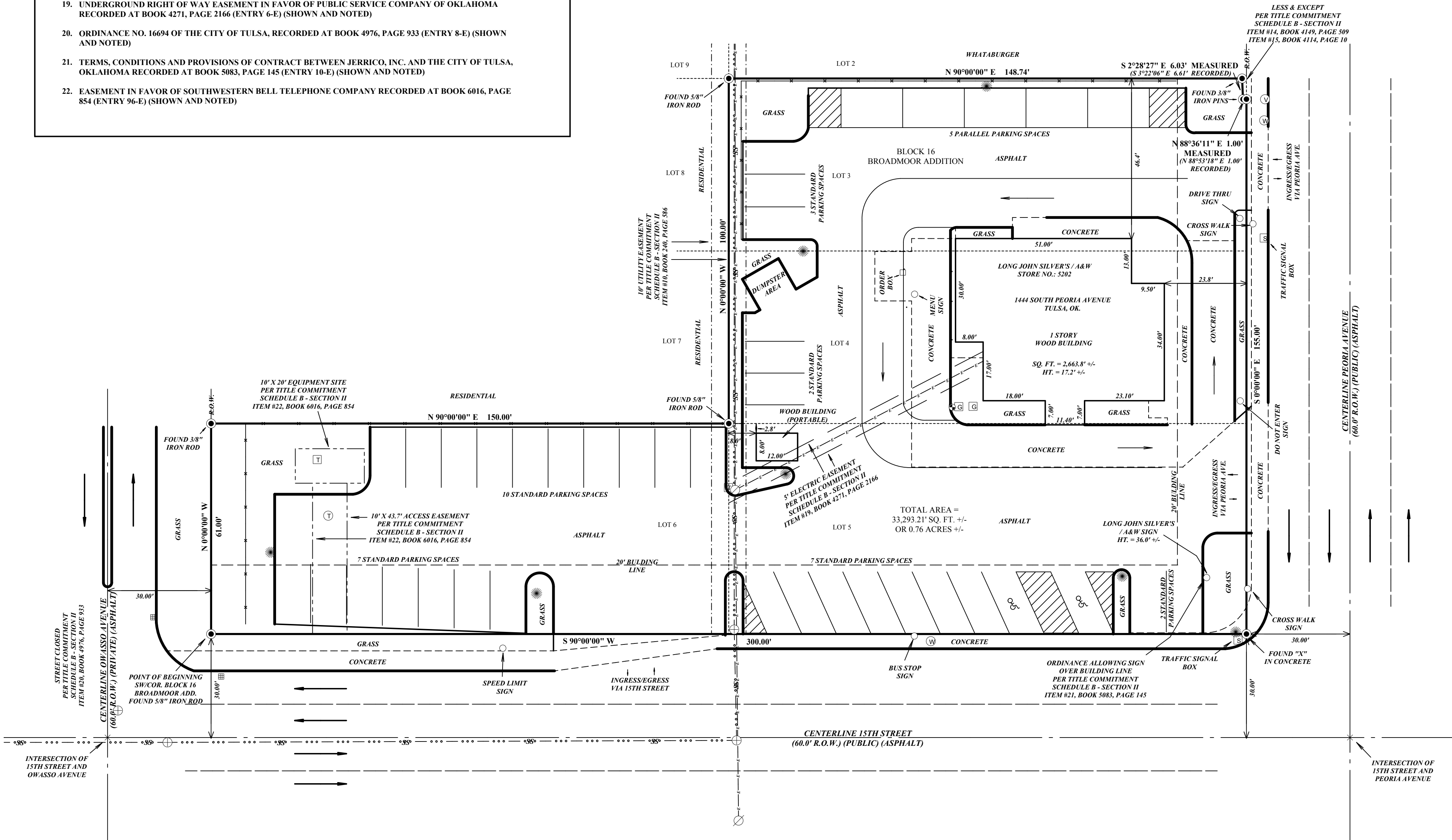
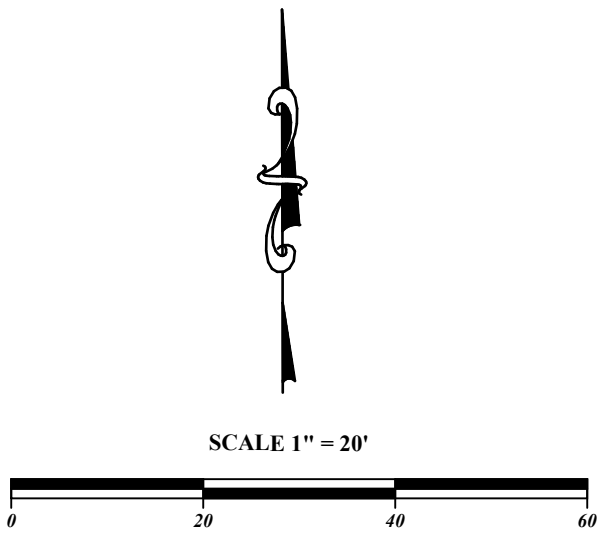


"ALTA/ACSM LAND TITLE SURVEY"

OF
Part of Lots Three (3), Four (4), Five (5) and Six (6), Block Sixteen (16),
BROADMOOR ADDITION to the City of Tulsa, Tulsa County, State of Oklahoma,
according to the recorded plat thereof.

