

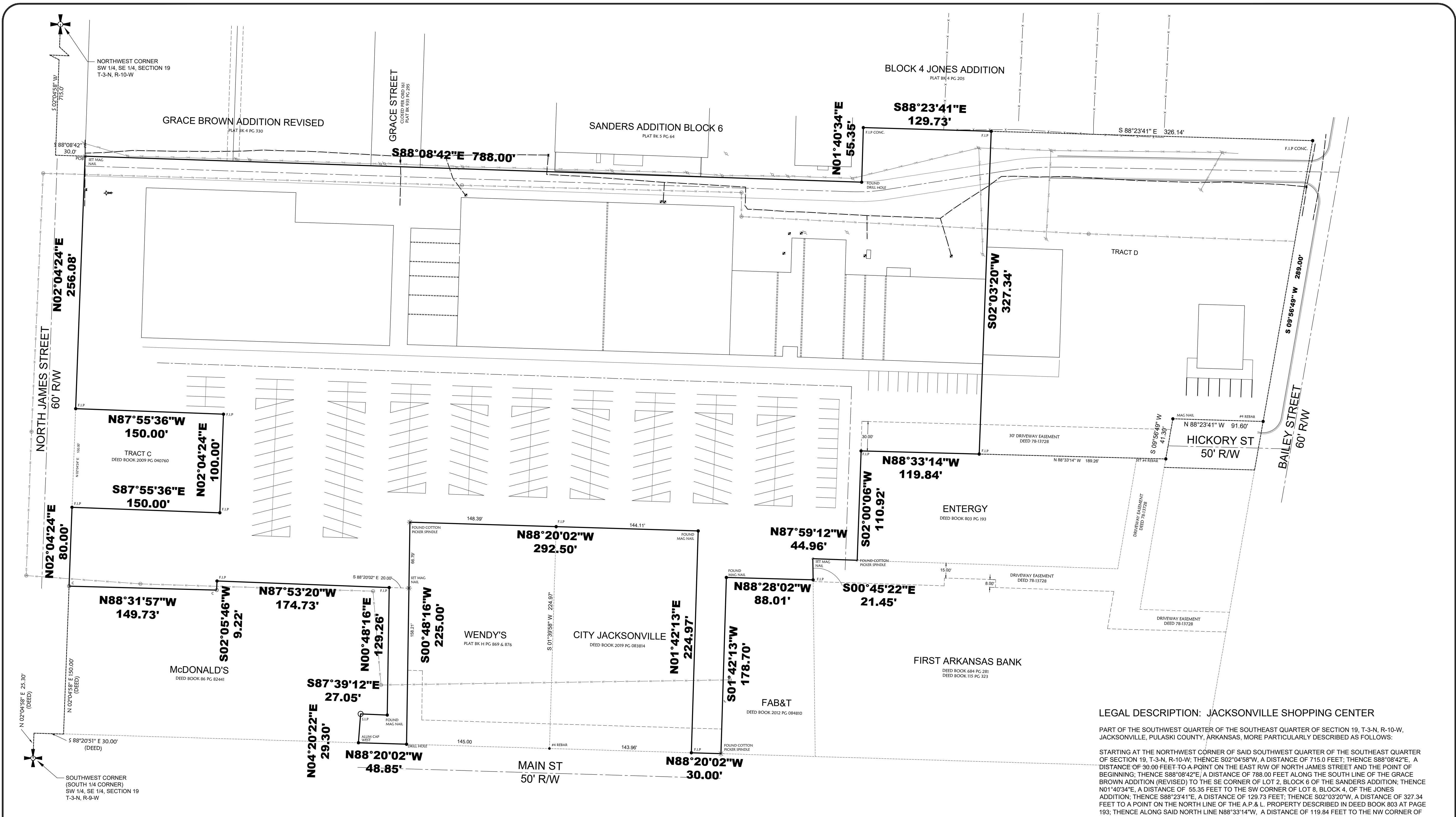
BOND CONSULTING ENGINEERS, INC.
 2801 T. P. White Drive
 Jacksonville, Arkansas 72076
 Phone: (501) 962-1538 Fax: (501) 962-1530
 Email: aaron@bondce.com

