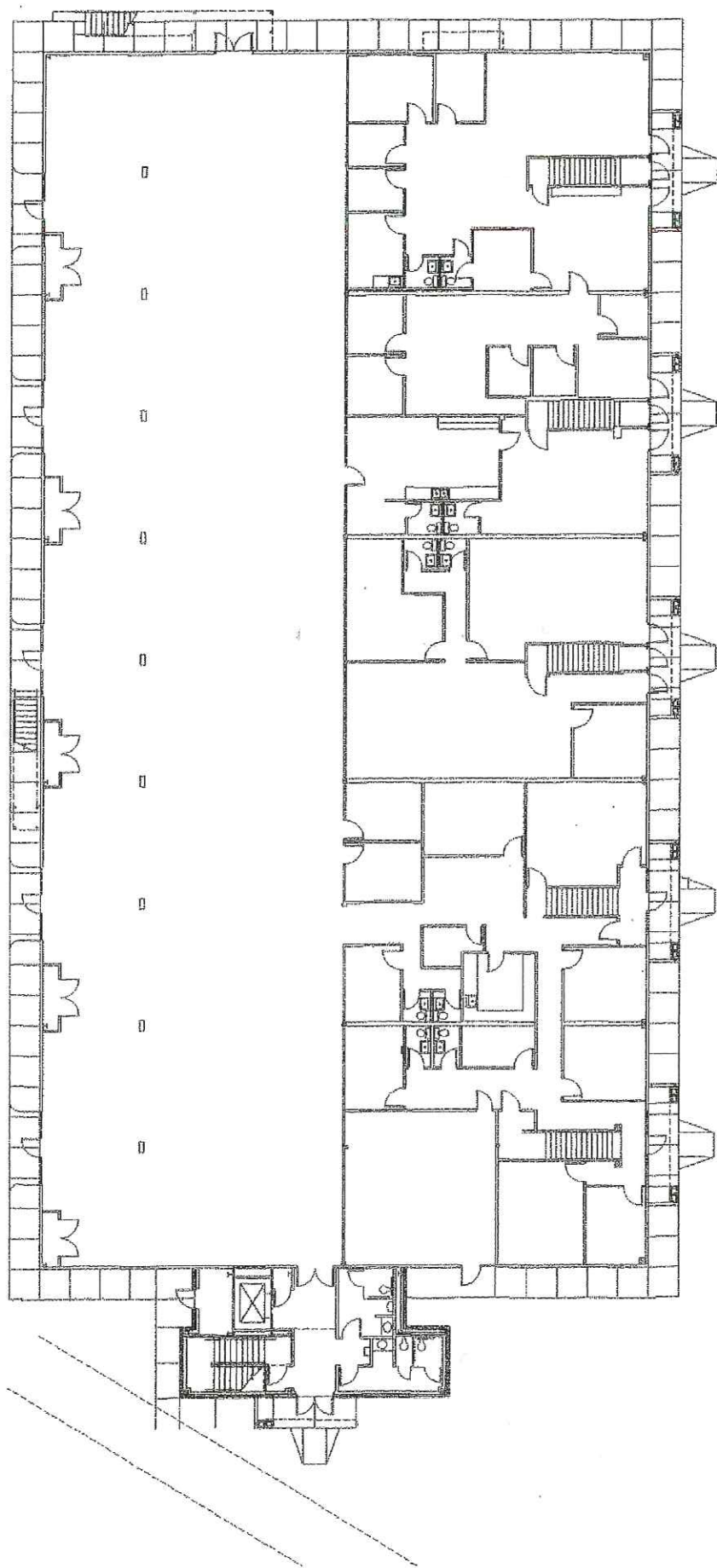
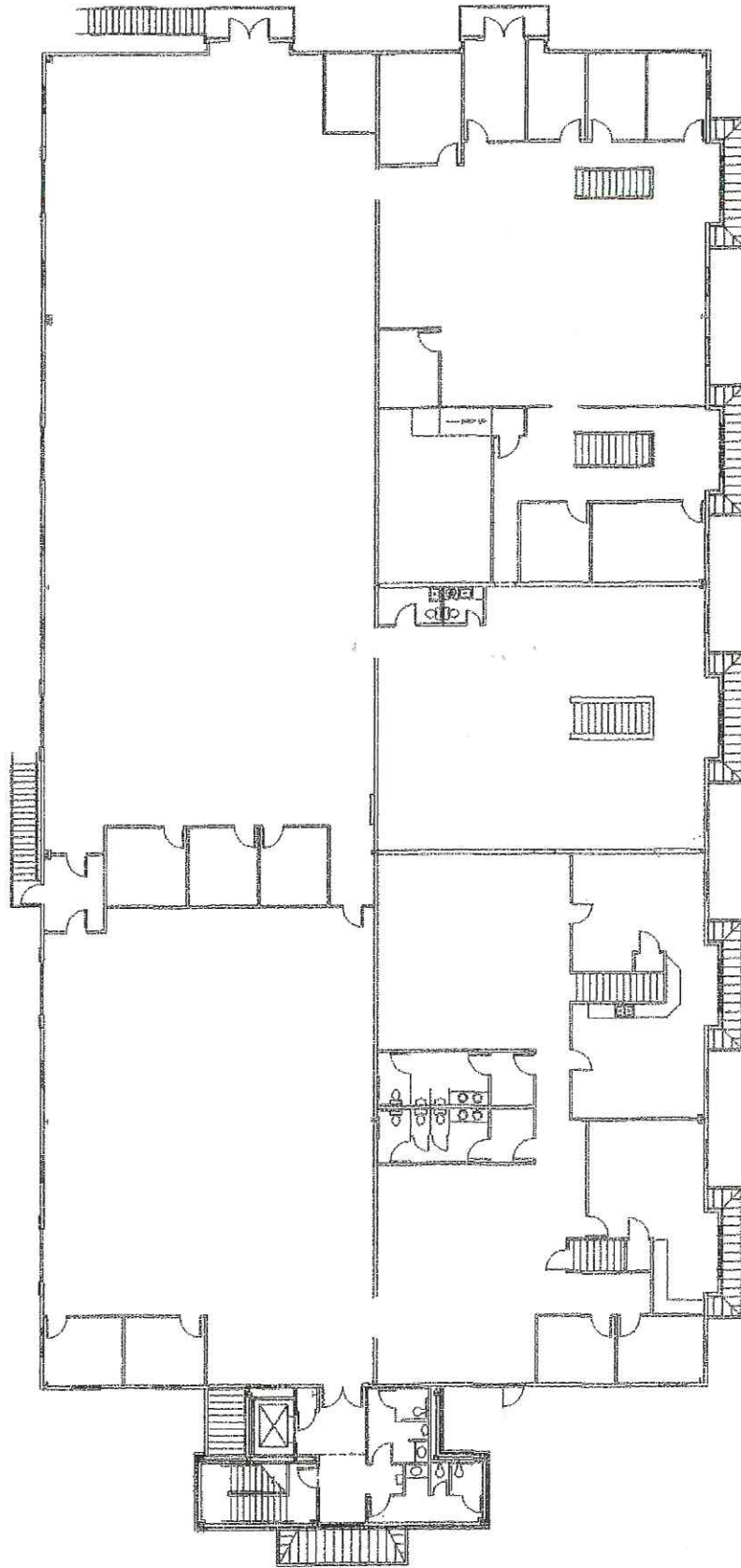


