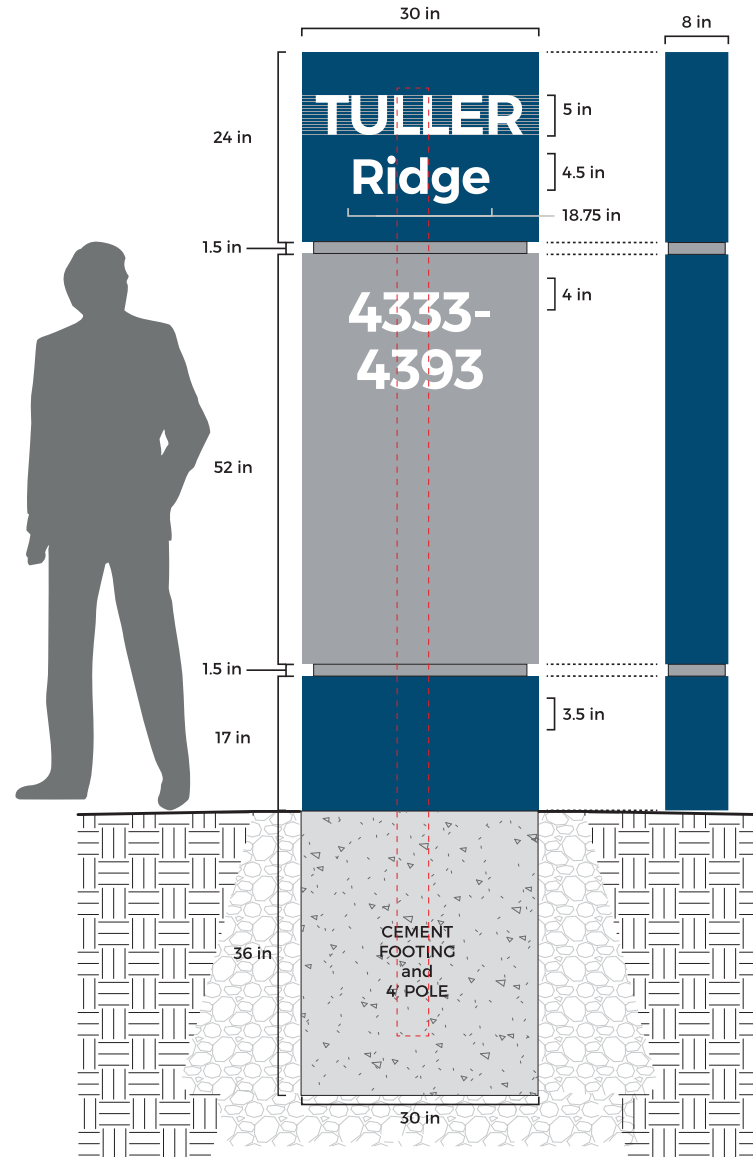


---

# New Directional Signage



ARDEN | LOGISTICS  
PARKS



## SPECIFICATIONS

- Fabricated Aluminum Ground Sign
- Painted Sherwin Williams SW 6531 Indigo, SW7073 Network Grey, and White

