

Tract I: The Leasehold Estate

Part of the S1/2 N1/2, Section 21, T-2-N, R-13-W, Pulaski County, Arkansas, more particularly described as: Starting at the southeast corner of Lot 6, Pleasant Ridge Subdivision to the City of Little Rock, Arkansas; thence southeasterly along the north right-of-way line of Pleasant Ridge Road, being the arc of 5699.58 ft. radius curve to the left having a chord bearing and distance of S71°57'00"E, 97.37 ft.; thence S72°26'19"E and continuing along said north line 331.32 ft. to the point of beginning; thence N00°00'00"E, 87.21 ft.; thence N29°11'48"E, 269.51 ft. to a point on the south right-of-way line of Arkansas State Highway No. 10; thence S50°08'17"E along said south right-of-way line 286.25 ft.; thence S08°28'21"E and continuing along said south right-of-way line, 37.51 ft. to a point on the west right-of-way line of Pleasant Ridge Road; thence S40°02'33"W along said westerly right-of-way line, 32.03 ft.; thence S51°48'08"E and continuing along said westerly right-of-way line, 5.00 ft.; thence southwesterly along said westerly right-of-way line and along the northerly right-of-way line of said Pleasant Ridge Road, being the arc of a 279.71 ft. radius curve to the right, having a chord bearing and distance of S73°44'09"W, 311.57 ft.; thence N72°26'19"W and continuing along said northerly right-of-way line, 42.94 ft. to the point of beginning containing 77,863 sq. ft. or 1.7875 acres more or less.

Tract II:

The appurtenant estates created by the Reciprocal Parking and Access Easement and Restrictions Agreement recorded November 8, 2004 as Instrument No. 2004092156, records of Pulaski County, Arkansas.

NO PORTION OF THIS PROPERTY IS LOCATED WITHIN THE 100 YEAR FLOOD BOUNDARY AS SHOWN ON THE FLOODWAY, FLOOD BOUNDARY AND FLOOD INSURANCE WORK MAP FOR LITTLE ROCK, ARKANSAS. (FIRM Community Panel # 050181 0042 F, Oct. 19, 2001)

TO: FIRED UP, INC., KONA RESTAURANT GROUP, INC., GE CAPITOL FRANCHISE FINANCE CORPORATION AND LAWYERS TITLE INSURANCE CORPORATION, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS.

The undersigned certifies to each of you that this map or plat of survey (this "Survey Map") of the real property ("Property") specifically described in LAWYERS TITLE INSURANCE CORPORATION title commitment No. 09-006926-050, dated March 13, 2009 (the "Title Commitment"), is based on a field survey made on January 27, 2010, by me or directly under my supervision in accordance with the 2005 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys as adopted by the American Land Title Association and the National Society of Professional Surveyors (the "2005 ALTA/ACSM Survey Requirements") and includes items 1, 2, 3, 4, 6, 7(a), 7(b)(i), 7(c), 8, 9, 10, 11(a) and 13:

This survey is made pursuant to the Accuracy Standards for ALTA/ACSM Land Title Surveys as set forth in the 2005 ALTA/ACSM Survey Requirements;

To the best of my professional knowledge, information and belief, except as otherwise shown on the Survey Map:

- (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 the allowable relative accuracy for measurements controlling land boundaries on ALTA/ACSM Land Title Surveys which are part of the 2005 ALTA/ACSM Survey Requirements;
- (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;
- (e) Except as otherwise noted on the Survey Map, if the Property consists of two or more parcels, there are no gaps or gores between said parcels; and

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.

By: *Paul M. White*
Paul M. White
Registration No. 1281
State of ARKANSAS

The property described and shown hereon is the same property described in LAWYERS TITLE INSURANCE CORPORATION title commitment No. 09-006926-050, dated March 13, 2009.