COMMITMENT
SCHEDULE B - SECTION II
EXCEPTIONS

- DEED OF DEDICATION IN FAVOR OF THE PUBLIC RECORDED AT BOOK 240, PAGE 586 (ENTRY 27-A, 25-B, 22-C) (SHOWN AND NOTED)
- OWNER'S CERTIFICATE, DEDICATION AND PLAT OF BROADMOOR ADDITION RECORDED AS PLAT NO. 295 (ENTRY 28-A, 26-B, 23-C) (BLANKET IN NATURE)
- ALL EASEMENTS, BUILDING SET BACK LINES, LIMITATIONS ON ACCESS, NOTES AND OTHER MATTERS SHOWN ON OR SET FORTH IN THE RECORDED PLAT (ENTRY 1-A, 2-B, 2-C) (NONE AFFECTING SUBJECT PROPERTY)
- ORDINANCE NO. 6142 OF THE CITY OF TULSA, RECORDED AT BOOK 2202, PAGE 532 (ENTRY 2202, PAGE 532 (ENTRY 106-A) (BLANKET IN NATURE)
- DEED IN FAVOR OF THE CITY OF TULSA RECORDED AT BOOK 4149, PAGE 509 (ENTRY 315-A) (SHOWN AND NOTED)
- SPECIAL WARRANTY DEED IN FAVOR OF THE STATE OF OKLAHOMA DEPARTMENT OF HIGHWAYS RECORDED AT BOOK 4144, PAGE 10 (ENTRY 316-A) (SHOWN AND NOTED)
- TERMS, CONDITIONS AND PROVISIONS OF AGREEMENT BETWEEN LONG JOHN SILVER'S INC. AND THE CITY OF TULSA, OKLAHOMA RECORDED AT BOOK 4227, PAGE 2113 (ENTRY 63-D) (BLANKET IN NATURE)
- TERMS, CONDITIONS AND PROVISIONS OF AGREEMENT BETWEEN LONG JOHN SILVER'S INC. AND THE CITY OF TULSA, OKLAHOMA RECORDED AT BOOK 4227, PAGE 2116 (ENTRY 66-D) (BLANKET IN NATURE)
- UNDERGROUND RIGHT OF WAY EASEMENT IN FAVOR OF PUBLIC SERVICE COMPANY OF OKLAHOMA RECORDED AT BOOK 4271, PAGE 2166 (ENTRY 6-E) (SHOWN AND NOTED)
- ORDINANCE NO. 16694 OF THE CITY OF TULSA, RECORDED AT BOOK 4976, PAGE 933 (ENTRY 8-E) (SHOWN AND NOTED)
- TERMS, CONDITIONS AND PROVISIONS OF CONTRACT BETWEEN JERRICO, INC. AND THE CITY OF TULSA, OKLAHOMA RECORDED AT BOOK 5083, PAGE 145 (ENTRY 10-E) (SHOWN AND NOTED)
- EASEMENT IN FAVOR OF SOUTHWESTERN BELL TELEPHONE COMPANY RECORDED AT BOOK 6016, PAGE 854 (ENTRY 96-E) (SHOWN AND NOTED)



LEGEND

| | |
|---------------------|-----------|
| PROPERTY CORNER | ● |
| SIGN | ○ |
| TELEPHONE PEDESTAL | □ |
| HANDICAP PARKING | ⊕ |
| WATER METER | ⊙ |
| WATER VALVE | ⊙ |
| GAS METER | ⊙ |
| TELEPHONE MANHOLE | ⊙ |
| SANITARY MANHOLE | ⊕ |
| SQUARE STORM GRATE | ⊕ |
| GREASE TRAP | ⊕ |
| CLEANOUT | ⊕ |
| POWER POLE | ⊕ |
| LIGHT POLE | ⊕ |
| GUARD POST | ● |
| FENCE | — — — — — |
| OVERHEAD POWER LINE | — — — — — |
| RIGHT OF WAY | — — — — — |
| SEWER LINE | — — — — — |
| PROPERTY LINE | — — — — — |
| CONCRETE CURB | — — — — — |
| CONCRETE | — — — — — |
| NO PARKING STRIPES | — — — — — |

