

FLOOD ZONE

SURVEYOR HAS NOT YET OBTAINED FLOOD ZONE INFORMATION AS OF 1/18/99.

ZONING

SURVEYOR HAS NOT YET OBTAINED ZONING INFORMATION AS OF 1/18/99.

**LAWYERS TITLE INSURANCE CORPORATION
COMMITMENT NO. 98LT324 - SCHEDULE A**

Situate in the Village of Albany, County of Athens, and State of Ohio, to-wit:

Beginning at a point 160 feet northeast from the northwest corner of the E.V. Lawson addition, thence in northeasterly direction 150 feet along the right-of-way line of U.S. Route 50 to a point, thence at right angles to the right-of-way line of U.S. Route 50 a distance of 125 feet to a point, thence at right angles and parallel to U.S. Route 50 a distance of 150 feet, thence at right angles a distance of 125 feet to the place of beginning.

**LAWYERS TITLE INSURANCE CORPORATION
COMMITMENT NO. 98LT324 - SCHEDULE B SECT. 2**

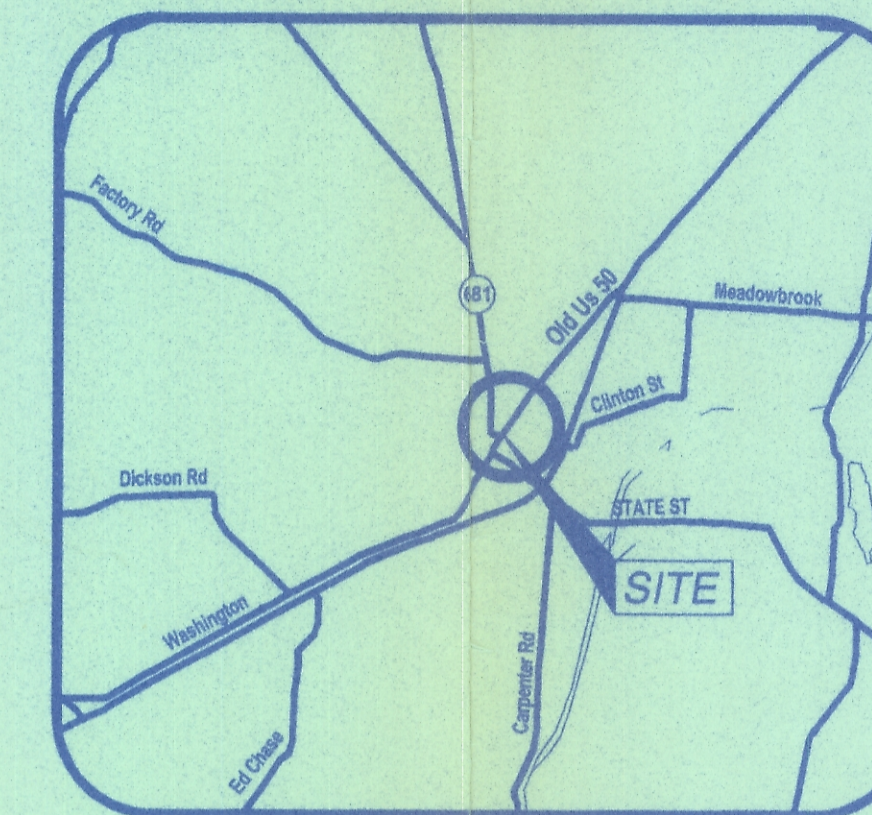
10. Possible right of way from L.V. Lawson and Effie Lawson to The Albany Gas Company dated May 27, 1947 and recorded November 22, 1947 in Deed Volume 195, Page 212, Athens County Recorder's Office. No legal description set forth in conveyance, only reference to land Situate in the Village of Albany. Reference to being bounded on west by lands of Route 50. BLANKET EASEMENT OVER ENTIRE PROPERTY. Assigned by Mary Frazier McClelland, widow, dba the Albany Gas Company, to Abe Snyder, William Snyder, Walter Hawk and Barry Snyder by Assignment dated May 18, 1953 and recorded May 20, 1953 in Deed Volume 213, Page 324, Athens County Recorder's Office. BLANKET EASEMENT OVER ENTIRE PROPERTY.

ENCROACHMENTS

- 1 Adjoiner's chain-link fence encroaches over southeast property corner by 1.33 feet as shown.
- 2 Concrete encroaches over right-of-way 6.20 feet as shown.
- 3 Railroad ties encroach over right-of-way by 13.39 feet as shown.

BASIS OF BEARINGS

The meridian for the bearings shown hereon is assumed and used for this survey only.



