

EXHIBIT A

LPA RX 851
Rev. 03/08

PID
PARCEL
CTY-RTE-SEC
Version Date

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80811
3-WD
FRA-317-18.11
03/02/09

**PARCEL 3-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 part of a 0.7932 acre parcel conveyed to Donatos Pizzeria, LLC, a Delaware Limited Liability Company, by Instrument 200405030099763, 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:

Commencing at an aluminum disk in a monument box (FCGS 5019) found 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 288.50 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 12+97.90;
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 53WV acquired by the City of Gahanna by Official Record 23530116 and the westerly line of right of way parcel 52WV acquired by the City of Gahanna by Official Record 25905G10, 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 12+98.27;
3. thence South 03 degrees 33 minutes 03 seconds West a distance of 10.00 feet, along said easterly property line of the Grantor, also being the westerly property line of a parcel conveyed to BP Exploration & Oil, Inc., an Ohio Corporation, by Instruments 199712220173114 and 199712220173212, Franklin County Records office, to a ¾ inch diameter capped iron pin set 55.00 feet left of Station 12+98.35;
4. thence North 86 degrees 54 minutes 57 seconds West a distance of 145.65 feet to a PK nail set 55.00 feet left of Station 14+44.00;

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5. thence North 74 degrees 23 minutes 13 seconds West a distance of 24.90 feet to a $\frac{3}{4}$ inch diameter capped iron pin set on the westerly property line of the Grantor, 49.60 feet left of Station 14+68.30;
6. thence North 03 degrees 33 minutes 03 seconds East a distance of 4.60 feet, along said westerly property line of the Grantor, also being the easterly property line of a parcel conveyed to Daniel J. Morgenstern and Stephanie R. Morgenstern by Instruments 199904090089251 and 199904090089252, Franklin County Records office, to the northwest property corner of said Grantor on the existing southerly right of way line of said State Route 317 being 45.00 feet left of Station 14+68.27;
7. thence South 86 degrees 54 minutes 57 seconds East a distance of 170.00 feet, along said existing southerly right of way line of State Route 317, being the southerly line of Parcel 54WV acquired by the City of Gahanna by Official Record 23175A12 and the before mentioned Parcel 53WV, to the TRUE POINT OF BEGINNING.

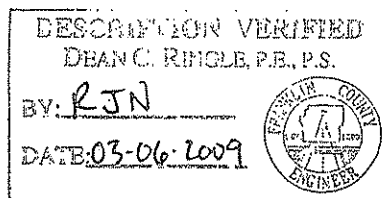
The above described area is contained within Franklin County Auditor's Permanent Parcel Number 025-000306-00 and contains a gross take of 0.0375 acres more or less.

This description was prepared by Jon D. Bruner, Professional Surveyor Number 7098 of The Mannik & Smith Group, on November 4, 2008.

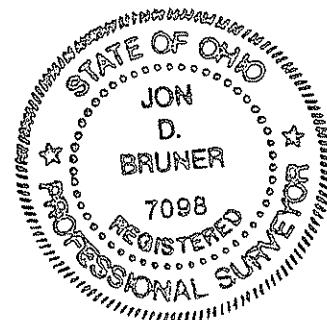
This description is based on a survey made in 2006 by the W. E. Stilson Consulting Group under the direction and supervision of John Jeffrey Raab, Professional Surveyor Number 7863.

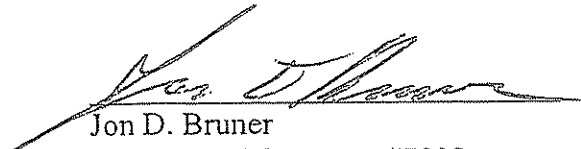
Grantor claims title by Instrument 200405030099763, Franklin County Records office.

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 $\frac{3}{4}$ inch diameter, 30 inch long iron pipes with a yellow plastic cap stamped "W. E. Stilson".