# TULLER RIDGE COMMERCE PARK

Tuller Ridge - 4353 Tuller Rd, Dublin, OH 43017

## Master Sign Plan - Entrance 1

### EXISTING



### PROPOSED



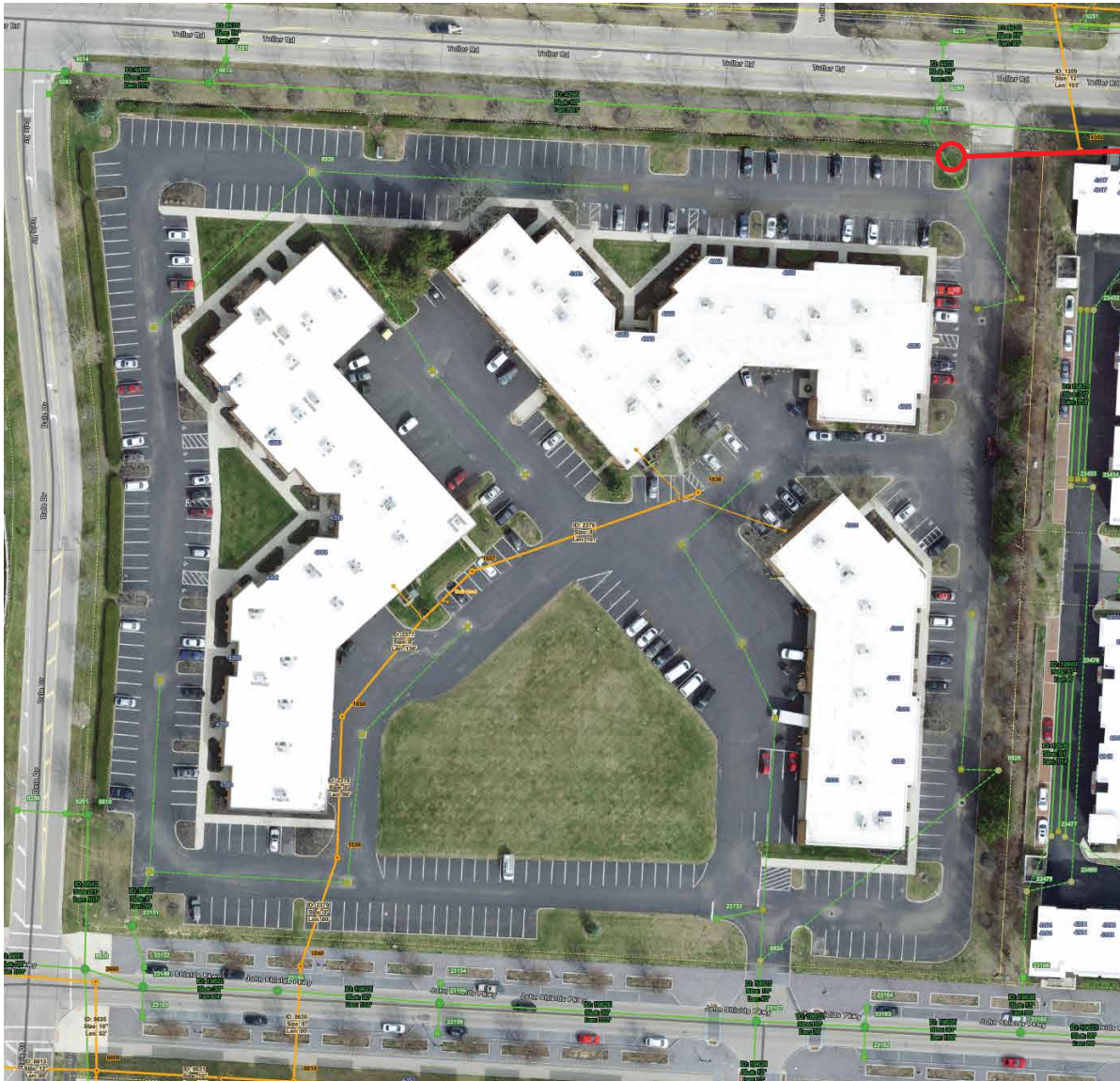
### SPECIFICATIONS

- Fabricated Aluminum Ground Sign
- Painted Sherwin Williams  
SW 6531 Indigo, SW7073 Network  
Grey, and White

