

ORDINANCE NO. _____

AN ORDINANCE ACCEPTING THE ANNEXATION OF PROPERTY TO THE CITY OF NORTH LITTLE ROCK MUNICIPAL PROPERTY OWNERS' MULTIPURPOSE IMPROVEMENT DISTRICT NO. 25 (NORTH BLUFFS PROJECT); DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, on February 13, 2006, the North Little Rock City Council ("City Council") adopted Ordinance No. 7787 establishing the North Little Rock Municipal Property Owners' Multipurpose Improvement District No. 25 (North Bluffs Project) ("Improvement District No. 25); and

WHEREAS, on June 23, 2014, the City Council adopted Ordinance No. 8651 annexing certain property into Improvement District No. 25; and

WHEREAS, a Petition to annex property to City of North Little Rock Municipal Property Owners' Multipurpose Improvement District No.25 (North Bluffs Project) has been filed with the North Little Rock City Clerk (see Exhibit "A" attached hereto with property descriptions designated "A-1", "A-2", "A-3" and "A-4"); and

WHEREAS, the City Clerk has presented the petition to the Mayor; and

WHEREAS, October 23, 2017, at 6:30 p.m., is the date and time for a hearing before the North Little Rock City Council for consideration of the petition (see Notice of Public Hearing attached hereto as Exhibit "B"); and

WHEREAS, the North Little Rock City Council has determined from an abstractor's certificate of property ownership that those signing the petition constitute all the owners of the real property to be annexed to said district (see Certificate of Property Ownership attached hereto as Exhibit "C"); and

WHEREAS, Arkansas Code Annotated § 14-88-503 provides that if the governing body determines that all the owners of the real property to be located in the district have petitioned for annexation to an existing district, it shall then be its duty by ordinance to annex the property as defined in the petition to the existing district.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NORTH LITTLE ROCK, ARKANSAS:

SECTION 1: That the real property described in Exhibits "A-1", "A-2", "A-3", and "A-4" attached hereto and made a part hereof is hereby annexed to the City of North Little Rock Municipal Property Owners' Multipurpose Improvement District No.25 (North Bluffs Project) for the purpose of constructing, either within or without

the boundaries of the District, if the property within the District will be benefited thereby, a sewage collection system, water distribution system, telephone service system, cable television service system, electrical distribution system, natural gas distribution system, a system of roads and streets, including sidewalks, curbs and gutters, underground drainage system, a system of street lighting, retaining walls, and landscaping, and all trenching, excavating, grading and all construction associated with the installation of the above systems, together with facilities related to any of the foregoing within said district.

SECTION 2: That the following three individuals are hereby ratified as commissioners of said improvement district: Lisa Ferrell, Joshua Miller and Jim Jackson.

SECTION 3: That all ordinances or parts or ordinances in conflict herewith are hereby repealed to the extent of the conflict.

SECTION 4: That the provisions of this Ordinance are hereby declared to be severable, and if any section, phrase or provision shall be declared or held invalid, such invalidity shall not affect the remainder of the sections, phrases or provisions.

SECTION 5: The City Council of the City of North Little Rock, Arkansas hereby determines that there is a need for additional infrastructure within the City and hereby determines that the passage of this Ordinance will facilitate construction of additional infrastructure within the City; THEREFORE, an emergency is declared to exist, and this Ordinance being immediately necessary for the preservation of the public health, safety and welfare shall be in full force and effect immediately after its passage and approval.

PASSED:

APPROVED:

Mayor Joe A. Smith

SPONSOR:

ATTEST:



Mayor Joe A. Smith

Diane Whitbey, City Clerk

APPROVED AS TO FORM:



C. Jason Carter, City Attorney

PREPARED BY WILLIAMS AND ANDERSON PLC/DFM
FORMATTED BY THE OFFICE OF THE CITY ATTORNEY/b

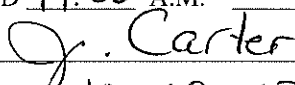
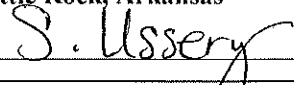
FILED	11:00	A.M.	_____	P.M.
By				
DATE	10-17-17			
Diane Whitbey, City Clerk and Collector North Little Rock, Arkansas				
RECEIVED BY				

EXHIBIT
"A"

NOTICE

**YOUR SIGNATURE HEREON
SHOWS THAT YOU FAVOR THE
ANNEXATION OF PROPERTY
INTO AN IMPROVEMENT
DISTRICT. IF THE ANNEXATION
IS APPROVED, YOU MAY BE
CHARGED FOR THE COST OF
THE IMPROVEMENTS.**

**PETITION FOR ANNEXATION TO CITY OF NORTH LITTLE ROCK MUNICIPAL
PROPERTY OWNERS' MULTIPURPOSE IMPROVEMENT DISTRICT NO. 25
(NORTH BLUFFS PROJECT)**

TO THE HONORABLE CITY COUNCIL OF THE CITY OF NORTH LITTLE ROCK,
ARKANSAS:

The undersigned are the owners of record title of the real property situated within
the territory described in the attached Exhibits "A-1," "A-2," "A-3" and "A-4" incorporated
herein.

