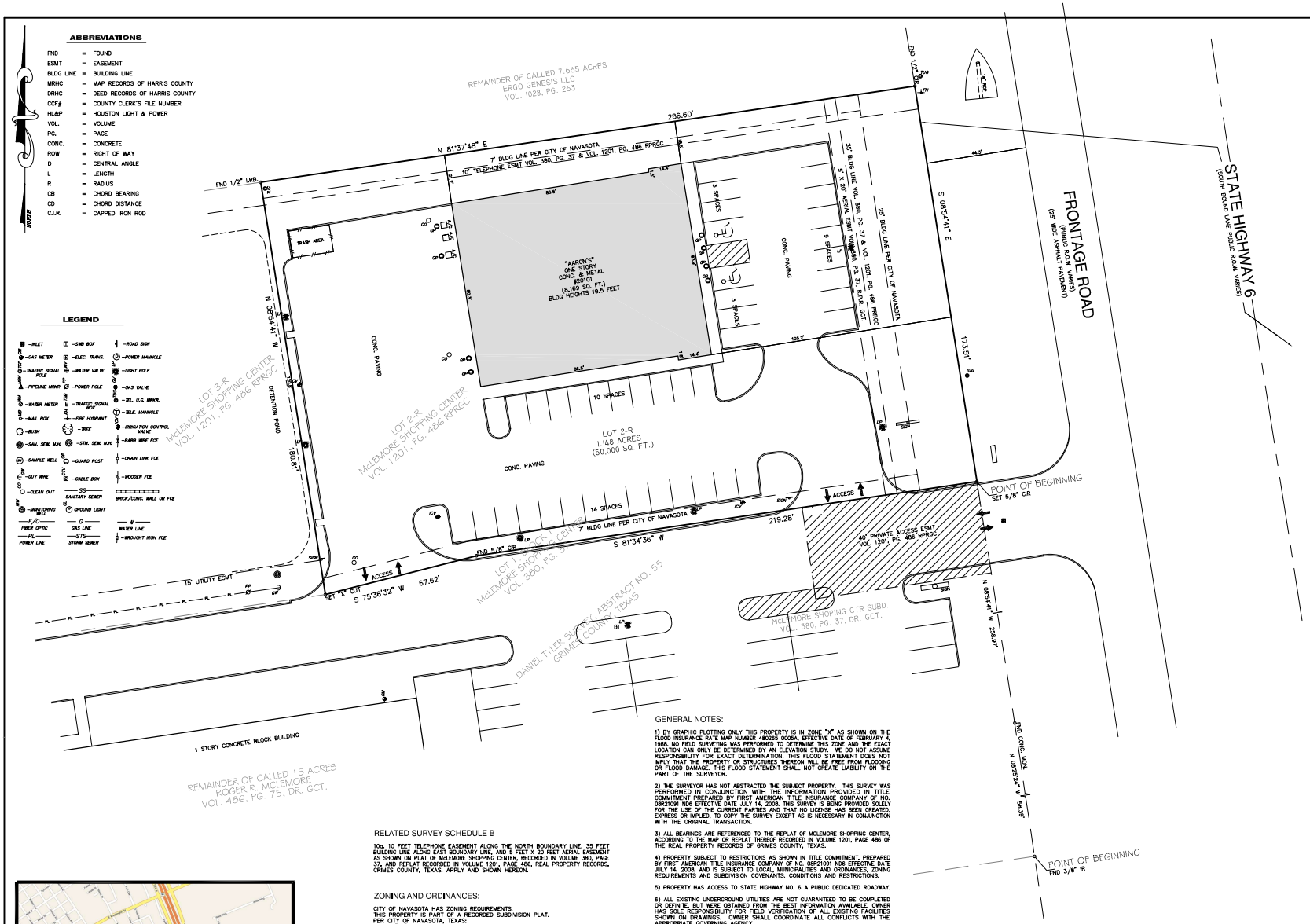
ABBREVIATIONS

FND	=	FOUND
ESMT	=	EASEMENT
BLDG LINE	=	BUILDING LINE
MRHC	=	MAP RECORDS OF HARRIS COUNTY
DRHC	=	DEED RECORDS OF HARRIS COUNTY
CCF#	=	COUNTY CLERK'S FILE NUMBER
HL&P	=	HOUSTON LIGHT & POWER
VOL.	=	VOLUME
PG.	=	PAGE
CONC.	=	CONCRETE
ROW	=	RIGHT OF WAY
D	=	CENTRAL ANGLE
L	=	LENGTH
R	=	RADIUS
CB	=	CHORD BEARING
CD	=	CHORD DISTANCE
C.I.R.	=	CAPPED IRON ROD

LEGEND

-INLET
-GAS METER
-TRAFFIC SIGNAL POLE
-PIPELINE MRKR
-WATER METER
-MAIL BOX
-BUSH
-SAN. SEW. M.H.
-SAMPLE WELL
-GUY WIRE
-CLEAN OUT
-MONITORING WELL
-F/O- FIBER OPTIC
-PL- POWER LINE
-SIGN BOX
-ELEC. TRANS.
-WATER VALVE
-POWER POLE
-TRAFFIC SIGNAL BOX
-FIRE HYDRANT
-TREE
-STM. SEW. M.H.
-GUARD POST
-CABLE BOX
-SS- SANITARY SEWER
GROUND LIGHT
-G- GAS LINE
-STD- STORM SEWER
-ROAD SIGN
-POWER MANHOLE
-LIGHT POLE
-GAS VALVE
-TEL. U.G. MRKR.
-TELE. MANHOLE
-IRRIGATION CONTROL VALVE
-BARB WIRE FCE
-CHAIN LINK FCE
-WOODEN FCE
BRICK/CONC. WALL OR FCE
-W- WATER LINE
-WROUGHT IRON FCE



LEGAL DESCRIPTION

BEING 1.148 ACRES (50,000 SQUARE FEET) OF LAND, LYING AND BEING SITUATED IN THE DANIAL TYLER SURVEY, ABSTRACT NO. 55, GRIMES COUNTY, TEXAS, SAID TRACT BEING LOT 2-R OUT OF THE REPLAT OF MCLEMORE SHOPPING CENTER, ACCORDING TO THE MAP OR REPLAT THEREOF RECORDED IN VOLUME 1201, PAGE 486 OF THE REAL PROPERTY RECORDS OF GRIMES COUNTY, TEXAS.

