

SCHEDULE B, PART II EXCEPTIONS

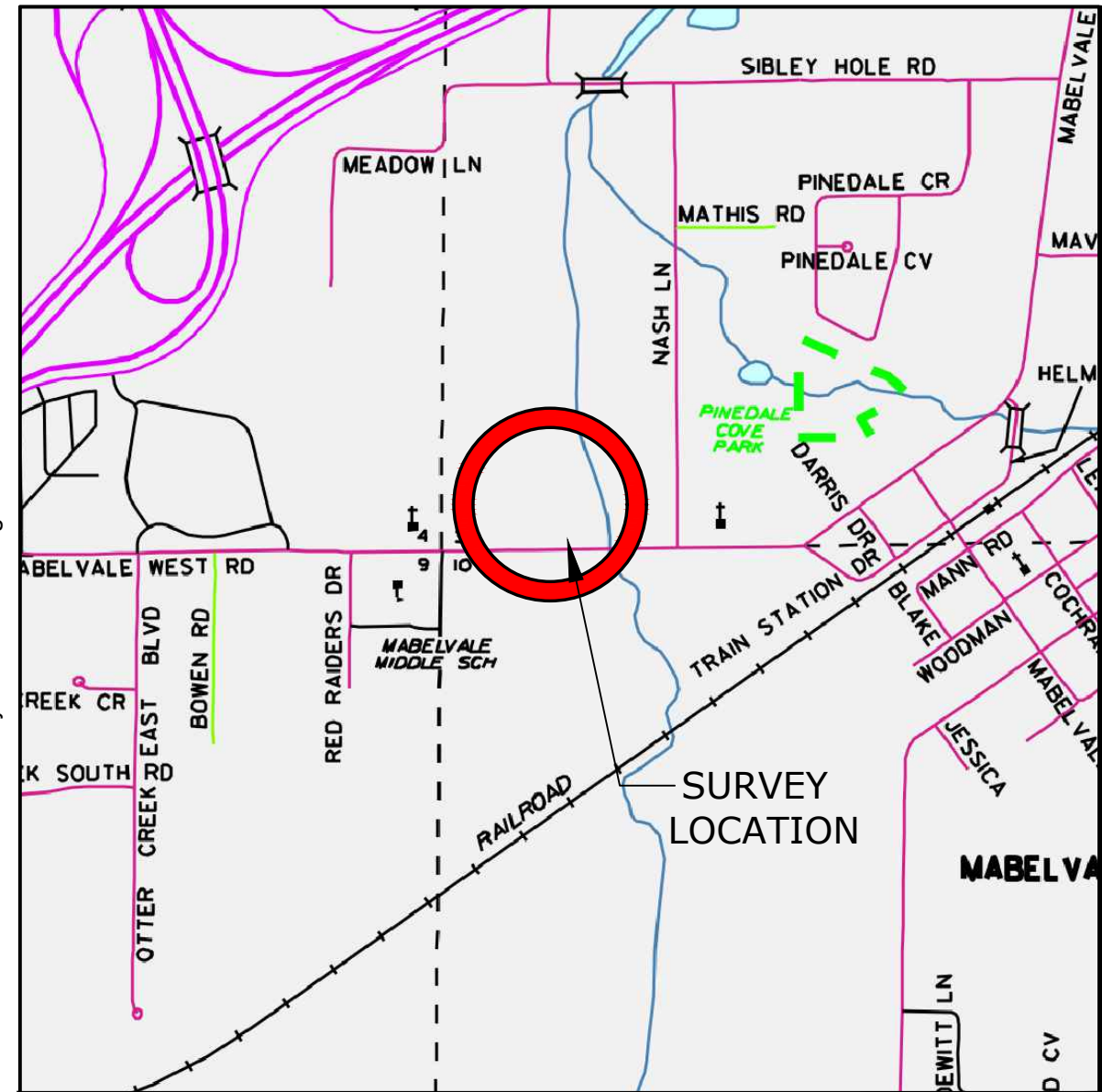
- TITLE COMMITMENT FILE # : 102-260060-MH-1 DATED: FEBRUARY 3, 2026
- DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT. - **NOT SURVEY RELATED**
 - ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE SURVEY OF THE LAND - **SHOWN ON SURVEY**
 - RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS. - **NOT SURVEY RELATED**
 - EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS. - **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. - **NOT SURVEY RELATED**
 - TAXES OR SPECIAL ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY PUBLIC RECORDS. - **NOT SURVEY RELATED**
 - ANY PRIOR RESERVATION OR CONVEYANCE, TOGETHER WITH RELEASE OF DAMAGES OF MINERALS, OF EVERY KIND AND CHARACTER, INCLUDING BUT NOT LIMITED TO, OIL, GAS, SAND AND GRAVEL IN, ON AND UNDER SUBJECT PROPERTY. - **NOT SURVEY RELATED**
 - GENERAL TAXES FOR THE YEAR 2026, WHICH ARE NOT YET DUE AND PAYABLE, AND SUBSEQUENT YEARS, AND FUTURE INSTALLMENTS OF THE FOLLOWING SPECIAL IMPROVEMENT DISTRICTS: PROPERTY OWNERS MULTIPUPROSE IMP. DIST. 2007-301 (VALLEY OAKS COURT). - **NOT SURVEY RELATED**
 - TERMS, PROVISIONS, OPTIONS, RIGHTS OF FIRST REFUSAL, COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, CHARGES, ASSESSMENTS AND LIENS PROVIDED IN THE BILL OF ASSURANCE RECORDED AS INSTRUMENT NUMBER 2008030588, RECORDS OF PULASKI COUNTY, ARKANSAS, BUT OMITTING ANY COVENANT, CONDITION OR RESTRICTION, IF ANY, BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT THE COVENANT, CONDITION OR RESTRICTION (A) IS EXEMPT UNDER TITLE 42 OF THE UNITED STATES CODE, OR (B) RELATES TO HANDICAP, BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS. - **NOT SURVEY RELATED**
 - EASEMENTS AND BUILDING SETBACK LINES AS SHOWN ON PLAT RECORDED AS PLAT 2023031653, RECORDS OF PULASKI COUNTY, ARKANSAS. - **SHOWN ON SURVEY**
 - CITY OF LITTLE, ARKANSAS, ORDINANCE NO 22,218 CERTIFIED COPY OF WHICH FILED FOR RECORD JANUARY 23, 2023 AND RECORDED AS INSTRUMENT NO. 2023004329, RECORDS OF PULASKI COUNTY, ARKANSAS -**CONCURRED**
 - LOSS ARISING FROM SECURITY INTEREST EVIDENCED BY FINANCING STATEMENTS FILED OF RECORD UNDER THE ARKANSAS UNIFORM COMMERCIAL CODE, 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. - **NOT SURVEY RELATED**
 - ANY LOSS, DAMAGES, OR CLAIM OF INTEREST THAT MAY ARISE DUE TO THE FAILURE TO OBTAIN THE SIGNATURE OF ANY INDIVIDUAL AND/OR SPOUSE, (IF MARRIED) RESIDING IN THE RESIDENCE, AS REQUIRED FOR ANY CONVEYANCE, GRANT, MORTGAGE, OR OTHER PLEDGE OR TRANSFER OF REAL ESTATE IF THEY FORMED THE TRUST, IF NAMED AS TRUSTEE OR SUCCESSOR TRUSTEE OF THE TRUST, OR NAMED AS A BENEFICIARY OF THE TRUST OR FAILURE TO FULFILL REQUIREMENT THAT INDIVIDUALS MUST WAIVE THEIR HOMESTEAD RIGHTS VIA A WAIVER OF HOMESTEAD. - **NOT SURVEY RELATED**