The undersigned further state that all of the above-described territory is located
within the City of North Little Rock, Arkansas, and that it is adjacent to the City of North

FILED _____ A.M. 3:00 P.M.
BY M. S. Mail
DATE 10/2/17
Diane Whitbey, City Clerk and Collector
North Little Rock, Arkansas
RECEIVED by [Signature]

Little Rock Municipal Property Owners' Multipurpose Improvement District No. 25 (the "District").

The undersigned petition that all the real property described in the attached Exhibits "A-1," "A-2," "A-3" and "A-4" be annexed into the District for the purpose of constructing, either within or without the boundaries of the District, if the property within the District will be benefited thereby, a sewage collection system, water distribution system, telephone service system, cable television service system, electrical distribution system, natural gas distribution system, a system of roads and streets, including sidewalks, curbs and gutters, underground drainage system, a system of street lighting, retaining walls, and landscaping, and all trenching, excavating, grading and all construction associated with the installation of the above systems and for all purposes authorized by Ark. Code Ann. Title 14, Chapter 94 and amendments thereto, and to any and all other acts which shall be deemed necessary in order to purchase, construct, accept as a gift, operate and maintain any and all improvements authorized therein.

The purposes are to be accomplished in the manner and with the materials that the commissioners for the District deem to be in the best interest of the District and as specified by law. The cost of any project shall be assessed upon the real property of the District according to the benefits received.

DATED this ____ day of September, 2017.

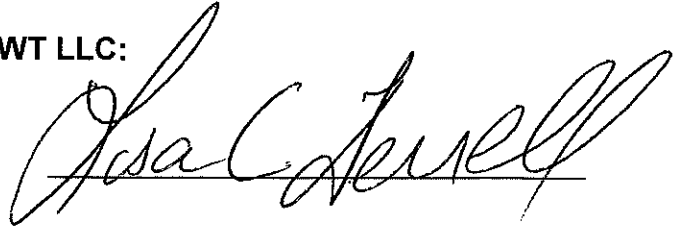
PETITIONERS:

NLR PARKER STREET PROPERTIES LLC:

By: _____

SBWT LLC:

By:

A handwritten signature in cursive script, reading "Lisa C. Stuebel", written over a horizontal line.

**NORTH BLUFF DEVELOPMENT
CORPORATION:**

By:

A handwritten signature in cursive script, reading "Lisa C. Stuebel", written over a horizontal line.

THE PORCHES AT ROCKWATER, LLC

By:

A handwritten signature in cursive script, reading "Lisa C. Stuebel", written over a horizontal line.

EXHIBIT A-1

**NLR Parker Street Properties LLC
Legal Descriptions**

No. 1:

The East 50 feet of Lot 6, Block 8, Giles Addition to the City of North Little Rock, Pulaski County, Arkansas.

No. 2:

Part of Lots 6 and 7, Block 7, Giles Addition to North Little Rock, formerly Argenta, Pulaski County, Arkansas, more particularly described as follows: Begin at a point on the South line of West 8th Street, which is 20 feet West of the Northeast corner of Lot 6, Block 7, Giles Addition to North Little Rock, formerly Argenta, Arkansas; thence South 17 degrees West, parallel to the East line of said Lot 6, 148 feet to the South line of said Lot 6; thence West along South line said Lot 6 and Lot 7, 40 feet to a point; thence Northeasterly 77 feet to a point; thence North 70 feet to a point on the South line of West 8th street, which is 23 feet West of the Northwest corner of said Lot 6; thence East 56 feet to the Point of Beginning.

No. 3:

Lot 11, Block 7, Vestal's Addition to the City of North Little Rock, Pulaski County, Arkansas.

No. 4:

Lot 5, Block 5, Giles Addition to Argenta, now in the City of North Little Rock, Pulaski County, Arkansas.

No. 5:

Tract 1:

The West 2/3 of Lot 9, Block 1, Vestal's Addition to the City of North Little Rock, Pulaski County, Arkansas, as shown on Plat recorded in Book AB, Page 267, records of Pulaski County, Arkansas.

Tract 2:

Lot 2, Block 4, Vestal's Addition to the City of North Little Rock, Pulaski County, Arkansas, as shown on Plat recorded in Book 29, Page 561, records of Pulaski County, Arkansas.

Tract 11:

Lot 4, Block 5, Giles Addition to the City of North Little Rock, Pulaski County, Arkansas, as shown on Plat recorded in Plat Book 29, Page 561, records of Pulaski County, Arkansas.

Tract 14:

Lot 10, Block 7, and that part of Lot 9, in said Block 7, which lies West of the line described as follows: Beginning on the alley 39.9 feet East of the Southwest corner of said Block 7, at an iron pin; thence North 13 1/2 degrees East 58 feet to an iron pin; thence North 35 1/2 degrees East 24 feet to an iron pin; thence North 7 1/4 degrees East 65 feet to an iron pin on the North line of said Block 7, 51 1/2 feet East of the Northwest corner thereof; all in Giles Addition to Argenta, now in the City of North Little Rock, Pulaski County, Arkansas, as shown on Plat recorded in Plat Book 29, Page 561, records of Pulaski County, Arkansas.

No. 6:

Lot 4, Block 5, Giles Addition to the City of North Little Rock, Pulaski County, Arkansas.

No. 7:

Lot 8, Block 11, Giles Addition to the City of North Little Rock, Pulaski County, Arkansas.

No. 8:

Lot 19, Block 6, Giles Addition to Argenta, now in North Little Rock, Pulaski County, Arkansas.

