



Architectural Review Committee | Agenda

Thursday, May 14, 2026 – 3:00 PM

City Hall – Council Chambers
2309 15th Street, Gulfport

- A. Prayer
- B. Pledge of Allegiance
- C. Call to Order
- D. Determination of a Quorum
- E. Confirmation of Agenda
- F. Announcements

F1. If you are aggrieved by a vote of the Architectural Review Committee, see below.

Any person or any officer, department or agency of the City aggrieved by a decision of the Architectural Review Committee may, within fifteen (15) days thereafter, appeal therefore to the Gulfport City Council by submitting to the Department of Urban Development – Planning Division a written notice of appeal specifying the decision from which the appeal is taken.

F2. Speaker Card

Please provide the completed card at the time you speak to the Architectural Review Committee. City staff personnel can assist in any questions you may have or in completing the card. This public meeting is open to all for comment.

G. Adoption of Minutes

G1. Architectural Review Committee - 03/12/26 & 04/09/26

H. Hearing of Cases

H1. Signs

1. Architectural Review Committee 2605ARC008:

Architectural Review Committee 2605ARC008, by agent Harry Summers, seeking approval for a new free standing ground sign, Tax Parcel 1010H-02-031.001, 2079 E Pass Road, Zoned B-2 (General Business), Ward 2

2. Architectural Review Committee 2605ARC009:

Architectural Review Committee 2605ARC009, by agent Harry Summers, seeking approval for a new free standing ground sign, Tax Parcel 1010H-02-031.000, 2093 E Pass Road, Zoned B-2 (General Business), Ward 2

3. Architectural Review Committee 2605ARC010:

Architectural Review Committee 2605ARC010, by agent Gulf South Signs, seeking approval for a new freestanding ground sign, Tax Parcel 1008M-01-014.000 and 1008M-016.000, 11401 Helen Richards Road, Zoned B-2 (General Business), Ward 5

4. Architectural Review Committee 2605ARC011

Architectural Review Committee 2605ARC011, by agent Jon Storonskyj seeking approval for a new freestanding ground sign, Tax Parcel 0808E-02-030.049, 12178 Hwy 49, Zoned B-4 (Highway Business), Ward 7

H2. Architectural Review Committee Permits

I. Reports

J. Unfinished Business

K. Other Business

L. Adjournment

MINUTES

GULFPORT ARCHITECTURAL REVIEW COMMITTEE MEETING

Thursday, March 12, 2026, 3:00 P.M.

City Council Chambers

- A. Prayer:** The ARC Board led a prayer.
- B. Pledge of Allegiance:** The Pledge of Allegiance was recited.
- C. Call to Order:** The meeting of the ARC board was called to order at **3:01 P.M.**
- D. Determination of a Quorum:** A Roll Call was conducted, and a quorum was determined.

BOARD MEMBERS PRESENT:

DANIELLE COTTON
JOHNNY OLSEN
BRENT FRENCH
KENNY MCNAIR

BOARD MEMBERS ABSENT:

LEE PALERMO

STAFF MEMBERS PRESENT

MATILDA WELCH
SAMUEL SWEETING
SAMUEL SMITH
BRYCE CLUGH

COURT REPORTER:

E. Confirmation of Agenda:

F. Approval of Minutes:

Motion by **Johnny Olsen** and seconded by **Brent French** to approve Minutes of the **February 12, 2026**, ARC meetings was carried unanimously.

G. Hearing of cases:

G1. The declaration of appeal process was read by the Chairman of the Architectural Review Committee: Any person or any officer, department, or agency of the city aggrieved by any decision of the Architectural Review Committee may confirm by filing a written notice of appeal within fifteen (15) calendar days after the date of the Architectural Review Committee hearing. Any appeal shall be in writing and submitted to the Department of Urban Development – Planning Division stating what decision is being appealed and detailing how you are aggrieved. This Architectural Review Committee notice of appeal shall be forwarded as part of the record with the record and decision from the Architectural Review Committee to the Planning Commission. The Planning Commission shall make a final decision based upon the record as submitted. No new evidence may be presented at the meeting. Please contact this office for further details on the appeal process.

G2. The Chairman asked all individuals speaking at today’s meeting to complete a speaker’s card.

G3. Routine Agenda:

1. Architectural Review 2603ARC005:

Architectural Review Committee 2603ARC005, by agents Worth Hunter & Melissa Golding, seeking approval for two new freestanding ground signs, Tax Parcel 0808L-01-043.001, 11464 Hwy 49, Zoned B-4 (Highway Business), Ward 7

Speaking for the Petition: Worth Hunter

Speaking against the Petition: None

Other: Malcolm Jones

Motion: Johnny Olsen – to approve the applicant’s request for two new freestanding ground signs with the condition of both signs having no decorative cap and to allow landscaping in lieu of the decorative buttress at the base of the sign, with no rotation to the spatula sign.