FIELD NOTES OF A 1.148 ACRE TRACT OR PARCEL OF LAND, LYING AND BEING SITUATED IN THE DANIEL TAYLOR SURVEY, ABSTRACT NO. 55, NAVASOTA, GRIMES COUNTY, TEXAS, BEING PART OF A CALLED 15.00 ACRE – TRACT ONE DESCRIBED IN DEED FROM ROGER RANDALL MCLEMORE, INDEPENDENT EXECUTOR OF THE ESTATE OF QUINTEN MCLEMORE TO ROGER RANDALL MCLEMORE, OSCAR SIDNEY MCLEMORE, ANN MCLEMORE DAVIS, JAN MCLEMORE ADDOCK, SUE MCLEMORE JOHNSTON AND NANCY MCLEMORE, AS RECORDED IN VOLUME 486, PAGE 75 OF THE REAL PROPERTY RECORDS OF GRIMES COUNTY, TEXAS, (SAID 15.00 ACRE TRACT BEING LOT 1, BLOCK 1 – MCLEMORE SHOPPING CENTER (SUBDIVISION) ACCORDING TO THE PLAT RECORDED IN VOLUME 380, PAGE 37, OF THE REAL PROPERTY RECORDS OF GRIMES COUNTY, TEXAS, SAID 1.148 ACRES, LOT 2-R BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 3/8 INCH IRON ROD FOUND MARKING THE SOUTHEAST CORNER OF THE BEFOREMENTIONED 15.00 ACRE TRACT AND THE BEFOREMENTION LOT 1, BLOCK 1, MCLEMORE SHOPPING CENTER IN THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 6, (WIDTH VARIES) AND BEING THE SOUTHEAST CORNER OF SAID LOT 1-R AND THE HEREIN DESCRIBED TRACT;

