

PARCEL 4

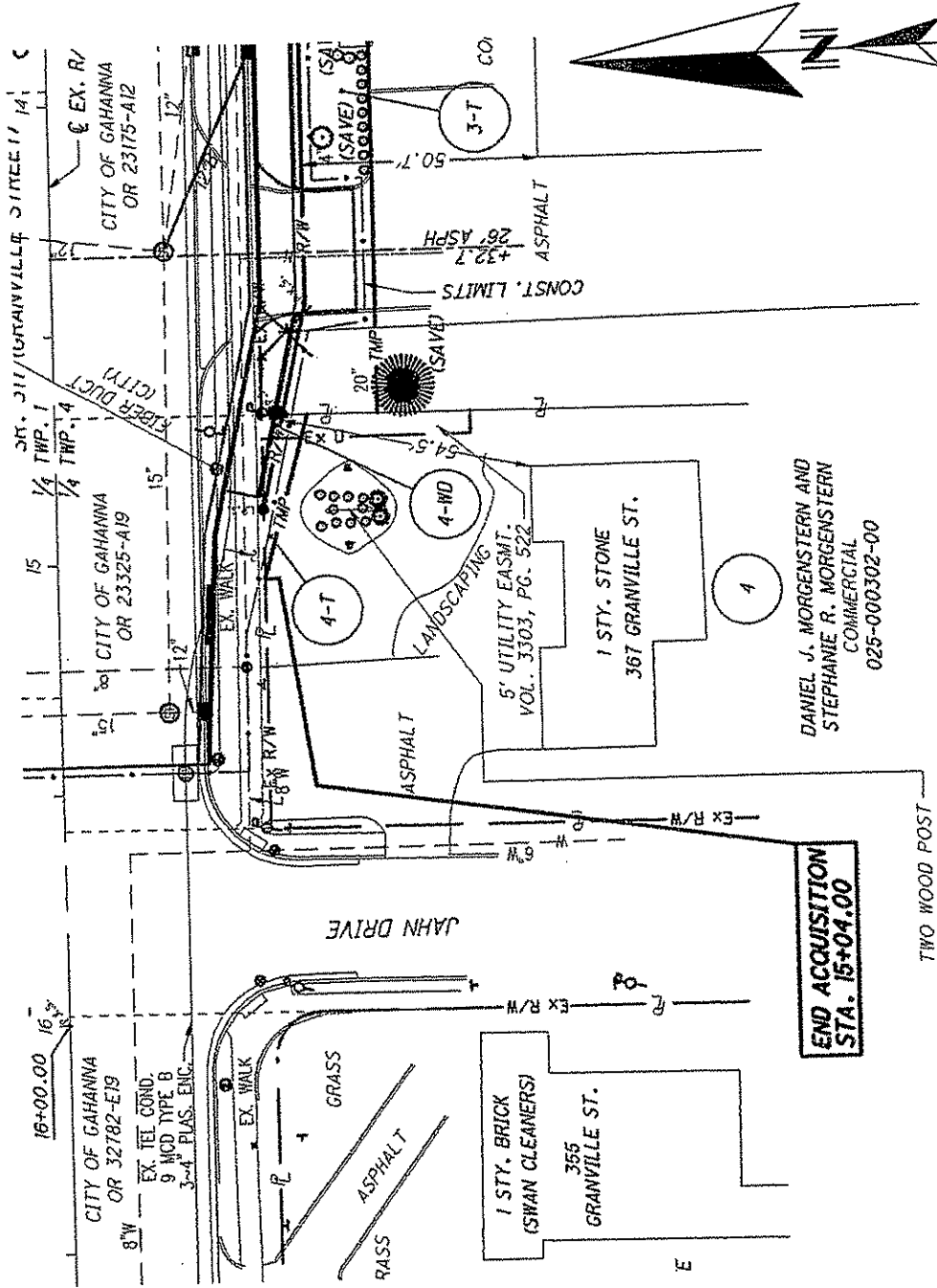


EXHIBIT A

VALUE ANALYSIS (\$5,000 OR LESS)

OWNER'S NAME

Daniel J. & Stephanie R. Morgenstern

COUNTY FRA

ROUTE 317

SECTION 18.11

STATE JOB # 466057


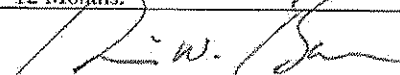
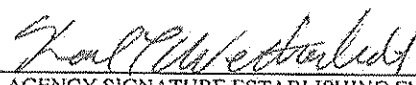
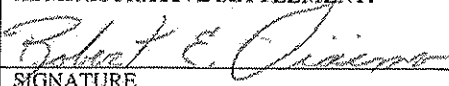
PID# 80811

FEDERAL PROJECT # E060 (449)

Based on comparable sales, which are attached, the following values have been established.

