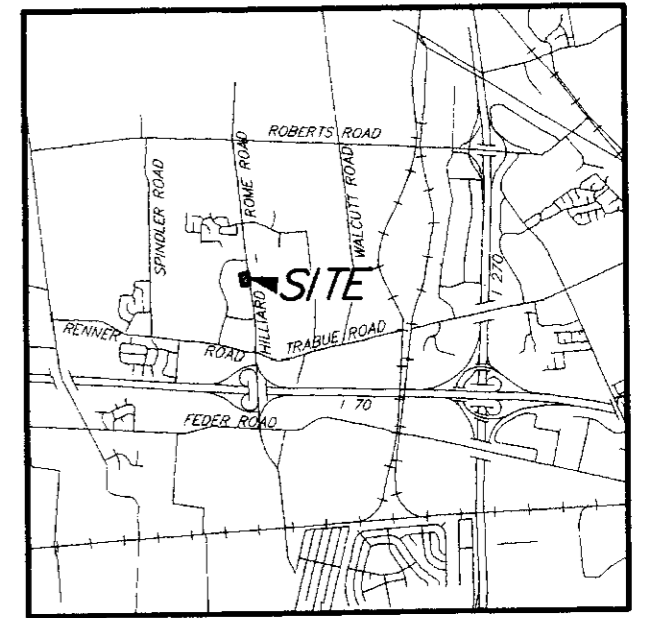


SURVEY OF ACREAGE PARCEL

VIRGINIA MILITARY SURVEY NO. 6542

CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO



Vicinity Map
Not to Scale

1.579 Acres

Situate in the State of Ohio, County of Franklin, City of Columbus, lying in Virginia Military Survey No. 6542 and being part of the remainder of the original 46.404 acre tract conveyed to Tanglewood Park LLC, an Ohio limited liability company, by deed of record in Instrument No. 199910010247164, Roth Family Ltd., by deed of record in Official Record 30187 108 and Bank One of Columbus, N.A., Trustee, by deed of record in Official Record 02584 H12, (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and more particularly bounded and described as follows:

Beginning for Reference at a PK nail found at the centerline intersection of Hilliard-Rome Road (120 feet in width) and Tanglewood Park Boulevard (60 feet in width) of record in Plat Book 76, Page 61;

Thence South 07° 13' 58" East, a distance of 295.00 feet, along said centerline of Hilliard-Rome Road, to a point;

Thence South 82° 46' 02" West, a distance of 60.00 feet, across said Hilliard-Rome Road right-of-way, to an iron pin set in the westerly right-of-way line of said Hilliard-Rome Road at the southeasterly corner of a 1.345 acre tract conveyed to Gordon Food Services, Inc. by deed of record in Official Record 32319 F14.

Thence South 07° 13' 58" East, a distance of 216.00 feet, along said westerly right-of-way line of Hilliard-Rome Road and easterly line of said remainder of the original 46.404 acre tract, to an iron pin set. Said iron pin being the TRUE POINT OF BEGINNING of the herein described tract:

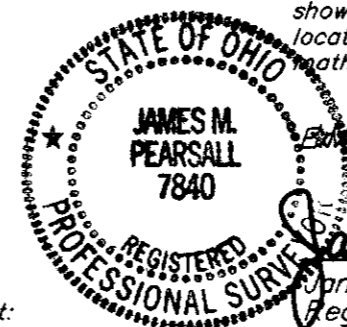
Thence continuing South 07° 13' 58" East, a distance of 286.67 feet, along said westerly right-of-way line of Hilliard-Rome Road and easterly line of said remainder of the original 46.404 acre tract, to an iron pin set.

The following four (4) courses and distances across said remainder of the original 46.404 acre tract:

1. Thence South 82° 46' 02" West, a distance of 240.00 feet, to an iron pin set;
2. Thence North 07° 13' 58" West, a distance of 280.74, to an iron pin set at a point of curvature;
3. Thence along the arc of said curve to the right having a radius of 100.00 feet, a central angle of 03° 23' 59" and a chord bearing North 05° 31' 59" West, a chord distance of 5.93 feet, to an iron pin set;
4. Thence North 82° 46' 02" East, a distance of 239.82 feet, to the TRUE POINT OF BEGINNING. Containing 1.579 acres, more or less.

