

Commercial Real Estate  
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**ALTA/NSPS Land Title Survey****EXPRESS OIL CHANGE**

Surveyor Certification  
**SUNSET DRIVE**  
**GRENADA, MS 38901**  
**COUNTY OF GRENADA**

To: TITLE INSURANCE COMPANY; and American National, LLC. This is to certify that this map or plot and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6a, 6b, 7a, 7b, 7c, 8, 9, 10, 13, 14, 16, 17, 18, 19, 20 of Table A thereof. The fieldwork was completed on November 30, 2025.

**PRELIMINARY**

Christopher S. Denham, RLS  
Mississippi License No. PS-3516

Date of Plot or Map: March 20, 2026

Date of Last Revision:

Network Reference #20252954-1

Denham Land Surveyors LLC  
500 Maple Avenue SW #1210  
Cullman, Alabama 35056  
256-851-2553  
christo@denham-surveyors.com

**Title Legal Description**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF GRENADA, STATE OF MISSISSIPPI AND IS DESCRIBED AS FOLLOWS:

Part of the NE1/4 of the NE1/4 of Section 13, Township 22 North, Range 4 East, City of Grenada, Grenada County, Mississippi, more particularly described as follows:

Beginning at a point 363.0 feet west and 623.8 feet south of a found iron pipe at the northeast corner of said Section 13; proceed thence S 30 degrees 43'24" E 140.77 feet to a found iron bar; thence S 54 degrees 08'14" W 172.79 feet to a point on the northern right of way of Sunset Drive; thence N 33 degrees 48'48" W 148.71 feet along said right of way to a point; thence N 55 degrees 20'40" E 201.23 feet to the Point of Beginning, containing 0.91 acres, more or less.

The above described parcel is the same parcel as described in Fidelity National Title Insurance Company, Commitment No. 25-03381, bearing an effective date of February 11th 2025.

**Notes Corresponding to Schedule B**

10. Release of damages to State Highway Commission of Mississippi contained in Book 155 at Page 583.  
THIS DOCUMENT IS FOR SUNSET DRIVE (a/k/a STATE HIGHWAY 8) THAT ADJAINS AND BENEFITS THE SUBJECT PROPERTY AS PLOTTED AND SHOWN HEREON.

11. Right of Way to Mississippi Power & Light Company recorded in Book 154 at Page 371.  
THIS DOCUMENT IS BLANKET IN NATURE AND AFFECTS ALL OF THE SUBJECT PROPERTY.

12. Right of Way to Mississippi Power & Light Company recorded in Book 219 at Page 241.  
THIS DOCUMENT IS BLANKET IN NATURE AND AFFECTS ALL OF THE SUBJECT PROPERTY.

13. Right of Way to Entergy Mississippi, Inc. recorded in Book 2015 at Page 781.  
THIS DOCUMENT IS BLANKET IN NATURE AND AFFECTS ALL OF THE SUBJECT PROPERTY.

**Encroachment Statement**

THERE ARE NO VISIBLE OBSERVATIONS OF ENCROACHMENTS AFFECTING THE SUBJECT PROPERTY AT THE TIME OF THE SURVEY.

**Flood Zone**

Said described property is located within an area having a Zone Designation "X", areas observed to be outside of the 0.2% chance floodplain, by the Federal Emergency Management Agency (FEMA), Flood Insurance Rate Map (FIRM) No. 2804-020139C, with a date of identification of 05/24/2011, for Community Number 280061, in the city of Grenada, Mississippi, County of Grenada, State of Mississippi which is the current Flood Insurance Rate Map for the community in which said property is situated and is not in a special flood hazard area.

**Wetlands Note**

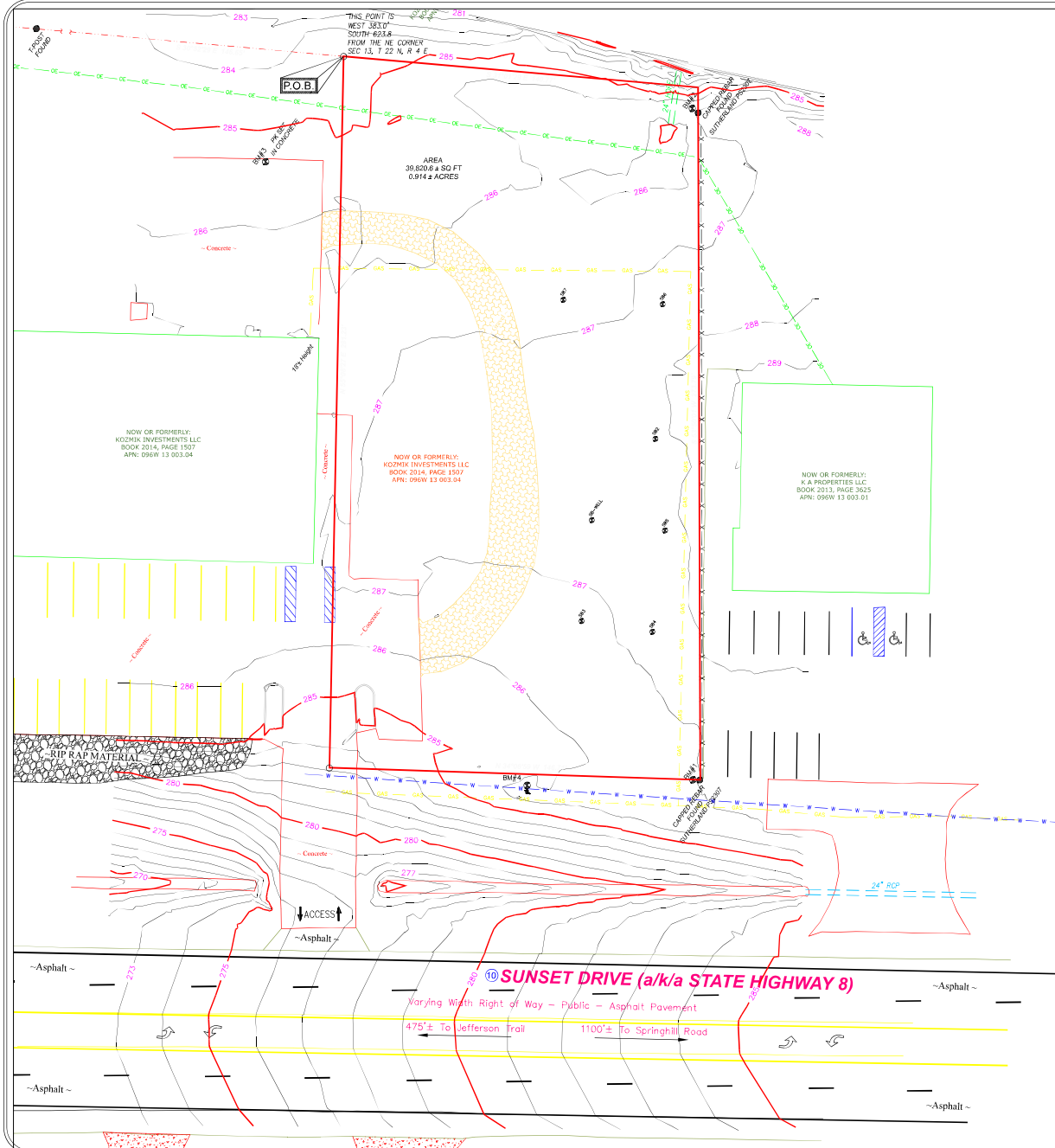
No evidence of potential wetlands were observed on the subject property at the time the survey was conducted, nor have we received any documentation of any wetlands being located on the subject property.

