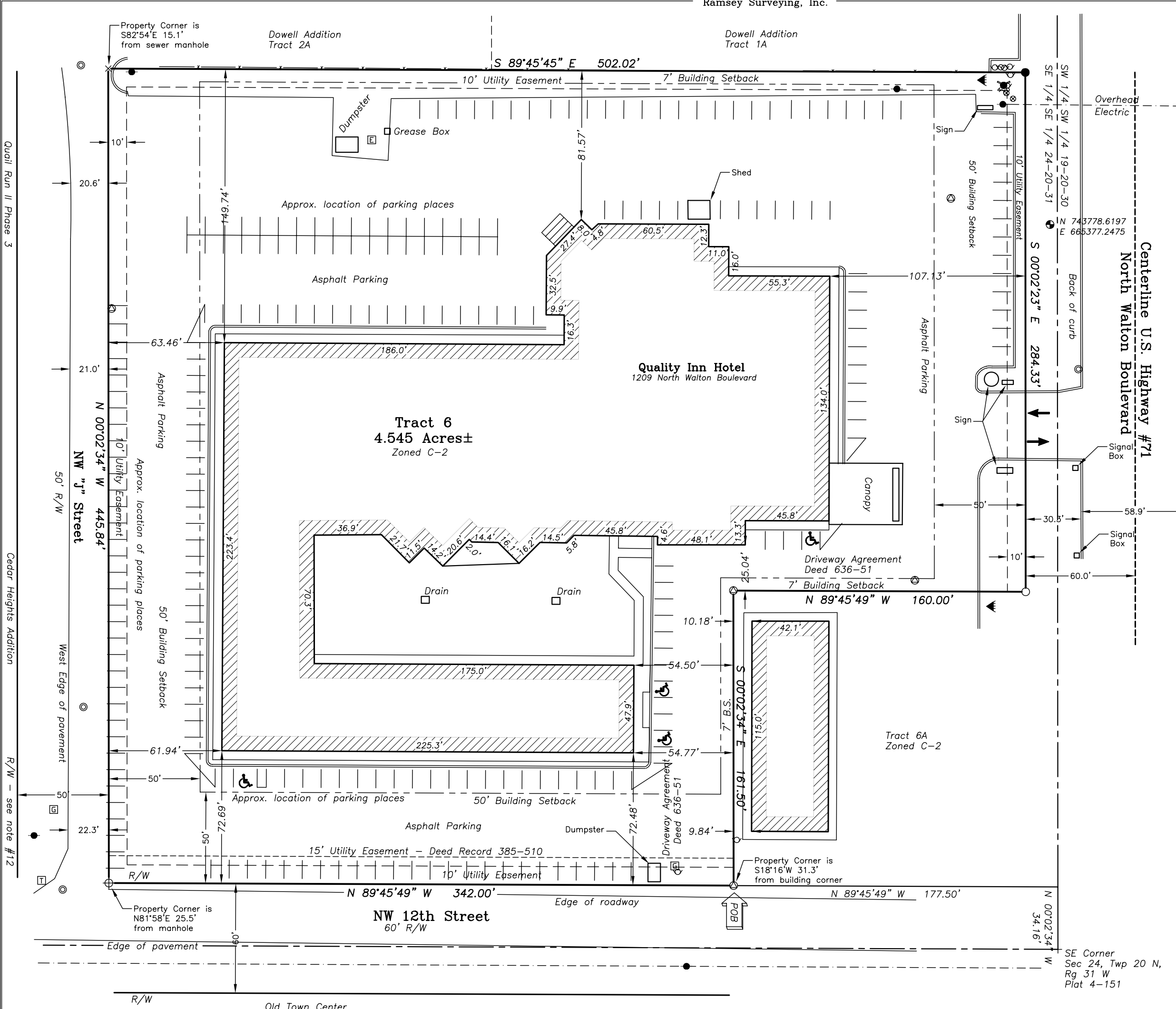
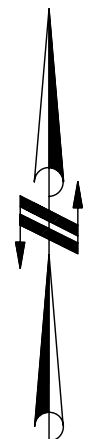



Ramsey Surveying, Inc.