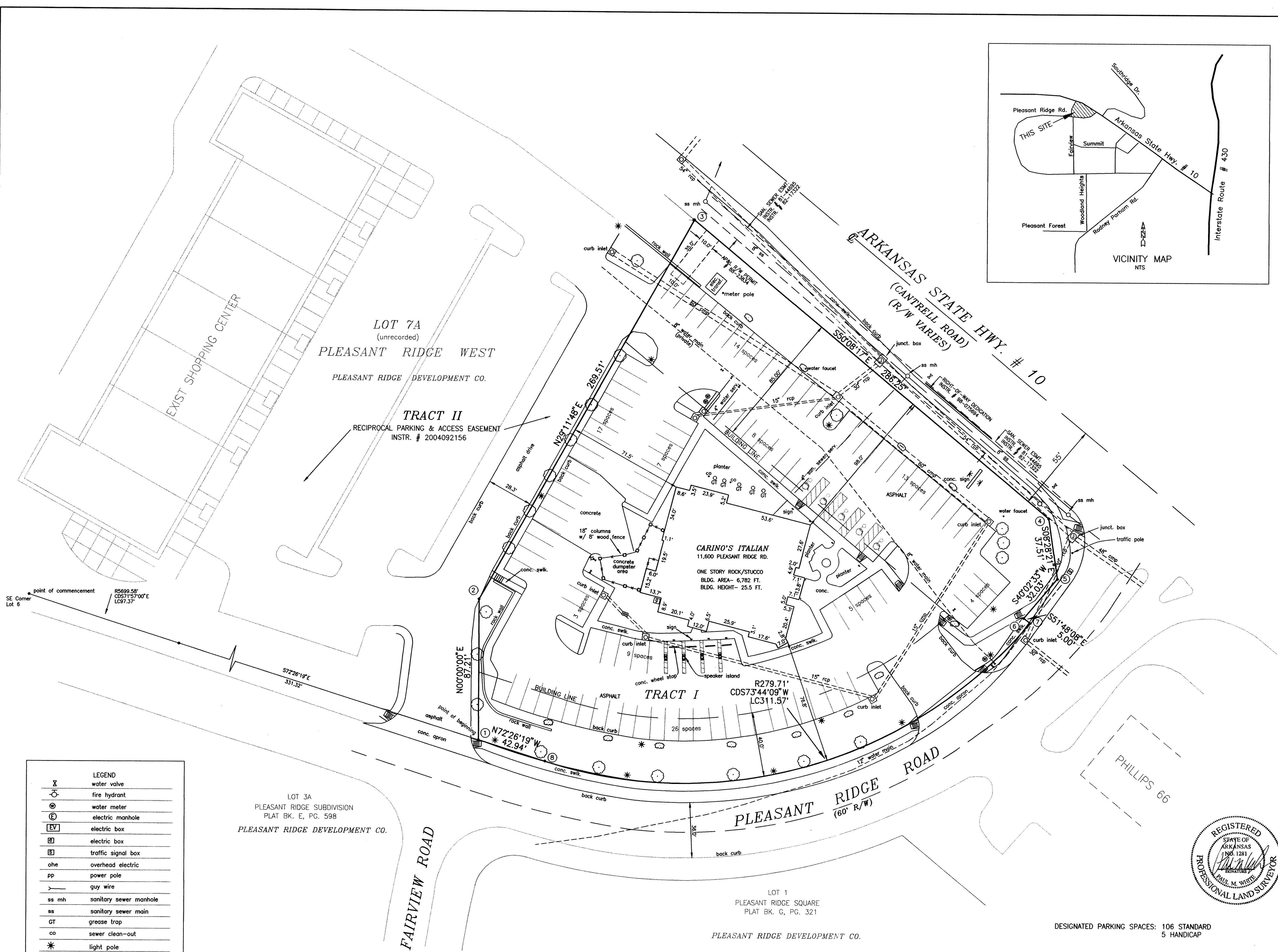


DESIGNATED PARKING SPACES: 106 STANDARD
5 HANDICAP

THIS PROPERTY IS ZONED C-2 SHOPPING CENTER DISTRICT.
(d) NO BUILDING HEREAFTER ERECTED OR STRUCTURALLY ALTERED SHALL EXCEED A HEIGHT AT THE REQUIRED FRONT, SIDE OR REAR YARD SETBACK LINES OF FORTY-FIVE (45) FEET.
(d1) YARD SETBACKS. THE REQUIRED FRONT, SIDE AND REAR YARD SETBACKS SHALL BE A DISTANCE OF NOT LESS THAN FORTY (40) FEET FROM THE PROPERTY LINE TO THE RESPECTIVE FACE OF ANY BUILDING.

