

**FAIRFIELD CITY COUNCIL  
REGULAR MEETING AGENDA  
FAIRFIELD MUNICIPAL BUILDING  
5350 PLEASANT AVENUE  
FAIRFIELD, OHIO 45014**

**Tuesday, May 26, 2015**

**7:00 PM**

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MAYOR.....STEVE MILLER  
COUNCILMEMBER 1<sup>ST</sup> WARD.....ADAM B. JONES  
COUNCILMEMBER 2<sup>ND</sup> WARD.....MARTY JUDD  
COUNCILMEMBER 3<sup>RD</sup> WARD.....DEBBIE PENNINGTON  
COUNCILMEMBER 4<sup>TH</sup> WARD.....TERRY SENGER

COUNCILMEMBER AT-LARGE...CHAD OBERSON  
COUNCILMEMBER AT-LARGE...MIKE SNYDER  
COUNCILMEMBER AT-LARGE...BILL WOESTE  
CITY MANAGER.....MARK WENDLING  
CLERK OF COUNCIL.....ALISHA WILSON  
LAW DIRECTOR.....JOHN H. CLEMMONS

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Guidelines for Citizen Comments: Thank you for your interest and participation in city government. Fairfield City Council's Guidelines for Citizen Comments describe the rules for addressing City Council. The guidelines are posted in the Council Chambers.

ADA Notice: The City of Fairfield is pleased to provide accommodations to disabled individuals or groups and encourage full participation in city government. Should special accommodations be required, please contact the Clerk of Council at 867-5383 at least 48 hours in advance of the meeting.

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1. **Call to Order**
2. **Prayer/Pledge of Allegiance**
3. **Roll Call**
4. **Agenda Modifications**
5. **Executive Session Requests**
6. **Special Presentations and Citizen Comments**
7. **Public Hearing(s)**
8. **Mayor/Council Reports**
9. **Approval of Minutes**
  - a) Regular Meeting Minutes of May 11, 2015

10. **OLD BUSINESS**

11. **NEW BUSINESS**

- (A) **PUBLIC WORKS COMMITTEE**  
**Chad Oberson, Chairman;** Mike Snyder, Vice Chairman, Bill Woeste, Member

- (1) Resolution declaring intent and necessity of the Route 4/Holden Boulevard/South Gilmore Road Improvements Project (BUT-SR4-3.00) and declaring an emergency.

- Motion – Read by Title Only (Optional)
- Resolution – First Reading
- Motion – Suspend Second and Third Readings
- Motion – Adoption

(B) **FINANCE & BUDGET COMMITTEE**

**Terry Senger, Chairman;** Debbie Pennington, Vice Chairman, Chad Oberson, Member

- (1) Ordinance to amend Ordinance No. 109-14 entitled “An Ordinance to make estimated appropriations for the expenses and other expenditures of the City of Fairfield, Ohio, during a period beginning January 1, 2015, and ending December 31, 2015.”

\*Contractual Appropriations - \$335,416 for the purchase of real estate for the Route 4/Holden Boulevard/South Gilmore Road Improvements Project.

- Motion – Read by Title Only (Optional)
- Ordinance – First Reading
- Motion – Suspend Second and Third Readings
- Motion – Adoption

- (2) Ordinance to amend Ordinance No. 109-14 entitled “An Ordinance to make estimated appropriations for the expenses and other expenditures of the City of Fairfield, Ohio, during a period beginning January 1, 2015, and ending December 31, 2015.”

\*Non-Contractual Appropriations - \$32,305 for Parks Facilities Repairs; \$27,361 for Fire Department Facilities Repairs; \$25,000 for 2015 Street Repair Program; \$25,000 for Municipal Court Drug & Alcohol Treatment Fund.

- Motion – Read by Title Only (Optional)
- Ordinance – First Reading
- Motion – Suspend Second and Third Readings
- Motion – Adoption

12. **Meeting Schedule**

Summer Schedule

Monday, June 8	Regular Meeting, 7:00 p.m.
Monday, July 13	Regular Meeting, 7:00 p.m.
Monday, August 10	Regular Meeting, 7:00 p.m.

13. **Executive Session of Council (if needed)**

14. **Adjournment**

**AGENDA**

**COUNCIL-MANAGER BRIEFING  
FAIRFIELD MUNICIPAL BUILDING  
5350 PLEASANT AVENUE**

**TUESDAY, MAY 26, 2015  
6:00 P.M.**

1. Property Maintenance & Economic Development Discussion – Tim Bachman

MINUTES  
REGULAR MEETING OF COUNCIL  
MAY 11, 2015

**Call to Order**

Mayor Steve Miller called the Regular Meeting of Council to order at 7:00 PM at the Fairfield Municipal Building, 5350 Pleasant Avenue.

**Prayer/Pledge of Allegiance**

Councilmember Pennington led in prayer and Pledge of Allegiance.

**Roll Call**

Clerk Wilson called the roll of Council. Present members were Councilmember Adam Jones, Councilmember Marty Judd, Councilmember Debbie Pennington, Councilmember Terry Senger, Councilmember Chad Oberson, Councilmember Mike Snyder, and Councilmember Bill Woeste.

**Agenda Modifications**

**Executive Session Requests**

Councilmember Judd, seconded by Councilmember Pennington, moved for Executive Session to discuss pending and imminent litigation. Motion carried 7-0.

**Special Presentations and Citizen Comments**

**Oath of Office - Mark Wendling, City Manager**

Mayor Miller led the Oath of Office for Mark Wendling and welcomed him as the new City Manager. Mr. Wendling thanked his family and friends that were in attendance.

**Parents Who Host Lose the Most Proclamation & Fairfield Youth Coalition Representatives**

Councilmember Snyder presented the "Parents Who Host Lose the Most" proclamation and Fairfield Youth Coalition representatives addressed Council regarding the community and city involvement in drug and alcohol prevention. They also presented Police Chief Mike Dickey with a photo of the coalition members.

Elizabeth Lauer, 4875 Potomac Drive, addressed Council regarding the situation in Baltimore and preventing that in Fairfield. She was happy to see the youth involvement at the meeting and stated that she no longer has those concerns.

**Public Hearing(s)**

**Mayor/Council Reports**

Councilmember Woeste thanked the Fairfield Youth Coalition for all of their work in the community.

Councilmember Snyder recognized Boy Scout Troop 926 from Hamilton in attendance and thanked them for attending. He also noted the new Little Free Library box that was added at the Fairfield Food Pantry and thanked former Councilmember Howard Dirksen for his work in putting that in place.

Councilmember Oberson reported that the road work on Pleasant Avenue between Augusta and John Gray has begun and is on schedule.

Councilmember Senger congratulated and welcomed City Manager Wendling and his family.

Councilmember Pennington reported that the Village Green concerts will begin May 21 with a concert by Fairfield High School band. She also noted that the Historical Society meeting will be May 14 at 7 PM at the Elisha Morgan Mansion.

Councilmember Judd announced that the new Public Utilities Director is Adam Sackenheim and he will begin on May 26.

Councilmember Jones thanked the youth coalition for all of the information they presented and congratulated Mark Wendling on his promotion to City Manager.

### **Approval of Minutes**

Regular Meeting Minutes of April 27, 2015

- The Regular Meeting Minutes of April 27, 2015 were approved as written

### **OLD BUSINESS**

#### **DEVELOPMENT SERVICES COMMITTEE**

**Bill Woeste, Chairman; Adam Jones, Vice Chairman, Mike Snyder, Member**

Ordinance amending ordinance No. 166-84, the Codified Ordinances of Fairfield, Ohio, Section 1141.02, the City of Fairfield, Ohio, Zoning Map by approving the amended concept plan for the Village Green Planned Unit Development and the Final Development Plan for The Cove at Village Green Planned Unit Development.

Councilmember Bill Woeste, seconded by Councilmember Mike Snyder moved to amend per Planning Commission recommendation Items #1-9. Motion Carried 7-0.

Kathy Bocino, 4798 Circle Drive, addressed Council regarding her concerns for parking and shared driveways. Development Services Director Bachman stated that the shared driveway concept was not included in Items #1-9 from the Planning Commission. Ms. Bocino also requested that the development plan be changed to six (6) units instead of eight (8), to allow more space between units. Councilmember Woeste stated that the Planning Commission has approved the eight (8) units and recommended that to Council. She also requested that all of the units be built at one time, rather than one at a time to reduce traffic and congestion. Mayor Miller stated that it will be market-driven and they will be single owner, so it cannot be mandated to build all at once.

Legislative Action: Councilmember Woeste presented the third reading of this ordinance.

Councilmember Bill Woeste, seconded by Councilmember Adam Jones moved to adopt . Motion Carried 7-0. ORDINANCE NO. 44-15. APPROVED 7-0.

Councilmember Senger asked if there are any presales. Patrick Murton, Hearthstone Holdings, stated that there is interest, but no pre-sales. He also noted that the owners will be able to customize the homes within certain variations in design and color. Development Services Director Bachman noted that

the Planning Commission recommendation is to allow variations in colors of brick, siding and shingles so that the units are not all exactly alike.

**PUBLIC WORKS COMMITTEE**

**Chad Oberson, Chairman; Mike Snyder, Vice Chairman, Bill Woeste, Member**

Ordinance to authorize the City Manager to enter into a contract with John R. Jurgensen for the 2015 Asphalt Paving and Resurfacing Project.

Legislative Action: Councilmember Oberson presented the second reading of this ordinance. He stated that work is ahead of schedule, so he will make a motion to suspend and adopt.

Councilmember Chad Oberson, seconded by Councilmember Mike Snyder moved to suspend the rules requiring three (3) readings of this ordinance. Motion Carried 7-0. Councilmember Chad Oberson, seconded by Councilmember Mike Snyder moved to adopt . Motion Carried 7-0. ORDINANCE NO. 45-15. APPROVED 7-0.

**NEW BUSINESS**

**PUBLIC SAFETY COMMITTEE**

**Adam Jones, Chairman; Marty Judd, Vice Chairman, Terry Senger, Member**

Ordinance to authorize the City Manager to enter into a contract with Vance's Outdoor, Inc. for the purchase of sixty-four (64) Tasers for the Police Department.

Councilmember Adam Jones, seconded by Councilmember Debbie Pennington moved to read the following ordinance by title only. Motion Carried 7-0.

Background: City Manager Wendling recommended a contract to purchase new tasers for the Police Department. The new devices will replace existing ones that are no longer cost efficient to maintain. Legislative Action: Councilmember Jones presented the first reading of this ordinance.

Councilmember Adam Jones, seconded by Councilmember Bill Woeste moved to suspend the rules requiring three (3) readings of this ordinance. Motion Carried 7-0. Councilmember Adam Jones, seconded by Councilmember Chad Oberson moved to adopt. Motion Carried 7-0. ORDINANCE NO. 46-15. APPROVED 7-0.

**PUBLIC WORKS COMMITTEE**

**Chad Oberson, Chairman; Mike Snyder, Vice Chairman, Bill Woeste, Member**

Ordinance to authorize the City Manager to enter into a contract with Stauffer Site Services, LLC for drainage improvements in the Sandstone, Charlene and Patricia Drives Vicinity.

Councilmember Chad Oberson, seconded by Councilmember Mike Snyder moved to read the following ordinance by title only. Motion Carried 7-0.

Background: City Manager Wendling recommended a contract with Stauffer Site Services, LLC for drainage improvements in the Sandstone, Charlene and Patricia Drives vicinity. Legislative Action: Councilmember Oberson presented the first reading of this ordinance.

Councilmember Chad Oberson, seconded by Councilmember Debbie Pennington moved to suspend the rules requiring three (3) readings of this ordinance. Motion Carried 7-0. Councilmember Chad Oberson, seconded by Councilmember Adam Jones moved to adopt . Motion Carried 7-0. ORDINANCE NO. 47-15. APPROVED 7-0.

#### **FINANCE & BUDGET COMMITTEE**

**Terry Senger, Chairman; Debbie Pennington, Vice Chairman, Chad Oberson, Member**

Councilmember Terry Senger, seconded by Councilmember Debbie Pennington moved to read the following resolution and two (2) ordinances by title only. Motion Carried 7-0.

Resolution designating the Public Depositories for funds of the City of Fairfield, Ohio and declaring an emergency.

Background: City Manager Wendling recommended a resolution designating Public Depositories for funds of the City of Fairfield. This is a standard procedure done every five (5) years. Legislative Action: Councilmember Senger presented the first reading of this resolution.

Councilmember Terry Senger, seconded by Councilmember Chad Oberson moved to suspend the rules requiring three (3) readings of this ordinance. Motion Carried 7-0. Councilmember Terry Senger, seconded by Councilmember Chad Oberson moved to adopt. Motion Carried 7-0. RESOLUTION NO. 6-15. APPROVED 7-0.

Ordinance to amend Ordinance No. 109-14 entitled "An Ordinance to make estimated appropriations for the expenses and other expenditures of the City of Fairfield, Ohio, during a period beginning January 1, 2015, and ending December 31, 2015."

Background: City Manager Wendling recommended the following contractual appropriations - \$65,204 for the purchase of Tasers for the Police Department; \$87,500 for drainage improvements. Legislative Action: Councilmember Senger presented the first reading of this ordinance.

Councilmember Terry Senger, seconded by Councilmember Mike Snyder moved to suspend the rules requiring three (3) readings of this ordinance. Motion Carried 7-0. Councilmember Terry Senger, seconded by Councilmember Debbie Pennington moved to adopt. Motion Carried 7-0. ORDINANCE NO. 48-15. APPROVED 7-0.

Ordinance to amend Ordinance No. 109-14 entitled "An Ordinance to make estimated appropriations for the expenses and other expenditures of the City of Fairfield, Ohio, during a period beginning January 1, 2015, and ending December 31, 2015."

Background: City Manager Wendling recommended the following non-contractual appropriations - \$25,000 for SCADA System Integration Services; \$18,800 for the purchase of one (1) Exmark 60" Zero Turn Rider mower, one (1) Kohler Replacement Motor and one (1) Erskine snow blower attachment for

use in Parks Maintenance Division; \$6,000 for replacement and addition of fiber cabling to the Fire Department Headquarters. Legislative Action: Councilmember Senger presented the first reading of this ordinance.

Councilmember Terry Senger, seconded by Councilmember Adam Jones moved to suspend the rules requiring three (3) readings of this ordinance. Motion Carried 7-0. Councilmember Terry Senger, seconded by Councilmember Marty Judd moved to adopt. Motion Carried 7-0. ORDINANCE NO. 49-15. APPROVED 7-0.

**Meeting Schedule**

Clerk Wilson read the following meeting schedule:

- Tuesday, May 26 Regular Meeting, 7:00 p.m.
- Monday, June 8 Regular Meeting, 7:00 p.m.
- Monday, July 13 Regular Meeting, 7:00 p.m.

**Executive Session of Council (if needed)**

Council adjourned to Executive Session at 7:50 PM.

**Adjournment**

The regular meeting adjourned at 8:30 PM.

ATTEST:

\_\_\_\_\_  
Clerk of Council

\_\_\_\_\_  
Mayor's Approval

Date Approved \_\_\_\_\_

CITY OF FAIRFIELD, OHIO  
CITY COUNCIL MEETING COMMUNICATION

DATE: May 26, 2015

**ITEM:**

Resolution declaring intent and necessity of the Route 4/Holden Boulevard/South Gilmore Road Improvements Project (BUT-SR4-3.00).

**FINANCIAL IMPACT:**

The estimated cost of right-of-way acquisition for the Route 4/Holden Boulevard/South Gilmore Road Improvements Project (BUT-SR4-3.00) at this time is \$335,416.00. This amount may increase through the negotiation and litigation process. The appropriation of funds was requested by separate Council letter.

**SYNOPSIS:**

It is necessary for City Council to adopt a resolution declaring the intent and necessity of the Route 4/Holden Boulevard/South Gilmore Road Improvements Project (BUT-SR4-3.00).

**BACKGROUND:**

This project involves thirteen (13) additional parcels with seven (7) different owners. This project involves the widening of Holden Boulevard and South Gilmore Roads to extend and provide additional lanes, restriping of NB Route 4 to provide dual left turn lanes to S. Gilmore Road, replacing the traffic signals with mast arms, providing lighting, new sidewalk and other improvements.

This project is scheduled to bid in February, 2016 and construction will begin by spring of 2016 and be completed within a year.

**RECOMMENDATION:**

It is recommended that Council adopt a resolution declaring the intent and necessity of the Route 4/Holden Boulevard/South Gilmore Road Improvements Project (BUT-SR4-3.00). Suspension of the rules and the emergency clause are requested so that the appropriations may be completed in a timely manner to allow construction to begin.

**LEGISLATIVE ACTION:** Suspension of Rules and Adoption Requested?

/  /

yes no

If yes, explain above.

Emergency Provision Needed?

/  /

yes no

If yes, explain above.

Prepared by: *Scott H. Clemmons*

Approved for Content by: *Scott H. Clemmons*

Financial Review (where applicable): *May Hays*

Legal Review (where applicable): *Scott H. Clemmons*

Accepted for Council Agenda: *Alisha Colton*

RESOLUTION NO. \_\_\_\_\_

RESOLUTION DECLARING INTENT AND NECESSITY OF THE  
ROUTE 4/HOLDEN BOULEVARD/SOUTH GILMORE ROAD  
IMPROVEMENTS PROJECT (BUT-SR4-3.00) AND DECLARING  
AN EMERGENCY.

WHEREAS, Council has determined that it is necessary to make the improvement identified as the Route 4/Holden Boulevard/South Gilmore Road Improvements Project (BUT-SR4-3.00); and

WHEREAS, Council has determined that it is necessary to acquire certain warranty deed, permanent and temporary easement parcels in real property in order to make the improvement identified as the Route 4/Holden Boulevard/South Gilmore Road Improvements Project (BUT-SR4-3.00) in accordance with the plans prepared by Northwest Consultants, Inc., which plans are on file in the office of the Public Works Director; and

WHEREAS, Council deems it necessary at this time to proceed with the acquisition of the necessary warranty deed, permanent and temporary easement parcels in the real property hereinafter described in order to accomplish the goals for acquisition and construction of said Route 4/Holden Boulevard/South Gilmore Road Improvements Project (BUT-SR4-3.00).

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Fairfield, Ohio, that:

Section 1. The Route 4/Holden Boulevard/South Gilmore Road Improvements Project (BUT-SR4-3.00) is hereby determined to be necessary for the public health, safety, welfare, benefit and protection of the citizens of the City of Fairfield. The plans for said project as prepared by Northwest Consultants, Inc. and titled Route 4/Holden Boulevard/South Gilmore Road Improvements Project (BUT-SR4-3.00), are hereby approved. A copy of the Route 4/Holden Boulevard/South Gilmore Road Improvements Project (BUT-SR4-3.00) plans are on file in the office of the Public Works Director.