Parcel #	Net Take Area	Land	Improvement	Remarks	Total
4WD	0.0011 Acre 48 SF	@ \$15.00/SF = \$720	48 AF Seeded lawn @ \$0.35/SF = \$20 (R)	None	\$740
4T	0.0030 Acre 131 SF	@ \$15.00/SF x 10% x 1 Yr = \$200 (R)	None	None	\$200
				Total Award	\$940

Temporary taking(s) have been based on 12 Months.

 SIGNATURE OF PERSON PREPARING ANALYSIS TYPED NAME: Anthony A. Kleman		8/7/09 DATE	 REVIEWER'S CONCURRENCE TYPED NAME: Brian W. Barnes Certification #380582		8/19/09 DATE
NAME OF AGENCY (IF DIFFERENT FROM ODOT)					
City of Gahanna TITLE: City Engineer			 AGENCY SIGNATURE ESTABLISHING FMVE TYPED NAME: Karl C. Wetherholt		
ADMINISTRATIVE SETTLEMENT:					
 SIGNATURE		10/08/09 DATE	F.M.V.E. AMOUNT \$940.00 ADDITIONAL AMOUNT \$260.00 TOTAL SETTLEMENT \$1,200.00		
TYPED NAME: Robert E. Giaimo					

(SEE REVERSE SIDE FOR ADDITIONAL DOCUMENTATION)

See Attached

EXHIBIT A

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**PARCEL 4-WD
FRA-317-18.11
ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS
IN THE NAME AND FOR THE USE OF THE
CITY OF GAHANNA, FRANKLIN COUNTY, OHIO**

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of the premises follows]

Situated in the State of Ohio, County of Franklin, City of Gahanna, being in the northeast quarter of Quarter Township 4, Township 1 North, Range 17 West, United States Military Lands, being a part of a 0.4183 acre parcel conveyed to Daniel J. Morgenstern and Stephanie R. Morgenstern by Instruments 199904090089251 and 199904090089252, Franklin County Records office, and also being on the left side of the centerline of right of way of State Route 317 (South Hamilton Road) as shown on a centerline survey plat made in 2008, for the City of Gahanna titled "FRA-317-18.11" and bounded and described as follows:

Commencing at an aluminum disk in a monument box found (FCGS 5019) at the northeast corner of said Quarter Township 4, also being the intersection of the centerline of right of ways of Hamilton Road and Granville Street, being Hamilton Road Station 92+20.72 and Granville Street Station 10+09.40;

1. thence North 86 degrees 54 minutes 57 seconds West a distance of 458.50 feet, along the centerline of right of way of said State Route 317 (Granville Street), to a point on the easterly property line of the Grantor extended northerly, being centerline of right of way of Granville Street Station 14+67.90;
2. thence South 03 degrees 33 minutes 03 seconds West a distance of 45.00 feet, along said extension of the easterly property line of the Grantor, being the easterly line of right of way Parcel 55WV acquired by the City of Gahanna by Official Record 23325A19 and the westerly line of right of way parcel 54WV acquired by the City of Gahanna by Official Record 23175A12, Franklin County Records office, to the northeast property corner of the Grantor on the existing southerly right of way line of said Granville Street, said point being the TRUE POINT OF BEGINNING and being 45.00 feet left of Station 14+68.27;
3. thence South 03 degrees 33 minutes 03 seconds West a distance of 4.60 feet, along said easterly property line of the Grantor, also being the westerly property line of a parcel conveyed to Donatos Pizzeria, LLC, a Delaware Limited Liability Company, by Instrument 200405030099763, Franklin County Records office, to a ¾ inch diameter capped iron pin set 49.60 feet left of Station 14+68.30;
4. thence North 74 degrees 23 minutes 13 seconds West a distance of 21.20 feet to a ¾ inch diameter capped iron pin set on the existing southerly right of way line of Said State Route 317 being 45.00 feet left of Station 14+89.00;
5. thence South 86 degrees 54 minutes 57 seconds East a distance of 20.73 feet, along said existing southerly right of way line being the southerly line of said Parcel 55WV, to the TRUE POINT OF BEGINNING.

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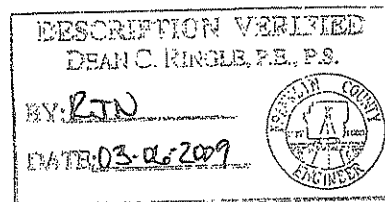
The above described area is contained within Franklin County Auditor's Permanent Parcel Number 025-000302-00 and contains a gross take of 0.0011 acres more or less.

This description was prepared by Jon D. Bruner, Professional Surveyor Number 7098 of The Mannik & Smith Group, on February 3, 2009.

