



SMART ENGINEERING & SURVEYING, INC.

210 NORTHTOWNE COURT * NEWARK, OHIO 43055 * PHONE: (740) 345-4700 * FAX: (740) 522-4706

**LEGAL DESCRIPTION
OF A 1.056 ACRE PARCEL
FOR L + A ARCHITECTS, INC.
January 7, 1999**

Situated in the State of Ohio, County of Muskingum, Township of Falls, and being more particularly described as follows:

Being a part of Quarter Township 1, Township 1, Range 8, United States Military Lands, and being the property conveyed to Mike & Cindy Kelly by Deed Record 1018, Page 126, all deed references being of the Muskingum County Recorder's Office; and being more particularly described as follows:

Beginning for reference at a 5/8" Rebar set at the southwest corner of property conveyed to Ralph W. & Twila L. Cater by Deed Record 542, Page 664, said point also being the southeast corner of Meadowbrook No. 2, a subdivision recorded in Plat Book 8, Page 57, said point being on the northerly line of the property conveyed to Colony Square Mall, Inc. by Deed Record 979, Page 411, and being on the northerly corporation line of the City of Zanesville;

Thence along the southerly line of said Cater property, the northerly line of said Colony Square Mall property, and along said corporation line, South 85 degrees 22 minutes 27 seconds East, 139.21 feet to the southeast corner of said Cater property, and being the True Point of Beginning of the parcel herein described;

Thence along the westerly line of said Kelly property and the easterly line of said Cater property, North 20 degrees 13 minutes 06 seconds East, 436.78 feet to a point at the northwest corner of said Kelly property, said point being in the westerly right-of-way line of State Route 60 (45.00 feet from centerline);


Thence along the northerly line of said Kelly property, and along the westerly right-of-way line of said S.R. 60, South 51 degrees 58 minutes 55 seconds East, 119.67 feet to a 5/8" Rebar w/cap found at the northeast corner of said Kelly property, said point also being the northwest corner of the property conveyed to Hoffer Management Group, Inc. by Deed Record 1141, Pages 138 and 141;

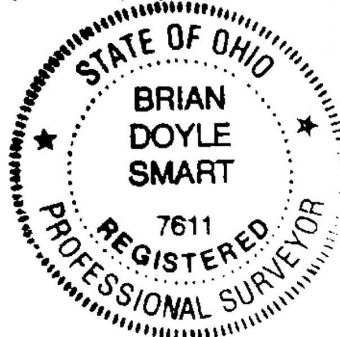
Thence along the easterly line of said Kelly property and the westerly line of said Hoffer property, South 20 degrees 07 minutes 32 seconds West, 368.24 feet to a 5/8" Rebar w/Cap Found at the southwest corner of said Hoffer property and southeast of corner of said Kelly property;

Thence along the southerly line of said Kelly property, along the northerly line of said Colony Square Mall property, and along said corporation line, North 85 degrees 22 minutes 27 seconds West, 118.91 feet to the Point of Beginning, containing 1.056 acres, more or less. Subject to any and all easements, rights of way, conditions and restrictions of record, all legal highways, zoning ordinances, rules and regulations.

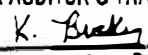
The bearings shown above are based upon the centerline of State Route 60 being North 51 degrees 58 minutes 55 seconds West, as shown on the Centerline Survey Plat (MUS-60-20.57) on record in Plat Book 15, Page 92. All iron pins set are 5/8 inch diameter by 30 inch long steel pins with plastic identification caps labeled "SMART SURVEYING"

