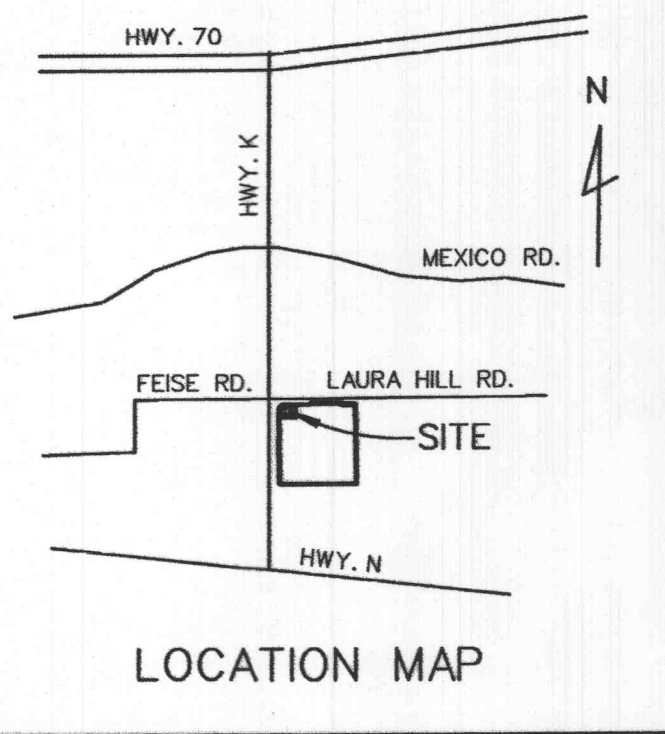


ALTA/ACSM LAND TITLE SURVEY
A TRACT OF LAND BEING PART OF THE
NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4
T. 46 N. - R. 3 E.
CITY OF O'FALLON
ST. CHARLES COUNTY, MISSOURI



Notes: 5998

1. Bearing system adopted from "Hillcrest Estates", recorded in Plat Book 25, page 121 of the St. Charles County Records.
2. Property referenced from Lawyers Title Insurance Corporation commitment for title insurance commitment number 99S81318, effective date April 23, 1999. The above referenced commitment for title insurance was relied upon to disclose all easements of record which affect this property.
3. Permanent easement granted to the City of O'Fallon by instrument recorded in Book 951 page 326 does not affect this property.
4. Right-of-way of Laura Hill Road over that part of said property embraced therein is shown hereon.
5. Limited access to State Highway K and Laura Hill Road as set forth in deed recorded in Book 1085 page 1214 is shown hereon.
6. Easement granted to Southwestern Bell Telephone Company by deed recorded in Book 1171 page 1777 is shown hereon. The location of said easement granted to Southwestern Bell Telephone Company by deed recorded in Deed Book 1171 page 1777 shown to be considered approximate only. Portions of the document which created said easement are not legible.
7. Easement acquired by the State of Missouri as set forth in Commissioners Report recorded in Book 1680 page 50 does not affect this property.
8. The instrument recorded in Deed Book 2198 page 1874 grants a 15 feet wide easement to Cuivre River Electric Cooperative, Inc. on either side of the "centerline". This instrument does not define or describe the "centerline". The location of easement shown is made with the assumption that the "centerline" referred to is the centerline of the utility poles shown hereon.
9. This property is subject to Terms and Provisions of Developer Acquisition Rights Agreement recorded in Book 2224 page 789.
10. The underground utilities shown hereon were plotted from available information from Laclede Gas Company, Public Water Supply District No. 2, GTE, Alliance Water Resources, and Ameren U.E. and do not necessarily reflect the actual existence, nonexistence, size, type, number, or location of these or other utilities. The general contractor shall be responsible for verifying the actual location of all underground utilities, shown or not shown, and shall be located in the field prior to any grading, excavating, or construction of improvements. These provisions shall in no way absolve any party from complying with the Underground Facility Safety and Damage Prevention Act, Chapter 319, RSMo.
11. Per the City of O'Fallon Planning Department this property is zoned "C-2" General Business District. According to the "Zoning Code of the City of O'Fallon" this property is subject to but not limited to the following:
 - a. Minimum site area.
Five (5) acres unless the project abuts existing commercial or industrial zone.
 - b. Minimum lot width.
Twenty-five (25) feet.
 - c. Maximum lot coverage
No limit.
 - d. Yard and setback requirements.
Front Yard. Not less than twenty-five (25) feet, excluding all signs, pump islands, and canopies of gasoline service stations.
Side Yards. No side yard is required except that where a side line of a lot in this district abuts the side line of a lot in any residential or office district, a side yard shall then be provided the same as required in the district it abuts. A side yard of not less than twenty-five (25) feet shall be provided on the street side of a corner lot.
Rear Yards. No rear yard is required except that where a rear line of a lot in this district abuts lots zoned residential or office a rear yard of not less than ten (10) feet shall be provided.
 - e. Height requirements.
No building or structure shall exceed a height of fifty (50) feet.

