

## EASEMENT &amp; COVENANT DESCRIPTIONS:

1. A 20' DRAINAGE EASEMENT AS ILLUSTRATED & RECORDED AS PART OF LITTLE ROCK LAND COMPANY MEDICAL AND COMMERCIAL PARK, PLAT BK. 32, PG. 22.

Being known as a 20' wide drainage easement lying over a part of a parcel of land known as Plot 6 of Little Rock Land Company Medical and Commercial Park as shown by plat recorded in Plat Book 32, Page 22 in Pulaski County, Arkansas and lying in the NE 1/4, SE 1/4 of Section 1, T-1N, R-13W, being more particularly described as follows:

Commencing at the Northwesterly corner of Plot 8 of said Little Rock Land Company Medical and Commercial Park, said point also being the Southwesterly corner of said Plot 6, and lying in an Easterly line of Cardinal Heights Addition as shown by plat recorded in Plat Bk. 11, Page 24 in Pulaski County, Arkansas. Thence along said Easterly line North 01°50'46" East a distance of 156.79 feet to the point of beginning of the easement herein intended to be described.

Thence continuing North 01°50'46" East along said Easterly line, a distance of 365.18 feet to a point; Thence South 87°19'39" East a distance of 184.46 feet to a point lying in a Westerly line of Plot 5 of said Commercial Park; Thence along said Westerly line South 01°46'21" West a distance of 20.00 feet to a point; Thence North 87°19'40" West a distance of 164.48 feet to a point; Thence South 01°50'46" West a distance of 327.55 feet to a point; thence South 79°59'54" East a distance of 144.24 feet to a point; Thence South 83°07'51" East a distance of 22.22 feet to a point lying in said Westerly line of Plot 5; Thence along said Westerly line, South 01°46'21" West a distance of 20.08 feet to a point; Thence North 83°07'51" West a distance of 24.55 feet to a point; Thence North 79°59'54" West a distance of 162.12 feet to the point of beginning and containing 13,948 Square feet, more or less.

2. A 10' SEWER EASEMENT AS ILLUSTRATED (NOTED AS NOT RECORDED) ON THE PLAT OF LITTLE ROCK LAND COMPANY MEDICAL AND COMMERCIAL PARK, PLAT BK. 32, PG. 22.

Being known as a 10' wide sewer easement (5' offset both sides from centerline of the existing improvements) lying over parts of parcels of land known as Plot 5 and 6 of Little Rock Land Company Medical and Commercial Park as shown (as unrecorded) by plat recorded in Plat Bk. 32, Page 22 in Pulaski County, Arkansas and lying in the NE 1/4, SE 1/4 of Section 1, T-1N, R-13W, being more particularly described as follows:

Commencing at an interior corner of Plot 4 of said Commercial Park, said point also being the Northwesterly corner of said Plot 5. Thence along a Southerly line of said Plot 4 South 87°19'39" East a distance of 488.46 feet to the point of beginning of the easement herein intended to be described.

Thence continuing South 87°19'39" East a distance of 10.00 feet to a point; Thence South 02°31'19" West a distance of 29.61 feet to a point; Thence South 08°21'55" East a distance of 212.43 feet to a point; Thence South 01°07'24" West a distance of 156.84 feet to a point; Thence South 88°06'29" East a distance of 276.53 feet to a point lying in a Northwesterly sideline of Interstate 630; Thence along said Northwesterly sideline South 44°26'51" West a distance of 13.58 feet to a point; Thence North 88°06'29" West a distance of 267.95 feet to a point; Thence South 10°05'10" West a distance of 198.80 feet to a point; Thence South 89°15'06" East a distance of 117.81 feet to a point lying in said Northwesterly sideline of Interstate 630; Thence along said Northwesterly sideline South 44°26'51" West a distance of 13.83 feet to a point; Thence North 89°15'06" West a distance of 114.80 feet to a point; Thence North 74°25'13" West a distance of 347.35 feet to a point; Thence North 76°44'55" West a distance of 356.23 feet to a point lying in an Easterly line of Cardinal Heights Addition as shown by plat recorded in Plat Bk. 11, Page 24 in Pulaski County, Arkansas; Thence along said Easterly line North 01°50'46" East a distance of 10.20 feet to a point; Thence South 76°44'55" East a distance of 358.45 feet to a point; Thence South 74°25'13" East a distance of 341.40 feet to a point; Thence North 10°05'10" East a distance of 203.51 feet to point; Thence North 01°06'05" East a distance of 160.16 feet to a point; Thence North 08°21'55" West a distance of 212.55 feet to a point; Thence North 02°31'19" East a distance of 30.59 feet to the point of beginning and containing 17,022 Square feet, more or less.

