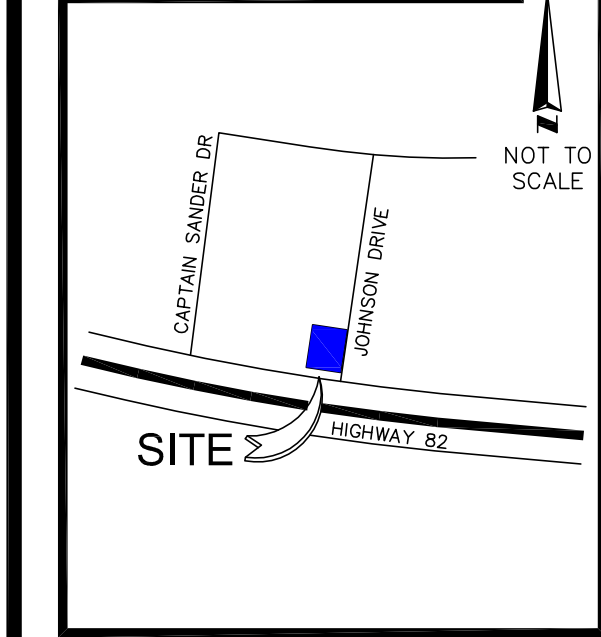
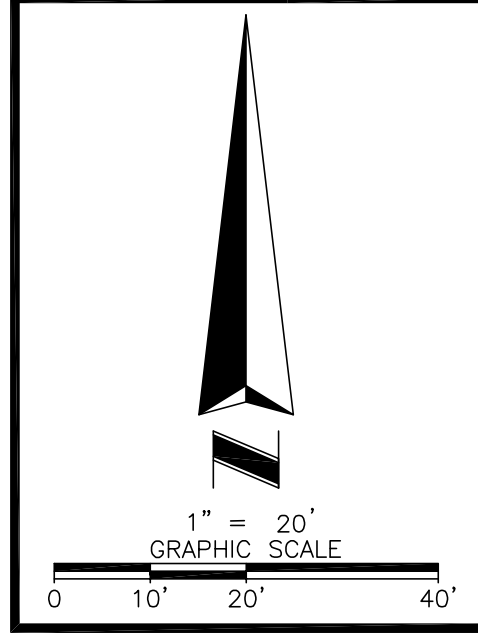


6Di VICINITY MAP



6Di NORTH ARROW & SCALE



ZONING INFORMATION:

\*PARKING REQUIREMENTS:

FURNITURE/MAJOR APPLIANCE: 1 SPACE PER 1,000 SQUARE FEET OF RETAIL SALES AREA UP TO 10,000 SQUARE FEET, PLUS 1 SPACE PER 1,500 SQUARE FEET OF RETAIL SALES AREA IN EXCESS OF 10,000 SQUARE FEET, PLUS 1 SPACE PER EMPLOYEE ON DUTY AT ANY ONE TIME.

CONFORMANCE STATUS: LEGAL NONCONFORMING

ACCORDING TO VICTOR STOKES, DIRECTOR OF CODE ENFORCEMENT, "THE FRONT BUILDING SETBACK DEFICIENCY OF 0.9 FEET WAS CLEARLY AN INADVERTENT OVERSIGHT. THE DEFICIENCY IS CONSIDERED LEGALLY NONCONFORMING."

ACCORDING TO VICTOR STOKES, DIRECTOR OF CODE ENFORCEMENT, "THIS PROPERTY IS CONSIDERED LEGALLY CONFORMING TO THE OFF-STREET PARKING SPACE REQUIREMENTS, BASED ON THE TYPICAL NUMBER OF EMPLOYEES ON SITE."

NONCONFORMING CHARACTERISTICS:

- FRONT SETBACK IS DEFICIENT 0.9 FEET

NONCONFORMING CLAUSE:

A NONCONFORMING BUILDING OR STRUCTURE EXISTING AT THE TIME OF ADOPTION OF THESE REGULATIONS MAY BE CONTINUED AND MAINTAINED EXCEPT AS OTHERWISE PROVIDED IN THIS SECTION.