SURVEYOR'S CERTIFICATE

I, James M. Pearsall, a professional land surveyor registered under the State of Ohio, hereby certify to RED ROBIN INTERNATIONAL, INC., a Nevada corporation, WACHOVIA BANK, NATIONAL ASSOCIATION, as Administrative Agent (together with all successors and assigns, the "Administrative Agent"), its successors and/or assigns, and Commonwealth Land Title Insurance Company, that this survey of the described property was performed by me on September 9, 2003; that the survey was made on the ground under my supervision and direction in accordance with (a) the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" jointly established and adopted by ALTA, NSPS and ACSM in 1999, and includes Items 1, 2, 3, 4, 5, 6, 7(a), 8, 9, 10, 11(a), 13, 14, 15 and 16 of Table A thereof and (b) the Accuracy Standards as adopted by ALTA, NSPS and ACSM and in effect on the date of this certification; that the angular and linear measurements and all other matters shown hereon are correct and shows the total area of the property in acres and in square feet; that the survey correctly and completely shows (i) the area, boundary lines, adjacent streets and roadways; (ii) the location and dimensions of all improvements, walkways, paved areas, parking areas, easements, encroachments, overlaps and boundary line disputes; (iii) the location and dimensions of all fences, ditches, and rights-of-way on the subject property, (iv) areas devoted or restricted in reciprocal easement agreements and other matters visible on the ground, or otherwise known to me or of record and shown in Commitment No. C0057821CN dated August 8, 2003 or of which the undersigned has otherwise been advised as located on, encumbering or appurtenant to the Property; (v) except as shown, there are no encroachments onto the adjacent property or onto easements and rights-of-way by improvements located on the subject property and there are no encroachments onto the subject property by improvements from adjacent properties; (vi) that all public dedicated streets abutting the property are shown on the survey and that ingress and egress from the property is provided by a private access drive entering and exiting onto Hilliard Rome Road and Tanglewood Park Boulevard which have been dedicated to and accepted for maintenance by a governmental authority and which are immediately adjacent to and abut the property; (vii) that I have consulted the applicable Federal Flood Insurance Map No. 39049C0210 G dated August 2, 1995 and found that the land described in this map of survey is not situated within a federally-designated Special Flood Hazard Area; (viii) that the land described in this survey is not subject to any setback or height restriction of record pursuant to the above referenced title commitment or disclosed by applicable zoning or building codes or subdivision maps except as shown on this map of survey; (ix) that the land described in this survey is the same property as described in the above referenced title commitment; and (x) that all utility services to the land described in this survey either enter to such land through adjoining public streets or in this survey shows the point of entry and location of any utilities which pass through or are located on adjoining private land. The record description and boundary data forms a mathematically closed figure.



James M. Pearsall
Registered Surveyor No. 7840
Date: 9/9/03

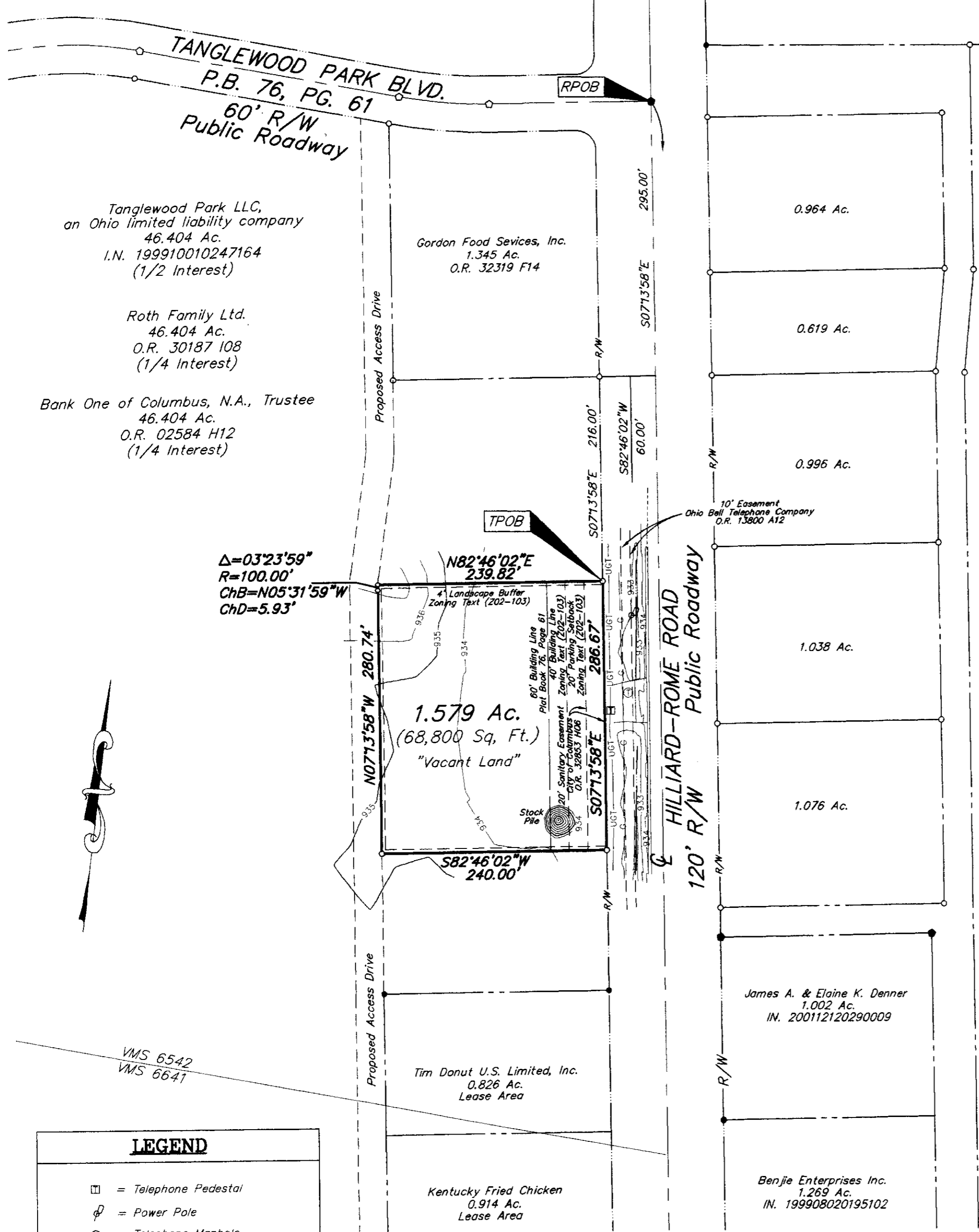
Surveyed For:
Wachovia Bank, National Association,
as Administrative Agent
and
Commonwealth Land Title Insurance Company