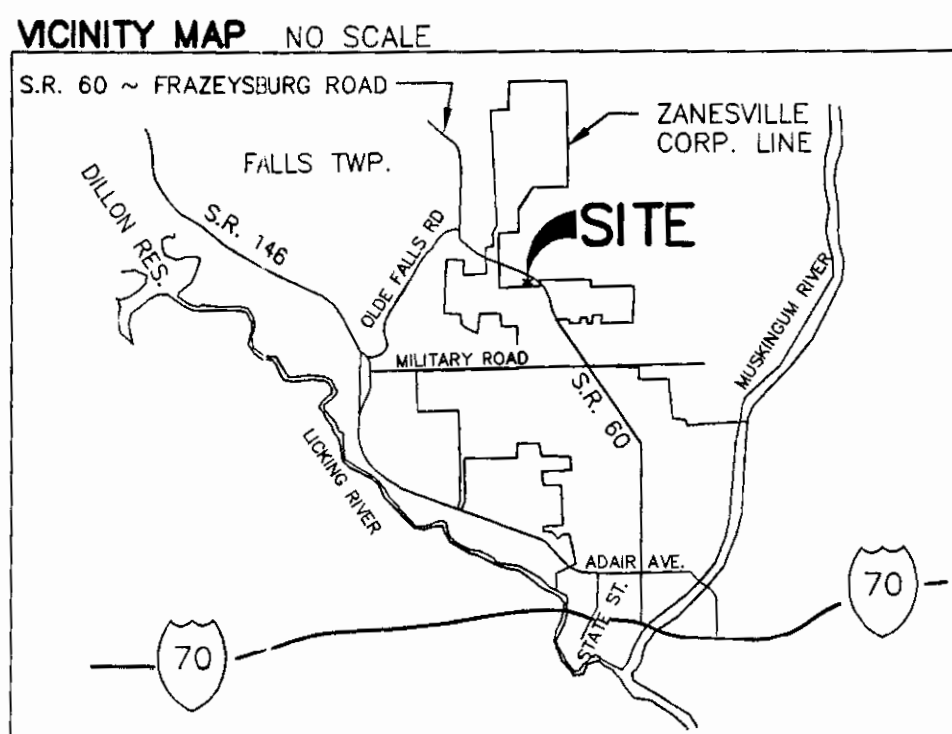
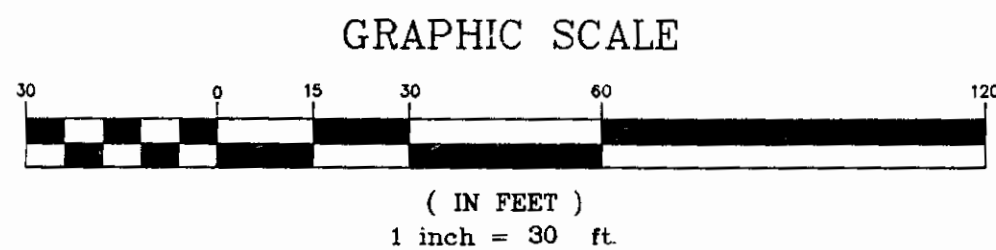
This description was prepared by Smart Engineering & Surveying, Inc., and is based upon a survey made by same in May 1998.


BRIAN D. SMART
OHIO REG. SURVEYOR NO. 7611



PAR. # 17-27-02-06

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER
BY 
1-20-99



ALTA/ACSM LAND TITLE SURVEY

OF THE RALPH W. & TWILA L. CATER PROPERTY (DV 542-664)
AND THE MIKE & CINDY KELLY PROPERTY (DV 1018-126)

SITUATED IN THE STATE OF OHIO, COUNTY OF MUSKINGUM, TOWNSHIP OF FALLS
BEING A PART OF QUARTER TOWNSHIP 1, TOWNSHIP 1, RANGE 8, UNITED STATES MILITARY LANDS

Kelly Property (Original Description)

Situated in the Township of Falls, Muskingum County and State of Ohio and being a part of the property deeded March 1, 1899 by Charles H. Jones to Benjamin Oliver Taylor, beginning at a point on the south line of property mentioned above, 30 feet west of and to right angles to the center line of the said State Highway, thence running North 88 degrees 15 minutes west, on the south line of the property, 503.24 feet to a stake, the place of beginning of the property herein described; thence continuing North 88 degrees 15 minutes west 118.70 feet to a stake, thence running North 19 degrees 33 minutes East 453.00 feet to a stake on the south line of the State Highway, thence running South 52 degrees 35 minutes East on the South line of said State Highway 120 feet to a stake, thence running South 19 degrees 33 minutes West 383.96 feet to the place of beginning, containing 1.097 acres, more or less.