N-039-L
SPLIT
0.0375 A
OUT OF
(025)
000306




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

3-2-09
Date

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**PARCEL 3-T
FRA-317-18.11
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
CONSTRUCT DRIVES AND 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 part of a 0.7932 acre parcel conveyed to Donatos Pizzeria, LLC, a Delaware Limited Liability Company, by Instrument 20040503-0099763, 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, 55.00 feet left of Granville Street Station 12+98.35;

1. thence South 03 degrees 33 minutes 03 seconds West a distance of 15.00 feet, along the easterly property line of the Grantor, to a point 70.00 feet left of Station 12+98.47;
2. thence North 86 degrees 54 minutes 57 seconds West a distance of 170.00 feet to a point on the westerly property line of the Grantor, 70.00 feet left of Station 14+68.47;
3. thence North 03 degrees 33 minutes 03 seconds East a distance of 20.40 feet, along said westerly property line of the Grantor, to a ¾ inch diameter capped iron pin set on the southerly right of way line of said State Route 317 being 49.60 feet left of Station 14+68.30;
4. thence South 74 degrees 23 minutes 13 seconds East a distance of 24.90 feet, along said southerly right of way line, acquired as parcel 3-WD of said right of way plan FRA-317-18.11 to a PK nail set 55.00 feet left of Station 14+44.00;
5. thence South 86 degrees 54 minutes 57 seconds East a distance of 145.65 feet, continuing along said southerly right of way line to the TRUE POINT OF BEGINNING.

The above described area is contained within Franklin County Auditor's Permanent Parcel Number 025-000306-00 and contains a gross take of 0.0600 acres more or less.

This description was prepared by Jon D. Bruner, Professional Surveyor Number 7098 of The Mannik & Smith Group, on November 4, 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.

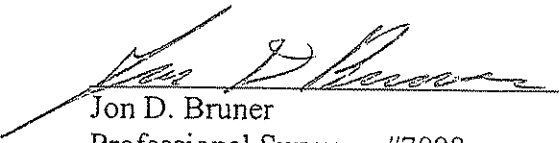
Grantor claims title by Instrument 200405030099763, Franklin County Records office.

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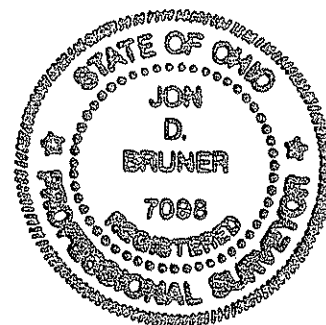
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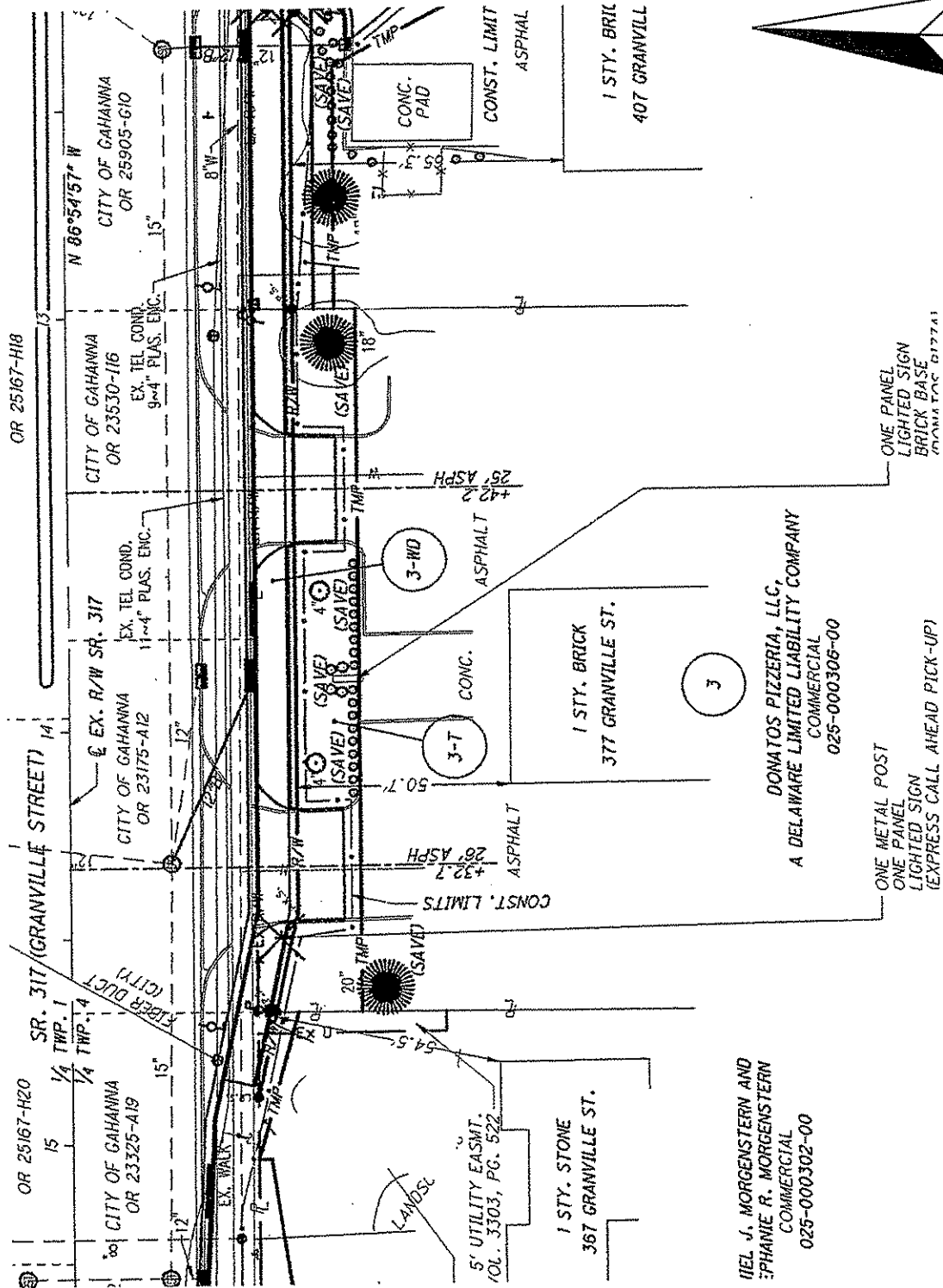
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The basis of bearings is North 03 degrees 48 minutes 37 seconds East used for Hamilton Road north of Granville Street and was provided by the Franklin County Engineer's Survey Department. The bearings are based on the Ohio State Plane Coordinate System, 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 ¾ inch diameter, 30 inch long iron pipe 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