VICINITY MAP

SURVEYOR'S CERTIFICATE

The undersigned, Timothy R. Durr, Professional Surveyor No. S-7788, being duly sworn, hereby deposes and says as follows:

1. I am a registered and licensed land surveyor in the State of Ohio.
2. Attached is a plat of survey of property commonly known as 5321 Washington Road.
3. I personally inspected and have made a careful survey of the Property upon the ground and at least in accordance with the minimum standards for surveys established by the State and with the Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys jointly established and adopted by ALTA and ACSM in 1992 and meets the Accuracy Standards (as adopted by ALTA and ACSM and in effect on the date of this certification) of an Urban Survey, with accuracy and precision requirements modified to meet current minimum angular and linear tolerance requirements of the state in which the subject property is located, and contains items 1,2,3,4,6,7(a), 7(b)(1), 8,9,10, 11,13, of Table A thereto.
4. The survey correctly shows the location of all buildings, structures and other improvements situated on the Property.
5. I have received and reviewed a title commitment, certificate of title or title report (the "Title Commitment") for the Property, together with underlying documents thereto ("collectively, the Record Documents") as prepared by the Title Company (the "Title Company").
6. The property depicted in the survey is the same property described in the Title Commitment. I have plotted on the survey or noted the effect of all easements, covenants, and restrictions referenced in the Title Commitment or with respect to which that I have been advised or have knowledge.
7. Except as shown on the survey (i) all utilities serving the Property enter through adjoining public streets and/or easements of record, (ii) there are no visible easements or rights or way across the Property, and (iii) there are no encroachments onto adjoining premises, streets or alleyways by any building, structures or other improvements situated on adjoining premises.
8. If applicable, the survey located any current flood zone designation by the Secretary of Housing and Urban Development within which the Property, or any portion thereof, is located (such identification being by flood insurance rate map number, date, community number).
9. The Property had direct physical ingress and egress to Main Street all public streets or highways.
10. If applicable, the number of striped parking spaces located on the Property is 17 which are depicted on the survey.
11. The Survey will be certified to the following: (i) Prima Marketing, L.L.C., (ii) Lawyers Title Insurance Corporation, (iii) The Panty Store, Inc., a West Virginia Corporation, and Enterprise Mortgage Acceptance Company, L.L.C., its successors and/or assigns and Matthews Brothers Wholesale, Inc., a West Virginia Corporation and Matthews & Matthews, LLC, a West Virginia Limited Co.
12. The Flood Zone is as per Flood Map No. which is classified as a flood zone. This property is located in a non flood hazard zone.
13. The property is currently zoned , which is classified as This is the correct zoning for the property's use.

Timothy R. Durr
TIMOTHY R. DURR, PS NO. S-7788

"ALTA/ACSM LAND TITLE SURVEY"

PREPARED UNDER THE SUPERVISION OF:

HAYES & MATTHEWS, INC.
NATIONAL DIVISION ALTA SURVEYS
17220 Newhope Street - Suite 109/109
Fountain Valley, CA 92708
714/979-7181
FAX 714/941-2840

MARK	DATE	REVISION	BY	AP/VD
1	-99	REVISED PER ATTORNEY COMMENTS		B.E.

