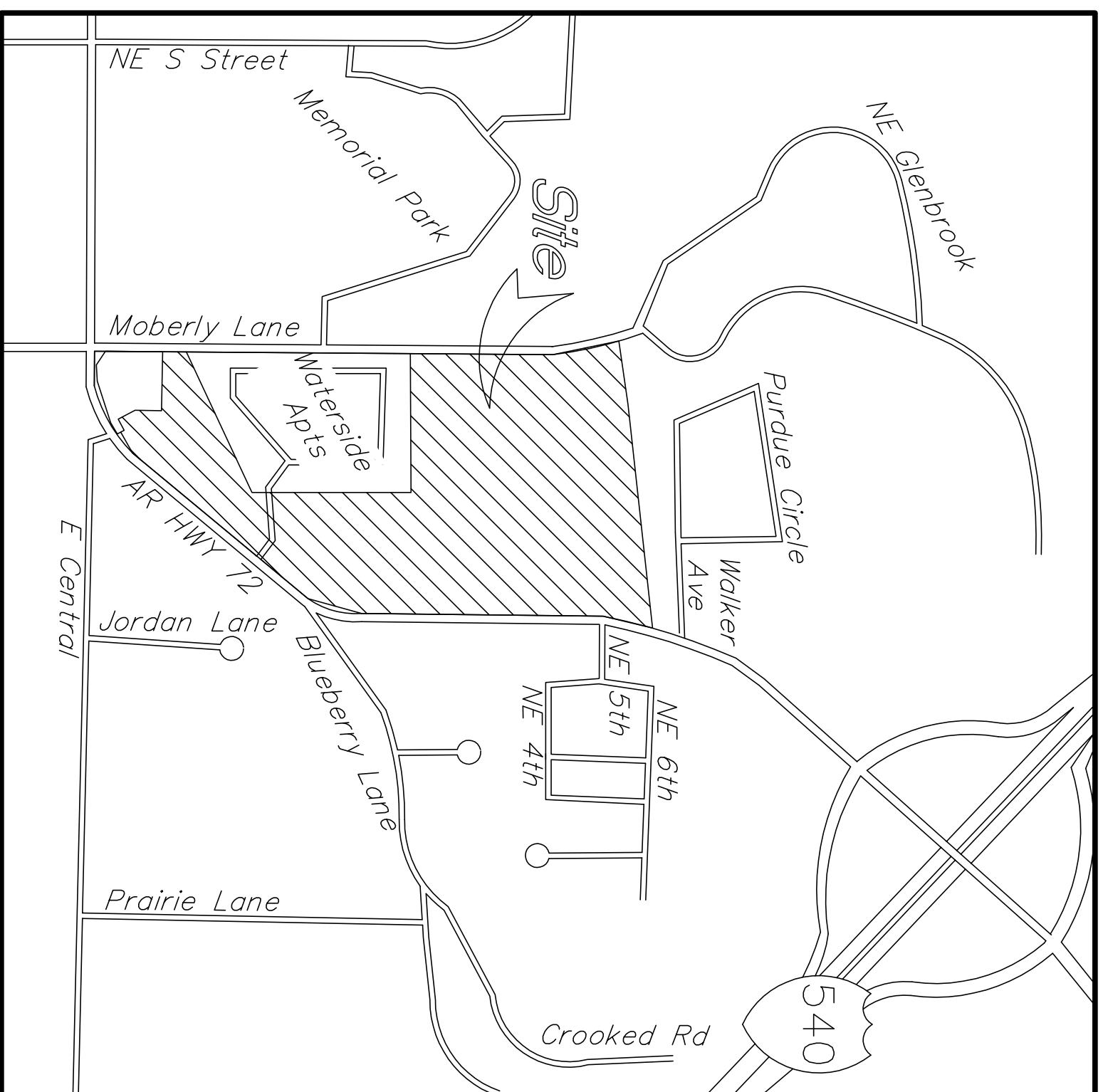
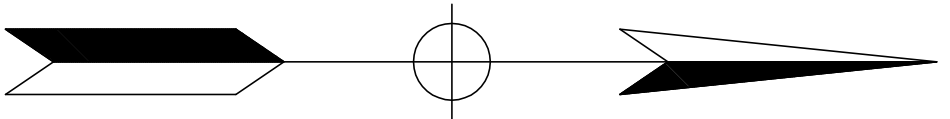