1.1. ADDITIONS OR ENLARGEMENTS OF BUILDINGS AND STRUCTURES:  
A NONCONFORMING BUILDING OR STRUCTURE SHALL NOT BE ADDED TO OR ENLARGED IN ANY MANNER UNLESS SAID BUILDING OR STRUCTURE, INCLUDING ADDITIONS AND ENLARGEMENTS, IS MADE TO CONFORM TO ALL OF THE REGULATIONS OF THE DISTRICT IN WHICH IT IS LOCATED.

1.3. BUILDING VACANCY:  
A NONCONFORMING BUILDING OR STRUCTURE WHICH IS NOT USED FOR THE NONCONFORMING USE FOR A CONTINUOUS PERIOD OF ONE (1) YEAR SHALL NOT THEREAFTER BE OCCUPIED EXCEPT BY A USE WHICH CONFORMS TO THE USE REGULATIONS OF THE DISTRICT IN WHICH IT IS LOCATED.

3 FLOOD INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN SHADED ZONE "X", AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 280102 0239 D (MAP NO. 280830239D), WHICH BEARS AN EFFECTIVE DATE OF 05/16/2012, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE. SHADED ZONE "X" DENOTES AREAS OF 0.2% ANNUAL CHANCE FLOOD. AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

6Di LEGEND & ABBREVIATIONS

SQ.FT.	SQUARE FEET	GV	GAS VALVE
CONCRETE SURFACE		WM	WATER VALVE
NO PARKING AREA		SM	STORM MANHOLE
RAMP		SM	SANITARY MANHOLE
PS	PARKING SPACE(S)	UP	UTILITY POLE
TF	TRANSFORMER	GA	GUY ANCHOR
AC	AIR CONDITIONER	LP	LIGHT POLE
WM	WATER METER	FD	FIRE HYDRANT
EM	ELECTRIC METER	SG	SIGN
TR	TELEPHONE RISER	BL	BOLLARD
CO	CLEAN OUT	HP	HANDICAP PARKING SPACE
Δ	CENTRAL ANGLE	CF	6" CHAINLINK FENCE
L	ARC LENGTH	WF	6" WOOD FENCE
R	RADIUS	OHU	OVERHEAD UTILITIES
CB	CHORD BEARING		
C	CHORD LENGTH		

22 ZONING INFORMATION

ITEM	REQUIRED	OBSERVED	ZONING INFORMATION SHOWN
PERMITTED USE	C-3	RETAIL	HEREON WAS PROVIDED BY
MINIMUM LOT AREA (SQ.FT.)	N/A	22,814	INSURED, INFORMATION WAS
MINIMUM FRONTAGE	N/A	132.64'	NOT OBTAINED BY ASM, INC.
MINIMUM LOT WIDTH	N/A	132.64'	CONTACT:
MAX BUILDING COVERAGE	N/A	44%	MASSEY CONSULTING GROUP
MAX BUILDING HEIGHT	N/A	26.8'	SITE No. 18192
MINIMUM SETBACKS			DATE OF REPORT: 9/26/13
FRONT	35'	34.1'	PHONE/FAX:
SIDE / STREET SIDE	N/A	4.6'/47.6'	(866) 783-7153
REAR	N/A	12.1'	(866) 783-7154
PARKING REQUIREMENTS	*SEE NOTE		
NOTES: CURRENT ZONING	= C-3 (HIGHWAY COMMERCIAL)		