# TULLER RIDGE COMMERCE PARK

Tuller Ridge - 4353 Tuller Rd, Dublin, OH 43017

## Master Sign Plan - Entrance 1



**Tuller Road  
Sign Location**

- Replacing Existing Directional Sign, 9' From Right Of Way



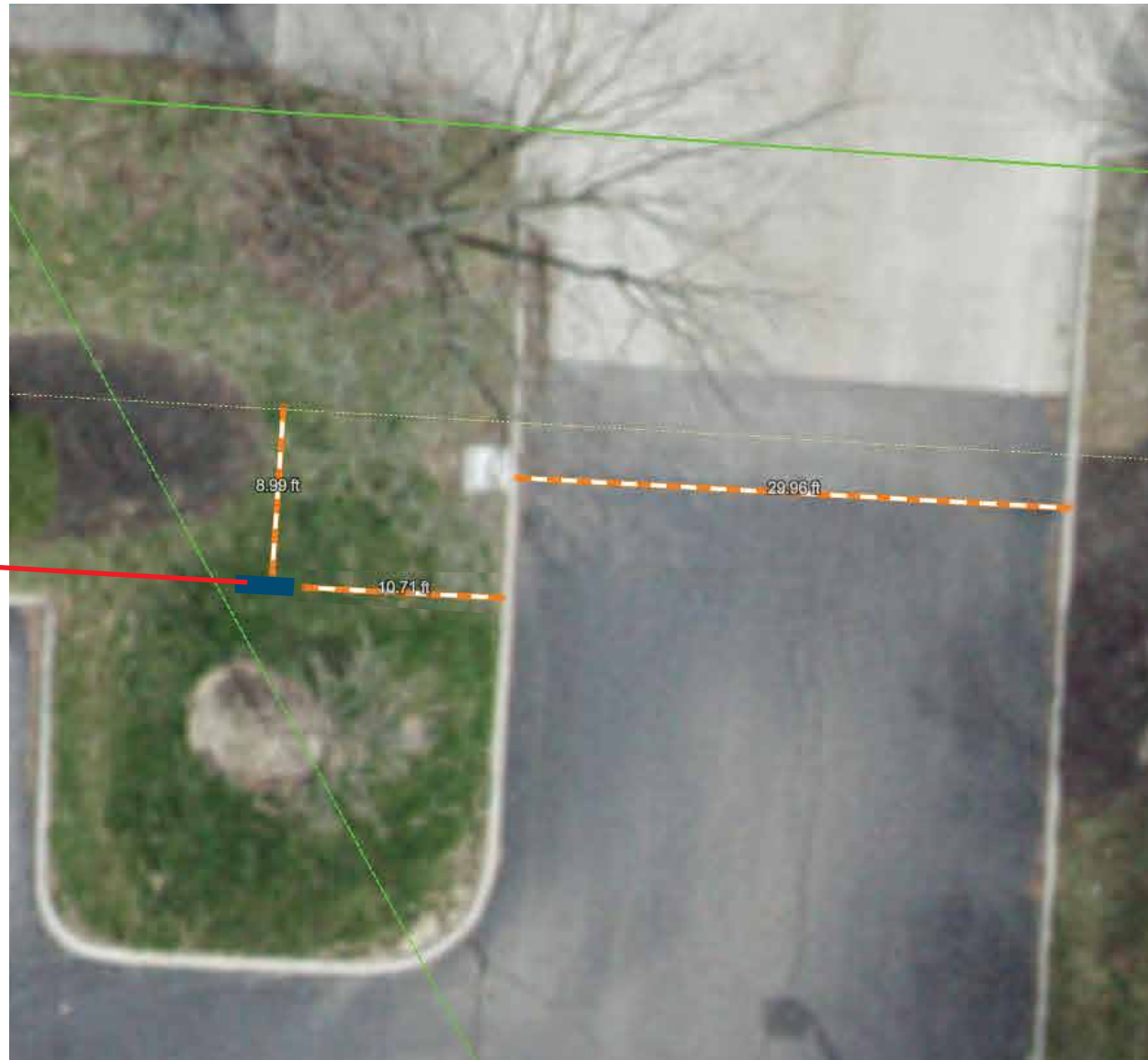
# TULLER RIDGE COMMERCE PARK

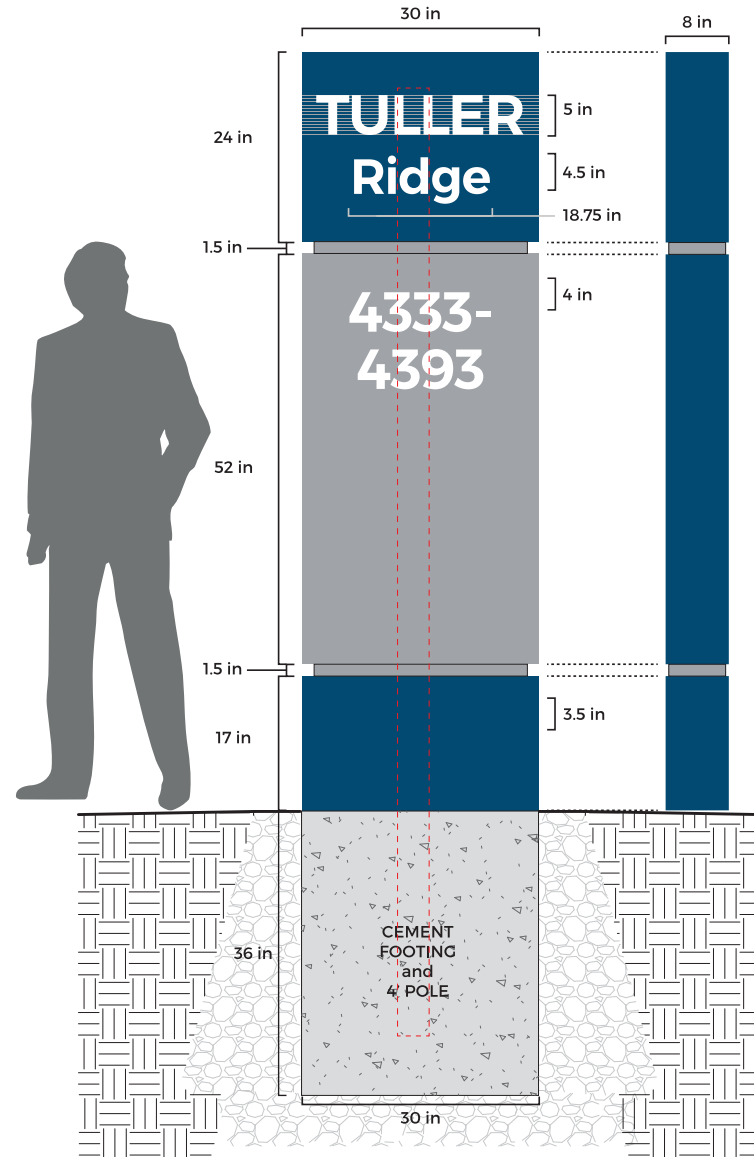
Tuller Ridge - 4353 Tuller Rd, Dublin, OH 43017