Topographic and Boundary Survey Eaglestop Properties, LLC Tract 1 of Del Norte Addition, John Baker Addition, and Lots 4 and 5 of Eaglestop Commercial Addition

NOTES:

1. This survey does not purport to be a proposed tract split, report or any other subdivision plot as may be defined by city, county, statute law. This survey is enclosed to assist with the local zoning, development, subdivision or other regulatory procedures being proceeding with this development.
2. Every document of record reviewed and considered as a part of this survey is noted hereon. Only the documents noted hereon were considered during this survey.
3. This topographic and boundary survey is of the parcels recorded in the following documents:
 a) Deed Book 2004, Page 516195, being Tract 1 of Del Norte Addition, Plat Book 19, Page 235, and Joe Baker by Deed Book 1994, Page 835856, being a Lot 4 and a portion of Lot 5 of Eaglestop Commercial Addition, Plat Book P.3, Page 550.
 b) Deed Book 1996, Page 829442, being a portion of Lot 3 of said Eaglestop Commercial Addition, all in the southeast of Benton County, Arkansas.
 c) Deed Book 2007, Page 11411, being a portion of Lot 3 of said Eaglestop Commercial Addition, all in the southeast of Benton County, Arkansas.
4. The contractor must determine that proposed structures are clear of all boundary lines, easements, and meet building setback requirements before construction begins.
5. Basis of Bearings: NAD83 (CON) and State Plane Coordinate System Arkansas North Zone, using CEI Reference Station.
6. Basis of Elevation: NAVD83 using CEI Reference Station.
7. Size Bench Mark #: 5/8" rebar with CEI Control cap located ±119 feet northeast of the Northeast corner of Tract 1 of Del Norte Addition. Elevation=158.899
8. Site Bench Mark #: 5/8" rebar with CEI Control cap located on the south side of John Deshields Boulevard. Elevation=1292.55
9. All distances scaled to ground from Control Point #13 as shown hereon.
10. Combined scale factor=0.99997283 Convergence angle=01614.07"
11. This survey is valid only if the drawing includes the seal and signature of the surveyor.
12. This survey meets current Arkansas Minimum Standards for Property Boundary Surveys and Plats.
13. This survey is based on a title search order #B-23555B supplied by Elite Title Company, and dated May 11, 2009.
14. Deduction is made to the original purchaser of the survey and is not transferable to any additional institutions or subsequent owners.
15. By scaled map location and graphical plotting only. This property is not located within any presently established 100-year floodplain as determined by the National Flood Insurance Program, Flood Insurance Rate Maps for Benton County, Arkansas.
 Map Number: 05007000951 Map Revised: September 28, 2007
 Map Number: 05007000801 Map Revised: September 28, 2007
16. No attempt has been made as a part of this boundary survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utility or facilities.
17. Subsurface and environmental conditions were not examined nor considered a part of this survey.
18. Field work was completed on 05-18-09.
19. Underground utilities were located by visible above ground markings as provided by utility locations and shown hereon as located by CEI Engineering Associates, Inc. survey field crews. All utility locations shown hereon are approximate. All utilities may not have been marked/located by the appropriate locators. No excavation has been made as of this date to determine the exact location of existing underground utilities shown on this survey.
20. Arkansas State Law. The Underground Facilities Damage Act, requires two working days advance notification (except in the case of an emergency). The One-Call System Telephone Number is 1-800-462-8988. The contractor is advised that there is a severe penalty for not making this call. Not all utility companies are members of the Arkansas One-Call System. Therefore the contractor is advised to contact all non-members as well as the One-Call System.



