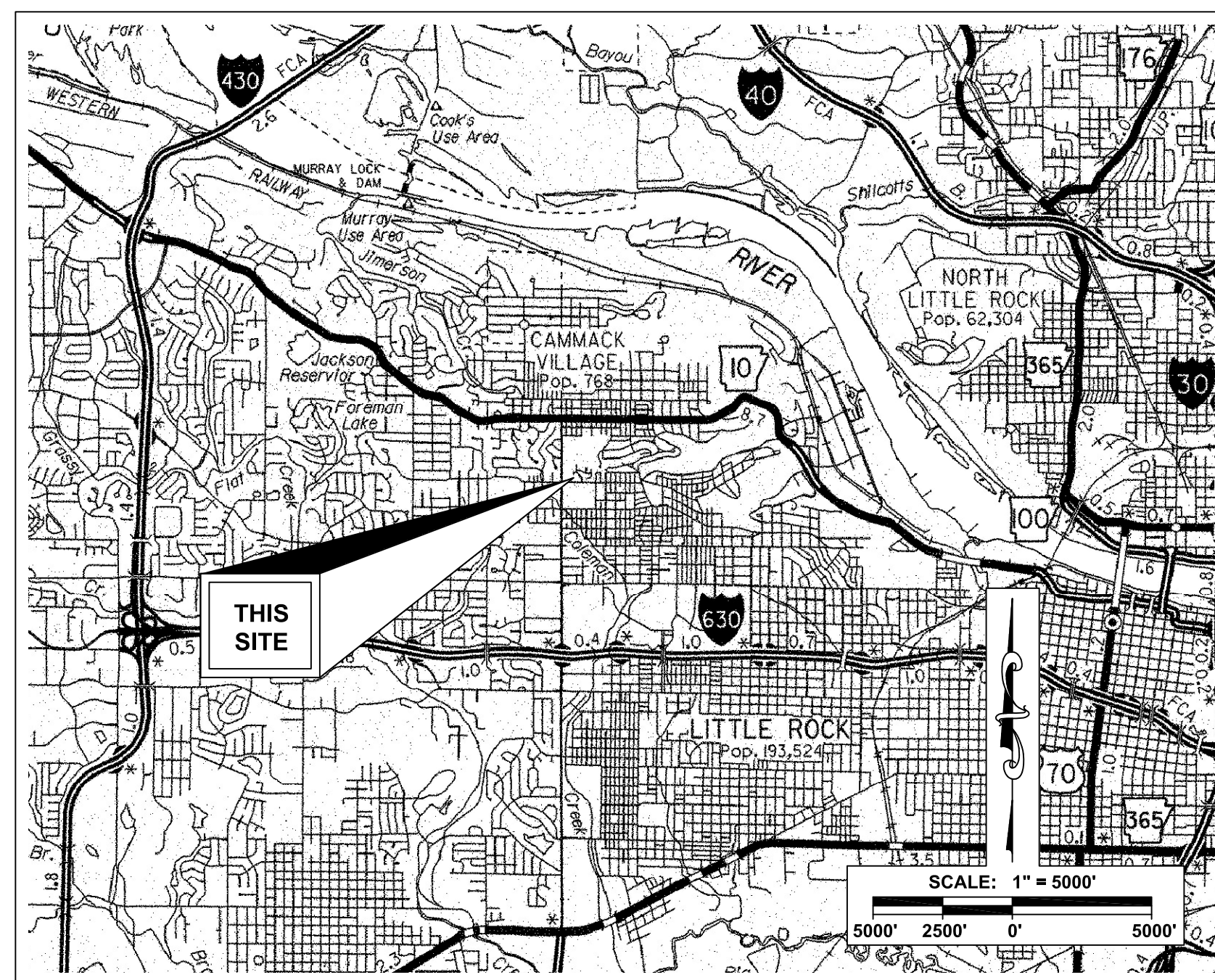


Legend of Symbols and Abbreviations

○ (I.P.S.) SET 1/2" REBAR W/CAP (R.L.S. 1203)	● (I.P.F.) IRON PIN FOUND
— RB — REBAR	NEc NORTHEAST CORNER
— — — PROPERTY LINE	— ROW — RIGHT OF WAY
— — — UTILITY EASEMENT	— BSL — BUILDING SETBACK LINE
— — — OVERHEAD ELECTRIC	— OW — OVERHEAD WIRE MISC
○ POWER POLE	○ POWER POLE W/ TRANSFORMER
☀ POLE MOUNTED LIGHT	☀ LANDSCAPE LIGHT
□ ELECTRICAL BOX	↔ DIRECTION OF TRAFFIC
— W — WATER LINE	⊕ WATER VALVE
⊕ WATER METER	⊕ FIRE HYDRANT
— SD — STORM DRAIN PIPE	□ STORM DRAIN SURFACE INLET
⊙ STORM DRAIN MANHOLE	⊙ REINFORCED CONCRETE PIPE
— SS — SANITARY SEWER PIPE	⊙ SANITARY SEWER MANHOLE
⊙ SANITARY SEWER CLEANOUT	□ FIBER OPTIC VAULT
□ TELEPHONE RISER	□ GAS METER
— GAS — GAS LINE	— — — CHAIN LINK FENCE
□ GAS REGULATOR	— — — WOOD FENCE
— — — METAL RAILING	N. NORTH
♿ HANDICAP PARKING	S. SOUTH
• SIGN	E. EAST
• DEGREES	W. WEST
• MINUTES (FEET)	▨ HATCH (NO PARKING)
• SECONDS (INCH)	▨ HATCH (CONCRETE)
⊖ CENTERLINE	

Vicinity Map



Miscellaneous Notes

1. BASIS OF BEARING: West line of subject property as per record Plat.
2. This property has an area of 64,322 square feet or 1.4766 acres.
3. This property has been designated by Pulaski County, AR, tax records as parcel number 33L-038.00-009.00.
4. There was no observable evidence of cemeteries found at the time of the survey.