Refer to the above referenced Zoning Code for a complete listing of requirements which affect this property.

Per a telephone conversation with Mr. David Woods of the City of O'Fallon Planning Department:

 - a. If the majority of sales are food related the use of this property would be considered "Restaurants". According to Appendix A of the above referenced zoning code restaurants are a permitted use within the C-2 District.
 - b. If the majority of sales are liquor the use of property would be considered "Taverns". According to Appendix A of the above referenced zoning code taverns are a conditional use within the C-2 District.

The information listed above is to be considered as a guide only. Volz Inc. in no way guarantees that the proprietor of any business operated on this property will be issued a liquor license by the City of O'Fallon.
12. U.S.G.S. Datum Benchmark:
Elevation = 568.69 Chiseled square on the West side of a 2 foot diameter concrete base of flashing yellow light with pedestrian crossing sign on the East side of Highway K, 106 ± North of Babble Creek.
Note: The above referenced benchmark was provided by Pickett Ray & Silver.
Site Benchmark:
Elevation = 606.78 Cut square on South side of concrete base of traffic signal at the Southeast corner of Highway K and Laura Hill Drive.
13. Improvement plans for State Route K and Laura Hill Road prepared by Crawford, Bunte, Brammeier indicate pavement widening as follows:
State Route K: East curb line to ultimately be 44 feet East of the centerline. This affects the Southern most portion of the curb line shown hereon.
Laura Hill Road: South curb line to ultimately be 28.5 feet South of the centerline. This affects the entire length of the curb line shown hereon.

14. Grading operation have recently taken place on this tract. Building construction on Lot 8 is currently underway.
15. Utility Contact List:

Gas	St. Charles Gas Co. 1 West Bury Square St. Charles, MO 63301	Telephone	GTE Telephone Operations 680 Parr Road, Building AA Wentzville, MO 63385
Electric	Ameren UE 5 200 Callahan Road Wentzville, MO 6338	DOT	State of Missouri Dept. of Transportation 1590 Woodlake Drive Chesterfield, MO 63017
Sewer	City of O'Fallon 138 S. Main Street O'Fallon, MO 63366	Water	Public Water Supply District 2 St. Charles County 100 Water Drive P.O. Box 967 O'Fallon, MO 63366
16. Per the approved preliminary subdivision plat, access to outlots 1 thru 6 shall be provided via the internal drive located immediately East of said outlots. No direct access will be provided to outlots 1 thru 6 via Missouri State Highway K.

We have determined the horizontal location of this tract of land in O'Fallon, Missouri, by scaling the property in reference to the "Flood Insurance Rate Map (FIRM), St. Charles County, Missouri, and Incorporated Areas", Panel 239 of 525, Map Number 29183C0239 E with effective date of August 2, 1996. By express reference to the map and its legend, this tract is indicated to be within Zone X unshaded area.