EXCEPTING THEREFROM:
Situating in the City of Zanesville, County of Muskingum, State of Ohio and in Qtr. 1, Town 1, Range 8, U.S.M.L., and bounded and described as follows:
Being a parcel of land lying on the left side of the centerline of a survey made by the Department of Transportation, and recorded in the records of Muskingum County and being located within the following described points in the boundary thereof:
Beginning at the intersection of the centerline of the said lands of the grantor with the southerly line of the present right of way for S. R. 60, said point being 30 feet left of Station 66+19.10 in the centerline of a survey made in 1979 for the Ohio Department of Transportation of State Route No. 60 Section 20.57 in Muskingum County, also known as Maple Avenue;
thence along the proposed right of way line for S. R. 60, N. 51 degrees 58' 55" W., 15.75 feet to a point in the proposed right of way line for S. R. 60, said point being 45 feet left of Station 66+44.31;
thence along the proposed right of way line for S. R. 60, N. 51 degrees 58' 55" W., 120 feet to a point in the westerly line of the lands of the grantor, said point being 45 feet left of Station 67+64.31;
thence along the westerly line of the lands of the grantor N. 20 degrees 18' 25" E., 15.75 feet to a point in the present right of way for S. R. 60, said point being 30 feet left of Station 67+69.10;
thence along the present right of way line for S. R. 60 and along the northerly line of the lands of the grantor S. 51 degrees 58' 55" E., 120 feet to the place of beginning.
Description of this parcel is based on a centerline survey made by Richard D. Keller, Registered Surveyor No. 5648, in October 1979.
It is understood that the strip of land above described contains 1.800 S. F. (.041 acres), more or less.
The above description is intended to include all right, title, or interest that the grantor may have in the existing right of way of S. R. 60 (Maple Avenue).

Cater Property (Original Description)

Situated in Township 1, Range 8, Falls Township, Muskingum County, Ohio, and bounded and described as follows:
Beginning at a point on the south line of the property mentioned above, thirty feet west of and to right angles to the centerline of the State Highway, thence running North 88 degrees 15 minutes West, on the south line of said property 621.94 feet to a stake, the place of beginning of the property hereinafter described; thence continuing North 88 degrees 15 minutes West 138.97 feet to a stake; thence running North 19 degrees 33 minutes East, 532.75 feet to a stake on the south line of said Highway, thence running South 52 degrees 35 minutes East, on the south line of said Highway, 140.00 feet to a stake; thence running South 19 degrees 33 minutes West, 453.00 feet to the place of beginning, containing One and Fifty-one hundredths (1.51) acres, more or less.
EXCEPTING THEREFROM:
Situating in the Township of Falls, County of Muskingum, State of Ohio, and in Qtr. 1, Town 1, Range 8, U.S.M.L., and bounded and described as follows:
Being a parcel of land lying on the left side of the centerline of a survey made by the Department of Transportation, and recorded in Book 15, Page 92 of the records of Muskingum County and being located within the following described points in the boundary thereof:
Beginning at the intersection of the easterly line of the lands of the grantor and the southerly line of the present right of way for S. R. 60, said point being 30 feet left of Station 67+69.10 in the centerline of a survey made in 1979 for the Ohio Department of Transportation of State Route No. 60, Section 20.57 in Muskingum County, also known as Maple Avenue; thence along the easterly line of the lands of the grantor S. 20 degrees 18' 25" W., 15.75 feet to a point in the proposed right of way line of S. R. 60, said point being 45 feet left of Station 67+64.31; thence along the proposed right of way line for S. R. 60, N. 51 degrees 58' 55" W., 140 feet to a point in the westerly line of the lands of the grantor, said point being 45 feet left of Station 69+04.31; thence along the westerly line of the lands of the grantor N. 20 degrees 18' 25" E., 15.75 feet to a point in the present right of way line for S. R. 60, said point being 30 feet left of Station 69+09.10; thence along the present right of way line for S. R. 60 and along the northerly line of the lands of the grantor S. 51 degrees 58' 55" E., 141 feet to the place of beginning.
Description of this parcel is based on a centerline survey made by Richard D. Keller, Registered Surveyor No. 5648, in October 1979.
It is understood that the strip of land above described contains 1.800 S. F. (.041 acres), more or less.
The above description is intended to include all right, title or interest that the grantors have in the existing right of way of S. R. 60 (Maple Avenue).