6B RECORDED SETBACKS/RESTRICTIONS

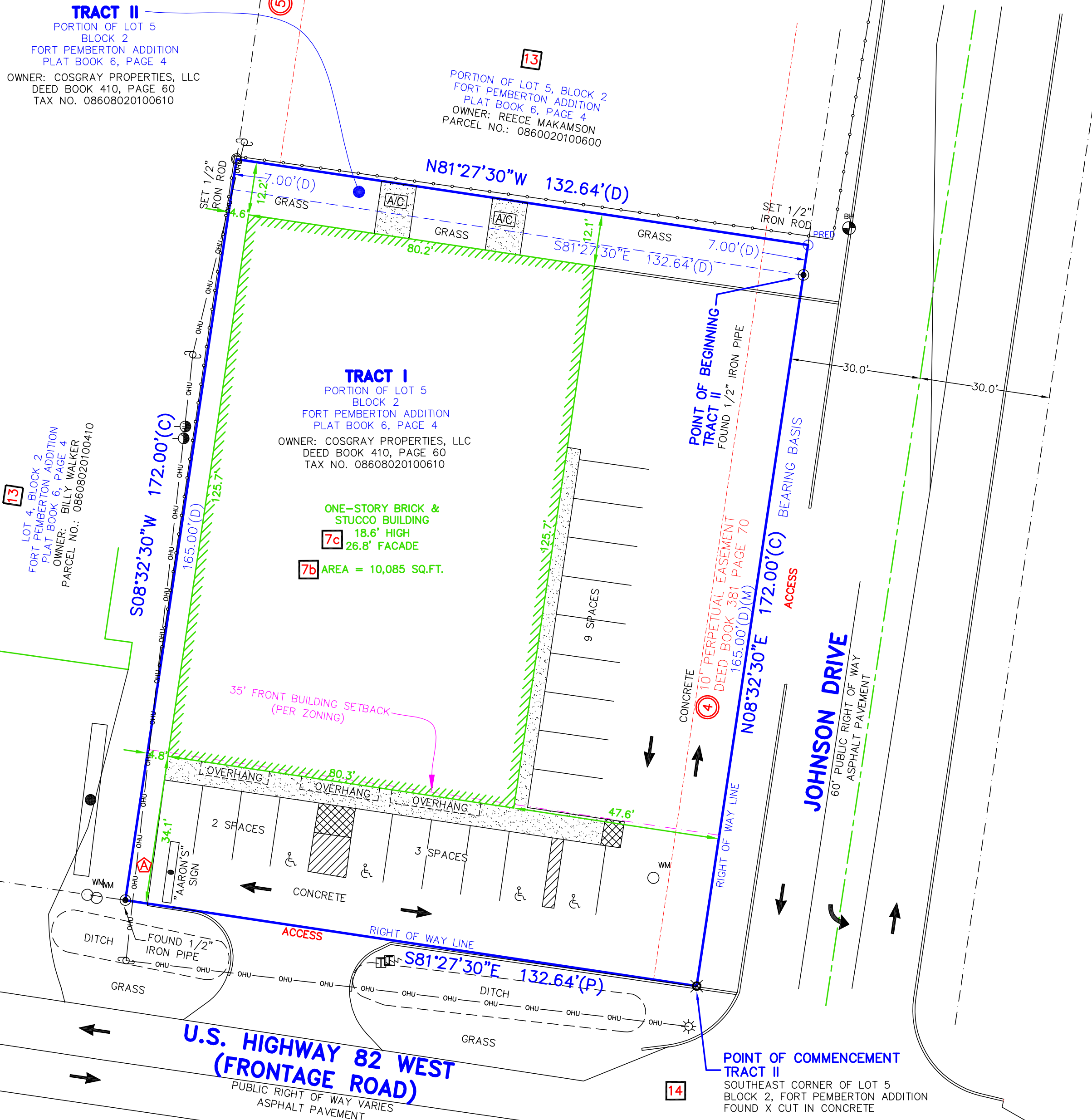
NONE PROVIDED TO THIS SURVEYOR

5E SCHEDULE "B" ITEMS

- PERPETUAL EASEMENT TO THE CITY OF GREENWOOD, MS, RECORDED IN BOOK 381 AT PAGE 70, DATED APRIL 05, 2004. (AFFECTS PROPERTY AS SHOWN)
- EASEMENT AGREEMENT BY AND BETWEEN ARTHUR L. SLATTEN AND PEGGY F. SLATTEN, (GRANTORS), AND COSGRAY PROPERTIES, LLC, (GRANTEE), RECORDED IN BOOK 394 AT PAGE 182, DATED FEBRUARY 08, 2006. (BENEFITS PROPERTY AS SHOWN)

