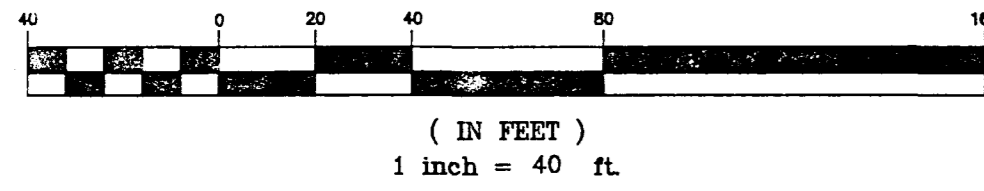


GRAPHIC SCALE



DESCRIPTION OF 2.853 ACRES OF LAND
NORTH OF HEATHERDOWN DRIVE
WEST OF S. STATE STREET (S.R. 3)
WESTERVILLE, OHIO

Situated in the State of Ohio, County of Franklin, City of Westerville, Section 2, Township 2, Range 21, United States Military Lands, being 2.853 acres of land all out of that 3.209 acre tract as described in a deed to Hotel Associates of Westerville, Inc., of record in Official Record Volume 1445 B01, all references to records being on file in the Recorder's Office, Franklin County, Ohio, said 2.853 acre tract being more particularly described as follows:

Beginning for reference at the centerline intersection of Heatherdown Drive and S. State Street (S.R. 3): Thence North 0°16'00" East, along the centerline of S. State Street, a distance of 78.22 feet to a point; Thence North 89°23'54" West, a distance of 50.00 feet to a point in the westerly right-of-way line of said S. State Street, at the southeasterly corner of that 0.912 acre tract as described in a deed to SuperAmerica Group, Inc., of record in Official Record Volume 1429 B08, the northwesterly corner of that 0.1085 acre tract as described in a deed to SuperAmerica Group, Inc., of record in Official Record Volume 20843 A01; Thence North 85°59'16" West, along the southerly line of said 0.912 acre tract, the northerly line of said 0.1085 acre tract, a distance of 155.15 feet to an iron pin found at the southwesterly corner of said 0.1085 acre tract and the True Place of Beginning of the 2.853 acre tract herein described:

Thence South 0°23'55" West, along the westerly line of said 0.1085 acre tract, a distance of 7.62 feet to a drill hole found in the northerly right-of-way line of Heatherdown Drive, in the southerly line of said 3.209 acre tract, at the southwesterly corner of said 0.1085 acre tract;

Thence along the northerly right-of-way line of Heatherdown Drive, the southerly line of said 3.209 acre tract, the following three (3) courses and distances:

1. Along the arc of a non-tangent curve to the left, having a radius of 430.00 feet, a central angle of 29°47'44", an arc distance of 223.61 feet to a point of compound curvature, said arc being subtended by a chord bearing North 80°36'00" West, a chord distance of 221.10 feet;
2. Along the arc of a curve to the left, having a radius of 230.00 feet, a central angle of 69°06'50", an arc distance of 277.44 feet to a point of reverse curvature, said arc being subtended by a chord bearing South 49°55'40" West, a chord distance of 260.92 feet;
3. Along the arc of a curve to the right, having a radius of 170.00 feet, a central angle of 14°46'59", an arc distance of 43.86 feet to a point in the northerly line of that 1.5 acre tract as described in Parcel I, in a deed to City of Westerville of record in Deed Book 3247, Page 521, at the southeasterly corner of said 3.209 acre tract, said arc being subtended by a chord bearing South 22°46'44" West, a chord distance of 43.74 feet;

Thence North 86°00'18" West, along the southerly line of said 3.209 acre tract, the northerly line of said 1.5 acre tract, a distance of 11.14 feet to a point at the southwesterly corner of said 3.209 acre tract, at the southeasterly corner of that 8.79 acre tract as described in a Declaration of Condominium Ownership for Camelot Westerville by Camelot of Westerville Co., Ltd., of record in Official Record Volume 705 A01;

Thence North 3°48'53" East, along the westerly line of said 3.209 acre tract, the easterly line of said 8.79 acre tract, a distance of 479.00 feet to a point at the northwesterly corner of said 3.209 acre tract;

Thence South 85°59'57" East, along the northerly line of said 3.209 acre tract, the southerly line of said 8.79 acre tract, a distance of 385.92 feet to a point at the southeasterly corner of said 8.79 acre tract, at the southwesterly corner of that 0.466 acre tract as described in a deed to Adrian Incorporated, of record in Official Record Volume 1483 D01;

Thence South 85°59'10" East, continuing along the northerly line of said 3.209 acre tract, along the southerly line of said 0.466 acre tract, a distance of 35.11 feet to a point at the northwesterly corner of that 0.2449 acre tract, as described in a deed to SuperAmerica Group, Inc., of record in Official Record Volume 20843 A01;

