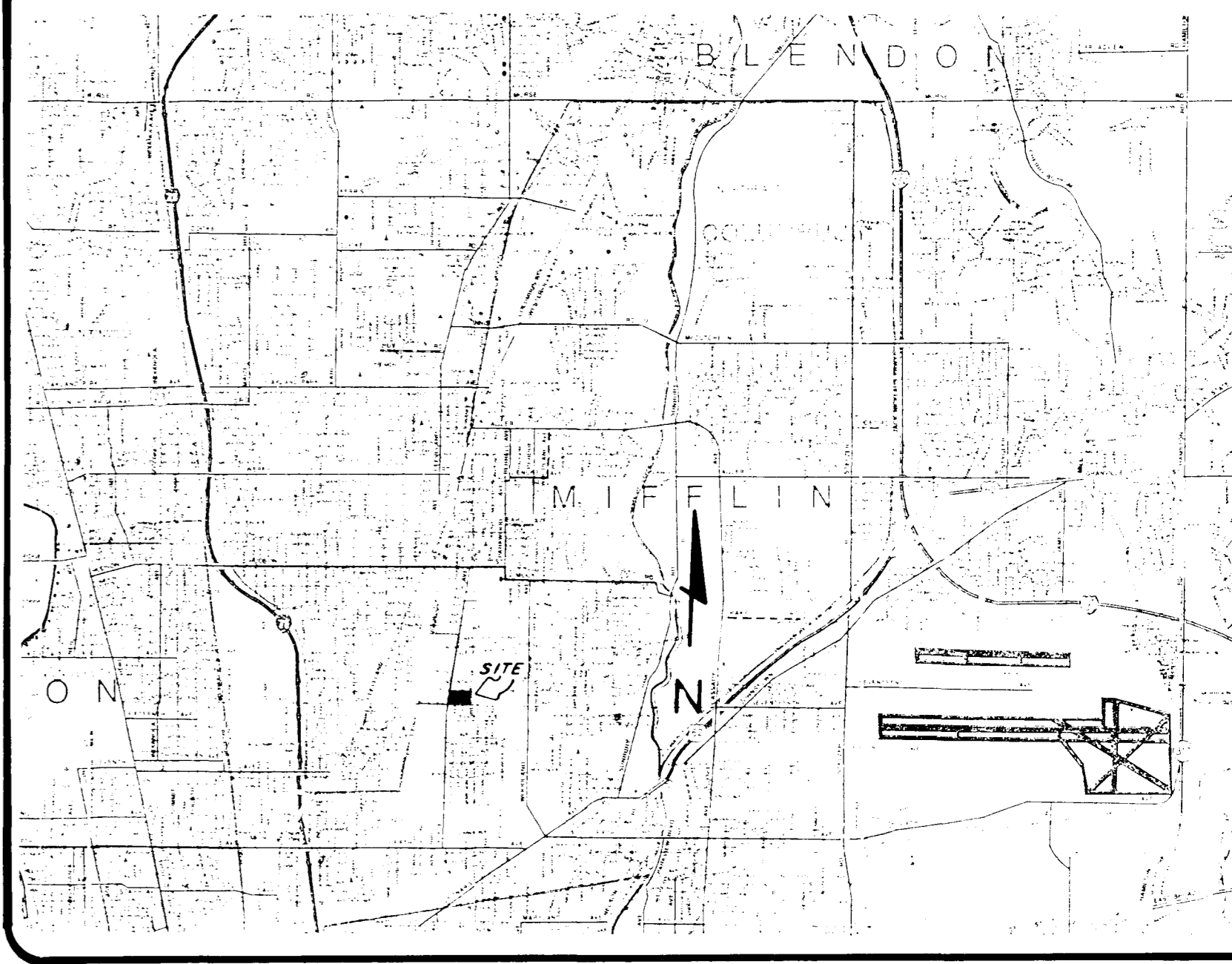