Prepared For:
 Ariel Yisraelian
 Real Estate National LLC
 Riviera Beach FL 33404

BOUNDARY SURVEY
JACKSONVILLE SHOPPING CENTER
 PART SW 1/4 SE 1/4 SECTION 19, T-3-N, R-10-W
 JACKSONVILLE, ARKANSAS

PROJECT: 5387
 DATE: 2/15/2022
 REVISIONS:

C1.0



LEGAL DESCRIPTION: JACKSONVILLE SHOPPING CENTER
 PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19, T-3-N, R-10-W, JACKSONVILLE, PULASKI COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

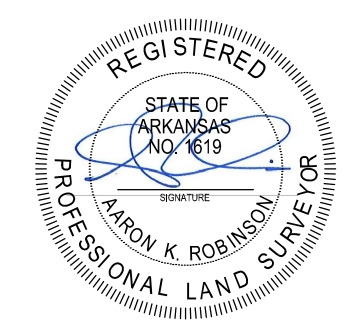
STARTING AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19, T-3-N, R-10-W; THENCE S02°04'58"W, A DISTANCE OF 715.0 FEET; THENCE S88°08'42"E, A DISTANCE OF 30.00 FEET TO A POINT ON THE EAST R/W OF NORTH JAMES STREET AND THE POINT OF BEGINNING; THENCE S88°08'42"E, A DISTANCE OF 788.00 FEET ALONG THE SOUTH LINE OF THE GRACE BROWN ADDITION (REVISED) TO THE SE CORNER OF LOT 2, BLOCK 6 OF THE SANDERS ADDITION; THENCE N01°40'34"E, A DISTANCE OF 55.35 FEET TO THE SW CORNER OF LOT 8, BLOCK 4, OF THE JONES ADDITION; THENCE S88°23'41"E, A DISTANCE OF 129.73 FEET; THENCE S02°03'20"W, A DISTANCE OF 327.34 FEET TO A POINT ON THE NORTH LINE OF THE A.P. & L. PROPERTY DESCRIBED IN DEED BOOK 803 AT PAGE 193; THENCE ALONG SAID NORTH LINE N88°33'14"W, A DISTANCE OF 119.84 FEET TO THE NW CORNER OF THE A.P. & L. PROPERTY; THENCE S02°00'06"W, A DISTANCE OF 110.92 FEET TO THE SW CORNER OF THE A.P. & L. PROPERTY AND THE NORTH LINE OF THE FIRST ARKANSAS BANK PROPERTY AS DESCRIBED IN DEED BOOK 684 AT PAGE 281 AND DEED BOOK 115 AT PAGE 323; THENCE N87°59'12"W, A DISTANCE OF 44.96 FEET TO THE NW CORNER OF THE FIRST ARKANSAS BANK PROPERTY; THENCE S00°45'22"E, A DISTANCE OF 21.45 FEET; THENCE N88°28'02"W, A DISTANCE OF 88.01 FEET; THENCE S01°42'13"W, A DISTANCE OF 178.70 FEET TO THE NORTH R/W OF MAIN STREET; THENCE ALONG SAID NORTH R/W N88°20'02"W, A DISTANCE OF 30.00 FEET; THENCE LEAVING SAID NORTH R/W N01°42'13"E, A DISTANCE OF 224.97 FEET; THENCE N88°31'57"W, A DISTANCE OF 149.73 FEET TO THE NORTHWEST CORNER TRACT A JACKSONVILLE SHOPPING CENTER; THENCE ALONG THE WEST LINE OF SAID TRACT A S00°48'16"W, A DISTANCE OF 225.00 FEET TO THE NORTH R/W OF MAIN STREET; THENCE ALONG SAID R/W N88°20'02"W, A DISTANCE OF 48.85 FEET TO THE SOUTHEAST CORNER OF THE MCDONALDS PROPERTY; THENCE LEAVING SAID R/W AND ALONG SAID PROPERTY N04°20'22"E, A DISTANCE OF 29.30 FEET; THENCE S87°39'12"E, A DISTANCE OF 27.05 FEET; THENCE N00°48'16"E, A DISTANCE OF 129.26 FEET TO THE NE CORNER OF THE MCDONALDS PROPERTY; THENCE N87°53'20"W, A DISTANCE OF 174.73 FEET ALONG THE NORTH PROPERTY LINE OF MCDONALDS PROPERTY; THENCE S02°05'46"W, 9.22 FEET; THENCE N88°31'57"W, A DISTANCE OF 149.73 FEET TO THE NORTHWEST CORNER OF THE MCDONALD PROPERTY AND THE EAST R/W OF NORTH JAMES STREET; THENCE ALONG SAID R/W N02°04'24"E, A DISTANCE OF 80.00 FEET; THENCE LEAVING SAID R/W S87°55'36"E, A DISTANCE OF 150.00 FEET; THENCE N02°04'24"E, A DISTANCE OF 100.00 FEET; THENCE N87°55'36"E, A DISTANCE OF 150.00 FEET TO THE EAST R/W OF NORTH JAMES STREET; THENCE ALONG SAID R/W N02°04'24"E, A DISTANCE OF 256.08 FEET TO THE POINT OF BEGINNING, CONTAINING 8.07 ACRES MORE OR LESS.