No. 9:

Part of Lot 1, Block 4, Vestal's Addition to Argenta, now North Little Rock, and part of Lot 8, Block 2, Giles Addition to Argenta, now North Little Rock, described as: Beginning at a point 50 feet East of the Northwest Corner of Lot 1, Block 4, Vestal's Addition to Argenta, thence South 140 feet, thence East to Southeast Corner of Lot 8, Block 2, Giles Addition to Argenta, thence North 140 feet; thence West to the point of beginning, all in Pulaski County, Arkansas

No. 10:

Lot 4, Block 12, Giles Addition to Argenta, now in the City of North Little Rock, Pulaski County, Arkansas.

No. 11:

Tract 1:

409 Parker Street, North Little Rock, Arkansas 72114, described as:

Lot 12, Block 10, Giles Addition to Argenta, now in the City of North Little Rock, Pulaski County, Arkansas.

Tract 2:

1301 West 10th Street, North Little Rock, Arkansas, described as:
Lot 12, Block 3, Vestal's Addition to the City of North Little Rock, Pulaski County, Arkansas.

Tract 3:

1315 West 11th Street, North Little Rock, Arkansas 72114, described as:
The East 2/3 of Lot 8, except 13 feet off the North end thereof for an alley, in Block 1 of
Vestal's Addition to the City of North Little Rock, Pulaski County, Arkansas.

No. 12:

Part of Lot Twenty (20) in Block Ten (10) of Giles Addition to the City of North Little Rock, Pulaski County, Arkansas, and being more particularly described as starting at the Northwest corner of said lot, then running South along the West line of Lot Forty (40) feet to a point, thence in an Easterly direction to a point on the East line of said lot a distance of 42 feet from the Northeast corner of said lot, then North along the East line of said lot to the Northeast corner of said lot, then in a Westerly direction 82 feet to the point of beginning.

No. 13:

Lot 14, Block 12, Giles Addition to the City of North Little Rock, Pulaski County, Arkansas.

EXHIBIT A-2

**SWBT LLC
Legal Descriptions**

No. 1:

Tract 1:

The South half of Lot 10, Block 10, Giles Addition to the City of North Little Rock, Pulaski County, Arkansas.

Tract 2:

Lot 14, Block 10, Giles Addition to the City of North Little Rock, Pulaski County, Arkansas.

Tract 3:

The North half of Lots 17 and 18, Block 10, Giles Addition to the City of North Little Rock, Pulaski County, Arkansas.

Tract 4:

Lot 11, Block 11, Giles Addition to Argenta, now in the City of North Little Rock, Pulaski County, Arkansas.

Tract 5:

Lot 3, Block 12, Giles Addition to Argenta, now North Little Rock, Pulaski County, Arkansas.

Tract 6:

Lot 11 and the West 35 feet of Lot 12, Block 12, Giles Addition to Argenta, now in the City of North Little Rock, Pulaski County, Arkansas.

Tract 7:

Lot 6, Block 13, Giles Addition to the City of North Little Rock, Arkansas, except the West part of Lot 6 described as beginning at a point on the North line of said Lot and 35 feet East of the Northwest corner thereof; run thence West 35 feet to the said Northwest corner; thence Southwest along the West line of said lot to the Southwest corner thereof; thence East along the South line of said Lot, 40 feet to stake set; thence North to the Point of Beginning.

Tract 8:

Part of Lot 6, Block 13, Giles Addition to the City of North Little Rock, Pulaski County, Arkansas, more particularly described as follows: Begin at the NW corner of said Lot 6, and run thence East 35 feet; run thence South to the South line of Lot 6; run thence West 40 feet to the Southwest Corner of said Lot 6; run thence North along the West line of Lot 6 to the Point of Beginning.

Tract 9:

The West 20 feet of Lot 8 and all of Lot 9, Block 13, Giles Addition to the City of North Little Rock, Pulaski County, Arkansas.

Tract 10:

Part of Lot 7, Block 14, Giles Addition to Argenta, now in the City of North Little Rock, Pulaski County, Arkansas, and being more particularly described as follows: Beginning at the Northwest corner of said Lot 7; thence Southwesterly along the West line of Lot 7, 50 feet 10 inches to the Southwest corner thereof; thence East along the South line of said Lot, 85 feet to a point 57 feet 4 inches West of the Southeast corner of Lot 7; thence North 49 feet 10 inches to a point on the North line of said Lot which is 64 feet 4 inches West of the Northeast corner thereof; thence West along the North line of said Lot, 78 feet to the point of beginning, located on and lying wholly within the Northeast Quarter of the Southwest Quarter of Section 34, Township 2 North, Range 12 West.

No. 2:

Lot 9, Block 10, amended plat of Blocks 9 and 10, Giles Addition to Argenta, now in North Little Rock, Pulaski County, Arkansas, located on and wholly within the Northeast 1/4 Southwest 1/4 of Section 34, Township 2N, Range 12W.

The North 1/2 of Lot 10, Block 10, Giles Addition to North Little Rock, Pulaski County, Arkansas.

No. 3:

Lot 8, Block 14, Giles Subdivision of the City of North Little Rock, Pulaski County, Arkansas.