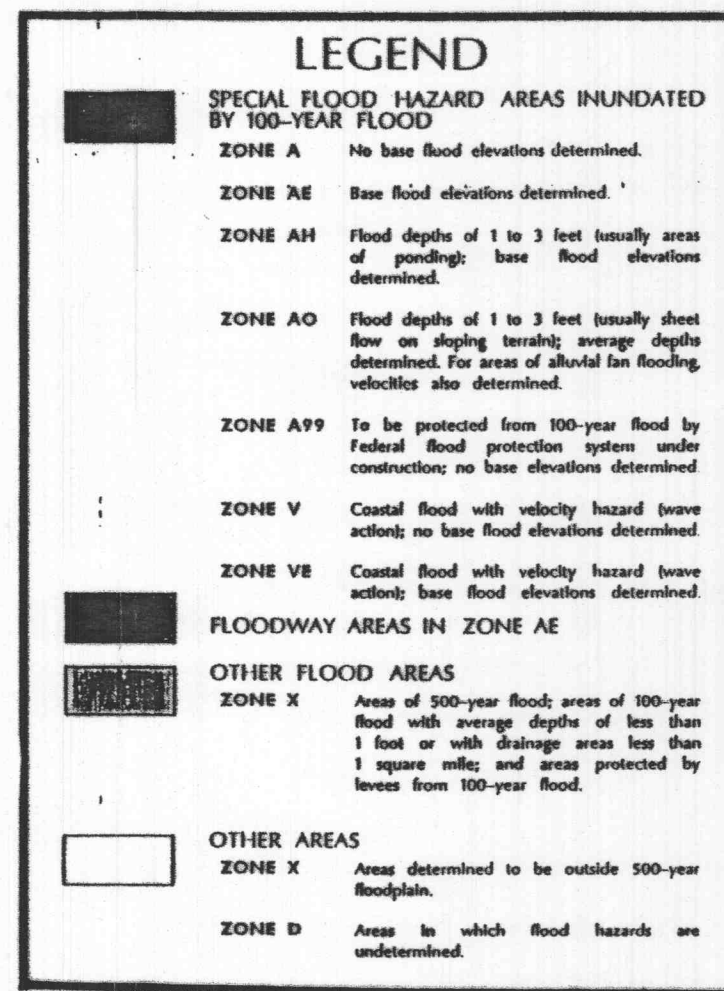
The evaluation provided in this note is confined to simply indicating the apparent physical, horizontal location of the property with respect to the features displayed on the map. No field study of the drainage characteristics to which this property may be subject has been conducted or consulted and no representation concerning the insurability of this property or the potential of this property to be susceptible to flooding or subject to any flood hazard has been made.

We make no representation concerning the accuracy of this FIRM which includes a note that, "This map is for use in administering the National Flood Insurance Program; it does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size, or all planimetric features outside Special Flood Hazard Areas." All related reference material and all specific limitations contained in the FIRM and any limitations upon any inference that can be drawn from the horizontal location of this property in relation to the features of this map are incorporated herein.

This note is not intended for reliance by any party other than the addressee nor for any purpose other than expressly stated herein.



Elmer Krussel, P.E.



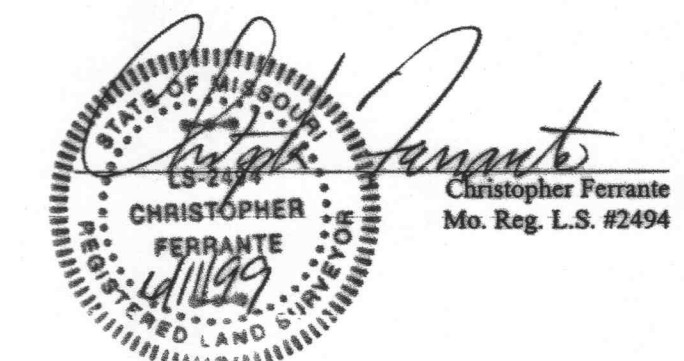
A tract of land being part of the Northwest Quarter of the Northwest Quarter of Section 4, Township 46 North - Range 3 East, St. Charles County, Missouri as described in deed conveying same to THF Laura Hill Development, L.L.C. by deed recorded in Book 2096 page 1857 of the St. Charles County Records and being more particularly described as:

