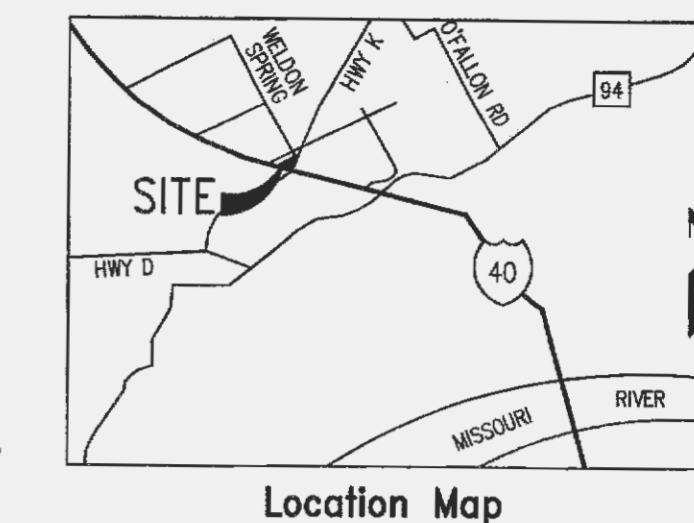
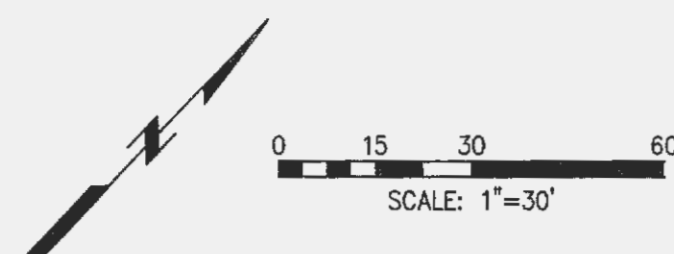


ALTA/ACSM LAND TITLE SURVEY

ALL OF LOT 2 AND PART OF LOT 3 OF PERSIMMON POINTE MARKET
IN U.S. SURVEY 1669, TOWNSHIP 46 NORTH, RANGE 3 EAST,
CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI



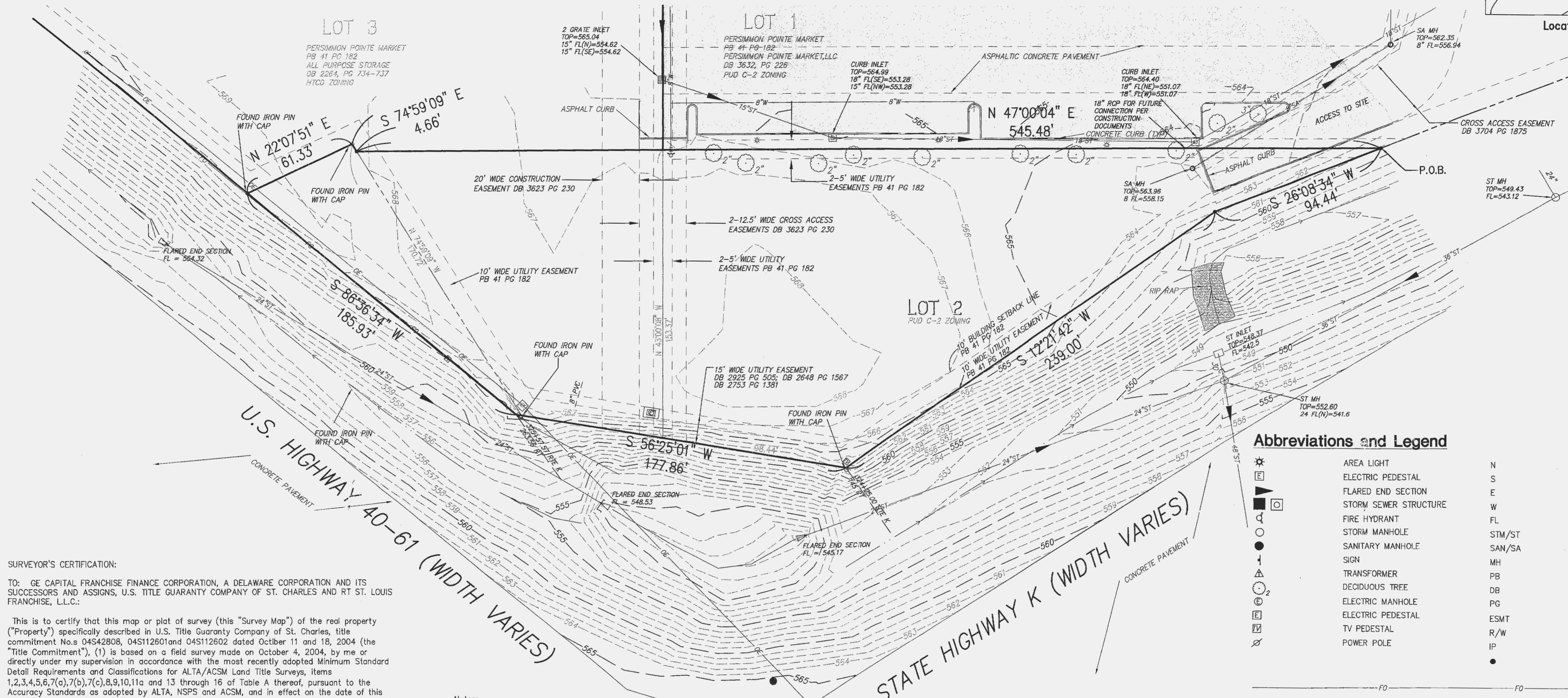
ENGINEERS
ARCHITECTS
SURVEYORS
SCIENTISTS

