



12824 Cantrell Road, Suite 100
Little Rock AR, 72223
Phone: 501-227-8603 and Fax: 501-224-1195

TAX REPORT
2/25/2020

Parcel Number: 4312110007000

Assessed To: H and M Donald Properties LLC

Property Description: Pt of Lot 12 and 13 Block 4 RRFPH

Assessed Value: \$18930.00 (Est 2020 \$20120.00)

Millage Rate: .0700

General Taxes for 2019 are: \$1325.10 (Est 2020 \$1408.40)

Homestead Credit: (\$0)

Timber Tax: \$0

Special Improvement District Assessments: \$0

TOTAL TAX: \$1325.10

Taxes are Due and Payable for the year 2019.

The taxes are payable to:

Debra Buckner, Treasurer

201 South Broadway, Suite 150; Little Rock, Arkansas 72201

Phone: 501-340-6040

NOTE:

This property is embraced within the bounds of the following Special Improvement Districts:

Little Rock Sanitary Sewer System

(Delinquent Personal Property taxes must be paid before the Tax Collector will accept payment of Real Property Taxes.)

American Abstract & Title Company

A handwritten signature in blue ink, appearing to read 'Karrie F Sharp', is written over the printed name.

By: Karrie F Sharp
20-108195-700



12824 Cantrell Road, Suite 100
Little Rock AR, 72223
Phone: 501-227-8603 and Fax: 501-224-1195

TAX REPORT
2/25/2020

Parcel Number: 4312110007200
Assessed To: H and M Donald Properties LLC
Property Description: Pt of Lot 13 and 14 Block 4 RRFPH

Assessed Value:	\$29330.00 (Est 2020 \$31590.00)
Millage Rate:	.0700
General Taxes for 2019 are:	\$2053.10 (Est 2020 \$2211.30)
Homestead Credit:	(\$0)
Timber Tax:	\$0
Special Improvement District Assessments:	\$0

TOTAL TAX: **\$2211.30**
Taxes are Due and Payable for the year 2019.

The taxes are payable to:
Debra Buckner, Treasurer
201 South Broadway, Suite 150; Little Rock, Arkansas 72201
Phone: 501-340-6040

NOTE:

This property is embraced within the bounds of the following Special Improvement Districts:

Little Rock Sanitary Sewer System

(Delinquent Personal Property taxes must be paid before the Tax Collector will accept payment of Real Property Taxes.)

American Abstract & Title Company

A handwritten signature in blue ink, appearing to read 'Karrie F Sharp', is written over the printed name.

By: Karrie F Sharp
20-108195-700



12824 Cantrell Road, Suite 100
Little Rock AR, 72223
Phone: 501-227-8603 and Fax: 501-224-1195

TAX REPORT
2/25/2020

Parcel Number: 4312110007100
Assessed To: H and M Donald Properties LLC
Property Description: Pt of Lot 12 and 13 Block 4 RRFPH
Assessed Value: \$20830.00 (Est 2020 \$22430.00)
Millage Rate: .0700
General Taxes for 2019 are: \$1458.09 (Est 2020 \$1570.10)
Homestead Credit: (\$0)
Timber Tax: \$0
Special Improvement District Assessments: \$0

TOTAL TAX: **\$1458.09**
Taxes are Due and Payable for the year 2019.

The taxes are payable to:
Debra Buckner, Treasurer
201 South Broadway, Suite 150; Little Rock, Arkansas 72201
Phone: 501-340-6040

NOTE:

This property is embraced within the bounds of the following Special Improvement Districts:

Little Rock Sanitary Sewer System

(Delinquent Personal Property taxes must be paid before the Tax Collector will accept payment of Real Property Taxes.)

