Parcel 1

VICINITY MAP

**EASEMENTS**
FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT NO. 109163 DATED NOVEMBER 28, 1990

(7) Deed Book 3662, Page 163; Blanket Easement for spur track; Cannot Plot.

(8) Deed Book 3744, Page 316; Plotted.
Deed Book 915, Page 399; Plotted.

(15) Deed Book 1286, Page 267; Plotted.

(16) Deed Book 2903, Page 550; Plotted.

(17) Deed Book 1427, Page 533; Blanket Easement for tract to south to use subject spur track and drainage facilities and for subject tract to use spur track and drainage facilities on tract to south.

Deed Book 3662, Page 167; Plotted.

**Notes:**

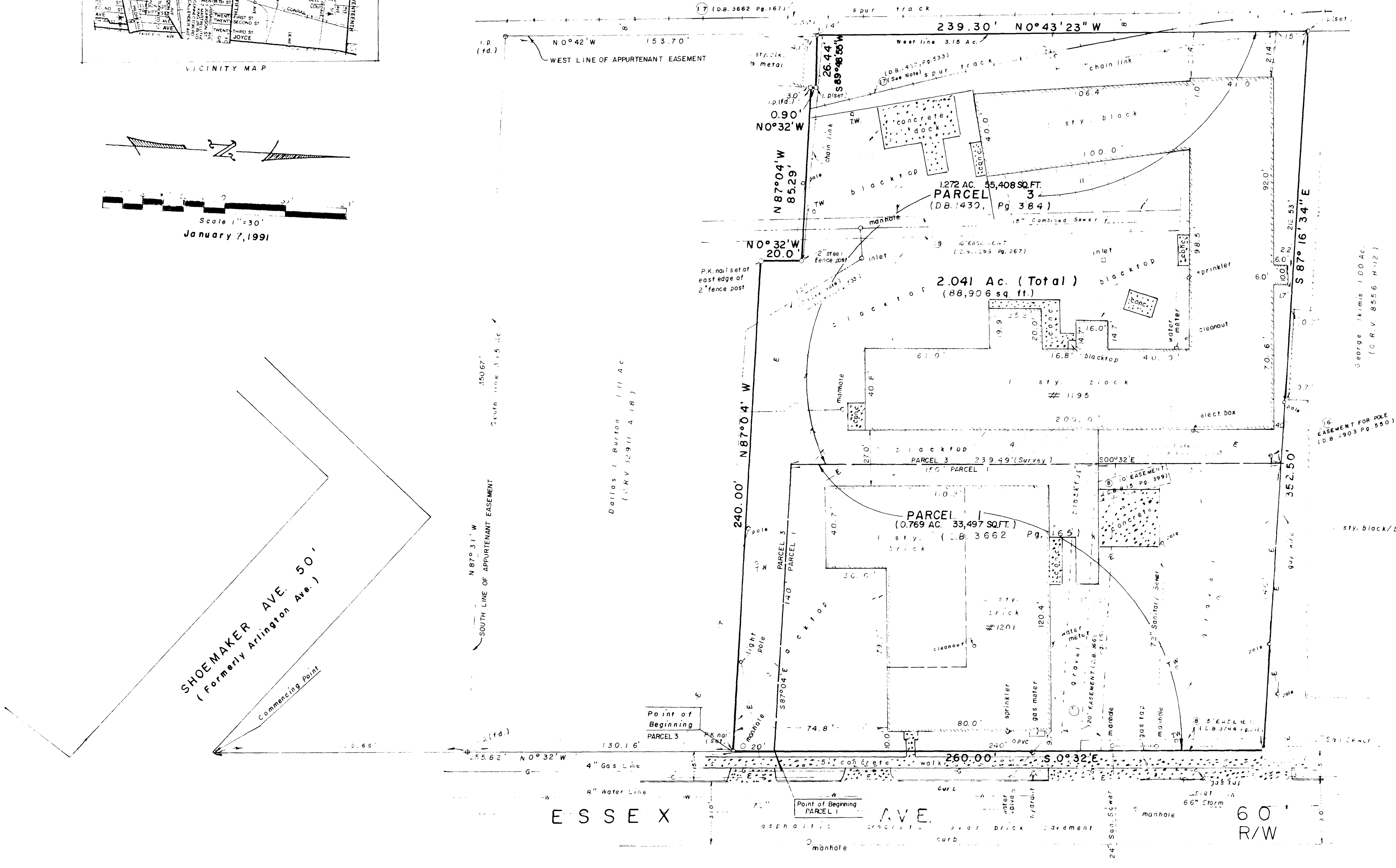
(1) Subject tract is zoned "M"/Manufacturing (60 feet height restriction)

(2) Subject tract is located in Flood Zone "C" as per F.I.R.M. 390170 0065B.

