2919 N Reynolds Rd

American National

Commercial Real Estate
Due Diligence Management
3465 South Arlington Rd Suite E#183
Akron, OH 44312
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ALTA/NSPS Land Title Survey

2919 N Reynolds Rd, Bryant, AR

Surveyor Certification

Pizza Hut

2919 N Reynolds Rd
Bryant, AR 72022
County of Saline

To: Cressler & Bryant Prop., LLC; 2919 Reynolds, LLC; The American National Bank of Texas; Fidelity National Title Insurance Company; Services Title Company; and American National, LLC

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 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, 6a, 6b, 7a, 7b1, 7c, 8, 9, 10a, 13, 14, 16, 17, 18, 19, 20, of Table A thereof. The fieldwork was completed on 25 October 2019.

Robert Paul Bannerman, PLS

Land Surveyor Number: 1512
In state of Arkansas
Date of Plat or Map: 08 October 2019
Date of last revision: 07 November 2019
Date of second revision: 11 December 2019
Date of last revision: 13 January 2020

Network reference #20191374-1

Survey Prepared By:
All Terrain Surveying, LLC
7619 Parkmont Drive
Memphis, TN 38125
Survey Updates: surveys@amnational.net

Title Commitment Description

Lot 1, James Addition, as shown on plat of record in Saline County Plat Book 69, Page 14473

Notes

1. The above description being the same Schedule A description in commitment for title insurance File No: 19-004426-180, Commitment Date: November 19, 2019 08:00 am issued by Fidelity National Insurance Company.

2. The above description mathematically closes.

Legend of Symbols & Abbreviations

- utility pole
- electrical pedestal
- OHU overhead utility line
- light pole
- telephone splice box
- x fence
- R recorded
- S surveyed
- BH building height
- handicap parking space
- parking space
- sewer manhole
- sewer clean out
- fire hydrant
- water valve
- water meter
- gas valve
- gas meter

Encroachment Statement

A2 Address 2919 North Reynolds Road, Bryant, Arkansas per Saline County GIS website.

A4 Gross land area 33,758 ± square feet, being 0.77 acres.

A10 There are no party walls on the subject property.

A14 The site is located 175' ± North of the Reynolds Street intersection using Commerce Street and North Reynolds Road.

A16 No observable evidence of current earth moving, building construction or building additions.

A17 No known proposed changes in street right of way lines. No observable evidence of recent street or sidewalk construction or repairs.

A18 No wetlands are located on the subject properties per the U.S. Fish & Wildlife Service National Wetlands Inventory website (http://www.fws.gov/wetlands/Data/Mapper.html). The owner provided no wetlands maps or studies and there were no wetlands flagged or marked at the time of the field survey for this site.

Other ALTA/NSPS Notes:

5 B II The property has direct access to North Reynolds Road a dedicated public right of way. The property has ingress and egress easement access to Office Park Road via instrument number 2001-30329 and ingress and egress easement access to Commerce Street via instrument number 2000-31181.

5 F No cemeteries, gravesites or burial grounds observed on the subject property.

Notes Corresponding to Schedule B

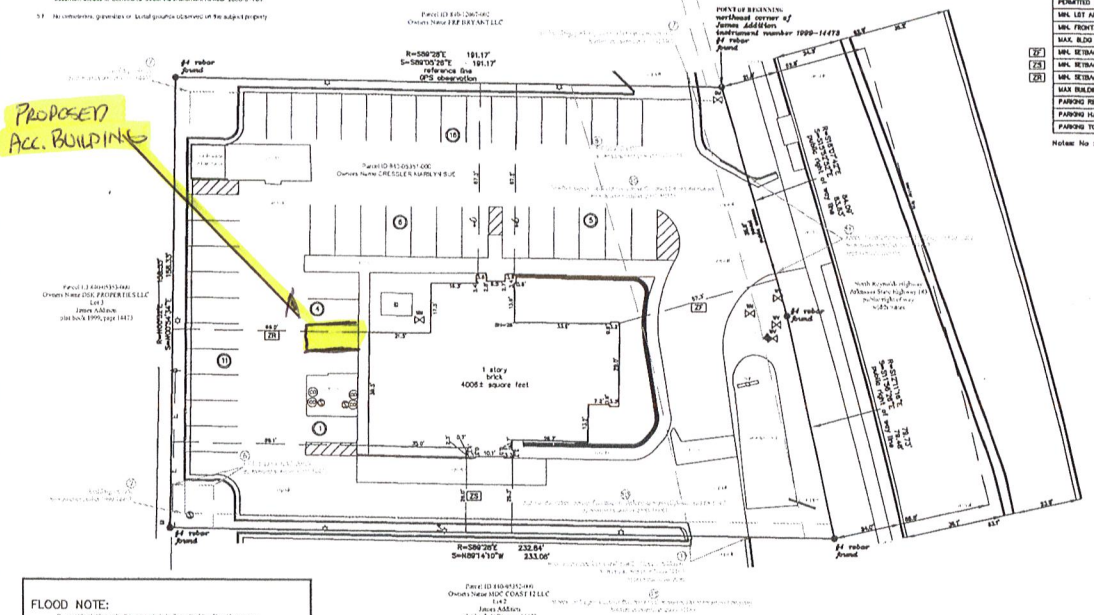
8 Future Assessments of the Saline Water and Regional Water Distribution District
No documents

13 Terms and provisions of a lease agreement dated April 2001 as evidenced by a Memorandum of Lease recorded by Cressler and Bryant Properties, LLC ("Landlord") and Hire Island Pizza, L.L.C., an Arkansas limited liability company ("Lessee"), dated February 8, 2007 and recorded May 9, 2001 as Instrument No. 2001-13134 records of Saline County, Arkansas.
Blanket in nature

