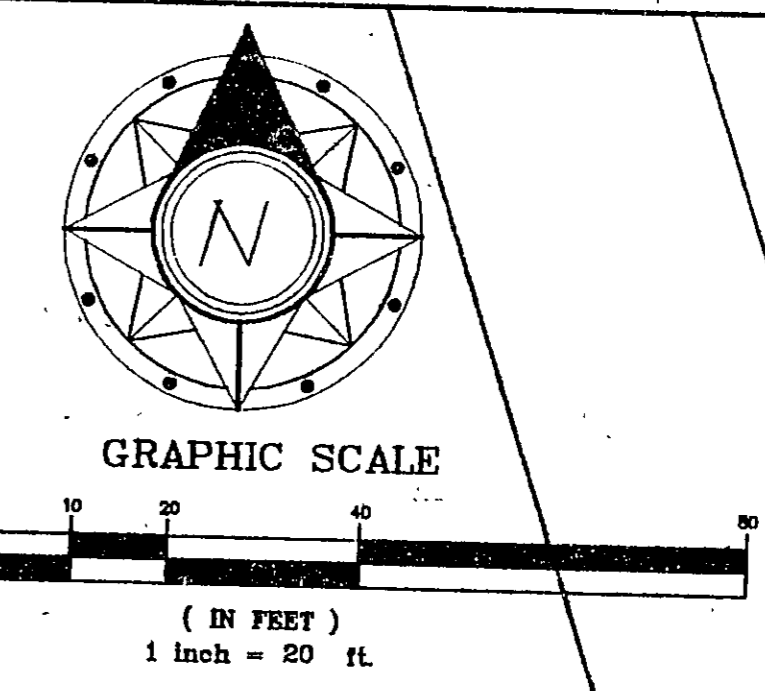


Flood Zone Designation:
 Land Designated As Zone 'C', An Area Of Minimal Flooding
 -Willoughby-Community Panel #390322 0006 A Effective Date Of January 16th., 1981
 -Willoughby Hills-Community Panel #390323 0005 B Effective Date Of January 16th., 0980