American Abstract & Title Company

By: Karrie F Sharp
20-108195-700

AMERICAN ABSTRACT & TITLE COMPANY
12824 Cantrell Road, Suite 100
Little Rock, Arkansas 72223
Phone: 501-227-8603
FAX: 501-224-1195

24 MONTH CHAIN OF TITLE

DATE: 2/25/2020

TO: TBD

RE: Mississippi St TBD

FILE NUMBER: 20-108195-700

The title to the following described property was searched in excess of a 24 month period of time in the records of the Circuit Clerk of Pulaski County, Arkansas:

TRACT 1:

A part of the North 75 of Lots 12 and 13, Block 4, Riffel & Rhoton's Forest Park Highlands Addition to the City of Little Rock, Pulaski County, Arkansas, described as follows: Commencing at the Southwest corner of the North 75 feet of Lot 13; thence run Easterly 14.11 feet to a point of beginning; thence run Easterly 85.89 feet; thence run North 74.9 feet to a point; thence run Westerly along the North line of Lots 12 & 13, 85.0 feet to a point; thence run South 74.31 feet to the point of beginning.

AND

TRACT 2:

All of Lot 15, Block 4, Riffel & Rhoton's Forest Park Highlands Addition, to the City of Little Rock, Pulaski County, Arkansas, except the South 5 feet thereof dedicated as street, and Lot 14, Block 4, except the South 5 feet thereof dedicated as street. LESS and EXCEPT the following property described as beginning at the Northwest corner of Lot 14; thence run Easterly 13.28 feet to a point; thence run South 145.6 feet; thence run Westerly 11.38 feet; thence run North 145.6 feet to the point of beginning.

AND

TRACT 3:

A part of South 75 feet of Lots 12 & 13, Block 4, Riffel & Rhoton's Forest Park Highlands Addition to the City of Little Rock, Pulaski County, Arkansas, described as follows: Commencing at the Southwest corner of the South 75 feet of Lot 13; thence Easterly 13.32 feet to a point of beginning; thence run Easterly 86.68 feet; thence run North 75 feet; thence run Westerly 85.89 feet; thence run South 74.97 feet to the point of beginning.

Following is a list of the vesting deed and any subsequent deeds affecting the title to the above described property which have been recorded with the Circuit Clerk of Pulaski County, Arkansas during the last 24 months, if any:

None

American Abstract & Title Company is providing this chain of title for informational purposes only and as a courtesy to addressee as the lender for the above referenced borrower in conjunction with American Abstract & Title Company closing the real property transaction and/or it issuing title insurance policies covering the above described property for the benefit of addressee. While American Abstract & Title Company believes that the information stated above is accurate, no assurances are made nor is any liability assumed by American Abstract & Title Company for any incorrect information stated herein or omitted herefrom. For assurances as to the title to the above described property, addressee should obtain a title insurance policy.

American Abstract & Title Company

A handwritten signature in blue ink, appearing to read "Karrie F Sharp", is written over the company name.

By: Karrie F Sharp

COMMITMENT FOR TITLE INSURANCE

Issued by

*Old Republic National Title Insurance Company***SCHEDULE A**

Please read the exceptions and the terms shown or referred to herein carefully. The exceptions are meant to provide you with notice of matters that are not covered under the terms of the title insurance policy and should be carefully considered.

This report is a written representation as to the condition of title for purposes of providing title insurance and lists all liens, defects, and encumbrances filed of record within the last thirty (30) years that have not been released of record or that are not statutorily expired.

No title insurance agent or any other person other than a licensed Arkansas attorney may provide legal advice concerning the status of title to the property described in the title commitment.

1. Commitment Date: **February 7, 2020, 8:00 am**

2. Policy to be issued:

(a) 2006 ALTA® Owner's Policy

Proposed Insured: **Mississippi St TBD**

Proposed Policy Amount:

(b) 2006 ALTA® Loan Policy

Proposed Insured:

Proposed Policy Amount:

3. The estate or interest in the land described or referred to in this Commitment is **Fee Simple**.

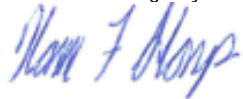
4. Title to the **Fee Simple** estate or interest in the land is at the Effective Date vested in: **H & M Donald Properties, LLC**

5. The land referred to in this Commitment is described as follows:

SEE ATTACHED EXHIBIT "A"

Countersigned by: American Abstract & Title Company 12824 Cantrell Road, Suite 100 Little Rock, AR 72223

Arkansas Title Agency License No. 100103940



By: Karrie F Sharp Title Agent License No.: 9921013

This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions.

