

## EXHIBIT " A "

WAR-42-0.00  
PID NO. 79850  
PARCEL 43-SH

Situated in Section 5, 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 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, 4,209.38 feet; Thence leaving said centerline of construction North  $39^{\circ}18'25''$  West, 41.95 feet to a set iron pin in the existing north line of U.S. 42, said pin being the **TRUE POINT OF BEGINNING**;

Thence along said north line South  $50^{\circ}43'26''$  West, 269.93 feet to a set iron pin;

Thence leaving said north line North  $39^{\circ}16'34''$  West, 0.91 feet to a set iron pin;

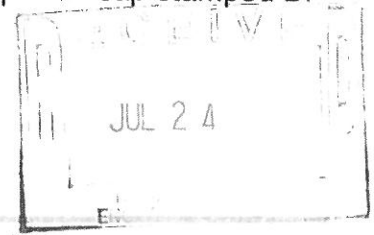
Thence North  $50^{\circ}41'35''$  East, 269.93 feet to a set iron pin;

Thence South  $39^{\circ}16'34''$  East, 1.05 feet to the **TRUE POINT OF BEGINNING**.

**Containing 0.0061 Acres**, (265 Sq. Ft). Subject to legal highways and easements of record.

The above described parcel being part of the Mohamed Abdel Aziz tract as recorded in Official Record 3999, Page 548 at the Warren County Recorder's Office and further identified as Auditor's Parcel 15054030040.

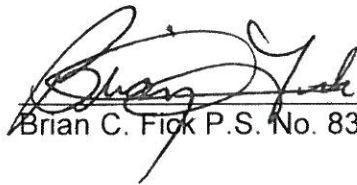
Monuments referred to as set iron pins are  $5/8''$  x 30" iron pins with plastic cap stamped B. Fick, P.S. 8370.



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PARCEL 43-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 43-SH : BCF41 SH4301 SH4302 BCF42 BCF41

Total parent tract area =	264.5830 ft <sup>2</sup> =	0.0061 a
Total taken area =	0.0000 ft <sup>2</sup> =	0.0000 a
Remaining area =	264.5830 ft <sup>2</sup> =	0.0061 a

Description of parcel: 43-SH

Beginning parent tract description

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Point BCF41      N    20,202.7114 E    30,236.6789 Sta   0+00.000000

Course from BCF41 to SH4301 N 39° 16' 34" W Dist 0.9071

Point SH4301      N    20,203.4136 E    30,236.1046 Sta   0+00.907108

Course from SH4301 to SH4302 N 50° 41' 35" E Dist 269.9349

Point SH4302      N    20,374.4109 E    30,444.9700 Sta   2+70.841963

Course from SH4302 to BCF42 S 39° 16' 34" E Dist 1.0532

Point BCF42      N    20,373.5956 E    30,445.6367 Sta   2+71.895202

Course from BCF42 to BCF41 S 50° 43' 26" W Dist 269.9348

Point BCF41      N    20,202.7114 E    30,236.6789 Sta   5+41.830014

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End of parcel 43-SH description

EXHIBIT " \_\_\_\_ "

WAR-42-0.00  
PID NO. 79850  
PARCEL 43-DU

Situated in Section 5, Town 3, Fractional 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, 4,209.38 feet; Thence leaving said centerline of construction North  $39^{\circ}18'25''$  West, 41.95 feet to a point in the existing north line of U.S. 42; Thence North  $39^{\circ}16'34''$  West, 1.05 feet to a point in the proposed north line of U.S. 42, said pin being the **TRUE POINT OF BEGINNING**;

Thence along said north line South  $50^{\circ}41'35''$  West, 269.93 feet;

Thence leaving said North  $39^{\circ}16'34''$  West, 19.00 feet;

Thence North  $55^{\circ}08'40''$  East, 154.61 feet;

Thence North  $50^{\circ}41'35''$  East, 115.79 feet;

Thence South  $39^{\circ}16'34''$  East, 7.00 feet to the **TRUE POINT OF BEGINNING**.

**Containing 0.0646 Acres**, (2,814 Sq. Ft). Subject to legal highways and easements of record.

The above described parcel being part of the Mohamed Abdel Aziz tract as recorded in Official Record 3999, Page 548 at the Warren County Recorder's Office and further identified as Auditor's Parcel 15054030040.