2 WORKING DAYS BEFORE YOU DIG
 CALL TOLL FREE 800-362-2764
 OHIO UTILITIES PROTECTION SERVICE

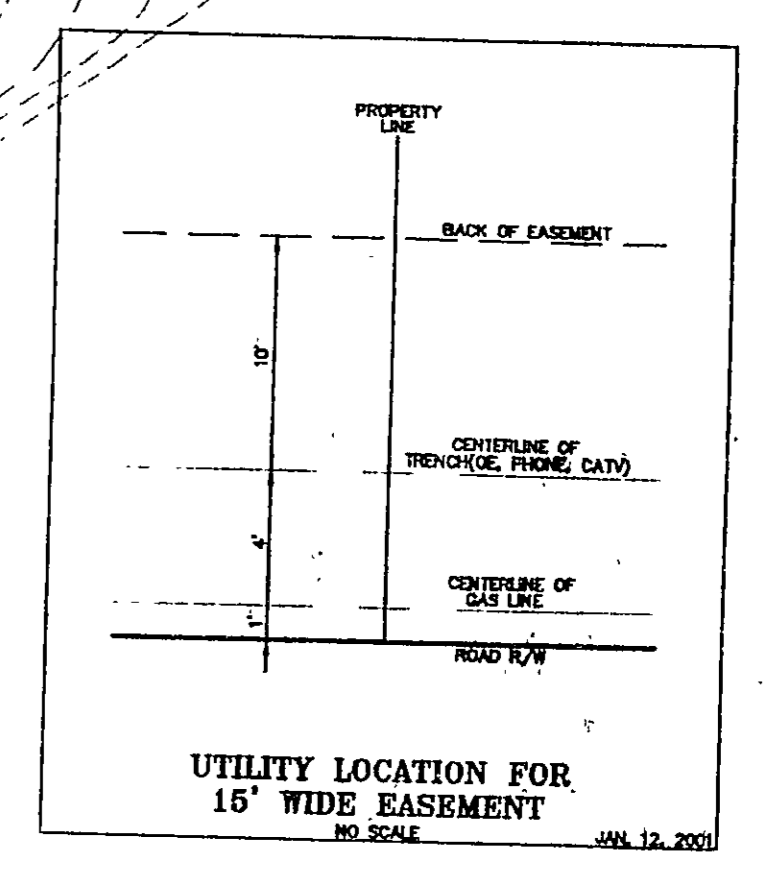
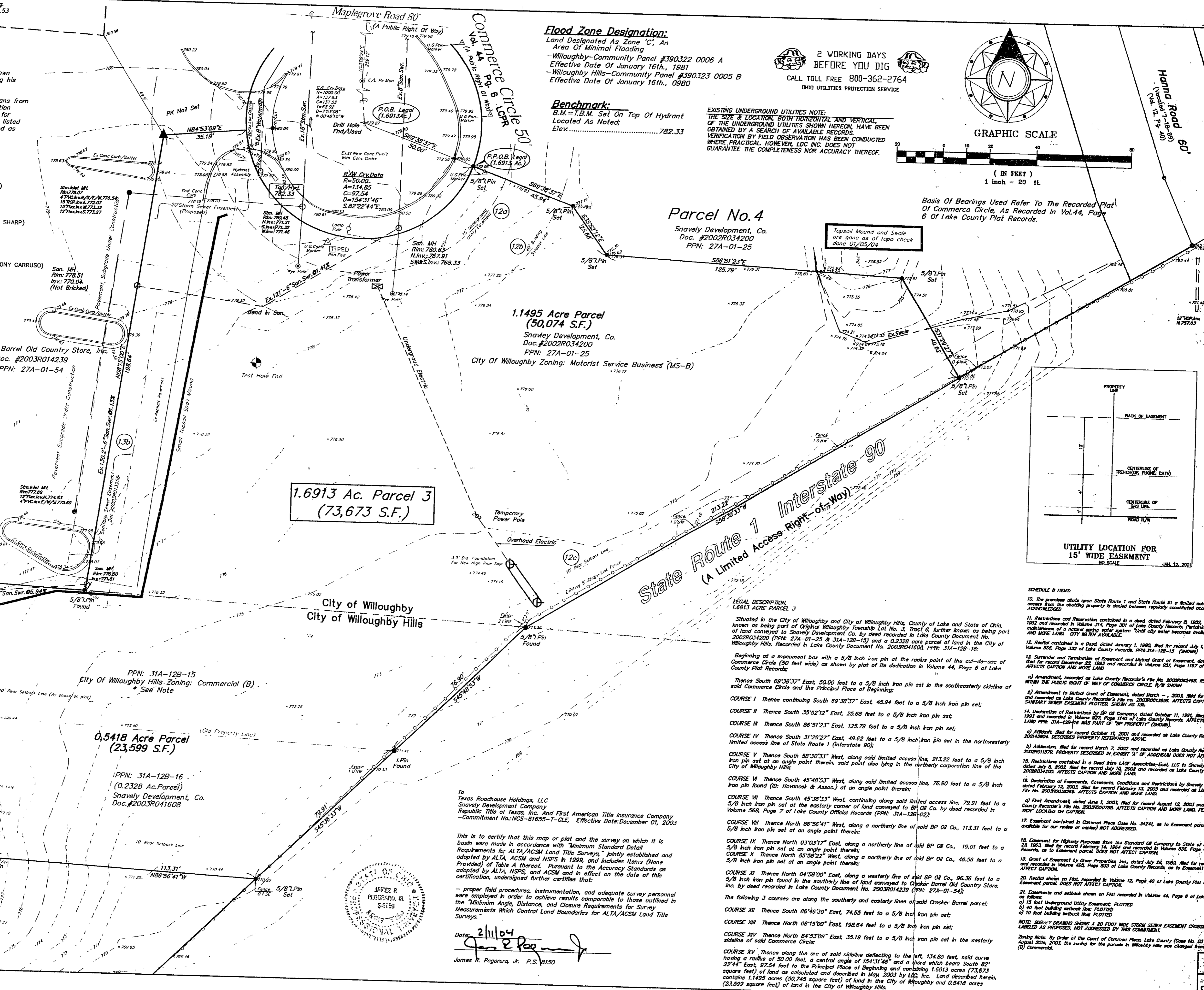
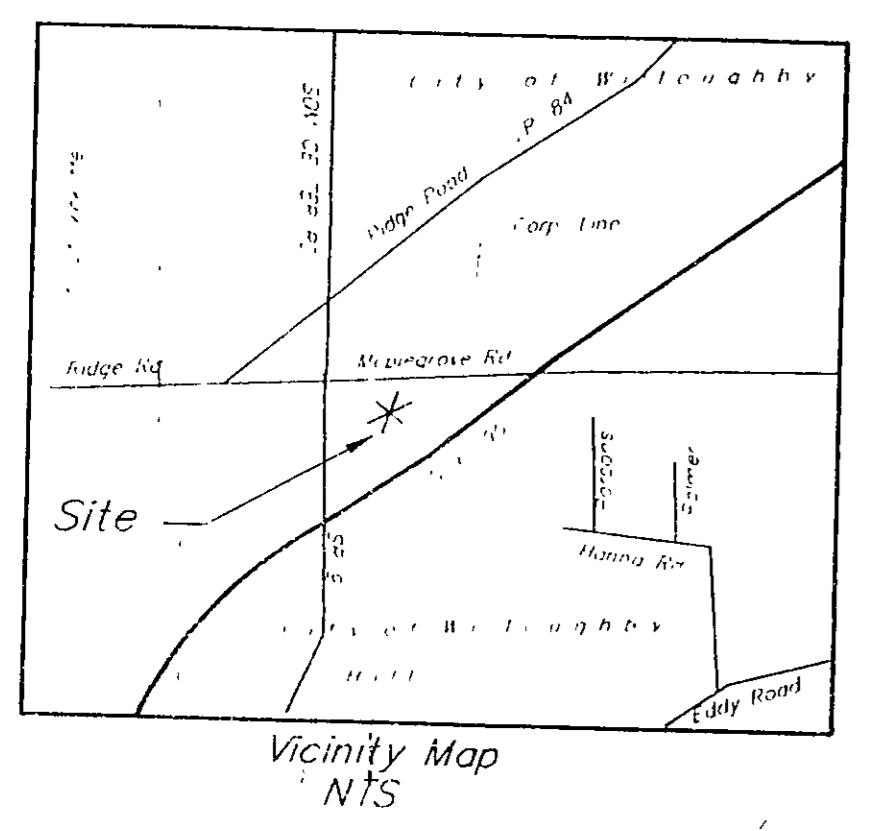