Section 2. It is the intent of the City of Fairfield, Ohio to appropriate to public use warranty deed, permanent and temporary easement parcels in the following described real property which real property is necessary in order to accomplish the goals of the improvement known as the Route 4/Holden Boulevard/South Gilmore Road Improvements Project (BUT-SR4-3.00), to wit:

<u>PARCEL NO.</u>	<u>OWNERS</u>
6-WD, 6-T	Isla Azul, LLC
8-WD, 8-T	10700 New Haven, LLC
9-WD, 9-T	Parkland Hills, LLC
12-WD, 12-T	5575 Dixie Fairfield, LLC
13-WD, 13-T, 13-S	MJR Investments 4, LLC
20-T	Susan Zappa, Trustee
22-T	Crescent Limited Ohio, LLC

The legal descriptions and legal interests to be acquired on the above parcels are attached hereto and made a part of this Resolution of Intent by reference.

Section 3. The purpose of said warranty deed, permanent and temporary easement parcels and the taking described hereinabove is for the public use, namely for the improvement identified as the Route 4/Holden Boulevard/South Gilmore Road Improvements Project (BUT-SR4-3.00).

Section 4. At any time subsequent to the effective date of this Resolution, the City Manager is hereby authorized to acquire by purchase the real property interests herein described in this resolution, and in accordance with such acquisition, to enter into special contracts for necessary services, except or otherwise as the same may be required.

Section 5. The Mayor of the City of Fairfield, Ohio, be and he is hereby authorized to cause written notice of the passage of this resolution to be given to the owner, persons in possession or having an interest of record in the above described premises and said notice shall be served and return made according to law by the Mayor of the City of Fairfield through his deputized agent.

Section 6. It is determined to be in the public interest that the City take immediate possession of the property and any structures thereon, in order to accomplish the goals for the construction of said Route 4/Holden Boulevard/South Gilmore Road Improvements Project (BUT-SR4-3.00).

Section 7. This Resolution is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health, safety and welfare and for the urgent benefit and protection of the City and its inhabitants for the reason that the parcels be secured to allow construction to proceed in a timely manner; wherefore, this Resolution shall take effect immediately upon its passage.

Passed \_\_\_\_\_  
\_\_\_\_\_ Mayor's Approval

Posted \_\_\_\_\_

First Reading \_\_\_\_\_ Rules Suspended \_\_\_\_\_

Second Reading \_\_\_\_\_ Emergency \_\_\_\_\_

Third Reading \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
Clerk of Council

This is to certify that this Resolution has been duly published by posting and summary publication as provided by Charter.

\_\_\_\_\_  
Clerk of Council



By AMM at 3:41 pm, Oct 23, 2014

**EXHIBIT A**

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LPA RX 851 WD

Rev. 06/09

Ver. Date 08/06/14

PID 92552

**PARCEL 6-WD  
BUT-SR4-3.00  
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 FAIRFIELD, BUTLER 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 Butler, City of Fairfield, Section 27, Town 2, Range 2 and being a part of Lot 12939 of the consecutive number of lots of the City of Fairfield and being part of a tract of land conveyed to Isla Azul, LLC as recorded in Official Record 7646, Page 3 of the Deed Records of Butler County, Ohio and being part of Registered Land Certificate Number 34215B and being more particularly described as follows:

Being a parcel lying on the left side of the centerline of construction of South Gilmore Road as part of the BUT-SR4-3.00 Centerline Plat made by Northwest Consultants, Inc. for the City of Fairfield as recorded in Volume 56 Pages 199A-C of the Butler County Engineer Record of Land Surveys and being located within the following described points in the boundary thereof:

Commencing at a 1 inch iron pin set within a monument box set on the proposed centerline of construction and existing centerline of right of way of South Gilmore Road, as shown on the BUT-SR4-3.00 Centerline Plat, said 1 inch iron pin set being station 99+24.12;

Thence southerly on the proposed centerline of construction and existing centerline of right of way of South Gilmore Road, South 14 degrees 47 minutes 22 seconds East, 57.77 feet, to a point on the proposed centerline of construction and existing centerline of right of way of South Gilmore Road, said point being station 98+66.35, said point also described as being on the south property line of the City of Fairfield 0.660 acre tract as recorded in Deed Book 1556, Page 12 of the Deed Records of Butler County, Ohio;

**EXHIBIT A**

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Rev. 06/09

Thence northwesterly on the south property line of the said City of Fairfield 0.660 acre tract, North 53 degrees 46 minutes 52 seconds West, 47.68 feet, to a point on the existing west right of way line of South Gilmore Road, said point being 30.00 feet left of station 99+03.41 and also being the **TRUE POINT OF BEGINNING** for the parcel of land herein described;

Thence southerly on the existing west right of way line of South Gilmore Road, being a right of way line 30.00 feet westerly of, as measured perpendicular to and parallel with, the proposed centerline of construction and existing centerline of right of way of South Gilmore Road, South 14 degrees 47 minutes 22 seconds East, 153.41 feet, to an iron pin set on the proposed west right of way line of South Gilmore Road, said point being 30.00 feet left of station 97+50.00;

Thence northerly on the proposed west right of way line of South Gilmore Road, North 17 degrees 34 minutes 22 seconds West, 57.96 feet, to an iron pin set on the proposed west right of way line of South Gilmore Road, said point being 32.81 feet left of station 98+07.89;

Thence northerly continuing on the proposed west right of way line of South Gilmore Road, North 15 degrees 37 minutes 14 seconds West, 100.81 feet, to an iron pin set on the grantor's north property line, said point being 34.28 feet left of station 99+08.69;

Thence southeasterly on the grantor's north property line, also being the south property line of the Parkland Hills LLC 0.995 acre tract as recorded in Official Record 6974, Page 154 of the Deed Records of Butler County, Ohio, South 53 degrees 46 minutes 52 seconds East, 6.80 feet, to the **TRUE POINT OF BEGINNING** and containing 0.0098 acres, of which 0.0000 acres is PRO (Present Road Occupied), leaving a net take of 0.0098 acres, more or less, subject to legal highways and other easements of record.

The above described area is contained within Butler County Auditor's permanent parcel number A0700013000073.

Prior Instrument Reference as of the date this survey was prepared: Official Record 7646, Page 3 of the Deed Records of Butler County Recorder's Office.

Description based on a field survey conducted by Northwest Consultants, Inc. between the months of December 2012 through January 2013 under the direction and supervision of Joshua R. Mihelcic, Registered Surveyor 8453 of the State of Ohio.

Bearings used herein are based on City of Fairfield GPS observations based on State Plane Coordinates, South Zone NAD83. Refer to the BUT-SR4-3.00 Centerline Plat for further details.

**EXHIBIT A**

LPA RX 851 WD

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All iron pins to be set referenced herein are 3/4 inch diameter x 30 inch long iron bars with 2-1/2 inch aluminum cap stamped "CITY OF FAIRFIELD R/W, P.S. 8453, NORTHWEST CONSULTANTS, INC.". See BUT-SR4-3.00 Centerline Plat within final construction plans, on record with the City of Fairfield Engineer's Office, for iron pins to be set that will be disturbed during construction. Iron pins to be set that will be disturbed during construction shall be reset by the construction contractor's surveyor and the new cap shall include the words "RESET".

This description was prepared on August 6, 2014 by Joshua R. Mihelcic, Registered Surveyor 8453 of the State of Ohio.

  
Joshua R. Mihelcic

08-06-2014  
Date

Registered Surveyor of Ohio: No. S-008453



**EXHIBIT A**

LPA RX 887 T

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Rev. 07/09

Ver. Date 08/06/14

PID 92552

**PARCEL 6-T  
BUT-SR4-3.00  
TEMPORARY EASEMENT FOR THE PURPOSE OF  
PERFORMING THE WORK NECESSARY TO  
IMPROVE GRADING  
FOR 12 MONTHS FROM DATE OF ENTRY BY THE  
CITY OF FAIRFIELD, BUTLER COUNTY, OHIO**

[Surveyor's description of the premises follows]

Situated in the State of Ohio, County of Butler, City of Fairfield, Section 27, Town 2, Range 2 and being a part of Lot 12939 of the consecutive number of lots of the City of Fairfield and being part of a tract of land conveyed to Isla Azul, LLC as recorded in Official Record 7646, Page 3 of the Deed Records of Butler County, Ohio and being part of Registered Land Certificate Number 34215B and being more particularly described as follows:

Being a parcel lying on the left side of the centerline of construction of South Gilmore Road as part of the BUT-SR4-3.00 Centerline Plat made by Northwest Consultants, Inc. for the City of Fairfield as recorded in Volume 56 Pages 199A-C of the Butler County Engineer Record of Land Surveys and being located within the following described points in the boundary thereof:

Commencing at a 1 inch iron pin set within a monument box set on the proposed centerline of construction and existing centerline of right of way of South Gilmore Road, as shown on the BUT-SR4-3.00 Centerline Plat, said 1 inch iron pin set being station 99+24.12;

Thence southerly on the proposed centerline of construction and existing centerline of right of way of South Gilmore Road, South 14 degrees 47 minutes 22 seconds East, 57.77 feet, to a point on the proposed centerline of construction and existing centerline of right of way of South Gilmore Road, said point being station 98+66.35, said point also described as being on the south property line of the City of Fairfield 0.660 acre tract as recorded in Deed Book 1556, Page 12 of the Deed Records of Butler County, Ohio;

Thence northwesterly on the south property line of the said City of Fairfield 0.660 acre tract, North 53 degrees 46 minutes 52 seconds West, 47.68 feet, to a point on the existing west right of way line of South Gilmore Road, said point being 30.00 feet left of station 99+03.41;

**EXHIBIT A**

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LPA RX 887 T

Rev. 07/09

Thence northwesterly on the grantor's north property line, also being the south property line of the Parkland Hills LLC 0.995 acre tract as recorded in Official Record 6974, Page 154 of the Deed Records of Butler County, Ohio, North 53 degrees 46 minutes 52 seconds West, 6.80 feet, to an iron pin set on the proposed west right of way line of South Gilmore Road, said point being 34.28 feet left of station 99+08.69 and also being the **TRUE POINT OF BEGINNING** for the parcel of land herein described;

Thence southerly on the proposed west right of way line of South Gilmore Road, South 15 degrees 37 minutes 14 seconds East, 100.81 feet, to an iron pin set on the proposed west right of way line of South Gilmore Road, said point being 32.81 feet left of station 98+07.89;

Thence southerly continuing on the proposed west right of way line of South Gilmore Road, South 17 degrees 34 minutes 22 seconds East, 57.96 feet, to an iron pin set on the proposed temporary easement line, said point being 30.00 feet left of station 97+50.00;

Thence westerly on the proposed temporary easement line, South 75 degrees 12 minutes 38 seconds West, 10.00 feet, to a point on the proposed temporary easement line, said point being 40.00 feet left of station 97+50.00;

Thence northerly continuing on the proposed temporary easement line, North 20 degrees 30 minutes 01 seconds West, 50.25 feet, to a point on the proposed temporary easement line, said point being 45.00 feet left of station 98+00.00;

Thence northerly continuing on the proposed temporary easement line, North 11 degrees 55 minutes 38 seconds West, 100.12 feet, to a point on the proposed temporary easement line, said point being 40.00 feet left of station 99+00.00;

Thence northerly continuing on the proposed temporary easement line, North 15 degrees 37 minutes 39 seconds West, 16.05 feet, to a point on the grantor's north property line, said point being 40.23 feet left of station 99+16.05;

Thence southeasterly on the grantor's north property line, also being the south property line of the said Parkland Hills LLC 0.995 acre tract, South 53 degrees 46 minutes 52 seconds East, 9.47 feet, to the **TRUE POINT OF BEGINNING** and containing 0.0355 acres, of which 0.0000 acres is PRO (Present Road Occupied), leaving a net take of 0.0355 acres, more or less, subject to legal highways and other easements of record.

The above described area is contained within Butler County Auditor's permanent parcel number A0700013000073.

**EXHIBIT A**

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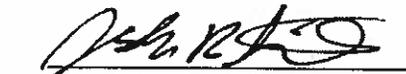
Prior Instrument Reference as of the date this survey was prepared: Official Record 7646, Page 3 of the Deed Records of Butler County Recorder's Office.

Description based on a field survey conducted by Northwest Consultants, Inc. between the months of December 2012 through January 2013 under the direction and supervision of Joshua R. Mihelcic, Registered Surveyor 8453 of the State of Ohio.

Bearings used herein are based on City of Fairfield GPS observations based on State Plane Coordinates, South Zone NAD83. Refer to the BUT-SR4-3.00 Centerline Plat for further details.

All iron pins to be set referenced herein are 3/4 inch diameter x 30 inch long iron bars with 2-1/2 inch aluminum cap stamped "CITY OF FAIRFIELD R/W, P.S. 8453, NORTHWEST CONSULTANTS, INC."

This description was prepared on August 6, 2014 by Joshua R. Mihelcic, Registered Surveyor 8453 of the State of Ohio.

  
Joshua R. Mihelcic

08-06-2014  
Date

Registered Surveyor of Ohio: No. S-008453





By AMM at 3:41 pm, Oct 23, 2014

**EXHIBIT A**

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PID 92552

**PARCEL 8-WD  
BUT-SR4-3.00  
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 FAIRFIELD, BUTLER 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 Butler, City of Fairfield, Section 27, Town 2, Range 2 and being a part of Lot 365 of the consecutive number of lots of the City of Fairfield and being part of a tract of land conveyed to 10700 New Haven, LLC as recorded in Official Record 7936, Page 2146 of the Deed Records of Butler County, Ohio and being part of Registered Land Certificate Number 36470B and being more particularly described as follows:

Being a parcel lying on the right side of the centerline of construction of South Gilmore Road as part of the BUT-SR4-3.00 Centerline Plat made by Northwest Consultants, Inc. for the City of Fairfield as recorded in Volume 56 Pages 199A-C of the Butler County Engineer Record of Land Surveys and being located within the following described points in the boundary thereof:

Commencing at a 1 inch iron pin set within a monument box set on the proposed centerline of construction and existing centerline of right of way of South Gilmore Road, as shown on the BUT-SR4-3.00 Centerline Plat, said 1 inch iron pin set being station 99+24.12;

Thence southerly on the proposed centerline of construction and existing centerline of right of way of South Gilmore Road, South 14 degrees 47 minutes 22 seconds East, 57.77 feet, to a point on the proposed centerline of construction and existing centerline of right of way of South Gilmore Road, said point being station 98+66.35, said point also described as being on the south property line of the City of Fairfield 0.660 acre tract as recorded in Deed Book 1556, Page 12 of the Deed Records of Butler County, Ohio;

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Thence southeasterly on the south property line of the said City of Fairfield 0.660 acre tract, South 53 degrees 46 minutes 52 seconds East, 63.57 feet, to a point on the existing east right of way line of South Gilmore Road, said point being 40.00 feet right of station 98+16.94;

Thence northerly on the existing east right of way line of South Gilmore Road, being a right of way line 40.00 feet easterly of, as measured perpendicular to and parallel with, the existing centerline of right of way of South Gilmore Road, North 14 degrees 47 minutes 22 seconds West, 135.98 feet, to a drill hole set on the existing east right of way line of South Gilmore Road, said point being 39.50 feet right of station 99+54.30 and also being the **TRUE POINT OF BEGINNING** for the parcel of land herein described;

Thence northerly continuing on the existing east right of way line of South Gilmore Road, being a right of way line 40.00 feet easterly of, as measured perpendicular to and parallel with, the existing centerline of right of way of South Gilmore Road, North 14 degrees 47 minutes 22 seconds West, 93.15 feet, to a point on the existing east right of way line of South Gilmore Road, said point being 31.08 feet right of station 100+51.04;

Thence continuing on the existing east right of way line of South Gilmore Road, being a right of way line 40.00 feet easterly of, as measured perpendicular to and parallel with, the existing centerline of right of way of South Gilmore Road, in a northerly direction on a curve to the right with a central angle of 15 degrees 08 minutes 02 seconds and a radius of 532.96 feet, an arc distance of 140.77 feet, the chord of which bears North 07 degrees 13 minutes 22 seconds West for a distance of 140.36 feet, to a point on the existing east right of way line of South Gilmore Road, said point being 17.48 feet right of station 101+94.93;

Thence easterly on the existing right of way line of South Gilmore Road, also being the grantor's north property line, South 53 degrees 46 minutes 52 seconds East, 26.45 feet, to an iron pin set on the proposed east right of way line of South Gilmore Road, said point being 39.50 feet right of station 101+79.77;

Thence on the proposed east right of way line of South Gilmore Road, being a right of way line 39.50 feet easterly of, as measured perpendicular to and parallel with, the proposed centerline of construction of South Gilmore Road, in a southerly direction on a curve to the left with a central angle of 14 degrees 51 minutes 42 seconds and a radius of 829.76 feet, an arc distance of 215.23 feet, the chord of which bears South 05 degrees 22 minutes 10 seconds East for a distance of 214.62 feet, to the **TRUE POINT OF BEGINNING** and containing 0.0556 acres, of which 0.0000 acres is PRO (Present Road Occupied), leaving a net take of 0.0556 acres, more or less, subject to legal highways and other easements of record.

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The above described area is contained within Butler County Auditor's permanent parcel number A0700013000001.

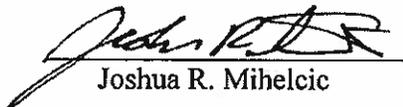
Prior Instrument Reference as of the date this survey was prepared: Official Record 7936, Page 2146 of the Deed Records of Butler County Recorder's Office.

Description based on a field survey conducted by Northwest Consultants, Inc. between the months of December 2012 through January 2013 under the direction and supervision of Joshua R. Mihelcic, Registered Surveyor 8453 of the State of Ohio.

Bearings used herein are based on City of Fairfield GPS observations based on State Plane Coordinates, South Zone NAD83. Refer to the BUT-SR4-3.00 Centerline Plat for further details.

All iron pins to be set referenced herein are 3/4 inch diameter x 30 inch long iron bars with 2-1/2 inch aluminum cap stamped "CITY OF FAIRFIELD R/W, P.S. 8453, NORTHWEST CONSULTANTS, INC.". See BUT-SR4-3.00 Centerline Plat within final construction plans, on record with the City of Fairfield Engineer's Office, for iron pins to be set that will be disturbed during construction. Iron pins to be set that will be disturbed during construction shall be reset by the construction contractor's surveyor and the new cap shall include the words "RESET".

This description was prepared on August 6, 2014 by Joshua R. Mihelcic, Registered Surveyor 8453 of the State of Ohio.