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PARCEL 43-DU

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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 43-DU : SH4301 CW1178 CW1189 CW1190 SH4302 SH4301

Total parent tract area =	2,814.4152 ft <sup>2</sup> =	0.0646 a
Total taken area =	0.0000 ft <sup>2</sup> =	0.0000 a
Remaining area =	2,814.4152 ft <sup>2</sup> =	0.0646 a

Description of parcel: 43-DU

Beginning parent tract description

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Point SH4301      N    20,203.4136 E    30,236.1046 Sta   0+00.000000

Course from SH4301 to CW1178 N 39° 16' 34" W Dist 19.0000

Point CW1178      N    20,218.1215 E    30,224.0765 Sta   0+19.000003

Course from CW1178 to CW1189 N 55° 08' 40" E Dist 154.6051

Point CW1189      N    20,306.4796 E    30,350.9449 Sta   1+73.605139

Course from CW1189 to CW1190 N 50° 41' 35" E Dist 115.7897

Point CW1190      N    20,379.8296 E    30,440.5386 Sta   2+89.394822

Course from CW1190 to SH4302 S 39° 16' 34" E Dist 7.0000

Point SH4302      N    20,374.4109 E    30,444.9700 Sta   2+96.394823

Course from SH4302 to SH4301 S 50° 41' 35" W Dist 269.9349

Point SH4301      N    20,203.4136 E    30,236.1046 Sta   5+66.329678

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End of parcel 43-DU description

EXHIBIT “\_\_\_\_\_”

**WAR-42-0.00**  
**PID NO. 79850**  
**PARCEL 43-T**

Situated in Section 5, 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, 4,209.38 feet; Thence leaving said centerline of construction North 39°18'25" West, 41.95 feet to a point in the existing north line of U.S. 42; Thence North 39°16'34" West, 8.05 feet; Thence South 50°41'35" West, 115.74 feet; Thence South 55°08'40" West, 70.21 feet to the **TRUE POINT OF BEGINNING**;

Thence South 55°08'40" West, 15.05 feet;

Thence North 39°18'25" West, 16.38 feet;

Thence North 50°41'35" East, 15.00 feet;

Thence South 39°18'25" East, 17.55 feet to the **TRUE POINT OF BEGINNING**.

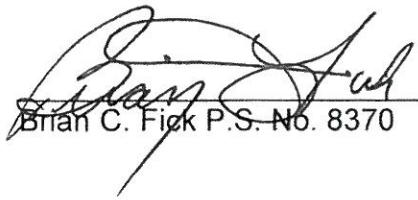
**Containing 0.0058 Acres, (254 Sq. Ft).** Subject to legal highways and easements of record.

The above described parcel being part of the Mohamed Abdel Aziz tract as recorded in Official Record 3999, Page 548 at the Warren County Recorder's Office and further identified as Auditor's Parcel 15054030040.

Page 2  
PARCEL 43-T

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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 43-TMP : CW1179 CW1180 CW1181 CW1182 CW1179

Total parent tract area =	254.4971 ft <sup>2</sup> =	0.0058 a
Total taken area =	0.0000 ft <sup>2</sup> =	0.0000 a
Remaining area =	254.4971 ft <sup>2</sup> =	0.0058 a

Description of parcel: 43-TMP

Beginning parent tract description

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Point CW1179      N    20,257.7544 E    30,280.9832 Sta   0+00.000000

Course from CW1179 to CW1180 N 39° 18' 25" W Dist 16.3826

Point CW1180      N    20,270.4306 E    30,270.6052 Sta   0+16.382585

Course from CW1180 to CW1181 N 50° 41' 35" E Dist 15.0000

Point CW1181      N    20,279.9328 E    30,282.2116 Sta   0+31.382585

Course from CW1181 to CW1182 S 39° 18' 25" E Dist 17.5504

Point CW1182      N    20,266.3530 E    30,293.3294 Sta   0+48.932948

Course from CW1182 to CW1179 S 55° 08' 40" W Dist 15.0454

Point CW1179      N    20,257.7544 E    30,280.9832 Sta   0+63.978337

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End of parcel 43-TMP description



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

Mohamed Abdel Aziz  
945 Reading Road  
Mason, Ohio 45040

9/15/10

Re: WAR-42-0.00  
Parcel Number: 43 SH, DU, T  
Interest Acquired: Permanent easements and Temporary easement

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TO: Mohamed Abdel Aziz  
945 Reading Road  
Mason, Ohio 45040

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 43– SH is a standard highway easement needed for the installation and maintenance of a sidewalk.

Parcel 43– DU is a permanent drainage and utility easement needed for the construction of roadway drainage and utility systems.

Parcel 43– T is temporary easement of two years duration first beginning when work starts on your property. The temporary easement is needed for grading and seeding purposes and driveway construction.

Ohio law authorizes City of Mason, Ohio to obtain Parcels 43 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 43 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 43 SH, DU, and T, City of Mason, Ohio has the right to file suit to acquire Parcels 43 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.

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**THE GOOD FAITH OFFER:**

The amount offered to you in good faith as just compensation for the acquisition of Parcel 43 SH, DU, T, Permanent easements and Temporary easement, of Project WAR-42-0.00 is:

Real Property To Be Acquired (SH,DU- Permanent easements).....	\$6,004.00
Damages To Your Property Which Is Not Acquired .....	\$ 0.00
Temporary Construction Easements .....	\$ 162.00
Total Good Faith Offer .....	\$6,166.00

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

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Greg Reynolds  
Right of Way Agent  
DLZ OHIO INC.  
614-888-0040  
x1320

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)