Vicinity Map

Not to Scale
 Lat: 36°22'29.00" N
 Long: 94°10'51.19" W

SURVEY DESCRIPTION:

All of Tract 1 of Del Norte Addition as recorded in Plat Book 19, Page 235, all of Joe Baker Addition as recorded in Plat Book 13, Page 25, and Lots 4 and 5 of Eaglestop Commercial Addition as recorded in Plat Book P.3, Page 550.
 Less and Except that portion of John Deshields Boulevard as recorded in Deed Book 2007, Page 11411.
 All recorded in the public records of Benton County, Arkansas.

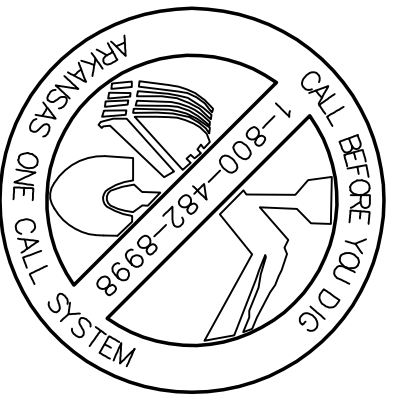
District A-1 Minimum Setback Requirements Table (in feet)

	Front	Side	Rear
50'	20'	7'	30'

District C-2 Minimum Setback Requirements Table (in feet)

	Front	Side	Rear
With Parking in Front	50'	20'	7'
Without Parking in Front	50'	20'	30'
Adjacent to Non-Residential District	50'	20'	30'
Adjacent to Residential District	50'	20'	30'
Adjacent to Non-Residential District	50'	20'	30'
Adjacent to Residential District	50'	20'	30'

Setbacks are determined by The City of Bentonville Planning Department as outlined in Article 401 - Zoning District Regulations. Setbacks shown on Lot 4 and Lot 5 of Eaglestop Commercial Addition are per Plat Book P.3, Page 550. Minimum setbacks from the front of the lot are 50 feet. All other setbacks may apply, the land owner is encouraged to check with local authority for minimum setback requirements before proceeding with development.

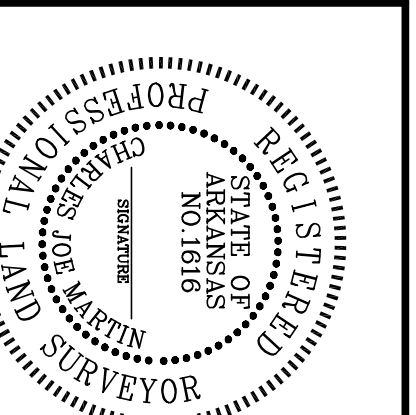
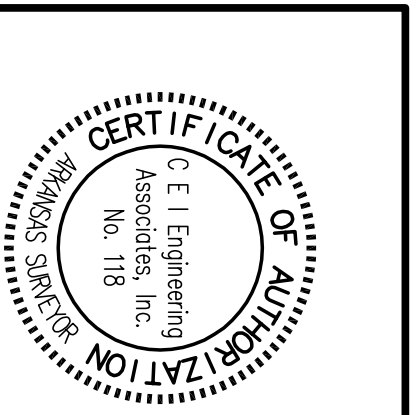


CERTIFICATE OF SURVEY:

I, Charles Joe Martin, hereby certify that this correctly represents a Boundary and Topographical Survey made by me. Boundary markers and lot corners shown hereon actually exist and their location, type, and materials are correctly shown and all my Surveys and Plats have been met. This plat is also a true representation of the topographic and physical features as found in the field.

Signed: Charles Joe Martin, AR PLS No. 1616 Date _____

500-28W-10W-0-28-100-04-1616



Scale 1"=60'

5/20/09	DATE	CM	CM	KMH	KD
		SOR	PA	DRW	FIELD

Eaglestop Properties, LLC

CEI Engineering Associates, Inc.