EXHIBIT A-3

North Bluff Development Corporation Legal Descriptions

No. 1:

A tract of land in the Southwest Quarter Northwest Quarter; Southeast Quarter Northwest Quarter; Northwest Quarter Southwest Quarter; Northeast Quarter Southwest Quarter and the Southwest Quarter Southwest Quarter, Township 2 North, Range 12 West, Section 34, Pulaski County, Arkansas, more particularly bounded and described as follows:

Beginning at the calculated W 1/4 Corner Section 34, T2N-R12W, thence North 789.44 feet to a calculated point, thence N 89°14'51"E, 120.01 feet to a calculated point, thence South 355.50 feet to a calculated point, thence N 89°14'59"E 644.22 feet to a found 5/8" pipe, thence S 01°03'06"E 154.55 feet to a calculated point, thence S 89°29'16" E 349.41 feet to a calculated point, thence S 00°37'49" E 209.99 feet to a point which bears N 11°43'34" E 0.08' from a found 5/8" pipe and S 39°38'33"E 13.02 feet from a found 5/8" pipe, thence S 89°29'16"E 310.57 feet to a point which bears N 01°31'11"E 3.93 feet from a 1 3/4" pipe, thence S 07°54'59"W 1069.18 feet to a calculated point, thence N 82°05'01"W 135.57 feet to a found 5/8" pipe, thence S 12°35'55"W 28.18 feet to a calculated point, thence N 72°18'43"W 37.60 feet to a calculated point, thence S 07°54'59"W 350.27 feet to a calculated point, on the North ROW line of River Road (60' ROW), thence with said ROW, along a curve to the left having a radius of 1736.08 feet and a chord bearing and distance of N 55°56'06"W 27.22 feet to a point which bears N 57°29'33"E 0.61 feet from a found rebar with cap RLS 1375, thence N 56°23'05"W 288.31 feet to a point which bears N 63°42'14"E 0.34 feet from a found rebar with cap RLS 1375, thence along a curve to the right with a radius of 1146.30 feet and a chord bearing and distance of N 53°23'20"W 119.82 feet to a point which bears N 45°29'37"W 0.27 feet from a found rebar with cap RLS 1375, thence N 50°23'35"W 52.11 feet to a calculated point, thence N 50°24'01"W 140.10 feet to a calculated point, thence along a curve to the right having a radius of 838.93 feet and a chord bearing and distance of N 44°27'11"W 173.85 feet to a calculated point, thence N 38°30'20"W 251.46 feet to a calculated point, thence along a curve to the left having a radius of 727.62 feet and a chord bearing and distance of N 41°45'50"W 82.71 feet to a calculated point, thence N 45°01'20"W 157.03 feet to a calculated point, thence along a curve to the left having a radius of 307.07 feet and a chord bearing and distance of N 52°05'44"W 75.62 feet to a calculated point, thence N 59°10'07"W 54.08 feet to a calculated point, thence North 393.19 feet to the Point of Beginning containing 40.10 acres more or less as surveyed by MCE in December 2005.

LESS AND EXPECT:

Part of the Southwest Quarter Northwest Quarter, Section 34, Township 2 North, Range 12 West, Pulaski County, Arkansas, more particularly described as: Commencing at the Southwest corner of Southwest Quarter Northwest Quarter of said Section 34; thence North for 372.76 feet to a 5/8 inch pipe; thence South 60°21'19" East for 11.51 feet to the

point of beginning; thence North for 422.50 feet; thence North 89°14'51" East for 110.01 feet to a 5/8 inch pipe; thence South for 486.55 feet to a 5/8 inch pipe; thence North 60°21'19" West for 126.57 feet to the Point of Beginning.

No. 2:

Tract 1:

Lot 1, Joe W. Vestal Subdivision of a part of the West Half, Section 34, Township 2 North, Range 12 West, according to a plat thereof, of record in Deed Book 33, Page 579, records of Pulaski County, Arkansas.

LESS AND EXCEPT:

Beginning at a point on the West line of Mrs. A. E. Giles Addition to North Little Rock were same intersected by the South line of Gilliam or 3rd Street and run Westerly, along the South line of said 3rd Street produced 149.8 feet; thence Northerly, 52.6 feet; thence Easterly and parallel to the first described course, 149.8 feet; thence Southerly, along West line of Mrs. A. E. Giles Addition, 52.6 feet to the Beginning, lying in the Southwest Quarter of Section 34, Township 2 North, Range 12 West, Pulaski County, Arkansas.

AND:

Tract 2:

Beginning at the intersection of the West line of Mrs. A. E. Giles Addition to North Little Rock and the South line of Gilliam or 3rd Street; run Westerly along the South line of Gilliam or 3rd Street produced 149.8 feet for the Point of Beginning; thence Westerly, along said produced line, 27.5 feet; thence Southerly and parallel with the West line of Mrs. A. E. Giles Addition to River Road or Washington Avenue; thence Southeasterly along the North line of River Road to the Elizabeth Smith Tract, 29 feet, more or less; thence Northerly and parallel to the Westerly line of Mrs. A. E. Giles Addition to the Beginning, lying in the Southwest Quarter of Section 34, Township 2 North, Range 12 West, Pulaski County, Arkansas.

LESS AND EXCEPT: That part conveyed to the City of North Little Rock, Arkansas by Corker Family, LLC, in Quitclaim Deed dated and recorded March 25, 2008 as Instrument Number 2008020128, records of Pulaski County, Arkansas.

