

January 25, 2008

DESCRIPTION OF A 0.3028 ACRE TRACT OF LAND AT THE NORTHWESTERLY
CORNER OF LINDEN AVENUE AND FOREST AVENUE IN ZANESVILLE, OHIO

Parcel No. 80-85-02-01-03-000 (0.1613 acre)

Parcel No. 80-85-02-01-04-000 (0.1415 acre)

Situated in the State of Ohio, County of Muskingum, City of Zanesville, containing 0.3028 acre of land, more or less, being all of those three (3) parcels of land as described in deeds to Linda Weiler, Successor Trustee, of record in Deed Book 1010, Page 520 and Deed Book 1136, Page 556 (all references to deed books, plat books or instruments in this description refer to the records of the Recorder's Office, Muskingum County, Ohio), said 0.3028 acre tract also being part of Lots Numbered 1 and 2, Square 5 as the same are numbered and delineated on the plat of Taylors Second Subdivision, of record in Plat Book 2, Page 4, said 0.3028 acre tract of land being more particularly described as follows:

Beginning at a Magnail (set) at the intersection of the westerly line of Linden Avenue (66 feet in width) with the northerly line of Forest Avenue (60 feet in width) said beginning point also being the southeasterly corner of said Lot No. 1 and the southeasterly corner of Third Parcel;

Thence N 89 deg. 59' 40" W, with the northerly line of said Forest Avenue, the southerly line of said Lot No. 1, the southerly line of said Third Parcel, a distance of 160.74 feet to a Magnail (set) at the southwesterly corner of said Lot No. 1 and Third Parcel, being in the easterly line of an alley (16 feet in width);

Thence N 22 deg. 17' 03" E, with the easterly line of said alley, the westerly line of said Lot No. 1 and a portion of Lot No. 2, with the westerly line of said Third Parcel, First Parcel and Second Parcel, a distance of 103.19 feet to a Magnail (set) at the northernmost corner of said Second Parcel, passing the northwesterly corner of said Third Parcel, the southwesterly corner of said First Parcel at a distance of 41.605 feet, passing the northwesterly corner of said Lot No. 1, the southwesterly corner of said Lot No. 2, the northwesterly corner of said First Parcel, the southwesterly corner of said Second Parcel at a distance of 83.21 feet;

Thence S 79 deg. 10' 57" E, with the northerly line of said Second Parcel, the southerly line of that tract of land referred to as "Parcel One" and described in a deed to Russo-Buzzetta Holdings, LLC of record in Instrument No. 200500005249, crossing said Lots Numbered 1 and 2, a distance of 155.40 feet to a 1" hollow iron pin (found) in the westerly line of said Lot No. 1 and First Parcel, crossing the northerly line of said Lot No. 1, the southerly line of said Lot No. 2 at a distance of 104.27 feet;

Thence S 25 deg. 04' 00" W, with the westerly line of said Linden Avenue, with the easterly line of said Lot No. 1, said First Parcel and said Third Parcel, a distance of 73.23 feet to the point of beginning and containing 0.3028 acre of land, more or less, passing the southeasterly corner of said First Parcel, the northeasterly corner of said Third Parcel at a distance of 31.62 feet;

Subject to all rights-of-way, easements or restrictions, if any, of previous record.

The basis of bearing is the westerly line of Linden Avenue being N 25 deg. 04' 00" E as the same is denoted on the plat of Park Place, of record in Plat Book 2, Page 37, Recorder's Office, Muskingum County, Ohio.

All iron pins denoted as "set" are 5/8" (I.D.) x 30" iron pipe plugged with a plastic cap stamped "ELSCO S5519 and have been set by Erlenbach Land Surveying Company. All iron pins denoted as "found" have been set by others.

The foregoing description was prepared from information obtained from existing deed, plat and survey information also an actual field survey of the premises in accordance with Chapter 4733-37 Ohio Administrative Code by ERLNBACH LAND SURVEYING COMPANY on January 25, 2008.

OFFICE COPY
NOT RECORDED



By

[Signature]
G. Dean Erlenbach
Ohio Registered Surveyor No. 7272

ERLENBACH LAND SURVEYING COMPANY
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APPROVED FOR CLOSURE

[Signature] 1/30/2008

EXEMPT FROM
PLANNING COMMISSION

[Signature] 1/30/2008

ERLENBACH

LAND SURVEYING COMPANY

ORDER NO.: 152-08

635 Park Meadow Road, Suite 205
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BOUNDARY SURVEY OF A 0.3028 ACRE TRACT OF LAND AT THE NORTHWESTERLY CORNER OF LINDEN AVENUE AND FOREST AVENUE IN ZANESVILLE, OHIO.



SAID SURVEY IS SITUATED IN THE CITY OF ZANESVILLE, COUNTY OF MUSKINGUM, AND STATE OF OHIO.

SCALE: 1" = 40'



ALL REFERENCES TO DEED BOOKS, INSTRUMENTS AND PLAT BOOKS REFER TO THE RECORDS OF THE RECORDER'S OFFICE, MUSKINGUM COUNTY, OHIO.

