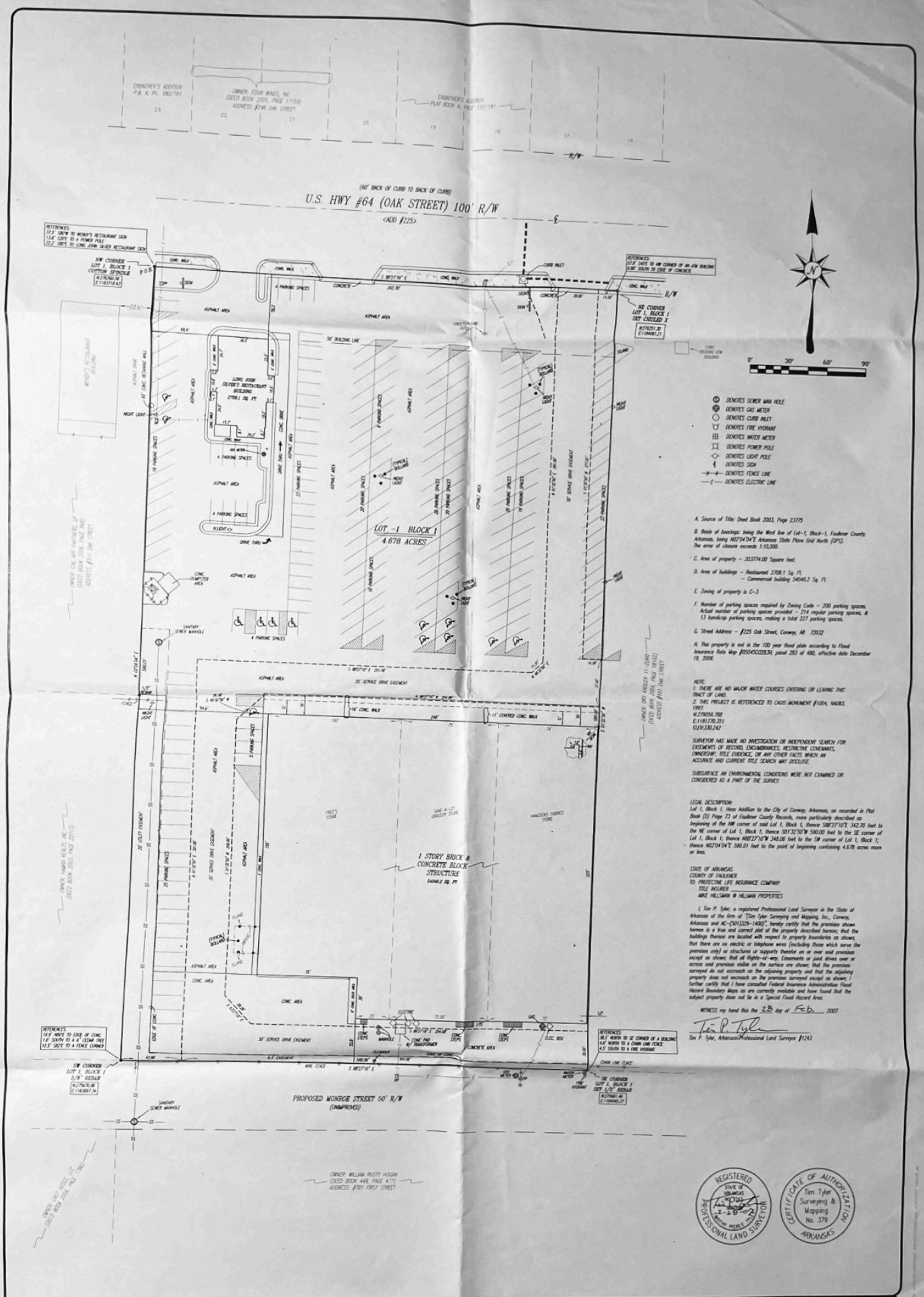

A. Source of Title: Deed Book 2003, Page 23775

B. Basis of bearings: being the West line of Lot-1, Block-1, Faulkner County, Arkansas, being N02°04'04"E Arkansas State Plane Grid North (GPS). The error of closure exceeds 1:10,000.

C. Area of property – 203774.00 Square feet.

D. Area of buildings – Restaurant 2708.1 Sq. Ft.
– Commercial building 54040.2 Sq. Ft.

E. Zoning of property is C-3

F. Number of parking spaces required by Zoning Code – 200 parking spaces. Actual number of parking spaces provided – 214 regular parking spaces, & 13 handicap parking spaces, making a total 227 parking spaces.

G. Street Address – #225 Oak Street, Conway, AR 72032

H. This property is not in the 100 year flood plain according to Flood Insurance Rate Map #05045C0203H; panel 203 of 480, effective date December 18, 2006.

NOTE:
1. THERE ARE NO MAJOR WATER COURSES ENTERING OR LEAVING THIS TRACT OF LAND.
2. THIS PROJECT IS REFERENCED TO CACS MONUMENT #1004, NAD83, 1997
N:2790054.788
E:1181770.351
ELEV:330.242

SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

SUBSURFACE AN ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THE SURVEY.

LEGAL DESCRIPTION:
Lot 1, Block 1, Hess Addition to the City of Conway, Arkansas, as recorded in Plat Book (D) Page 73 of Faulkner County Records, more particularly described as beginning at the NW corner of said Lot 1, Block 1, thence S88°23'10"E 342.70 feet to the NE corner of Lot 1, Block 1; thence S01°32'50"W 590.00 feet to the SE corner of Lot 1, Block 1; thence N88°23'10"W 348.06 feet to the SW corner of Lot 1, Block 1; thence N02°04'04"E 590.01 feet to the point of beginning containing 4.678 acres more or less.

STATE OF ARKANSAS
COUNTY OF FAULKNER
TO: PROTECTIVE LIFE INSURANCE COMPANY
TITLE INSURER
MIKE HALLSWAN @ HALLWAN PROPERTIES

I, Tim P. Tyler, a registered Professional Land Surveyor in the State of Arkansas of the firm of "Tim Tyler Surveying and Mapping, Inc., Conway, Arkansas and AC-(501)329-1400)", hereby certify that the premises shown hereon is a true and correct plot of the property described hereon; that the buildings thereon are located with respect to property boundaries as shown; that there are no electric or telephone wires (excluding those which serve the premises only) or structures or supports therefor on or over said premises except as shown; that all Rights-of-way, Easements or joint drives over or across said premises visible on the surface are shown; that the premises surveyed do not encroach on the adjoining property and that the adjoining property does not encroach on the premises surveyed except as shown; I further certify that I have consulted Federal Insurance Administration Flood Hazard Boundary Maps as are currently available and have found that the subject property does not lie in a Special Flood Hazard Area.

WITNESS my hand this the 28 day of Feb. 2007

Tim P. Tyler

Tim P. Tyler, Arkansas Professional Land Surveyor #1243

REGISTERED PROFESSIONAL LAND SURVEYOR — STATE OF ARKANSAS — 2-28-07 — TIMOTHY PATRICK MERCY TYLER

CERTIFICATE OF AUTHORIZATION — Tim Tyler Surveying & Mapping No. 379 — ARKANSAS

SHEET TITLE: 1-1	PROJECT TITLE: ADDRESS: #225 OAK STREET CONWAY, AR 72032	NO. / DATE / REVISION	NO. / DATE / REVISION

1-1 OF 1 | PROJECT NO. 1070042 | SCALE: 1" = 30' | DATE: 2-14-07 | REVIEWED BY: DG | DRAWN BY: KCB

TIM TYLER SURVEYING AND MAPPING, INC.
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