

UDR OHIO PROPERTIES, LLC
INS. #200104030068850
20.887 ACRES (PARCEL 2)

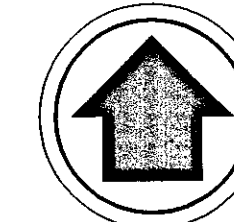
NOTE

Property is zoned "PCD" (Planned Commerce District). Maximum allowable building height on subject parcel is 28', and maximum lot coverage is 10,000 sq. ft. per acre by building or 70% lot coverage by hard surfaces.

FLOOD NOTE

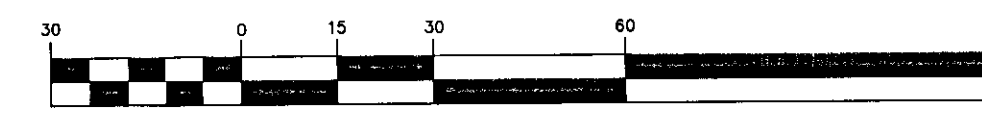
Subject property is in Flood Zone "X" (Areas determined to be outside the 500 year floodplain) per FEMA Map Panel No. 39049C0109 G, Dated August 2, 1995.

MEANDER HOSPITALITY GROUP, INC.
INS. #200001240015706
3.242 ACRES

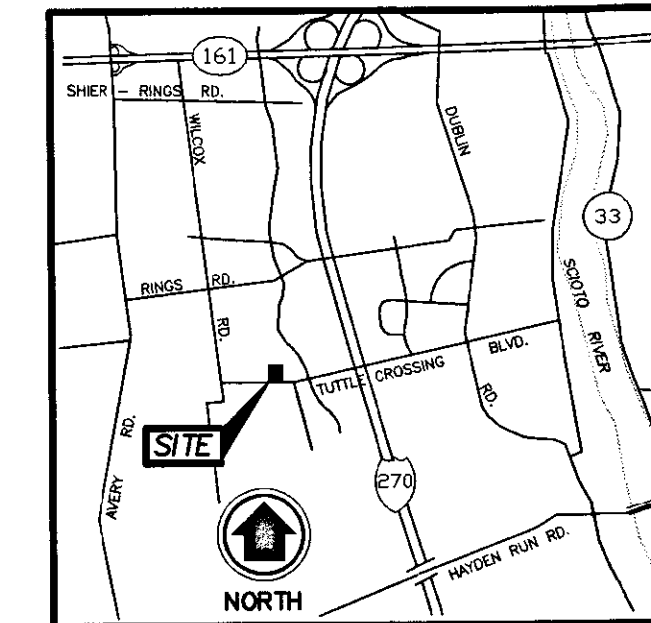


NORTH

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.



VICINITY MAP
(NOT TO SCALE)

LEGEND

- ⊙ IRON PIN FOUND
- ⊙ IRON PIN SET (1" O.D. IRON PIPE, 30" LONG W/PLASTIC CAP "M-E COMPANIES/S-6872")
- ⊠ FRANKLIN CO. ENG. MONUMENT FOUND
- ⊙ SANITARY MANHOLE
- ⊙ SANITARY CLEAN-OUT
- ⊙ WATER VALVE
- ⊙ FIRE HYDRANT
- ⊙ UTILITY POLE
- ⊙ TRAFFIC POLE
- ⊙ TELEPHONE BOX
- ⊙ MAILBOX
- ⊙ GAS METER
- STORM MANHOLE
- STORM SEWER INLET
- ⊠ WATER METER
- ⊠ ELECTRIC TRANSFORMER
- LIGHT POLE
- GUY ANCHOR
- ⊠ SIGN
- ⊠ BOLLARD
- ⊠ GAS VALVE
- W — WATERLINE
- G — GAS LINE
- DHL — OVERHEAD UTILITY
- E — UNDERGROUND ELECTRIC
- 8" SAN — SANITARY SEWER
- 12" STM — STORM SEWER
- T — UNDERGROUND TELEPHONE
- F — FENCE

DESCRIPTION OF 3.557 ACRES

Situated in the State of Ohio, County of Franklin, City of Dublin, being part of Virginia Military Survey 3011, being all that remains of that 0.917-acre tract, all that remains of that 1.424-acre tract and all of that 1.5119-acre tract, all as described in deeds to Tuttle Road Limited Partnership of record in Official Record 33324, Page G11, Official Record 34047, Page C02 and Instrument No. 199906010137894, respectively, all references herein being to the records of the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Beginning FOR REFERENCE at Franklin County Geodetic Survey Monument No. 2213 in the centerline of Tuttle Crossing Boulevard, 20.22 feet east of the centerline intersection of Hirth Road; thence South 83°15'26" West, along the centerline of Tuttle Crossing Boulevard, a distance of 483.71 feet to the southwest corner of "Tuttle Crossing Northwest", a subdivision of record in Plot Book 71, Pages 33 and 34; thence North 06°41'04" West, along the westerly line of said subdivision, passing an iron pin found (no cap) at a distance of 50.00 feet, a total distance of 66.00 feet to an iron pin set in the northerly right-of-way line of Tuttle Crossing Boulevard and in the corporation line between the City of Dublin and the City of Columbus, said iron pin being at the TRUE PLACE OF BEGINNING;