THENCE ALONG THE WEST RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY NO. 6, THE EAST LINE OF SAID 15.00 ACRE TRACT, AND THE EAST LINE OF THE HEREIN DESCRIBED LOT 1-R AS FOLLOWS;

NORTH 08 DEGREES 25 MINUTES 24 SECONDS WEST A DISTANCE OF 58.39 FEET TO CONCRETE MONUMENT FOUND FOR ANGLE POINT;

NORTH 08 DEGREES 54 MINUTES 41 SECONDS WEST A DISTANCE OF 258.97 FEET TO A 5/8 INCH CAPPED IRON ROD SET AT THE PLACE OF BEGINNING OF THIS DESCRIPTION;

THENCE SOUTH 81 DEGREES 34 MINUTES 36 SECONDS WEST A DISTANCE OF 219.28 FEET TO A 5/8 INCH IRON ROD FOUND FOR ANGLE POINT;

THENCE SOUTH 75 DEGREES 36 MINUTES 32 SECONDS WEST A DISTANCE 67.62 FEET TO AN "X" CUT SET FOR CORNER;

THENCE NORTH 08 DEGREES 54 MINUTES 41 SECONDS WEST ALONG THE EAST LINE OF SAID REMAINDER OF 15 ACRES, A DISTANCE OF 180.81 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;

THENCE NORTH 81 DEGREES 37 MINUTES 48 SECONDS EAST ALONG THE SOUTH OF SAID REMAINDER OF 7.665 ACRES, A DISTANCE OF 286.60 FEET TO A 1/2 INCH CAPPED IRON ROD FOUND IN THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 6;

THENCE SOUTH 08 DEGREES 54 MINUTES 41 SECONDS EAST ALONG THE WEST RIGH-OF-WAY LINE OF SAID STATE HIGHWAY NO. 6, A DISTANCE 173.51 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.148 ACRES (50,000 SQUARE FEET) OF LAND

THE PROPERTY DESCRIBED AND SHOWN HEREON IS THE SAME PROPERTY DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT NO. 08R21091 ND6 DATED JULY 14, 2008.

