

COMMITMENT FOR TITLE INSURANCE

NOTICE

Please read the exceptions and 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 affecting title to the land that are filed of record.

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.

SCHEDULE A

1. Effective Date: March 4, 2010 at 8:00 AM Case No. 21123

2. Policy or Policies to be issued:
 - (a) ALTA Owner's Policy - (2006) Amount - 0 -

Proposed Insured: NONE

 - (b) ALTA Loan Policy - (2006) Amount - 0 -
Proposed Insured: NONE

3. Title to the Fee Simple estate or interest in the land described or referred to in this Commitment is at the effective date hereof vested in:
Arkansas Capital Corporation.

4. The land referred to in the Commitment is described as follows:

SEE ATTACHED EXHIBIT A

TITLE GUARANTY COMPANY

By: 

Authorized Officer or Agent
Title Guaranty Company
El Dorado, AR 71730

Elizabeth Langley
325453

Countersigned at El Dorado, Arkansas
Commitment No. 21123

This commitment is invalid unless the Insuring Provisions and Schedules A and B are attached.
Schedule A consists of 2 page(s)

COMMITMENT FOR TITLE INSURANCE

EXHIBIT A

TRACT 1:

All of Block 5 of Askew Addition to the City of El Dorado, according to the plat thereof recorded in County Court record Book L, Page 182;

All of the vacated East First lying between Block 4 and Block 5 of said Askew Addition;

And Part of Block 4 more particularly described as follows:

Beginning at the Southeast Corner of Block 4;

Thence North 105.00 feet to the South line of relocated 1st Street;

Thence along said South line, West 270.00 feet to an existing iron pipe;

Thence South 105.00 feet to the Southwest corner of said Block 4 to the North line of closed 1st Street;

Thence along said North line East 270.00 feet to the POINT OF BEGINNING.

TRACT 2:

A part of the Northwest Quarter of the Northwest Quarter of Section 33, Township 17 South, Range 15 West, being more particularly described as follows:

BEGINNING at the Northeast corner of the Northwest Quarter of the Northwest Quarter of said Section 33,

Thence South $01^{\circ}36'33''$ East for a distance of 731.00 feet to the Union Pacific Railroad right-of-way,

Thence along said right-of-way along a curve to the right having a radius of 903.83 feet and an arc length of 274.35 feet, being subtended by a chord of North $22^{\circ}35'23''$ West for a distance of 273.30 feet;

Thence along a curve to the right having a radius of 2733.11 feet and an arc length of 201.17 feet, being subtended by a chord of North $11^{\circ}17'56''$ West for a distance of 201.12 feet,

Thence along a curve to the right having a radius of 2838.62 feet and an arc length of 278.00 feet, being subtended by a chord of North $01^{\circ}46'08''$ West for a distance of 277.89 feet,

Thence North $88^{\circ}31'48''$ East for a distance of 132.48 feet to the POINT OF BEGINNING.

All of the above-described lands are located in the City of El Dorado, Union County, Arkansas.

This commitment is invalid unless the Insuring Provisions and Schedules A and B are attached.

Schedule A consists of 2 page(s)

**Arkansas Title
Insurance Company**

File No.: 21123

SCHEDULE B - Section I

The following requirements to be complied with:

1. Instruments creating the estate or interest to be insured must be executed and filed for record, to wit:
 - a. Warranty Deed from Arkansas Capital Corporation to a To Be Determined Buyer conveying the real estate described in Schedule A hereof.
2. Pay all taxes, charges, assessments, levied and assessed against subject premises, which are due and payable.
3. Pay the agreed amounts for the interest in the land and/or the mortgage to be insured.
4. Pay us the premiums, fees and charges for the policy.
5. You must tell us in writing the name of anyone not referred to in this Commitment who will get an interest in the land or who will make a loan on the land. We may then make additional requirements or exceptions.
6. Furnish evidence satisfactory to the Company that the seller is in sole and exclusive possession of the premises and that there are no tenants holding under leases, recorded or unrecorded.
7. Furnish an affidavit executed by the Owner/Seller stating that no construction or repair on the subject property has been made within a period of 130 days.
8. Furnish an affidavit executed by the Buyer/Borrowers stating that it understood that all exceptions as shown in Schedule B, Section II of this commitment will be shown on the Final Title Policy issued. The company reserves the right to add or remove exceptions to said Schedule B, Section II.
9. Obtain and furnish this office a properly executed Notice of Availability of Closing Protection Letter executed by the Buyers shown in Schedule A hereof. (If Applicable.)
10. Payment of 2008 real estate taxes on parcel numbers 04793-00707-0, 00080-00026-0 and 00080-00029-0, which are delinquent.
11. Secure and submit to this office a certificate of good standing from the Secretary of State of the state where Arkansas Capital Corporation was incorporated evidencing the fact that said corporation is duly authorized to transact business or conduct affairs as a corporation in such state.
12. Secure and submit to this office a copy of the corporate resolution adopted by the Board of Directors of Arkansas Capital Corporation authorizing the execution of the Warranty Deed by the officer or officers who signed the same.

Schedule B1 consists of 1 page(s)

**Arkansas Title
Insurance Company**

File No.: 21123

SCHEDULE B - Section 2

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company.

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
2. Rights of dower, curtesy, homestead or other marital rights of the spouse, if any, of any named insured.
3. Easements, or claims of parties other than the Insured in actual possession of any or all of the property.
4. Any discrepancies or conflicts in boundary lines, shortage in area and encroachments, which an accurate and complete survey would disclose.
5. Unfiled mechanics' or materialmen's liens.
6. General ad valorem taxes for the year 2010 and subsequent years, which are not yet due and payable.
7. Title to all oil, gas and other minerals within and underlying the premises, together with all mining and drilling rights, and other rights, privileges and immunities relating thereto.
8. Loss arising from security interests evidenced by financing statements filed for record, as of the effective date hereof, under the Arkansas Uniform Commercial Code and judgment liens and other liens of record in any United States District Court or Bankruptcy Court in the State of Arkansas as of the effective date hereof.
9. Subject to easement for Jackson Street and for the relocated East First Street.
10. Encroachment off of subject land of fence line along the North line of Tract 2.
11. Claim of ownership of anyone in possession of that portion of Tract 2 lying West of the fence line near West line of that tract.
12. Easement for power line along the East side of Jackson Street as shown on current survey.

Schedule B2 consists of 1 page(s)

TITLE GUARANTY COMPANY

208 North Washington

El Dorado, AR 71730

Phone: (870) 862-6647 Fax: (870) 864-0626

Title.guaranty@suddenlinkmail.com

File Number: 21123

TAX REPORT

DESCRIPTION	SEE EXHIBIT A
TAX BOOK DESCRIPTION	FRL EL DORADO 33-17-15 BAL OF LOT 126
TAX PARCEL NUMBER	04793-00707-0
ASSESSED TO	Arkansas Capital Corporation
ASSESSED VALUE	\$68,530.00
ASSESSED VALUE AFTER HOMESTEAD	\$68,530.00
MILLAGE RATE	45.5
TIMBER TAX INCLUDED IN TOTAL	\$0.00
HOMESTEAD EX EMPTION FOR 2009	NO
TOTAL TAX AMOUNT FOR 2009 (after homestead credit, if applicable)	\$3,118.12
TAXES PAID/UNPAID FOR 2009	UNPAID
TAXES PAID/UNPAID FOR 2008	DELINQUENT
SPECIAL IMPROVEMENT DISTRICT	NONE
SPECIAL IMPROVEMENT DISTRICT AMOUNT	\$0.00

This tax report is prepared for the use and benefit of John Mitchum.

