



VICINITY SKETCH
NOT TO SCALE
SCHEDULE B, PART II
Exceptions

- THIS COMMITMENT DOES NOT REPRODUCE ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.
- The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company.
- Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met. (UNABLE TO PLOT)
 - Rights or claims of parties in possession not shown by the Public Records. (UNABLE TO PLOT)
 - Easements, or claims of easements, not shown by the Public Records. (UNABLE TO PLOT)
 - Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the land. (AS SHOWN ON SURVEY)
 - Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records. (UNABLE TO PLOT)
 - Taxes or special assessments which are not shown as existing liens by the Public Records. (UNABLE TO PLOT)
 - General Taxes and Special Assessments, if any, for the year 2019 and subsequent years not yet due and payable. (UNABLE TO PLOT)
 - Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interest. There may be leases, grants, exceptions or reservations of interests that are not listed. (UNABLE TO PLOT)
 - General Taxes for the year 2017, and prior years are paid; General Taxes for the year 2018 now due and payable. (UNABLE TO PLOT)
 - Parcel #01-144201-01700 (\$60,950.38 due)
 - Parcel #01-144201-01600 (\$171,775.34 due)
 - Parcel #01-144201-01900 (\$3,205.93 due)
 - Parcel #01-144201-01704 (\$703.90 due)
 - General Taxes for the year 2017, and prior years are paid; General Taxes for the year 2018 now due and payable (Building on leased land only)
 - Parcel #01-144201-01801 (\$37,510.74 due)
 - Parcel #01-144201-01701 (\$171,775.34 due)
 - Parcel #01-144201-01702 (\$3,471.79 due)
 - Parcel #01-144201-01703 (\$3,019.83 due)
 - All matters shown on that certain unrecorded Survey of Caraway Plaza prepared by Associated Engineering, LLC, for Hauppauge Properties, LLC dated April 9, 2019, Revised May 9, 2019 and August 21, 2019. (AS SHOWN ON SURVEY)
 - All matters shown on that certain unrecorded Survey of Caraway Plaza prepared by Associated Engineering, LLC, for ML Commercial Properties dated March 15, 2017. (AS SHOWN ON SURVEY)
 - Assignment of Tenant Leases dated March 30, 2005, executed by Caraway Plaza Shopping Center, LP and Landstar, LLC as Assignor to Caraway Plaza, LLC Assignee, filed for record April 13, 2005 in Book 1133 Page 598. (UNABLE TO PLOT)
 - Assignment of Service Agreements and Permits dated March 30, 2005, executed by Caraway Plaza, LLC, as buyer and Caraway Plaza Shopping Center, LP, as seller and filed for record April 13, 2005 in Book 1133 Page 608. (UNABLE TO PLOT)
 - Subordination, Non-Disturbance and Attornment Agreement dated March 25, 2005, executed by and among Morgan Stanley Mortgage Capital Inc., a New York corporation and TJC Companies, Inc., a Delaware corporation, filed for record April 29, 2005 in Book 1136 Page 678. (UNABLE TO PLOT)
 - Tenancy-In-Common Agreement between 1698 North Avalon LLC, a Delaware limited liability company, 4K's LLC, a Delaware limited liability company, Trantomontana Group I, LLC, a Delaware limited liability company and Martini-Pace, LLC, a Delaware limited liability company, all as tenants in common, dated April 25, 2006, filed for record July 13, 2006 in Mortgage Book 1224 page 164. (UNABLE TO PLOT)
 - Assignment of Service Agreements and Permits between 1698 Avalon, LLC, a Delaware limited liability company, 4K's LLC, a Delaware limited liability company, Trantomontana Group I, LLC, a Delaware limited liability company and Martini-Pace, LLC, a Delaware limited liability company, (Buyer) and Caraway Plaza, LLC, an Illinois limited liability company, (Seller), dated June 28, 2006, filed for record July 13, 2006 in Mortgage Book 1224 page 211. (UNABLE TO PLOT)
 - Assignment of Tenant Leases dated June 28, 2006 and filed for record July 13, 2006 in Mortgage Book 1224, page 195. (UNABLE TO PLOT)