3. A 10' GAS EASEMENT AS ILLUSTRATED & RECORDED AS PART OF LITTLE ROCK LAND COMPANY MEDICAL AND COMMERCIAL PARK, PLAT BK. 32, PG. 22.

Being known as a 10' wide gas easement (5' offset both sides from centerline of the existing improvements) lying over a part of a parcel of land known as Plot 5 of Little Rock Land Company Medical and Commercial Park as

shown by plat recorded in Plat Bk. 32, Page 22 in Pulaski County, Arkansas and lying in the NE 1/4, SE 1/4 of Section 1, T-1N, R-13W, being more particularly described as follows:

Commencing at the Southeasterly corner of Plot 1 of said Commercial Park, said corner also being the Northeasterly corner of Plot 5 and lying in the current Westerly Right of Way of South University Avenue. Thence along the Southerly line of said Plot 1 and the Southerly line of Plot 2 of said Commercial Park, North  $87^{\circ}19'39''$  West a distance of 520.85 feet to the point of beginning of the easement herein intended to be described.

Thence South  $00^{\circ}54'51''$  West a distance of 223.80 feet to a point; Thence South  $03^{\circ}24'01''$  West a distance of 223.90 feet to a point; Thence North  $86^{\circ}14'01''$  East a distance of 205.84 feet to a point lying in a Northwesterly sideline of Interstate 630; Thence along said Northwesterly sideline South  $44^{\circ}26'51''$  West a distance of 15.01 feet to a point; Thence South  $86^{\circ}14'01''$  West a distance of 196.00 feet to a point; Thence South  $04^{\circ}41'07''$  West a distance of 161.21 feet to a point lying in a Northerly sideline of said Interstate 630; Thence along said Northerly sideline North  $89^{\circ}01'26''$  West a distance of 10.02 feet to a point; Thence North  $04^{\circ}41'07''$  East a distance of 166.01 feet to a point; Thence North  $03^{\circ}24'01''$  East a distance of 229.41 feet to a point; Thence North  $00^{\circ}54'51''$  East a distance of 223.89 feet to a point in said Southerly line of Plot 2; Thence along said Southerly line South  $87^{\circ}19'39''$  East a distance of 10.00 feet to the point of beginning and containing 8200 Square feet, more or less.

4. A ROADWAY EASEMENT AS ILLUSTRATED & RECORDED AS PART OF LITTLE ROCK LAND COMPANY MEDICAL AND COMMERCIAL PARK, PLAT BK. 32, PG. 22.

Being known as an easement containing an existing roadway lying over parts of parcels of land known as Plot 1 and Plot 5 of Little Rock Land Company Medical and Commercial Park as shown by plat recorded in Plat Bk. 32, Page 22 in Pulaski County, Arkansas and lying in the NE 1/4, SE 1/4 of Section 1, T-1N, R-13W, being more particularly described as follows:

Beginning at the Southeasterly corner of Plot 1 of said Commercial Park, said corner also being the Northeasterly corner of Plot 5 and lying in the current Westerly Right of Way of South University Avenue. Thence along said Westerly Right of Way South  $00^{\circ}54'24''$  West a distance of 37.31 feet to a point; Thence Northwesterly along a curve deflecting to the left a distance of 47.15 feet, said curve having a radius of 49.39 feet and a chord which bears North  $58^{\circ}34'07''$  West, 45.38 feet to a point; Thence North  $87^{\circ}26'09''$  West a distance of 147.61 feet to a point; Thence South  $75^{\circ}15'11''$  West a distance of 68.11 feet to a point; Thence South  $84^{\circ}35'58''$  a distance of 91.81 feet to a point; Thence North  $89^{\circ}59'37''$  West a distance of 34.96 feet to a point; Thence North  $87^{\circ}13'46''$  West a distance of 724.59 feet to a point lying in the Easterly line of Plot 6 of said Commercial Park; Thence along said Easterly line and the Easterly lines of Plot 7 and Plot 4 of said Commercial Park North  $01^{\circ}46'21''$  East a distance of 30.92 feet to a point lying in said Easterly line of Plot 4; Thence South  $87^{\circ}13'26''$  East a distance of 745.14 feet to a point; Thence North  $84^{\circ}39'30''$  East a distance of 63.46 feet to a point; Thence North  $84^{\circ}33'06''$  East a distance of 40.92 feet to a point; Thence North  $78^{\circ}16'34''$  East a distance of 62.04 feet to a point; Thence North  $85^{\circ}31'27''$  East a distance of 69.90 feet to a point; Thence South  $88^{\circ}38'02''$  East a distance of 74.88 feet to a point; Thence South  $86^{\circ}55'35''$  East a distance of 24.57 feet to a point; Thence Northeasterly along a curve deflecting to the left a distance of 27.79 feet, said curve having a radius of 33.13 feet and a chord which bears North  $64^{\circ}18'33''$  East, 26.98 feet to a point lying in said Westerly Right of Way; Thence along said Westerly Right of Way South  $00^{\circ}54'24''$  West a distance of 33.27 feet to the point of beginning and containing 34,891 Square feet, more or less.