Surveyed & Prepared
By



RECEIVED
SEP 11 2003
Franklin County Engineer
Dean C. Ringle, PE, PS

SCALE: 1" = 100' DATE: September 10, 2003



$\Delta = 03^{\circ}23'59''$
 $R = 100.00'$
 $ChB = N05^{\circ}31'59''W$
 $ChD = 5.93'$

1.579 Ac.
(68,800 Sq. Ft.)
"Vacant Land"

LEGEND	
☐	= Telephone Pedestal
⊕	= Power Pole
⊙	= Telephone Manhole
— G —	= Gas Line
— UGT —	= Underground Telephone

Current Zoning: CPD (Z02-103)

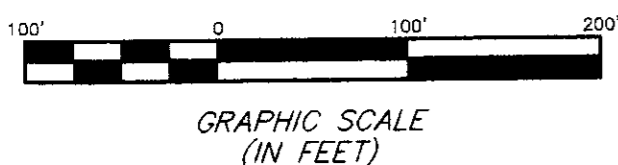
Building Setback	40'
Parking Setback	20'
Building Height	35'
Lot Coverage	85%

UTILITY STATEMENT:

The utilities shown hereon have been located from field survey information and existing drawings. The surveyor makes no guarantee that the utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available.

- = STONE FND.
- = MON. FND.
- = I.P. FND.
- = I.P. SET
- = MAG. NAIL FND.
- = MAG. NAIL SET
- ▲ = R.R. SPK. FND.
- ▲ = R.R. SPK. SET
- = P.K. NAIL FND.

I.P.S. Set are 1 3/16" I.D. Iron pipe w/ cap inscribed EMHT INC



GRAPHIC SCALE
(IN FEET)

Easement Notes:

The following easements do lie on or adjacent to the subject tract and are shown hereon:

Plat Book 76, Page 61
Official Record 13800 A12
Official Record 32853 H06

The following easements do not lie on or adjacent to the subject tract:

Plat Book 75, Page 55
Official Record 16622 H12
Official Record 17863 G17
Official Record 18018 C17
Official Record 32319 F20
Official Record 22905 H13
Instrument No. 199810060255415
Instrument No. 199805010105331
Instrument No. 200303210082338
Instrument No. 200305190147523

The following is a blanket easement that does affect the subject tract:

Deed Book 2209, Page 143
Instrument No. 199708140071389

Note:

- 1.) There was no evidence of current earth moving or building construction at the time of survey.
- 2.) There was no visible evidence of street right-of-way changes or evidence of sidewalk construction or repairs.
- 3.) There was no evidence of subject tract being a solid waste dump, sump or sanitary landfill.

According to the Federal Emergency Management Agency's Flood Insurance Rate Map (dated August 2, 1995), the subject parcel shown hereon lies within Zone X (areas determined to be outside 500-year flood plain), Community Panel No. 39049C0210 G.

BASIS OF BEARINGS:
The bearings shown hereon are based on the Ohio State Plane Coordinate System - South Zone as per NAD83 with the bearing of S 07°13'58" E for the centerline of Hilliard-Rome Road as established from a series of GPS field observations performed in February, 2003.