SURVEYOR'S CERTIFICATION

TO:
AARON RENTS, INC.;
SERIES B, LLC, AND ITS SUCCESSORS AND/OR ASSIGNS;
COLE AN PORTFOLIO I, LLC;
FIRST AMERICAN TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT OF SURVEY (THIS "SURVEY MAP") OF THE REAL PROPERTY ("PROPERTY") SPECIFICALLY DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT NO. 08R21091 ND6 DATED JULY 14, 2008 (THE "TITLE COMMITMENT"), (1) IS BASED ON A FIELD SURVEY MADE ON (INSERT DATE OF SURVEY HERE), BY ME OR DIRECTLY UNDER MY SUPERVISION IN ACCORDANCE WITH THE MOST RECENTLY ADOPTED MINIMUM STANDARD DETAIL REQUIREMENTS AND CLASSIFICATIONS FOR ALTA/ACSM LAND TITLE SURVEYS, ITEMS 1, 2, 3, 4, 6, 7(A), 7(B)(1), 7(C), 8-10, AND 11(A), 13 AND 14 OF TABLE A THEREOF, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS AND ACSM, AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, THE UNDERSIGNED FURTHER CERTIFIES THAT THE PROPER FIELD PROCEDURES, INSTRUMENTATION, AND ADEQUATE SURVEY PERSONNEL WERE EMPLOYED IN ORDER TO ACHIEVE RESULTS COMPARABLE TO THOSE OUTLINED IN THE "MINIMUM ANGLE, DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS" (2) WAS PREPARED IN ACCORDANCE WITH AND INCLUDES ALL ITEMS AND INFORMATION REQUIRED BY THE DOCUMENT TITLED "SURVEY REQUIREMENTS FOR COLE CAPITAL PARTNERS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY" DATED SEPTEMBER 1, 2007, AND (3) TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF,
(A) THIS SURVEY MAP CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY;
(B) THERE ARE NO DISCREPANCIES BETWEEN THE BOUNDARY LINES OF THE PROPERTY AS SHOWN ON THIS SURVEY MAP AND AS DESCRIBED IN THE LEGAL DESCRIPTION PRESENTED IN THE TITLE COMMITMENT;
(C) THE BOUNDARY LINE DIMENSIONS AS SHOWN ON THIS SURVEY MAP FORM A MATHEMATICALLY CLOSED FIGURE WITHIN +/-0.1 FOOT;
(D) THE BOUNDARY LINES OF THE PROPERTY ARE CONTIGUOUS WITH THE BOUNDARY LINES OF ALL ADJOINING STREETS, HIGHWAYS, RIGHTS OF WAY AND EASEMENTS, PUBLIC OR PRIVATE, AS DESCRIBED IN THEIR MOST RECENT RESPECTIVE LEGAL DESCRIPTIONS OF RECORD; AND
(E) EXCEPT AS OTHERWISE NOTED BELOW, IF THE PROPERTY CONSISTS OF TWO OR MORE PARCELS, THERE ARE NO GAPS OR GORES BETWEEN SAID PARCELS.
THE UNDERSIGNED UNDERSTANDS AND AGREES THAT THE PARTIES TO WHOM THIS CERTIFICATION IS ADDRESSED WILL BE RELYING UPON THIS SURVEY FOR ACCURACY WITH RESPECT TO THE PROPERTY.

FRED F. LAWTON
REGISTERED PROFESSIONAL LAND SURVEYOR LICENSE NO. 5530
WITHIN THE STATE OF TEXAS

STATE OF TEXAS REGISTERED FRED F. LAWTON 5530 PROFESSIONAL LAND SURVEYOR

"ALTA/ACSM LAND TITLE SURVEY"

PREPARED FOR:

THE MATTHEWS COMPANY Inc.®
National ALTA Survey Management

17220 Newhope Street, Suites 108-110, Fountain Valley, CA 92708
Tel: (714)-979-7181 Fax: (714)-641-2840
www.thematthewscompany.com

GENERAL NOTES:

1) BY GRAPHIC PLOTTING ONLY THIS PROPERTY IS IN ZONE "X" AS SHOWN ON THE FLOOD INSURANCE RATE MAP NUMBER 480265 0005A, EFFECTIVE DATE OF FEBRUARY 4, 1988. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND THE EXACT LOCATION CAN ONLY BE DETERMINED BY AN ELEVATION STUDY. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

2) THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY. THIS SURVEY WAS PERFORMED IN CONJUNCTION WITH THE INFORMATION PROVIDED IN TITLE COMMITMENT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY OF NO. 08R21091 ND6 EFFECTIVE DATE JULY 14, 2008. THIS SURVEY IS BEING PROVIDED SOLELY FOR THE USE OF THE CURRENT PARTIES AND THAT NO LICENSE HAS BEEN CREATED, EXPRESS OR IMPLIED, TO COPY THE SURVEY EXCEPT AS IS NECESSARY IN CONJUNCTION WITH THE ORIGINAL TRANSACTION.

3) ALL BEARINGS ARE REFERENCED TO THE REPLAT OF MCLEMORE SHOPPING CENTER, ACCORDING TO THE MAP OR REPLAT THEREOF RECORDED IN VOLUME 1201, PAGE 486 OF THE REAL PROPERTY RECORDS OF GRIMES COUNTY, TEXAS.