  
Joshua R. Mihelcic

08-06-2014  
Date

Registered Surveyor of Ohio: No. S-008453



**EXHIBIT A**

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Ver. Date 08/06/14

PID 92552

**PARCEL 8-T  
BUT-SR4-3.00  
TEMPORARY EASEMENT FOR THE PURPOSE OF  
PERFORMING THE WORK NECESSARY TO  
IMPROVE DRIVEWAY AND GRADING  
FOR 12 MONTHS FROM DATE OF ENTRY BY THE  
CITY OF FAIRFIELD, BUTLER COUNTY, OHIO**

[Surveyor's description of the premises follows]

Situated in the State of Ohio, County of Butler, City of Fairfield, Section 27, Town 2, Range 2 and being a part of Lot 365 of the consecutive number of lots of the City of Fairfield and being part of a tract of land conveyed to 10700 New Haven, LLC as recorded in Official Record 7936, Page 2146 of the Deed Records of Butler County, Ohio and being part of Registered Land Certificate Number 36470B and being more particularly described as follows:

Being a parcel lying on the right side of the centerline of construction of South Gilmore Road as part of the BUT-SR4-3.00 Centerline Plat made by Northwest Consultants, Inc. for the City of Fairfield as recorded in Volume 56 Pages 199A-C of the Butler County Engineer Record of Land Surveys and being located within the following described points in the boundary thereof:

Commencing at a 1 inch iron pin set within a monument box set on the proposed centerline of construction and existing centerline of right of way of South Gilmore Road, as shown on the BUT-SR4-3.00 Centerline Plat, said 1 inch iron pin set being station 99+24.12;

Thence southerly on the proposed centerline of construction and existing centerline of right of way of South Gilmore Road, South 14 degrees 47 minutes 22 seconds East, 57.77 feet, to a point on the proposed centerline of construction and existing centerline of right of way of South Gilmore Road, said point being station 98+66.35, said point also described as being on the south property line of the City of Fairfield 0.660 acre tract as recorded in Deed Book 1556, Page 12 of the Deed Records of Butler County, Ohio;

Thence southeasterly on the south property line of the said City of Fairfield 0.660 acre tract, South 53 degrees 46 minutes 52 seconds East, 63.57 feet, to a point on the existing east right of way line of South Gilmore Road, said point being 40.00 feet right of station 98+16.94;

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Thence northerly on the existing east right of way line of South Gilmore Road, being a right of way line 40.00 feet easterly of, as measured perpendicular to and parallel with, the existing centerline of right of way of South Gilmore Road, North 14 degrees 47 minutes 22 seconds West, 38.06 feet, to a point on the existing east right of way line of South Gilmore Road, said point being 40.00 feet right of station 98+55.00 and also being the **TRUE POINT OF BEGINNING** for the parcel of land herein described;

Thence northerly continuing on the existing east right of way line of South Gilmore Road, being a right of way line 40.00 feet easterly of, as measured perpendicular to and parallel with, the existing centerline of right of way of South Gilmore Road, North 14 degrees 47 minutes 22 seconds West, 97.92 feet, to a drill hole set on the proposed east right of way line of South Gilmore Road, said point being 39.50 feet right of station 99+54.30;

Thence on the proposed east right of way line of South Gilmore Road, being a right of way line 39.50 feet easterly of, as measured perpendicular to and parallel with, the proposed centerline of construction of South Gilmore Road, in a northerly direction on a curve to the right with a central angle of 14 degrees 51 minutes 42 seconds and a radius of 829.76 feet, an arc distance of 215.23 feet, the chord of which bears North 05 degrees 22 minutes 10 seconds West for a distance of 214.62 feet, to an iron pin set on the grantor's north property line, said point being 39.50 feet right of station 101+79.77;

Thence southeasterly on the grantor's north property line, South 53 degrees 46 minutes 52 seconds East, 26.66 feet, to a point on the proposed temporary easement line, said point being 61.42 feet right of station 101+63.66;

Thence southerly on the proposed temporary easement line, South 00 degrees 23 minutes 11 seconds East, 71.30 feet, to a point on the proposed temporary easement line, said point being 60.00 feet right of station 100+87.00;

Thence easterly continuing on the proposed temporary easement line, South 77 degrees 45 minutes 32 seconds East, 47.00 feet, to a point on the proposed temporary easement line, said point being 105.00 feet right of station 100+72.00;

Thence southerly continuing on the proposed temporary easement line, South 06 degrees 43 minutes 22 seconds East, 44.83 feet, to a point on the proposed temporary easement line, said point being 105.00 feet right of station 100+21.00;

Thence westerly continuing on the proposed temporary easement line, South 70 degrees 43 minutes 38 seconds West, 54.91 feet, to a point on the proposed temporary easement line, said point being 51.01 feet right of station 100+10.00;

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Thence southerly continuing on the proposed temporary easement line, South 14 degrees 47 minutes 22 seconds East, 149.83 feet, to a point on the proposed temporary easement line, said point being 55.00 feet right of station 98+55.00;

Thence westerly continuing on the proposed temporary easement line, South 75 degrees 12 minutes 38 seconds West, 15.00 feet, to the **TRUE POINT OF BEGINNING** and containing 0.1835 acres, of which 0.0000 acres is PRO (Present Road Occupied), leaving a net take of 0.1835 acres, more or less, subject to legal highways and other easements of record.

The above described area is contained within Butler County Auditor's permanent parcel number A0700013000001.

Prior Instrument Reference as of the date this survey was prepared: Official Record 7936, Page 2146 of the Deed Records of Butler County Recorder's Office.

Description based on a field survey conducted by Northwest Consultants, Inc. between the months of December 2012 through January 2013 under the direction and supervision of Joshua R. Mihelcic, Registered Surveyor 8453 of the State of Ohio.

Bearings used herein are based on City of Fairfield GPS observations based on State Plane Coordinates, South Zone NAD83. Refer to the BUT-SR4-3.00 Centerline Plat for further details.

All iron pins to be set referenced herein are 3/4 inch diameter x 30 inch long iron bars with 2-1/2 inch aluminum cap stamped "CITY OF FAIRFIELD R/W, P.S. 8453, NORTHWEST CONSULTANTS, INC."

This description was prepared on August 6, 2014 by Joshua R. Mihelcic, Registered Surveyor 8453 of the State of Ohio.

  
Joshua R. Mihelcic      08-06-2014  
Date

Registered Surveyor of Ohio: No. S-008453





By AMM at 3:41 pm, Oct 23, 2014

**EXHIBIT A**

LPA RX 851 WD

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Ver. Date 08/06/14

PID 92552

**PARCEL 9-WD  
BUT-SR4-3.00  
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 FAIRFIELD, BUTLER 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 Butler, City of Fairfield, Section 27, Town 2, Range 2 and being a part of Lot 365 of the consecutive number of lots of the City of Fairfield and being part of a tract of land conveyed to Parkland Hills LLC as recorded in Official Record 6974, Page 154 of the Deed Records of Butler County, Ohio and being part of Registered Land Certificate Number 29573B and being more particularly described as follows:

Being a parcel lying on the left side of the centerline of construction of South Gilmore Road as part of the BUT-SR4-3.00 Centerline Plat made by Northwest Consultants, Inc. for the City of Fairfield as recorded in Volume 56 Pages 199A-C of the Butler County Engineer Record of Land Surveys and being located within the following described points in the boundary thereof:

Commencing at a 1 inch iron pin set within a monument box set on the proposed centerline of construction and existing centerline of right of way of South Gilmore Road, as shown on the BUT-SR4-3.00 Centerline Plat, said 1 inch iron pin set being station 99+24.12;

Thence southerly on the proposed centerline of construction and existing centerline of right of way of South Gilmore Road, South 14 degrees 47 minutes 22 seconds East, 57.77 feet, to a point on the proposed centerline of construction and existing centerline of right of way of South Gilmore Road, said point being station 98+66.35, said point also described as being on the south property line of the City of Fairfield 0.660 acre tract as recorded in Deed Book 1556, Page 12 of the Deed Records of Butler County, Ohio;

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Thence northwesterly on the south property line of the said City of Fairfield 0.660 acre tract, North 53 degrees 46 minutes 52 seconds West, 47.68 feet, to a point on the existing west right of way line of South Gilmore Road, said point being 30.00 feet left of station 99+03.41 and also being the **TRUE POINT OF BEGINNING** for the parcel of land herein described;

Thence northwesterly on the grantor's south property line, also being the north property line of the Isla Azul, LLC 1.382 acre tract as recorded in Official Record 7646, Page 3 of the Deed Records of Butler County, Ohio, North 53 degrees 46 minutes 52 seconds West, 6.80 feet, to an iron pin set on the proposed west right of way line of South Gilmore Road, said point being 34.28 feet left of station 99+08.69;

Thence northerly on the proposed west right of way line of South Gilmore Road, North 15 degrees 37 minutes 14 seconds West, 15.42 feet, to an iron pin set on the proposed west right of way line of South Gilmore Road, said point being 34.50 feet left of station 99+24.11;

Thence continuing on the proposed west right of way line of South Gilmore Road, being a right of way line 34.50 feet westerly of, as measured perpendicular to and parallel with, the proposed centerline of construction of South Gilmore Road, in a northerly direction on a curve to the right with a central angle of 05 degrees 43 minutes 14 seconds and a radius of 903.76 feet, an arc distance of 90.23 feet, the chord of which bears North 11 degrees 55 minutes 47 seconds West for a distance of 90.19 feet, to an iron pin set on the existing west right of way line of South Gilmore Road, said point being 34.50 feet left of station 100+10.90;

Thence southerly on the existing west right of way line of South Gilmore Road, being a right of way line 30.00 feet westerly of, as measured perpendicular to and parallel with, the existing centerline of right of way of South Gilmore Road, South 14 degrees 47 minutes 22 seconds East, 110.78 feet, to the **TRUE POINT OF BEGINNING** and containing 0.0080 acres, of which 0.0000 acres is PRO (Present Road Occupied), leaving a net take of 0.0080 acres, more or less, subject to legal highways and other easements of record.

The above described area is contained within Butler County Auditor's permanent parcel number A0700013000050.

Prior Instrument Reference as of the date this survey was prepared: Official Record 6974, Page 154 of the Deed Records of Butler County Recorder's Office.

Description based on a field survey conducted by Northwest Consultants, Inc. between the months of December 2012 through January 2013 under the direction and supervision of Joshua R. Mihelcic, Registered Surveyor 8453 of the State of Ohio.

**EXHIBIT A**

LPA RX 851 WD

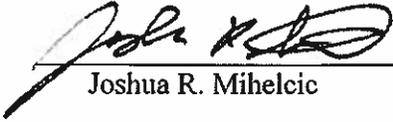
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Bearings used herein are based on City of Fairfield GPS observations based on State Plane Coordinates, South Zone NAD83. Refer to the BUT-SR4-3.00 Centerline Plat for further details.

All iron pins to be set referenced herein are 3/4 inch diameter x 30 inch long iron bars with 2-1/2 inch aluminum cap stamped "CITY OF FAIRFIELD R/W, P.S. 8453, NORTHWEST CONSULTANTS, INC.". See BUT-SR4-3.00 Centerline Plat within final construction plans, on record with the City of Fairfield Engineer's Office, for iron pins to be set that will be disturbed during construction. Iron pins to be set that will be disturbed during construction shall be reset by the construction contractor's surveyor and the new cap shall include the words "RESET".

This description was prepared on August 6, 2014 by Joshua R. Mihelcic, Registered Surveyor 8453 of the State of Ohio.

  
Joshua R. Mihelcic

08-06-2014  
Date

Registered Surveyor of Ohio: No. S-008453



**EXHIBIT A**

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Ver. Date 08/06/14

PID 92552

**PARCEL 9-T  
BUT-SR4-3.00  
TEMPORARY EASEMENT FOR THE PURPOSE OF  
PERFORMING THE WORK NECESSARY TO  
IMPROVE GRADING  
FOR 12 MONTHS FROM DATE OF ENTRY BY THE  
CITY OF FAIRFIELD, BUTLER COUNTY, OHIO**

[Surveyor's description of the premises follows]

Situated in the State of Ohio, County of Butler, City of Fairfield, Section 27, Town 2, Range 2 and being a part of Lot 365 of the consecutive number of lots of the City of Fairfield and being part of a tract of land conveyed to Parkland Hills LLC as recorded in Official Record 6974, Page 154 of the Deed Records of Butler County, Ohio and being part of Registered Land Certificate Number 29573B and being more particularly described as follows:

Being a parcel lying on the left side of the centerline of construction of South Gilmore Road as part of the BUT-SR4-3.00 Centerline Plat made by Northwest Consultants, Inc. for the City of Fairfield as recorded in Volume 56 Pages 199A-C of the Butler County Engineer Record of Land Surveys and being located within the following described points in the boundary thereof:

Commencing at a 1 inch iron pin set within a monument box set on the proposed centerline of construction and existing centerline of right of way of South Gilmore Road, as shown on the BUT-SR4-3.00 Centerline Plat, said 1 inch iron pin set being station 99+24.12;

Thence southerly on the proposed centerline of construction and existing centerline of right of way of South Gilmore Road, South 14 degrees 47 minutes 22 seconds East, 57.77 feet, to a point on the proposed centerline of construction and existing centerline of right of way of South Gilmore Road, said point being station 98+66.35, said point also described as being on the south property line of the City of Fairfield 0.660 acre tract as recorded in Deed Book 1556, Page 12 of the Deed Records of Butler County, Ohio;

Thence northwesterly on the south property line of the said City of Fairfield 0.660 acre tract, North 53 degrees 46 minutes 52 seconds West, 47.68 feet, to a point on the existing west right of way line of South Gilmore Road, said point being 30.00 feet left of station 99+03.41;

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Thence northwesterly on the grantor's south property line, also being the north property line of the Isla Azul, LLC 1.382 acre tract as recorded in Official Record 7646, Page 3 of the Deed Records of Butler County, Ohio, North 53 degrees 46 minutes 52 seconds West, 6.80 feet, to an iron pin set on the proposed west right of way line of South Gilmore Road, said point being 34.28 feet left of station 99+08.69 and also being the **TRUE POINT OF BEGINNING** for the parcel of land herein described;

Thence northwesterly continuing on the grantor's south property line, also being the north property line of the said Isla Azul, LLC 1.382 acre tract, North 53 degrees 46 minutes 52 seconds West, 9.47 feet, to a point on the proposed temporary easement line, said point being 40.23 feet left of station 99+16.05;

Thence northerly on the proposed temporary easement line, North 15 degrees 37 minutes 39 seconds West, 87.78 feet, to a point on the proposed temporary easement line, said point being 45.00 feet left of station 100+00.00;

Thence northerly continuing on the proposed temporary easement line, North 09 degrees 09 minutes 27 seconds West, 202.60 feet, to a point on the proposed temporary easement line, said point being 65.00 feet left of station 101+90.00;

Thence northwesterly continuing on the proposed temporary easement line, North 59 degrees 11 minutes 23 seconds West, 100.42 feet, to a point on the grantor's west property line, said point being 154.69 feet left of station 102+30.13;

Thence northeasterly on the grantor's west property line, North 36 degrees 15 minutes 54 seconds East, 12.00 feet, to a point on the existing south right of way line of Parkland Hills Drive, said point being 148.58 feet left of station 102+38.93, said point witnessed by a 5/8 inch iron pin found 148.55 feet left of station 102+38.96;

Thence on the existing south right of way line of Parkland Hills Drive, in a southeasterly direction on a curve to the left with a central angle of 28 degrees 13 minutes 43 seconds and a radius of 175.00 feet, an arc distance of 86.22 feet, the chord of which bears South 67 degrees 53 minutes 17 seconds East for a distance of 85.35 feet, to a point on the existing south right of way line of Parkland Hills Drive, said point being 66.90 feet left of station 102+16.88;

Thence continuing on the existing right of way line, in a southeasterly direction on a curve to the right with a central angle of 83 degrees 31 minutes 39 seconds and a radius of 15.00 feet, an arc distance of 21.87 feet, the chord of which bears South 40 degrees 14 minutes 20 seconds East for a distance of 19.98 feet, to a point on the existing west right of way line of South Gilmore Road, said point being 52.95 feet left of station 102+03.50;

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Thence continuing on the existing west right of way line of South Gilmore Road, being a right of way line 30.00 feet westerly of, as measured perpendicular to and parallel with, the existing centerline of right of way of South Gilmore Road, in a southerly direction on a curve to the left with a central angle of 16 degrees 18 minutes 53 seconds and a radius of 602.96 feet, an arc distance of 171.69 feet, the chord of which bears South 06 degrees 37 minutes 57 seconds East for a distance of 171.11 feet, to a point on the existing west right of way line of South Gilmore Road, said point being 38.23 feet left of station 100+41.28;

Thence southerly continuing on the existing west right of way line of South Gilmore Road, being a right of way line 30.00 feet westerly of, as measured perpendicular to and parallel with, the existing centerline of right of way of South Gilmore Road, South 14 degrees 47 minutes 22 seconds East, 31.87 feet, to an iron pin set on the proposed west right of way line of South Gilmore Road, said point being 34.50 feet left of station 100+10.90;

Thence on the proposed west right of way line of South Gilmore Road, being a right of way line 34.50 feet westerly of, as measured perpendicular to and parallel with, the proposed centerline of construction of South Gilmore Road, in a southerly direction on a curve to the left with a central angle of 05 degrees 43 minutes 14 seconds and a radius of 903.76 feet, an arc distance of 90.23 feet, the chord of which bears South 11 degrees 55 minutes 47 seconds East for a distance of 90.19 feet, to an iron pin set on the proposed west right of way line of South Gilmore Road, said point being 34.50 feet left of station 99+24.11;

Thence southerly continuing on the proposed west right of way line of South Gilmore Road, South 15 degrees 37 minutes 14 seconds East, 15.42 feet, to the **TRUE POINT OF BEGINNING** and containing 0.0887 acres, of which 0.0000 acres is PRO (Present Road Occupied), leaving a net take of 0.0887 acres, more or less, subject to legal highways and other easements of record.

The above described area is contained within Butler County Auditor's permanent parcel number A0700013000050.

Prior Instrument Reference as of the date this survey was prepared: Official Record 6974, Page 154 of the Deed Records of Butler County Recorder's Office.

Description based on a field survey conducted by Northwest Consultants, Inc. between the months of December 2012 through January 2013 under the direction and supervision of Joshua R. Mihelcic, Registered Surveyor 8453 of the State of Ohio.

Bearings used herein are based on City of Fairfield GPS observations based on State Plane Coordinates, South Zone NAD83. Refer to the BUT-SR4-3.00 Centerline Plat for further details.