SURVEY LEGAL:

LEGAL DESCRIPTION AS OCCUPIED

Part of Lot 1, Joe W. Vestal Subdivision of part of the W 1/2, Section 34, T-2-N, R-12-W, in the City of North Little Rock, Pulaski County, Arkansas, and that part lying West of West line of Lot 1, Joe W. Vestal Subdivision Addition and the East line of Rockwater Village, Phase II, all in the City of North Little Rock, Pulaski County, Arkansas, all being more particularly described as follows: Beginning at the Northeast corner of said Rockwater

Village, Phase II (being on the South right-of-way of Rockwater Boulevard); thence S81°23'07"E, along said South right-of-way, 34.43 feet; thence S 81°43'09"E, along said South right-of-way, 142.26 feet to a point on the West line of Mrs. A. E. Giles Addition; thence S 08°07'51"W, along the said West line, 408.53 feet to the Northerly right-of-way line of River Road; thence N 52°50'32"W, along said Northerly right-of-way, 190.91 feet; thence N 55°07'40"W, along said Northerly right-of-way line, 9.63 feet to a point on the East line of Rockwater Village, Phase II (said point being 15.95 feet Northerly of SE corner of Lot 33, Rockwater Village); thence N 07°54'59"E, along said East line, 312.23 feet to the point of beginning, containing 1.46 acres, more or less.

No. 3:

Parts of Lots 9 and 10, Block 12, Giles Addition to Argenta, now in the City of North Little Rock, Pulaski County, Arkansas, described as follows: Beginning at a point on the North line of Lot 10 which is five feet West of the Northeast corner of Lot 10, thence in a Southerly direction on a straight line to a point on the South line of Lot 9, which is five feet East of the Southwest corner of Lot 9; thence Westerly along the South line of Lots 9 and 10 to the Southwest corner of Lot 10; thence Northerly along West line of Lot 10 to the Northwest corner of Lot 10; thence East along the North line of Lot 10 to the point of beginning, in the North Half (N 1/2) of the Southwest Quarter (SW 1/4) of Section 34, Township 2 North, Range 12 West, in Pulaski County, Arkansas.

EXHIBIT A-4

**The Porches at Rockwater, LLC
Legal Descriptions**

No. 1:

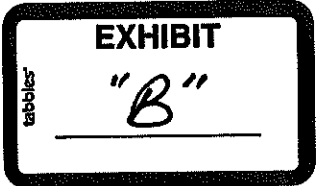
Lot 5, Block 12, Giles Addition to Argenta, now North Little Rock, Pulaski County, Arkansas, except that part described as follows: Beginning at the Northeast corner of said Lot 5; thence South 1.2 feet; thence West-Southwesterly to a point 2.7 feet South of the Northwest corner of said Lot 5; thence North 2.7 feet to the Northwest corner of Lot 5; thence East-Northeasterly along the North line of Lot 5 to the point of beginning.

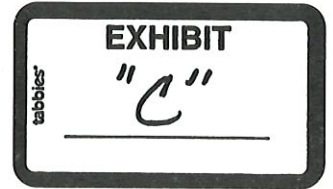
No. 2:

Lot 6, Block 12, Giles Addition to the City of North Little Rock, Pulaski County, Arkansas.

Notice is hereby given that a Petition for Annexation to the City of North Little Rock Municipal Property Owners' Multipurpose Improvement District No. 25 (North Bluffs Project a/k/a Rockwater Village) (the "District"), has been filed in the office of the City Clerk of North Little Rock, Arkansas, where it is open to inspection. All persons wishing to be heard on the annexation of property to the District will be heard by the North Little Rock City Council, 120 Main Street, North Little Rock, Arkansas 72115, on Monday, October 23, 2017, at _____ p.m.

/s/ Diane Whitbey
City Clerk





CERTIFICATE OF PROPERTY OWNERSHIP

The undersigned hereby certifies that the deed records in the office of the Circuit Clerk and Ex-Officio Recorder of Pulaski County, Arkansas, reflect that NLR Parker Street Properties LLC is the record title owner of all the real property described in Exhibit "A-1," SBWT LLC is the record title owner of all the real property described in Exhibit "A-2," North Bluff Development Corporation is the record title owner of all the real property described in Exhibit "A-3," and the Porches at Rockwater, LLC is the record title owner of all real property described in Exhibit A-4 to the Petition to Annex Property to the City of North Little Rock Municipal Property Owners' Multipurpose Improvement District No. 25 (North Bluffs Project), copies of which Exhibits "A-1," "A-2," "A-3," and "A-4" are attached hereto and made a part hereof.

DATED this 7th day of September, 2017.

AMERICAN ABSTRACT TITLE COMPANY

By: Lisa Loggins
Lisa A. Loggins
License 9895384 & 188-A

FILED 3:00 A.M. 3:00 P.M.
BY U.S. Mail
DATE 9/20/17
Diane Whitbey, City Clerk and Collector
North Little Rock, Arkansas 72114
RECEIVED by [Signature]

EXHIBIT A-1

**NLR Parker Street Properties LLC
Legal Descriptions**

No. 1:

The East 50 feet of Lot 6, Block 8, Giles Addition to the City of North Little Rock, Pulaski County, Arkansas.

