

BEING PART OR ALL OF LOTS 5, 6, 7, & 8 IN THE ELEVENTH SQUARE OF THE CITY OF ZANESVILLE COUNTY OF MUSKINGUM, STATE OF OHIO AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION FOR THE NORTH RIGHT OF WAY LINE FOR SOUTH STREET AND THE EAST RIGHT OF WAY LINE FOR FOURTH STREET, THENCE NORTH 264.00 FEET UPON THE SAID SOUTH RIGHT OF WAY LINE FOR LOCUST ALLEY;

THENCE EAST 137.00 FEET UPON THE SAID SOUTH RIGHT OF WAY LINE FOR LOCUST ALLEY TO THE INTERSECTION WITH THE WEST RIGHT OF WAY LINE FOR COURT ALLEY;

THENCE SOUTH 264.00 FEET UPON THE SAID WEST RIGHT OF WAY LINE FOR COURT ALLEY TO THE NORTH RIGHT OF WAY LINE FOR SOUTH STREET;

THENCE WEST 137.00 FEET UPON THE SAID NORTH RIGHT OF WAY LINE FOR SOUTH STREET TO THE POINT OF BEGINNING.

SUBJECT HOWEVER TO ALL EASEMENTS, CONDITIONS, REGULATIONS AND RESTRICTIONS OF RECORD.

THIS LEGAL DESCRIPTION WAS PREPARED FROM AN ACTUAL LAND SURVEY MADE UNDER MY DIRECT SUPERVISION PER OHIO ADMINISTRATIVE CODE 4733-37 AND TO THE BEST OF KNOWLEDGE AND BELIEF IS TRUE AND ACCURATE.

AUDITOR'S PARCEL NUMBER: 81-65-02-11-000

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DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER  
BY [Signature]  
7-26-2000

# SCHEDULE C

THE LAND REFERED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS:  
MUSKINGUM COUNTY DEED VOLUME 579-97 THOMSON NEWSPAPERS (OHIO) INC.  
MUSKINGUM COUNTY DEED VOLUME 743-238 THOMSON NEWSPAPERS (OHIO) INC.

THIS DESCRIPTION DESCRIBES ALL OF THE PROPERTY DESCRIBED IN THE TITLE COMMITMENT IDENTIFIED AS LAWYERS TITLE INSURANCE CORPORATION, COMMITMENT NO. 20000010014, DATED MARCH 1, 2000 AT 8:00 A.M.