**EXHIBIT A**

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All iron pins to be set referenced herein are 3/4 inch diameter x 30 inch long iron bars with 2-1/2 inch aluminum cap stamped "CITY OF FAIRFIELD R/W, P.S. 8453, NORTHWEST CONSULTANTS, INC.".

This description was prepared on August 6, 2014 by Joshua R. Mihelcic, Registered Surveyor 8453 of the State of Ohio.

 08-06-2014  
Joshua R. Mihelcic Date

Registered Surveyor of Ohio: No. S-008453





By AMM at 3:41 pm, Oct 23, 2014

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Rev. 06/09

Ver. Date 08/06/14

PID 92552

**PARCEL 12-WD  
BUT-SR4-3.00  
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 FAIRFIELD, BUTLER 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 Butler, City of Fairfield, Section 27, Town 2, Range 2 and being a part of Lot 365 of the consecutive number of lots of the City of Fairfield and being part of a tract of land conveyed to 5575 Dixie Fairfield LLC as recorded in Official Record 8161, Page 981 of the Deed Records of Butler County, Ohio and being part of Registered Land Certificate Number 38313B and being more particularly described as follows:

Being a parcel lying on the right side of the centerline of construction of South Gilmore Road as part of the BUT-SR4-3.00 Centerline Plat made by Northwest Consultants, Inc. for the City of Fairfield as recorded in Volume 56 Pages 199A-C of the Butler County Engineer Record of Land Surveys and being located within the following described points in the boundary thereof:

Commencing at a 1 inch iron pin set within a monument box set on the proposed centerline of construction of South Gilmore Road, as shown on the BUT-SR4-3.00 Centerline Plat, said 1 inch iron pin set being station 108+00.34, said 1 inch iron pin set also described as the intersection of the proposed centerline of construction of South Gilmore Road with the centerline of right of way of Dixie Highway State Route 4;

Thence on the proposed centerline of construction of South Gilmore Road, in a southwesterly direction on a curve to the left with a central angle of 08 degrees 53 minutes 23 seconds and a radius of 869.26 feet, an arc distance of 134.87 feet, the chord of which bears South 38 degrees 31 minutes 13 seconds West for a distance of 134.73 feet, to a point on the proposed centerline of construction of South Gilmore Road, said point being station 106+65.47;

**EXHIBIT A**

Thence southeasterly on a line radial to the proposed centerline of construction of South Gilmore Road, South 55 degrees 55 minutes 28 seconds East, 39.50 feet, to an iron pin set on the proposed east right of way line of South Gilmore Road, said point being 39.50 feet right of station 106+65.47 and also being the **TRUE POINT OF BEGINNING** for the parcel of land herein described;

Thence on the proposed east right of way line of South Gilmore Road, being a right of way line 39.50 feet easterly of, as measured perpendicular to and parallel with, the proposed centerline of construction of South Gilmore Road, in a southerly direction on a curve to the left with a central angle of 27 degrees 07 minutes 58 seconds and a radius of 829.76 feet, an arc distance of 392.94 feet, the chord of which bears South 20 degrees 30 minutes 33 seconds West for a distance of 389.28 feet, to an iron pin set on the existing right of way line of South Gilmore Road, said point being 39.50 feet right of station 102+53.82;

Thence on the existing right of way line of South Gilmore Road, also being the grantor's south property line, in a westerly direction on a curve to the left with a central angle of 05 degrees 28 minutes 06 seconds and a radius of 132.50 feet, an arc distance of 12.65 feet, the chord of which bears North 81 degrees 29 minutes 27 seconds West for a distance of 12.64 feet, to a point on the existing right of way line of South Gilmore Road, said point being 26.86 feet right of station 102+54.18, said point witnessed by a 1 inch iron pin found 23.92 feet right of station 102+55.10;

Thence continuing on the existing right of way line of South Gilmore Road, in a northwesterly direction on a curve to the right with a central angle of 93 degrees 32 minutes 18 seconds and a radius of 25.00 feet, an arc distance of 40.81 feet, the chord of which bears North 37 degrees 26 minutes 49 seconds West for a distance of 36.43 feet, to a point on the existing east right of way line of South Gilmore Road, said point being 0.98 feet right of station 102+80.24;

Thence continuing on the existing east right of way line of South Gilmore Road, being a right of way line 25.00 feet easterly of, as measured perpendicular to and parallel with, the existing centerline of right of way of South Gilmore Road, in a northeasterly direction on a curve to the right with a central angle of 26 degrees 53 minutes 26 seconds and a radius of 547.96 feet, an arc distance of 257.17 feet, the chord of which bears North 22 degrees 46 minutes 24 seconds East for a distance of 254.82 feet, to a point on the existing east right of way line of South Gilmore Road, said point being 25.98 feet right of station 105+38.80;

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Thence northeasterly on the existing east right of way line of South Gilmore Road, North 36 degrees 13 minutes 08 seconds East, 122.53 feet, to the **TRUE POINT OF BEGINNING** and containing 0.2052 acres, of which 0.0000 acres is PRO (Present Road Occupied), leaving a net take of 0.2052 acres, more or less, subject to legal highways, an existing standard highway and public utility easement as recorded in Official Record 6158, Page 1288 of the Deed Records of Butler County, Ohio, an existing slope easement as recorded in Deed Book 1628, Page 362 and Page 365 of the Deed Records of Butler County, Ohio, an existing 10 foot utility easement as shown on Survey Volume 3, Page 94 of the Survey Records of Butler County, Ohio and other easements of record.

0.0803 acres of the above described area is contained within Butler County Auditor's permanent parcel number A0700013000030 and 0.1249 acres of the above described area is contained within Butler County Auditor's permanent parcel number A0700013000027.

Prior Instrument Reference as of the date this survey was prepared: Official Record 8161, Page 981 of the Deed Records of Butler County Recorder's Office.

Description based on a field survey conducted by Northwest Consultants, Inc. between the months of December 2012 through January 2013 under the direction and supervision of Joshua R. Mihelcic, Registered Surveyor 8453 of the State of Ohio.

Bearings used herein are based on City of Fairfield GPS observations based on State Plane Coordinates, South Zone NAD83. Refer to the BUT-SR4-3.00 Centerline Plat for further details.

All iron pins to be set referenced herein are 3/4 inch diameter x 30 inch long iron bars with 2-1/2 inch aluminum cap stamped "CITY OF FAIRFIELD R/W, P.S. 8453, NORTHWEST CONSULTANTS, INC.". See BUT-SR4-3.00 Centerline Plat within final construction plans, on record with the City of Fairfield Engineer's Office, for iron pins to be set that will be disturbed during construction. Iron pins to be set that will be disturbed during construction shall be reset by the construction contractor's surveyor and the new cap shall include the words "RESET".

This description was prepared on August 6, 2014 by Joshua R. Mihelcic, Registered Surveyor 8453 of the State of Ohio.

 08-06-2014  
Joshua R. Mihelcic Date

Registered Surveyor of Ohio: No. S-008453



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PID 92552

**PARCEL 12-T  
BUT-SR4-3.00  
TEMPORARY EASEMENT FOR THE PURPOSE OF  
PERFORMING THE WORK NECESSARY TO  
IMPROVE DRIVEWAY AND GRADING  
FOR 12 MONTHS FROM DATE OF ENTRY BY THE  
CITY OF FAIRFIELD, BUTLER COUNTY, OHIO**

[Surveyor's description of the premises follows]

Situated in the State of Ohio, County of Butler, City of Fairfield, Section 27 & Section 28, Town 2, Range 2 and being a part of Lot 365 and part of Lot 117 of the consecutive number of lots of the City of Fairfield and being part of a tract of land conveyed to 5575 Dixie Fairfield LLC as recorded in Official Record 8161, Page 981 of the Deed Records of Butler County, Ohio and being part of Registered Land Certificate Number 38313B and being more particularly described as follows:

Being a parcel lying on the right side of the centerline of construction of South Gilmore Road as part of the BUT-SR4-3.00 Centerline Plat made by Northwest Consultants, Inc. for the City of Fairfield as recorded in Volume 56 Pages 199A-C of the Butler County Engineer Record of Land Surveys and being located within the following described points in the boundary thereof:

Commencing at a 1 inch iron pin set within a monument box set on the proposed centerline of construction of South Gilmore Road, as shown on the BUT-SR4-3.00 Centerline Plat, said 1 inch iron pin set being station 108+00.34, said 1 inch iron pin set also described as the intersection of the proposed centerline of construction of South Gilmore Road with the centerline of right of way of Dixie Highway State Route 4;

Thence on the proposed centerline of construction of South Gilmore Road, in a southwesterly direction on a curve to the left with a central angle of 08 degrees 53 minutes 23 seconds and a radius of 869.26 feet, an arc distance of 134.87 feet, the chord of which bears South 38 degrees 31 minutes 13 seconds West for a distance of 134.73 feet, to a point on the proposed centerline of construction of South Gilmore Road, said point being station 106+65.47;

Thence southeasterly on a line radial to the proposed centerline of construction of South Gilmore Road, South 55 degrees 55 minutes 28 seconds East, 39.50 feet, to an iron pin set on the existing east right of way line of South Gilmore Road, said point being 39.50 feet right of station 106+65.47;

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Thence on the proposed eastern right of way line of South Gilmore Road, being a right of way line 39.50 feet easterly of, as measured perpendicular to and parallel with, the proposed centerline of construction of South Gilmore Road, in a southwesterly direction on a curve to the left with a central angle of 00 degrees 08 minutes 53 seconds and a radius of 829.76 feet, an arc distance of 2.14 feet, the chord of which bears South 34 degrees 00 minutes 05 seconds West for a distance of 2.14 feet, to a point on the existing standard highway easement line, said point being 39.50 feet right of station 106+63.22 and also being the **TRUE POINT OF BEGINNING** for the parcel of land herein described;

Thence on the existing standard highway easement line, said standard highway easement line recorded in Official Record 6158, Page 1288 of the Deed Records of Butler County, Ohio, in a northeasterly direction on a curve to the right with a central angle of 02 degrees 49 minutes 51 seconds and a radius of 798.00 feet, an arc distance of 39.43 feet, the chord of which bears North 38 degrees 27 minutes 36 seconds East for a distance of 39.42 feet, to a point on the existing standard highway easement line, said point being 41.68 feet right of station 107+04.52;

Thence northwesterly on the existing standard highway easement line, said standard highway easement line recorded in Official Record 6158, Page 1290 of the Deed Records of Butler County, Ohio, North 53 degrees 46 minutes 52 seconds West, 4.00 feet, to a point on the existing standard highway easement line, said point being 45.68 feet right of station 107+04.55;

Thence northeasterly continuing on the existing standard highway easement line, North 43 degrees 33 minutes 18 seconds East, 30.00 feet, to a point on the existing standard highway easement line, said point being 48.75 feet right of station 107+36.11;

Thence northeasterly continuing on the existing standard highway easement line, North 66 degrees 03 minutes 58 seconds East, 15.60 feet, to a point on the existing standard highway easement line, said point being 55.79 feet right of station 107+50.91;

Thence on the existing standard highway easement line, said standard highway easement line recorded in Original Record 6158, page 1288 of the Deed Records of Butler County, Ohio, in a southeasterly direction on a curve to the right with a central angle of 26 degrees 24 minutes 40 seconds and a radius of 25.00 feet, an arc distance of 11.52 feet, the chord of which bears South 66 degrees 59 minutes 36 seconds East for a distance of 11.42 feet, to a point on the existing south right of way line of Dixie Highway State Route 4, said point being 66.72 feet right of station 107+54.47;

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Thence southeasterly on the existing south right of way line of Dixie Highway State Route 4, being a right of way line 50.00 feet southerly of, as measured perpendicular to and parallel with, the existing centerline of right of way of Dixie Highway State Route 4, South 53 degrees 46 minutes 52 seconds, 20.61 feet, to a point on the proposed temporary easement line, said point being 87.29 feet right of station 107+55.96;

Thence westerly on the proposed temporary easement line, South 89 degrees 56 minutes 11 seconds West, 30.14 feet, to a point on the proposed temporary easement line, said point being 64.00 feet right of station 107+35.00;

Thence westerly continuing on the proposed temporary easement line, South 83 degrees 07 minutes 48 seconds West, 19.81 feet, to a point on the proposed temporary easement line, said point being 50.00 feet right of station 107+20.00;

Thence southwesterly continuing on the proposed temporary easement line, South 32 degrees 28 minutes 19 seconds West, 98.76 feet, to a point on the proposed temporary easement line, said point being 53.00 feet right of station 106+15.00;

Thence southwesterly continuing on the proposed temporary easement line, South 29 degrees 48 minutes 37 seconds West, 84.68 feet, to a point on the proposed temporary easement line, said point being 50.00 feet right of station 105+25.00;

Thence southerly continuing on the proposed temporary easement line, South 03 degrees 09 minutes 57 seconds East, 26.29 feet, to a point on the proposed temporary easement line, said point being 62.00 feet right of station 105+00.00;

Thence southerly continuing on the proposed temporary easement line, South 08 degrees 46 minutes 56 seconds West, 35.11 feet, to a point on the proposed temporary easement line, said point being 70.00 feet right of station 104+63.00;

Thence southwesterly continuing on the proposed temporary easement line, South 60 degrees 02 minutes 29 seconds West, 15.64 feet, to a point on the proposed temporary easement line, said point being 60.00 feet right of station 104+50.00;

Thence southerly continuing on the proposed temporary easement line, South 18 degrees 13 minutes 31 seconds West, 46.54 feet, to a point on the proposed temporary easement line, said point being 60.00 feet right of station 104+00.00;

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Thence southerly continuing on the proposed temporary easement line, South 14 degrees 55 minutes 47 seconds West, 46.54 feet, to a point on the proposed temporary easement line, said point being 60.00 feet right of station 103+50.00;

Thence southerly continuing on the proposed temporary easement line, South 11 degrees 38 minutes 03 seconds West, 46.54 feet, to a point on the proposed temporary easement line, said point being 60.00 feet right of station 103+00.00;

Thence southerly continuing on the proposed temporary easement line, South 08 degrees 21 minutes 08 seconds West, 46.15 feet, to a point on the existing right of way line of South Gilmore Road, said point being 60.00 feet right of station 102+50.42;

Thence on the existing right of way line of South Gilmore Road, also being the grantor's south property line, in a westerly direction on a curve to the left with a central angle of 08 degrees 58 minutes 55 seconds and a radius of 132.50 feet, an arc distance of 20.77 feet, the chord of which bears North 74 degrees 15 minutes 56 seconds West for a distance of 20.75 feet, to an iron pin set on the proposed east right of way line of South Gilmore Road, said point being 39.50 feet right of station 102+53.82;

Thence on the proposed east right of way line of South Gilmore Road, being a right of way line 39.50 feet easterly of, as measured perpendicular to and parallel with, the proposed centerline of construction of South Gilmore Road, in a northerly direction on a curve to the right with a central angle of 26 degrees 59 minutes 06 seconds and a radius of 829.76 feet, an arc distance of 390.79 feet, the chord of which bears North 20 degrees 26 minutes 06 seconds East for a distance of 387.19 feet, to the **TRUE POINT OF BEGINNING** and containing 0.1894 acres, of which 0.0000 acres is PRO (Present Road Occupied), leaving a net take of 0.1894 acres, more or less, subject to legal highways, an existing slope easement as recorded in Deed Book 1628, Page 362 and Page 365 of the Deed Records of Butler County, Ohio, an existing 10 foot utility easement as shown on Survey Volume 3, Page 94 of the Survey Records of Butler County, Ohio, an existing 2 foot overhead telephone service pole line easement as shown on Survey Volume 3, Page 94 of the Survey Records of Butler County, Ohio and other easements of record.

0.0393 acres of the above described area is contained within Butler County Auditor's permanent parcel number A0700013000030, 0.1376 acres of the above described area is contained within Butler County Auditor's permanent parcel number A0700013000027 and 0.0125 acres of the above described area is contained within Butler County Auditor's permanent parcel number A0700006000099.

Prior Instrument Reference as of the date this survey was prepared: Official Record 8161, Page 981 of the Deed Records of Butler County Recorder's Office.

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Description based on a field survey conducted by Northwest Consultants, Inc. between the months of December 2012 through January 2013 under the direction and supervision of Joshua R. Mihelcic, Registered Surveyor 8453 of the State of Ohio.

Bearings used herein are based on City of Fairfield GPS observations based on State Plane Coordinates, South Zone NAD83. Refer to the BUT-SR4-3.00 Centerline Plat for further details.

All iron pins to be set referenced herein are 3/4 inch diameter x 30 inch long iron bars with 2-1/2 inch aluminum cap stamped "CITY OF FAIRFIELD R/W, P.S. 8453, NORTHWEST CONSULTANTS, INC."

This description was prepared on August 6, 2014 by Joshua R. Mihelcic, Registered Surveyor 8453 of the State of Ohio.