 - Sidewalk Easement Agreement executed by Trantomontana Group I, LLC, 1698 North Avalon, LLC, 4K's LLC, and Martini-Pace, LLC, with the City of Jonesboro, Arkansas, filed for record May 22, 2015 as Document #JB2015R-007642. Consent and Joinder executed by U.S. Bank National Association, filed for record June 1, 2015 as Document #JB2015R-008105. (EASEMENT - AS SHOWN ON SURVEY / CONSENT AND JOINDER - UNABLE TO PLOT)
 - Building setback line of 60 feet from centerline of U.S. Highway 63B and from centerline of Arkansas Highway #173 as shown in Dedication Deed filed May 15, 1968. (AS SHOWN ON SURVEY)
 - Right-of-Way Permit to Arkansas Power & Light Company, filed November 3, 1948, and recorded in Book 116 Page 272 at Jonesboro, Arkansas. (AS SHOWN ON SURVEY)
 - Easement for Sewer Line along entire Southerly and Easterly side of the SE1/4 of the NE1/4 of Section 20, Township 11 North, Range 4 East, to City Water & Light Plant of Jonesboro, Arkansas, filed April 14, 1959, and recorded in Book 142 Page 172 at Jonesboro, Arkansas. (AS SHOWN ON SURVEY)
 - Deed of Dedication to the City of Jonesboro, Arkansas, for right of ingress and egress covering 0.7066 acres, filed May 15, 1968 and recorded in Book 170 Page 464 at Jonesboro, Arkansas. (AS SHOWN ON SURVEY)
 - Easement for Utility Line 30 feet wide along West side and 15 feet wide along North side to City Water & Light Plant of Jonesboro, Arkansas, filed August 28, 1968 and recorded in Book 172 Page 182 at Jonesboro, Arkansas. (AS SHOWN ON SURVEY)
 - Easement to Southwestern Bell Telephone Company for a Communication System, filed September 30, 1968 and recorded in Book 172 Page 286 at Jonesboro, Arkansas. (AS SHOWN ON SURVEY)
 - Reciprocal Cross-Easement Agreement for Driveways by and between Caraway Plaza Shopping Center, a joint venture, and Lone Star Company, filed April 19, 1991 and recorded in Book 404 Page 615 at Jonesboro, Arkansas. (AFFECTS THIS PROPERTY - UNABLE TO PLOT)
 - Parking Lot Agreement by and between Caraway Plaza Shopping Center, a joint venture, and Lone Star Co., Inc., filed for record April 24, 1991 and recorded in Miscellaneous Book 23 Page 548 in Jonesboro, Arkansas. (AS SHOWN ON SURVEY)
 - Right-of-way executed by Caraway Plaza Shopping Center, LP to the City of Jonesboro for the construction and maintenance of a street, filed for record June 9, 2000 and recorded in Book 592 Page 547 at Jonesboro, Arkansas. (AS SHOWN ON SURVEY)
 - Survey done by Troy L. Sheets Professional Land Surveyor Certificate No. 596 as Job No. 04142020052 dated 3/23/05 and all information and terms as shown on survey. (AS SHOWN ON SURVEY)
 - Memorandum of Lease by and between Caraway Plaza Shopping Center, LP and the TJC Companies, Inc., filed for record July 17, 2001 and recorded in Miscellaneous Book 42 Page 875 at Jonesboro, Arkansas. (UNABLE TO PLOT)
 - Amendment to Memorandum of Lease by and between Caraway Plaza Shopping Center, LP and TJC Companies, Inc., filed for record November 21, 2001 and recorded in Miscellaneous Book 44 Page 291 at Jonesboro, Arkansas. (UNABLE TO PLOT)
 - Loss arising from security interest evidenced by financing statements filed of record, as of the effective date hereof, under the ARKANSAS UNIFORM COMMERCIAL CODE and Judgment Liens and other liens of record in any UNITED STATES DISTRICT COURT or BANKRUPTCY COURT, in the State of Arkansas, as of the effective date hereof. (UNABLE TO PLOT)
 - Title to, and easements in, any portion of the land lying within any highways, roads, streets, or other ways. (AS SHOWN ON SURVEY)
 - Any inaccuracy in the area, square footage, or acreage of the land described in Schedule A or attached plat, if any. The Company does not insure the area, square footage, or acreage of the land. (AS SHOWN ON SURVEY)