## Master Sign Plan - Entrance 1

### Tuller Road Sign Location

- Replacing Existing Directional Sign, 9' From Right Of Way





## SPECIFICATIONS

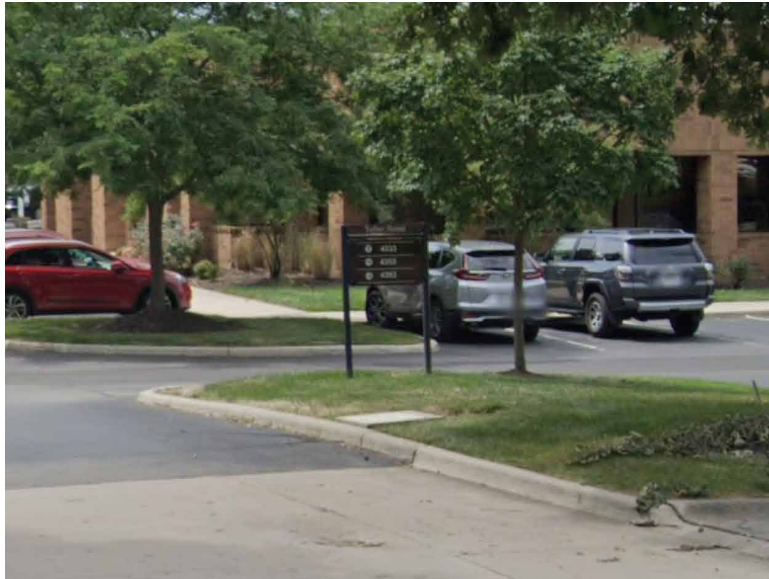
- Fabricated Aluminum Ground Sign
- Painted Sherwin Williams SW 6531 Indigo, SW7073 Network Grey, and White