Date: 3/18/2010

TITLE GUARANTY COMPANY

ELIZABETH E. LANGLEY

TITLE GUARANTY COMPANY

208 North Washington

El Dorado, AR 71730

Phone: (870) 862-6647 Fax: (870) 864-0626

Title.guaranty@suddenlinkmail.com

File Number: 21123

TAX REPORT

DESCRIPTION	SEE EXHIBIT A
TAX BOOK DESCRIPTION	ALL BLK 5 ASKEW ADDN EXCEPT 80X100 FT IN NEC
TAX PARCEL NUMBER	00080-00026-0
ASSESSED TO	Arkansas Capital Corporation
ASSESSED VALUE	\$45,980.00
ASSESSED VALUE AFTER HOMESTEAD	\$45,980.00
MILLAGE RATE	45.5
TIMBER TAX INCLUDED IN TOTAL	\$0.00
HOMESTEAD EX EMPTION FOR 2009	NO
TOTAL TAX AMOUNT FOR 2009 (after homestead credit, if applicable)	\$2,375.03
TAXES PAID/UNPAID FOR 2009	UNPAID
TAXES PAID/UNPAID FOR 2008	DELINQUENT
SPECIAL IMPROVEMENT DISTRICT	NONE
SPECIAL IMPROVEMENT DISTRICT AMOUNT	\$0.00

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El Dorado, AR 71730

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Title.guaranty@suddenlinkmail.com

File Number: 21123

TAX REPORT

DESCRIPTION	SEE EXHIBIT A
TAX BOOK DESCRIPTION	BLK 5 ASKEW ADDN PT 80X100 FT IN NEC
TAX PARCEL NUMBER	00080-00029-0
ASSESSED TO	Arkansas Capital Corporation
ASSESSED VALUE	\$1,280.00
ASSESSED VALUE AFTER HOMESTEAD	\$1,280.00
MILLAGE RATE	45.5
TIMBER TAX INCLUDED IN TOTAL	\$0.00
HOMESTEAD EX EMPTION FOR 2009	NO
TOTAL TAX AMOUNT FOR 2009 (after homestead credit, if applicable)	\$64.49
TAXES PAID/UNPAID FOR 2009	UNPAID
TAXES PAID/UNPAID FOR 2008	DELINQUENT
SPECIAL IMPROVEMENT DISTRICT	NONE
SPECIAL IMPROVEMENT DISTRICT AMOUNT	\$0.00

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Date: 3/18/2010

TITLE GUARANTY COMPANY

ELIZABETH E. LANGLEY

Stewart Title Guaranty Company, Stewart Title Insurance Company, Stewart Title Insurance Company of Oregon, National Land Title Insurance Company, Arkansas Title Insurance Company, Charter Land Title Insurance Company

Privacy Policy Notice

PURPOSE OF THIS NOTICE

Title V of the Gramm-Leach-Bliley Act (GLBA) generally prohibits any financial institution, directly or through its affiliates, from sharing nonpublic personal information about you with a nonaffiliated third party unless the institution provides you with a notice of its privacy policies and practices, such as the type of information that it collects about you and the categories of persons or entities to whom it may be disclosed. In compliance with the GLBA, we are providing you with this document, which notifies you of the privacy policies and practices of **Stewart Title Guaranty Company, Stewart Title Insurance Company, Stewart Title Insurance Company of Oregon, National Land Title Insurance Company, Arkansas Title Insurance Company, Charter Land Title Insurance Company.**

We may collect nonpublic personal information about you from the following sources:

- Information we receive from you, such as on applications or other forms.
- Information about your transactions we secure from our files, or from our affiliates or others.
- Information we receive from a consumer reporting agency.
- Information that we receive from others involved in your transaction, such as the real estate agent or lender.

Unless it is specifically stated otherwise in an amended Privacy Policy Notice, no additional nonpublic personal information will be collected about you.

We may disclose any of the above information that we collect about our customers or former customers to our affiliates or to nonaffiliated third parties as permitted by law.

We also may disclose this information about our customers or former customers to the following types of nonaffiliated companies that perform marketing services on our behalf or with whom we have joint marketing agreements:

- Financial service providers such as companies engaged in banking, consumer finance, securities and insurance.
- Non-financial companies such as envelope stuffers and other fulfillment service providers.

WE DO NOT DISCLOSE ANY NONPUBLIC PERSONAL INFORMATION ABOUT YOU WITH ANYONE FOR ANY PURPOSE THAT IS NOT SPECIFICALLY PERMITTED BY LAW.

We restrict access to nonpublic personal information about you to those employees who need to know that information in order to provide products or services to you. We maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

Title Guaranty Company

Privacy Policy Notice

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We may collect nonpublic personal information about you from the following sources:

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