NABCO AVENUE



Price:	\$10 SF
Square Footage:	40,000
Sub dividable:	Yes
Address:	23 Nabco Dr. Conway, AR 72032
Parking:	150+





⊗ SECOND FLOOR PLAN VIEW

Survey for the use and Benefit of: Cooper Realty Investments Inc.

Date: January 22, 2007

Scale: 1 inch equals 60 feet

- denotes found iron pin as noted
- denotes set 1/2" rebar & cap
- denotes right-of-way marker

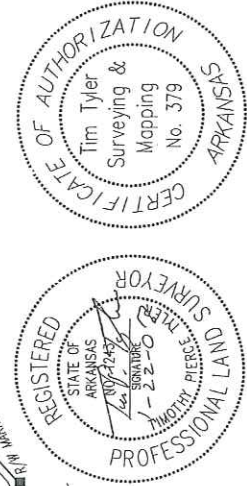
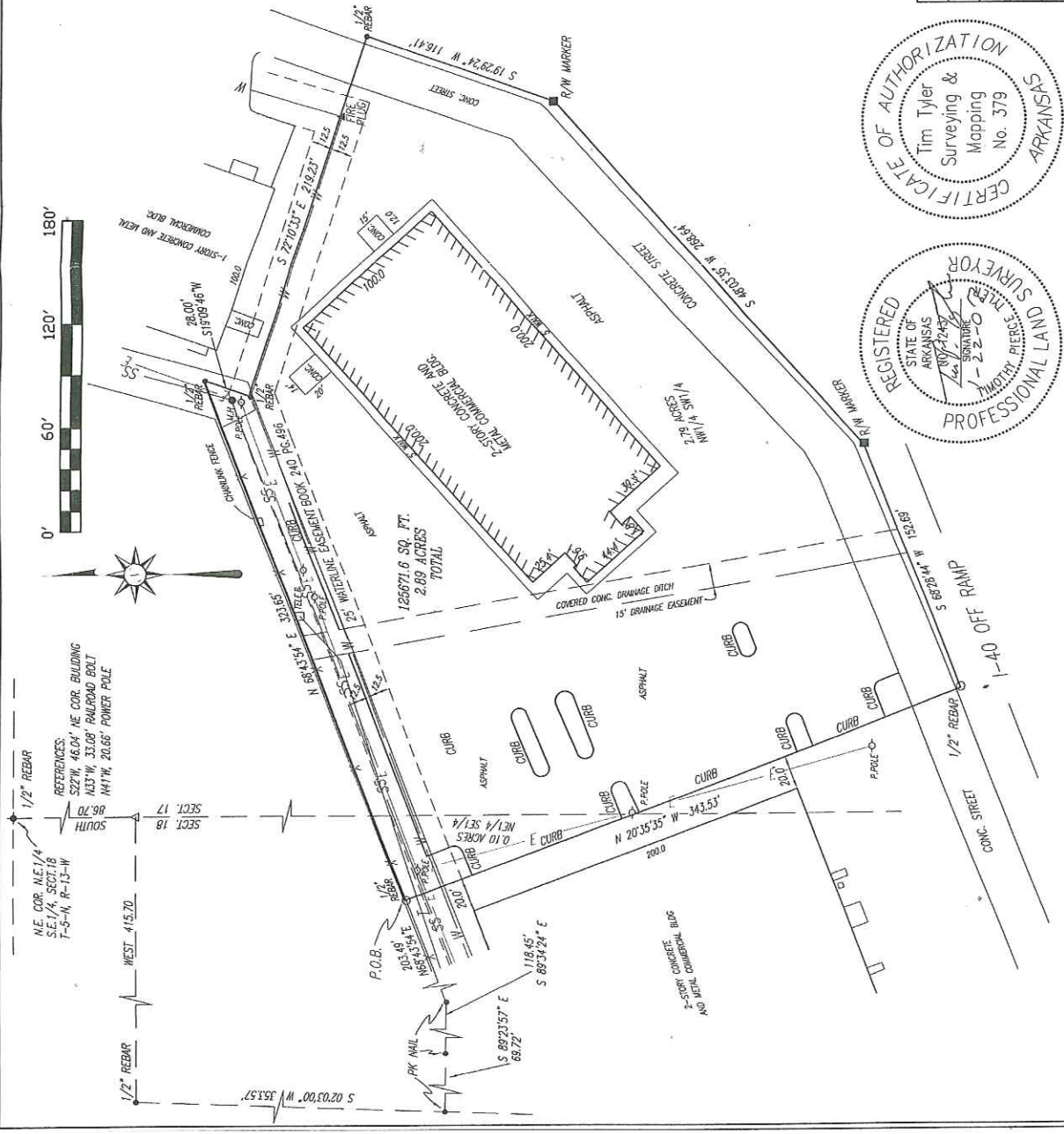
Basis of bearings are as previously platted on survey by P.L.S. 1243 dated 10-28-1998. The Error of closure exceeds 1:10000.

