

EXCEPTIONS FOR LAND DESCRIBED AS LOTS 3 AND 4, BLOCK 10, ROOTS AND COYS ADDITION TO THE CITY OF LITTLE ROCK, PULASKI COUNTY, ARKANSAS.
 ISSUING OFFICE FILE NUMBER: W-25-66217
 PROPERTY ADDRESS: 2712 & 2714 W 11TH STREET, LITTLE ROCK, AR 72202
 COMMITMENT DATE: OCTOBER 6, 2025 AT 07:00 AM
 SCHEDULE B, PART II
 EXCEPTIONS

SOME HISTORICAL LAND RECORDS CONTAIN DISCRIMINATORY COVENANTS THAT ARE ILLEGAL AND UNENFORCEABLE BY LAW. THIS COMMITMENT AND THE POLICY TREAT ANY DISCRIMINATORY COVENANT IN A DOCUMENT REFERENCED IN SCHEDULE B AS IF EACH DISCRIMINATORY COVENANT IS REDACTED, REPUDIATED, REMOVED, AND NOT REPUBLISHED OR RECIRCULATED. ONLY THE REMAINING PROVISIONS OF THE DOCUMENT WILL BE EXCEPTED FROM COVERAGE.

THE POLICY WILL NOT INSURE AGAINST LOSS OR DAMAGE RESULTING FROM THE TERMS AND CONDITIONS OF ANY LEASE OR EASEMENT IDENTIFIED IN SCHEDULE A, AND WILL INCLUDE THE FOLLOWING EXCEPTIONS UNLESS CLEARED TO THE SATISFACTION OF THE COMPANY:

THE POLICY WILL NOT INSURE AGAINST LOSS OR DAMAGE RESULTING FROM THE TERMS AND CONDITIONS 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. NOT SURVEY RELATED.
- RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY PUBLIC RECORDS. NOT SURVEY RELATED.
- EASEMENTS OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS. NONE TO SURVEYORS KNOWLEDGE.
- ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCES AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE SURVEY OF THE LAND. SEE SURVEY.
- ANY LIEN OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN IN THE PUBLIC RECORDS. NOT SURVEY RELATED.
- LOSS ARISING FROM ANY JUDGMENT LIENS OR OTHER LIENS OF RECORD IN ANY UNITED STATES DISTRICT COURT OR BANKRUPTCY COURT IN THE STATE OF ARKANSAS AS OF THE EFFECTIVE DATE HEREOF THAT ARE NOT REFLECTED IN THE REAL PROPERTY RECORDS OF THE COUNTY IN WHICH THE PROPERTY IS LOCATED. NOT SURVEY RELATED.
- THERE IS EXPRESSLY EXCLUDED FROM COVERAGE HEREUNDER, AND THIS COMPANY DOES NOT INSURE TITLE TO OIL, GAS AND OTHER MINERALS OF EVERY KIND AND CHARACTER IN, ON AND UNDER THE PROPERTY HEREIN DESCRIBED. THIS COMMITMENT AND/OR POLICY DOES NOT INSURE AGAINST LOSS SUSTAINED BY THE OWNER OF THE SURFACE OF SAID PROPERTY THROUGH THE EXERCISE OF THE RIGHT OF INGRESS OR EGRESS AND/OR ANY OTHER RIGHT OR PRIVILEGE INCIDENT TO THE OWNERSHIP OF SAID MINERAL ESTATE. NOT SURVEY RELATED.
- GENERAL TAXES FOR THE YEAR 2025 WHICH ARE NOT YET DUE AND PAYABLE AND SUBSEQUENT YEARS, AND FUTURE INSTALLMENTS OF THE FOLLOWING SPECIAL IMPROVEMENT DISTRICT(S): NOT SURVEY RELATED.
- RESOLUTION NO. 11,948 FILED FOR RECORD APRIL 14, 2005 AND RECORDED AS INSTRUMENT NO. 2005032361, RECORDS OF PULASKI COUNTY, ARKANSAS. (BOTH TRACTS)
RESOLUTION DOES NOT AFFECT SUBJECT PROPERTY.
- RESOLUTION NO. 13,740 FILED FOR RECORD JULY 18, 2013 AND RECORDED AS INSTRUMENT NO. 2013052459, RECORDS OF PULASKI COUNTY, ARKANSAS. (TRACT 1)
NOT SURVEY RELATED.
- ORDINANCE NO. 20,884 FILED FOR RECORD JUNE 11, 2014 AND RECORDED AS INSTRUMENT NO. 2014033700, RECORDS OF PULASKI COUNTY, ARKANSAS. (TRACT 1)
NOT SURVEY RELATED.