ALSO:

Being known as an easement containing an existing roadway lying over parts of parcels of land known as Plot 3 and Plot 4 of Little Rock Land Company Medical and Commercial Park as shown by plat recorded in Plat Bk. 32, Page 22 in Pulaski County, Arkansas and lying in the NE 1/4, SE 1/4 of Section 1, T-1N, R-13W, being more particularly described as follows:

Commencing at the Northwesterly corner of said Plot 3, lying in an Easterly line of Cardinal Heights Addition as shown by plat recorded in Plat Bk. 11, Page 24 in Pulaski County, Arkansas. Said corner also lying in a Southerly Right of Way of Midtown Avenue. Thence along said Southerly Right of Way South  $87^{\circ}11'14''$  East a distance of 4.60 feet to the point of beginning of the easement herein intended to be described:

Thence continuing South  $87^{\circ}11'14''$  East along said Southerly Right of Way a distance of 39.58 feet to a point; Thence South  $08^{\circ}29'27''$  West a distance of 12.39 feet to a point; Thence South  $02^{\circ}25'20''$  West a distance of 94.63 feet to a point; Thence South  $06^{\circ}42'01''$  West a distance of 16.36 feet to a point; Thence South  $08^{\circ}26'22''$  West a distance of 63.41 feet to a point; Thence South  $07^{\circ}50'01''$  West a distance of 16.04 feet to a point; Thence South  $02^{\circ}03'39''$  West a distance of 246.11 feet to a Northeasterly corner of Plot 7 of said Commercial Park; Thence

along a Northerly line of said Plot 7 North  $87^{\circ}19'39''$  West a distance of 27.48 feet to a point; Thence North  $01^{\circ}58'57''$  East a distance of 451.79 feet to the point of beginning and containing 13,936 Square feet, more or less.

5. A SERVICE DRIVE EASEMENT AS ILLUSTRATED & RECORDED AS PART OF LITTLE ROCK LAND COMPANY MEDICAL AND COMMERCIAL PARK, PLAT BK. 32, PG. 22.

Being known as an easement containing an existing roadway lying over parcels of land known as Plot 7 and Plot 8 of Little Rock Land Company Medical and Commercial Park as shown by plat recorded in Plat Bk. 32, Page 22 in Pulaski County, Arkansas and lying in the NE 1/4, SE 1/4 of Section 1, T-1N, R-13W, being more particularly described as follows:

6. AN EASEMENT AND RIGHT-OF-WAY DATED MARCH 4, 1968 IN FAVOR OF ARKANSAS POWER AND LIGHT COMPANY, FILED FOR RECORD APRIL 1, 1968 AND RECORDED IN BOOK 1029, PAGE 180, RECORDS OF PULASKI COUNTY, ARKANSAS.
7. AN EASEMENT DATED MAY 19, 1972 IN FAVOR OF ARKANSAS POWER AND LIGHT COMPANY, FILED FOR RECORD MAY 26, 1972 AND RECORDED IN BOOK 1196, PAGE 509, RECORDS OF PULASKI COUNTY, ARKANSAS.
8. A 25' UTILITY EASEMENT RESERVED BY ORDINANCE NO. 11,916, FILED FOR RECORD JULY 10, 1967 AND RECORDED IN DEED BK. 1002, PG. 203, RECORDS OF PULASKI COUNTY, ARKANSAS.
9. A 10' UTILITY EASEMENT RECORDED AS ORDINANCE NO. 11,916, FILED FOR RECORD JULY 10, 1967 AND RECORDED IN DEED BK. 1002, PG. 203, RECORDS OF PULASKI COUNTY, ARKANSAS.
10. A 25' UTILITY EASEMENT RESERVED BY ORDINANCE NO. 12,002, FILED FOR RECORD JANUARY 9, 1968, DEED BK. 1020, PG 609, RECORDS OF PULASKI COUNTY, ARKANSAS.
11. EASEMENT IN FAVOR OF ARKANSAS POWER AND LIGHT COMPANY, FILED FOR RECORD JULY 3, 1975 AND RECORDED IN BOOK 1343 PAGE 555, RECORDS OF PULASKI COUNTY, ARKANSAS.
12. A PORTION OF AN EASEMENT IN FAVOR OF LITTLE ROCK MUNICIPAL WATER WORKS, FILED FOR RECORD SEPTEMBER 9, 1986 AND RECORDED AS INSTRUMENT NO. 86-055517, RECORDS OF PULASKI COUNTY, ARKANSAS.