# TULLER RIDGE COMMERCE PARK

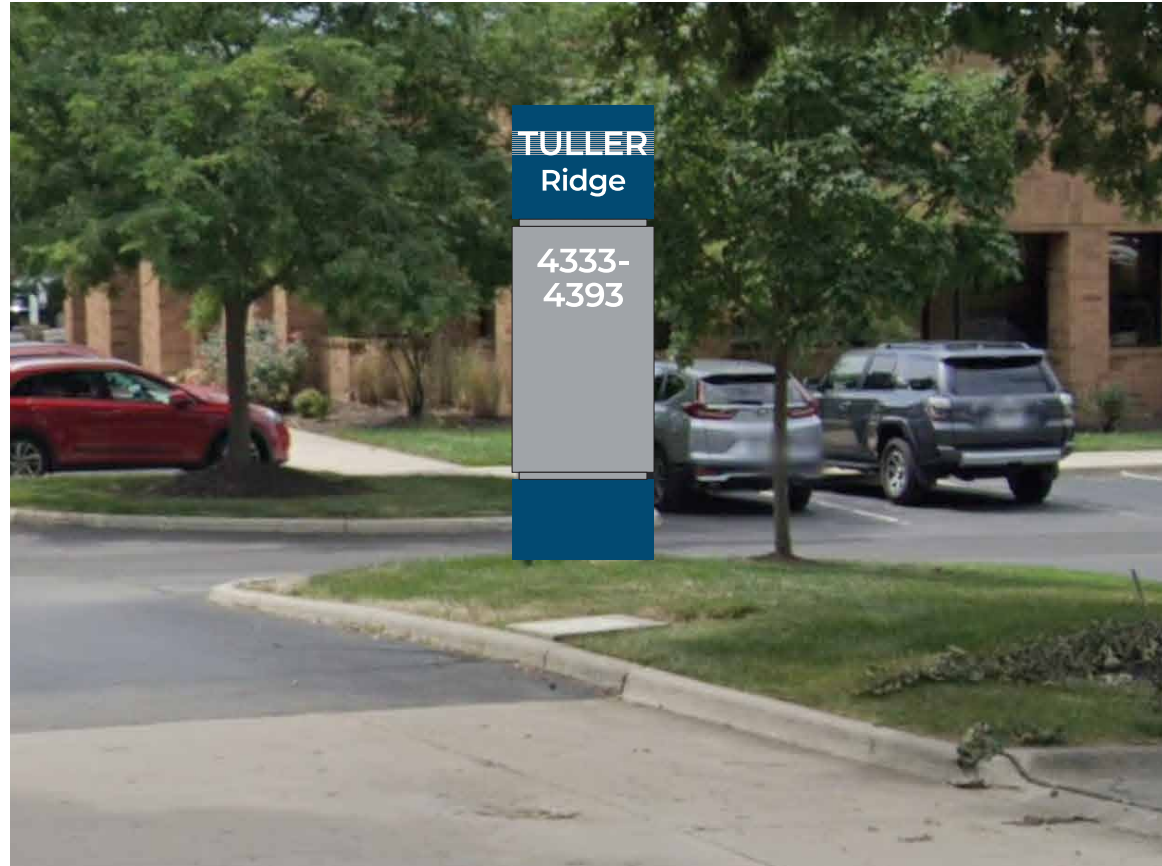
Tuller Ridge - 4353 Tuller Rd, Dublin, OH 43017

## Master Sign Plan - Entrance 2

### EXISTING



### PROPOSED



### SPECIFICATIONS

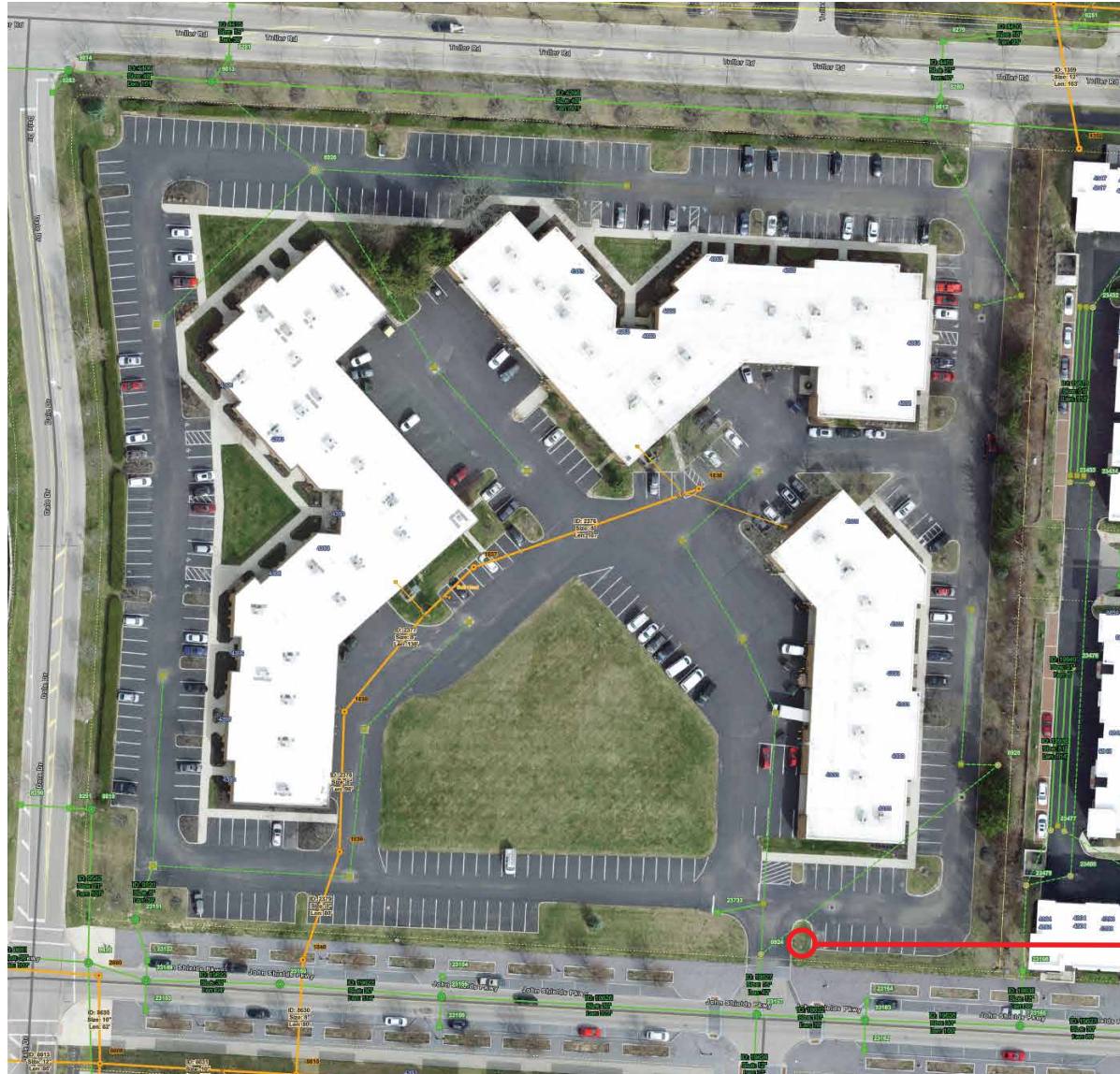
- Fabricated Aluminum Ground Sign
- Painted Sherwin Williams  
SW 6531 Indigo, SW7073 Network  
Grey, and White