Zoning Information

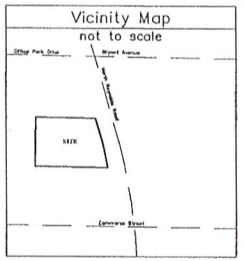
STATUS	Zoning Information		STATUS
ITEM	REQUIRED	OBSERVED	Contact Infor.
PERMITTED USE		restaurant	
MIN. LOT AREA		33758± sq. ft.	
MIN. FRONTAGE		183.31'	
MAX. BLDG COVERAGE		12%	
2F MIN. SETBACKS FRONT		97.3'	
2S MIN. SETBACKS SIDE		36.0'	Notes:
2R MIN. SETBACKS REAR		86.0'	Because there may be a need for interpretation of the applicable zoning codes, we refer you to the City of Bryant for zoning laws and applicable codes.
MAX BUILDING HEIGHT		35'	
PARKING REGULAR		43	
PARKING HANDICAP		2	
PARKING TOTAL		45	

Notes: No zoning report provided.



Vicinity Map

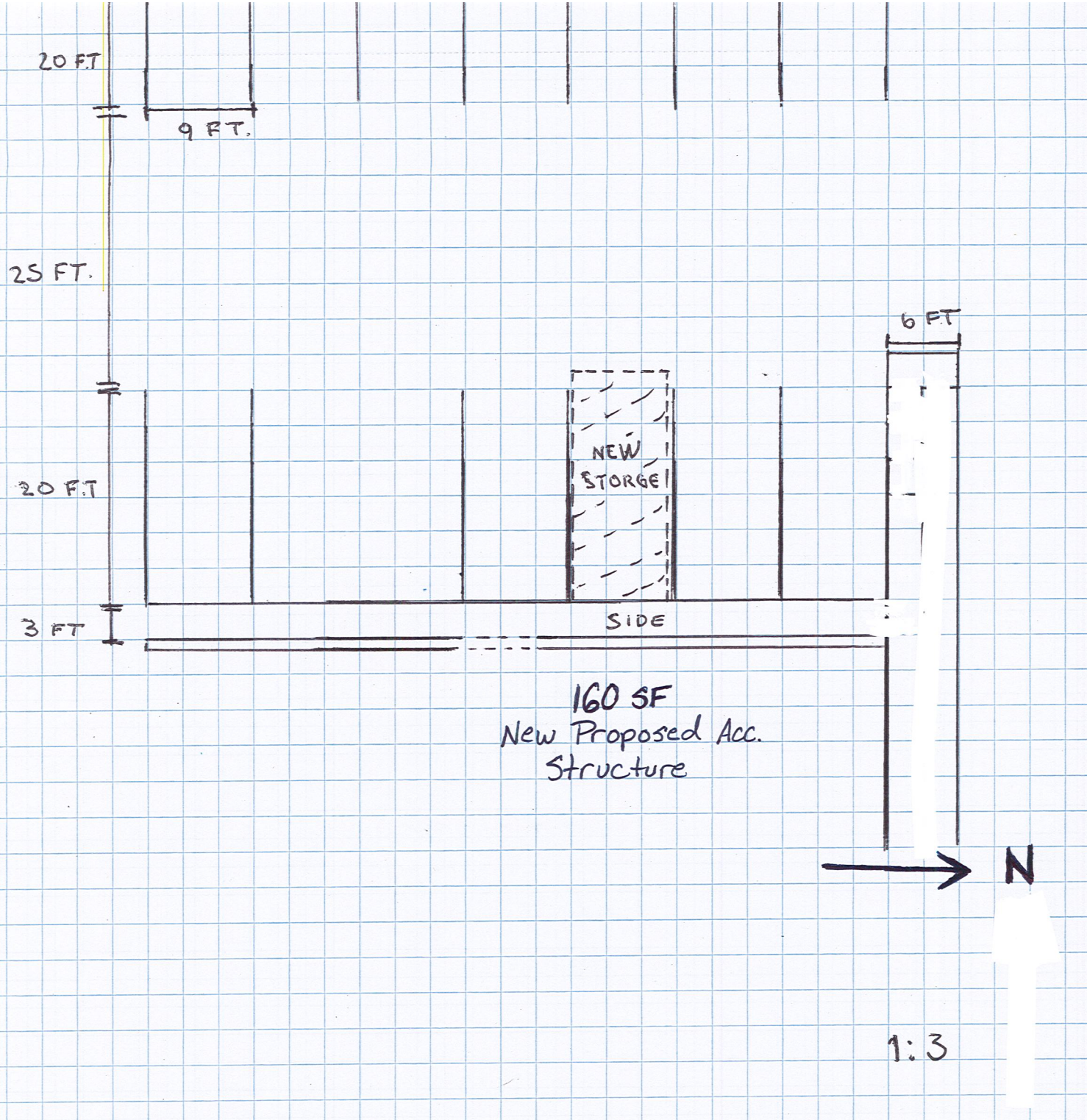
not to scale



grid north

SCALE: 1" = 20'

FLOOD NOTE:
By graphic plotting only, this property is in Zone X of the Flood Insurance Rate Map 05125C0018D, Community Panel No. 0180, which bears an effective date of June 19, 2012 and is not in a Special Flood Hazard Area.


20 FT
9 FT.
25 FT.
6 FT
NEW
STORGE
20 FT
3 FT
SIDE
160 SF
New Proposed Acc.
Structure
N
1:3