UEL J. MORGENSTERN AND
 EPHANIE R. MORGENSTERN
 COMMERCIAL
 025-000302-00

DONATIOS PIZZERIA, LLC,
A DELAWARE LIMITED LIABILITY COMPANY
COMMERCIAL 025-000306-00

ONE METAL POST
ONE PANEL
LIGHTED SIGN
(EXPRESS CALL AHEAD)

ONE PANEL
LIGHTED SIGN
BRICK BASE
(MONITOR D177A)

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RE 90
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OHIO DEPARTMENT OF TRANSPORTATION
OFFICE OF REAL ESTATE

COUNTY FRA
ROUTE 317
SECTION 18.11
PARCEL # 3 WD, T
PID # 80811
STATE JOB # 466057
FEDERAL PROJECT # E060 (449)

VALUE FINDING REPORT
(Not to exceed \$35,000)

Donatos Pizzeria, LLC 935 Taylor Station Road, Columbus, Ohio 43230
Owner Mailing Address
377 Granville Street, Gahanna, Ohio 43230 0.7932 Net Acres
Location of Property Area of Total Property

Property to be Acquired

LAND VALUATION

Parcel No.	Area	Unit Value	
3WD	0.0375 Ac (1,634 SF)	\$15.00/SF	\$24,510
			Total \$24,510

Unit Value Support

☒ Comparable Sales attached VL-223, VL-222, & VL-221

IMPROVEMENT VALUATION

Estimated Value of each improvement to be acquired

Parcel No.		
3WD	Directional Sign @ \$1,500	\$1,500
3WD	City of Gahanna Sign Application Fee and Permit Fee	\$85
3WD	510+/- SF Asphalt Paving @ \$2.50/SF	\$1,275
3WD	40+/- LF Concrete Curb @ \$15/LF	\$600
3WD	1,125+/- SF Seeded Lawn @ \$0.35/SF (R)	\$395
		Total \$3,855

COST TO CURE (Benefits and/or Damages are not permissible. Support for cost to cure items must be by attachment or reference to an estimate for materials and labor cost.)

Parcel No.		
N/A	N/A	
		Total N/A

TEMPORARY

Parcel No.		
3T	0.0600 Ac (2,614 SF) @ \$15.00/ SF x 10% x 1.0 year (R)	\$3,925
		Total \$3,925

APPRAISER'S ESTIMATE OF FMVE DUE OWNER AS OF August 17, 2009 (say) \$32,290

Attachments: Photograph of Taking; Certificate of Appraiser; Other _____

Prepared By:

Anthony A. Kleman

8/24/2009

Appraiser

Date

Typed Name: Anthony A. Kleman