# TULLER RIDGE COMMERCE PARK

Tuller Ridge - 4353 Tuller Rd, Dublin, OH 43017

## Master Sign Plan - Entrance 2



- Replacing Existing Directional Sign, 9' From Right Of Way

John Shields Pkwy Sign Location



# TULLER RIDGE COMMERCE PARK

Tuller Ridge - 4353 Tuller Rd, Dublin, OH 43017

## Master Sign Plan - Entrance 2



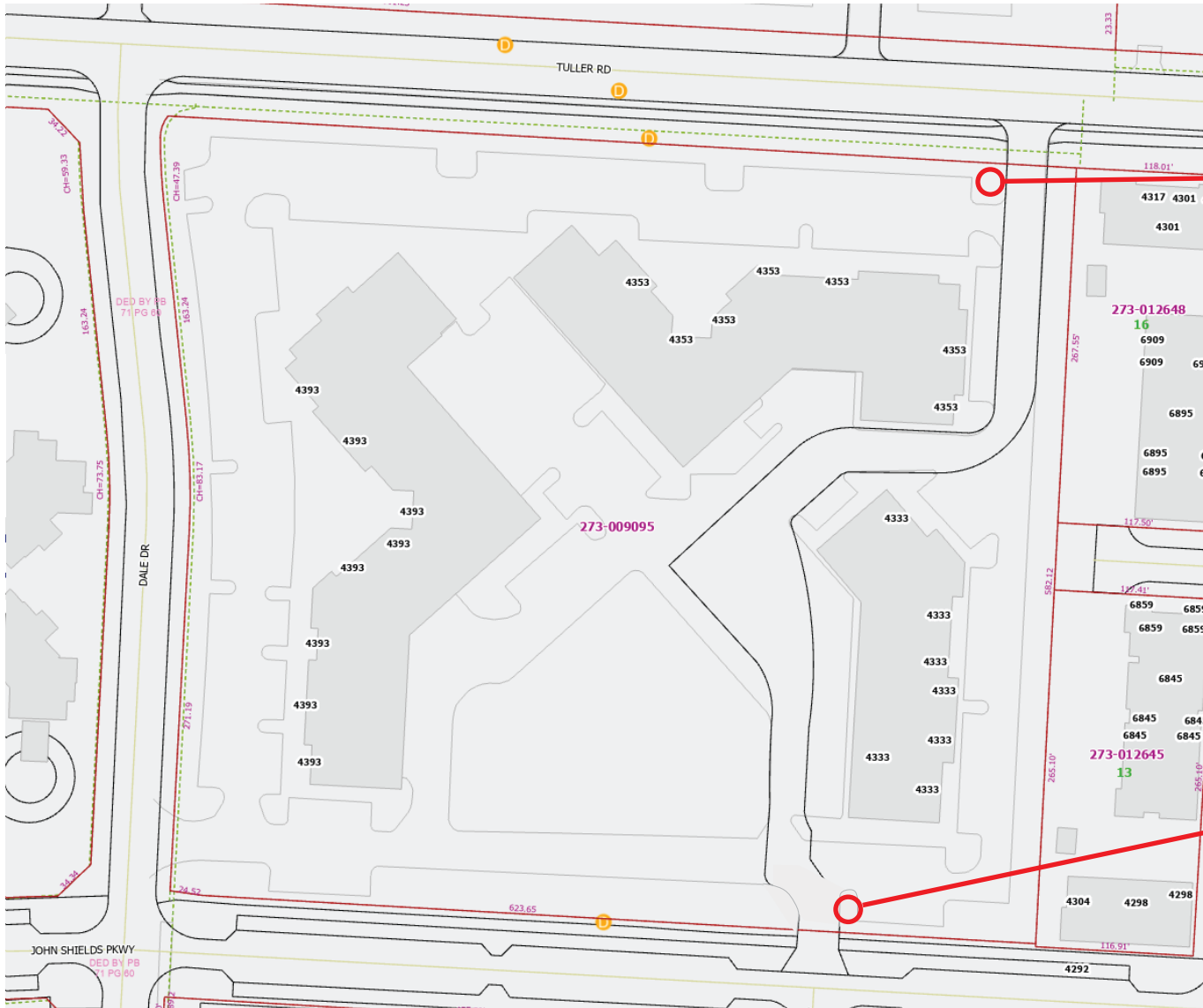
- Replacing Existing Directional Sign, 9' From Right Of Way