I hereby certify that I have surveyed a part of the NW1/4 of the SW1/4 of Section 17, and a part of the NE1/4 of the SE1/4 of Section 18, all in T-5-N, R-13-W, Faulkner County, Arkansas, more particularly described as beginning at a 1/2" rebar for the NE corner of said NE1/4 SE1/4 Section 18; Thence South a distance of 86.70 feet; Thence West a distance of 415.70 feet to a found 1/2" rebar on the East right-of-way of Exchange Avenue; Thence S0203°00'W along said East right-of-way a distance of 353.57 feet to a found pk nail; Thence leaving said right-of-way S89°23'57"E a distance of 69.72 feet; Thence S89°34'24"E 118.45 feet; Thence N68°43'54"E a distance of 203.49 feet to a set 1/2" rebar for the point of beginning; Thence continue N68°43'54"E a distance of 323.65 feet to a found 1/2" rebar; Thence S19°09'46"W a distance of 28.00 feet to a found 1/2" rebar; Thence S72°10'33"E a distance of 219.23 feet to a found 1/2" rebar on the northerly right-of-way of Interstate 40; Thence continue along said right-of-way the following courses: S19°25'24"W a distance of 116.41 feet to a right-of-way marker; Thence S48°03'35"W a distance of 268.64 feet to a right-of-way marker; Thence S68°28'44"W a distance of 152.69 feet to a set 1/2" rebar; Thence leaving said right-of-way, N20°35'35"W 343.53 feet to the point of beginning, containing 2.79 acres, more or less, in the NW1/4 SW1/4 of said Section 17 and 0.10 acres, more or less, in the NE1/4 SE1/4 of said Section 18 and containing in the aggregate 2.89 acres, more or less. Property is subject to a water easement, sanitary sewer easement, electrical easement and a drainage easement all as shown on plat and is subject to all roadways, easements and reservations that are of record or physically in place. Property corners are located in accordance with existing monuments in the area. Improvements are as shown. Visible encroachments if any are as shown. This property is not in the 100 year flood plain according to Flood Insurance Rate Map #05045C0283H, panel 283 of 480, effective date December 19, 2006.

I, Tim P. Tyler, APLS #1243, do hereby certify that a survey crew under my supervision did perform the field work and that this plat is a correct representation of the survey results. All corners shown hereon actually exist and their location, size, type and material are correctly shown and are located in accordance with existing and accepted monuments in the area.

Tim P. Tyler

Tim P. Tyler, Arkansas Professional Land Surveyor #1243



DESIGNED BY	TIM TYLER SURVEYING AND MAPPING	SCALE	1 inch = 60 feet
DRAWN BY	DB-T	JOB NO.	1070233
CHECKED BY	RC	SHEET NO.	1 OF 1
DATE	01/22/2007	CONWAY, ARKANSAS 72032	
STATE CODE	500-05N-13W-0-17-340-1243	PAK 327-3972	