Benchmark:
 B.M. = I.B.M. Set On Top Of Hydrant Located As Noted
 Elev. 782.33

EXISTING UNDERGROUND UTILITIES NOTE:
 THE SIZE & LOCATION, BOTH HORIZONTAL AND VERTICAL OF THE UNDERGROUND UTILITIES SHOWN HEREON, HAVE BEEN OBTAINED BY A SEARCH OF AVAILABLE RECORDS. VERIFICATION BY FIELD OBSERVATION HAS BEEN CONDUCTED WHERE PRACTICAL. HOWEVER, LDC INC. DOES NOT GUARANTEE THE COMPLETENESS NOR ACCURACY THEREOF.

UTILITIES
 It is the obligation and responsibility of the contractor to make his own investigations of surface and subsurface conditions prior to submitting his proposal.
 The location of all existing underground facilities are shown on the plans from data available at the time of the field survey in accordance with section 153.64 of the Ohio Revised Code. The contractor shall be responsible for notification of the existing utility owners and utility protection service listed below in accordance with section 153.64 of the Ohio Revised Code and as outlined in project specifications.

- The Utility Owners are as follows:
- OHIO UTILITIES PROTECTION SERVICE
 4740 BELMONT AVENUE
 YOUNGSTOWN, OHIO 44005
 PHONE: (800) 362-2764
 - AT&T BROADBAND
 7820 DIMSON DRIVE
 MENTOR, OHIO 44060
 PHONE: (440) 974-3401 (AMIL)
 - AMERITECH
 5422 E. 96TH STREET
 GARRIED HEIGHTS, OHIO 44125
 PHONE: (216) 518-4730 (DAVE SHARP)
 - DOMINION EAST OHIO
 1201 EAST 55TH STREET
 PO BOX 5758
 CLEVELAND, OHIO 44101
 PHONE: (216) 736-6832 (ANTHONY CARRUSO)
 - WILLOUGHBY CITY HALL
 ONE PUBLIC SQUARE
 WILLOUGHBY, OHIO 44094
 PHONE: (440) 951-2800
 - LAKE COUNTY DEPARTMENT OF UTILITIES
 105 MAIN STREET
 PAINESVILLE, OHIO 44077
 PHONE: (440) 350-2652 (WATER ONLY)
 - THE ILLUMINATING COMPANY
 7757 AUBURN ROAD
 PAINESVILLE, OHIO 44077
 PHONE: (440) 350-7741 (JENNIE HALDI)



Alta/ACSM Land Title Survey
 DATE: January 22, 2004
 SCALE: HORIZ. 1"=200'
 VERT. 1"=40'
 FILENAME: 27A-01-25
 COMPUTER: LDC
 FIELD CREW: SSS
PPN's 27A-01-25 & 31A-12B-15-16
 Commerce Circle
 Lands Shown Are Known As Being Part Of Original Willoughby Township Lot No. 3, Tract 6, Situated Within The City Of Willoughby And The City Of Willoughby Hills, County Of Lake, State Of Ohio.

LEGAL DESCRIPTION
 1.6913 ACRE PARCEL 3

Situated in the City of Willoughby and City of Willoughby Hills, County of Lake and State of Ohio, known as being part of Original Willoughby Township Lot No. 3, Tract 6, further known as being part of land conveyed to Snaveley Development Co. by deed recorded in Lake County Document No. 2002R034200 (PPN: 27A-01-25 & 31A-12B-15) and a 0.2328 acre parcel of land in the City of Willoughby Hills, recorded in Lake County Document No. 2003R041600, PPN: 31A-12B-16.