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EXHIBIT "A"

TRACT 1:

A part of the North 75 of Lots 12 and 13, Block 4, Riffel & Rhoton's Forest Park Highlands Addition to the City of Little Rock, Pulaski County, Arkansas, described as follows: Commencing at the Southwest corner of the North 75 feet of Lot 13; thence run Easterly 14.11 feet to a point of beginning; thence run Easterly 85.89 feet; thence run North 74.9 feet to a point; thence run Westerly along the North line of Lots 12 & 13, 85.0 feet to a point; thence run South 74.31 feet to the point of beginning.

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COMMITMENT FOR TITLE INSURANCE

Issued by

Old Republic National Title Insurance Company

SCHEDULE B Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. Furnish executed Owner's Disclosure & Agreement.
6. Payment of the General Taxes for the year 2019.
7. Duly authorized Warranty Deed from H & M Donald Properties, LLC vesting fee simple title in Mississippi St TBD.
8. Furnish a copy of the Articles of Organization and Operating Agreement, including any and all amendments thereto, of H & M Donald Properties, LLC. All necessary instruments must be executed in conformity with said Operating Agreement. Unless the necessary instruments are executed by all members, we must be furnished with evidence satisfactory to American Abstract & Title Company that all necessary consents, authorizations, resolutions, notices and actions relating to the subject transaction have been provided and/or taken.
9. Furnish a current membership roster of H & M Donald Properties, LLC.
10. Furnish a Certificate of Good Standing for H & M Donald Properties, LLC from the Arkansas Secretary of State.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions.

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SCHEDULE B, PART II Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the 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.
2. Standard Exceptions:
 - (a) Rights or claims of parties in possession not shown by the public records.
 - (b) Easements or claims of easements, not shown by the public records.
 - (c) Encroachments, overlaps, boundary line disputes and any matters which would be disclosed by an accurate survey and inspection of the premises.
 - (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.
3. 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.
4. 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.
5. Taxes and assessments for the year(s) 2020 and thereafter, which are not yet due and payable, plus any penalties and interest which may accrue.
6. Future assessments of the Little Rock Sanitary Sewer System.

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7. Building setback lines and easements as shown on plat of record in Plat Book 1, Page 18 in the real property records of Pulaski County, Arkansas.
8. Terms, provisions, options, rights of first refusal, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions recorded in Book 878, Page 567 and Ratification recorded in Book 1167, Page 120, 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. (Lot 15)
9. Building setback lines and easements as shown on plat of record in Plat Book 15, Page 2 in the real property records of Pulaski County, Arkansas. (Lot 15)
10. Easement in favor of City of Little Rock, Arkansas, recorded as Instrument LNo. 84-41788 filed in the records of Pulaski County, Arkansas. (Lot 15)
11. Warranty Deed by After-School Service Inc. in favor of City of Little Rock, Arkansas, recorded on December 16, 1998, as Instrument No. 1998100182 in the records of Pulaski County, Arkansas. (as to Tract 1)
12. Rights of tenants in possession.
13. Rights of tenants in possession under unrecorded leases and/or purchase contracts.