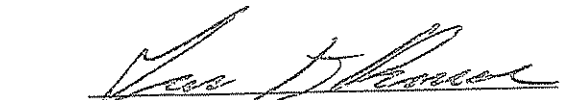
This description is based on a survey made in 2006 by the W. E. Stilson Consulting Group under the direction and supervision of John Jeffrey Raab, Professional Surveyor Number 7863.

Grantor claims title by Instruments 199904090089251 and 199904090089252, Franklin County Records office.

The basis of bearings is North 03 degrees 48 minutes 37 seconds East used for Hamilton Road north of Granville Street and was provided by the Franklin County Engineer's Survey Department. The bearings are based on the Ohio State Plane Coordinate System, South Zone, and North American datum of 1983 (1986 Adjustment) as established from a GPS survey performed by the Franklin County Engineer's Survey Department in 1995, occupying monuments FCGS 8815 and FCGS 5019. Iron pins referred to as "set" are 3/4 inch diameter, 30 inch long iron pipes with a yellow plastic cap stamped "W. E. Stilson".



N-039-C
SPLIT
0.0011 AC
OUT OF
(025)
000302


Jon D. Bruner
Professional Surveyor #7098
The Mannik and Smith Group, Inc.
1800 Indian Wood Circle
Maumee, Ohio 43537

3-2-09
Date

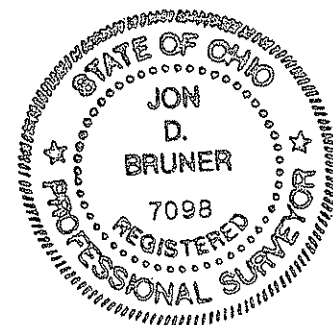


EXHIBIT A

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**PARCEL 4-T
FRA-317-18.11
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
COMPLETE GRADING
FOR 12 MONTHS FROM DATE OF ENTRY BY THE
CITY OF GAHANNA, FRANKLIN COUNTY, OHIO**

[Surveyor's description of the premises follows]

Situated in the State of Ohio, County of Franklin, City of Gahanna, being in the northeast quarter of Quarter Township 4, Township 1 North, Range 17 West, United States Military Lands, being a part of a 0.4183 acre parcel conveyed to Daniel J. Morgenstern and Stephanie R. Morgenstern by Instruments 199904090089251 and 199904090089252, Franklin County Records office, and also being on the left side of the centerline of right of way of State Route 317 (Granville Street) as shown on a centerline survey plat made in 2008, for the City of Gahanna titled "FRA-317-18.11" and bounded and described as follows:

BEGINNING at a ¾ inch diameter capped iron pin set on the southerly right of way line of State Route 317 (Granville Street) at its intersection with the easterly property line of the Grantor, 49.60 feet left of Granville Street Station 14+68.30;

1. thence South 03 degrees 33 minutes 03 seconds West a distance of 5.40 feet, along said easterly property line of the Grantor to a point 55.00 feet left of Station 14+68.35;
2. thence North 71 degrees 14 minutes 51 seconds West a distance of 37.03 feet to a point on the existing southerly right of way line of said State Route 317 being 45.00 feet left of Station 15+04.00;
3. thence South 86 degrees 54 minutes 57 seconds East a distance of 15.00 feet, along said existing southerly right of way line to a ¾ inch diameter capped iron pin set 45.00 feet left of Station 14+89.00;
4. thence South 74 degrees 23 minutes 13 seconds East a distance of 21.20 feet, along the southerly right of way line of said State Route 317, acquired as parcel 4-WD of said right of way plan FRA-317-18.11 to the TRUE POINT OF BEGINNING.

The above described area is contained within Franklin County Auditor's Permanent Parcel Number 025-000302-00 and contains a gross take of 0.0030 acres more or less.

This description was prepared by Jon D. Bruner, Professional Surveyor Number 7098 of The Mannik & Smith Group, on November 19, 2008.

This description is based on a survey made in 2006 by the W. E. Stilson Consulting Group under the direction and supervision of John Jeffrey Raab, Professional Surveyor Number 7863.

Grantor claims title by Instruments 199904090089251 and 199904090089252, Franklin County Records office.

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The basis of bearings is North 03 degrees 48 minutes 37 seconds East used for Hamilton Road north of Granville Street and was provided by the Franklin County Engineer's Survey Department. The bearings are based on the Ohio State Plane Coordinate System, South Zone, and North American datum of 1983 (1986 Adjustment) as established from a GPS survey performed by the Franklin County Engineer's Survey Department in 1995, occupying monuments FCGS 8815 and FCGS 5019. Iron pins referred to as "set" are $\frac{3}{4}$ inch diameter, 30 inch long iron pipes with a yellow plastic cap stamped "W. E. Stilson".


Jon D. Bruner

Professional Surveyor #7098
The Mannik and Smith Group, Inc.
1800 Indian Wood Circle
Maumee, Ohio 43537

3-2-09
Date

