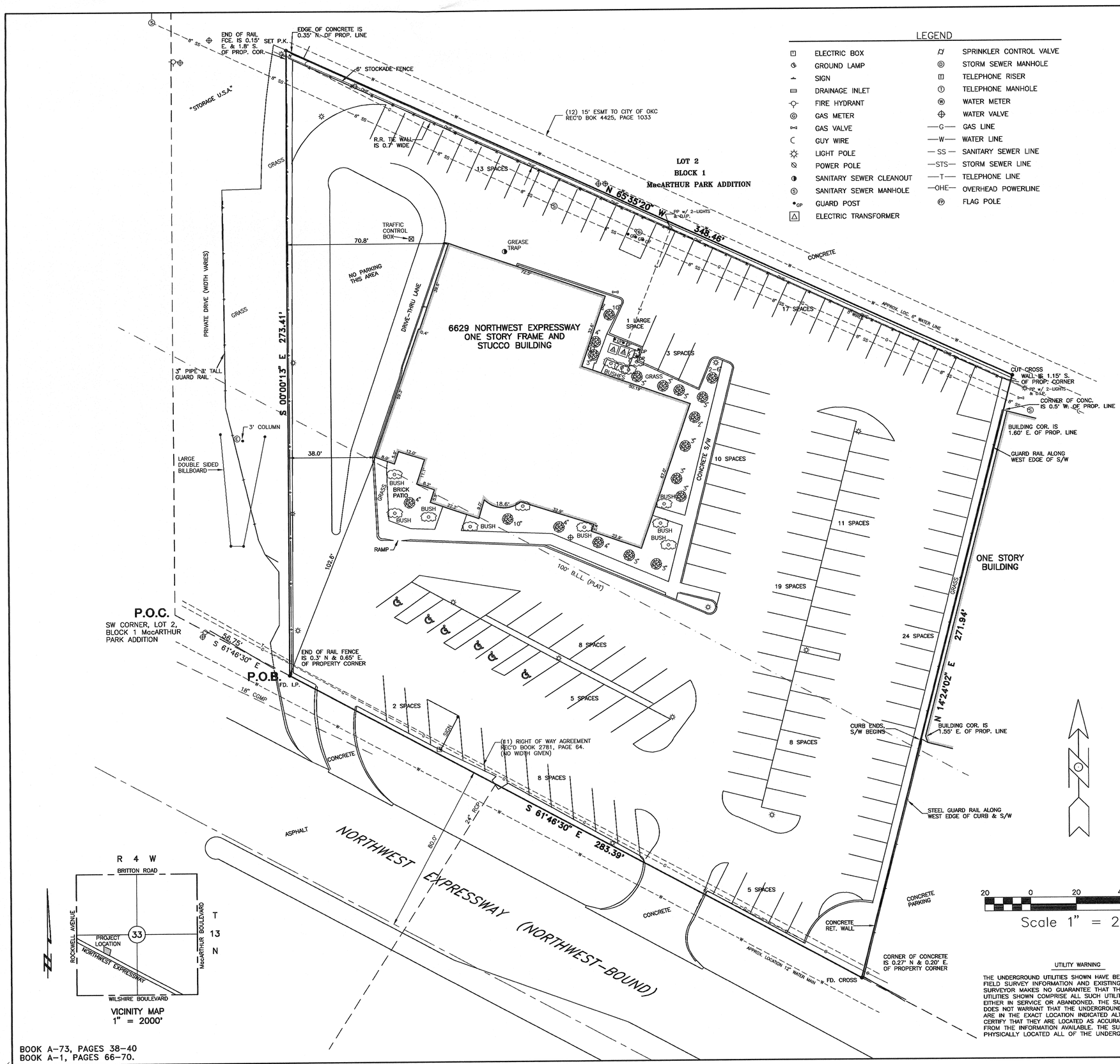

BOOK A-73, PAGES 38-40
BOOK A-1, PAGES 66-70.

LEGEND

	ELECTRIC BOX		SPRINKLER CONTROL VALVE
	GROUND LAMP		STORM SEWER MANHOLE
	SIGN		TELEPHONE RISER
	DRAINAGE INLET		TELEPHONE MANHOLE
	FIRE HYDRANT		WATER METER
	GAS METER		WATER VALVE
	GAS VALVE	—G—	GAS LINE
	GUY WIRE	—W—	WATER LINE
	LIGHT POLE	—SS—	SANITARY SEWER LINE
	POWER POLE	—STS—	STORM SEWER LINE
	SANITARY SEWER CLEANOUT	—T—	TELEPHONE LINE
	SANITARY SEWER MANHOLE	—OHE—	OVERHEAD POWERLINE
•GP	GUARD POST		FLAG POLE
	ELECTRIC TRANSFORMER		

SURVEYOR'S CERTIFICATE
February 23, 1999

This survey was made for the benefit of:

BANK FIRST
JOHNNIE'S CHARCOAL BROILER, INC., an Oklahoma corporation (Tract 1)
CAPITOL ABSTRACT AND TITLE COMPANY

I Bryan E. Coon, a Professional Land Surveyor in the State of Oklahoma, do hereby certify to the aforesaid parties, as of the date set forth above, that a survey was made under my supervision of a tract of land described as follows:

with the base of bearing being South 61°46'30" East, the South line of Lot 2, Block 1, MacArthur Park Addition, and all bearings contained herein relative thereto;