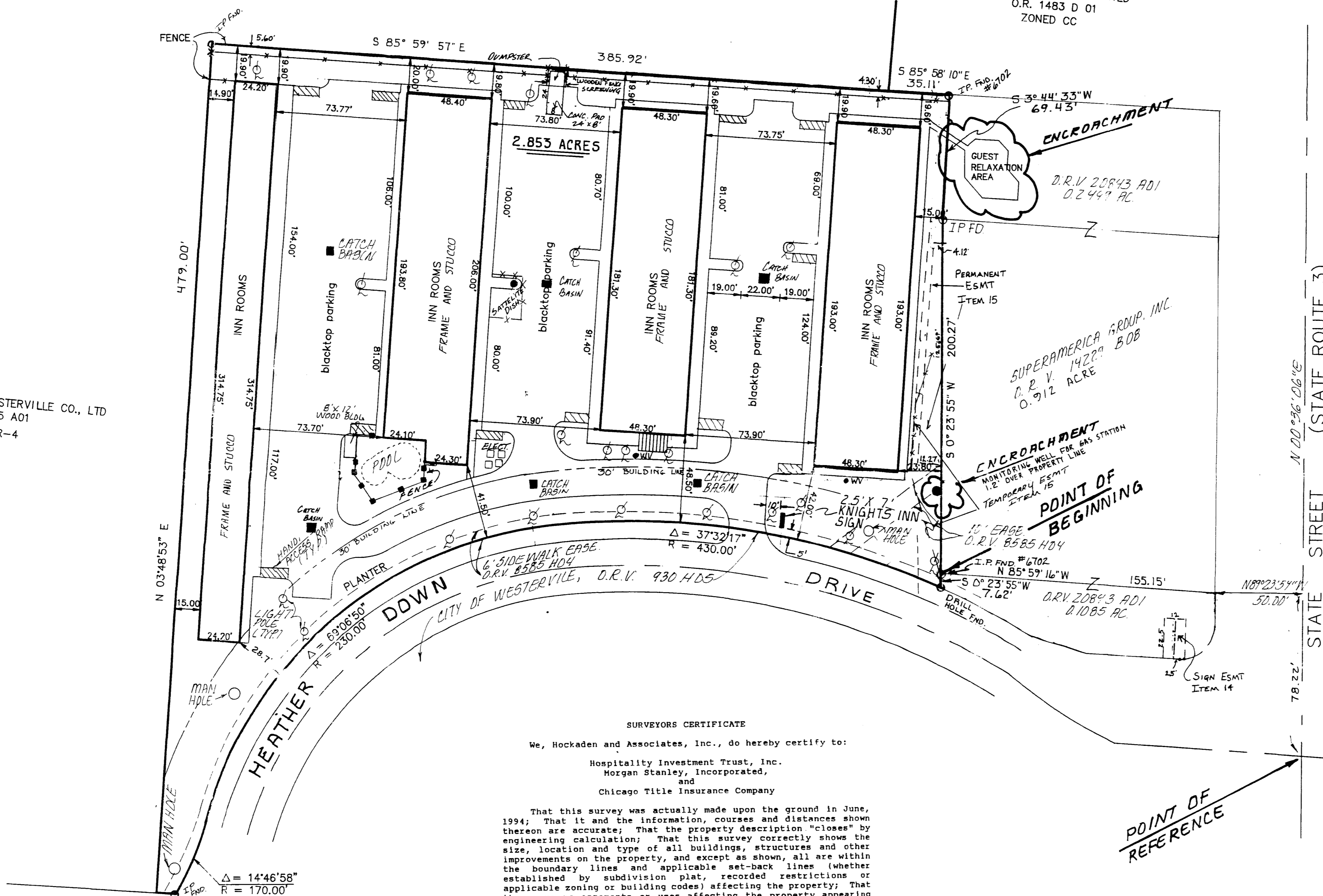
Thence South 3°44'33" West, along the westerly line of said 0.2449 acre tract, a distance of 69.43 feet to an iron pin found at the southwesterly corner of said 0.2449 acre tract, at the northwesterly corner of said 0.912 acre tract as described in a deed to SuperAmerica Group, Inc., of record in Official Record Volume 1429 B08;

Thence South 0°23'55" West, along the westerly line of said 0.912 acre tract, a distance of 200.27 feet to the True Place of Beginning and containing 2.853 acres of land.