## NOTES CORRESPONDING TO SCHEDULE "B":

- (C) THE AUDITOR'S RECORDS DISCLOSE THE PROPERTY IS OWNED BY "THOMSON NEWSPAPERS, INC." WHEREAS THE DEEDS WERE TO "THOMSON NEWSPAPERS (OHIO) INC." DEED VOLUME 579, PAGE 97, AND DEED VOLUME 743, PAGE 238 (THE ENGINEER'S OFFICE RECORDS MISNAME THE OWNER AS THOMPSON NEWSPAPERS, INC.)
- (D) IN DEED VOLUME 743, PAGE 238, JAMES B. ALBERS, TRUSTEE CONVEYED PROPERTY WITH A DESCRIPTION WHICH DIFFERS FROM THE EXCEPTION IN THE DEED TO THOMSON NEWSPAPERS (OHIO) INC. IN DEED VOLUME 579, PAGE 97, SO THERE IS A DESCRIPTION DISCREPANCY.
- (E) THERE IS A RESERVATION OF AN ALLEY OR PATH, 2-1/2 FEET WIDE, TO BE USED IN COMMON BY GRANTOR AND GRANTEE. THEIR HEIRS AND ASSIGNS FOREVER IN THE SECOND PARCEL IN DEED VOLUMES 550, PAGE 935; VOLUME 550, PAGE 929; AND VOLUME 550, PAGE 931, AND RIGHT TO REQUIRE THAT ANYONE WHO EVER DESIRES TO ERECT A BUILDING OVER SAID ALLEY OR PATH MUST ARCH OVER THE ALLEYWAY AND PATH.
- (R) DEED VOLUMES 550, PAGE 935; VOLUME 550, PAGE 929; AND VOLUME 550, PAGE 931, REQUIRE ANYONE WHO EVER DESIRES TO ERECT A BUILDING OVER SAID ALLEYWAY OR PATH MUST ARCH OVER THE ALLEYWAY AND PATH.
- (S) INDENTURE FROM THE ZANESVILLE PUBLISHING COMPANY TO SOUTHERN OHIO PUBLIC SERVICE COMPANY TO CONSTRUCT, ERECT, OPERATE AND MAINTAIN AN ANCHOR AND WIRES FOR THE PURPOSE OF TRANSMITTING ELECTRIC OR OTHER POWER, AS MORE FULLY DESCRIBED IN DEED VOLUME 235, PAGE 58.
- (T) RESERVATION BY KATE D. BREDEL AND CHARLES H. BREDEL, IN DEED VOLUME 242, PAGE 33 OF RIGHT AND PRIVILEGE TO OCCUPY AND USE DWELLING, AND FOR EXCLUSIVE USE OF PASSAGEWAY TO GARAGE AND ALLEY, ALL FOR THEIR NATURAL LIVES.
- (U) REFERENCE IN DEED FROM THOMAS L. GARRETT AND ROBERTA A. GARRET, DEED VOLUME 439, PAGE 23, INCORPORATING RESTRICTION IN DEED BOOK 4, PAGE 360, AND NOTING LEASE CONTRACT TO THE UNITED STATES POST OFFICE DEPARTMENT, RESTRICTION IN DEED BOOK 4, PAGE 360, IS FOR PRIVILEGE OF CONTINUING TO JOINT USE OF PARTY WALL BETWEEN BRICK AND FRAME HOUSE SO LONG AS BOTH HOUSES SHALL STAND, BUT THE PRIVILEGE IS TO CEASE WHEN EITHER OF THE HOUSES SHALL COME DOWN OR BE REMOVED AND ALSO THE PRIVILEGE OF CONTINUING TO USE THE STABLE AND SHED FOR THE SAME PERIOD OF TIME.
- (V) RESTRICTION IN WARRANTY DEED IN VOLUME 426, PAGE 620, AS TO 2-1/2 FOOT WIDE ALLEYWAY OR PATH AND RIGHT TO ARCH OVER SAID ALLEYWAY OR PATH, AND DIVISION WALL OF BRICK HOUSE.
- (X) 3-1/2 FOOT ALLEY AS SHOWN ON PLAT AND CONTAINED IN DEEDS FROM EAST TO WEST AND MIDDLE OF LOT 8.
- (Y) POTENTIAL DEFECT, WHICH MAY OR MAY NOT BE CURED BY "ESTOPPEL BY WARRANTY DEED" RELATING TO DEED VOLUMES 743, PAGE 246; VOLUME 743, PAGE 238, AND VOLUME 750, PAGE 193, IN THE FIRST INSTRUMENT, DOROTHY M. BOHN, MARRIED CONVEYED TO JAMES B. ALBERS, TRUSTEE. THE DEED WAS PREPARED BY JAMES B. ALBERS, ATTORNEY AT LAW. JAMES B. ALBERS WAS A WITNESS AND ALSO SERVED AS NOTARY PUBLIC TO ACKNOWLEDGE THE SIGNATURE OF THE GRANTOR. IN THE SECOND INSTRUMENT, JAMES B. ALBERS, TRUSTEE, CONVEYED TO THOMSON NEWSPAPERS (OHIO) INC. BY LIMITED WARRANTY DEED. IN THE THIRD INSTRUMENT, THE GRANTORS OUTLEAINED TO JAMES B. ALBERS, TRUSTEE, WITH THE NOTATION "THIS DEED IS RECORDED FOR THE PURPOSE OF CORRECTING FORMALITIES OF NOTARIAL ACKNOWLEDGMENT AND WITNESS IN DEED RECORD IN DEED BOOK 743, PAGE 236, WHERE GRANTEE, AS TRUSTEE, WAS ALSO NOTARY AND WITNESS."