ENGINEERS • PLANNERS • SURVEYORS
 LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS

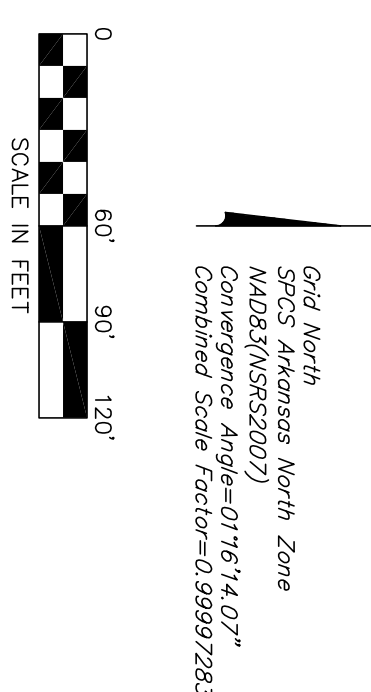
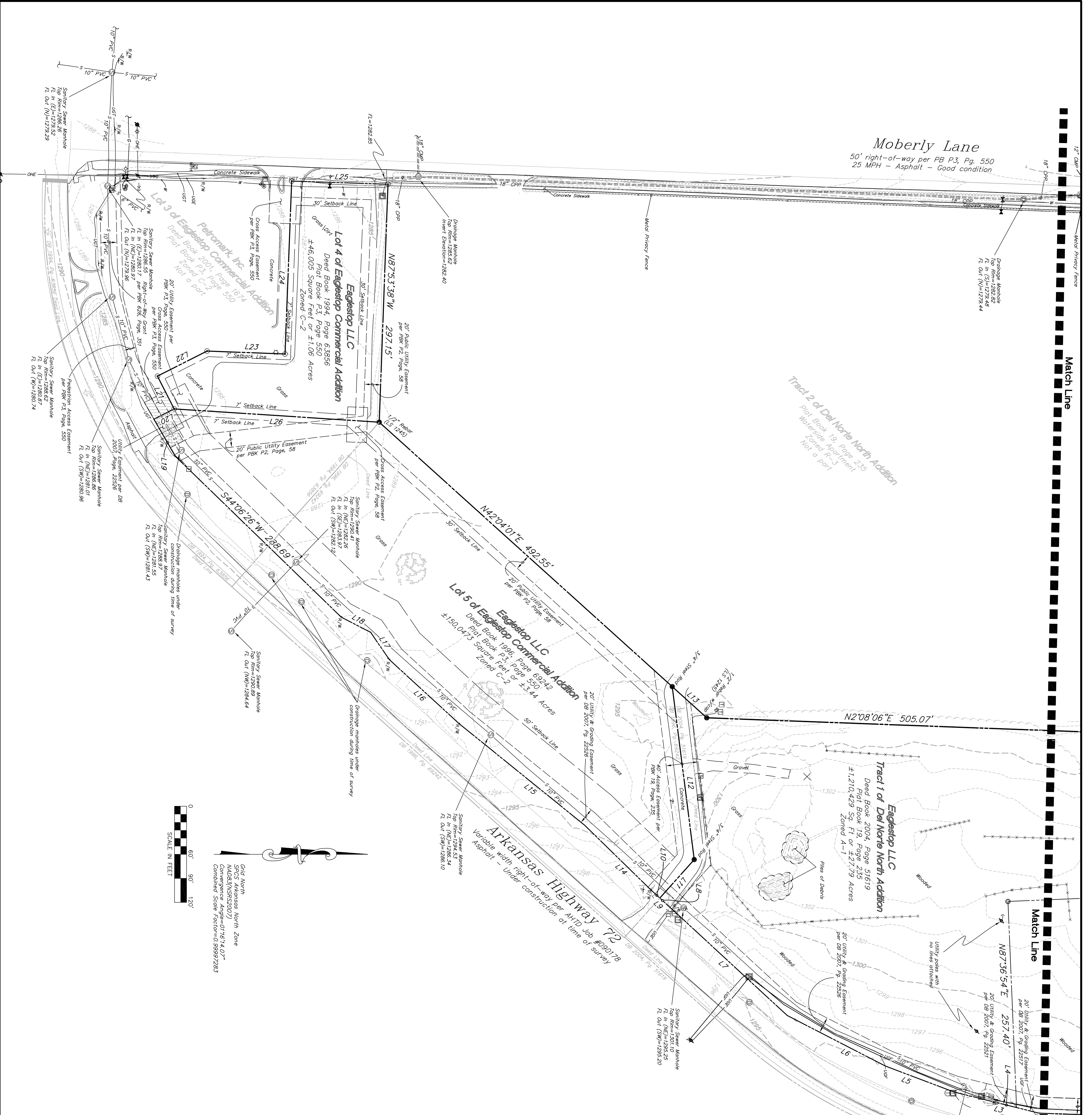
3317 SW I Street
 Bentonville, AR 72712
 (479) 273-9412