(3) Basis of bearings for survey is the west line of Essex Avenue from Deed Book 1430, Page 384.

UTILITY WARNING

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.




PARCEL 1
0.769 ACRES

Being situated in the State of Ohio, County of Franklin, City of Columbus, being a part of Schneider Place Addition (vacated) and also being a part of the original 3.15 acre tract conveyed to Nick A. Cenci in Deed Book 1006, Page 463, and also being all of the tract conveyed to Big Drum, Inc. in Deed Book 3662, Page 165, all records in Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Commencing at the intersection of the westerly line of Essex Avenue (60) feet wide) with the northerly line of Shoemaker Avenue (50) feet wide;

Thence, along the westerly line of Essex Avenue, North 00 degrees 32 minutes West, (passing a P.K. nail set at the southeast corner of the Big Drum, Inc. tract (Deed Book 1430, Page 384) at 255.82 feet), a total distance of 275.82 feet to a point at the southeast corner of the said Big Drum, Inc. tract, Deed Book 3662, Page 165 and the TRUE POINT OF BEGINNING OF THIS DESCRIPTION;

Thence, westerly, along the south line of the said Big Drum, Inc. tract (Deed Book 3662, Page 165), parallel with and 20.0 feet north of the south line of the Big Drum, Inc. tract (Deed Book 1430, Page 384), North 87 degrees 04 minutes West, 140.0 feet to a point at the southwest corner of the said Big Drum, Inc. tract (Deed Book 3662, Page 165), and being a southeasterly corner of the said Big Drum, Inc. tract, Deed Book 1430, Page 384;

Thence, along the west line of the said Big Drum, Inc. tract (Deed Book 3662, Page 165) and an easterly line of said Big Drum, Inc. tract (Deed Book 1430, Page 384) and along a line parallel with the west line of Essex Avenue, North 00 degrees 32 minutes West, 239.49 feet to a point at the northwest corner of the said Big Drum, Inc. tract (Deed Book 3662, Page 165) and a northeasterly corner of the Big Drum, Inc. tract (Deed Book 1430, Page 384) and being in the south line of the George Ikimis 1.00 Acre tract (Official Record Volume 8556 H-12);

Thence, along the north line of the said Big Drum, Inc. tract (Deed Book 3662, Page 165) and along part of the south line of the said Ikimis tract, South 87 degrees 16 minutes 34 seconds East, 139.97 feet to an iron pin set at the northeast corner of the said Big Drum, Inc. tract (southeast corner of the said Ikimis tract) and in the west line of Essex Avenue;

Thence, along the west line of Essex Avenue and along the east line of the said Big Drum, Inc. tract, South 00 degrees 32 minutes East, 240.00 feet to the place of beginning, CONTAINING 0.769 ACRES (33,497 Square Feet); Iron pins set are 30" x 1" O.D. with orange plastic caps inscribed "P.S. #6579". Basis of bearings is the west line of Essex Avenue from Deed Book 1430, Page 384.

Parcel 3
1.272 Acres

Being situated in the State of Ohio, County of Franklin, City of Columbus, being a part of the Schneider Place Addition (vacated) and also being a part of the original 3.15 Acre tract conveyed to Nick A. Cenci in Deed Book 1006, Page 463, and also being all of the tract conveyed to The Cream Cone Machine Company (Big Drum, Inc. by merger) in Deed Book 1430, Page 384, all records in Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Commencing at the intersection of the westerly line of Essex Avenue (60 feet wide) with the northerly line of Shoemaker Avenue (50 feet wide);

Thence, along the westerly line of Essex Avenue, North 00 degrees 32 minutes West, 255.82 feet to a P.K. Nail set at the southeast corner of said Big Drum, Inc. tract (Deed Book 1430, Page 384) and the northeast corner of the Dallas L. Burton 1.11 Acre tract (Official Record Volume 12911 A-18), and the TRUE POINT OF BEGINNING OF THIS DESCRIPTION:

Thence, westerly and northerly along the common line between the said Burton 1.11 Acre tract and the said Big Drum, Inc. tract, the following courses and distances:

North 87 degrees 04 minutes West, 240.00 feet to a P.K. Nail set at the east edge of a two inch (2") steel fence post,