**John Shields Pkwy Sign Location**

# TULLER RIDGE COMMERCE PARK

Tuller Ridge - 4353 Tuller Rd, Dublin, OH 43017

## Master Sign Plan



### Tuller Road Sign Location

- Replacing Existing Directional Sign, 9' From Right Of Way


### John Shields Pkwy Sign Location

- Replacing Existing Directional Sign, 9' From Right Of Way





**OWNER**

Owner	<a href="#">ALP-ARC II TULLER RIDGE PROPERTY COMPANY LLC</a>
Owner Mailing / Contact Address	1600 MARKET ST STE 2600 PHILADELPHIA PA 19103 <a href="#">Submit Mailing Address Correction Request</a>
Site (Property) Address	4353 TULLER RIDGE DR <a href="#">Submit Site Address Correction Request</a>
Legal Description	RIVERSIDE DRIVE R19 T2 1/4T2 8.779 ACRES
Calculated Acres	8.66
Legal Acres	8.779
Tax Bill Mailing	<a href="#">View or Change on the Treasurer's Website</a> <b>If you have recently satisfied or refinanced your mortgage, please visit the above link to review your tax mailing address to ensure you receive your tax bill and other important mailings.</b>
Parcel Permalink	<a href="https://audr-apps.franklincountyohio.gov/redir/Link/Parcel/273-009095-00">https://audr-apps.franklincountyohio.gov/redir/Link/Parcel/273-009095-00</a>
eAlerts	<a href="#">Sign Up for or Manage Property eAlerts</a> The Auditor's office provides a Property eAlerts tool through which a property owner can sign up to receive an automated email alert whenever a change in owner or value is made to their property record. Click on the above button to sign up for or manage your Property eAlerts.
Tools	<a href="#">View Google Map</a>  <a href="#">Print Parcel Summary</a>

Parcel ID: 273-009095-00	Map Routing: 273-0071D -045-04
ALP-ARC II TULLER RIDGE PROPERTY COMPANY LLC	4353 TULLER RIDGE DR

**LAND CHARACTERISTICS**

Lot Type	Act Front	Eff Front	Eff Depth	Acres
S1-SQUARE FOOT				8.78

**SITE CHARACTERISTICS**

Property Status	Developed
Best Use Class	C - COMMERCIAL
Neighborhood	X0108000
Elevation	Street Level
Terrain	Flat
Street / Road	Paved
Traffic	Normal
Utilities 1	6 - Public Utilities Available
Utilities 2	-
Utilities 3	-
Irregular Shape	No
Excess Frontage	No
Alley	No
Sidewalk	No
Corner Lot	No
Wooded Lot	No
Waterfront	No
View	No

# TULLER RIDGE COMMERCE PARK

Tuller Ridge - 4353 Tuller Rd, Dublin, OH 43017

## Master Sign Plan - Building Information

Parcel ID: 273-009095-00 Map Routing: 273-0071D -045-04  
ALP-ARC II TULLER RIDGE PROPERTY COMPANY LLC 4353 TULLER RIDGE DR