Being known as a 15 foot wide waterline easement lying over a part of a parcel of land known as Plot 5 of Little Rock Land Company Medical and Commercial Park as shown by plat recorded in Plat Bk. 32, Page 22 in Pulaski County, Arkansas and lying in the NE 1/4, SE 1/4 of Section 1, T-1N, R-13W, being more particularly described as follows:

Commencing at the Southeasterly corner of Plot 1 of said Commercial Park, lying in the Westerly Right of Way of South University Avenue, said corner also being the Northeasterly corner of said Plot 5; Thence along said Westerly Right of Way South  $00^{\circ}54'24''$  West a distance of 33.93 feet to the point of beginning of the easement herein intended to be described:

Thence continuing South  $00^{\circ}54'24''$  West along said Westerly Right of Way a distance of 3.45 feet to a point; Thence continuing along said Westerly Right of Way South  $01^{\circ}28'38''$  West a distance of 23.94 feet to a point; Thence South  $34^{\circ}36'39''$  West a distance of 12.32 feet to a point; Thence South  $02^{\circ}24'52''$  West a distance of 65.85 feet to a point; Thence North  $87^{\circ}35'08''$  West a distance of 15.00 feet to a point; Thence North  $02^{\circ}24'52''$  East a distance of 70.18 feet to a point; Thence North  $34^{\circ}36'39''$  East a distance of 39.57 feet to the point of beginning and containing 1,410 Square feet, more or less.

13. A PORTION OF AN EASEMENT IN FAVOR OF ARKANSAS POWER & LIGHT COMPANY, FILED FOR RECORD JULY 3, 1975 AND RECORDED AS IN PLAT BOOK 36, PAGE 5, RECORDS OF PULASKI COUNTY, ARKANSAS.

Being known as a 10 foot wide electric easement lying over a part of a parcel of land known as Plot 5 of Little Rock Land Company Medical and Commercial Park as shown by plat recorded in Plat Bk. 32, Page 22 in Pulaski County, Arkansas and lying in the NE 1/4, SE 1/4 of Section 1, T-1N, R-13W, being more particularly described as follows:

Commencing at an interior corner of Plot 4 of said Commercial Park, also being known as the Northwesterly corner of said Plot 5. Thence along a Southerly line of said Plot 4 South  $87^{\circ}19'39''$  East a distance of 491.44 feet to the point of beginning of the easement herein intended to be described:

Thence continuing South  $87^{\circ}19'39''$  East along said Southerly line 10.01 feet to a point; Thence South  $05^{\circ}44'35''$  West a distance of 54.18 feet to a point; Thence North  $87^{\circ}19'39''$  West a distance of 10.01 feet to a point; Thence

North 05°44'35" East a distance of 54.18 feet to the point of beginning and containing 542 Square feet, more or less.

14. ALL EASEMENTS WITHIN THE BOUNDARIES OF THE PLAT OF LITTLE ROCK LAND COMPANY MEDICAL AND COMMERCIAL PARK, PLAT BK. 32, PG. 22 NOT FOUND OF RECORD THAT ARISE FROM PRESCRIPTIVE OR SIMILAR RIGHTS.
15. ANY RIGHTS ARISING UNDER THAT CERTAIN COVENANT FILED IN THE REAL PROPERTY RECORDS OF PULASKI COUNTY, ARKANSAS ON JANUARY 12, 1962 IN BOOK 784 AT PAGE 189, AND ANY RIGHTS ARISING FROM THAT CERTAIN AMENDMENT TO COVENANT FILED IN THE REAL PROPERTY RECORDS OF PULASKI COUNTY, ARKANSAS ON JULY 10, 1967 IN BOOK 1002 AT PAGE 151.
16. ANY RIGHTS ARISING UNDER THAT CERTAIN COVENANT FILED IN THE REAL PROPERTY RECORDS OF PULASKI COUNTY, ARKANSAS ON JULY 7, 1966 IN BOOK 966 AT PAGE 221.