EXCEPTIONS FOR LAND DESCRIBED AS LOTS 5 AND 6, BLOCK 10, ROOTS AND COYS ADDITION TO THE CITY OF LITTLE ROCK, PULASKI COUNTY, ARKANSAS.
 ISSUING OFFICE FILE NUMBER: W-25-66216
 PROPERTY ADDRESS: 2710 & 2706 W 11TH STREET, LITTLE ROCK, AR 72204
 COMMITMENT DATE: OCTOBER 2, 2025 AT 07:00 AM
 SCHEDULE B, PART II
 EXCEPTIONS

SOME HISTORICAL LAND RECORDS CONTAIN DISCRIMINATORY COVENANTS THAT ARE ILLEGAL AND UNENFORCEABLE BY LAW. THIS COMMITMENT AND THE POLICY TREAT ANY DISCRIMINATORY COVENANT IN A DOCUMENT REFERENCED IN SCHEDULE B AS IF EACH DISCRIMINATORY COVENANT IS REDACTED, REPUDIATED, REMOVED, AND NOT REPUBLISHED OR RECIRCULATED. ONLY THE REMAINING PROVISIONS OF THE DOCUMENT WILL BE EXCEPTED FROM COVERAGE.

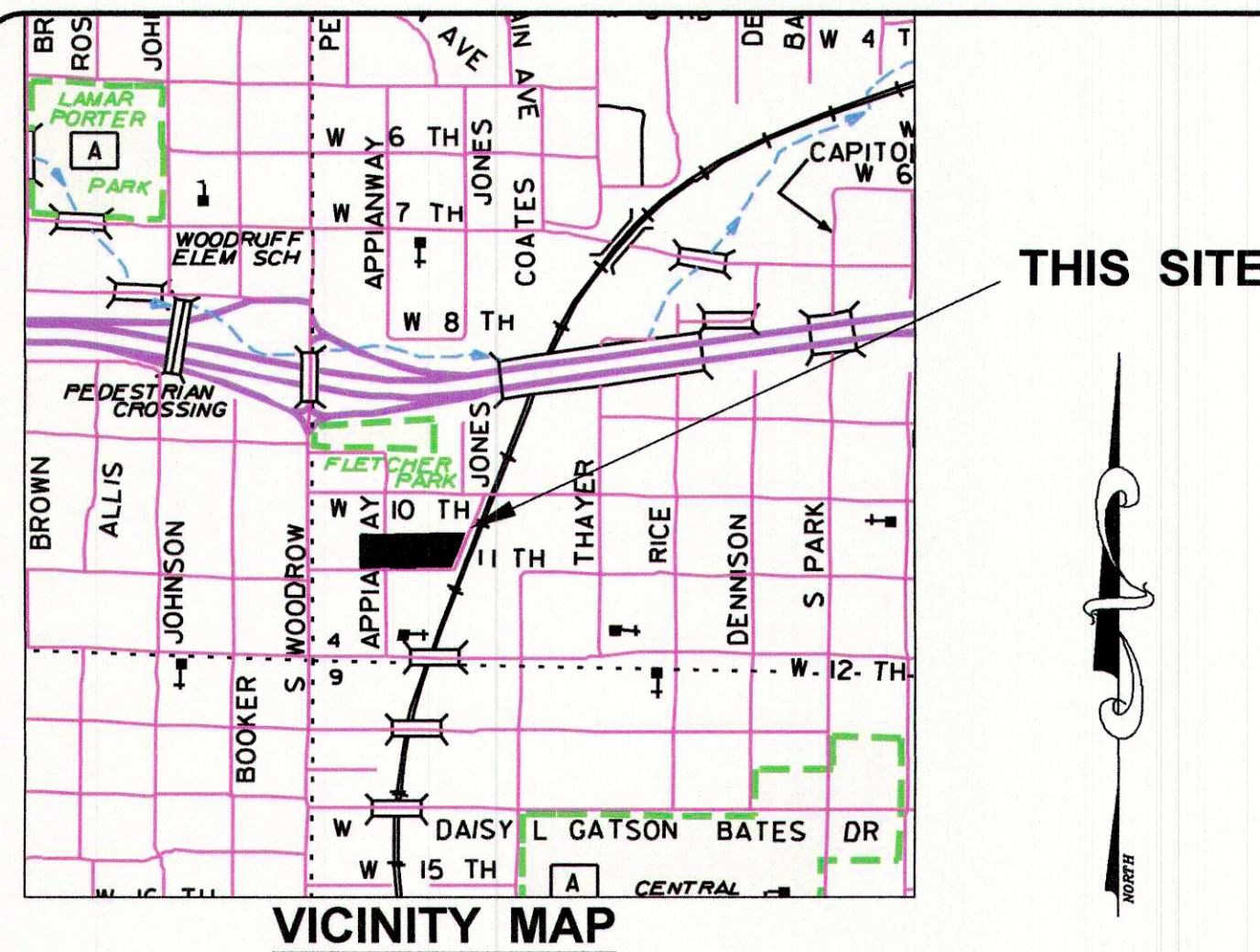
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- LOSS ARISING FROM SECURITY INTEREST EVIDENCED BY FINANCING STATEMENTS UNDER THE ARKANSAS UNIFORM COMMERCIAL CODE. NOT SURVEY RELATED.
- GENERAL TAXES FOR THE YEAR 2025 WHICH ARE NOT YET DUE AND PAYABLE AND SUBSEQUENT YEARS, AND FUTURE INSTALLMENTS OF THE FOLLOWING SPECIAL IMPROVEMENT DISTRICT(S): NOT SURVEY RELATED.
