

● Found 1/2" Rebar (unless noted)

○ Found Pipe

○ Set 1/2" Rebar (capped #1737)

△ Calculated Point

⚡ Power Pole

⚡ Guy Wire

⚡ Light Pole

⚡ Water Valve

⚡ Fire Hydrant

⚡ Water Meter

⚡ Sanitary Sewer Manhole

⚡ Fiber Optic Box

⚡ Fiber Optic Sign

⚡ Gate Post

⊗ Grease Trap

⊗ Electric Box

⊗ Drainage Inlet

⊗ Telephone Pedestal

⊗ Cable TV Pedestal

⊗ Concrete Bollard

⊗ Sign Post

— SS — Sanitary Sewer Line

— OP — Overhead Power Line

— OHT — Overhead Telephone Line

— X — Fence Line

— — Easement Line

— — Setback Line

Concrete Area

OPTIONAL TABLE 'A' ITEMS

ITEM NO.	REQUIREMENT	RESPONSE
1	Monuments placed (or a reference monument or witness to the corner) at all major corners of the boundary of the surveyed property, unless already marked or referenced by existing monuments or witnesses in close proximity to the corner.	All set & found monuments shown on plat
2	Address(es) of the surveyed property if disclosed in documents provided to or obtained by the surveyor, or observed while conducting the fieldwork.	2308 South Caraway Road Jonesboro, AR 72401
3	Flood zone classification (with proper annotation based on Federal Flood Insurance Rate Maps or the state or local equivalent) depicted by scaled map location and graphic plotting only.	A portion of the subject property lies within Zone AE and Zone X (see flood note)
4	Gross land area (and other areas if specified by the client).	3.29± Acres
5	Vertical relief with the source of information (e.g., ground survey, aerial map), contour interval, datum, with originating benchmark, when appropriate.	Ground survey 1' contours NAVD 88
6a	If the current zoning classification, setback requirements, the height and floor space area restrictions, and parking requirements specific to the surveyed property are set forth in a zoning report or letter provided to the surveyor by the client or the client's designated representative, list the above items on the plat or map and identify the date and source of the report or letter.	See Zoning Information Note
6b	If the zoning setback requirements specific to the surveyed property are set forth in a zoning report or letter provided to the surveyor by the client or the client's designated representative, and if those requirements do not require an interpretation by the surveyor, graphically depict those requirements on the plat or map and identify the date and source of the report or letter.	See Zoning Information Note
8	Substantial features observed in the process of conducting the fieldwork (in addition to the improvements and features required pursuant to Section 5 above) (e.g., parking lots, billboards, signs, swimming pools, landscaped areas, substantial areas of refuse).	Shown on plat
9	Number and type (e.g., disabled, motorcycle, regular, and other marked specialized types) of clearly identifiable parking spaces on surface parking areas, lots, and in parking structures. Striping of clearly identifiable parking spaces on surface parking areas and lots.	Shown on plat (none observed on subject property during the course of conducting field work.
11(a)	Evidence of underground utilities existing on or serving the surveyed property (in addition to the observed evidence of utilities required pursuant to Section 5.E.iv.) as determined by plans and/or reports provided by client (with reference as to the sources of information).	Shown on plat based on field locates pursuant to One-Call survey request location.
11(b)	Evidence of underground utilities existing on or serving the surveyed property (in addition to the observed evidence of utilities required pursuant to Section 5.E.iv.) as determined by markings coordinated by the surveyor or client pursuant to a private utility located request.	Shown on plat based on field locates pursuant to One-Call survey request location.
13	Names of owners of adjoining properties according to current tax records. If more than one owner, identify the first owner's name listed in the tax records followed by "et al."	Shown on plat

SCHEDULE B EXCEPTIONS

Referenced in Title Commitment 26-34088-7510 with an effective date of March 18th, 2026 (updated April 4, 2026), issued by Lenders Title Company of Arkansas, as agent for Old Republic National Title Insurance Company.