## 1999 STANDARD ALTA/ACSM SURVEYOR'S CERTIFICATION

CERTIFIED TO:  
OWN  
LAWYERS TITLE INSURANCE CORPORATION  
GANNETT MIDWEST PUBLISHING, INC.  
GANNETT SATELLITE INFORMATION NETWORK, INC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1999, AND INCLUDES ITEMS 2, 3, 6, 8, 9 (PARKING STRIPING IS NOT REQUIRED, ALTHOUGH THE PARKING AREA MUST BE DELINEATED), 8, 9, 10, 11(a) (LOCATION OF UTILITIES PER VISIBLE, ABOVE-GROUND, ON-SITE OBSERVATION), 13, 14, 15 AND 16 OF TABLE A THEREOF, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT THE POSITIONAL UNCERTAINTIES RESULTING FROM THE SURVEY MEASUREMENTS MADE ON THE SURVEY DO NOT EXCEED THE ALLOWABLE POSITIONAL TOLERANCE.

OFFICE COPY  
NOT RECORDABLE  
DOUGLAS P. MARTIN  
NO. 7233  
8-17-00  
Registration No. 7233

## ALTA/ACSM Land Title Survey

Sheet 1 of 1

This Work Coordinated By:



INTERNATIONAL LAND SERVICES, INC.  
821 24th Avenue S.W.  
Norman, Oklahoma 73069  
(405) 364-9352

Using Our Expertise  
to Complement Yours

Prepared For:

Project Location

ZANESVILLE, OH

Project Address

34 SOUTH FOURTH STREET

Project Name

GWM PROJECT

Job Order

Number 00-06-52:009

WARNING!  
ERRORS & OMISSIONS INSURANCE PROTECTION

CALL INTERNATIONAL LAND SERVICES, INC.

This survey is covered by International Land Services, Inc.'s Errors and Omissions Insurance policy. Contacting the surveying company performing this survey will void the E & O insurance coverage.

FOR YOUR PROTECTION, PLEASE DIRECT ALL QUESTIONS REGARDING THIS SURVEY TO:

INTERNATIONAL LAND SERVICES, INC.  
Phone (405) 701-9352 Fax (405) 701-1002

### FLOOD NOTE:

INFORMATION IS NOT AVAILABLE AT THIS TIME.

### NOTE:

THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.

Dwn. By: J.A. Aprvd. By:  
Dwg. No. Scale: 1" = 30'

Date: Revision 1:

Date: Revision 2:

Date: Revision 3:

Date: Revision 4:

Date: Revision 5:

# ALTA SURVEY



NORTH

SCALE: 1"=30'

SITE

NORTH

CITY OF  
ZANESVILLE, OH

## VICINITY MAP

NO SCALE

### SITE RESTRICTIONS:

INFORMATION IS NOT AVAILABLE AT THIS TIME.

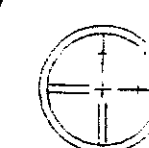
### LEGEND:

N	-	NORTH
S	-	SOUTH
E	-	EAST
W	-	WEST
TYP	-	TYPICAL
DIA	-	DIAMETER
P.L	-	PROPERTY LINE
NO	-	NUMBER
A.C	-	ASPHALT CONCRETE
R	-	RECORD
M	-	MEASURED
C.L	-	CENTER LINE
P.O.B	-	POINT OF BEGINNING
CONC	-	CONCRETE
FD	-	FOUND
W	-	WITH
I.P	-	IRON PIPE
C.L.F	-	CHAIN LINK FENCE
A.P.N	-	ASSESSOR'S PARCEL NUMBER
H	-	HANDICAP STALL (8' X 17.5')
W.I.F	-	WROUGHT IRON FENCE
C	-	SET #3 REBAR

### BASIS OF BEARINGS:

### STATEMENT OF APPARENT ENCROACHMENTS:

THERE ARE NO ENCROACHMENTS.



Baseline Engineering & Surveying Team  
(419) 824-8030 / (800) 245-4133 5740 W. Alexis Road, Sylvania, OH 43560 Fax (419) 824-2281