Topographic/Boundary Survey
 Moberly Lane and Arkansas Highway 72
 Bentonville, Arkansas

DATE 5/20/09
 TIME 5:57 AM
 SHEET NO. 1 OF 3

Fax (479) 273-0844
 Rev. 0

© 2009 CEI ENGINEERING ASSOCIATES, INC.

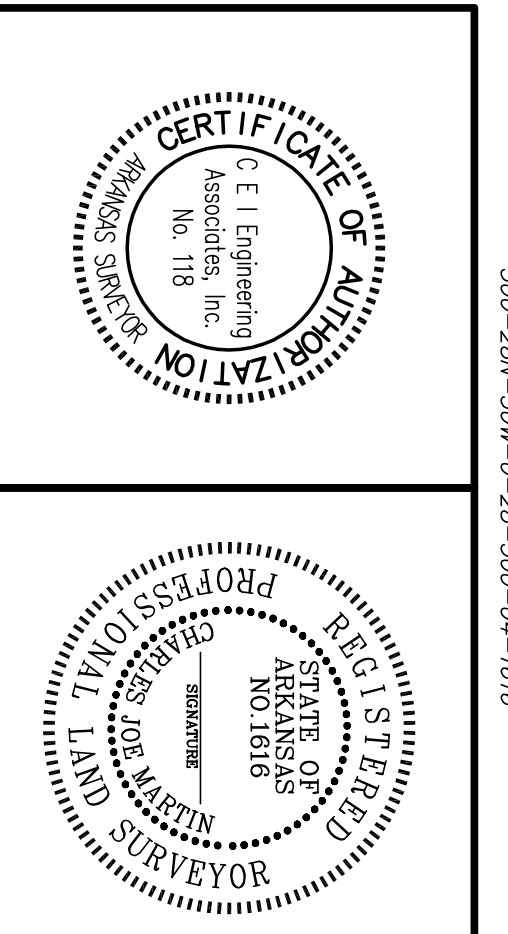
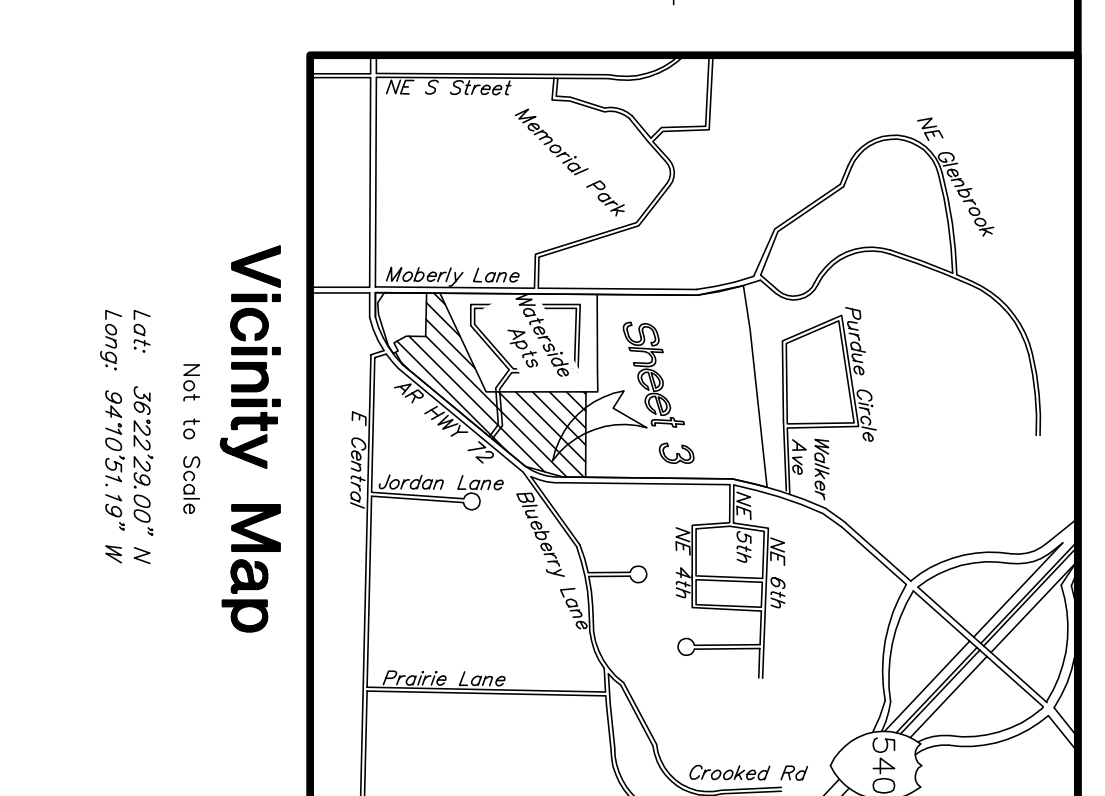