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Commitment for Title Insurance



Issued By Old Republic National Title Insurance Company

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, Old Republic National Title Insurance Company, a Florida Corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I—Requirements have not been met within 6 months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

American Abstract & Title Company
12824 Cantrell Road, Suite 100
Little Rock, AR 72223
501-227-8603

Arkansas Title Agency License No. 100103940

By: Karrie F Sharp
Title Agent License No.: 9921013

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
A Stock Company
400 Second Avenue South, Minneapolis, Minnesota 55401
(612) 371-1111

By  President

Attest  Secretary

COMMITMENT CONDITIONS

1. DEFINITIONS

- (a) "Knowledge " or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
- (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
- (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
- (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
- (h) "Title": The estate or interest described in Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

- (a) the Notice;
- (b) the Commitment to Issue Policy;
- (c) the Commitment Conditions;
- (d) Schedule A;
- (e) Schedule B, Part I—Requirements;
- (f) Schedule B, Part II—Exceptions; and
- (g) a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - (i) comply with the Schedule B, Part I —Requirements;
 - (ii) eliminate, with the Company's written consent, any Schedule B, Part II —Exceptions; or
 - (iii) acquire the Title or create the Mortgage covered by this Commitment.
- (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.

(d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.

(e) The Company shall not be liable for the content of the Transaction Identification Data, if any.

(f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I – Requirements have been met to the satisfaction of the Company.

(g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

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Arkansas Insurance Department
Contact Information:

Arkansas Insurance Department
Consumer Services Division
1200 West Third Street
Little Rock, AR 72201-1904

(800) 852-5494
(501) 371-2640

FACTS

WHAT DOES American Abstract & Title Company DO WITH YOUR PERSONAL INFORMATION?

Why?

Financial companies choose how they share your personal information. Federal law gives consumers the right to limit some but not all sharing. Federal law also requires us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand what we do.

What?

The types of personal information we collect and share depend on the product or service you have with us. This information can include:

- Social Security number and credit history
- transaction history and mortgage rates and payments
- purchase history and wire transfer instructions

When you are *no longer* our customer, we continue to share your information as described in this notice.

How?

All financial companies need to share customers' personal information to run their everyday business. In the section below, we list the reasons financial companies can share their customers' personal information; the reasons American Abstract & Title Company chooses to share; and whether you can limit this sharing.

Reasons we can share your personal information	Does American Abstract & Title Company share?	Can you limit this sharing?
For our everyday business purposes— such as to process your transactions, maintain your account(s), respond to court orders and legal investigations, or report to credit bureaus	Yes	No
For our marketing purposes— to offer our products and services to you	Yes	No
For joint marketing with other financial companies	Yes	No
For our affiliates' everyday business purposes— information about your transactions and experiences	Yes	No
For our affiliates' everyday business purposes— information about your creditworthiness	No	No
For our affiliates to market to you	No	No
For nonaffiliates to market to you	No	No

Questions?

Call 501-225-3519 or go to www.lenderstitlegroup.com

Who we are

Who is providing this notice?

American Abstract & Title Company

What we do

How does American Abstract & Title Company protect my personal information?

To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer safeguards and secured files and buildings.

How does American Abstract & Title Company collect my personal information?

We collect your personal information, for example, when you

- provide account information or give us your contact information
- pay us by check or make a wire transfer
- show us your government-issued ID

We also collect personal information from others, such as credit bureaus, affiliates, or other companies.

Why can't I limit all sharing?

Federal law gives you the right to limit only

- sharing for affiliates' everyday business purposes—information about your creditworthiness
- affiliates from using your information to market to you
- sharing for nonaffiliates to market to you

State laws and individual companies may give you additional rights to limit sharing.

Definitions

Affiliates

Companies related by common ownership or control. They can be financial and nonfinancial companies.

- *Our affiliates include companies such as our bank, mortgage companies, insurance companies, and securities brokerages.*

Nonaffiliates

Companies not related by common ownership or control. They can be financial and nonfinancial companies.

- *We do not share with nonaffiliates so they can market to you.*

Joint marketing

A formal agreement between nonfinancial financial companies that together market financial products or services to you.

- *Our joint marketing partners include companies such as credit card issuers to inform you about their products and/or services.*

Other important information

State laws and individual companies may give you additional rights to limit sharing. Please consult your state laws regarding information sharing.