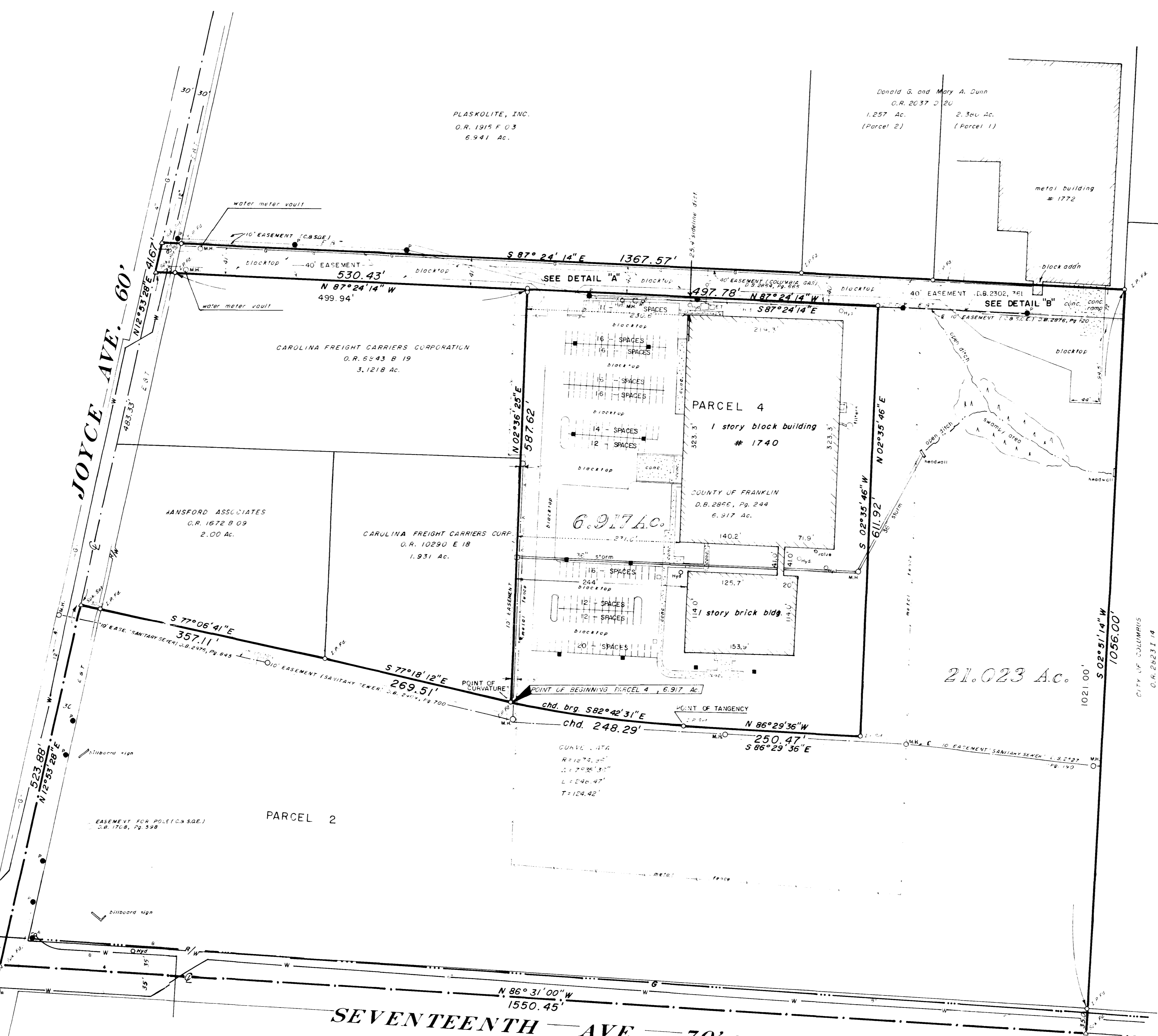