SURVEYOR'S NOTES

TOTAL AREA =
33,293.21' SQ. FT. +/-
OR 0.76 ACRES +/-

PUBLIC ACCESS
EAST - SUBJECT PROPERTY HAS DIRECT ACCESS VIA PEORIA AVENUE (A PUBLIC RIGHT-OF-WAY)
SOUTH - SUBJECT PROPERTY HAS DIRECT ACCESS VIA 15TH STREET (A PUBLIC RIGHT-OF-WAY)

ZONING = CH, HEAVY COMMERCIAL DISTRICT
THE CURRENT USE OF THE SUBJECT PROPERTY IS PERMITTED UNDER THE CURRENT ZONING

THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

THERE ARE NO CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION.

THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP SANITARY LANDFILL OR CEMETERY.

ALL UTILITIES APPEAR TO ENTER THE PROPERTY VIA A PUBLIC RIGHT-OF-WAY OR EASEMENT.

THE PROPERTY APPEARS TO DRAIN INTO A PUBLIC RIGHT-OF-WAY OR EASEMENT.

THERE ARE NO APPARENT ENCROACHMENTS

PER ZONING REQUIREMENTS, CITY OF TULSA, TULSA COUNTY, OKLAHOMA

HEIGHT RESTRICTIONS
NONE

SETBACK RESTRICTIONS
NORTH = 0 FEET
EAST = 20 FEET
SOUTH = 20 FEET
WEST = 0 FEET

PARKING

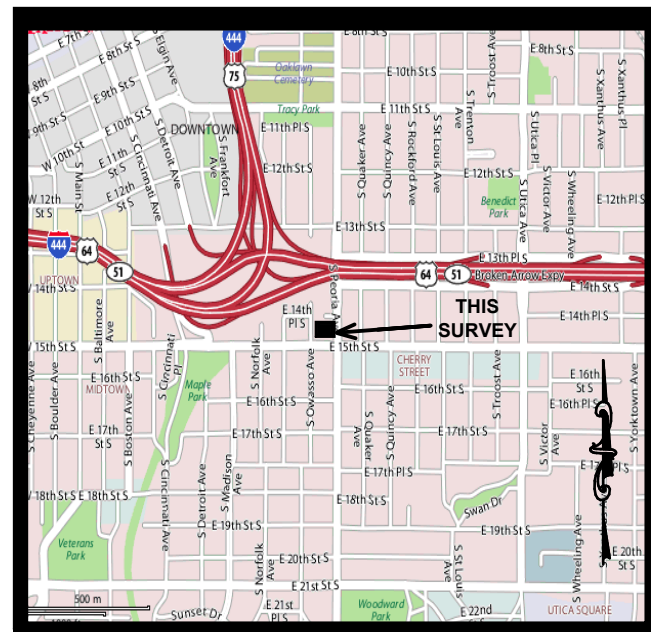
PARKING REQUIREMENTS
1 SPACE PER 100 SQ. FT. OF GFA

NUMBER OF REQUIRED HANDICAP SPACES DETERMINED BY INTERNATIONAL BUILDING CODE

31 STANDARD PARKING SPACES
5 PARALLEL PARKING SPACES
2 HANDICAP PARKING SPACES

TOTAL SPACES = 38

FLOOR AREA RATIO = NONE



VICINITY MAP
NOT TO SCALE

SURVEYOR'S CERTIFICATE

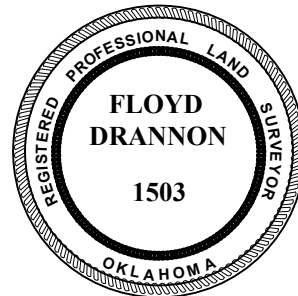
To: Servant Investments Fund (Tulsa Silver), LLC, a Florida limited liability company, Greenspoon Marder, P.A., Yummy Holdings, LLC, Yummy Seafoods, LLC, CNI Bank, Burr & Forman LLP and Stewart Title Guaranty Company and/or its issuing agent and their respective successors and assigns.

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, and NSPS in 2005, and includes Items 1, 2, 3, 4, 6, 7(a), 7(b), 7(c), 8-10, and 11(a), 13, 14 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Oklahoma, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

Floyd W. Drannon 06/6/08

FLOYD W. DRANNON, R.P.L.S. NO. 1503
WITHIN THE STATE OF OKLAHOMA DATE

COMMERCIAL LAND SURVEYS, INC.
RT. 2 BOX 191-B
STRATFORD, OK 74872
PH: (580) 759-3886
FAX: (580) 882-4031
E-MAIL: floyd@commercialandsurveys.com
PROJECT #CLS-08-3158 ALTA



This map or plat of survey of the premises shown hereon is the same as that described in Stewart Title Guaranty Company title commitment number 8030739 dated March 27, 2008.