  
Joshua R. Mihelcic

08-06-2014  
Date

Registered Surveyor of Ohio: No. S-008453





By AMM at 3:41 pm, Oct 23, 2014

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Ver. Date 08/06/14

PID 92552

**PARCEL 13-WD  
BUT-SR4-3.00  
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 FAIRFIELD, BUTLER 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 Butler, City of Fairfield, Section 27 & Section 28, Town 2, Range 2 and being a part of Lot 10102 of the consecutive number of lots of the City of Fairfield and being part of a tract of land conveyed to M.J.R. Investments 4, LLC as recorded in Official Record 6973, Page 787 of the Deed Records of Butler County, Ohio and being part of Registered Land Certificate Number 29566B and being more particularly described as follows:

Being a parcel lying on the left side of the centerline of construction of South Gilmore Road as part of the BUT-SR4-3.00 Centerline Plat made by Northwest Consultants, Inc. for the City of Fairfield as recorded in Volume 56 Pages 199A-C of the Butler County Engineer Record of Land Surveys and being located within the following described points in the boundary thereof:

Commencing at a 1 inch iron pin set within a monument box set on the proposed centerline of construction of South Gilmore Road, as shown on the BUT-SR4-3.00 Centerline Plat, said 1 inch iron pin set being station 108+00.34, said 1 inch iron pin set also described as the intersection of the proposed centerline of construction of South Gilmore Road with the centerline of right of way of Dixie Highway State Route 4;

Thence on the proposed centerline of construction of South Gilmore Road, in a southwesterly direction on a curve to the left with a central angle of 15 degrees 56 minutes 38 seconds and a radius of 869.26 feet, an arc distance of 241.89 feet, the chord of which bears South 34 degrees 59 minutes 36 seconds West for a distance of 241.11 feet, to a point on the proposed centerline of construction of South Gilmore Road, said point being station 105+58.45;

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Thence southwesterly on a line radial to the proposed centerline of construction of South Gilmore Road, North 62 degrees 58 minutes 43 seconds West, 31.50 feet, to a drill hole set on the proposed west right of way line of South Gilmore Road, said point being 31.50 feet left of station 105+58.45 and also being the **TRUE POINT OF BEGINNING** for the parcel of land herein described;

Thence on the proposed west right of way line of South Gilmore Road, being a right of way line 31.50 feet westerly of, as measured perpendicular to and parallel with, the proposed centerline of construction of South Gilmore Road, in a northeasterly direction on a curve to the right with a central angle of 09 degrees 47 minutes 30 seconds and a radius of 900.76 feet, an arc distance of 153.94 feet, the chord of which bears North 31 degrees 55 minutes 02 seconds East for a distance of 153.75 feet, to a Mag Nail set on the proposed west right of way line of South Gilmore Road, said point being 31.50 feet left of station 107+07.00;

Thence northerly on the proposed right of way line of South Gilmore Road, North 05 degrees 23 minutes 46 seconds East, 49.81 feet, to an iron pin set on the existing south right of way line of Dixie Highway State Route 4, said point being 58.44 feet left of station 107+46.84;

Thence southeasterly on the existing south right of way line of Dixie Highway State Route 4, being a right of way line 50.00 feet southerly of, as measured perpendicular to and parallel with, the existing centerline of right of way of Dixie Highway State Route 4, South 53 degrees 46 minutes 52 seconds East, 12.05 feet, to a point on the existing south right of way line of Dixie Highway State Route 4, said point being 46.40 feet left of station 107+47.49;

Thence on the existing right of way line of South Gilmore Road, in a southerly direction on a curve to the right with a central angle of 90 degrees 00 minutes 00 seconds and a radius of 25.00 feet, an arc distance of 39.27 feet, the chord of which bears South 08 degrees 46 minutes 52 seconds East for a distance of 35.36 feet, to a point on the existing west right of way line of South Gilmore Road, said point being 20.33 feet left of station 107+24.49;

Thence southwesterly on the existing west right of way line of South Gilmore Road, South 36 degrees 13 minutes 08 seconds West, 171.09 feet, to the **TRUE POINT OF BEGINNING** and containing 0.0488 acres, of which 0.0000 acres is PRO (Present Road Occupied), leaving a net take of 0.0488 acres, more or less, subject to legal highways, an existing drainage, sidewalk and utility easement as recorded in Survey Volume 18, Page 173 of the Survey Records of Butler County, Ohio, an existing 15 foot C.G.&E. & C.BT. easement as shown on Survey Volume 18, Page 173 of the Survey Records of Butler County, Ohio, an existing 2 foot overhead telephone service pole line easement as shown on Survey Volume 3, Page 94 of the Survey Records of Butler County, Ohio, an existing 20 foot drainage easement as shown on Plat Book 1262, Page A-C of the Plat Records of Butler County, Ohio and other easements of record.

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The above described area is contained within Butler County Auditor's permanent parcel number A0700216000002.

Prior Instrument Reference as of the date this survey was prepared: Official Record 6973, Page 787 of the Deed Records of Butler County Recorder's Office.

Description based on a field survey conducted by Northwest Consultants, Inc. between the months of December 2012 through January 2013 under the direction and supervision of Joshua R. Mihelcic, Registered Surveyor 8453 of the State of Ohio.

Bearings used herein are based on City of Fairfield GPS observations based on State Plane Coordinates, South Zone NAD83. Refer to the BUT-SR4-3.00 Centerline Plat for further details.

All iron pins to be set referenced herein are 3/4 inch diameter x 30 inch long iron bars with 2-1/2 inch aluminum cap stamped "CITY OF FAIRFIELD R/W, P.S. 8453, NORTHWEST CONSULTANTS, INC.". See BUT-SR4-3.00 Centerline Plat within final construction plans, on record with the City of Fairfield Engineer's Office, for iron pins to be set that will be disturbed during construction. Iron pins to be set that will be disturbed during construction shall be reset by the construction contractor's surveyor and the new cap shall include the words "RESET".

This description was prepared on August 6, 2014 by Joshua R. Mihelcic, Registered Surveyor 8453 of the State of Ohio.

  
Joshua R. Mihelcic      08-06-2014  
Date

Registered Surveyor of Ohio: No. S-008453



**EXHIBIT A**

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PID 92552

**PARCEL 13-T  
BUT-SR4-3.00  
TEMPORARY EASEMENT FOR THE PURPOSE OF  
PERFORMING THE WORK NECESSARY TO  
IMPROVE DRIVEWAY AND GRADING  
FOR 12 MONTHS FROM DATE OF ENTRY BY THE  
CITY OF FAIRFIELD, BUTLER COUNTY, OHIO**

[Surveyor's description of the premises follows]

Situated in the State of Ohio, County of Butler, City of Fairfield, Section 27 & Section 28, Town 2, Range 2 and being a part of Lot 10102 of the consecutive number of lots of the City of Fairfield and being part of a tract of land conveyed to M.J.R. Investments 4, LLC as recorded in Official Record 6973, Page 787 of the Deed Records of Butler County, Ohio and being part of Registered Land Certificate Number 29566B and being more particularly described as follows:

Being a parcel lying on the left side of the centerline of construction of South Gilmore Road as part of the BUT-SR4-3.00 Centerline Plat made by Northwest Consultants, Inc. for the City of Fairfield as recorded in Volume 56 Pages 199A-C of the Butler County Engineer Record of Land Surveys and being located within the following described points in the boundary thereof:

Commencing at a 1 inch iron pin set within a monument box set on the proposed centerline of construction of South Gilmore Road, as shown on the BUT-SR4-3.00 Centerline Plat, said 1 inch iron pin set being station 108+00.34, said 1 inch iron pin set also described as the intersection of the proposed centerline of construction of South Gilmore Road with the centerline of right of way of Dixie Highway State Route 4;

Thence on the proposed centerline of construction of South Gilmore Road, in a southwesterly direction on a curve to the left with a central angle of 15 degrees 56 minutes 38 seconds and a radius of 869.26 feet, an arc distance of 241.89 feet, the chord of which bears South 34 degrees 59 minutes 36 seconds West for a distance of 241.11 feet, to a point on the proposed centerline of construction of South Gilmore Road, said point being station 105+58.45;

Thence southwesterly on a line radial to the proposed centerline of construction of South Gilmore Road, North 62 degrees 58 minutes 43 seconds West, 31.50 feet, to a drill hole set on the existing west right of way line of South Gilmore Road, said point being 31.50 feet left of station 105+58.45 and also being the **TRUE POINT OF BEGINNING** for the parcel of land herein described;

**EXHIBIT A**

Thence southwesterly on the existing west right of way line of South Gilmore Road, being a right of way line 35.00 feet westerly of, as measured perpendicular to and parallel with, the existing centerline of right of way of South Gilmore Road, South 36 degrees 13 minutes 08 seconds West, 9.59 feet, to a point on the existing west right of way line of South Gilmore Road, said point being 33.08 feet left of station 105+49.33;

Thence continuing on the existing west right of way line of South Gilmore Road, being a right of way line 35.00 feet westerly of, as measured perpendicular to and parallel with, the existing centerline of right of way of South Gilmore Road, in a southwesterly direction on a curve to the left with a central angle of 10 degrees 24 minutes 22 seconds and a radius of 607.96 feet, an arc distance of 110.42 feet, the chord of which bears South 31 degrees 00 minutes 56 seconds West for a distance of 100.27 feet, to a point on the existing west right of way line of South Gilmore Road, said point being 48.52 feet left of station 104+44.98;

Thence southwesterly continuing on the existing west right of way line of South Gilmore Road, South 36 degrees 13 minutes 08 seconds West, 108.67 feet, to a point on the proposed temporary easement line, said point being 85.40 feet left of station 103+50.00;

Thence northeasterly on the proposed temporary easement line, North 27 degrees 11 minutes 10 seconds East, 217.73 feet, to a point on the proposed temporary easement line, said point being 57.50 feet left of station 105+50.00;

Thence northeasterly continuing on the proposed temporary easement line, North 34 degrees 05 minutes 51 seconds East, 159.25 feet, to a point on the proposed temporary easement line, said point being 50.00 feet left of station 107+00.00;

Thence northerly continuing on the proposed temporary easement line, North 11 degrees 49 minutes 36 seconds East, 23.50 feet, to a point on the proposed temporary easement line, said point being 60.00 feet left of station 107+20.00;

Thence northwesterly continuing on the proposed temporary easement line, North 50 degrees 54 minutes 09 seconds West, 71.36 feet, to a point on the proposed temporary easement line, said point being 131.34 feet left of station 107+21.54;

Thence northeasterly continuing on the proposed temporary easement line, North 36 degrees 13 minutes 08 seconds East, 25.00 feet, to a point on the existing south right of way line of Dixie Highway State Route 4, said point being 132.33 feet left of station 107+43.24;

**EXHIBIT A**

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Thence southeasterly on the existing south right of way line of Dixie Highway State Route 4, being a right of way line 50.00 feet southerly of, as measured perpendicular to and parallel with, the existing centerline of right of way of Dixie Highway State Route 4, South 53 degrees 46 minutes 52 seconds East, 35.00 feet, to a point on the proposed storm sewer easement line, said point being 97.38 feet left of station 107+44.87;

Thence southwesterly on the proposed storm sewer easement line, South 36 degrees 13 minutes 08 seconds West, 10.00 feet, to a point on the proposed storm sewer easement line, said point being 96.89 feet left of station 107+35.89;

Thence southeasterly continuing on the proposed storm sewer easement line, South 44 degrees 14 minutes 57 seconds East, 50.67 feet, to a point on the proposed right of way line of South Gilmore Road, said point being 46.62 feet left of station 107+30.00;

Thence southerly on the proposed right of way line of South Gilmore Road, South 05 degrees 23 minutes 46 seconds West, 28.39 feet, to a Mag Nail set on the proposed west right of way line of South Gilmore Road, said point being 31.50 feet left of station 107+07.00;

Thence on the proposed west right of way line of South Gilmore Road, being a right of way line 31.50 feet westerly of, as measured perpendicular to and parallel with, the proposed centerline of construction of South Gilmore Road, in a southwesterly direction on a curve to the left with a central angle of 09 degrees 47 minutes 30 seconds and a radius of 900.76 feet, an arc distance of 153.94 feet, the chord of which bears South 31 degrees 55 minutes 02 seconds West for a distance of 153.75 feet, to the **TRUE POINT OF BEGINNING** and containing 0.1887 acres, of which 0.0000 acres is PRO (Present Road Occupied), leaving a net take of 0.1887 acres, more or less, subject to legal highways, an existing drainage, sidewalk and utility easement as recorded in Survey Volume 18, Page 173 of the Survey Records of Butler County, Ohio, an existing 15 foot C.G.&E. & C.BT. easement as shown on Survey Volume 18, Page 173 of the Survey Records of Butler County, Ohio, an existing 2 foot overhead telephone service pole line easement as shown on Survey Volume 3, Page 94 of the Survey Records of Butler County, Ohio, an existing 20 foot drainage easement as shown on Plat Book 1262, Page A-C of the Plat Records of Butler County, Ohio and other easements of record.

The above described area is contained within Butler County Auditor's permanent parcel number A0700216000002.

Prior Instrument Reference as of the date this survey was prepared: Official Record 6973, Page 787 of the Deed Records of Butler County Recorder's Office.

EXHIBIT A

LPA RX 887 T

Page 4 of 4

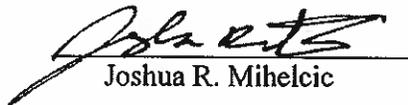
Rev. 07/09

Description based on a field survey conducted by Northwest Consultants, Inc. between the months of December 2012 through January 2013 under the direction and supervision of Joshua R. Mihelcic, Registered Surveyor 8453 of the State of Ohio.

Bearings used herein are based on City of Fairfield GPS observations based on State Plane Coordinates, South Zone NAD83. Refer to the BUT-SR4-3.00 Centerline Plat for further details.

All iron pins to be set referenced herein are 3/4 inch diameter x 30 inch long iron bars with 2-1/2 inch aluminum cap stamped "CITY OF FAIRFIELD R/W, P.S. 8453, NORTHWEST CONSULTANTS, INC.".

This description was prepared on August 6, 2014 by Joshua R. Mihelcic, Registered Surveyor 8453 of the State of Ohio.

  
Joshua R. Mihelcic

08-06-2014  
Date

Registered Surveyor of Ohio: No. S-008453



**EXHIBIT A**

LPA RX 877 S

Page 1 of 3

Rev. 06/09

Ver. Date 08/06/14

PID 92552

**PARCEL 13-S  
BUT-SR4-3.00  
PERPETUAL EASEMENT TO CONSTRUCT AND MAINTAIN A SEWER  
IN THE NAME AND FOR THE USE OF THE  
CITY OF FAIRFIELD, BUTLER COUNTY, OHIO**

A perpetual easement for the construction and maintenance of a sewer in, upon and over the within described real estate. Grantor/Owner herein retains the right to use said real estate for any and all other purposes provided that such use does not interfere with nor impair the exercise of the easement herein granted (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 Butler, City of Fairfield, Section 28, Town 2, Range 2 and being a part of Lot 10102 of the consecutive number of lots of the City of Fairfield and being part of a tract of land conveyed to M.J.R. Investments 4, LLC as recorded in Official Record 6973, Page 787 of the Deed Records of Butler County, Ohio and being part of Registered Land Certificate Number 29566B and being more particularly described as follows:

Being a parcel lying on the left side of the centerline of construction of South Gilmore Road as part of the BUT-SR4-3.00 Centerline Plat made by Northwest Consultants, Inc. for the City of Fairfield as recorded in Volume 56 Pages 199A-C of the Butler County Engineer Record of Land Surveys and being located within the following described points in the boundary thereof:

Commencing at a 1 inch iron pin set within a monument box set on the proposed centerline of construction of South Gilmore Road, as shown on the BUT-SR4-3.00 Centerline Plat, said 1 inch iron pin set being station 108+00.34, said 1 inch iron pin set also described as the intersection of the proposed centerline of construction of South Gilmore Road with the centerline of right of way of Dixie Highway State Route 4;

Thence on the proposed centerline of construction of South Gilmore Road, in a southwesterly direction on a curve to the left with a central angle of 15 degrees 56 minutes 38 seconds and a radius of 869.26 feet, an arc distance of 241.89 feet, the chord of which bears South 34 degrees 59 minutes 36 seconds West for a distance of 241.11 feet, to a point on the proposed centerline of construction of South Gilmore Road, said point being station 105+58.45;

**EXHIBIT A**

Page 2 of 3

LPA RX 877 S

Rev. 06/09

Thence southwesterly on a line radial to the proposed centerline of construction of South Gilmore Road, North 62 degrees 58 minutes 43 seconds West, 31.50 feet, to a drill hole set on the proposed west right of way line of South Gilmore Road, said point being 31.50 feet left of station 105+58.45;

Thence on the proposed west right of way line of South Gilmore Road, being a right of way line 31.50 feet westerly of, as measured perpendicular to and parallel with, the proposed centerline of construction of South Gilmore Road, in a northeasterly direction on a curve to the right with a central angle of 09 degrees 47 minutes 30 seconds and a radius of 900.76 feet, an arc distance of 153.94 feet, the chord of which bears North 31 degrees 55 minutes 02 seconds East for a distance of 153.75 feet, to a Mag Nail set on the proposed west right of way line of South Gilmore Road, said point being 31.50 feet left of station 107+07.00;

Thence northerly on the proposed right of way line of South Gilmore Road, North 05 degrees 23 minutes 46 seconds East, 28.39 feet, to point on the proposed storm sewer easement line, said point being 46.62 feet left of station 107+30.00 and also being the **TRUE POINT OF BEGINNING** for the parcel of land herein described;

Thence northwesterly on the proposed storm sewer easement line, North 44 degrees 14 minutes 57 seconds West, 50.67 feet, to a point on the proposed storm sewer easement line, said point being 96.89 feet left of station 107+35.89;

Thence northeasterly continuing on the proposed storm sewer easement line, North 36 degrees 13 minutes 08 seconds East, 10.00 feet, to a point on the existing south right of way line of Dixie Highway State Route 4, said point being 97.38 feet left of station 107+44.87;

Thence southeasterly on the existing south right of way line of Dixie Highway State Route 4, being a right of way line 50.00 feet southerly of, as measured perpendicular to and parallel with, the existing centerline of right of way of Dixie Highway State Route 4, South 53 degrees 46 minutes 52 seconds East, 39.00 feet, to an iron pin set on the proposed right of way line of South Gilmore Road, said point being 58.44 feet left of station 107+46.84;

**EXHIBIT A**

LPA RX 877 S

Thence southerly on the proposed right of way line of South Gilmore Road, South 05 degrees 23 minutes 46 seconds West, 21.42 feet, to the **TRUE POINT OF BEGINNING** and containing 0.0140 acres, of which 0.0000 acres is PRO (Present Road Occupied), leaving a net take of 0.0140 acres, more or less, subject to legal highways, an existing 15 foot C.G.&E. & C.BT. easement as shown on Survey Volume 18, Page 173 of the Survey Records of Butler County, Ohio, an existing 2 foot overhead telephone service pole line easement as shown on Survey Volume 3, Page 94 of the Survey Records of Butler County, Ohio, an existing 20 foot drainage easement as shown on Plat Book 1262, Page A-C of the Plat Records of Butler County, Ohio and other easements of record.

The above described area is contained within Butler County Auditor's permanent parcel number A0700216000002.

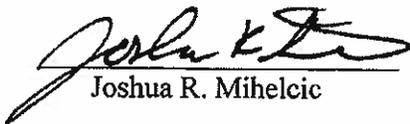
Prior Instrument Reference as of the date this survey was prepared: Official Record 6973, Page 787 of the Deed Records of Butler County Recorder's Office.

Description based on a field survey conducted by Northwest Consultants, Inc. between the months of December 2012 through January 2013 under the direction and supervision of Joshua R. Mihelcic, Registered Surveyor 8453 of the State of Ohio.

Bearings used herein are based on City of Fairfield GPS observations based on State Plane Coordinates, South Zone NAD83. Refer to the BUT-SR4-3.00 Centerline Plat for further details.

All iron pins to be set referenced herein are 3/4 inch diameter x 30 inch long iron bars with 2-1/2 inch aluminum cap stamped "CITY OF FAIRFIELD R/W, P.S. 8453, NORTHWEST CONSULTANTS, INC.". See BUT-SR4-3.00 Centerline Plat within final construction plans, on record with the City of Fairfield Engineer's Office, for iron pins to be set that will be disturbed during construction. Iron pins to be set that will be disturbed during construction shall be reset by the construction contractor's surveyor and the new cap shall include the words "RESET".