PRIMA MARKETING, LLC

**5321 Washington Rd.
Albany, OH**

SCALE	1"=20'	CHKD./AP/VD
DATE	1/18/99	APPROVED
DWN. BY	SR	
CHKD. BY	TD	Store No. PS25

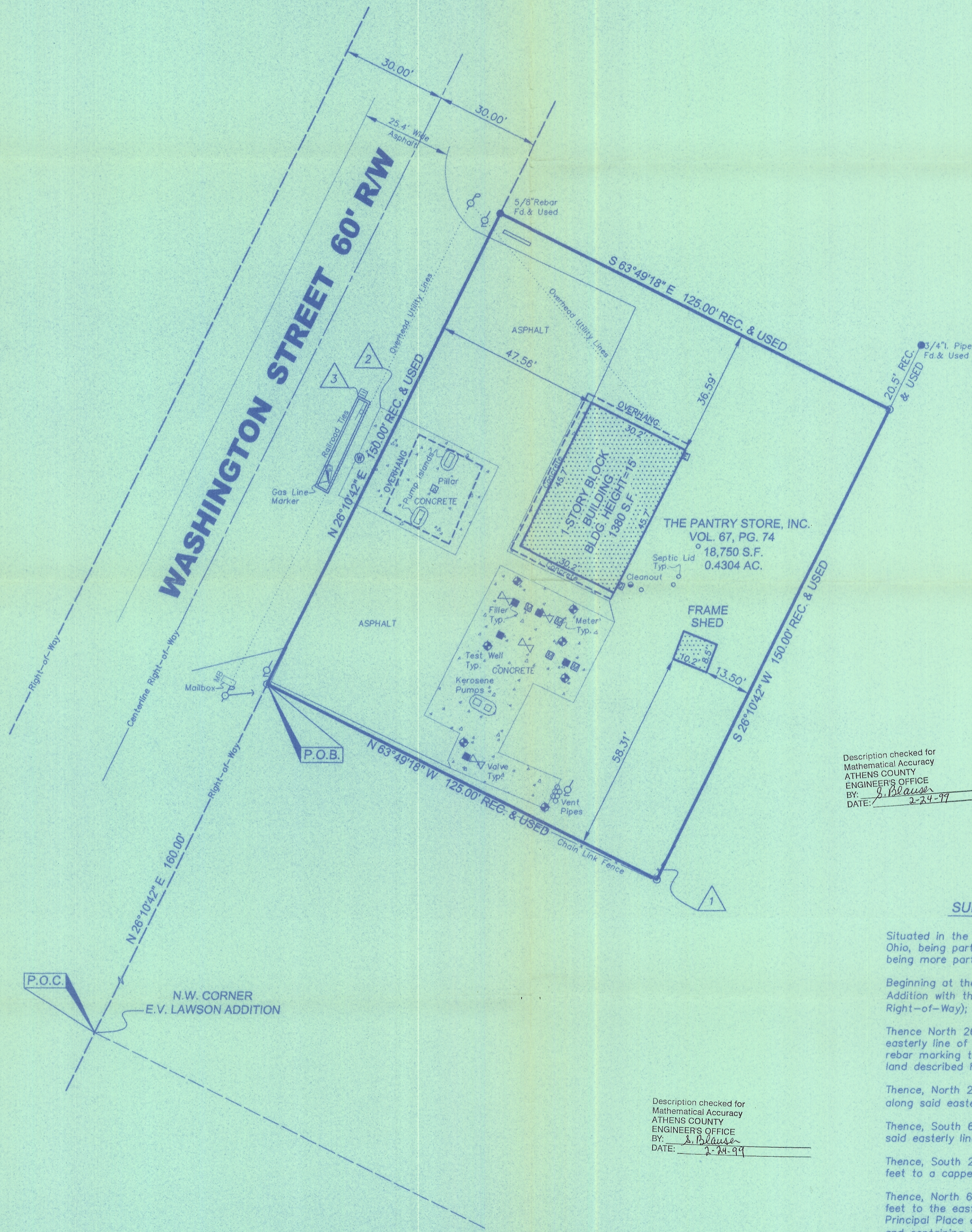
J.N. 14565

SYMBOL LEGEND

- P.O.B - PLACE OF BEGINNING
- P.O.C - PLACE OF COMMENCEMENT
- - TRAFFIC POLE
- - POWER POLE
- - LIGHT POLE
- ⊠ - GAS METER
- ⊠ - ELECTRIC METER
- ☎ - TELEPHONE
- ⊗ - HYDRANT
- ⊗ - SIGN
- ⊠ - CATCH BASIN
- - IRON PIN FOUND (SIZE, TYPE AS NOTED)
- - 1/2" CAPPED REBAR SET
- ⊕ - STORM / SANITARY MANHOLE
- ⊕ - WATER MANHOLE
- △ - NOTES ENCROACHMENT

PARKING TABLE

- - REGULAR PARKING SPACES
- - HANDICAP SPACES
- NO STRIPED PARKING SPACES



Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEERS OFFICE
BY: *S. Durr*
DATE: 2-24-99

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEERS OFFICE
BY: *S. Durr*
DATE: 2-24-99

SURVEYOR'S LEGAL DESCRIPTION

Situated in the Village of Albany, County of Athens, and State of Ohio, being part of Inlot 61, 62 and part of Outlot 11 and being more particularly described as follows:

Beginning at the intersection of the northwest corner of E.V. Addition with the easterly line of Washington Street (60 foot Right-of-Way);

Thence North 26 degrees 10 minutes 42 seconds East, along said easterly line of Street, 160.00 feet to a capped rebar set, said rebar marking the Principal place of beginning for the parcel of land described herein;

Thence, North 26 degrees 10 minutes 42 seconds East, continuing along said easterly line, 150.00 feet to a 5/8 rebar found;

Thence, South 63 degrees 49 minutes 18 seconds East, leaving said easterly line, 125.00 feet to a capped rebar set;

Thence, South 26 degrees 10 minutes 42 seconds West, 150.00 feet to a capped rebar set;

Thence, North 63 degrees 49 minutes 18 seconds West, 125.00 feet to the easterly line of said Washington Street and being the Principal Place of Beginning for the above described parcel of land and containing 0.4304 acres (18,750 square feet) of land but subject to all legal highways, easements and restrictions as surveyed by Timothy R. Durr P.S. No. S-7788 for Millman Surveying, Inc. in January of 1999.

The meridian for the bearings stated hereon are assumed and used for this survey only.

The description shown hereon is the same property as described in Lawyers Title Insurance Corporation Commitment No. 98LT324, bearing an effective date of December 21, 1998 at 4:00 P.M.

MSI MILLMAN SURVEYING, INC.
136 S. WATER STREET
KENT, OHIO 44240
(330) 673-0818
(800) 520-1010 FAX: (330) 673-0618
MSI JOB#540