North 00 degrees 32 minutes West, 20.0 feet to a two inch (2") steel fence post,

North 87 degrees 04 minutes West, 85.29 feet to an iron pin (found)

North 00 degrees 32 minutes West, 0.90 feet to an iron pin, and

South 89 degrees 48 minutes 55 seconds West, 26.44 feet to an iron pin set at the southwest corner of the said Big Drum, Inc. tract and northwest corner of the said Burton 1.11 Acre tract, said pin being in the west line of the original 3.15 Acre tract and located 8.0 feet east of the centerline of a spur track;

Thence, northerly, along the west line of the said Big Drum, Inc. tract and along part of the west line of the said 3.15 Acre tract, parallel and 8.0 feet east of the centerline of said spur track, North 00 degrees 43 minutes 23 seconds West, 239.30 feet to an iron pin set at the northwest corner of the said Big Drum, Inc. tract and the southwest corner of the George Ikimis 1.00 Acre tract (Official Record Volume 8556 H-12):

**Thence, easterly, along the north line of the said Big Drum, Inc. tract and along part of the south line of the said Ikimis 1.00 Acre tract, South 87 degrees 16 minutes 34 seconds East,** 212.53 feet to a point at the northwest corner of the Big Drum, Inc. tract (Deed Book 3662, Page 165) and a northeast corner of the said Big Drum, Inc. tract (Deed Book 1430, Page 384);

Thence, southerly, along the west line of the said Big Drum, Inc. tract (Deed Book 3662, Page 165) and along an easterly line of the Big Drum, Inc. tract (Deed Book 1430, Page 384), parallel with the west line of Essex Avenue, South 00 degrees 32 minutes East, 239.49 feet to a point at the southwest corner of the said Big Drum, Inc. tract (Deed Book 3662, Page 165);

Thence, easterly, along the southerly line of the said Big Drum, Inc. tract (Deed Book 3662, Page 165), said line being parallel and 20.0 feet north of the southerly line of the said Big Drum, Inc. tract (Deed Book 1430, Page 384), South 87 degrees 04 minutes East, 140.00 feet to a point at the southeast corner of the said Big Drum, Inc. tract (Deed Book 3662, Page 165) and in the west line of Essex Avenue;

Thence, along the west line of Essex Avenue, South 00 degrees 32 minutes East, 20.0 feet to the place of beginning, CONTAINING 1.272 ACRES (55,408 Square Feet); Iron pins set are 30" x 1" O.D. with orange plastic caps inscribed "P.S. #6579". Basis of bearings is the west line of Essex Avenue from Deed Book 1430, Page 384 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

*Legal Description 2.041 Acres*

Being situated in the State of Ohio, County of Franklin, City of Columbus, being a part of Schneider Place Addition (vacated) and also being a part of the original 3.15 Acre tract conveyed to Nick A. Cenci in Deed Book 1006, Page 463, and also being all of the tracts conveyed to Big Drum Inc. in Deed Book 1430, Page 384 and Deed Book 3662, Page 165, all records in Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Commencing at the intersection of the westerly line of Essex Avenue (60 feet wide) with the northerly line of Shoemaker Avenue (50 feet wide);

Thence, along the westerly line of Essex Avenue, North 00 degrees 32 minutes West, 255.82 feet to a P.K. Nail set at the southeast corner of said Big Drum Inc. tract (Deed Book 1430, Page 384) and the northeast corner of the Dallas L. Burton 1.11 Acre tract (Official Record Volume 12911 A-18), and the **TRUE POINT OF BEGINNING OF THIS DESCRIPTION;**

**Thence, westerly and northerly along the common line between the said Burton 1.11 Acre tract and the said Big Drum Inc. tract, the following courses and distances:**

North 87 degrees 04 minutes West, 240.00 feet to a P.K. Nail set at the east edge of a two inch (2") steel fence post,

North 00 degrees 32 minutes West, 20.0 feet to a two inch (2") steel fence post,

North 87 degrees 04 minutes West, 85.29 feet to an iron pin (found),

North 00 degrees 32 minutes West, 0.90 feet to an iron pin, and

SOUTH 89 degrees 48 minutes 55 seconds West, 26.44 feet to an iron pin set at the southwest corner of the said Big Drum Inc. tract and northwest corner of the said Burton 1.11 Acre tract, said pin being in the west line of the original 3.15 Acre tract and located 8.0 feet east of the centerline of a spur track;