This description was prepared on August 6, 2014 by Joshua R. Mihelcic, Registered Surveyor 8453 of the State of Ohio.

  
Joshua R. Mihelcic

08-06-2014  
Date

Registered Surveyor of Ohio: No. S-008453



**EXHIBIT A**

LPA RX 887 T

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Rev. 07/09

Ver. Date 08/06/14

PID 92552

**PARCEL 20-T  
BUT-SR4-3.00  
TEMPORARY EASEMENT FOR THE PURPOSE OF  
PERFORMING THE WORK NECESSARY TO  
IMPROVE GRADING  
FOR 12 MONTHS FROM DATE OF ENTRY BY THE  
CITY OF FAIRFIELD, BUTLER COUNTY, OHIO**

[Surveyor's description of the premises follows]

Situated in the State of Ohio, County of Butler, City of Fairfield, Section 28, Town 2, Range 2 and being a part of Lot 746 of the consecutive number of lots of the City of Fairfield and being part of a tract of land conveyed to Susan Zappa, Trustee as recorded in Official Record 8090, Page 970 of the Deed Records of Butler County, Ohio and being more particularly described as follows:

Being a parcel lying on the left side of the centerline of construction of Holden Boulevard as part of the BUT-SR4-3.00 Centerline Plat made by Northwest Consultants, Inc. for the City of Fairfield as recorded in Volume 56 Pages 199A-C of the Butler County Engineer Record of Land Surveys and being located within the following described points in the boundary thereof:

Commencing at a 1 inch iron pin set within a monument box set on the proposed centerline of construction of Holden Boulevard, as shown on the BUT-SR4-3.00 Centerline Plat, said 1 inch iron pin set being station 108+00.34, said 1 inch iron pin set also described as the intersection of the proposed centerline of construction of Holden Boulevard with the centerline of right of way of Dixie Highway State Route 4;

Thence on the proposed centerline of construction of Holden Boulevard, in a northeasterly direction on a curve to the right with a central angle of 04 degrees 55 minutes 17 seconds and a radius of 869.26 feet, an arc distance of 74.66 feet, the chord of which bears North 45 degrees 25 minutes 33 seconds East for a distance of 74.64 feet, to a point on the proposed centerline of construction of Holden Boulevard, said point being station 108+75.00;

Thence northwesterly on a line radial to the proposed centerline of construction of Holden Boulevard, North 42 degrees 06 minutes 49 seconds West, 49.51 feet, to a point on the existing west right of way line of Holden Boulevard, said point being 49.51 feet left of station 108+75.00 and also being the **TRUE POINT OF BEGINNING** for the parcel of land herein described;

**EXHIBIT A**

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Rev. 07/09

Thence southwesterly on the existing west right of way line of Holden Boulevard, South 48 degrees 07 minutes 22 seconds West, 19.10 feet, to a point on the existing north right of way line of Dixie Highway State Route 4, said point being 49.79 feet left of station 108+56.93;

Thence northwesterly on the existing north right of way line of Dixie Highway State Route 4, being a right of way line 65.00 feet northerly of, as measured perpendicular to and parallel with, the existing centerline of right of way of Dixie Highway State Route 4, North 53 degrees 46 minutes 52 seconds West, 26.51 feet, to a point on the proposed temporary easement line, said point being 75.86 feet left of station 108+52.50;

Thence easterly on the proposed temporary easement line, South 85 degrees 19 minutes 38 seconds East, 35.73 feet, to the **TRUE POINT OF BEGINNING** and containing 0.0057 acres, of which 0.0000 acres is PRO (Present Road Occupied), leaving a net take of 0.0057 acres, more or less, subject to legal highways and other easements of record.

The above described area is contained within Butler County Auditor's permanent parcel number A0700029000012.

Prior Instrument Reference as of the date this survey was prepared: Official Record 8090, Page 970 of the Deed Records of Butler County Recorder's Office.

Description based on a field survey conducted by Northwest Consultants, Inc. between the months of December 2012 through January 2013 under the direction and supervision of Joshua R. Mihelcic, Registered Surveyor 8453 of the State of Ohio.

Bearings used herein are based on City of Fairfield GPS observations based on State Plane Coordinates, South Zone NAD83. Refer to the BUT-SR4-3.00 Centerline Plat for further details.

This description was prepared on August 6, 2014 by Joshua R. Mihelcic, Registered Surveyor 8453 of the State of Ohio.

 08-06-2014  
Joshua R. Mihelcic Date

Registered Surveyor of Ohio: No. S-008453



**EXHIBIT A**

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LPA RX 887 T

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Ver. Date 08/06/14

PID 92552

**PARCEL 22-T  
BUT-SR4-3.00  
TEMPORARY EASEMENT FOR THE PURPOSE OF  
PERFORMING THE WORK NECESSARY TO  
IMPROVE GRADING  
FOR 12 MONTHS FROM DATE OF ENTRY BY THE  
CITY OF FAIRFIELD, BUTLER COUNTY, OHIO**

[Surveyor's description of the premises follows]

Situated in the State of Ohio, County of Butler, City of Fairfield, Section 22, Town 2, Range 2 and being a part of Lot 66 of the consecutive number of lots of the City of Fairfield and being part of a tract of land conveyed to Crescent Limited Ohio LLC as recorded in Official Record 8659, Page 620 of the Deed Records of Butler County, Ohio and being more particularly described as follows:

Being a parcel lying on the left side of the centerline of construction of Holden Boulevard as part of the BUT-SR4-3.00 Centerline Plat made by Northwest Consultants, Inc. for the City of Fairfield as recorded in Volume 56 Pages 199A-C of the Butler County Engineer Record of Land Surveys and being located within the following described points in the boundary thereof:

Commencing at a 1 inch iron pin set within a monument box set on the proposed centerline of construction of Holden Boulevard, as shown on the BUT-SR4-3.00 Centerline Plat, said 1 inch iron pin set being station 112+46.04;

Thence southwesterly on the proposed centerline of construction of Holden Boulevard, South 60 degrees 00 minutes 16 seconds East, 59.41 feet, to a point on the proposed centerline of construction of Holden Boulevard, said point being station 111+86.63;

Thence northwesterly on a line perpendicular to the proposed centerline of construction of Holden Boulevard, North 29 degrees 59 minutes 44 seconds West, 56.64 feet, to a point on the existing west right of way line of Holden Boulevard, said point being 56.64 feet left of station 111+86.63 and also being the **TRUE POINT OF BEGINNING** for the parcel of land herein described;

Thence northwesterly on the existing slope easement line, said slope easement line recorded in Deed Book 820, Page 707 of the Deed Records of Butler County, Ohio, North 29 degrees 58 minutes 09 seconds West, 4.33 feet, to a point on the proposed temporary easement line, said point being 60.97 feet left of station 111+86.63;

**EXHIBIT A**

Page 2 of 3

LPA RX 887 T

Rev. 07/09

Thence northeasterly on the proposed temporary easement line, North 66 degrees 23 minutes 08 seconds East, 126.53 feet, to a point on the proposed temporary easement line, said point being 45.00 feet left of station 113+15.00;

Thence northeasterly continuing on the proposed temporary easement line, North 55 degrees 17 minutes 06 seconds East, 94.85 feet, to a point on the proposed temporary easement line, said point being 47.00 feet left of station 114+10.00;

Thence northeasterly continuing on the proposed temporary easement line, North 37 degrees 26 minutes 17 seconds East, 33.70 feet, to a point on the existing right of way line of North Gilmore Road, said point being 58.00 feet left of station 114+41.86;

Thence on the existing right of way line, in a southerly direction on a curve to the right with a central angle of 97 degrees 31 minutes 38 seconds and a radius of 22.00 feet, an arc distance of 37.45 feet, the chord of which bears South 03 degrees 38 minutes 06 seconds West for a distance of 33.09 feet, to a point on the existing west right of way line of Holden Boulevard, said point being 43.92 feet left of station 114+22.88;

Thence southwesterly on the existing west right of way line of Holden Boulevard, South 52 degrees 23 minutes 54 seconds West, 46.80 feet, to a point on the existing west right of way line of Holden Boulevard, said point being 40.58 feet left of station 113+76.20;

Thence southwesterly continuing on the existing west right of way line of Holden Boulevard, South 56 degrees 08 minutes 07 seconds West, 63.30 feet, to a point on the existing west right of way line of Holden Boulevard, said point being 40.17 feet left of station 113+12.66;

Thence southwesterly continuing on the existing west right of way line of Holden Boulevard, South 66 degrees 46 minutes 10 seconds West, 124.64 feet, to the **TRUE POINT OF BEGINNING** and containing 0.0295 acres, of which 0.0000 acres is PRO (Present Road Occupied), leaving a net take of 0.0295 acres, more or less, subject to legal highways and other easements of record.

The above described area is contained within Butler County Auditor's permanent parcel number A0700005000023.

Prior Instrument Reference as of the date this survey was prepared: Official Record 8659, Page 620 of the Deed Records of Butler County Recorder's Office.

**EXHIBIT A**

LPA RX 887 T

Page 3 of 3

Rev. 07/09

Description based on a field survey conducted by Northwest Consultants, Inc. between the months of December 2012 through January 2013 under the direction and supervision of Joshua R. Mihelcic, Registered Surveyor 8453 of the State of Ohio.

Bearings used herein are based on City of Fairfield GPS observations based on State Plane Coordinates, South Zone NAD83. Refer to the BUT-SR4-3.00 Centerline Plat for further details.

This description was prepared on August 6, 2014 by Joshua R. Mihelcic, Registered Surveyor 8453 of the State of Ohio.

  
Joshua R. Mihelcic      08-06-2014  
Date

Registered Surveyor of Ohio: No. S-008453



CITY OF FAIRFIELD, OHIO  
CITY COUNCIL COMMUNICATION

ITEM:

May 26, 2015

Request for appropriation for contractual agenda items

FINANCIAL IMPACT:

\$335,416.00 from noted funding source

SYNOPSIS:

The following appropriations have been requested to fund a contract appearing under New Business on Council's meeting agenda dated May 26, 2015:

\$335,416.00 for the purchase of real estate for the Route 4/Holden Boulevard/South Gilmore Road Improvements Project

BACKGROUND:

Please refer to specific Council Communications dated May 26, 2015 for a description of these items.

RECOMMENDATIONS:

It is recommended that City Council suspend the rules requiring a second and third reading of this Ordinance and adopt the appropriations listed above.

LEGISLATIVE ACTIONS:

Suspension of Rules & Adoption Requested?

yes

If yes, explain  
no above

Emergency Provision Needed?

yes

If yes, explain  
no above

Prepared by: Alisha Wilson

Approved for Content by: Alisha Wilson

Financial Review (where applicable) by: Mary Foye

Legal Review (where applicable) by: Scott Clemmons

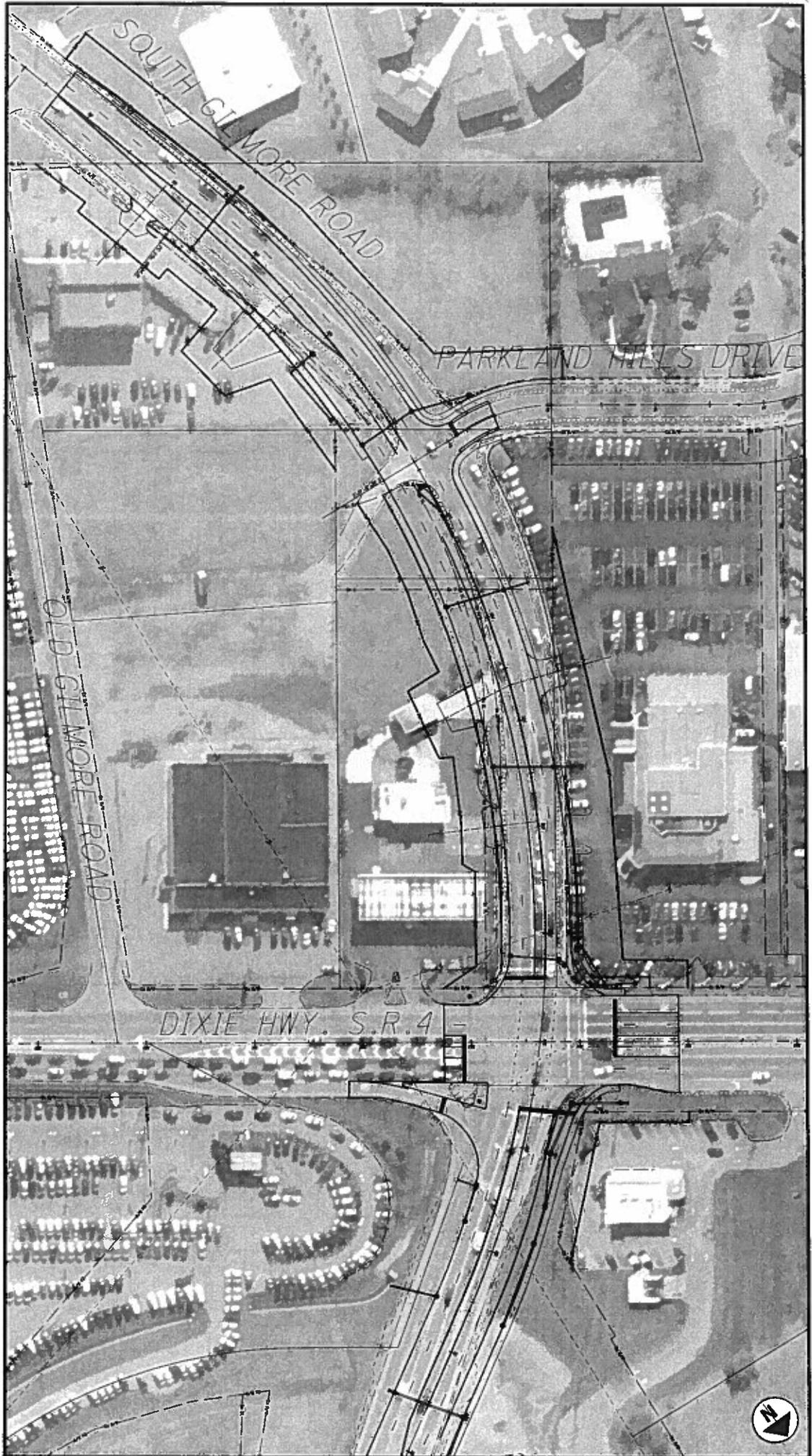
Accepted by Council Agenda: Alisha Wilson



# For John's Council Letter

6-WD, 6-T	3,079	Isla Azul, LLC
8-WD, 8-T	27,782	10700 New Haven, LLC
9-WD, 9-T	4,406	Parkland Hills, LLC
12-WD, 12-T	132,425	5575 Dixie Fairfield, LLC (BP)
13-WD, 13-T, 13-S	122,050	MJR Investments 4, LLC (Acura)
20-T	773	Susan Zappa, Trustee (White Castle)
22-T	1,151	Crescent Limited Ohio LLC (Kids R Kids)

City Of Fairfield  
BUT-SR4-3.00, PID 92552



Innovative Facility and Infrastructure Design™



ORDINANCE NO. \_\_\_\_\_

ORDINANCE TO AMEND ORDINANCE NO. 109-14 ENTITLED "AN ORDINANCE TO MAKE ESTIMATED APPROPRIATIONS FOR THE EXPENSES AND OTHER EXPENDITURES OF THE CITY OF FAIRFIELD, OHIO, DURING A PERIOD BEGINNING JANUARY 1, 2015, AND ENDING DECEMBER 31, 2015."

BE IT ORDAINED by the Council of the City of Fairfield, Ohio, that:

Section 1. Ordinance No. 109-14, the 2015 Appropriation Ordinance, is hereby amended in the following respects:

<b>From:</b>	<b>Unappropriated Street Improvement Fund</b>	<b>\$335,416</b>
<b>To:</b>	40116025-251000 Land	\$335,416
	<i>(Land Purchase for Route 4/Holden Blvd/South Gilmore Project)</i>	

Section 2. This Ordinance shall take effect at the earliest period allowed by law.

Passed	_____	_____
		Mayor's Approval
Posted	_____	
First Reading	_____	Rules Suspended _____
Second Reading	_____	
Third Reading	_____	

ATTEST:

\_\_\_\_\_  
Clerk of Council

This is to certify that this Ordinance has been duly published by posting and summary publication as provided by Charter.

\_\_\_\_\_  
Clerk of Council



**CITY OF FAIRFIELD, OHIO  
CITY COUNCIL MEETING COMMUNICATION**

**ITEM:**DATE: May 26, 2015

Parks Facilities Repairs

**FINANCIAL IMPACT:**

\$32,305 (\$6,500 Elisha Morgan, \$3,493 Golf Maintenance, \$1,700 CAC carpet, \$8,127 CAC boiler pump replacement and AHU-1 repairs, \$7,485 South Trace patio ceiling replacement, \$5,000 for Parks facilities contingencies, miscellaneous repairs, and upgrades) from the Capital Improvement Fund.

**SYNOPSIS:**

This request is for maintenance repairs to the Parks Department Facilities to keep them in good repair.

**BACKGROUND:**

This request is for the following repairs:

Elisha Morgan – Plaster repairs, trim work repairs, ceiling repairs, and interior painting due to condition.

Golf Maintenance Buildings – Replacement of steel man door and garage door with opener due to condition.

Community Arts Center – Replacement of carpet at receptionist area due to condition.

Community Arts Center – Replacement of (2) boiler recirculating pumps due to leakage and dependability.

Community Arts Center - AHU-1 calibration, repairs, and maintenance due to improper air flows.

South Trace Clubhouse – Replace ceiling at outside patio with stained wood due to condition.

These repairs are listed in the CIP as # FAC-15-501, Parks Department Buildings Repairs and Upgrades (\$30,000)

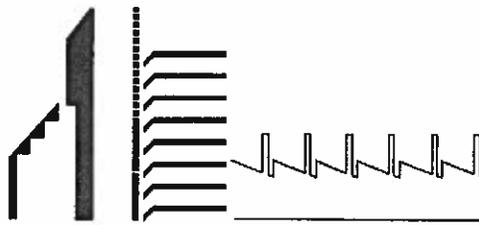
**RECOMMENDATION:**

It is recommended that the City Council authorize and direct the preparation of legislation authorizing the appropriation of funding in the amount of \$32,305 from the Capital Improvement Fund for these projects.

Suspension of rules is being requested to facilitate the repairs.