5. There was no observable evidence of earth moving work, building construction or additions, no changes in right of way lines, recent street or sidewalk construction or repairs and no observable evidence of site use as solid waste dump, sump or sanitary landfill.
6. There are no driveways, alleys or other means of access or evidence of adverse use, except as shown hereon.
7. As observed in the field, the address of the property is 5800 Evergreen Street.
8. The property has direct access to Van Circle & Pierce Street which are public roads.
9. There are (60) regular and (2) handicap lined parking spaces on this property.
10. The Right of Way lines of Van Circle & Pierce Street about this property.

Utility Notes

- UN1 The location of utilities shown hereon is from observed evidence of above ground appurtenances only. The surveyor was not provided with underground plans or surface ground markings to determine the locations of any subterranean uses.
- UN2 Points of entry could be determined from observed above ground appurtenances only as shown hereon. Gas, Electric, Telephone, Sanitary Sewer, and Water Lines and / or service are available for the subject property.
- UN3 Before digging in this area, call "ONE CALL" 1-800-482-8998 for field locations of underground utilities.

Significant Observations

- A There were no apparent encroachments observed at the time of the survey.

Notes Corresponding to Schedule B

This survey is based on a title report prepared by FIRST AMERICAN TITLE INSURANCE CO., Commitment No. JSC-160792-01 with an effective date of March 1, 2016 at 7:00 am.