Thence South 83°15'26" West, along said right-of-way line, a distance of 350.67 feet to an iron pin found (no cap) at the southeasterly corner of that 1.770-acre tract as described in a deed to BRE/ESA P Portfolio LLC, of record in Instrument No. 200410270248251;

Thence North 06°44'34" West, along the easterly line of said 1.770-acre tract, a distance of 441.58 feet to the northeasterly corner of same and in the southerly line of that 20.887-acre tract (Parcel 2) as described in a deed to UDR Ohio Properties, LLC, of record in Instrument No. 200104030068850, said corner being witnessed by an iron pin set in the property line 5.00 feet south of the corner;

Thence North 83°15'26" East, along said southerly line, a distance of 351.12 feet to an iron pin set at the southeasterly corner of said 20.887-acre tract and in the westerly line of that 3.242-acre tract as described in a deed to Meander Hospitality Group, Inc., of record in Instrument No. 200001240015706 and in the corporation line between the City of Dublin and the City of Columbus;

Thence South 06°41'04" East, along said westerly line and said corporation line, passing an iron pin (found bent and re-set) at the southeasterly corner of said 3.242-acre tract and the northwesterly corner of that 1.112-acre tract as described in a deed to Dimche Kuzmanovski, of record in Instrument No. 200510140216471 at 78.84 feet, and then along the westerly line of said 1.112-acre tract, a total distance of 441.58 feet to the TRUE PLACE OF BEGINNING and containing 3.557 acres of land.

Bearings herein are based on South 83°15'26" West for Tuttle Crossing Boulevard as referenced in Instrument No. 200410270248251, Instrument No. 200510140216471, Official Record 33324, Page G11 and Official Record 34047, Page C02.

Iron pins set consist of a 1" (O.D.) pipe, 30" long with a plastic cap inscribed "M-E COMPANIES/S-6872".

RECEIVED

JUN 23 2006

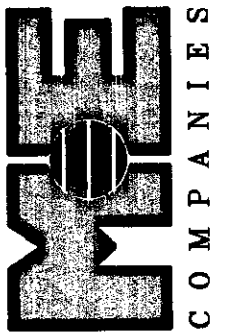
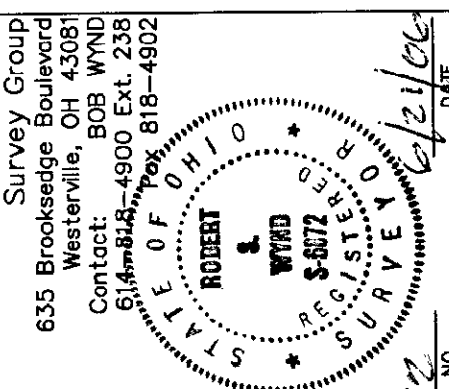
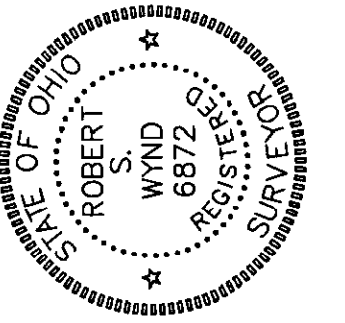
Franklin County Engineer
Dean C. Ringle, P.E.

GILLIGAN OIL COMPANY
INS. #200011290241484
2.000 ACRES
PT. RESERVE "D"
P.B. 71, PGS. 33 & 34

SHELL OIL COMPANY
O.R. 16579, PG. 109
1.283 ACRES

REVISIONS

DATE	BY	DESCRIPTION



REGISTERED SURVEYOR

PROPERTY SURVEY

TUTTLE RD. LTD. PARTNERSHIP
TUTTLE CROSSING
FRANKLIN COUNTY, COLUMBUS, OHIO

FIELD	PM	DRAW
EM	RSW	MPL
F.B. 159	PG. 42	
JOB NO.: 97-008-1-1-10.4		
DATE: JUNE 2006		
SCALE: 1" = 30'		
PRINT DATE:		
SHEET NO.: 1/1		