Legend

- Found Iron Pin
- Set Iron Pin
- ⊙ PK Nail
- ⊙ Cotton Spindle
- ⊙ GPS 36
- ⊙ Water Valve
- ⊙ "X" in concrete
- ⊙ Gas Meter
- ⊙ Telephone Box
- ⊙ Power Pole
- ⊙ Electric Box
- ⊙ Water Meter
- ⊙ Light Pole
- ⊙ Fire Hydrant
- ⊙ Manhole

ALTA/ACSM Certification

To the following: A & N Hospitality, Inc. (client), Zions Bank, (lender #1), Comerica Bank (lender #2), Arkansas Title Insurance Company, (title company); This is to certify that this map or plat and the survey on which it is based were made (1) 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 1, 2, 3, 4, 6, 7b1, 8, 10 and 11a 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:

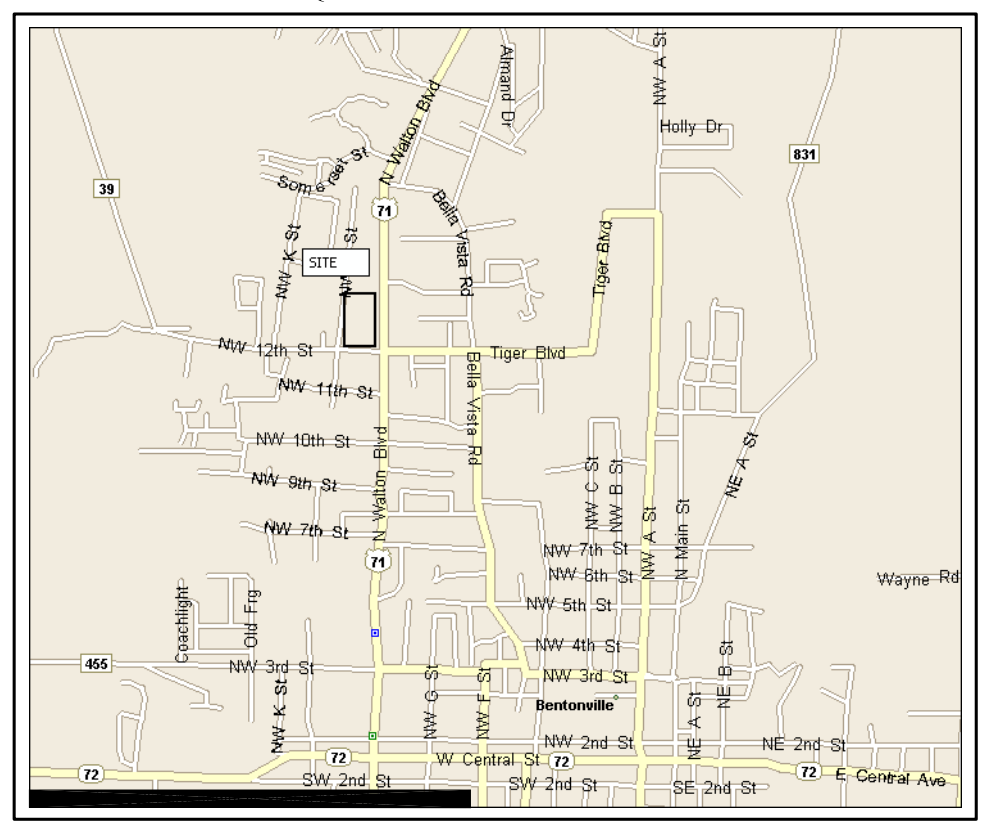
Proper field procedures, instrumentation and adequate survey personnel were employed in order to achieve results comparable to those outlined in the "Minimum Angle, Distance and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys".