- 10 Restrictions, covenants, conditions, reservations, easements and right of first refusal, but omitting any covenants or restrictions, if based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as contained in Bill of Assurance recorded in Book 1434, Page 776, records of Pulaski County, Arkansas. DOCUMENT NOT PROVIDED.
- 11 Building set back line and easements, as shown on plat recorded in Plat Bok 39, Page 76, records of Pulaski County, Arkansas. PLOTTED HEREON.
- 12 Ordinance No. 17,190 by the Board of Directors of the City of Little Rock, Arkansas, a copy of which was recorded March 25, 2008 as Instrument No. 2008020012, records of Pulaski County, Arkansas. DOES NOT AFFECT.
- 13 Ordinance No. 17,190 by the Board of Directors of the City of Little Rock, Arkansas, a copy of which was recorded March 25, 2008 as Instrument No. 2013090295, records of Pulaski County, Arkansas. DOES NOT AFFECT.
- 14 Tenants in possession under unrecorded leases. NOT A SURVEY ISSUE.

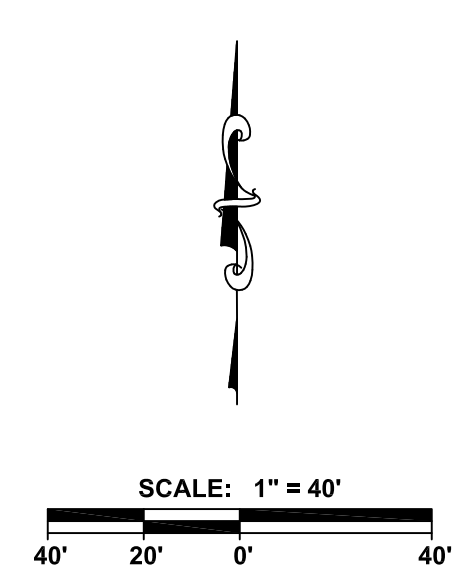
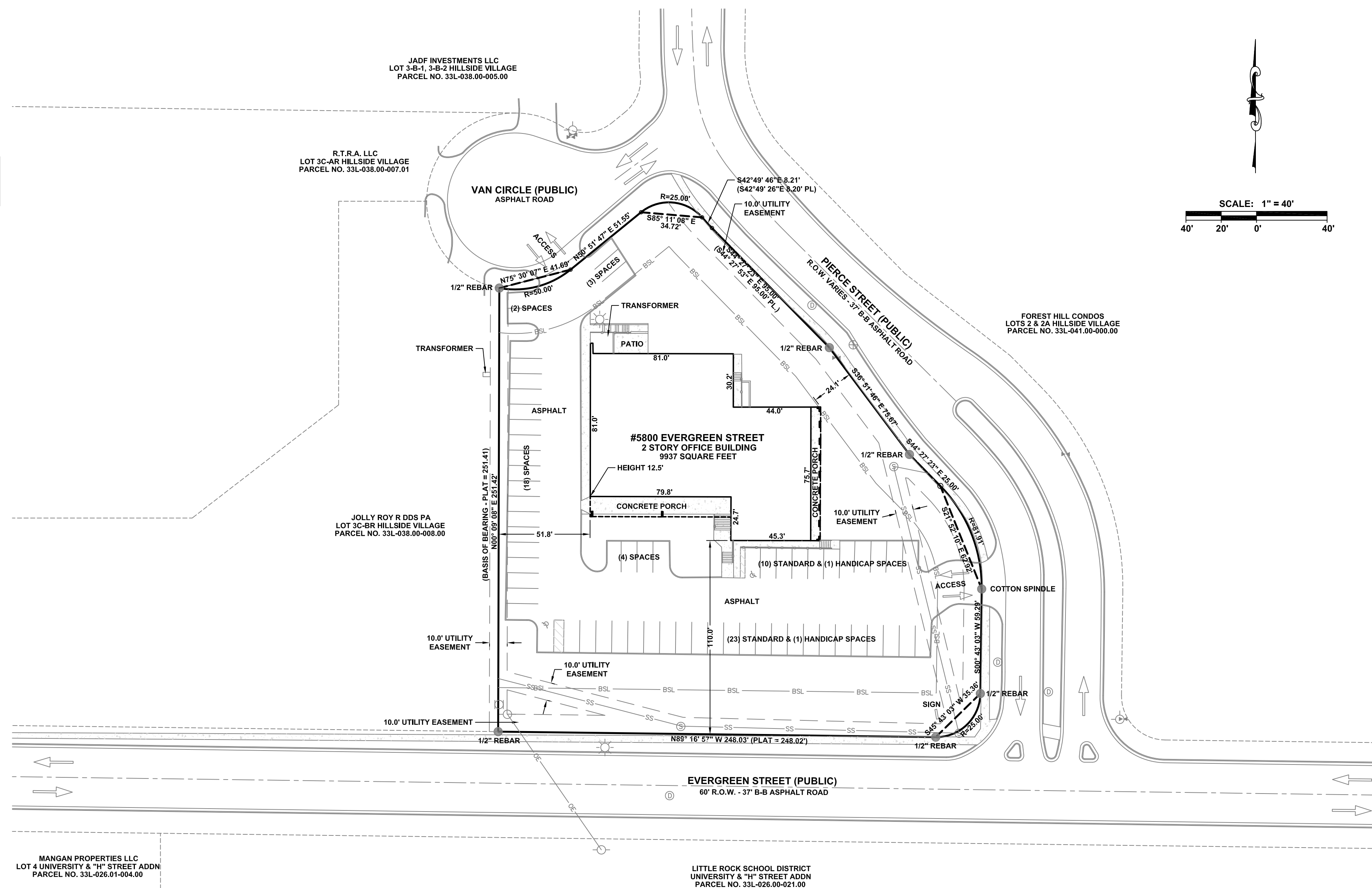
Zoning Data