All iron pins denoted as "set" are 6/8" x 30" iron pipe plugged with a plastic cap stamped "ELSCO S6618" and have been set by Erlenbach Land Surveying Company. All iron pins denoted as "found" have been set by others.

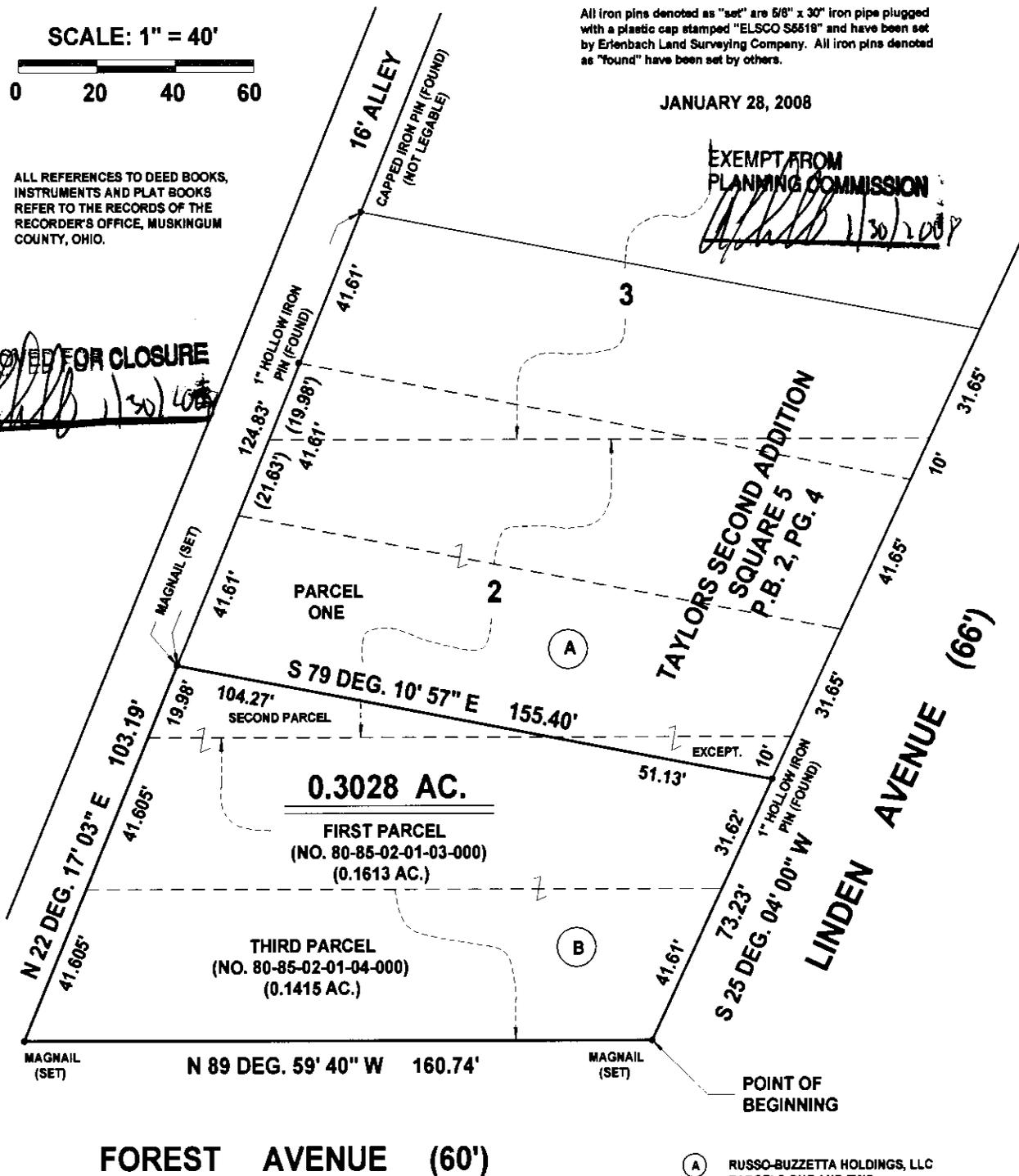
JANUARY 28, 2008

EXEMPT FROM
PLANNING COMMISSION

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- (A) RUSSO-BUZZETTA HOLDINGS, LLC
PARCELS ONE AND TWO
INSTRUMENT NO. 20060006249
- (B) LINDA WEILER, SUCCESSOR TRUSTEE
FIRST, SECOND AND THIRD PARCELS
D.B. 1010, PG. 520 AND D.B. 1138, PG. 566

CAPPED IRON PIN (FOUND)
(NOT LEGABLE)

The basis of bearing is the westerly line of Linden Avenue being N 25 deg. 04' 00" E as the same is denoted on the plat of Park Place, of record in Plat Book 2, Page 37, Recorder's Office, Muskingum County, Ohio.

The foregoing plat was prepared from information obtained from existing deed, plat and survey information also an actual field survey of the premises in accordance with Chapter 4733-37 Ohio Administrative Code by Erlenbach Land Surveying Company on January 26, 2008.

OFFICE COPY
NO. *[Handwritten]*

By *[Handwritten Signature]*

G. Dean Erlenbach
Ohio Registered Surveyor No. *[Handwritten]*