Date _____

Signed _____

Surveyors Notes:

1. This plat represents a survey of Deed Record 99 106330.
2. Basis of bearings are according to the Final Plat of Dowell Addition, Plat Record 6, page 93.
3. Parcel is subject to 10 foot utility easements as shown on Plat Record 6, page 93, and to a 15 foot wide utility easement for a natural gas line as recorded in Deed Record 385, page 510.
4. Coordinates are based on Arkansas State Plane Coordinate System, North Zone, established from Bentonville Control Monument "GPS 36".
5. Parcel is subject to a driveway agreement as recorded in Deed Record 636, page 51.
6. Traverse Control Loop precision was 1:22,060.
7. This survey tied to the Northwest Corner and the Southeast Corner of Tract 5, the Southeast Corner of Tract 1 and a metal reading found near the Southeast Corner of Tract 6A as shown on Plat Record 4, page 151, to calculate the boundary of Tract 6.
8. No eaves on buildings have been shown on this survey.
9. In providing this survey, no attempt has been made to show data concerning size, depth, condition or capacity of underground utilities existing on site. Only visible utilities have been located on this survey.
10. All documents of record provided by Tucker Abstract have been reviewed and are noted hereon. There may exist other documents of record that affect this surveyed parcel.
11. No additional investigation or independent search by Ramsey Surveying, Inc. has been made for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
12. The West right-of-way of NW "J" Street was computed from the location of the West property line of Tract 6 as shown on Plat Record 4, page 151, but has not been field verified by finding property corners along the East line of Quail Run II Phase 3.



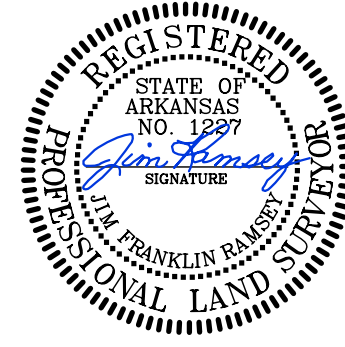
Survey Description


All of Revised Tract 6 of Dowell Addition in Bentonville, Benton County, Arkansas, more precisely described as follows: Starting at the SE Corner of the SE 1/4 of the SE 1/4 of Section 24, Township 20 North, Range 31 West; thence North 00 degrees 02 minutes 34 seconds West, 34.16 feet; thence North 89 degrees 45 minutes 45 seconds East, 502.02 feet; thence North 89 degrees 45 minutes 49 seconds West, 177.50 feet to the true POINT OF BEGINNING; thence North 89 degrees 45 minutes 49 seconds West 342.00 feet; thence North 00 degrees 02 minutes 34 seconds West, 445.84 feet; thence South 89 degrees 45 minutes 45 seconds East, 502.02 feet; thence South 00 degrees 02 minutes 23 seconds East, 284.33 feet; thence North 89 degrees 45 minutes 49 seconds West, 160.00 feet; thence South 00 degrees 02 minutes 34 seconds East, 161.50 feet to the true POINT OF BEGINNING containing 4.545 acres more or less and being subject to a 15 foot wide utility easement across the South side, as recorded in Deed Record 385, page 510 and any other easements of record.

Surveyor's Certification

To A & N Hospitality, Inc.: This is to certify that an accurate survey was made of the hereon-described property and that this plat is the result of that survey. The land was surveyed under the supervision of Ramsey Surveying, Inc. with a plat of said survey filed in the Circuit Clerk's Office, Benton County, Arkansas. Basis of bearings is according to Plat Record 6, page 93.

FLOOD CERTIFICATION: According to this survey, no part of the above-described land appears to lie in a known flood area, according to FIRM Community-Panel number 05007C0044 F, effective date, December 20, 2000. The property surveyed is located in zone X. Survey and plat completed October 11, 2002.





RLS #1227 Jim F. Ramsey
1729 West Poplar Street
Rogers, Ar. 72758
surveyjim@aol.com

Job: ALTA/ACSM Land Title Survey For
A & N Hospitality, Inc.

Scale 1"=50' Drawn By: JFR

Date: 10/11/02 Rev:

Location: Revised Tract 6
Dowell Addition

500-20N-31W-0-24-220-04-1227

RAMSEY SURVEYING, INC. Job Number:

479-631-6663 582-4977 Fax 636-4429 02150