Beginning at a monument box with a 5/8 inch iron pin at the radius point of the cut-de-arc of Commerce Circle (50 feet wide) as shown by plat of its dedication in Volume 44, Page 6 of Lake County Plat Records;

COURSE I Thence South 69°30'37" East, 50.00 feet to a 5/8 inch iron pin set in the southeasterly sideline of said Commerce Circle and the Principal Place of Beginning;

COURSE II Thence continuing South 69°30'37" East, 45.94 feet to a 5/8 inch iron pin set;

COURSE III Thence South 33°52'12" East, 23.68 feet to a 5/8 inch iron pin set;

COURSE IV Thence South 86°51'23" East, 125.79 feet to a 5/8 inch iron pin set;

COURSE V Thence South 31°20'27" East, 49.82 feet to a 5/8 inch iron pin set in the northwesterly limited access line of State Route 1 (Interstate 90);

COURSE VI Thence South 59°30'13" West, along said limited access line, 213.22 feet to a 5/8 inch iron pin set at an angle point thereto, said point also lying in the northerly corporation line of the City of Willoughby Hills;

COURSE VII Thence South 45°48'53" West, along said limited access line, 78.90 feet to a 5/8 inch iron pin found (ID: Hovencak & Assoc.) at an angle point thereto;

COURSE VIII Thence South 45°36'33" West, continuing along said limited access line, 79.91 feet to a 5/8 inch iron pin set at the easterly corner of land conveyed to BP Oil Co. by deed recorded in Volume 568, Page 7 of Lake County Official Records (PPN: 31A-12B-02);

COURSE IX Thence North 86°56'41" West, along a northerly line of said BP Oil Co., 113.31 feet to a 5/8 inch iron pin set at an angle point thereto;

COURSE X Thence North 03°03'17" East, along a northerly line of said BP Oil Co., 19.01 feet to a 5/8 inch iron pin set at an angle point thereto;

COURSE XI Thence North 85°58'22" West, along a northerly line of said BP Oil Co., 46.56 feet to a 5/8 inch iron pin set at an angle point thereto;

COURSE XII Thence North 86°56'41" West, along a northerly line of said BP Oil Co., 46.56 feet to a 5/8 inch iron pin set at an angle point thereto;

COURSE XIII Thence North 08°15'00" East, 198.64 feet to a 5/8 inch iron pin set;

COURSE XIV Thence North 84°53'09" East, 33.19 feet to a 5/8 inch iron pin set in the westerly sideline of said Commerce Circle;

COURSE XV Thence along the arc of said sideline deflecting to the left, 134.85 feet, said curve having a radius of 50.00 feet, a central angle of 154°31'46" and a chord which bears South 82°22'44" East, 97.54 feet to the Principal Place of Beginning and comprising 1.6913 acres (73,673 square feet) of land as calculated and described in Map 2003 by LDC, Inc. Land described herein contains 1.1495 acres (50,074 square feet) of land in the City of Willoughby and 0.5418 acres (23,599 square feet) of land in the City of Willoughby Hills.

The following 3 courses are along the southerly and easterly lines of said Cracker Barrel parcel;

COURSE XVI Thence South 86°46'30" East, 74.53 feet to a 5/8 inch iron pin set;

COURSE XVII Thence North 08°15'00" East, 198.64 feet to a 5/8 inch iron pin set;

COURSE XVIII Thence North 84°53'09" East, 33.19 feet to a 5/8 inch iron pin set in the westerly sideline of said Commerce Circle;

COURSE XIX Thence along the arc of said sideline deflecting to the left, 134.85 feet, said curve having a radius of 50.00 feet, a central angle of 154°31'46" and a chord which bears South 82°22'44" East, 97.54 feet to the Principal Place of Beginning and comprising 1.6913 acres (73,673 square feet) of land as calculated and described in Map 2003 by LDC, Inc. Land described herein contains 1.1495 acres (50,074 square feet) of land in the City of Willoughby and 0.5418 acres (23,599 square feet) of land in the City of Willoughby Hills.

To
 Texas Roadhouse Holdings, LLC
 Snaveley Development Company
 Republic Title of Texas, Inc. And First American Title Insurance Company
 -Commitment No. WSS-61655-T-02E, Effective Date: December 01, 2003

This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, ACSM and NSPS in 1999, and includes items (None Provided) 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:

- 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."

Date: 2/11/04
 James R. Pegoraro, Jr. P.S. 0150

LAND DESIGN consultants
 ENGINEERS PLANNERS SURVEYORS
 8585 East Avenue Mentor, Ohio 41960
 TEL: (440) 255-8161 (419) 971-1293
 FAX: (440) 255-9038 FAX: (419) 971-9035

27A-1-25
 31A-12B-16