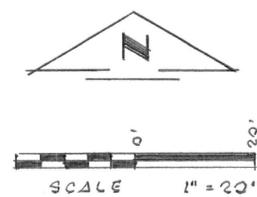


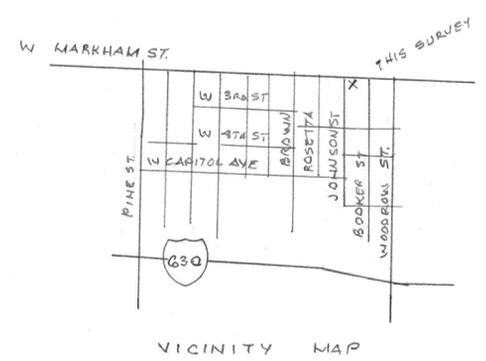
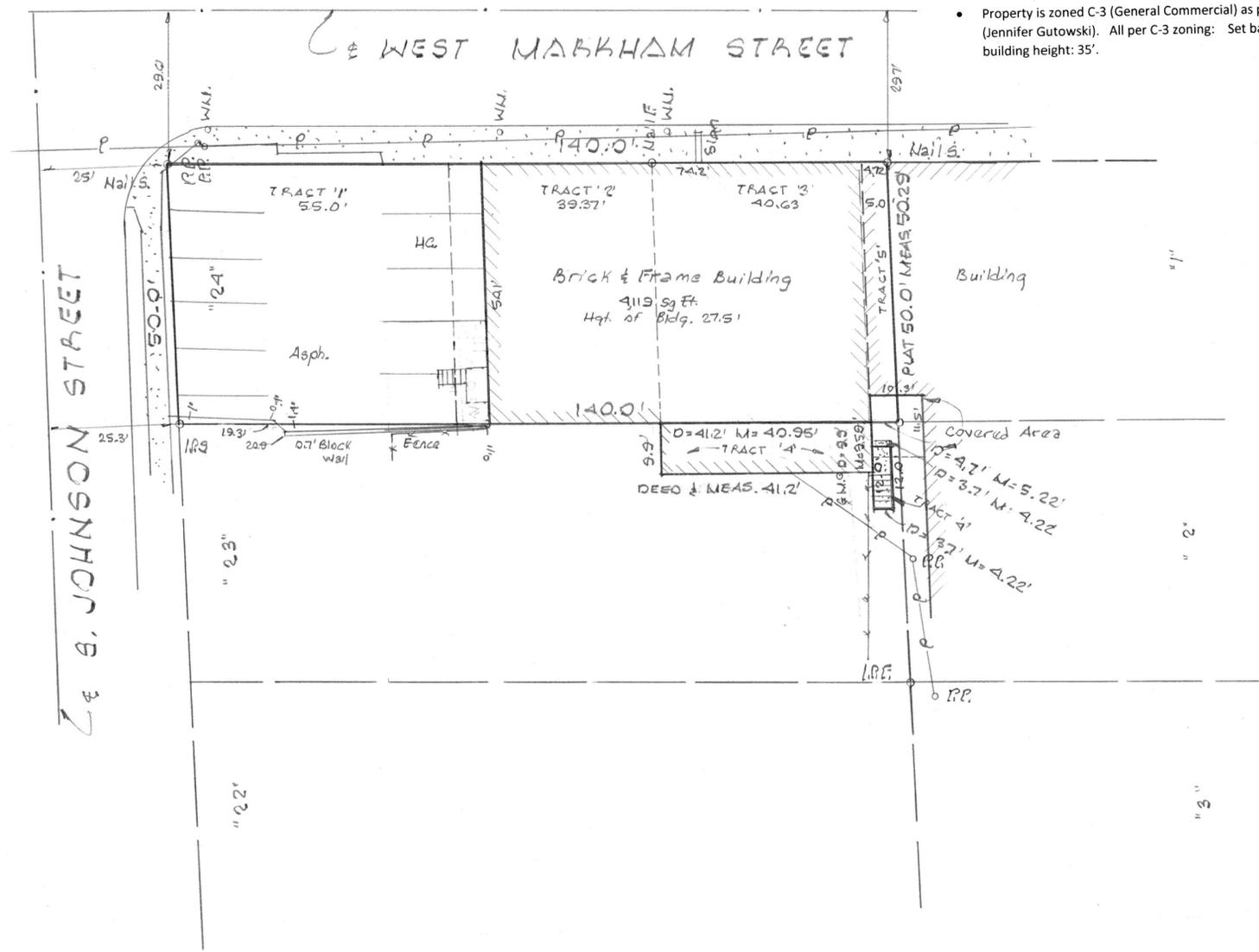
NOTES:

- There are 5 stripped parking spaces on this property.
- This property is in Zone 'X' and not in 100-year flood plain as per Panel 05119C0343G, dated 7/6/15 and per Pulaski County GIS Department.
- Utilities shown hereon are above ground and those visible. No underground utilities are shown hereon. Please call ArkansasOne before any digging begins.
- There are no dumps, sumps, or cemeteries visible on this property. There are no visible recent signs of construction on the structure or the street and street right of way.
- West Markham Street and South Johnson Street are dedicated public streets. Property has access via West Markham Street.
- Plat for C.S. Stiff's Addition shows no building lines or easements.
- The legal description shown hereon is the same as shown as Commitment for Title Insurance by First American Title Insurance Company as issued by Pulaski County Title, LLC (Commitment Number: 18-0025327).
- Property is zoned C-3 (General Commercial) as per February 26, 2018 letter from the City of Little Rock (Jennifer Gutowski). All per C-3 zoning: Set backs: front yard: 25'; side yard: 15'; rear yard 25'; building height: 35'.



LEGEND

- I.P.F. - Iron Pin Found
- W.M. - Water Meter
- G.M. - Gas Meter
- P.P. - Power Pole
- P- - Overhead Utility Line
- A/C - Air Conditioner
- X- - Fence
- - Concrete
- H.C. - Handicap Parking



TRACT 1:
THE WEST 55 FEET OF LOT 24, BLOCK 2, C. S. STIFFT'S ADDITION TO THE CITY OF LITTLE ROCK, PULASKI COUNTY, ARKANSAS.

TRACT 2:
A PART OF LOT 24, BLOCK 2, C. S. STIFFT'S ADDITION TO THE CITY OF LITTLE ROCK, PULASKI COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS: BEGINNING 55.0 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 24, BLOCK 2; THENCE EAST 39.37 FEET ALONG THE NORTH LINE OF SAID LOT 24 TO THE CENTER OF AN EXISTING 16 INCH BRICK WALL; THENCE SOUTH, ALONG CENTERLINE OF THE BRICK WALL, 50.0 FEET TO THE SOUTH LINE OF SAID LOT 24; THENCE WEST, ALONG THE SOUTH LINE OF LOT 24, 39.37 FEET; THENCE NORTH 50.0 FEET TO THE POINT OF BEGINNING.

TRACT 3:
THE EAST 45.63 FEET OF LOT 24, LESS AND EXCEPT THE EAST 5 FEET, BLOCK 2, C. S. STIFFT'S ADDITION TO THE CITY OF LITTLE ROCK, PULASKI COUNTY, ARKANSAS.

TRACT 4:
PART OF LOT 23, BLOCK 2, C. S. STIFFT'S ADDITION TO THE CITY OF LITTLE ROCK, PULASKI COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: THE WEST 41.2 FEET OF THE EAST 45.9 FEET OF THE NORTH 9.9 FEET; AND THE SOUTH 12.0 FEET OF THE WEST 3.7 FEET OF THE NORTH 16.8 FEET OF THE EAST 4.7 FEET.

TRACT 5:
THE EAST 5 FEET OF LOT 24, BLOCK 2, C. S. STIFFT'S ADDITION TO THE CITY OF LITTLE ROCK, PULASKI COUNTY, ARKANSAS.

CERTIFICATION
TO: Teeter Property Group, LLC
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA NSPS, and includes Items 1, 2, 3, 4, 6(b), 7(a), 9, 11 and 19 of Table A thereof. The field work was completed on December 19, 2025.
Date of Plat/Survey: December 22, 2025
Timothy C. Cole
Arkansas Registered Land Surveyor #1399



P-T 1070

ALTA/NSPS LAND TITLE SURVEY

For Use & Benefit:
Teeter Property Group, LLC

Date: December 22, 2025 **Scale:** 1" = 30'

Brooks Surveying, Inc.
20820 Arch Street Pike
Hensley, AR 72065
501-888-5336
brookssurveying@att.net