CAMELOT OF WESTERVILLE CO., LTD
O.R. 705 A01
ZONED R-4

ADRIAN, INCORPORATED
O.R. 1483 D 01
ZONED CC

CAMELOT OF WESTERVILLE CO., LTD
O.R. 705 A01
ZONED R-4



THE SITE IS ZONED I-O
OFFICE - INSTITUTIONAL
BUILDING SET BACK ALONG HEATHERDOWN DR. = 30'
SIDE YARD SET BACK = 15'
REAR YARD SET BACK = 20'
PAVEMENT SET BACK = 10'

SURVEYORS CERTIFICATE
We, Hockaden and Associates, Inc., do hereby certify to:
Hospitality Investment Trust, Inc.
Morgan Stanley, Incorporated,
and
Chicago Title Insurance Company

That this survey was actually made upon the ground in June, 1994; That it and the information, courses and distances shown thereon are accurate; That the property description "enclosed" by engineering calculation; That this survey correctly shows the size, location and type of all buildings, structures and other improvements on the property, and except as shown, all are within the boundary lines and applicable set-back lines (whether established by subdivision plat, recorded restrictions or applicable zoning or building codes) affecting the property; That there are no easements or uses affecting the property appearing from a careful physical inspection of the same, other than those easements as supplied by Chicago Title Insurance Company, Commitment for Title Insurance, Commitment Number 94060156, Effective Date May 6, 1994, as shown thereon; That except as shown there are no encroachments upon the property by any building, structure or other improvements situated upon any adjoining premises; That the boundary lines of the tract are contiguous with, and the property has direct access to Heatherdown Drive, being a duly dedicated public right-of-way in the City of Reynoldsburg, and shown hereon; That by graphical plotting only, the subject property lies within Zone C (areas of minimal flooding), according to the Federal Emergency Management Agency, Flood Insurance Rate Map, Community Panel Number 390174 0005 D, effective date August 7, 1981; That this survey was made in accordance with current "Minimum Standard Detail Requirements for Land Title Surveys," jointly established by ALTA and ACSM and meets the accuracy requirements of a Class A Survey, as defined therein.



HOCKADEN AND ASSOCIATES, INC.
Consulting Engineers
John L. Price
Registered Professional Surveyor No. 7159

- ITEM 10. GRANT OF A TEN (10') FOOT UTILITY EASEMENT FROM THE COLUMBUS NORTHEAST HOTEL TO THE CITY OF WESTERVILLE, RECORDED IN OFFICIAL RECORD VOLUME 9124 E15. (IS A BLANKET EASEMENT AND AFFECTS THE SUBJECT PROPERTY AND RELEASES THAT TEMPORARY EASEMENT OF RECORD IN O.R.V. 930 H05, H17 AND H18)
- ITEM 11. GRANT OF STORM AND SANITARY SEWER EASEMENT FROM JAMES R. TAYLOR TO THE CITY OF WESTERVILLE, RECORDED IN OFFICIAL RECORD VOLUME 00930 H05. (TEMPORARY EASEMENT RELEASED BY O.R.V. 9124 E15)
- ITEM 12. GRANT OF A TEN (10) FOOT UTILITY EASEMENT FROM JAMES R. TAYLOR TO THE CITY OF WESTERVILLE, RECORDED IN OFFICIAL RECORD VOLUME 8585 H02. (IS A BLANKET EASEMENT AND AFFECTS THE SUBJECT PROPERTY)

- ITEM 13. GRANT OF A STORM SEWER AND SIDEWALK EASEMENT FROM JAMES R. TAYLOR TO THE CITY OF WESTERVILLE, RECORDED IN OFFICIAL RECORD VOLUME 8585 H04. (AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON)
- ITEM 14. SIGN EASEMENT AND AGREEMENT BY AND BETWEEN SUPERAMERICA GROUP, INC. AND HOTEL ASSOCIATES OF WESTERVILLE, INC., RECORDED IN OFFICIAL RECORD VOLUME 20843 A07. (LOCATED ON ADJOINING PROPERTY AND BENEFITS THE SUBJECT PROPERTY AND IS SHOWN HEREON)
- ITEM 15. STORM SEWER AND TEMPORARY CONSTRUCTION EASEMENT FROM HOTEL ASSOCIATES OF WESTERVILLE, INC. TO THE CITY OF WESTERVILLE, OF RECORD IN OFFICIAL RECORD VOLUME 28297 A01. (AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON)

KNIGHTS INN WESTERVILLE, OHIO

PREPARED BY
HOCKADEN AND ASSOCIATES, INC.
CONSULTING ENGINEERS
883 N. CASSADY AVENUE
COLUMBUS, OHIO 43219
(614) 252-0993
FAX 252-0444

DATE AUG. 1991

REVISED 7-22-95 - UPDATE SURVEY - DUMPSTER/FENCE - MDP
REVISED 6-16-94 - UPDATED CITY - CEL
REVISED 11-1-91 ADDED SIGN - CEL