NOTES

- GROSS LAND AREA: 2.28± ACRES or 99312.44 SQ FT
- PROPERTY CURRENTLY ZONED: R-2/C-3
- SUBMITTED REZONE: C-3
- NO EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WAS OBSERVED WHILE CONDUCTING SURVEY FIELDWORK.
- NO CHANGES IN STREET RIGHT OF WAY LINES OBSERVED.
- NO BUILDINGS OBSERVED
- BASIS OF BEARING: NORTH AMERICAN DATUM 1983, ARKANSAS NORTH ZONE, US SURVEY FEET.
- ACCORDING TO THE FEMA FLOOD RATE MAP (FIRM) COMMUNITY PANEL NO. 05119C044G AND 05119C0442G DATED 07/06/2015, THE ABOVE DESCRIBED PROPERTY IS LOCATED IN ZONE X AND DOES NOT APPEAR TO LIE WITHIN THE 100 YEAR FLOODPLAIN AND FLOODWAY.
- THE RESEARCH COMPLETED FOR THIS SURVEY INCLUDES:
 - REPLAT OF LOTS 1R, 2R, 3R, 4R, 5R, 6R, 7R, 8R, 9R, AND TRACT A; PRODUCED BY HOPE CONSULTING DATED 5/27/2022; FILED FOR RECORD ON 6/20/2023 AT PULASKI COUNTY CIRCUIT COURT, INSTRUMENT # 2023031653.
 - PLAT 1RR OF VALLEY OAKS COURT ADDITION BY DAVIDSON ENGINEERING
- A PETITION TO REPLAT LOTS 1R, 2R, 3R, & 4R AS LOT LOT1RR HAS BEEN SUBMITTED TO CITY OF LITTLE ROCK FOR CONSIDERATION