- RESOLUTION NO. 11,948 TO AUTHORIZE THE USE OF EMINENT DOMAIN ON THE 11TH STREET IMPROVEMENT PROJECT, FILED FOR RECORD APRIL 14, 2005 AND RECORDED AS INSTRUMENT NO. 2005032361, RECORDS OF PULASKI COUNTY, ARKANSAS. (TRACTS 1 & 2)
RESOLUTION DOES NOT AFFECT SUBJECT PROPERTY.
- ORDINANCE NO. 20,391 CONDEMNATING CERTAIN STRUCTURES IN THE CITY OF LITTLE ROCK AS STRUCTURAL, FIRE AND HEALTH HAZARDOUS, FILED FOR RECORD JANUARY 21, 2011 AND RECORDED AS INSTRUMENT NO. 2011004875, RECORDS OF PULASKI COUNTY, ARKANSAS. (TRACT 2)
NOT SURVEY RELATED.

LEGEND

- PROPERTY LINE
- LOT LINE
- STORM DRAIN LINE
- SANITARY SEWER LINE
- CURB & GUTTER
- EDGE OF ASPHALT
- CHAIN LINK FENCE
- CANOPY
- ⊙ GAS METER
- ⊙ WATER VALVE
- ⊙ WATER METER
- ⊙ SANITARY SEWER MANHOLE
- ⊙ SANITARY SWER CLEAN OUT
- ⊙ JUNCTION BOX
- ⊙ CURB INLET
- ⊙ TELEPHONE PEDESTAL
- ⊙ ELECTRIC METER
- ⊙ UTILITY POLE & GUY
- ⊙ LIGHT POLE
- ⊙ BOLLARD
- ⊙ SHOWS 1/2" PIPE WITH CAP PL5 1215
- ⊙ SHOWS FOUND SURVEY MARKER AS DESCRIBED