<b>LEGISLATIVE ACTION: Suspension of Rules and Adoption Requested?</b>	<input checked="" type="radio"/>	<input type="radio"/>	<b>If yes, explain above.</b>
	<b>yes</b>	<b>no</b>	
<b>Emergency Provision Needed?</b>	<input type="radio"/>	<input checked="" type="radio"/>	<b>If yes, explain above.</b>
	<b>yes</b>	<b>no</b>	

Prepared by: *Brian Don*Approved for Content by: *Carol Butts*Financial Review (where applicable): *Mary Hiza*Legal Review (where applicable): *John H. Clemmons*Accepted for Council Agenda: *Hester Wilson*



# *The Cincinnati Air Conditioning Co.*

Air Conditioning • Process Piping • Commercial Refrigeration • Heating  
Since 1938

## **Proposal**

Page 1 of 2

Date: May 4, 2015

To: City of Fairfield Community Arts  
411 Wessel Road  
Fairfield Ohio 45014

Attn: Brian Rose

Re: maintenance to mechanical systems

Mr. Rose,

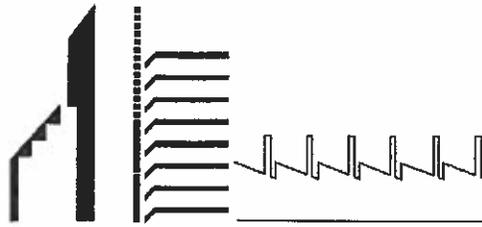
Per your request we are proposing maintenance items for the community arts building. The condenser coils for the McQuay chiller and the Liebert unit which serves the I.T. room are due for cleaning.

The suction diffuser strainers on the hot water and chilled water main pumps need to be removed, cleaned, and inspected.

Also, the return air readings are not showing airflow amounts per the design specifications for the air handler. We are recommending having the actual airflow verified and calibrated or make recommendations to achieve those air flows.

**The Cincinnati Air Conditioning Company is pleased to offer this proposal for the scope of work described below:**

- Chemically clean the condenser coils for the McQuay chiller.
- Chemically clean the Liebert condenser for the I.T. room.
- Start and check operation of both units.
- Remove, clean, and inspect the suction diffuser strainers for the hot water and chilled water pumps. (total of four pumps)
- Check return air readings and verify actual airflow to the air handler.
- Calibrate system for proper air flows and/or make recommendations for air flow per design specifications.
- One year workmanship warranty.



# *The Cincinnati Air Conditioning Co.*

Air Conditioning • Process Piping • Commercial Refrigeration • Heating  
Since 1938

Page 2 of 2

Re: maintenance to mechanical systems

This proposal is inclusive of all labor, materials and equipment to successfully complete the work as described above. "Quotation is valid for 30 days" "payment terms: Net 30."

Your Investment:

\$: 2,551.00 "Two Thousand Five Hundred and Fifty One Dollars"

Submitted by: *Michael Cordes*

Accepted by: \_\_\_\_\_

The Cincinnati Air Conditioning Co.

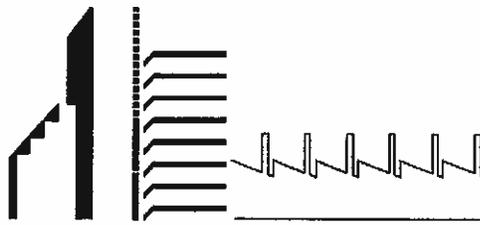
Customer: \_\_\_\_\_

Date: May 4, 2015

Date: \_\_\_\_\_

Thank you for the opportunity to be of service,  
Please contact me if you have any questions

Michael Cordes  
Service Manager  
The Cincinnati Air Conditioning Company  
Phone: 513-721-5622  
Fax: 513-345-2546  
mikecordes@cincinnatiair.com



# *The Cincinnati Air Conditioning Co.*

Air Conditioning • Process Piping • Commercial Refrigeration • Heating  
Since 1938

## **Proposal**

Page 1 of 2

Date: May 4, 2015

To: City of Fairfield Community Arts  
411 Wessel Road  
Fairfield Ohio 45014

Attn: Brian Rose

Re: Repairs to mechanical systems

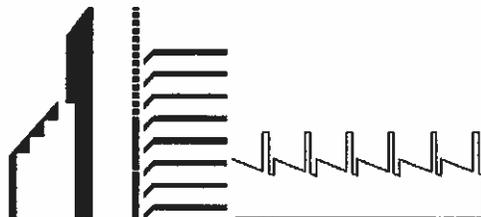
Mr. Rose,

Per your request we are proposing replacement and maintenance items for the community arts building.

The two boiler hot water pumps (P-6 & P-7) are presently leaking and have had reoccurring problems with the bearing assemblies. Also this winter the systems were experiencing excessive water pressures in the system. We are recommending replacement of these pumps and the fresh water fill assemblies along with other maintenance items listed below.

**The Cincinnati Air Conditioning Company is pleased to offer this proposal for the scope of work described below:**

- Remove the existing P-6 & P-7 pump assemblies.
- Install two new Bell and Gossett 611 series pumps rated at  $\frac{3}{4}$  horsepower.
- Reconnect to existing electric circuits.
- Start and check rotation and operation.
- Replace the Chilled water and Hot water fresh water feed valves and adjust to proper settings.
- Drain Chilled water and Hot water compression tanks and check pressure settings and adjust as needed.
- One year parts and labor warranty.



# *The Cincinnati Air Conditioning Co.*

Air Conditioning • Process Piping • Commercial Refrigeration • Heating  
Since 1938

Page 2 of 2

Re: Repairs to mechanical systems

This proposal is inclusive of all labor, materials and equipment to successfully complete the work as described above. "Quotation is valid for 30 days" "payment terms: Net 30."

Your Investment:

\$: 5,576.00 "Five Thousand Five Hundred and Seventy Six Dollars"

Submitted by: *Michael Cordes*

Accepted by: \_\_\_\_\_

The Cincinnati Air Conditioning Co.

Customer: \_\_\_\_\_

Date: May 4, 2015

Date: \_\_\_\_\_

Thank you for the opportunity to be of service,  
Please contact me if you have any questions

Michael Cordes  
Service Manager  
The Cincinnati Air Conditioning Company  
Phone: 513-721-5622  
Fax: 513-345-2546  
mikecordes@cincinnatiair.com

# CDA PROPERTIES,

P.O. BOX 415

Seven Mile OH 45062

513-523-4088

# Estimate

Date	Estimate #
2/6/2015	568

Name / Address
City of Fairfield Brian Rose, Manager 8870 N. Gilmore Road Fairfield, OH 45014

Description	Total
Location: Elisha Morgan Mansion  Miscellaneous Repairs From Water Damage  After reviewing repair list from Brian Rose and upon inspection of the damages at the property, it is our conclusion that the repairs can be isolated to specific wall/areas and not cause the entire room to be effected.  Final repair list will be received from Brian Rose.  CDA Properties will provide all Labor and Marerials needed to complete all repairs.  CDA Properties will work wthin the scheduled events planned at the mansion.	6,500.00
Thank you for the opportunity to service your property.	<b>Total</b> \$6,500.00

Phone #
513-523-4088

**Scofield Window & Door Co.**  
**315 South B Street**  
**Hamilton, Ohio 45013**  
**Phone: (513) 863-8932 Fax: (513) 863-3529**  
**scowindow@aol.com**

DATE: January 12, 2015

ESTIMATOR: John Bowie

NAME: City of Fairfield

ADDRESS: Golf Club Maintenance Bldg.

CONTACT: Brian Rose

PHONE: 513-673-8846

FAX: 513-939-3743

**ESTIMATE FOR ENTRY DOOR**

**Job Location: Side Man Door**

Remove existing door and frame. Furnish and install as follows:

One 3/0 x 6/8 primed hollow metal steel entry door and a 6" steel door jamb. Door to be solid -- no glass -- with 1-1/2 pair non-removable pin hinges, weather-stripping, door closer, threshold and door sweep.

**NOTE:** We will re-use customer's locking hardware and lock shield.

**TOTAL:**

**\$1,788.00**

Exclusions: Final cleaning  
Prevailing wages  
All painting  
Permits

**Signature:**

**Date:**

**BID GOOD FOR THIRTY (30) DAYS**

**Terms: Upon Completion**

The above order represents what I expect to receive from Scofield Window & Door. I do not expect any additional work free of charge.

If you did not solicit this consumer transaction and it is consummated at a place other than Scofield Window & Doors permanent place of business, you the customer, may cancel this transaction at any time prior to midnight of the third business day after the date of the transaction.

**DISCLAIMERS:**

Scofield Window & Door Co. does not guarantee any replacement window to be free of condensation or frost. If you have this problem it indicates a relative humidity problem and not a faulty product.

Wood jambs on all entry doors must be painted or warranty is voided.

**Scofield Window & Door Co.**  
**315 South B Street**  
**Hamilton, Ohio 45013**  
**Phone: (513) 863-8932 Fax: (513) 863-3529**  
**scowindow@aol.com**

DATE: January 12, 2015

ESTIMATOR: John Bowie

NAME: City of Fairfield

ADDRESS: Golf Club Maintenance Bldg.

CONTACT: Brian Rose

PHONE: 513-673-8846

FAX: 513-939-3743

**ESTIMATE FOR GARAGE DOOR AND OPERATOR**

**Job Location: Pole Barn**

Remove existing sliding barn doors. Furnish and install as follows:

One Model 510 white steel non-insulated garage door with 12" radius track, torsion springs and no windows. Includes all perimeter molding and keyed locking hardware.

Door will be 11' wide and 10'9" tall. We will build in 3" on each side for door jamb for garage door track to mount on to, so as to avoid existing shelving built into wall.

**TOTAL:** \$1,700.00

One 12' Genie ¾ horsepower belt-drive garage door operator with transmitters and keypad.

**TOTAL:** \$ 500.00

Exclusions: Final cleaning  
Prevailing wages  
All painting  
Permits

\$ 2200

**Signature:**

**Date:**

**BID GOOD FOR THIRTY (30) DAYS**

**Terms: Upon Completion**

The above order represents what I expect to receive from Scofield Window & Door. I do not expect any additional work free of charge.

If you did not solicit this consumer transaction and it is consummated at a place other than Scofield Window & Doors permanent place of business, you the customer, may cancel this transaction at any time prior to midnight of the third business day after the date of the transaction.

**DISCLAIMERS:**

Scofield Window & Door Co. does not guarantee any replacement window to be free of condensation or frost. If you have this problem it indicates a relative humidity problem and not a faulty product.

Wood jambs on all entry doors must be painted or warranty is voided.

**Meyer Brothers & Sons**  
Design | Build | Remodel  
*Our family helping your since 1978*

2275 Millville Ave  
Hamilton, Oh 45013  
(ph/fax) 863-9996

City of Fairfield  
Attn: Brian Rose  
Fairfield Golf Course

May-15-2015  
brian.rose@fairfield-city.org

## Contract

*Final price will vary based on final layout, product selections, and specifications*

Meyer Brothers & Sons Inc.,(hereafter referred to as Contractor), proposes to supply labor and materials for the remodel at the above mentioned job address. It is standard construction procedure that the Contractor supply materials necessary for project completion unless specifically excluded below. If owner chooses to provide any materials, specifications must be given to Contractor prior to finalizing contract or installation costs may vary. In addition, materials provided by owner must be onsite at project beginning or installation costs may vary.

### *Guarantee:*

The Contractor will perform services using the degree of care and skill ordinarily exercised under similar conditions by professionals practicing in the same field at the same time in the same or similar locality. The Contractor's products and services will be guaranteed for a period of one year from final payment date. Contractor does not guarantee any products or the installation thereof supplied by owner. Natural characteristics commonly found in solid wood such as color variation even when a finish is applied will not be considered defects. Due to the inherent nature of wood, some expansion & contraction will occur in a product in proportion to its size and the environmental conditions involved. For this reason, some movement is expected. Slight movement at the frame joints may disturb the finish and show up as a small crack.

### *Miscellaneous:*

All existing finishes to be protected to the highest possible standards. Contractor to remove all debris from demolition and construction work. All natural material including but not limited to wood, granite, stone tile, etc. may have color and texture variations. It is the responsibility of the homeowner to verify all product choices prior to installation to confirm that color, texture, and any variations are acceptable. If any products are found to be unacceptable after delivery to the site, additional costs could be incurred.

## **Scope of Work - Replace Ceiling at patio**

---

Furnish and install new beadboard ceiling over existing drywall ceiling  
New bead board to be stained with (2) coats of polyurethane  
(Stain sample will be provided to client for color verification prior to installation)

*\*Contract excludes any electrical work*

*\*Please let me know if you have questions. We look forward to working with you on this project.*

### **Contract Price**

**\$7,485**

### *Draw Schedule:*

Invoice will be submitted in accordance with the below listed schedule as items are completed. Any and all change orders will be submitted in writing to Client for approval and will be billed upon completion. Invoices are upon receipt. Client agrees to pay service charges of 1.5 percent per month on all sums more than 30 days past due until paid.

- Final Payment due upon completion of discribed contractual work

# DeGeorge Ceilings & Flooring, Inc.

- 185 Creekside Buffalo NY
- 4499 126<sup>th</sup> Avenue North Clearwater FL
- 3675 Symmes Road Hamilton OH

(716) 876-2501  
(813) 576-0338  
(513) 860-2600  
(513) 860-2638 Fax

May 1, 2015

City of Fairfield  
8870 North Gilmore Rd.  
Fairfield, OH 45014

513-404-2405 Brian Rose

*DeGeorge Ceilings & Flooring is pleased to present the following proposal for your consideration.*

Re: Brian Rose Office

*We will perform the following in all areas where needed:*

- \*Cover up furniture and personal items with plastic
- \*Demo and haul away the existing 2 x 2 ceiling tiles
- \*Provide and install 2 x 2 USG Glacier # 707 ceiling tile into the existing grid system
- \*Provide and install R19 unfaced batt insulation above all ceiling tiles

Total Cost \$ 895.00

- \*Move all furniture around except for electronics and personal items
- \*Demo and haul away the existing carpet tile and vinyl base
- \*Prep the floor
- \*Provide and install new glue down carpet tiles (Manufacture-style-color: TBD)
- \*Provide and install new 4" vinyl base (Manufacture-style-color: TBD)
- \*Provide and install a matching transition going from carpet to concrete

Total Cost \$ 1, 050.00

Re: Dispatch Room/Hall/Office

*We will perform the following in all areas where needed:*

- \*Move around all furniture that can be moved in dispatch area and everything except for personal items and electronics in office area
- \*Demo and haul away the existing carpet
- \*Prep the floor
- \*Provide and install new glue down carpet tiles (Manufacture-style-color: TBD)
- \*Provide and install new 4" vinyl base (Manufacture-style-color: TBD)
- \*Provide and install matching transitions

Total Cost \$ 4, 795.00

Re: Dispatch Hallway

*We will perform the following in all areas where needed:*

- \*Demo and haul away the existing carpet
- \*Prep the floor
- \*Provide and install new glue down carpet tiles (Manufacture-style-color: TBD)
- \*Provide and install new 4" vinyl base (Manufacture-style-color: TBD)
- \*Provide and install matching transitions

Total Cost \$ 1, 795.00

Re: Court Long Hallway

*We will perform the following in all areas where needed:*

- \*Demo and haul away the existing VCT
- \*Prep the floors to make for a smooth install
- \*Provide and install 12" x 12" Armstrong Standard Excelon VCT on a pattern (Pattern and Color: TBD)
- \*Provide and install 4" vinyl base (Manufacture-style-color: TBD)

Total Cost \$ 2, 475.00 – Add \$ 900.00 if you want to use thick Millwork base that is a rubber material that looks like wood base instead of using standard vinyl base

Re: Community Arts Reception Area

*We will perform the following in all areas where needed:*

- \*Move all furniture around except for electronics and personal items
- \*Demo and haul away the existing carpet and vinyl base
- \*Prep the floor
- \*Provide and install new glue down carpet tiles (Manufacture-style-color: TBD)
- \*Provide and install new 4" vinyl base (Manufacture-style-color: TBD)
- \*Provide and install matching transitions

Total Cost \$ 1, 695.00

Re: Police Officer Entrance / Police Chief Entrance

*We will perform the following in all areas where needed:*

- \*Demo and haul away the existing carpet
- \*Prep floor if needed
- \*Provide and install Shaw Patcraft walk off mat tile # 10304 – color: Ebony or Multicolor
- \*Install customer's vinyl base that is in their storage if needed

Total Cost \$ 1, 050.00 – Add \$ 250.00 if you want an additional box of walk off mat tile

All material is guaranteed to be as specified. All work is to be completed in a workmanlike manor according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents or delays beyond our control. Owner will carry fire, tornado and other necessary insurance. Our workers are fully covered by the Bureau of Workers' Compensation Insurance. Customer will assume all electrical work unless otherwise specified. Any and all permits required to be supplied by customer. Total sum of estimate is due when specified. If the account is turned over for collection, the customer will be charged for all legal fees and interest added in accordance to local and state laws. Job is based on non-prevailing wage.

Signature: **Matt Dunn**

Note: This proposal may be withdrawn by us if not accepted within 30 days.

**ACCEPTANCE OF PROPOSAL**

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Accepted by: Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**CITY OF FAIRFIELD, OHIO  
CITY COUNCIL MEETING COMMUNICATION**

**ITEM:**DATE: May 26, 2015

Fire Department Facilities Repairs

**FINANCIAL IMPACT:**

\$27,361 (\$13,369 for replacement of HVAC equipment at Firehouse 32 (Dixie), \$8,992 for concrete repairs at Firehouse 31 (Nilles), \$5,000 for Fire facilities contingencies, miscellaneous repairs, and upgrades) from the Capital Improvement Fund.

**SYNOPSIS:**

This request is for the replacement of HVAC equipment at Firehouse 32 (Dixie Hwy) and concrete repairs at Firehouse 31 (Nilles)

**BACKGROUND:**

This request is for the replacement of (1) 5 ton split HVAC system and (1) 4 ton split HVAC system at Firehouse 32 due to age and condition. Two quotes were received for this project, one from Hill Air for \$15,370 and one from Bartels Heating and Cooling for \$13,369. Bartels was chosen due to price. This request is also for the replacement of apron and sidewalk at Firehouse 31 due to condition. This concrete is being replaced under the 2015 concrete curb contract the City has with Prus Construction.

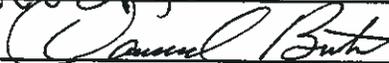
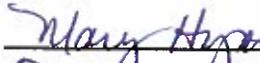
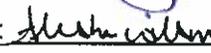
These repairs are listed in the CIP as # FAC-15-801, Firehouse Repairs and Upgrades (\$30,000)

**RECOMMENDATION:**

It is recommended that the City Council authorize and direct the preparation of legislation authorizing the appropriation of funding in the amount of \$27,361 from the Capital Improvement Fund for these projects.

Suspension of rules is being requested to facilitate the repairs.