LEGEND

- I.P. Fe iron pin found
- I.P. St iron pin set
- △ Spk. Hd railroad spike found
- Hydr fire hydrant
- Utility pole
- Inlet drain
- Light pole
- EBT overhead electric and telephone
- G underground gas line
- W water valve
- G gas valve
- E centerline
- R/W right-of-way
- M.H. manhole
- T.E.T. electric transformer
- D.H. dead hook
- O.R. official record
- W water line

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.



- EASEMENTS**
 FIRST AMERICAN TITLE INSURANCE COMPANY
 COMMITMENT NO. 109163 DATED NOVEMBER 28, 1990
- (10) Easement granted to the City of Columbus appearing of record in Deed Book 2956, Page 545 and Deed Book 2995, Page 790, and Deed Book 2527, Page 290, Franklin County Recorder's Office.
 - (11) Easement granted to Columbus and Southern Ohio Electric Company appearing of record in Deed Book 1908, Page 508 and Deed Book 2076, Page 170, Franklin County Recorder's Office.
 - (12) Right-of-Way for pipe line appearing of record in Deed Book 2064, Page 660, Franklin County Recorder's Office.
 - (13) Right-of-Way easement reserved in the deed appearing of record in Deed Book 2302, Page 161, Franklin County Recorder's Office.
 - (20) Easement for sanitary sewer appearing of record in Deed Book 2067, Page 290, Franklin County Recorder's Office.
 - (21) Lease between The County of Franklin, Ohio (lessor) and Big Blue Inc., (lessee) dated December 15, 1987 was filed for record in volume 23, 1987 at 1116 page, and recorded in volume 181, Page 625, Franklin County Recorder's Office.

NOTES
 Flood Zone Designation: Subject property zoned "M" as per 101.R.C. 390133 0605B.
 City of Columbus zoning: Subject property zoned "M" - Manufacturing.
 Utilities Serving Subject Tract: Ohio Bell Telephone, 300 E. Gay Street, Columbus, Ohio 43215, (614) 221-8600; Columbus and Southern Electric, 215 N. Front Street, Columbus, Ohio 43215, (614) 444-7911; City of Columbus, 910 Dublin Road, Columbus, Ohio 43215, (614) 262-2222; City of Columbus Water, 27 South Road & Center, Columbus, Ohio 43215, (614) 445-6777; Columbus Gas of Ohio, 100 West Lane Street, Columbus, Ohio 43215, (614) 262-2222.

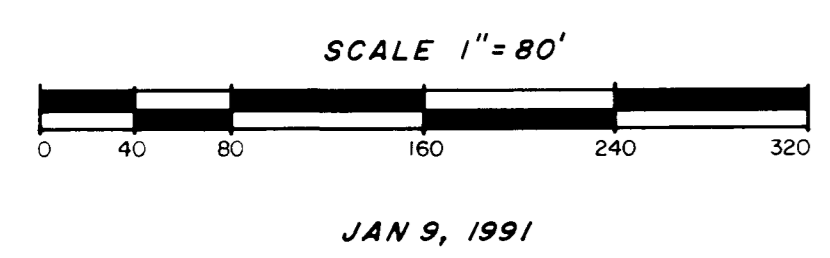
**CERTIFIED TO: NESTLE FOODS, CORPORATION
 PREFERRED LAND TITLE SERVICES, INC., and
 FIRST AMERICAN TITLE INSURANCE COMPANY:**
 This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," 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: James L. Williams
 James L. Williams, P.S. 7167

ALTA/ACSM LAND TITLE SURVEY SHEET 1 OF 2

PREPARED BY: **International Land Surveying**
 2805 BROCK DRIVE, NORMAN, OKLAHOMA 74401-364-9352

PROJECT NO: 129008 **PREPARED FOR:** **Nestlé**
SURVEYED BY: **Myers Surveying** **PROPERTY ADDRESS:** 1740 JOYCE AVE., COLUMBUS, OHIO

DATE FIELD: 1-3-91	REVISIONS	DATE
J.O. NO: 6-12-24-90		
G.F. NO:		
DWN BY: JLW / FLD BY: JLW		
APPROVED BY:		
SCALE: 1"=80'	DWG. NO. 129008 - 00005	



Iron pins set are 30" x 1" O.D. with orange plastic caps inscribed "P.S. 46579". The basis of bearings for the foregoing plat is from Deed Book 2360, Page 358. The centerline of Seventeenth Avenue held as South 86 degrees 31 minutes 00 seconds East.

**ALTA/ACSM LAND TITLE SURVEY OF
 A 21.023 ACRE TRACT AND A 6.917 ACRE TRACT**
 SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS
 QUARTERTOWNSHIP 4, TOWNSHIP 1, RANGE 18, UNITED STATES MILITARY LANDS
 FOR
PREFERRED LAND TITLE SERVICES, INC., AND FIRST AMERICAN TITLE INSURANCE COMPANY
 AND
NESTLE FOODS CORPORATION