No. 2:

Part of Lots 6 and 7, Block 7, Giles Addition to North Little Rock, formerly Argenta, Pulaski County, Arkansas, more particularly described as follows: Begin at a point on the South line of West 8th Street, which is 20 feet West of the Northeast corner of Lot 6, Block 7, Giles Addition to North Little Rock, formerly Argenta, Arkansas; thence South 17 degrees West, parallel to the East line of said Lot 6, 148 feet to the South line of said Lot 6; thence West along South line said Lot 6 and Lot 7, 40 feet to a point; thence Northeasterly 77 feet to a point; thence North 70 feet to a point on the South line of West 8th street, which is 23 feet West of the Northwest corner of said Lot 6; thence East 56 feet to the Point of Beginning.

No. 3:

Lot 11, Block 7, Vestal's Addition to the City of North Little Rock, Pulaski County, Arkansas.

No. 4:

Lot 5, Block 5, Giles Addition to Argenta, now in the City of North Little Rock, Pulaski County, Arkansas.

No. 5:

Tract 1:

The West 2/3 of Lot 9, Block 1, Vestal's Addition to the City of North Little Rock, Pulaski County, Arkansas, as shown on Plat recorded in Book AB, Page 267, records of Pulaski County, Arkansas.

Tract 2:

Lot 2, Block 4, Vestal's Addition to the City of North Little Rock, Pulaski County, Arkansas, as shown on Plat recorded in Book 29, Page 561, records of Pulaski County, Arkansas.

Tract 11:

Lot 4, Block 5, Giles Addition to the City of North Little Rock, Pulaski County, Arkansas, as shown on Plat recorded in Plat Book 29, Page 561, records of Pulaski County, Arkansas.

Tract 14:

Lot 10, Block 7, and that part of Lot 9, in said Block 7, which lies West of the line described as follows: Beginning on the alley 39.9 feet East of the Southwest corner of said Block 7, at an iron pin; thence North 13 1/2 degrees East 58 feet to an iron pin; thence North 35 1/2 degrees East 24 feet to an iron pin; thence North 7 1/4 degrees East 65 feet to an iron pin on the North line of said Block 7, 51 1/2 feet East of the Northwest corner thereof; all in Giles Addition to Argenta, now in the City of North Little Rock, Pulaski County, Arkansas, as shown on Plat recorded in Plat Book 29, Page 561, records of Pulaski County, Arkansas.

No. 6:

Lot 4, Block 5, Giles Addition to the City of North Little Rock, Pulaski County, Arkansas.

No. 7:

Lot 8, Block 11, Giles Addition to the City of North Little Rock, Pulaski County, Arkansas.

No. 8:

Lot 19, Block 6, Giles Addition to Argenta, now in North Little Rock, Pulaski County, Arkansas.

No. 9:

Part of Lot 1, Block 4, Vestal's Addition to Argenta, now North Little Rock, and part of Lot 8, Block 2, Giles Addition to Argenta, now North Little Rock, described as: Beginning at a point 50 feet East of the Northwest Corner of Lot 1, Block 4, Vestal's Addition to Argenta, thence South 140 feet, thence East to Southeast Corner of Lot 8, Block 2, Giles Addition to Argenta, thence North 140 feet; thence West to the point of beginning, all in Pulaski County, Arkansas

No. 10:

Lot 4, Block 12, Giles Addition to Argenta, now in the City of North Little Rock, Pulaski County, Arkansas.

No. 11:

Tract 1:

409 Parker Street, North Little Rock, Arkansas 72114, described as:

Lot 12, Block 10, Giles Addition to Argenta, now in the City of North Little Rock, Pulaski County, Arkansas.

Tract 2:

1301 West 10th Street, North Little Rock, Arkansas, described as:
Lot 12, Block 3, Vestal's Addition to the City of North Little Rock, Pulaski County, Arkansas.

Tract 3:

1315 West 11th Street, North Little Rock, Arkansas 72114, described as:
The East 2/3 of Lot 8, except 13 feet off the North end thereof for an alley, in Block 1 of
Vestal's Addition to the City of North Little Rock, Pulaski County, Arkansas.

No. 12:

Part of Lot Twenty (20) in Block Ten (10) of Giles Addition to the City of North Little Rock, Pulaski County, Arkansas, and being more particularly described as starting at the Northwest corner of said lot, then running South along the West line of Lot Forty (40) feet to a point, thence in an Easterly direction to a point on the East line of said lot a distance of 42 feet from the Northeast corner of said lot, then North along the East line of said lot to the Northeast corner of said lot, then in a Westerly direction 82 feet to the point of beginning.

No. 13:

Lot 14, Block 12, Giles Addition to the City of North Little Rock, Pulaski County, Arkansas.

EXHIBIT A-2

**SWBT LLC
Legal Descriptions**

No. 1:

Tract 1:

The South half of Lot 10, Block 10, Giles Addition to the City of North Little Rock, Pulaski County, Arkansas.

Tract 2:

Lot 14, Block 10, Giles Addition to the City of North Little Rock, Pulaski County, Arkansas.

Tract 3:

The North half of Lots 17 and 18, Block 10, Giles Addition to the City of North Little Rock, Pulaski County, Arkansas.

Tract 4:

Lot 11, Block 11, Giles Addition to Argenta, now in the City of North Little Rock, Pulaski County, Arkansas.

Tract 5:

Lot 3, Block 12, Giles Addition to Argenta, now North Little Rock, Pulaski County, Arkansas.