**Utility Notes**

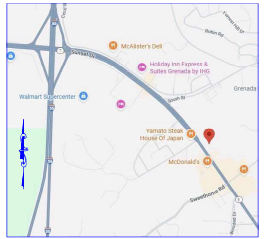
UN1 The location of utilities shown herein are from observed evidence of above ground appurtenances. The surveyor located yellow point markings and yellow flags in the field for an underground gas line.

UN2 The surveyor was provided a utility document prepared by BVD Project #5-GRENADA-1354-SUNSET-DO-MEDICAL-NATIONAL, dated November 17, 2025. The surveyor plotted gas, water, fiber optic, communication, and sanitary sewer lines from this document into the drawing and are shown herein.

UN3 From observed above ground appurtenances only as shown herein, gas, electric, sanitary sewer, communication, and water lines and/or service is available for the subject property within the public right of way along Sunset Drive. Additionally, there is observed above ground and overhead electrical and communication along the Northeast boundary line of the subject property as shown herein.

**Vicinity Map**

MAP NOT TO SCALE

**General Notes**

- GN1 The meridian for all bearings shown herein is based on Global Positioning System (GPS) equipment using the Mississippi Department of Transportation (MSDOT) Continuous Operating Reference System (CORS).
- GN2 There is indirect and/or direct access to the subject property via Sunset Drive, a public right-of-way.
- GN3 There are 0 regular parking spaces and 0 handicapped parking spaces for a total of 0 parking spaces on the subject property.
- GN4 Parcel Number of subject site: APN: 096W 13 003.04
- GN5 On the date of the field survey there was no observable evidence of earth moving work, building construction, or building additions within recent months.
- GN6 Surveyor is unaware of any changes in street right of way lines, other completed or proposed.
- GN7 There is no posted address for the subject site.
- GN8 All field measurements matched record dimensions within the precision requirements of ALTA/NSPS specifications unless otherwise shown.
- GN9 The boundary lines of the Property are contiguous and contain no gaps, gaps or overlaps. Also, adjoining deeds not researched for gaps, gaps or overlaps.
- GN10 All statements within the certification, and other references located elsewhere herein, 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 herein.
- GN11 No party walls were designated by the client or observed in the field by the Surveyor.
- GN12 No observed evidence of substantial refuse located on the Property or visible evidence of use as a solid waste dump.
- GN13 No evidence of cemeteries, individual grave sites or burial grounds.
- GN14 No visible surface evidence of waterways such as lakes, streams, or creeks were observed in the field by the Surveyor.

**Zoning Notes**

| STATUS               | B-3 (HEAVY COMMERCIAL DISTRICT) | STATUS             |
|----------------------|---------------------------------|--------------------|
| ITEM                 | REQUIRED                        | OBSERVED           |
| PERMITTED USE        | LUMBER SALES                    | LUMBER SALES       |
| MIN. LOT AREA        | NONE                            | 164,755.94 SQ. FT. |
| MIN. FRONTAGE        | NONE                            | SEE DRAWING        |
| MAX. BLDG. COVERAGE  | NONE                            | 12%                |
| MIN. SETBACKS FRONT  | NONE                            | 4.6'               |
| MIN. SETBACKS SIDE   | NONE                            | 67.8'              |
| MIN. SETBACKS REAR   | NONE                            | 64.6'              |
| MAX. BUILDING HEIGHT | NONE                            | 23'                |
| PARKING REGULAR      | —                               | 27                 |
| PARKING HANDICAP     | —                               | 2                  |
| PARKING TOTAL        | —                               | 29                 |

**Surveyed Area**

VESTED IN:

TOTAL LAND AREA:  
39,820.6 ± SQUARE FEET  
0.914 ± ACRES