W WHITTE-DATERS & ASSOCIATES, INC.
D CIVIL ENGINEERING, LAND PLANNING & DEVELOPMENT, SURVEYING
A 24 RAHLING CIRCLE LITTLE ROCK, ARKANSAS 72223
PH. 501-821-1667 FAX. 501-821-1668

| ALTA/ACSM LAND TITLE SURVEY | | |
|--|---------------|-------|
| CARINO'S ITALIAN | | |
| 11,600 PLEASANT RIDGE RD. LITTLE ROCK, PULASKI COUNTY, ARKANSAS | | |
| Revised | | |
| Date | JAN. 27, 2010 | |
| Scale | Hor. | Vert. |
| Sheet | of | |
| Job No. | 10-037P | |



LOT 7A
(unrecorded)
PLEASANT RIDGE WEST
PLEASANT RIDGE DEVELOPMENT CO.

TRACT II
RECIPROCAL PARKING & ACCESS EASEMENT
INSTR. # 2004092156

CARINO'S ITALIAN
11,600 PLEASANT RIDGE RD.
ONE STORY ROCK/STUCCO
BLDG. AREA- 6,782 FT.
BLDG. HEIGHT- 25.5 FT.

TRACT I
R279.71'
CDS73°44'09"W
LC311.57'

LOT 3A
PLEASANT RIDGE SUBDIVISION
PLAT BK. E, PG. 598
PLEASANT RIDGE DEVELOPMENT CO.

LOT 1
PLEASANT RIDGE SQUARE
PLAT BK. G, PG. 321
PLEASANT RIDGE DEVELOPMENT CO.

| LEGEND | |
|--------|--------------------------|
| | water valve |
| | fire hydrant |
| | water meter |
| | electric manhole |
| | electric box |
| | traffic signal box |
| | overhead electric |
| | power pole |
| | guy wire |
| | sanitary sewer manhole |
| | sanitary sewer main |
| | grease trap |
| | sewer clean-out |
| | light pole |
| | yard light |
| | telephone riser |
| | junction box-drainage |
| | curb inlet-drainage |
| | grate inlet-drainage |
| | handicap ramp |
| | reinforced concrete pipe |
| | corrugated metal pipe |
| | shrub |
| | 3"-5" tree |
| | gas meter |

ARKANSAS STATE PLANE COORDINATES
NORTH ZONE MONUMENT

| | | | |
|---|-------------|--------------|-------------------|
| 1 | N 168254.78 | E 1191205.30 | *X* ON SWLK. |
| 2 | N 168341.99 | E 1191205.30 | *X* ON CURB |
| 3 | N 168577.26 | E 1191336.77 | SET 1/2" IRON PIN |
| 4 | N 168393.79 | E 1191556.49 | SET 1/2" IRON PIN |
| 5 | N 168356.69 | E 1191562.01 | *X* ON SWLK. |
| 6 | N 168332.17 | E 1191541.41 | *X* ON SWLK. |
| 7 | N 168329.08 | E 1191545.34 | SET 1/2" IRON PIN |
| 8 | N 168241.82 | E 1191246.24 | *X* ON SWLK. |

NOTES CORRESPONDING TO SCHEDULE B EXCEPTIONS OF LENDERS TITLE COMMITMENT # 09-006926-050

- (a) NOT A SURVEY ISSUE.
- (b) NOT A SURVEY ISSUE.
- (c) NOT A SURVEY ISSUE.
- (d) PERMIT IN FAVOR OF ARKANSAS POWER & LIGHT, INSTR. # 88-23834 IS PLOTTED IN THE NORTHWEST CORNER OF THIS PROPERTY.
- (e) NOT A SURVEY ISSUE.
- (f) THIS PROPERTY DOES FALL WITHIN THE CORRIDOR IDENTIFIED IN ORDINANCE NO. 19,041, INSTR. # 2004008739.
- (g) RECIPROCAL PARKING AND ACCESS EASEMENT, INSTR. # 2004092156 DOES AFFECT THIS PROPERTY AND IS PLOTTED HEREON.
- (h) NOT A SURVEY ISSUE.
- (i) NOT A SURVEY ISSUE.