Tract 6:

Lot 11 and the West 35 feet of Lot 12, Block 12, Giles Addition to Argenta, now in the City of North Little Rock, Pulaski County, Arkansas.

Tract 7:

Lot 6, Block 13, Giles Addition to the City of North Little Rock, Arkansas, except the West part of Lot 6 described as beginning at a point on the North line of said Lot and 35 feet East of the Northwest corner thereof; run thence West 35 feet to the said Northwest corner; thence Southwest along the West line of said lot to the Southwest corner thereof; thence East along the South line of said Lot, 40 feet to stake set; thence North to the Point of Beginning.

Tract 8:

Part of Lot 6, Block 13, Giles Addition to the City of North Little Rock, Pulaski County, Arkansas, more particularly described as follows: Begin at the NW corner of said Lot 6, and run thence East 35 feet; run thence South to the South line of Lot 6; run thence West 40 feet to the Southwest Corner of said Lot 6; run thence North along the West line of Lot 6 to the Point of Beginning.

Tract 9:

The West 20 feet of Lot 8 and all of Lot 9, Block 13, Giles Addition to the City of North Little Rock, Pulaski County, Arkansas.

Tract 10:

Part of Lot 7, Block 14, Giles Addition to Argenta, now in the City of North Little Rock, Pulaski County, Arkansas, and being more particularly described as follows: Beginning at the Northwest corner of said Lot 7; thence Southwesterly along the West line of Lot 7, 50 feet 10 inches to the Southwest corner thereof; thence East along the South line of said Lot, 85 feet to a point 57 feet 4 inches West of the Southeast corner of Lot 7; thence North 49 feet 10 inches to a point on the North line of said Lot which is 64 feet 4 inches West of the Northeast corner thereof; thence West along the North line of said Lot, 78 feet to the point of beginning, located on and lying wholly within the Northeast Quarter of the Southwest Quarter of Section 34, Township 2 North, Range 12 West.

No. 2:

Lot 9, Block 10, amended plat of Blocks 9 and 10, Giles Addition to Argenta, now in North Little Rock, Pulaski County, Arkansas, located on and wholly within the Northeast 1/4 Southwest 1/4 of Section 34, Township 2N, Range 12W.

The North 1/2 of Lot 10, Block 10, Giles Addition to North Little Rock, Pulaski County, Arkansas.

No. 3:

Lot 8, Block 14, Giles Subdivision of the City of North Little Rock, Pulaski County, Arkansas.

EXHIBIT A-3

North Bluff Development Corporation Legal Descriptions

No. 1:

A tract of land in the Southwest Quarter Northwest Quarter; Southeast Quarter Northwest Quarter; Northwest Quarter Southwest Quarter; Northeast Quarter Southwest Quarter and the Southwest Quarter Southwest Quarter, Township 2 North, Range 12 West, Section 34, Pulaski County, Arkansas, more particularly bounded and described as follows:

Beginning at the calculated W 1/4 Corner Section 34, T2N-R12W, thence North 789.44 feet to a calculated point, thence N 89°14'51"E, 120.01 feet to a calculated point, thence South 355.50 feet to a calculated point, thence N 89°14'59"E 644.22 feet to a found 5/8" pipe, thence S 01°03'06"E 154.55 feet to a calculated point, thence S 89°29'16" E 349.41 feet to a calculated point, thence S 00°37'49" E 209.99 feet to a point which bears N 11°43'34" E 0.08' from a found 5/8" pipe and S 39°38'33"E 13.02 feet from a found 5/8" pipe, thence S 89°29'16"E 310.57 feet to a point which bears N 01°31'11"E 3.93 feet from a 1 3/4" pipe, thence S 07°54'59"W 1069.18 feet to a calculated point, thence N 82°05'01"W 135.57 feet to a found 5/8" pipe, thence S 12°35'55"W 28.18 feet to a calculated point, thence N 72°18'43"W 37.60 feet to a calculated point, thence S 07°54'59"W 350.27 feet to a calculated point, on the North ROW line of River Road (60' ROW), thence with said ROW, along a curve to the left having a radius of 1736.08 feet and a chord bearing and distance of N 55°56'06"W 27.22 feet to a point which bears N 57°29'33"E 0.61 feet from a found rebar with cap RLS 1375, thence N 56°23'05"W 288.31 feet to a point which bears N 63°42'14"E 0.34 feet from a found rebar with cap RLS 1375, thence along a curve to the right with a radius of 1146.30 feet and a chord bearing and distance of N 53°23'20"W 119.82 feet to a point which bears N 45°29'37"W 0.27 feet from a found rebar with cap RLS 1375, thence N 50°23'35"W 52.11 feet to a calculated point, thence N 50°24'01"W 140.10 feet to a calculated point, thence along a curve to the right having a radius of 838.93 feet and a chord bearing and distance of N 44°27'11"W 173.85 feet to a calculated point, thence N 38°30'20"W 251.46 feet to a calculated point, thence along a curve to the left having a radius of 727.62 feet and a chord bearing and distance of N 41°45'50"W 82.71 feet to a calculated point, thence N 45°01'20"W 157.03 feet to a calculated point, thence along a curve to the left having a radius of 307.07 feet and a chord bearing and distance of N 52°05'44"W 75.62 feet to a calculated point, thence N 59°10'07"W 54.08 feet to a calculated point, thence North 393.19 feet to the Point of Beginning containing 40.10 acres more or less as surveyed by MCE in December 2005.