THIS SITE

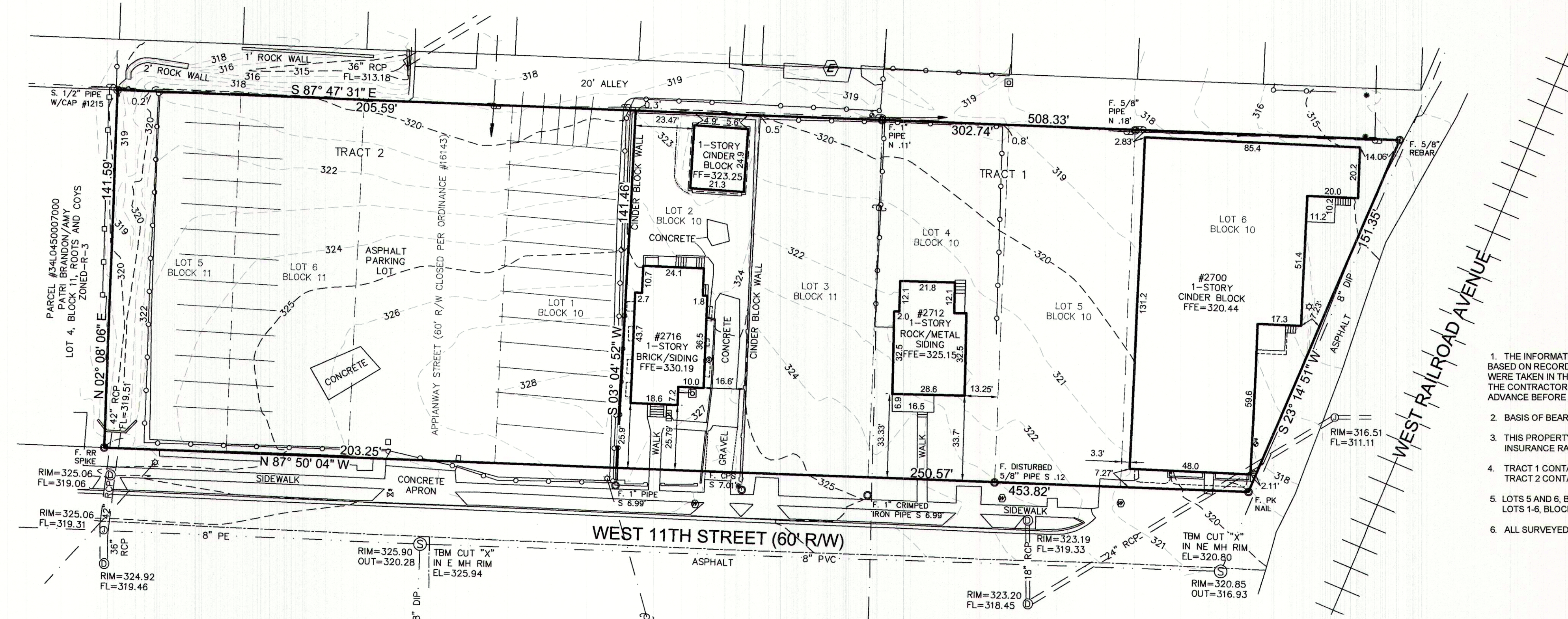
EXCEPTIONS FOR LAND DESCRIBED AS LOT 2, BLOCK 10, ROOTS AND COYS ADDITION TO THE CITY OF LITTLE ROCK, PULASKI COUNTY, ARKANSAS.
 ISSUING OFFICE FILE NUMBER: W-25-66204
 PROPERTY ADDRESS: 2716 W 11th STREET, LITTLE ROCK, AR 72202
 COMMITMENT DATE: OCTOBER 1, 2025 AT 07:00 AM
 SCHEDULE B, PART II
 EXCEPTIONS

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- RESOLUTION NO. 11,948 FILED FOR RECORD APRIL 14, 2005 AND RECORDED AS INSTRUMENT NO. 2005032361, RECORDS OF PULASKI COUNTY, ARKANSAS.
RESOLUTION DOES NOT AFFECT SUBJECT PROPERTY.



LEGAL DESCRIPTION

- TRACT 1
LOTS 2, 6, BLOCK 10, ROOTS AND COYS ADDITION TO THE CITY OF LITTLE ROCK, PULASKI COUNTY, ARKANSAS.
- TRACT 2
ALL OF LOTS 5-6, BLOCK 11, AND LOT 1, BLOCK 10 & THE 60 FEET LYING WEST AND ADJACENT TO LOT 1 FORMERLY PLATTED AS ASPHIAN WAY STREET CLOSED BY ORDINANCE #6143, ROOTS AND COYS ADDITION, TO THE CITY OF LITTLE ROCK, PULASKI COUNTY, ARKANSAS.