1. 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 A SURVEY MATTER**

Standard Exceptions:

(a) Rights or claims of parties in possession not shown by the public records. - **NOT PLOT-ABLE**

(b) Easements or claims of easements, not shown by the public records. - **NOT PLOT-ABLE**

(c) Any encroachments, encumbrances, overlaps, boundary line disputes, violations, variations, or adverse circumstances and any matters which would be disclosed by an accurate survey and inspection of the premises. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land. - **AS SHOWN ON SURVEY**

(d) 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 A SURVEY MATTER**

Taxes and special assessments for the current and future years which are not yet due and payable or taxes not shown as existing liens in the public records and any supplemental real estate taxes or special assessments not previously assessed against the land for any period before the Date of Policy, plus any penalties and interest which may accrue. - **NOT A SURVEY MATTER**

Loss arising from any Oil, Gas or Mineral interests, conveyed, retained, assigned or any activity on or damage to the insured land caused by the exercise of sub-surface rights or ownership, including but not limited to the right of ingress and egress for said sub-surface purposes. - **NOT A SURVEY MATTER**

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 A SURVEY MATTER**

Property 1: 30 foot easement along the East side of the Land referenced in Warranty Deed recorded in Deed Record 267 at Page 75 in the records of Craighead County, Arkansas. Said easement as assigned to Corolla Capital Partners, LLC by Assignment of Easement recorded as Document No. 2019R-018174 in the records of Craighead County, Arkansas. "Note: Said Assignment erroneously lists the recording information as Book 257. - **AS SHOWN ON SURVEY**

Property 1: Easement for Utility Lines in favor of City Water and Light Plant of Jonesboro, Arkansas, recorded in Deed Record 280 Page 698 in the records of Craighead County, Arkansas. - **AS SHOWN ON SURVEY**

Property 2: Building setback lines and easements as shown on plat of record in Plat Cabinet "C" Page 178 at Jonesboro, Arkansas County, Arkansas. - **NOT PLOT-ABLE** (no setbacks were shown on recorded plat)

Property 1 & 2: Title to, and easements in, any portion of the land lying within right-of-way of any alleys, highways, roads, streets, or other ways. - **AS SHOWN ON SURVEY**

Property 3: Building setback lines and easements as shown on plat of record in Plat Cabinet "A" Pages 167 and 168 in the records of Jonesboro, Craighead County, Arkansas. - **AS SHOWN ON SURVEY**

Property 3: Easement-Utility Lines to City Water and Light Plant of Jonesboro, Arkansas recorded in Deed Book 280 Page 698 in the records of Jonesboro, Craighead County, Arkansas. - **AS SHOWN ON SURVEY**

Property 3: An unrecorded Lease Agreement executed by and between Phillips Investments, Inc., Lessor and D & D Management, Inc., Lessee, dated November 15, 1995, which Lessor's rights were assigned to Trivesco Limited Partnership I by an Assignment recorded in Miscellaneous Record 33 Page 540 in the records of Jonesboro, Craighead County, Arkansas. - **NOT A SURVEY MATTER**

Property 3: Easement for Underground Facilities to Ritter Communications recorded in Deed Record 725 Page 461 in the records of Jonesboro, Craighead County, Arkansas. - **AS SHOWN ON SURVEY**

Property 3: Memorandum of Lease by and between Subway Real Estate, LLC and Phillips Investments & Construction, Inc. filed January 14, 2013 and recorded as Document No. JB2013R-000782 in the records of Jonesboro, Craighead County, Arkansas. - **NOT A SURVEY MATTER**

Property 3: Lack of a right of access to and from the land. - **AS SHOWN ON SURVEY**

All public and private roads and easements. - **AS SHOWN ON SURVEY**

Rights of others in and to the use of any drains and/or ditches located over, across, in or under the insured premises, and rights to enter upon said premises to maintain the same. - **NOT A SURVEY MATTER**

All unrecorded leases and assignments/amendments thereto. - **NOT A SURVEY MATTER**

Loss arising from any security interests evidenced by financing statements filed with the Circuit Clerk of Craighead County, Arkansas or the Secretary of State of Arkansas as of the effective date hereof under the Uniform Commercial Code. - **NOT A SURVEY MATTER**

Surveyor's Certificate

To: Corolla Capital Partners, LLC, Stacey's Stately Properties, LLC, Lenders Title Company and Old Republic National Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2026 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 6(a), 6(b), 8, 9, 11(a), 11(b), 13 and 19 of Table A thereof. The field work was completed on March 18th, 2026.

Dated: 4-08-2026

Adam Whitlow PS #1737:

Property Description

FURNISHED:

Property 1
A part of the Southwest Quarter of the Northwest Quarter of Section 28, Township 14 North, Range 4 East, Craighead County, Arkansas, more particularly described as follows: Commencing at the Northwest Corner of said Section 28, thence North 89°30' East 60 feet; thence South along the East right of way line of Highway No. 173 a distance of 1,695 feet to the point of beginning proper; thence North 89°26'34" East 500 feet; thence South 200 feet; thence South 89°26'34" West 500 feet to the East right of way line of Highway No. 173; thence North along the East right of way line of Highway No. 173 a distance of 200 feet to the point of beginning proper.