4) PROPERTY SUBJECT TO RESTRICTIONS AS SHOWN IN TITLE COMMITMENT, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY OF NO. 08R21091 ND6 EFFECTIVE DATE JULY 14, 2008, AND IS SUBJECT TO LOCAL MUNICIPALITIES AND ORDINANCES, ZONING REQUIREMENTS AND SUBDIVISION COVENANTS, CONDITIONS AND RESTRICTIONS.

5) PROPERTY HAS ACCESS TO STATE HIGHWAY NO. 6 A PUBLIC DEDICATED ROADWAY.

6) ALL EXISTING UNDERGROUND UTILITIES ARE NOT GUARANTEED TO BE COMPLETED OR DEFINITE, BUT WERE OBTAINED FROM THE BEST INFORMATION AVAILABLE, OWNER HAS SOLE RESPONSIBILITY FOR FIELD VERIFICATION OF ALL EXISTING FACILITIES SHOWN ON DRAWINGS. OWNER SHALL COORDINATE ALL CONFLICTS WITH THE APPROPRIATE GOVERNING AGENCY.

7) NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.

8) THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AS SUCH IT CONSTITUTES NEITHER A GUARANTEE NOR A WARRANTY, EXPRESSED OR IMPLIED.

9) THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL; SURFACE OR SUBSURFACE FAULTING, HAZARDOUS WASTES, WETLANDS DELINEATIONS OR OTHER ENVIRONMENTAL ISSUES HAVE NOT BEEN ADDRESSED AS PART OF THE SCOPE OF THIS SURVEY.

10) THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS APPARENT AT TIME OF SURVEY. OBSERVATIONS RESTRICTED TO EXTERIOR OF BUILDING ONLY.

11) NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WERE EVIDENT AT TIME OF SURVEY.

12) THERE ARE OR THERE ARE NO CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION.

RELATED SURVEY SCHEDULE B

10a. 10 FEET TELEPHONE EASEMENT ALONG THE NORTH BOUNDARY LINE, 35 FEET BUILDING LINE ALONG EAST BOUNDARY LINE, AND 5 FEET X 20 FEET AERIAL EASEMENT AS SHOWN ON PLAT OF McLEMORE SHOPPING CENTER, RECORDED IN VOLUME 380, PAGE 37, AND REPLAT RECORDED IN VOLUME 1201, PAGE 486, REAL PROPERTY RECORDS, CRIMES COUNTY, TEXAS. APPLY AND SHOWN HEREON.

ZONING AND ORDINANCES:

CITY OF NAVASOTA HAS ZONING REQUIREMENTS.
THIS PROPERTY IS PART OF A RECORDED SUBDIVISION PLAT.
PER CITY OF NAVASOTA, TEXAS:
ZONED "B1" GENERAL RETAIL.
CURRENT USE ACCEPTABLE

PARKING:

1 SPACE PER 300 SQ. FT. OF GFA
STANDARD SPACES SHOWN: 39
HANDICAPPED SPACES SHOWN: 2

BUILDING LINES:

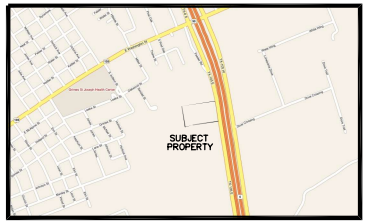
25 FOOT FRONT SETBACK
10ft LOT WIDTH FOR SIDE SETBACK
NO REAR SETBACK

HEIGHT RESTRICTIONS:

45 FEET MAXIMUM HEIGHT

PROTRUSIONS:

NONE



LOCATION MAP
NOT TO SCALE

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

MARK	DATE	REVISION	BY	APV'D
2	7/28/08	PER COMMENTS	TN	
1	7/21/08	PER COMMENTS	TN	

COLE COMPANIES

9310 HIGHWAY 6 LOOP
NAVASOTA, TX
(Aaron's)

SCALE: 1"=20'	CHK'D/AP'V'D:
DATE: 7-10-08	APPROVED:
DWG. BY: KT	STORE NAME: NAVASOTA
CHK'D BY: TN	

South/West Land Surveying Co.
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