DESCRIPTION

PART OF THE EAST 650.00 FEET OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS, THENCE NORTH 89°31'00" WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 20, 222.72 FEET; THENCE NORTH 01°18'00" EAST, DEPARTING FROM SAID SOUTH LINE, 66.80 TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL, SAID POINT LYING ON THE NORTHERLY RIGHT-OF-WAY LINE OF NETTLETON AVENUE (U.S. HIGHWAY #63-B, VARIABLE WIDTH AT THIS POINT); THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AS FOLLOWS: NORTH 89°13'00" WEST, 18.86 FEET; SOUTH 87°40'13" WEST, 149.71 FEET; SOUTH 05°40'40" WEST, 9.29 FEET; NORTH 89°06'00" WEST, 259.01 FEET; THENCE NORTH 01°18'00" EAST, DEPARTING FROM SAID NORTHERLY RIGHT-OF-WAY LINE, 1,269.76 FEET TO A POINT LYING ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20 AFORESAID; THENCE SOUTH 89°42'00" EAST, ALONG SAID NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, 609.00 FEET TO A POINT LYING ON THE WEST RIGHT-OF-WAY LINE OF SOUTH CARAWAY ROAD (STATE HIGHWAY #173), SAID POINT BEING 41.00 FEET OF THE CENTERLINE OF SAID SOUTH CARAWAY ROAD; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE AS FOLLOWS: SOUTH 01°18'00" WEST, 852.31 FEET; NORTH 84°04'06" WEST, 2.89 FEET; SOUTH 08°06'14" WEST, 127.07 FEET; THENCE NORTH 88°13'00" WEST, DEPARTING FROM SAID WEST RIGHT-OF-WAY LINE, 163.77 FEET; THENCE SOUTH 01°18'00" WEST, 177.77 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL 736,164 SQ.FT. OR 16.90 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

LEGEND

- = BOUNDARY LINE
- - - = ADJACENT LOT LINE
- - - = EASEMENT LINE
- = FOUND IRON PIPE
- = EXISTING SANITARY SEWER LINE
- = SANITARY SEWER MANHOLE
- = SANITARY SEWER CLEANOUT
- = STORM DRAIN AND INLET
- = STORM WATER JUNCTION BOX
- = EXISTING WATER METER
- = WATER VALVE
- = FIRE HYDRANT
- = FIRE SPRINKLER HOOKUP
- = FIRE SPRINKLER VALVE
- = EXISTING ELECTRICAL LINE
- = POWER POLE
- = LIGHT POLE
- = GUY WIRE
- = ELECTRIC TRANSFORMER
- = ELECTRIC METER
- = UNDERGROUND TELEPHONE LINE
- = TELEPHONE PEDESTAL
- = CABLE BOX
- = NATURAL GAS METER/REGULATOR
- = BOLLARD
- = EXISTING COMMUNICATION LINE MARKER