### COMMERCIAL BUILDING 1 OF 3 >

Card Number 1  
Building Address 4353 TULLER RIDGE DR  
Number Identical Buildings 1  
Structure Type OFFICE BLDG L-R 1-4S  
Stories 01  
Garages  
Gross Sq. Ft. 28,998  
Number of Units  
Year Built 1990  
Effective Year 1998  
Year Remodeled 1994  
Grade C+2 - AVERAGE ++

#### INTERIOR / EXTERIOR DETAIL

Sketch ID  
Floor From - To 01 - 01  
Use Code WAREHOUSE  
Wall Height 16  
Exterior Wall Type 01 - BRICK  
Construction Type 2 - FIRE RESISTENT  
Construction Note  
Area (Sq Ft / Floor) 14,499  
Condition AVERAGE  
Interior Finish 100  
HVAC NORMAL, CENTRAL AC  
Lighting NORMAL  
Plumbing NORMAL  
Sprinkler YES  
---

Sketch ID  
Floor From - To 01 - 01  
Use Code OFFICES  
Wall Height 16  
Exterior Wall Type 01 - BRICK  
Construction Type 2 - FIRE RESISTENT  
Construction Note  
Area (Sq Ft / Floor) 14,499  
Condition AVERAGE  
Interior Finish 100  
HVAC NORMAL, CENTRAL AC  
Lighting NORMAL  
Plumbing NORMAL  
Sprinkler YES  
---

Parcel ID: 273-009095-00 Map Routing: 273-0071D -045-04  
ALP-ARC II TULLER RIDGE PROPERTY COMPANY LLC 4353 TULLER RIDGE DR

### COMMERCIAL BUILDING < 2 OF 3 >

Card Number 2  
Building Address 4333 TULLER RIDGE DR  
Number Identical Buildings 1  
Structure Type OFFICE BLDG L-R 1-4S  
Stories 01  
Garages  
Gross Sq. Ft. 16,320  
Number of Units  
Year Built 1990  
Effective Year 1990  
Year Remodeled 1994  
Grade C - AVERAGE QUALITY

#### INTERIOR / EXTERIOR DETAIL

Sketch ID  
Floor From - To 01 - 01  
Use Code WAREHOUSE  
Wall Height 16  
Exterior Wall Type 01 - BRICK  
Construction Type 2 - FIRE RESISTENT  
Construction Note  
Area (Sq Ft / Floor) 8,160  
Condition AVERAGE  
Interior Finish 100  
HVAC NORMAL, CENTRAL AC  
Lighting NORMAL  
Plumbing NORMAL  
Sprinkler YES  
---

Sketch ID  
Floor From - To 01 - 01  
Use Code OFFICES  
Wall Height 16  
Exterior Wall Type 01 - BRICK  
Construction Type 2 - FIRE RESISTENT  
Construction Note  
Area (Sq Ft / Floor) 8,160  
Condition AVERAGE  
Interior Finish 100  
HVAC NORMAL, CENTRAL AC  
Lighting NORMAL  
Plumbing NORMAL  
Sprinkler YES  
---

Parcel ID: 273-009095-00 Map Routing: 273-0071D -045-04  
ALP-ARC II TULLER RIDGE PROPERTY COMPANY LLC 4353 TULLER RIDGE DR

### COMMERCIAL BUILDING < 3 OF 3 >

Card Number 3  
Building Address 4393 TULLER RIDGE DR  
Number Identical Buildings 1  
Structure Type OFFICE BLDG L-R 1-4S  
Stories 01  
Garages  
Gross Sq. Ft. 32,362  
Number of Units  
Year Built 1990  
Effective Year 1990  
Year Remodeled 1997  
Grade C - AVERAGE QUALITY

#### INTERIOR / EXTERIOR DETAIL

Sketch ID  
Floor From - To 01 - 01  
Use Code OFFICES  
Wall Height 16  
Exterior Wall Type 01 - BRICK  
Construction Type 2 - FIRE RESISTENT  
Construction Note  
Area (Sq Ft / Floor) 16,181  
Condition AVERAGE  
Interior Finish 100  
HVAC NORMAL, CENTRAL AC  
Lighting NORMAL  
Plumbing NORMAL  
Sprinkler YES  
---

Sketch ID  
Floor From - To 01 - 01  
Use Code WAREHOUSE  
Wall Height 16  
Exterior Wall Type 01 - BRICK  
Construction Type 2 - FIRE RESISTENT  
Construction Note  
Area (Sq Ft / Floor) 16,181  
Condition AVERAGE  
Interior Finish 100  
HVAC NORMAL, CENTRAL AC  
Lighting NORMAL  
Plumbing NORMAL  
Sprinkler YES  
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