

DESCRIPTION OF 2.618 ACRES OF LAND LOCATED EAST OF FRANTZ ROAD AND SOUTH OF DUBLIN-GRANVILLE ROAD, IN THE CITY OF DUBLIN, COUNTY OF FRANKLIN, STATE OF OHIO

Situated in the State of Ohio, County of Franklin, Township of Washington, City of Dublin, and being in Virginia Military Survey No. 2542, containing 2.618 acres of land, more or less, said 2.618 acres being part of Lot No. 1 as the same is numbered and delineated upon the recorded plat of Corbin's Mill Subdivision as recorded in Plat Book 55, Page 81, and being part of that 2.623 acre tract of land described in the deed to Donald R. Kenney, Trustee of record in Official Record 2926H12, both being recorded in the Recorder's Office, Franklin County, Ohio, said 2.618 acres being more particularly described as follows:

Beginning for reference at the northwesterly corner of said Lot No. 1, the same being the northwesterly corner of said 2.623 acre tract and the northwesterly corner of that 0.005 acre tract of land, referred to as PARCEL 14-WD and described in the deed to the City of Dublin of record in Instrument No. 199711030133778; thence S 89°58'30"E, with the northerly line of said Lot No. 1, with the northerly line of said 2.623 acre tract and with the northerly line of said PARCEL 14-WD, a distance of 12.05 feet to a 3/4-inch (I.D.) iron pipe set at the true point of beginning, said true point of beginning being located at the northeasterly corner of said PARCEL 14-WD;

Thence, from said true point of beginning S 89°58'30"E, with the northerly line of said Lot No. 1 and with the northerly line of said 2.623 acre tract, a distance of 138.54 feet to an 3/4-inch (I.D.) iron pipe found;

Thence S 84°41'59"E, with the northerly line of said Lot No. 1 and with the northerly line of said 2.623 acre tract, a distance of 495.00 feet to a 3/4-inch (I.D.) iron pipe set at the northwesterly corner of said 2.623 acre tract, the same being the northwesterly corner of that 1.057 acre tract of land described in the deed to Charles E. and Margie F. Headlee, of record in Official Record 4108G01, Recorder's Office, Franklin County, Ohio;

Thence S 5°18'01"W, with the easterly line of said 2.623 acre tract and with the westerly line of said 1.057 acre tract, a distance of 178.84 feet to a 3/4-inch (I.D.) iron pipe set at the southeasterly corner of said 2.623 acre tract, the same being a westerly corner of said 1.057 acre tract and the northeasterly corner of that 2.939 acre tract of land described in the deed to Kenneth N. Carpenter and Patricia A. Carpenter, of record in Official Record 2280E19, Recorder's Office, Franklin County, Ohio;

Thence N 84°41'59"W, with the southerly line of said 2.623 acre tract, in part with the northerly line of that 1.013 acre tract of land described in the deed to John W. Messmore, Trustee, of record in Official Record 3396G07, Recorder's Office, Franklin County, Ohio, a distance of 644.17 feet to a 3/8-inch rebar found in the southwesterly corner of said 2.623 acre tract, the same being in the westerly line of said Lot No. 1, at the northwesterly corner of said 1.013 acre tract and in the easterly right-of-way line of said Frantz Road;

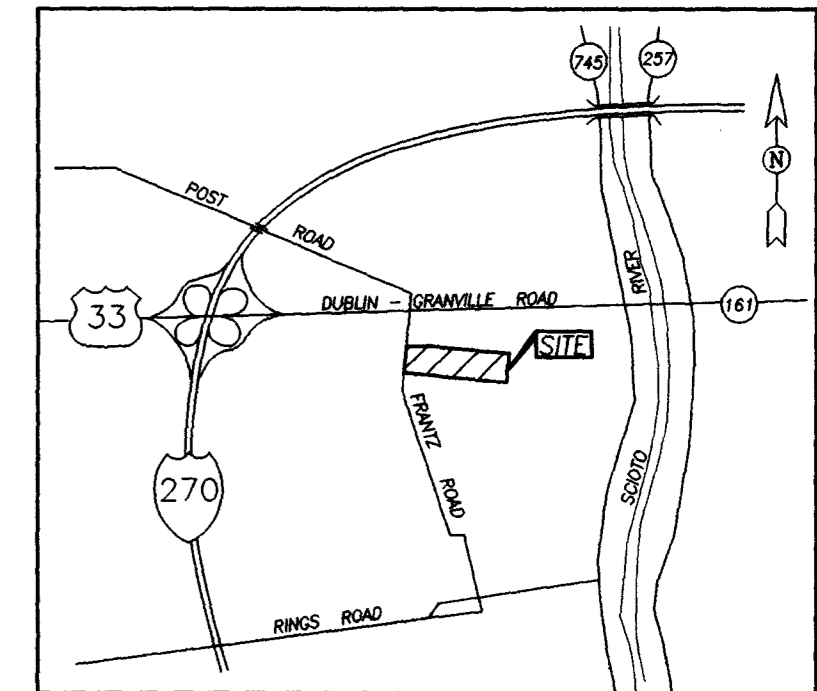
Thence N 5°01'49"E, with the westerly line of said 2.623 acre tract, the westerly line of said Lot No. 1 and with the easterly right-of-way line of said Frantz Road, a distance of 146.27 feet to a 3/4-inch (I.D.) iron pipe set in the southwesterly corner of said PARCEL 14-WD;

Thence S 84°58'11"E, with the southerly line of said PARCEL 14-WD, a distance of 12.00 feet to a 3/4-inch (I.D.) iron pipe set;

Thence N 5°01'49"E, with the easterly line of said PARCEL 14-WD, a distance of 19.78 feet to the true point of beginning and containing 2.618 acres of land, more or less.