Property 2
Lot 6 of Realty Associates Brokerage Replat of Lot 6 to the City of Jonesboro, Arkansas, as shown by Plat recorded in Plat Cabinet "C" Page 178 at Jonesboro, Arkansas, subject to easements as shown on recorded plat.

Property 3
Part of the Southwest Quarter of the Northwest Quarter of Section 28, Township 14 North, Range 04 East, Craighead County, Arkansas, more particularly described as follows: Commencing at the Northwest corner of said Section 28; thence South 00°20'01" West 1544.18 feet; thence North 89°49'49" East 58.16 feet to a point on the Easterly Right-of-Way of Caraway Road; thence North 89°49'49" East 322.33 feet to the point of beginning; thence South 00°33'44" West 150.04 feet; thence North 89°50'11" East 77.86 feet; thence North 00°33'44" East 150.05 feet; thence South 89°49'49" West 77.86 feet to the point of beginning proper, having an area of 11,681 square feet, 0.27 acres, more or less. Being subject to all public and private roads and easements. Said tract being a part of Simmons Re-Plat of Part of the Southwest Quarter of the Northeast Quarter of Section 28, Township 14 North, Range 4 East, Jonesboro, Craighead County, Arkansas as shown by Plats recorded in Plat Cabinet "A" Pages 167 and 168, being subject to easements as shown on recorded plats. Said Property being a part of Simmons Re-Plat of the Southwest Quarter of the Northwest Quarter of Section 28, Township 14 North, Range 4 East, Jonesboro, Craighead County, Arkansas as shown by Plats recorded in Plat Cabinet "A" Page 167 and 168, being subject to easements as shown on recorded plats.

General Notes

I certify that this plat represents a survey in April, 2026, by me or under my supervision from existing monuments and plats in the area, meets applicable Relative Positional Accuracy Standards, and is true and correct based on existing monuments at the time of completion.

- NOTES:
1. This survey is a re-tracement of a parcel listed in Title Commitment #26-34088-7510 dated March 18, 2026 (updated April 4, 2026) provided by Lenders Title Company and the subject parcel lies entirely within the property conveyed by Document 2019R-014233, 2023R-016802 & 2025R-007175.

2. This survey and certification is the property of the surveyor and is intended for the use and benefit of the surveyor and the clients listed.

3. The certification of this survey expires ninety days from the date of the surveyor's signature for the purpose of new or revised financing.