Combined Description of Both Properties

Situated in the State of Ohio, County of Muskingum, Township of Falls, and being more particularly described as follows:
Being the property conveyed to Ralph W. & Twila L. Cater by Deed Record 942, Page 664, and the property conveyed to Mike & Cindy Kelley by Deed Record 1018, Page 126, all deed references being to the Muskingum County Recorder's Office, and being more particularly described as follows:
Beginning for reference at a 5/8" Rebar w/Cap Found at the southeast corner of the property conveyed to Hoffer Management Group, Inc. by Deed Record 1141, Pages 138 and 141, said point being at the northeast corner of the property conveyed to Hoffer Management Group, Inc. by Deed Record 978, Page 411, and being the intersection of the westerly right-of-way line of State Route 30 (Maple Avenue) with the northerly corporation line of the City of Zanesville;
Thence along the southerly line of said Hoffer property, the northerly line of said Colony Square Mall property, and along said corporation line, North 85 degrees 22 minutes 27 seconds West, 178.75 feet to a 5/8" Rebar w/Cap Found at the southeast corner of said Kelley property, said point being the True Point of Beginning of the property herein described; thence along the easterly line of said Kelley property, said point being the True Point of Beginning of the property herein described; thence along the easterly line of said Meadowbrook No. 2, North 20 degrees 20 minutes 43 seconds East, 516.88 feet to a 5/8" Rebar Set at the northwest corner of said Cater property, said point being in the westerly right-of-way line of said S.R. 60 (45.00 feet from centerline); thence along the southerly lines of said Kelley and Cater properties, and continuing along the northerly line of said Colony Square Mall property, and along said corporation line, North 85 degrees 22 minutes 27 seconds West, 258.12 feet to a 5/8" Rebar Set at the southwest corner of said Cater property, said point also being the southeast corner of Meadowbrook No. 2, a subdivision recorded in Plat Book 8, Page 57;
Thence along the westerly line of said Cater property and the easterly line of said Meadowbrook No. 2, North 20 degrees 20 minutes 43 seconds East, 516.88 feet to a 5/8" Rebar Set at the northwest corner of said Cater property, said point being in the westerly right-of-way line of said S.R. 60 (45.00 feet from centerline); thence along the northerly lines of said Cater and Kelley properties, and along the westerly right-of-way line of said S.R. 60, South 51 degrees 58 minutes 55 seconds East, 259.29 feet to a 5/8" Rebar w/Cap Found at the northeast corner of said Kelley property, said point also being the northwest corner of said Hoffer property;
Thence along the easterly line of said Kelley property and the westerly line of said Hoffer property, South 20 degrees 07 minutes 32 seconds West, 368.24 feet to the Point of Beginning, containing 2.517 acres, more or less. Subject to any and all easements, rights of way, conditions and restrictions of record, all legal highways, zoning ordinances, rules and regulations.
The bearings shown above are based upon the centerline of State Route 60 being North 51 degrees 58 minutes 55 seconds West, as shown on the Centerline Survey Plot (MUS-60-20.57) on record in Plat Book 15, Page 92.

LEGEND		SIGN		OVERHEAD ELECTRIC,	
WATER VALVE	UTILITY POLE	DECIDUOUS TREE	G	GAS LINE	
WATER SHUT OFF	GUY WIRE	EVERGREEN TREE	S	SANITARY	
DRAINAGE MANHOLE	TELEPHONE PEDESTAL	BUSH	D	DRAINAGE	
DRAINAGE CATCH BASIN	IRON PIN SET	FLOOD LIGHT	W	WATER	
SANITARY MANHOLE	MONUMENT FOUND	MAIL BOX	X	FENCE	
ELECTRIC TRANSFORMER					

FLOOD ZONE
THE SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "X"
COMMUNITY PANEL NUMBER 390425 0105 D
EFFECTIVE DATE: SEPTEMBER 5, 1990

EASEMENTS - CATER PROPERTY

(PER SCHEDULE "B" OF LAWYERS TITLE INSURANCE CORPORATION
COMMITMENT FOR TITLE INSURANCE CASE NO. 98-123, DATED
APRIL 28, 1998 AT 8:00 A.M.)

- TO THE STATE OF OHIO-EASEMENT - D.V. 546, PG. 414
DOES NOT APPLY TO SUBJECT PROPERTY (LIES IN QTR. 1)
- TO THE OHIO POWER COMPANY-EASEMENT - D.V. 330, PG. 92
BLANKET ESMT.-MAY HAVE BEEN RELEASED (D.V. 1106, PG. 573)
- TO THE OHIO BELL TELEPHONE COMPANY - L.V. 43, PG. 69
RIGHT OF WAY "BETWEEN HOUSE AND TREES IN FRONT, ON EAST SIDE OF ROAD IN ROAD LIMIT"-DOES NOT AFFECT SUBJECT PROP.
- TO AD-POST SERVICE, INC. - L.V. 45, PG. 298
BLANKET LEASE FOR THE ERECTION AND MAINT. OF ADVERTISING BOARDS (NONE FOUND ON SUBJECT PROPERTY)
- TO OHIO TELEPHONE AND TELEGRAPH CO. - L.V. 45, PG. 591
BLANKET EASEMENT

SCHEDULE "B" ITEMS 12,13,17,18&19 ARE OIL AND GAS LEASES

EASEMENTS - KELLY PROPERTY

(PER SCHEDULE "B" OF LAWYERS TITLE INSURANCE CORPORATION
COMMITMENT FOR TITLE INSURANCE CASE NO. 98-122, DATED
APRIL 28, 1998 AT 8:00 A.M.)