LEGAL DESCRIPTION

LOTS THREE (3), FOUR (4), FIVE (5) AND SIX (6), BLOCK SIXTEEN (16), BROADMOOR ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

LESS AND EXCEPT A TRACT OF LAND RECORDED IN GENERAL WARRANTY DEED DATED FEBRUARY 20, 1974 AND RECORDED IN BOOK 4149, PAGE 509 AND IN SPECIAL WARRANTY DEED DATED MARCH 5, 1974 AND RECORDED IN BOOK 4114, PAGE 10 IN THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA.

AND BEING FURTHER DESCRIBED BY SURVEYOR AS FOLLOWS:

A TRACT OF LAND BEING ALL OF LOTS FOUR (4), FIVE (5) AND SIX (6) AND A PART OF LOT THREE (3), ALL IN BLOCK SIXTEEN (16), BROADMOOR ADDITION TO THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER (SW/COR.) OF BLOCK SIXTEEN (16), BROADMOOR ADDITION TO THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA; THENCE N 0°00'00" W, ALONG THE WEST LINE OF SAID BLOCK 16, A DISTANCE OF 61.00 FEET, TO A POINT BEING THE NORTHWEST CORNER (NW/COR.) OF LOT 6 OF SAID BLOCK 16;
THENCE N 90°00'00" E, ALONG THE NORTH LINE OF SAID LOT 6, A DISTANCE OF 150.00 FEET, TO A POINT BEING THE NORTHEAST CORNER (NE/COR.) OF SAID LOT 6;
THENCE N 0°00'00" W, A DISTANCE OF 100.00 FEET, TO A POINT BEING THE NORTHWEST CORNER (NW/COR.) OF LOT 3 OF SAID BLOCK 16;
THENCE N 90°00'00" E, ALONG THE NORTH LINE OF SAID LOT 3, A DISTANCE OF 148.74 FEET;
THENCE S 2°28'27" E, A DISTANCE OF 6.03 FEET;
THENCE N 88°36'11" E, A DISTANCE OF 1.00 FEET, TO A POINT ON THE EAST LINE OF SAID BLOCK 16;
THENCE S 0°00'00" E, ALONG THE EAST LINE OF SAID BLOCK 16, A DISTANCE OF 155.00 FEET, TO A POINT BEING THE SOUTHEAST CORNER (SE/COR.) OF SAID BLOCK 16;
THENCE S 90°00'00" W, ALONG THE SOUTH LINE OF SAID BLOCK 16, A DISTANCE OF 300.00 FEET, TO THE POINT OF BEGINNING;
SAID TRACT CONTAINING 33,293.21 SQUARE FEET OR 0.76 ACRES OF LAND, MORE OR LESS.

BASIS OF BEARING

S 90°00'00" W, BEING THE ASSUMED BEARING OF THE SOUTH LINE OF BLOCK SIXTEEN (16), BROADMOOR ADDITION TO THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA.

| |
|------------------------------------|
| FLOOD STATEMENT: |
| THIS PROPERTY IS LOCATED IN |
| ZONE X FIRM MAP# 40143C 0365 H |
| EFFECTIVE DATE: SEPTEMBER 22, 1999 |

"ALTA/ACSM LAND TITLE SURVEY"

PREPARED FOR:

THE MATTHEWS COMPANY
National ALTA Survey Management

17220 Newhope Street, Suites 105-110, Fountain Valley, CA 92708
(714) 978-7181 FAX (714) 641-2840
www.themattewscpany.com

YUM! BRANDS, INC.

1444 South Peoria Avenue
Tulsa, OK
(Long John Silver's / A&W)

| | | |
|-------------------|-------------------------------|-------------------------|
| SCALE: 1" = 20' | | CHKD./AP'VD: H.N. |
| DATE: MAY 2, 2008 | | APPROVED: F.D. |
| DWN. BY: J.G. | | STORE NO.: 5202 |
| CHKD. BY: F.D. | | PROJECT NO. CLS-08-3158 |
| REVISIONS | | |
| DATE | DESCRIPTION | BY: |
| 5/7/08 | ADDRESSED COMMENTS | D.L. |
| 6/4/08 | ADDRESSED COMMENTS | J.G. |
| 6/6/08 | REVISED SURVEYORS CERTIFICATE | J.G. |