Tract 1

A portion of Lot Two (2), Block One (1), MACARTHUR PARK ADDITION to the City of Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof, and said portion of Lot 2 being more particularly described as follows:

BEGINNING at a point on the South line of said Lot 2, Block 1, said point being located South 61°46'30" East a distance of 56.75 feet from the Southwest corner and on the South line of said Lot 2, Block 1; thence from said POINT OF BEGINNING continuing South 61°46'30" East along the North right of way line of the Northwest Highway and the South line of said Lot 2, Block 1, a distance of 283.39 feet; thence North 14°24'02" East a distance of 271.94 feet; thence North 65°35'20" West a distance of 348.46 feet; thence South 00°00'13" East a distance of 273.41 feet to the point or place of beginning.

I further certify that this map or plat and the survey on which it is based were made (i) in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and ACSM in 1997, and (ii) pursuant to the Accuracy Standards (as adopted by ALTA and ACSM and in effect on the date of this certification) of an Urban Survey.

I further certify that the accompanying survey correctly shows the location of all buildings, structures and other aboveground improvements situated on the above premises; and that the property described hereon is the same as the property described in CAPITAL ABSTRACT COMPANY, Commitment No. 99030565, dated March 25, 1999 at 7:30 a.m., and that all easements referenced in said title commitment have been plotted hereon or otherwise noted as to their effect on the subject property; that there are no building encroachments on the subject property or upon adjacent land abutting said property unless shown hereon.

I further certify that by graphic plotting only, this property is located within an area having a Zone Designation of "C" by the Secretary of Housing and Urban Development, on Flood Insurance Rate Map No. 0230 with a date of identification of November 3, 1982, for Community No. 405378 in Oklahoma County, State of Oklahoma, which is the current Flood Insurance Rate Map for the community in which said premises is situated. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination.

The property has direct access to Northwest Expressway, a dedicated public street or highway.

The street address is 6629 Northwest Expressway.

There are one hundred twenty-nine (129) striped parking spaces.

I further certify that the property corners were set or found as shown.

The zoning designation for this property is I-2 according to the City Staff.

The record description does close mathematically.

This survey meets the Oklahoma Minimum Standards for the practice of Land Surveying as adopted by the Oklahoma State Board of Registration for Professional Engineers and Land Surveyors, as adopted September 17, 1993.

This survey does not show:

The identifying titles of all recorded plats, filed maps, right of way maps, or similar documents with their appropriate recording data, filing dates and map numbers, of the surveyed premises; Nor does it show the names of adjoining owners as they appear of record and recorded lot or parcel numbers, recording information identifying the current description of record and similar information, where appropriate.

The following AFFECT this property:

9. Airport Zoning Rules and Regulations recorded in Book 3065, Page 621. (Tract 1)

10. Restrictive Covenants recorded in Book 3951, Page 189; Book 3955, Page 1645 and Book 4195, Page 1495, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code of (b) relates to handicap but does not discriminate against handicapped persons, which do not provide for reversion of forfeiture of title. (Tract 1)

11. Right of Way Agreement in favor of Oklahoma Natural Gas Company, recorded in Book 2781, Page 64, and shown hereon. (Tract 1)

12. Easement in favor of City of Oklahoma City, recorded in Book 4425, Page 1033, and shown hereon. (Tract 1)

13. Memorandum of Lease between Johnnie's Charcoal Broiler, Inc., as Lessor and Whiteco Outdoor Advertising A Division of Whiteco Industries, Inc., recorded August 22, 1996, in Book 5940, Page 121. (Tract 1)

Bryan E. Coon, PLS No. 1276 Date 4-5-99

Notary public

Sworn and subscribed to before me a Notary Public in and for said State of Oklahoma, County of Oklahoma, this 5th day of April 1999.

Cynthia H. Mans
Notary Public

My Commission Expires: 12/03/2002

Note: Tracts 2 & 3 not included in this survey.

REGISTERED LAND SURVEYOR BRYAN E. COON L.S. 1276 OKLAHOMA

CYNTHIA H. MANS NOTARY PUBLIC STATE OF OKLAHOMA OKLAHOMA COUNTY

UTILITY WARNING

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED ALL OF THE UNDERGROUND UTILITIES.

REVISIONS	DATE

DATE: 03-30-99
SCALE: 1" = 20'
JOB NUMBER: CAP90710
DRAWN BY: J.L.W.
APPROVED BY: B.E.C.
SHEET 1 OF 1

LIMITED SCOPE SURVEY

ALTA / ACSM LAND TITLE SURVEY

JOHNNIE'S CHARCOAL BROILER
6629 NORTHWEST EXPRESSWAY
OKLAHOMA CITY, OKLAHOMA

COON ENGINEERING, INC.
CA 1179 EXP. 6-30-99
CONSULTING ENGINEERS
LAND SURVEYORS
2832 W. Wilshire Blvd. Suite 202 Oklahoma City, Okla. 405-842-0363

F:\CAD\P\CAP90710\90710A01 Mon Apr 5 08:21:08 1999 COON ENGINEERING, INC. JENNIE

1215