Subject to all rights-of-way, easements and restrictions, if any, of previous record.

The bearings referred to in the above description are based on the bearing of N 5°01'49"E as shown for the centerline of Frantz Road of record on the recorded plat of said Corbin's Mill Subdivision.



EASEMENT REFERENCE PARCEL XII

The items shown on this survey of the 2.623 acre tract of land correspond to those items with the same numbers that are shown in SCHEDULE B - SECTION II of the FIRST AMERICAN TITLE INSURANCE COMPANY Commitment No. F 104520M.

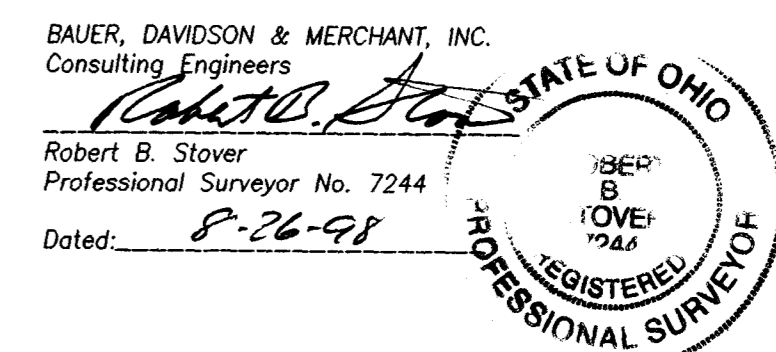
Insufficient information to plot this item on the map.

- Item 144 Plat Book 55, Page 81; Platted Public setback and Utility Easements (Plotted)
- Item 145 Deed Book 3719, Page 320; 20 foot wide Village of Dublin Sanitary Sewer easement, as described does not lie within the limits of the subject site.
- Item 146 Official Record 2280 E19 10 foot wide Sanitary and Storm Sewer Easements, granted to Kenneth N. and Patricia A. Carpenter, as described does not lie within the limits of the subject site.
- Item 147 Official Record 2730 J18; Ohio Bell Telephone Company Easement, as described does not fall within the limits of the subject site
- Item 148 Deed Book 3777, Page 8, Re-recorded Official Record 428 E07; Grafriar Investments and Huntington National Bank Easement agreement, as described does not fall within the limits of the subject site
- Item 149 Official Record 2837 C11; 8760 Square foot Village of Dublin waterline easement, as described does not fall within the limits of the subject site
- Item 150 Official Record 3185 C09; 30 foot wide Village of Dublin waterline easement (Plotted)
- Official Record 3185 C11; 10 foot wide Village of Dublin Sanitary ary Sewer Easement (Plotted)
- Item 151 Official Record 3265 H05; 10 foot wide Columbus and Southern Ohio Electric Company Easements
- Item Official Record 28261 H13; Ingress-Egress Easement Area
- Item Official Record 2926 H12; Non-exclusive in-common Easement. (Plotted)

The undersigned, being a Registered Surveyor of the State of Ohio certifies, to the best of our professional knowledge and belief to Cross Country Inns, LLC, Huntington Capital Corp., Gilcor Real Estate, Inc., its successors and assigns and First American Title Insurance Company and Celtic Title Agency, Inc. as follows:

1. This map or plat and survey on which it is based were made on the ground between June and July of 1998 and in accordance with the "Minimum Standard Detail requirements for ALTA/ASCM Land Title Survey," jointly established and adopted by the American Land Title Association and the American Congress on Surveying and Mapping in 1997; meeting the accuracy requirements of an Urban survey, as defined therein, and includes items 2, 3, 4, 6, 8, 9, 10, 11, and 13 of Table A thereof.
2. The location of each easement, right-of-way, servitude, and other matters affecting the subject property and listed in the title insurance commitment dated June 15, 1998, issued by First American Title Insurance Company with respect to the subject property, has been shown on the survey, together with appropriate recording references, to the extent that such matters can be located. The property shown on the survey is the property described in that title commitment. The location of all improvements on the subject property is in accord with minimum setback provisions and restrictions of record referenced in such title commitment.
3. The subject property does not serve any adjoining property for drainage, utilities or ingress or egress.
4. No portion of the property shown on the survey lies within a Special Flood Hazard Area, as described on the Flood Insurance Rate Map for the community in which the subject property is located.

The parties listed above are entitled to rely on the survey and this certificate as being true and accurate.