BASIS OF BEARINGS: PREVIOUS SURVEY

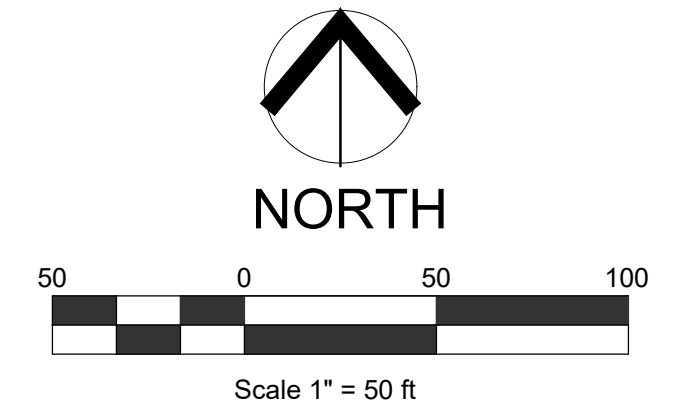
CERTIFICATE OF SURVEY ACCURACY:
 I, AARON ROBINSON, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY SUPERVISION, AND THAT ALL CORNERS ARE SHOWN IN ACCORDANCE WITH THE EXISTING MONUMENTS OF THE AREA IMPROVEMENTS

DATE: FEB 21, 2022

AARON ROBINSON,
 REGISTERED LAND SURVEYOR,
 NO. 1619, ARKANSAS



FOR USE AND BENEFIT:
 ARIEL YISRAELIAN
 CITIZENS TITLE & CLOSING COMPANY, INC.
 FIDELITY NATIONAL TITLE INSURANCE COMPANY



FLOOD STATEMENT:
 FIRM FLOOD INSURANCE RATE MAP PANEL 05119 C0376G DATED: JULY 6, 2015 INDICATES THIS PROPERTY IS NOT LOCATED WITHIN THE 100 YEAR FLOOD PLAIN.

LEGEND:

| | |
|-----------|-------------------------|
| — | BOUNDARY LINE |
| - - - | BUILDING LINE |
| - - - - | EASEMENT LINE |
| - - - - - | STREET CENTERLINE |
| - - - - - | RIGHT-OF-WAY |
| F.I.P. ● | BOUNDARY FOUND IRON PIN |
| S.I.P. ○ | SET IRON PIN |
| * | COTTON PICKER SPINDLE |
| ○ | CALCULATED POINT |