SURVEYOR'S NOTES

- THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF HAUPPAUGE PROPERTIES LLC, CARAWAY PLAZA, LLC, 3P MORGAN CHASE BANK, N.A. (SACB), ISLAND ABSTRACT INC., AND FIDELITY NATIONAL TITLE INSURANCE COMPANY.
- THIS SURVEY WAS PREPARED WITH THE BENEFIT OF FIDELITY NATIONAL TITLE INSURANCE COMPANY FILE NUMBER 20191151031 REVISION 2, DATED SEPTEMBER 5, 2019.
- NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS SURVEYOR FOR EASEMENTS, RESTRICTIONS, RESERVATIONS OR RIGHTS-OF-WAY AFFECTING THIS PROPERTY.
- ALL UTILITY LOCATIONS SHOWN HEREON WERE LOCATED BY FIELD MEASUREMENTS OF VISIBLE OBSERVATIONS AND/OR EXISTING UTILITY MAPS. ASSOCIATED ENGINEERING, LLC MAKES NO WARRANTY OR GUARANTEE TO THE UTILITIES SHOWN OR NOT SHOWN HEREON. FURTHERMORE ASSOCIATED ENGINEERING, LLC MAKES NO WARRANTY OR GUARANTEE AS TO THE ACCURACY OF EXISTING UTILITY MAPS. IF PRECISE LOCATIONS OF UNDERGROUND UTILITIES ARE REQUIRED THE CLIENT/ CONTRACTOR SHALL COORDINATE WITH SAID UTILITY OWNER TO EXPOSE SAID UTILITY FOR LOCATION AND/OR DEPTH. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ANY AND ALL UTILITY LOCATIONS AND/OR DEPTHS BEFORE EXCAVATION.
- SUBJECT PROPERTY CONFORMS TO C-3 ZONING REQUIREMENTS, INCLUDING SETBACK, PARKING, CODES, REGULATIONS, HEIGHT AND FLOOR SPACE AREA RESTRICTIONS. (PER THE PLANNING & ZONING RESOURCE COMPANY SUMMARY DATED MARCH 29, 2019).
- SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X", AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN, AS DESIGNATED BY FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR CRAIGHEAD COUNTY, COMMUNITY PANEL 050301332 (PANEL 132 OF 200). EFFECTIVE DATE - SEPTEMBER 27, 1991. REVISED JUNE 25, 2007.
- ALTA LAND TITLE SURVEY - TABLE "A" ITEMS:
 - SUBJECT PROPERTY IS BOUND ON THE SOUTH BY NETTLETON AVENUE OR NOT SHOWN HEREON.
 - THERE ARE NO KNOWN PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES.
 - THERE ARE NO WETLANDS DELINEATED BY A QUALIFIED SPECIALIST HIRED BY THE CLIENT ON SUBJECT PROPERTY.

PARKING SPACES

| LOCATION | REGULAR | HANDICAP ACCESSIBLE |
|---------------------|---------|---------------------|
| NORTH BUILDING LINE | 22 | 3 |
| SOUTH BUILDING LINE | 16 | 0 |
| EAST BUILDING LINE | 587 | 25 |
| TOTAL | 625 | 28 |

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY TO HAUPPAUGE PROPERTIES LLC, CARAWAY PLAZA, LLC, 3P MORGAN CHASE BANK, N.A. (SACB), ISLAND ABSTRACT INC. AND FIDELITY NATIONAL TITLE INSURANCE COMPANY:

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/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 6(B), 7(A), 7(B-1), 7(C), 8, 9, 10(A), 11, 13, 14, 15, 17, 18, AND 19 OF TABLE "A" THEREOF. THE FIELD WORK WAS COMPLETED ON 4/4/2019.

AND FURTHER THAT ASSOCIATED ENGINEERING, LLC HAS THIS DATE MADE A BOUNDARY SURVEY OF THE ABOVE DESCRIBED PROPERTY AS SHOWN HEREON AND THAT SAID SURVEY IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THERE ARE NO APPARENT ABOVE GROUND ENCROACHMENTS OTHER THAN AS SHOWN OR STATED HEREON AND THAT THIS SURVEY WAS MADE IN ACCORDANCE WITH THE "ARKANSAS MINIMUM STANDARDS FOR PROPERTY SURVEYS AND PLATS" IN EFFECT ON THIS DATE.

DATE OF ALTA LAND TITLE SURVEY: 4/5/2019

NOTE: TO BE VALID, COPIES MUST HAVE ORIGINAL SURVEYOR'S SIGNATURE AND SURVEYOR'S SEAL.

ALTA SURVEY

DATE: 03/09/2019
 JOB FILE: 1918-001-142
 DRAWN: PML
 CHECKED: PML
 SCALE: 1" = 60'

NO. 1: FINAL TITLE COMMITMENT RESIZING (4/16/19)
 NO. 2: TITLE COMMITMENT RESIZING (05/07/19)
 NO. 3: CERTIFICATION REVISIONS (06/20/19)
 NO. 4: INCORPORATE PARCEL "E" INTO DRAWING (09/19/19)

ASSOCIATED ENGINEERING, LLC

CIVIL ENGINEERING • LAND SURVEYING
 LAND PLANNING

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HAUPPAUGE PROPERTIES LLC

CARAWAY PLAZA
 ALTA SURVEY
 JONESBORO, ARKANSAS

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