LESS AND EXPECT:

Part of the Southwest Quarter Northwest Quarter, Section 34, Township 2 North, Range 12 West, Pulaski County, Arkansas, more particularly described as: Commencing at the Southwest corner of Southwest Quarter Northwest Quarter of said Section 34; thence North for 372.76 feet to a 5/8 inch pipe; thence South 60°21'19" East for 11.51 feet to the

point of beginning; thence North for 422.50 feet; thence North 89°14'51" East for 110.01 feet to a 5/8 inch pipe; thence South for 486.55 feet to a 5/8 inch pipe; thence North 60°21'19" West for 126.57 feet to the Point of Beginning.

No. 2:

Tract 1:

Lot 1, Joe W. Vestal Subdivision of a part of the West Half, Section 34, Township 2 North, Range 12 West, according to a plat thereof, of record in Deed Book 33, Page 579, records of Pulaski County, Arkansas.

LESS AND EXCEPT:

Beginning at a point on the West line of Mrs. A. E. Giles Addition to North Little Rock were same intersected by the South line of Gilliam or 3rd Street and run Westerly, along the South line of said 3rd Street produced 149.8 feet; thence Northerly, 52.6 feet; thence Easterly and parallel to the first described course, 149.8 feet; thence Southerly, along West line of Mrs. A. E. Giles Addition, 52.6 feet to the Beginning, lying in the Southwest Quarter of Section 34, Township 2 North, Range 12 West, Pulaski County, Arkansas.

AND:

Tract 2:

Beginning at the intersection of the West line of Mrs. A. E. Giles Addition to North Little Rock and the South line of Gilliam or 3rd Street; run Westerly along the South line of Gilliam or 3rd Street produced 149.8 feet for the Point of Beginning; thence Westerly, along said produced line, 27.5 feet; thence Southerly and parallel with the West line of Mrs. A. E. Giles Addition to River Road or Washington Avenue; thence Southeasterly along the North line of River Road to the Elizabeth Smith Tract, 29 feet, more or less; thence Northerly and parallel to the Westerly line of Mrs. A. E. Giles Addition to the Beginning, lying in the Southwest Quarter of Section 34, Township 2 North, Range 12 West, Pulaski County, Arkansas.

LESS AND EXCEPT: That part conveyed to the City of North Little Rock, Arkansas by Corker Family, LLC, in Quitclaim Deed dated and recorded March 25, 2008 as Instrument Number 2008020128, records of Pulaski County, Arkansas.

SURVEY LEGAL:

LEGAL DESCRIPTION AS OCCUPIED

Part of Lot 1, Joe W. Vestal Subdivision of part of the W 1/2, Section 34, T-2-N, R-12-W, in the City of North Little Rock, Pulaski County, Arkansas, and that part lying West of West line of Lot 1, Joe W. Vestal Subdivision Addition and the East line of Rockwater Village, Phase II, all in the City of North Little Rock, Pulaski County, Arkansas, all being more particularly described as follows: Beginning at the Northeast corner of said Rockwater

Village, Phase II (being on the South right-of-way of Rockwater Boulevard); thence S81°23'07"E, along said South right-of-way, 34.43 feet; thence S 81°43'09"E, along said South right-of-way, 142.26 feet to a point on the West line of Mrs. A. E. Giles Addition; thence S 08°07'51"W, along the said West line, 408.53 feet to the Northerly right-of-way line of River Road; thence N 52°50'32"W, along said Northerly right-of-way, 190.91 feet; thence N 55°07'40"W, along said Northerly right-of-way line, 9.63 feet to a point on the East line of Rockwater Village, Phase II (said point being 15.95 feet Northerly of SE corner of Lot 33, Rockwater Village); thence N 07°54'59"E, along said East line, 312.23 feet to the point of beginning, containing 1.46 acres, more or less.

No. 3:

Parts of Lots 9 and 10, Block 12, Giles Addition to Argenta, now in the City of North Little Rock, Pulaski County, Arkansas, described as follows: Beginning at a point on the North line of Lot 10 which is five feet West of the Northeast corner of Lot 10, thence in a Southerly direction on a straight line to a point on the South line of Lot 9, which is five feet East of the Southwest corner of Lot 9; thence Westerly along the South line of Lots 9 and 10 to the Southwest corner of Lot 10; thence Northerly along West line of Lot 10 to the Northwest corner of Lot 10; thence East along the North line of Lot 10 to the point of beginning, in the North Half (N 1/2) of the Southwest Quarter (SW 1/4) of Section 34, Township 2 North, Range 12 West, in Pulaski County, Arkansas.

EXHIBIT A-4

**The Porches at Rockwater, LLC
Legal Descriptions**

No. 1:

Lot 5, Block 12, Giles Addition to Argenta, now North Little Rock, Pulaski County, Arkansas, except that part described as follows: Beginning at the Northeast corner of said Lot 5; thence South 1.2 feet; thence West-Southwesterly to a point 2.7 feet South of the Northwest corner of said Lot 5; thence North 2.7 feet to the Northwest corner of Lot 5; thence East-Northeasterly along the North line of Lot 5 to the point of beginning.

No. 2:

Lot 6, Block 12, Giles Addition to the City of North Little Rock, Pulaski County, Arkansas.