Curve Table

CURVE #	RADIUS	ARC LENGTH	TANGENT LENGTH	CHORD BEARING	CHORD DISTANCE
C1	269.69'	24.00'	12.01'	N15° 25' 44"W	23.99'
C2	270.00'	42.45'	21.27'	N8° 21' 30"W	42.41'
C3	270.00'	18.71'	9.36'	N2° 06' 49"W	18.71'
C4	20.00'	19.52'	10.61'	N43° 57' 02"E	18.75'



VICINITY MAP

LEGAL DESCRIPTION

LOTS 1R, 2R, 3R, AND 4R OF VALLEY OAKS COURT ADDITION TO THE CITY OF LITTLE ROCK, PULASKI COUNTY, ARKANSAS

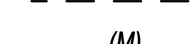
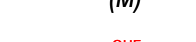
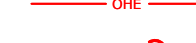
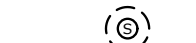
CERTIFICATION

TO ARCARE, CHICAGO TITLE INSURANCE COMPANY, AND FIRST NATIONAL TITLE COMPANY
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, AND INCLUDES ITEMS 1,3-5,13,14,16 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON FEBRUARY 13, 2026.

DATE OF PLAT OR MAP: FEBRUARY 27, 2026

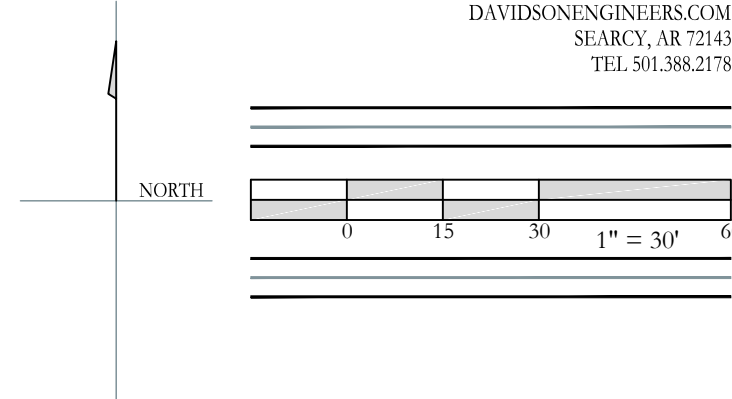

WILLIAM PATRICK MALONE
(501)388-2178
WPMALONE@HOTMAIL.COM
210 W. ARCH AVENUE, SUITE D SEARCY, ARKANSAS 72143
PROFESSIONAL SURVEYOR, NO. 1459, ARKANSAS

LEGEND

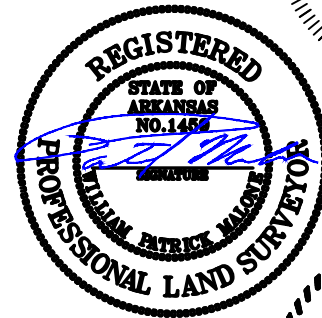
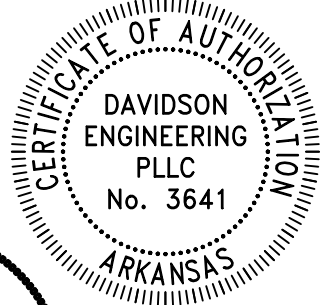
-  Found Monument (As Noted)
-  Calculated Point
-  Set Monument (As Noted)
-  Boundary Line
-  Building Setback Line
-  Field Measured
-  Overhead Electric
-  Guy Wire
-  Power Pole
-  Sanitary Sewer Manhole
-  Storm Drain Manhole

DAVIDSON
ENGINEERING

210 W. ARCH AVE., STE. D
DAVIDSONENGINEERS.COM
SEARCY, AR 72143
TEL. 501.388.2178



LOT 1RR OF VALLEY OAKS
COURT ADDITION TO THE
CITY OF LITTLE ROCK
WEST MABELVALE ROAD
LITTLE ROCK, AR 72103



REVISIONS:

PROJECT NUMBER:
DE26-15

DATE:
FEBRUARY 27, 2026

V1

ALTA
NSPS LAND TITLE SURVEY