Thence, northerly, along the west line of the said Big Drum, Inc. tract and along part of the west line of the said 3.15 Acre tract, parallel and 8.0 feet east of the centerline of said spur track, North 00 degrees 43 minutes 23 seconds West, 239.30 feet to an iron pin set at the northwest corner of the said Big Drum, Inc. tract and the southwest corner of the George Ikimis 1.00 Acre tract (Official Record Volume 8556 H-12);

Thence, easterly, along the north line of the said Big Drum, Inc. tract ~~and the north line of the Big Drum, Inc. tract~~ (Deed Book 3662, Page 165), and along the south line of the said Ikimis 1.00 Acre tract, South 87 degrees 16 minutes 34 seconds East, 352.50 feet to an iron pin set in the west line of Essex Avenue at the southeast corner of the said Ikimis tract and the northeast corner of the Big Drum Inc. tract (Deed Book 3662, Page 165);

Thence, along the west line of Essex Avenue and along the east lines of the said Big Drum, Inc. tracts, South 00 degrees 32 minutes East, 260.00 feet to the place of beginning **CONTAINING 2.041 ACRES,** (88,906 Square Feet); Iron pins set are 30" x 1" O.D. with orange plastic caps inscribed "P.S. 6579". Basis of bearings is the west line of Essex Avenue from Deed Book 1430, Page 384.

**TOGETHER WITH THE FOLLOWING DESCRIBED APPURTENANT EASEMENT:**
The joint usage of a certain easement of a spur railroad tract which runs along the rear of the following described tract:
Beginning at an iron pipe in the west line of Essex Avenue, located 125.66 feet north of the north line of Arlington Avenue; Thence North 87 degrees 31 minutes West, 350.67 feet to an iron pipe located 8 feet east of the centerline of a spur tract; Thence, North 0 degrees 42 minutes West parallel and 8 feet east of the centerline of a spur tract 393 feet to an iron belt; Thence, South 87 degrees East, and along the south line of a 1.0 Acre tract deeded to the Columbus Wash Board Company, 352.75 feet to an iron pipe in the west line of Essex Avenue; Thence, South 33 **MINUTES** East along the west line of Essex Avenue 390 feet to **the place** of beginning, CONTAINING 3.15 ACRES OF LAND, more or less.

Abbreviations

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|---|---|
| TW = Test Wells for checking contamination | |
| —E— = Overhead Electric Lines | |
| —T— = Overhead Telephone Lines | |
| I.P. = IRON PIN w/CAP "P.S. 6579" | |

C-25-35

SURVEY OF 2.041 ACRES, (ALL OF THE TRACTS CONVEYED TO BIG DRUM, INC., IN DEED BOOK 1430, Pg. 384, and DEED BOOK 3662, Pg. 165, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO), IN THE CITY OF COLUMBUS, OHIO.

For

PREFERRED LAND TITLE SERVICES, INC.,
FIRST AMERICAN TITLE INSURANCE COMPANY
And
NESTLE FOODS CORPORATION

**CERTIFIED TO: NESTLE FOODS, CORPORATION**
**PREFERRED LAND TITLE SERVICES, INC.**, and
**FIRST AMERICAN TITLE INSURANCE COMPANY:**
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** and **ACSM** in 1988; meets the accuracy requirements of a **Class A Survey**, as defined therein and includes Items #1, 2, 3, 4, 5, 7, 9, 10, 11, and 12 of Table 3 thereof.

Signed: Albert O. Myers, Jr., P.S. 3352

STATE OF OHIO
ALBERT O. MYERS, JR.
3352
REGISTERED
PROFESSIONAL SURVEYOR
SEAL

ALTA/ACSM LAND TITLE SURVEY SHEET 1 OF 1

PREPARED BY: International Land Surveying
2805 BROCE DRIVE, NORMAN, OKLAHOMA
(405) 364-9352

PROJECT NO: 129008
PLTS

PREPARED FOR: Nestlé

SURVEYED BY: Myers Surveying Company

PROPERTY ADDRESS
1195 and 1201 ESSEX AVENUE
COLUMBUS, OHIO 43201

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|---|---|---|
| DATE FIELDED: 1/7/'91 | REVISIONS | DATE |
| J.O.NO: MO. 6-12-24-90 | REVISED LEGAL, REFERENCED ESMT | 1/14/91 |
| G.F.NO: | | |
| DWN BY: /FLD BY: | | |
| APPROVED BY: | | |
| SCALE: 1"=30' | DWG. NO. 129008 - 00005 | |