Farnsworth GROUP

20 ALLEN AVENUE, SUITE 200
ST. LOUIS, MISSOURI 63119
(314) 962-7900 / (314) 962-1253 Fax
www.f-w.com

ISSUE:

#	Date:	Description:
1	1-11-05	Lender comments



Abbreviations and Legend

	AREA LIGHT	N	NORTH
	ELECTRIC PEDESTAL	S	SOUTH
	FLARED END SECTION	E	EAST
	STORM SEWER STRUCTURE	W	WEST/WIDE
	FIRE HYDRANT	FL	FLOW LINE
	STORM MANHOLE	STM/ST	STORM
	SANITARY MANHOLE	SAN/SA	SANITARY
	SIGN	MH	MANHOLE
	TRANSFORMER	PB	PLAT BOOK
	DECIDUOUS TREE	DB	DEED BOOK
	ELECTRIC MANHOLE	PG	PAGE
	ELECTRIC PEDESTAL	ESMT	EASEMENT
	TV PEDESTAL	R/W	RIGHT OF WAY LINE
	POWER POLE	IP	IRON PIPE
	IRON ROD TO BE SET	•	IRON ROD TO BE SET
	FIBER OPTIC LINE	FO	FIBER OPTIC LINE
	OVERHEAD ELECTRIC	OE	OVERHEAD ELECTRIC
	SANITARY SEWER WITH SIZE	12"SA	12"SA
	STORM SEWER WITH SIZE	12"ST	12"ST
	WATER LINE WITH SIZE	12"W	12"W

SURVEYOR'S CERTIFICATION:

TO: GE CAPITAL FRANCHISE FINANCE CORPORATION, A DELAWARE CORPORATION AND ITS SUCCESSORS AND ASSIGNS, U.S. TITLE GUARANTY COMPANY OF ST. CHARLES AND RT ST. LOUIS FRANCHISE, L.L.C.:

