

Exhibit B

Form Affidavit of Disinterestedness

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE DISTRICT OF DELAWARE**

In re: : Chapter 11
ALSET OWNERS, LLC, *et al.*,¹ :
 : Case No. 09-11960 (BLS)
 : (Jointly Administered)
Debtors. :

AFFIDAVIT OF DISINTERESTEDNESS OF [LAW FIRM/SERVICE PROVIDER]

STATE OF [])
) [Insert Affiant's name]:
COUNTY OF [])

[Affiant], being duly sworn, upon his/her oath, deposes and says:

1. I am a [position] of [Law Firm/Service Provider] (the "Professional"), located at [Street, City, State, Zip Code].
2. The above-captioned debtors and debtors in possession (collectively, the "Debtors") have requested that the Professional provide [] services to the Debtors, and the Professional has consented to provide such services.
3. The Professional may have performed services in the past, may currently perform services and may perform services in the future in matters unrelated to the Debtors' chapter 11 cases for persons that are parties in interest in the Debtors' chapter 11 cases. The Professional does not perform services for any such person in connection with these chapter 11 cases, nor has

¹ The Debtors and the last four digits of their respective tax identification numbers are: Alset Owners, LLC, a Delaware limited liability company (7520); Altes, LLC, a Delaware limited liability company (6927); Setla, LLC, a Delaware limited liability company (6752); and Checkers Michigan, LLC, a Delaware limited liability company (8016). The Debtors' service address is Altes, LLC/Setla, LLC, 1200 North Federal Highway, Suite 111-B, Boca Raton, FL 33432-2813.

any relationship with any such person or that person's attorney or accountant that would be adverse to the Debtors or their estates.

4. As part of its customary practice, the Professional is retained in cases, proceedings and transactions involving many different parties, some of whom may represent or be employed by the Debtors, claimants, and parties in interest in these chapter 11 cases.

5. Neither I nor [any principal, partner, director, officer, etc.] of, or professional employed by, the Professional has agreed to share or will share any portion of the compensation to be received from the Debtors with any other person other than the principal and regular employees of the Professional.

6. Neither I nor [any principal, partner, director, officer, etc.] of, or professional employed by, the Professional, insofar as I have been able to ascertain, holds, or represents any interest adverse to the Debtors or their estates with respect to the matter(s) on which this Professional is to be employed.

7. The Debtors owe the Professional \$[] - if zero, reword to indicate no amounts owed] for pre-petition services.

8. As of June 5, 2009, the Professional [was/was not] party to an agreement for indemnification with the Debtors. [A copy of such agreement is attached hereto].

9. The Professional is conducting further inquiries regarding its retention by any creditors of the Debtors, and upon conclusion of that inquiry, or at any time during the period of its employment, if the Professional should discover any facts bearing on the matters described herein, the Professional will supplement the information contained in this Affidavit.

Executed on _____, 2009.

[AFFIANT]

SWORN TO AND SUBSCRIBED before
me this _____ day of _____ 2009.

Notary Public