DEED DESCRIPTION

Situated in the State of Ohio, County of Muskingum, First Ward of the City of Zanesville, bounded and described as follows:

TRACT ONE

Being a combination of the same premises described as Parcel #1, #2 and #3 in Muskingum County Deed Record 518, Page 527, excepting that portion of Parcel #1 which was conveyed to Anchor Glass Container Corporation (Deed Record 1012, page 558); beginning at a point where the north line of Muskingum Avenue intersects the centerline of Woodlawn Avenue extended northerly; thence along the north line of Muskingum Avenue North 44 degrees 00 minutes 00 seconds West 66.04 feet to a one inch pipe found and from which an axle found bears North 44 degrees 00 minutes 00 seconds West 51.86 feet; thence along the south line of lands now or formerly owned by Anchor Glass Container Corporation (Deed Record 1012, Page 558) North 46 degrees 00 minutes 00 seconds East 150.91 feet to the low water mark of the Muskingum River, passing a 1/2 inch rebar set in concrete at 91.88 feet; thence along said low water mark the following three courses, (1) South 52 degrees 51 minutes 16 seconds East 160.06 feet; thence (2) South 55 degrees 11 minutes 16 seconds East 111.18 feet; thence (3) South 47 degrees 55 minutes 09 seconds East 103.00 feet to the northeast corner of the aforementioned Parcel #2 and the northwest corner of the Second Parcel of lands now owned by C.F. Harper (Deed Record 562, Page 256); thence leaving said low water mark along Harper's north line South 46 degrees 00 minutes 00 seconds West 204.16 feet to a 1/2 inch rebar set in concrete on the north line of Muskingum Avenue, passing a 1/2 inch rebar set in concrete at 30.00 feet; thence along said north line North 44 degrees 00 minutes 00 seconds West 303.95 feet to the place of beginning, containing 1.54 acres, more or less, subject to all legal road right of ways and applicable easements, written or implied.