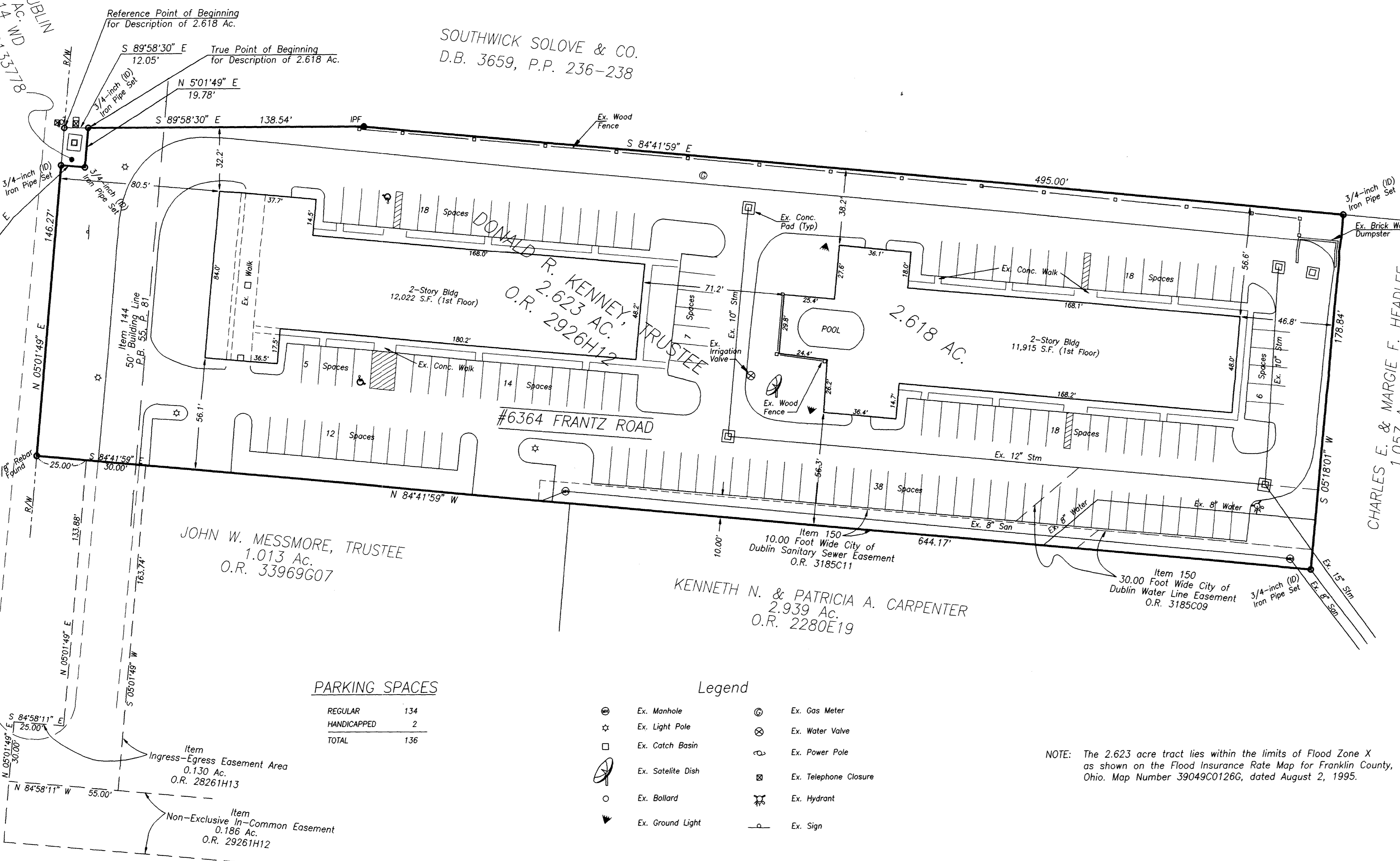
ALTA TITLE SURVEY OF 2.618 ACRES OF LAND LOCATED EAST OF FRANTZ ROAD AND SOUTH OF DUBLIN-GRANVILLE ROAD, IN THE CITY OF DUBLIN, COUNTY OF FRANKLIN AND STATE OF OHIO.

#6364 FRANTZ ROAD

BAUER, DAVIDSON & MERCHANT, INC.
Consulting Engineers
255 Green Meadows Drive S.
P.O. Box 370
Powell, Ohio 43065
(614) 846-3393

FRANTZ ROAD 100'

CHARLES E. & MARGIE F. HEADLEE
1.057 AC.
O.R. 4108G01



PARKING SPACES

REGULAR	134
HANDICAPPED	2
TOTAL	136

Legend

⊙	Ex. Manhole	⊙	Ex. Gas Meter
☆	Ex. Light Pole	⊗	Ex. Water Valve
□	Ex. Catch Basin	⊕	Ex. Power Pole
⊙	Ex. Satellite Dish	⊞	Ex. Telephone Closure
○	Ex. Bollard	⊚	Ex. Hydrant
⬇	Ex. Ground Light	—	Ex. Sign

NOTE: The 2.623 acre tract lies within the limits of Flood Zone X as shown on the Flood Insurance Rate Map for Franklin County, Ohio. Map Number 39049C0126G, dated August 2, 1995.