being in the Easterly right-of-way line of Mason-Montgomery Road, and being 47.74 feet left of centerline station 118+02.34 of the City of Mason Roadway Improvement Plans, along the Northerly boundary of said Lot #8, South 85°35'09" East, 31.11 feet to a point 87.68 feet left of centerline station 118+04.41 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 Northerly boundary, South 85°35'09" East, 8.89 feet;

thence leaving said Northerly boundary, North 50°04'05" East, 18.05 feet;

thence South 01°51'17" West, 10.30 feet;

thence South 42°03'18" West, 30.77 feet;

thence North 04°31'31" West, 22.31 feet to the point of beginning containing 308.29 square feet or 0.007 acres of land.

Owner claims title by instrument of record in Official Records 1046, Page 203 recorded in the Warren County Ohio Records. Auditors Parcel No. 16-30-154-026.

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.

County Warren  
City of Mason

Roadway Improvement Plans

LEGAL DESCRIPTION

PARCEL NO. 14-T

Revised

OWNER: N. J. Policicchio

TYPE OF INTEREST: Temporary Construction and Grading Easement

Situated in Section 30, Town 4, Range 2, City of Mason, Warren County, State of Ohio, and being a 0.007 acre Temporary Construction and Grading Easement in part of Lot # 8 of Laurel Court Subdivision as recorded in Plat Book 25, Page 71-72 of the Warren County Ohio Records and the lands of N. J. Policicchio as recorded in Official Records 1046, Page 203 of the Warren County Ohio Records and further described as follows:

Beginning at a point found by measuring from the Northwest corner of aforementioned Lot #8, said point being in the Easterly right-of-way line of Mason-Montgomery Road, and being 47.74 feet left of centerline station 118+02.34 of the City of Mason Roadway Improvement Plans, along the Northerly boundary of said Lot #8, South 85°35'09" East, 31.11 feet to a point 87.68 feet left of centerline station 118+04.41 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 Northerly boundary, South 85°35'09" East, 8.89 feet;

thence leaving said Northerly boundary, North 50°04'05" East, 18.05 feet;

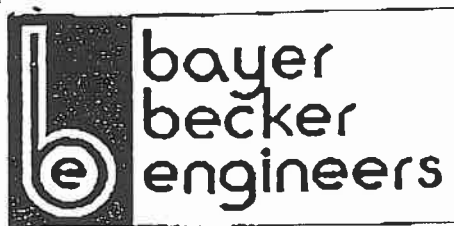
thence South 01°51'17" West, 10.30 feet;

thence South 42°03'18" West, 30.77 feet;

thence North 04°31'31" West, 22.31 feet to the point of beginning containing 308.29 square feet or 0.007 acres of land.

Owner claims title by instrument of record in Official Records 1046, Page 203 recorded in the Warren County Ohio Records. Auditors Parcel No. 16-30-154-026.

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.



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County Warren

City of Mason  
Roadway Improvement Plans

Exhibit D

### LEGAL DESCRIPTION

PARCEL NO. 14-T-1

OWNER: N. J. Policicchio

TYPE OF INTEREST: Temporary Construction and Grading Easement

Situated in Section 30, Town 4, Range 2, City of Mason, Warren County, State of Ohio, and being a 0.011 acre Temporary Construction and Grading Easement in part of Lot # 8 of Laurel Court Subdivision as recorded in Plat Book 25, Page 71-72 of the Warren County Ohio Records and the lands of N. J. Policicchio as recorded in Official Records 1046, Page 203 of the Warren County Ohio Records and further described as follows:

Beginning at a point found by measuring from the Northwest corner of aforementioned Lot #8, said point being in the Easterly right-of-way line of Mason-Montgomery Road, and being 47.74 feet left of centerline station 118+02.34 of the City of Mason Roadway Improvement Plans, along said right-of-way line South 04°24'51" West, 121.12 feet to a point 41.51 feet left of centerline station 119+23.22 of the City of Mason Roadway Improvement Plans; thence along a curve to the left having a radius of 30.00 feet, an arc length of 12.58 feet, a chord bearing of South 07°36'11" East, a chord distance of 12.49 feet to a point 43.50 feet left of centerline station 119+35.52 of the City of Mason Roadway Improvement Plans and the true point of beginning;

thence from the point of beginning thus found, leaving said right-of-way line

North 01°34'46" East, 15.19 feet;

thence North 23°12'57" East, 15.42 feet;

thence South 07°35'38" East, 34.79 feet;

thence South 64°02'51" East, 34.80 feet to a point in the Northerly right-of-way line of Laurelwood Court;

thence along said Northerly right-of-way line, North 88°17'45" West, 15.03 feet;

thence along a curve to the right having a radius of 30.00 feet, an arc length of

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City of Mason  
Roadway Improvement Plans  
LEGAL DESCRIPTION  
PARCEL NO. 14-T-1

35.96 feet, a chord bearing of North 53°57'29" West, a chord distance of 33.84 feet to the point of beginning containing 490.60 square feet or 0.011 acres of land.

Owner claims title by instrument of record in Official Records 1046, Page 203 recorded in the Warren County Ohio Records. Auditors Parcel No. 16-30-154-026.

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.