This is to certify that this map or plat of survey (this "Survey Map") of the real property ("Property") specifically described in U.S. Title Guaranty Company of St. Charles, title commitment No.s 04S42808, 04S112601 and 04S112602 dated October 11 and 18, 2004 (the "Title Commitment"), (1) is based on a field survey made on October 4, 2004, by me or directly under my supervision in accordance with the most recently adopted Minimum Standard Detail Requirements and Classifications for ALTA/ACSM Land Title Surveys, items 1,2,3,4,5,6,7(c),7(b),7(c),8,9,10,11a and 13 through 16 of Table A thereof, pursuant to the Accuracy Standards as adopted by ALTA, NSPS and ACSM, and in effect on the date of this certification, undersigned further certifies that the proper field procedures, instrumentation, and adequate survey personnel were employed in order to achieve results comparable to those outlined in the "Minimum Angle, Distance and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys" (2) was prepared in accordance with and includes all items and information required by the document titled "Survey Requirements for GE Capital Franchise Finance Corporation, a Delaware corporation dated August 3, 2001, and (3) to the best of my professional knowledge, information and belief,

- (a) This Survey Map correctly represents the facts found at the time of the survey;
- (b) There are no discrepancies between the boundary lines of the Property as shown on this Survey Map and as described in the legal description presented in the Title Commitment;
- (c) The boundary line dimensions as shown on this Survey Map form a mathematically closed figure within +/-0.1 feet;
- (d) The boundary lines of the Property are contiguous with the boundary lines of all adjoining streets, highways, rights of way and easements, public or private, as described in their most recent respective legal descriptions of record; and
- (e) Except as otherwise noted below, if the Property consists of two or more parcels, there are no gaps or gores between said parcels.

This survey was executed in accordance with the current Standards established for an URBAN property, by the Missouri Board for Architects, Engineers, and Land Surveyors and the Missouri Department of Natural Resources, Division of Land Survey.

The undersigned understands and agrees that the parties to whom this certification is addressed will be relying upon this survey for accuracy with respect to the Property.

Farnsworth Group, Inc.
Marc V. Edwards
By: *Marc V. Edwards*
Print Name: Marc V. Edwards, PLS (Agent)
PLS-2360

Registration No.: 2360
Within the State of Missouri

The property described and shown hereon is the same property described in U.S. Title Guaranty Company of St. Charles title commitment No.s 04S42808, 04S112601 and 04S112602 dated October 11 and 18, 2004.

Notes:

- By graphic plotting only, the property surveyed is within the Zone "X" (areas determined to be outside of 500-year floodplain), as per FIRM Community Panel No. 29183C0430 E, dated August 2, 1996.
- Source of Title Information: U.S. Title Guaranty Company of St. Charles, Commitment No.'s 04S42808, dated October 11, 2004; 04S112601, dated October 18, 2004; 04S112602, dated October 18, 2004.
- Source of Bearing System Used: Persimmon Pointe Market, a subdivision recorded in Plat Book 41 page 182 of the St. Charles County Records.
- Property surveyed contains 60,085 square feet or 1.38 acres, more or less.
- This survey meets the accuracy standards for an URBAN PROPERTY as defined under 4CSR 30-16.040.
- Property corners to be set within 12 months of the recording of Persimmon Pointe Market Boundary Adjustment and Lot Consolidation Plat.
- No encroachments. Driveway on site is within easement.
- This site is currently being re-zoned. Setback requirements are subject to change.

PROPERTY DESCRIPTION:

A tract of land being part of Lots 2 and 3 of Persimmon Pointe Market, a subdivision recorded in Plat Book 41 Page 182 of the St. Charles County Records and part of Lot No. 18 in John Coakley's Subdivision of Howell's Prairie Tract in U.S. Survey 1669, Township 46 North, Range 3 East and being more particularly described as follows:

Beginning at the most Eastern corner of said Lot 2; thence along the Southeast lines of said Lot 2 and along the right-of-way of Missouri State Highway "K", variable width, South 26 degrees 08 minutes 34 seconds West a distance of 94.44 feet; thence South 12 degrees 21 minutes 42 seconds West a distance of 239.00 feet; thence South 56 degrees 25 minutes 01 seconds West a distance of 177.86 feet to a point being 263.56 feet perpendicular to State Highway "K" station 325+57.57; thence along the right-of-way for U.S. Highway 40-61, South 86 degrees 36 minutes 34 seconds West a distance of 185.93 feet; thence leaving said line, North 22 degrees 07 minutes 51 seconds East a distance of 61.33 feet; thence South 74 degrees 59 minutes 09 seconds East a distance of 4.66 feet; thence North 47 degrees 00 minutes 04 seconds East a distance of 545.48 feet to the POINT OF BEGINNING and containing 59,762 square feet or 1.37 acres, more or less.