SURVEYOR'S NOTES

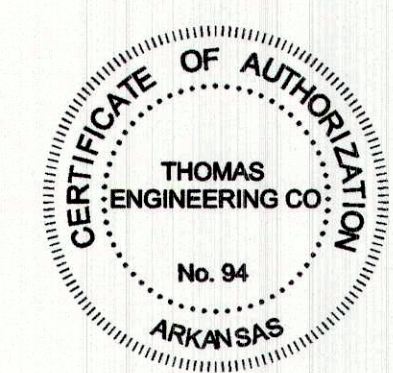
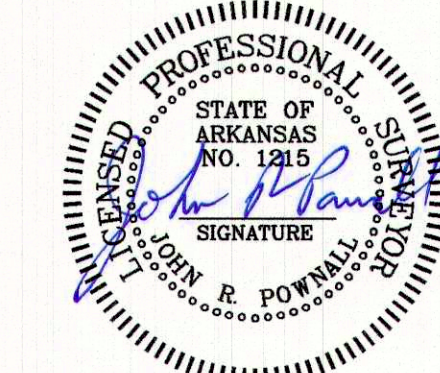
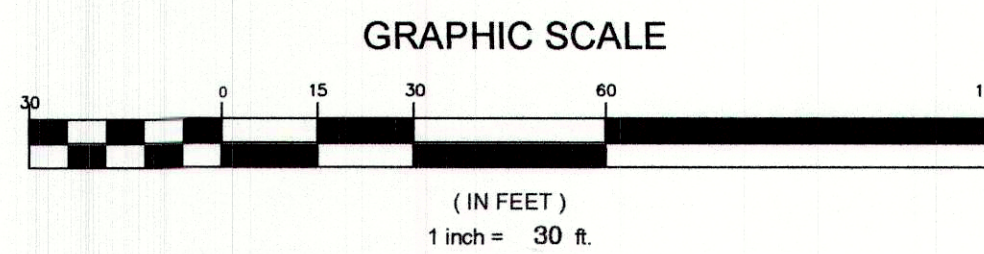
- THE INFORMATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THIS SURVEY IS BASED ON RECORDS OF EXISTING UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS WERE TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS IN ADVANCE BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.
- BASES OF BEARINGS: ARKANSAS STATE PLANE, NORTH ZONE (NAD 83).
- THIS PROPERTY IS NOT SHOWN IN THE 100 YEAR FLOOD PLAIN ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 050181 0456 H DATED JUNE 07, 2017.
- TRACT 1 CONTAINS 39.102 SQ. FT. OR 0.898 ACRES, MORE OR LESS.
TRACT 2 CONTAINS 28.929 SQ. FT. OR 0.664 ACRES, MORE OR LESS.
- LOTS 5 AND 6, BLOCK 11, ZONED R-3.
LOTS 1-6, BLOCK 10, ZONED R-2.
- ALL SURVEYED AREA CONTAINS 68.032 SQ. FT. OR 1.562 ACRES, MORE OR LESS.

CERTIFICATE FOR TRACT 1
 TO VTLR LLC, FIDELITY NATIONAL TITLE INSURANCE COMPANY, STANDARD ABSTRACT & TITLE COMPANY, INC., AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS:
 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 AND NSPS. THE FIELDWORK WAS COMPLETED ON OCTOBER 16, 2025.

DATE OF PLAT OR MAP: NOVEMBER 21, 2025

John R. Powall
 JOHN R. POWALL
 ARKANSAS REGISTERED LAND SURVEYOR 1215

Z-10295



500-01N-12W-0-04-330-60-1215

THOMAS ENGINEERING COMPANY

3810 LOOKOUT ROAD, N. LITTLE ROCK, AR. 72116
 TEL: 501-753-4463 FAX: 501-753-6814

TOPOGRAPHIC ALTA SURVEY OF LOTS 5 AND 6, BLOCK 11, AND LOTS 1-6, BLOCK 10, ROOTS AND COYS ADDITION, IN THE CITY OF LITTLE ROCK, PULASKI COUNTY, ARKANSAS.

APPROVED	DRAWN BY	DATE	SHEET NO.
	CLD	11/21/2025	1
SCALE		7-9-143	
1" = 30'			

ROOT & COY BLOCK 10-25-0143.dwg

PLOTTED: 11/21/2025