ALTA/ACSM LAND TITLE SURVEY IDENTIFICATION TABLE

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3 TABLE A" FLOOD INFORMATION	6Bx TITLE INFORMATION	7c TABLE A" BUILDING HEIGHT
4 TABLE A" LAND AREA	6Bi TITLE DESCRIPTION	8 SURVEYOR'S NOTES
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5Ciii SURVEYOR OBSERVED POSSIBLE ENCROACHMENT	6Di NORTH ARROW & SCALE	13 TABLE A" ADJOINING OWNERS
5E SCHEDULE "B" ITEMS	6Dib LEGEND & ABBREVIATIONS	14 TABLE A" INTERSECTING STREET
5F CEMETERY NOTE	6Dic VICINITY MAP	16 TABLE A" EARTH MOVING NOTE
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	7 SURVEYOR'S CERTIFICATE	22 TABLE A" ZONING INFORMATION



SURVEY PERFORMED BY:  
SOUTHERN GEOMATICS SERVICES, LLC  
PO BOX 504  
MADISONVILLE, LA 70447

DATE	REVISIONS	TECH	SCALE:
9/27/13	ZONING & COMMENTS	CSC	1" = 20'
			DRAWN BY/FIELD CREW: AJK / JBH
			APPROVED BY: AJK
			DRAWING FILE NAME: Aarons - 2002 Highway 82 - Greenwood MS.dwg

6Bx TITLE INFORMATION

THE TITLE DESCRIPTION AND SCHEDULE B ITEMS HEREON ARE FROM:  
STEWART TITLE GUARANTY COMPANY, ORDER NO. C-20131105 HAVING AN EFFECTIVE DATE OF SEPTEMBER 6, 2013.

SHEET 1 OF 1

6Bi TITLE DESCRIPTION

TRACT I:  
165.00 FEET EVENLY OFF OF THE SOUTH END OF LOT 5, BLOCK 2 OF THE FORT PEMBERTON ADDITION, AS A PLAT OF SAID ADDITION IS RECORDED IN PLAT BOOK 6, ON PAGE 4 OF THE RECORDS ON FILE IN THE OFFICE OF THE CHANCERY CLERK OF LEFLORE COUNTY, MISSISSIPPI.

TRACT II:  
A SEVEN FOOT (7') STRIP OF LAND LOCATED IN LOT 5, BLOCK 2 OF THE FORT PEMBERTON ADDITION, AS SHOWN BY PLAT OF SAID ADDITION RECORDED IN PLAT BOOK 6, AT PAGE 4 OF THE OF THE RECORDS ON FILE IN THE OFFICE OF THE CHANCERY CLERK OF LEFLORE COUNTY, MISSISSIPPI, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:  
BEGINNING AT THE SOUTHEAST CORNER OF LOT 5 IN BLOCK 2 OF SAID FORT PEMBERTON ADDITION, AND RUN THENCE NORTH 08° 32' 30" EAST ALONG THE EASTERN BOUNDARY OF SAID LOT 5 FOR A DISTANCE OF 165 FEET TO THE POINT OF BEGINNING OF THE STRIP OF LAND HEREIN DESCRIBED, SAID POINT BEING THE NORTHEASTERN CORNER OF THAT CERTAIN PARCEL OF PROPERTY DESCRIBED IN DEED DATED SEPTEMBER 1, 2005, RECORDED IN BOOK 391 AT PAGE 439 OF THE LAND DEED RECORDS OF SAID COUNTY; THENCE CONTINUE NORTH 08° 32' 30" EAST ALONG THE EASTERN BOUNDARY OF SAID LOT 5 FOR A DISTANCE OF SEVEN FEET (7'); RUN THENCE NORTH 81° 27' 30" WEST FOR A DISTANCE OF 132.64 FEET TO A POINT ON THE WESTERN BOUNDARY OF SAID LOT 5; RUN THENCE SOUTH 08° 32' 30" WEST ALONG THE WESTERN BOUNDARY OF LOT 5 FOR THE DISTANCE OF SEVEN FEET (7') TO A POINT, SAID POINT BEING THE NORTHWESTERN CORNER OF THAT CERTAIN PARCEL OF PROPERTY CONVEYED WARRANTY DEED RECORDED IN BOOK 391, AT PAGE 439 REFERENCED ABOVE; RUN THENCE SOUTH 81° 27' 30" EAST FOR THE DISTANCE OF 132.64 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH RIGHTS GRANTED IN EASEMENT AGREEMENT DATED FEBRUARY 8, 2006 AND RECORDED IN LAND DEED RECORDS BOOK 394, PAGE 182 IN THE OFFICE OF THE CHANCERY CLERK OF LEFLORE COUNTY, MISSISSIPPI.