According to the City of Little Rock's web site, the subject property is zoned "O-3", General Office District and is subject to the following restrictions.

- FRONT YARD: 25 Feet Minimum
- SIDE YARD: 10 Feet Minimum
- HEIGHT: 45 feet Maximum at setback lines with an overall Maximum height of 60 feet.
- LOT SIZE OR COVERAGE: Lot area of not less than 14,000 SQ. Ft. and a lot width of not less than 100 feet.
- PARKING: 1 Space per 400 Sq. Ft. Floor Space Required up to 10,000 Square feet; 10,000-20,000 S.F. at 95% of this Requirement
- REQUIRED: 25 Spaces
- PROVIDED: 62 Spaces

Flood Zone Notes

By geographic plotting only, this property is in zone "X" of the Flood Insurance Rate Map, Community Panel No. 05119C039G, which bears an effective date of July 6, 2015, and is not in a Special Flood Hazard Area. Zone "X" represents an area outside the 500 year floodplain.



Record Description

Lot 3-D, Hillside Village, Little Rock, Arkansas Plat Book 39, Page 76.

The above description describes the same property as described within First American Title Insurance Company, Commitment No. JSC-160792-01, bearing an effective date of March 1, 2016, at 7:00 am.

ALTA / NSPS Land Title Survey

Woodstone Building 5800 Evergreen Drive Little Rock, AR. 72205

Based on First American Title Insurance Company Commitment No. JSC-160792-01 bearing an effective date of March 1, 2016.

Surveyor's Certification

To: Little Rock Real Estate, LLC, an Arkansas limited liability corporation; First National Title Company, and Iberia Bank:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA / NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 2, 3, 4, 5, 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 13, 16, 17, 18, & 21 of Table A thereof. The field work was completed on April 1, 2016.

Johnny R. Tweedle
JOHNNY R. TWEEDLE

Registered Land Surveyor No. 1203
in the State of Arkansas
Date of Survey: April 1, 2016
Date of Last Revision: April 8, 2016

Survey Performed by:
Harbor Environmental, Inc.
8114 Cantrell Road, Ste 350
Little Rock, AR, 72227
Phone: 501-663-8800
Fax: 501-588-0123
E-Mail: jtwedle@harborenv.com
Harbor Project No. COLL-16129