The above legal describes Lot 2A of the Persimmon Pointe Market Boundary Adjustment and Lot Consolidation Plat, currently be reviewed for recording.

Schedule B Section II Exception Notes:

- Commitment No. 04S112601:
 - #8-Building lines and easements according to the plat of Subdivision recorded in Plat Book 41 page 182. Applies and affects as shown.
 - #9-Limited access to North Outer Road as set forth in instrument recorded in Book 2753 Page 1381 of the St. Charles County Records. Does not affect.
 - #10-Easement granted to State of Missouri by instrument recorded in Book 2753 page 1381. Applies and affects as shown.
 - #11-Cross-Access Easement Agreement by and between All Purpose Storage, Inc. and Persimmon Pointe Market, LLC according to instrument recorded in Book 3632 page 230. Applies and affects as shown.
 - #12-Sanitary Sewer Pipeline Easement Agreement according to instrument recorded in Book 3704 page 1840. Does not affect.
 - #13-Cross-Access Easement Agreement according to instrument recorded in Book 3704 page 1875. Applies and affects as shown.
 - #14-Possible easement rights in vacated Dardenne Road and Weldon Spring Road for which we find no recorded releases. Plat Book 41 page 182 list the Deed Book and pages of the releases from the utility companies.
- Commitment No. 04S42808:
 - #8-Easement granted to Missouri Edison Company by instrument recorded in Book 257 page 86. Does not affect. Easement lies within ROW.
 - #9-Limited access to Route 40-61 as set forth in instrument recorded in Book 2648 Page 1567 and Book 2925 page 505 of the St. Charles County Records. Does not allow access.
 - #10-Utility Easement recorded in Book 2648 page 1567. Applies and affects as shown.

Commitment No. 04S112602:

- #8-Building lines and easements according to the plat of Subdivision recorded in Plat Book 41 page 182. Applies and affects as shown.
- #9-Easement granted to Missouri Edison Company by instrument recorded in Book 256 page 201. Does not affect. Easement lies within ROW.
- #10-Easement granted to Public Water Supply District No. 2 of St. Charles by instrument recorded in Book 2188 page 1458. Does not affect our site.
- #11-Easement granted to Public Water Supply District No. 2 of St. Charles by instrument recorded in Book 2171 page 1426. Does not affect our site.
- #12-Limited access to Route 40-61 and Route K as set forth in instrument recorded in Book 2753 Page 1381 of the St. Charles County Records. Does not allow access to either Highway.
- #13-Easement granted to State of Missouri by instrument recorded in Book 2753 page 1381. Applies and affects as shown.
- #14-Sanitary and Storm Sewer Agreement recorded in Book 3127 page 61 and Book 3632 page 346. Apply and affect.
- #15-Cross-Access Easement Agreement by and between All Purpose Storage, Inc. and Persimmon Pointe Market, LLC according to instrument recorded in Book 3632 page 230. Applies and affects as shown.
- #16-Possible easement rights in vacated Dardenne Road and Weldon Spring Road for which we find no recorded releases. Plat Book 41 page 182 list the Deed Book and pages of the releases from the utility companies.

RECEIVED
MAY 19 2005

ENGINEERING DEPARTMENT
5-19-05
APPROVED

PROJECT:
RT ST. LOUIS
FRANCHISE LLC

RUBY TUESDAY
PERSIMMON
POINTE MARKET

1140 TECHNOLOGY DR
O'FALLON, MO

Date:	11-16-04
Design/Drawn:	JTB
Approved:	MVE
Book No.:	-191

SHEET TITLE:
ALTA/ACSM
LAND TITLE SURVEY

GE CAPITAL # 8004-0790

SHEET NUMBER:
SUV-1
SHEET 1 OF 1
Project No.: 204390

Bldg Inspector