NOTE: THIS DESCRIPTION IS THE SAME AS SHOWN AND INSURED IN THE ABOVE DESCRIBED TITLE COMMITMENT.

8 SURVEYOR'S NOTES

- NO UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY, ONLY ABOVE GROUND VISIBLE EVIDENCE OF UTILITIES ARE SHOWN.
- ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
- THIS SURVEY MEETS OR EXCEEDS THE SURVEY STANDARDS/STANDARDS OF CARE AS SET FORTH IN SECTION 3 OF THE 2011 ALTA/ACSM SURVEY REQUIREMENTS.
- NO GOVERNMENTAL AGENCY REQUIREMENTS HAVE BEEN FURNISHED TO THE UNDERSIGNED AT THE TIME OF THE SURVEY, FOR THE SUBJECT PARCEL.

4 LAND AREA

22,814± SQUARE FEET 0.524± ACRES

6Biv BEARING BASIS

BEARINGS SHOWN HEREON ARE BASED ON THE RIGHT-OF-WAY LINE OF JOHNSON ROAD AS BEING NORTH 08°32'30" EAST, PER TITLE DESCRIPTION.

5F CEMETERY NOTE

THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.

9 PARKING SPACES

REGULAR=14 HANDICAP=4

5Biii ACCESS TO PROPERTY

THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO HIGHWAY 82 FRONTAGE ROAD AND JOHNSON ROAD, BOTH ARE DEDICATED PUBLIC STREETS OR HIGHWAYS.

16 EARTH MOVING NOTE

THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

18 DUMP, SUMP OR LANDFILL NOTE

THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

6Bvii CONTIGUITY STATEMENT

THE PARCELS CONTAINED IN THE LEGAL DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAPS, GORES OR OVERLAPS.

7 SURVEYOR'S CERTIFICATE

TO: AR CAPITAL, LLC, A DELAWARE LIMITED LIABILITY COMPANY; ARC ARGWDS001, LLC, A DELAWARE LIMITED LIABILITY COMPANY; AND STEWART TITLE GUARANTY COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 12, 13, 14, 16, 18 AND 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON SEPTEMBER 24, 2013. DATE OF PLAT OR MAP: SEPTEMBER 25, 2013.

I CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL GROUND SURVEY MADE BY ME OR UNDER MY DIRECTION. THIS SURVEY MEETS THE REQUIREMENTS OF A CLASS B SURVEY ACCORDING TO THE STANDARDS OF PRACTICE FOR SURVEYORS IN MISSISSIPPI AS ADOPTED BY THE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND SURVEYORS.

ALFRED J. KESLER  
PROFESSIONAL LAND SURVEYOR NO.: 3261  
STATE OF MISSISSIPPI

DATE: 12/05/2013  
SURVEY PREPARED FOR AND ON BEHALF OF:  
AMERICAN SURVEYING AND MAPPING, INC.  
3191 MAGUIRE BLVD., SUITE 200  
ORLANDO, FL 32803  
PHONE: (407) 426-7979  
FAX: (407) 426-9741



ALTA/ACSM LAND TITLE SURVEY  
OF  
AARON'S  
2002 U.S. HIGHWAY 82 WEST  
GREENWOOD, MISSISSIPPI  
LEFLORE COUNTY

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PHONE: (407) 426-7979  
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WWW.ASMCORPORATE.COM