- TO THE STATE OF OHIO-EASEMENT - D.V. 1131, PG. 959
SEWER EASEMENT AS SHOWN
- TO THE OHIO POWER COMPANY-EASEMENT - D.V. 330, PG. 92
BLANKET ESMT.-MAY HAVE BEEN RELEASED (D.V. 1106, PG. 573)
- TO THE OHIO BELL TELEPHONE COMPANY - L.V. 43, PG. 69
RIGHT OF WAY "BETWEEN HOUSE AND TREES IN FRONT, ON EAST SIDE OF ROAD IN ROAD LIMIT"-DOES NOT AFFECT SUBJECT PROP.
- TO AD-POST SERVICE, INC. - L.V. 45, PG. 298
BLANKET LEASE FOR THE ERECTION AND MAINT. OF ADVERTISING BOARDS (NONE FOUND ON SUBJECT PROPERTY)
- TO OHIO TELEPHONE AND TELEGRAPH CO. - L.V. 45, PG. 591
BLANKET EASEMENT

SCHEDULE "B" ITEMS 12,13,17,18&19 ARE OIL AND GAS LEASES

CERTIFICATION

I hereby certify to General Motors Corporation, Argonaut Holdings, Inc. and Lawyers Title Insurance Corporation that a survey of 3655 and 3665 Frazeyburg Road, Zanesville, Ohio was conducted by me or under my direct supervision on May 19 & 20, 1998. This is a true and correct survey of the above described land and shows the true and correct location of the buildings, structures, and improvements situated on such land and all easements, rights-of-way, setback lines, and similar restrictions that are of record, visible or otherwise known to me. The buildings and improvements do not overland or encroach upon any easements or rights-of-way of others, and there are no encroachments either way across the boundary lines of such land. The property surveyed contains 2.517 acres and is not located within a flood plain area or any special flood hazard area or general hazard area based on the Federal Emergency Management Agency Flood Insurance Rate Maps. I hereby certify that this Survey was prepared in accordance with "Minimum Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted most recently by ALTA and ACSM, and meets the accuracy requirements of an Urban Survey, as defined therein.

By: *Brian D. Smart*
BRIAN D. SMART
Registration No. 7611 Dated: *May 28, 1998*

DRAWN BY: B. SMART	DATE: MAY 28, 1998
CHECKED BY: B. SMART	DRAWING NO.: 304655.DWG
304655	SHEET 1 OF 1

PREPARED BY:

SMART
ENGINEERING & SURVEYING, INC.
210 NORTH TOWNE COURT, NEWARK OHIO 43055

B. MATTINGLY
DV 841-207
PAR. NO. 17-27-02-09-000
LOT 9

V. DURANT
DV 561-148
PAR. NO. 17-27-02-10-000
LOT 8

H. & D. LONGSTRETH
DV 495-407
PAR. NO. 17-27-02-11-000
LOT 7

H. & W. ETTER
DV 739-75
PAR. NO. 17-27-02-12-000
LOT 6

MEADOWBROOK NO. 2
P.B. 8, PG. 57

STATE ROUTE 60 ~ FRAZEYSBURG ROAD

STATE OF OHIO DV 848-196
ONE STY. STONE HOUSE
3739.5 S.F.

STATE OF OHIO DV 847-243
ONE STY. BRICK HOUSE
2150 S.F.

MIKE & CINDY KELLY
DV 1018-126
PAR. NO. 17-27-02-06-000
1.056 AC. (45,981 SF) THIS SURVEY

HOFFER MANAGEMENT GROUP, INC.
DV 1141-138
PAR. NO. 17-27-02-04-000

RALPH W. & TWILA L. CATER
DV 542-664
PAR. NO. 17-27-02-08-000
1.462 AC. (63,663 SF) THIS SURVEY

COLONY SQUARE MALL, INC.
DV 979-411
PAR. NO. 86-31-02-01-000

2.517 ACRES TOTAL
(109,644 SQUARE FEET)

WOODED AREA

TRUE POINT OF BEGINNING
5/8" REBAR W/CAP FD.

REF. POINT OF BEGINNING
5/8" REBAR W/CAP FD.

PRIVATE ROADWAY (MALL ACCESS)
ASPHALT ROADWAY