Commencing at the intersection of the Northward prolongation of the West line of "Hillcrest Estates", a subdivision according to the plat thereof recorded in Plat Book 25 page 131 of the St. Charles County Records with the South right-of-way line of Laura Hill Road, varying width; said South right-of-way line being 20.00 feet perpendicular South of the original centerline; thence Westwardly along said South right-of-way line, the following courses and distances: North 89 degrees 38 minutes 18 seconds West 750.43 feet, South 00 degrees 38 minutes 13 seconds East 11.50 feet and South 89 degrees 21 minutes 46 seconds West 259.75 feet to the actual point of beginning of the tract herein described; thence leaving said right-of-way line South 45 degrees 17 minutes 39 seconds East 42.15 feet to a point; thence South 00 degrees 03 minutes 06 seconds West 195.10 feet to a point; thence North 89 degrees 56 minutes 54 seconds West 293.80 feet to the East right-of-way line of Missouri State Route K, varying width, said right-of-way line being 55.00 feet perpendicular distance East of the centerline; thence Northwardly along said East right-of-way line of Missouri State Route K, varying width, the following courses and distances: North 00 seconds 21 minutes 56 seconds West 42.97 feet to a point being 55.00 feet perpendicular distance East of centerline station 76 +00.00, North 01 degrees 55 minutes 31 seconds East 125.10 feet to a point being 60.00 feet perpendicular distance East of centerline station 74 + 75.00 and North 36 degrees 24 minutes 08 seconds East 67.14 feet to said South right-of-way line of Laura Hill Road, varying width, said right-of-way line being 40.00 feet perpendicular distance South of centerline station 9 + 00.00 of said Laura Hill Road, varying width; thence Eastwardly along said South right-of-way line of Laura Hill Road, varying width, North 89 degrees 21 minutes 46 seconds East 220.25 feet to the point of beginning and containing 1.462 acres (63,683 square feet) according to a survey by Volz, Inc. during June, 1999.

I/We hereby certify to RARE Hospitality International, Inc., a Georgia corporation, its agents and employees and Lawyers Title Insurance Corporation (herein Title Company) that (a) this survey was prepared by me or under my supervision, (b) the legal description of the property as set forth herein, and the location of all improvements, encroachments, fences, easements, roadways, right of way and setback lines which are either visible or of record in St. Charles County, Missouri (according to Commitment for Title Insurance Number 99S81318, dated April 12, 1999, issued by the Title Company), are accurately reflected hereon, (c) this survey accurately depicts the state of facts as they appear on the ground, on May 21, 1999, (d) except as shown hereon, there are no improvements, encroachments, fences or roadways on any portion of the property reflected hereon, (e) the property shown hereon abuts a publicly dedicated roadway, (f) all public streets necessary for access to the property have been completed and dedicated, and there is a direct access between such public streets and the property along the common boundaries, except where shown (see note 14), (g) Per the City of O'Fallon Planning Department, the property is zoned C-2, which permits the use of the property as a full service, sit down restaurant with alcoholic beverage service and with adjacent parking (see note 11), (h) See separate certification - attached hereto (i) the title lines and lines of actual possession are the same, (j) all utility services either enter the property through adjoining public street, or this survey shows the point of entry and location of any utilities which pass through or are located on adjoining private land, (k) this survey shows the location and direction of all storm drainage systems for the collection and disposal of all surface drainage, and (l) the property surveyed contains 1.462 acres or 63,683 square feet.

This is to certify that this map or plat and the survey on which it is based were made (i) in accordance with "Minimum Standards Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and ACSM and NSPS in 1997, and includes items 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, and 16 of Table A thereof, and (ii) pursuant to the Accuracy Standards (as adopted by ALTA and ACSM and in effect on the date of this certification) of an "Urban", Survey.

This survey was executed in compliance with the current Missouri Minimum Standards for Property Boundary Surveys adopted by the Missouri Board for Architects, Professional Engineers and Land Surveyors and The Missouri Department of Natural Resources, and meets the accuracy requirements set forth for Urban Property.



Christopher Ferrante
Mo. Reg. L.S. #2494

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B5998
Sheet 1 of 2
LONGHORN STRAKEHOUSE