Line #	Direction	Length
L1	N81°40'19"E	29.15
L2	N2°06'17"E	119.90
L3	N13°59'44"W	109.23
L4	S13°59'44"W	80.85
L5	S20°44'40"W	91.02
L6	S27°14'04"W	137.84
L7	S42°43'04"W	191.42
L8	S42°20'01"W	24.82
L9	S42°20'01"W	39.90
L10	N42°20'01"E	15.08
L11	N48°09'19"W	64.40
L12	N82°45'24"E	217.60
L13	N42°08'43"E	58.04
L14	N44°19'13"E	115.68
L15	N38°58'08"E	201.24
L16	N42°32'43"E	118.19
L17	N55°29'34"E	41.30
L18	N27°25'14"E	41.30

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	127.28	159.36	00°44'59"	N08°16'05"W	127.28
C2	17.09	45.00	02°46'58"	S42°15'41"E	17.09
C3	408.54	1524.40	01°51'48"	N05°38'21"W	408.54
C4	41.67	55.00	043°24'34"	S74°38'08"E	41.67
C5	66.33	170.00	022°21'20"	N22°28'41"E	66.33
C6	78.91	230.00	019°39'27"	S71°07'47"W	78.91
C7	10.02	40.00	014°27'29"	N73°46'37"E	10.02
C8	23.16	35.00	037°54'25"	N29°57'47"W	23.16
C9	56.61	165.00	019°39'28"	S71°07'47"W	56.61
C10	91.69	235.00	022°21'18"	N22°28'41"E	91.69
C11	63.16	152.64	002°22'30"	N00°11'08"E	63.16

Line #	Direction	Length
L19	S80°03'08"W	53.24
L20	S27°00'29"E	28.32
L21	S63°05'48"W	45.81
L22	N26°54'12"W	69.35
L23	N21°12'39"E	97.26
L24	N87°41'21"W	215.99
L25	S1°32'13"W	120.28
L26	S34°21'4"W	256.55
L27	S78°19'55"W	5.06
L28	N14°44'16"W	10.95
L29	N61°16'04"E	10.95
L30	N80°53'0"E	80.32
L31	S80°57'30"W	51.18
L32	N61°16'04"E	102.32
L33	S80°59'18"W	782.60
L34	S42°17'43"W	77.33
L35	S54°41'19"W	54.90
L36	N87°54'21"W	5.77

LEGEND



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 LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS

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DATE: 5/20/09
 TIME: 9:57 AM
 SHEET NO: 3 OF 3

Scale 1"=60'

DATE	BY	CHK	APP	NO.
5/20/09	CM	CM	KMH	KD
	DALE	SOR	PA	DRW
				FIELD

Eggestop Properties, LLC

Utility Easement per DB 2004, Page 22526

Cross Access Easement per PBK P.3, Page 550