4. All iron pins set are 1/2" Rebar, unless noted otherwise.

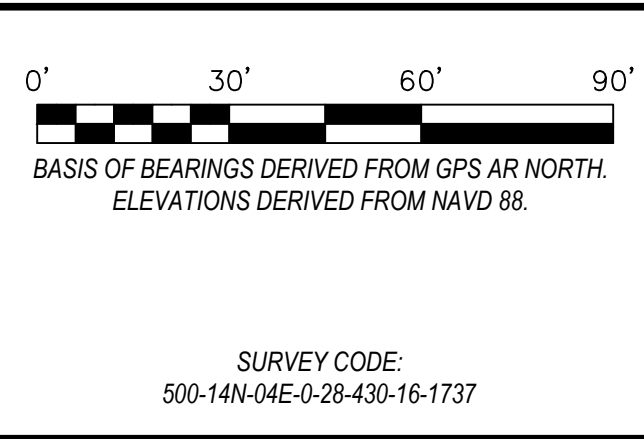
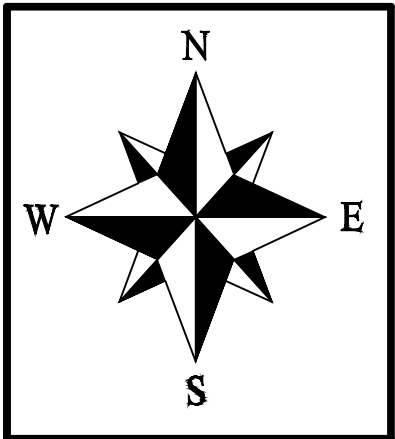
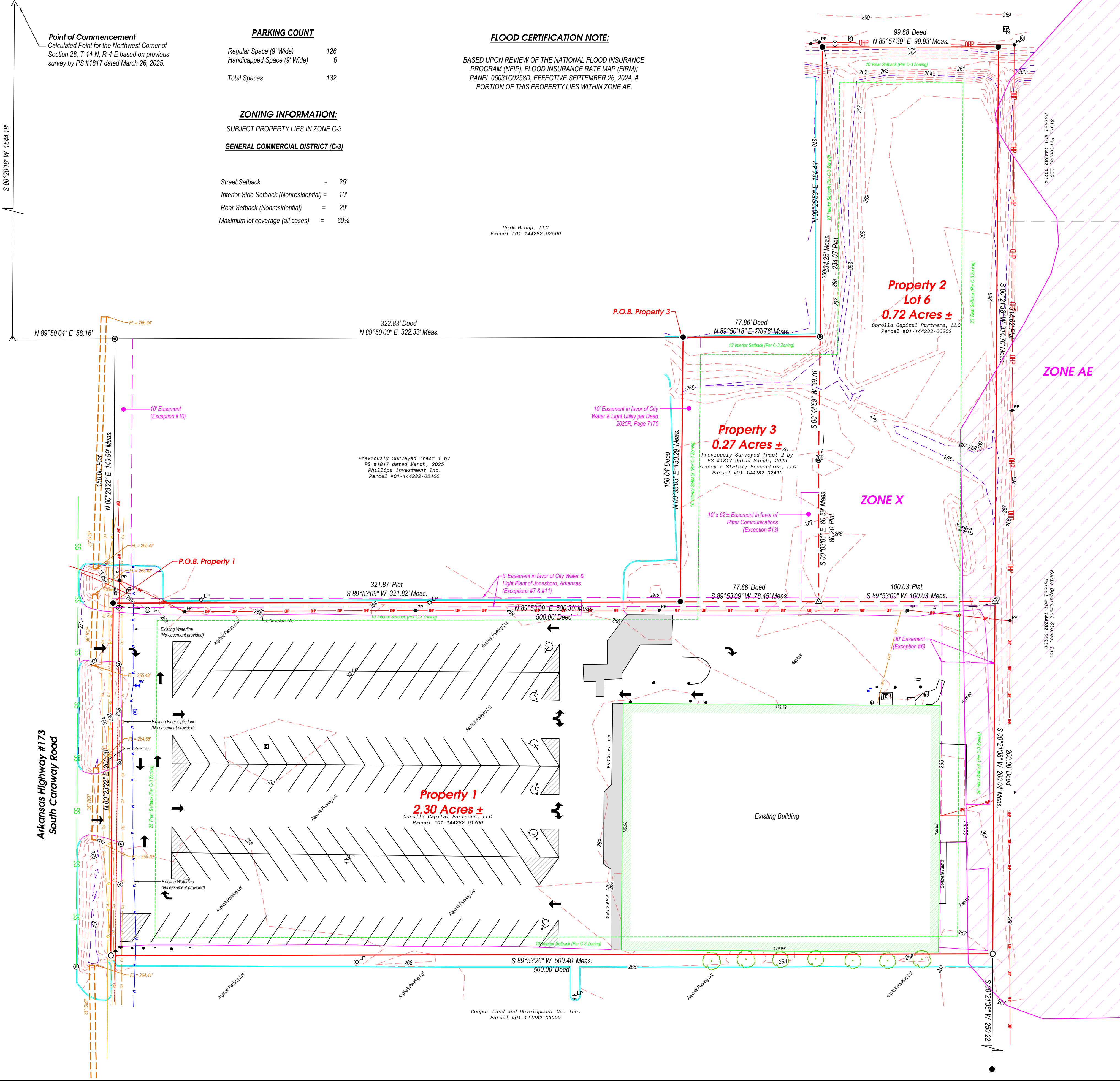
5. Only copies with surveyor's signature in blue ink are valid copies.

6. This research completed for this survey includes the description furnished by clients, and plats by PS #161, PS #1348, PS #1691, PS #1691, PS #1817 and the recorded plat of Lot 6 of Realty Associates Brokerage Replat.

7. Surveyor has made no investigation or independent search for easements of record, Encumbrances, restrictive covenants, ownership, title evidence, or any other facts that an Accurate and current title search may disclose.

8. The subject surveyed property has direct access to Arkansas State Highway #173 (South Caraway Road), a publicly dedicated and maintained right of way.

VICINITY MAP (1" = 500')



ALTA/NSPS LAND TITLE
SURVEY

CERTIFICATE OF AUTHORIZATION

QUATTLEBAUM
SURVEYING LLC

No. 1423

REGISTERED
STATE OF ARKANSAS
Surveyor
Adam Whitlow
4/08/26

No.	Revisions	Date	By

QUATTLEBAUM
SURVEYING, LLC

BOUNDARY • TOPO • CONSTRUCTION

DRAWN BY DATE APPROVED DATE
JDC 4/08/26 AWW 4/08/26
PROJECT SCALE SHEET
25-126 Jonesboro TSC 1" = 30' 1 of 1