<b>LEGISLATIVE ACTION: Suspension of Rules and Adoption Requested?</b>	<input checked="" type="radio"/>	<input type="radio"/>	If yes, explain above.
	yes	no	
<b>Emergency Provision Needed?</b>	<input type="radio"/>	<input checked="" type="radio"/>	If yes, explain above.
	yes	no	

Prepared by: Approved for Content by: Financial Review (where applicable): Legal Review (where applicable): Accepted for Council Agenda: 



**929 Main St.  
Hamilton, Ohio 45013**

**Phone: 513-867-8629  
Fax: 513-867-0409**

City of Fairfield  
5350 Pleasant Avenue  
Fairfield, Ohio 45014

April 22, 2015

Attn: Mr. Brian Rose

**Subject: INSTALLATION OF TWO (2) NEW FURNACES  
& AIR CONDITIONERS FOR FIREHOUSE**

Dear Mr. Rose:

We hereby propose to furnish and install the following material for the installation of two (2) new furnaces and air conditioners for firehouse. The material used shall be first quality in all particulars and installed by expert craftsmen.

#### **FIRST SYSTEM**

##### **FURNACE:**

The furnace will be the Carrier Comfort model #59SC5A080 having an output capacity of 76,000 BTU/hour and an AFUE rating of 95%. The furnace comes complete with redundant gas valve, multi-speed direct drive blower motor, hot surface ignition system and micro-processor control center.

##### **AIR CONDITIONER:**

The air conditioner will be the Carrier Comfort model #24ABB360 PURON condensing unit coupled with matching cased indoor evaporative coil having a SEER rating of 13 and a nominal cooling capacity of 60,000 BTU/hour. The outdoor condensing unit comes

complete with copper tube/aluminum fin coil, brass service valves, utilizes environmentally friendly refrigerant and high efficient compressor.

## **SECOND SYSTEM**

### **FURNACE:**

The furnace will be the Carrier Comfort model #59SC5A080 having an output capacity of 76,000 BTU/hour and an AFUE rating of 95%. The furnace comes complete with redundant gas valve, multi-speed direct drive blower motor, hot surface ignition system and micro-processor control center.

### **AIR CONDITIONER:**

The air conditioner will be the Carrier Comfort model #24ABB348 PURON condensing unit coupled with matching cased indoor evaporative coil having a SEER rating of 13 and a nominal cooling capacity of 48,000 BTU/hour. The outdoor condensing unit comes complete with copper tube/aluminum fin coil, brass service valves, utilizes environmentally friendly refrigerant and high efficient compressor.

### **DUCTWORK:**

All ductwork for the installation of two new furnaces and air conditioners will be custom constructed for a precision, tailor-fitted installation. Each new gas furnace and indoor coil will be connected to existing supply and return ductwork installed in such a manner to promote maximum air flow throughout area. First system will have new return air drop installed to proper return air distribution into system. Each system will be equipped with 1" filter rack for ease of changing said filters.

### **ELECTRICAL WIRING:**

The existing 115 volt electric circuit shall be reconnected into each new furnace complete with a new switch located on side of furnace for safety and ease of servicing. The existing 220 volt electric circuit will be reconnected into each new outdoor condensing unit in accordance with local governing codes.

### **REFRIGERANT PIPING:**

The existing refrigerant piping for each system shall be connected to each new indoor evaporative coil and each new outdoor condensing unit, lines properly flushed, filter drier installed, proper amount of refrigerant installed, each unit started up and checked out for proper efficient operation.

### **CONDENSATE DRAIN:**

Each condensate drain shall be run on a gravitational type drain and terminate into existing condensate drain line located next to each furnace.

**GAS PIPING:**

Schedule 40 black steel gas piping shall be reconnected into each new furnace in accordance with local governing codes.

**FLUE PIPING:**

Schedule #40 PVC flue piping will be reconnected to both intake and exhaust flue piping for each new furnace thereby making a direct vent system, which will promote maximum efficiency of operation, and safe operational system.

**DETAILIZATION:**

The existing equipment and any un-needed material will be removed from premises and properly disposed, by this contractor. Any refrigerant in existing systems will be recovered and disposed of in accordance with EPA regulations.

**LIMITED WARRANTY:**

The heat exchanger, the heart of each furnace, has a 20 year Limited Warranty as backed by the Carrier Corporation. The compressor, the heart of each air conditioner, is Limited Warranted for a 5 year period by the Carrier Corporation. In addition, all other materials shall have a one year limited warranty on parts and labor from date of installation as backed by Bartels Heating and Cooling.

**TERMS:**

10% due upon proposal acceptance, the remaining balance due upon completion of installation and payment is due on last day of installation. Past due balances after 30 days is subject to 1-1/2% per month, equal to 18% annually.

We hereby propose to furnish the above mentioned materials and labor for the investment of:

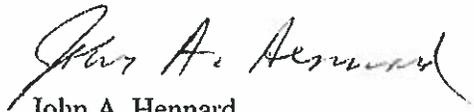
**TWELVE THOUSAND, NINE HUNDRED & EIGHTY-FOUR (\$12,984.00)  
DOLLARS**

Above quoted prices are good for 30 days. After 30 days, verification of prices is required.

We appreciate the opportunity for presenting this proposal and hope we may be of service. If there are any questions or if you desire any additional information regarding your proposal, please feel free to contact us. This proposal shall become a contract when accepted by you and approved in writing by our duly authorized agent.

Respectfully submitted,

BARTELS HEATING & COOLING



John A. Hennard

Indoor Comfort Consultant

Accepted by: ..... Date: .....

..... Phone: 867-4209

NOTE: This system could also be equipped with the following essential accessories or options. Please indicate whether or not you would like to have these items installed by circling and initialing your yes or no answer behind each item.

The Fresh Aire UV light could be installed at the same time each new furnace was to be installed for the additional investment of **\$385.00 per system.** YES NO

Initial \_\_\_\_\_





Turn to the Experts.

**CITY OF FAIRFIELD  
6540 DIXIE HWY  
FAIRFIELD, OH**

**ATTN: BRIAN ROSE**

Hill-Air Heating and Air Conditioning offers the following proposal to replace the heating and cooling system at the above address. All Work will be performed by employees of Hill-Air trained and certified in their phase of the installation.

**PHASE #1- (1) 5 TON SYSTEM & (1) 4-TON SYSTEM**

As per our conversation, this will cover the 5-ton system and the Left 4-ton system that serves the bunk room.

**INSTALLATION**

*Installations to include the following:*

- Replace (2) Furnaces, Ac's, Evaporator Coils
- Connect to existing supply and return ductwork
- Connect to existing electric
- Connect to existing drain
- External Drain w/ Safety Switch on 5-ton unit
- Removal of existing equipment
- Flush and pressure test Refrigerant Lines
- CARRIER Digital Programmable Thermostat
- *(1) Year Complimentary PMA Agreement*
- *UV lights in 4-ton system*
- Connect to existing Smoke Detectors
- External Filter racks
- New Return Air Drop and Box on 5-ton system
- All taxes and permits
- All other material needed for a professional installation

**EQUIPMENT**

*(2) CARRIER 59SC5A100 95% FURNACES*

*(1) CARRIER 24ABB348A0005 & (1) 24ABB360 13 SEER PURON 3-PHASE AC'S*

*We offer to perform this option for the sum of:*                      **\$ 15,370.00**

## Brian Rose

---

**From:** Brian Rose  
**Sent:** Wednesday, April 08, 2015 11:31 AM  
**To:** Ben Mann  
**Cc:** Bill Heatherton; Dain McCune; Dave Butsch; Don Bennett  
**Subject:** RE: Firehouse 31 - Nilles

Ben,

I'll put it in with my next CIP council letter. I have a couple of furnaces to do at 32 and that will probably wrap me up for the money that we had allotted for the fire departments this year in the CIP.

Thanks

Brian

---

**From:** Ben Mann  
**Sent:** Wednesday, April 08, 2015 11:26 AM  
**To:** Brian Rose  
**Cc:** Bill Heatherton; Dain McCune; Dave Butsch  
**Subject:** Firehouse 31 - Nilles

Brian

PW looked at a couple concrete issues at FD request. We identified \$8,970.50 of concrete repairs. The bulk of this could be put off for a year if necessary but if there is money available in the budget for the work, we will have Prus do the work at City miscellaneous concrete prices.

Thanks.

**Ben Mann, P.E.**  
**City Engineer**  
**City of Fairfield**  
**867-4213**



CITY OF FAIRFIELD, OHIO  
CITY COUNCIL MEETING COMMUNICATION

**ITEM:**

**DATE:** 05/26/2015

2015 Street Repair Program – Funding for Route 4 Service Road Repair

**FINANCIAL IMPACT:**

The financial impact of the project is the requested funding of \$25,000.00 from the Street Improvement Fund.

**SYNOPSIS:**

This project is for street repairs to be performed by Adleta Construction. The majority of these repairs are for repairs to the street necessitated by water main repairs. This particular funding is for the repair of a large area at the end of the service drive on the west side of Route 4, between the intersections of Woodridge Boulevard and Furniture Fair Drive.

**BACKGROUND:**

Repairs to utilities done throughout the year, particularly in the winter months, are often temporarily patched by Public Works with cold patch or a thin layer of hot mix upon completion of the needed repair to the utility by the Public Utilities Department. The final restoration of the pavement is to be done by an outside contractor.

Public Works advertised this project and bids were opened on April 13, 2015 for the 2015 Street Repair Program – Utility Patch & Base Failure Repair Project. Three (3) bids were received.

The lowest and best bidder was Adleta Construction.

The funding for this work is programmed in the 2015-2019 C.I.P. under PWA-15-006

**RECOMMENDATION:**

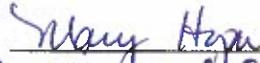
It is recommended that City Council authorize and direct the preparation of legislation for the appropriation of funding in the amount of \$25,000.00 from the Street Improvement Fund for this project.

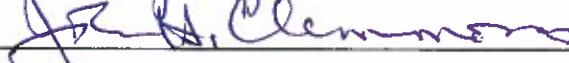
**LEGISLATIVE ACTION: Suspension of Rules and Adoption Requested?**              
If yes, explain above.      **yes**      **no**

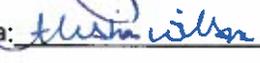
**Emergency Provision Needed?**              
If yes, explain above.      **yes**      **no**

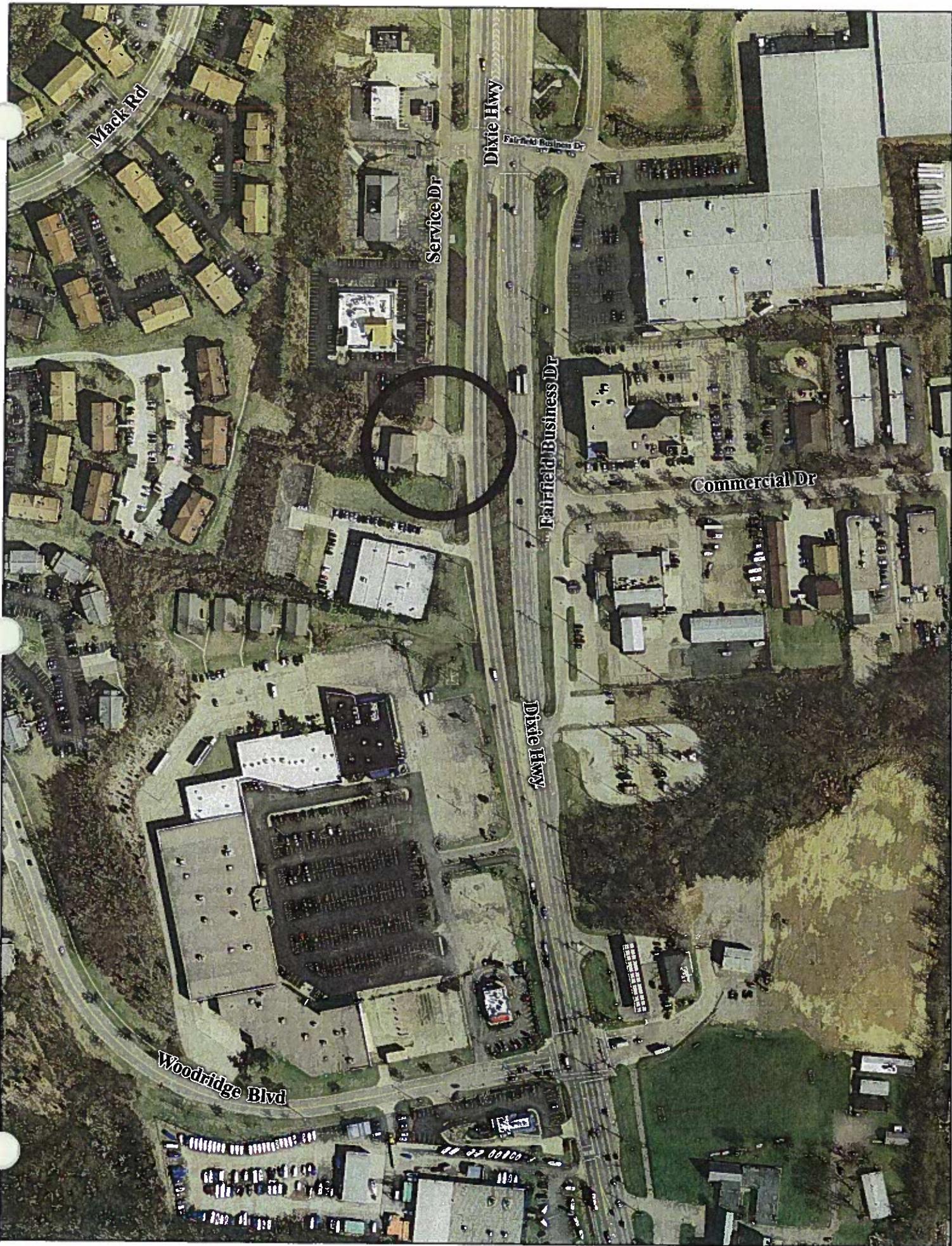
Prepared by: 

Approved for Content by: 

Financial Review (where applicable): 

Legal Review (where applicable): 

Accepted for Council Agenda: 



Mack Rd

Service Dr

Dixie Hwy

Fairfield Business Dr

Fairfield Business Dr

Commercial Dr

Dixie Hwy

Woodridge Blvd

**CITY OF FAIRFIELD, OHIO  
CITY COUNCIL COMMUNICATION**

May 26, 2015

**ITEM**

It is necessary for additional appropriations in the amount of \$25,000 for the Municipal Court in the Drug & Alcohol Treatment Fund.

**FINANCIAL IMPACT**

This fund is in need of additional monies in the amount of \$25,000 for additional other professional services to provide care for indigent Defendants.

**SYNOPSIS**

The funds in the Drug & Alcohol Treatment fund are solely used to provide care for indigent Defendants. The Court is providing additional services above what was originally anticipated in the 2015 Operating Budget. Attached is Journal Entry from the Municipal Court requesting the appropriation of additional funds.

**BACKGROUND**

The Drug & Alcohol Treatment fund handles monies that are to be solely used in for the care of indigent Defendants, as denoted by the Municipal Court. Defendants deemed appropriate by the Court are given counseling and/or monitoring through these funds. Additional costs for the remainder of 2015 are being requested by the Municipal Court.

**STAFF RECOMMENDATION**

It is recommended that Council authorize and direct the preparation of legislation to appropriate additional monies to the Drug & Alcohol Treatment Fund. A request for rules suspension is being made to allow current services to continue without interruption.

<b>LEGISLATIVE ACTIONS:</b>	<b>Suspension of Rules &amp; Adoption Requested?</b>	<b>Yes</b>
	<b>Emergency Provision Needed?</b>	<b>No</b>

Prepared by: May Hays  
 Approved for Content by: May Hays  
 Financial Review (where applicable) by: May Hays  
 Legal Review (where applicable) by: John A. Clemmons  
 Accepted by Council Agenda: Michelle

FAIRFIELD MUNICIPAL COURT  
675 Nilles Road  
Fairfield, Ohio 45014  
(513) 867-6002  
Fax (513) 867-6001

FILED  
2015 MAY 12 AM 10:19  
FAIRFIELD  
MUNICIPAL COURT

**In the Matter of Transfer of Funds**

**Journal Entry**

Pursuant to Ohio Revised Code 1901.26 and 1901.26.1, this Court determines that additional funds are needed to pay for alcohol and/or drug treatment for indigent Defendants.

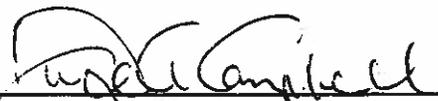
Therefore, the Court hereby orders that the sum of \$25,000.00 be transferred from the Indigent Driver's Alcohol Treatment Fund to the Court's budget to account number 21431523-233900.

**It is hereby SO ORDERED.**

**"ENTER"**

**May 12, 2015**

**Date**

  
**Judge Joyce A. Campbell**

ORDINANCE NO. \_\_\_\_\_

ORDINANCE TO AMEND ORDINANCE NO. 109-14 ENTITLED "AN ORDINANCE TO MAKE ESTIMATED APPROPRIATIONS FOR THE EXPENSES AND OTHER EXPENDITURES OF THE CITY OF FAIRFIELD, OHIO, DURING A PERIOD BEGINNING JANUARY 1, 2015, AND ENDING DECEMBER 31, 2015."

BE IT ORDAINED by the Council of the City of Fairfield, Ohio, that:

Section 1. Ordinance No. 109-14, the 2015 Appropriation Ordinance, is hereby amended in the following respects:

<b>From:</b>	<b>Unappropriated Capital Improvement Fund</b>	<b>\$59,666</b>
To:	40216025-252000 Improvements Other Than Building <i>(Park Facilities Repairs (\$32,305) and Fire Facilities Repairs (\$27,361))</i>	\$59,666

<b>From:</b>	<b>Unappropriated Street Improvement Fund</b>	<b>\$25,000</b>
To:	40116025-252000 Improvements Other Than Building <i>(Route 4 Service Road Repair)</i>	\$25,000

<b>From:</b>	<b>Unappropriated Drug &amp; Alcohol Treatment Fund</b>	<b>\$25,000</b>
To:	21431523-233900 Other Professional Services <i>(Professional Services Related to Indigent Defendants)</i>	\$25,000

Section 2. This Ordinance shall take effect at the earliest period allowed by law.

Passed	_____	_____
		Mayor's Approval
Posted	_____	
First Reading	_____	Rules Suspended _____
Second Reading	_____	
Third Reading	_____	

ATTEST:

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Clerk of Council

This is to certify that this Ordinance has been duly published by posting and summary publication as provided by Charter.

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Clerk of Council

Active Clients\City of Fairfield\Ordinances\2015\Non Contractual 5-26 - Ord