Second: Kenny McNair

Lee Palermo	- Chairman - Absent
Danielle Cotton	- Acting Chair
Kenny McNair	- Yea
Brent French	- Yea
Johnny Olsen	- Yea

Action: Motion carried unanimously.

2. Architectural Review 2603ARC006:

Architectural Review Committee 2603ARC006, by agent Carl Hamilton, seeking approval for a new freestanding ground sign, Tax Parcel 1010F-02-022.000, 1554 E Pass Road, Zoned T6 (Urban Core Zone), Ward 5

Speaking for the Petition: Carl Hamilton

Speaking against the Petition: None

Motion: Johnny Olsen – to approve applicant’s request for a new freestanding ground sign with the condition of the pole to be painted blue or gray to match the consistency of the building and a decorative buttress at the base of the sign with landscaping.

Second: Kenny McNair

Lee Palermo	- Chairman - Absent
Danielle Cotton	- Acting Chair
Kenny McNair	- Yea
Brent French	- Yea
Johnny Olsen	- Yea

Action: Motion carried unanimously.

3. Architectural Review 2603ARC007:

Architectural Review Committee 2603ARC007, by agent Carl Hamilton, seeking approval for a new freestanding ground sign, Tax Parcel 0808D-04-007.000, 12317 Hwy 49, Zoned B-4 (Highway Business), Ward 7

Speaking for the Petition: Carl Hamilton

Speaking against the Petition: None

Motion: Johnny Olsen – to approve applicant’s request for a new freestanding ground sign with the condition of the pole to be painted blue or gray to match the consistency of the building and a decorative buttress at the base of the sign with landscaping.

Second: Kenny McNair

Lee Palermo	- Chairman - Absent
Danielle Cotton	- Acting Chair
Kenny McNair	- Yea
Brent French	- Yea
Johnny Olsen	- Yea

Action: Motion carried unanimously.

Adjournment:

Motion by **Brent French** to adjourn the meeting was seconded by **Danielle Cotton** and carried unanimously. The meeting adjourned at **3:51 P.M.**

THESE MINUTES WERE APPROVED BY A VOTE OF THE ARCHITECTURAL REVIEW COMMITTEE.

Danielle Cotton, Secretary

Date: _____

MINUTES

GULFPORT ARCHITECTURAL REVIEW COMMITTEE MEETING

Thursday, April 9, 2026, 3:00 P.M.

City Council Chambers

No meeting was held due to no cases being submitted for the aforementioned meeting date.

THESE MINUTES WERE APPROVED BY A VOTE OF THE ARCHITECTURAL REVIEW COMMITTEE.

Danielle Cotton, Secretary

Date: _____



URBAN DEVELOPMENT
PLANNING & ZONING
PO BOX 1780 | GULFPORT, MS | 1410 24TH AVENUE
228.868.5710 | PLANNERS@GULFPORT-MS.GOV

ARCHITECTURAL REVIEW COMMITTEE

Hearing Date: Thursday, May 14, 2026

Signs



URBAN DEVELOPMENT
PLANNING & ZONING
PO BOX 1780 | GULFPORT, MS | 1410 24TH AVENUE
228.868.5710 | PLANNERS@GULFPORT-MS.GOV

ARCHITECTURAL REVIEW COMMITTEE

Hearing Date: Thursday, May 14, 2026

Architectural Review Committee 2605ARC008: Architectural Review Committee 2605ARC008, by agent Harry Summers, seeking approval for a new free standing ground sign, Tax Parcel 1010H-02-031.001, 2079 E Pass Road, Zoned B-2 (General Business), Ward 2

Technical Report

ARCHITECTURAL REVIEW COMMITTEE

GENERAL INFORMATION

Case File Number: 2605ARC008

Hearing Date: May 14, 2026

Current Zoning/Use: B-2 / Commercial Building

Legal: Architectural Review Committee 2605ARC008, by agent Harry Summers, seeking approval for a new free standing ground sign, Tax Parcel 1010H-02-031.001, 2079 E Pass Road, Zoned B-2 (General Business), Ward 2

TECHNICAL DETAILS

The sign proposed meets setback requirements and copy area requirement per the current sign ordinance. Per Chapter 9, Article IV, Sec 9-91(b): "One (1) freestanding ground sign for each developed parcel or premises having frontage on a public right-of-way, not to exceed two (2) square feet of sign area for each linear foot of street frontage abutting the portion of said parcel or premises." The proposed sign has a copy area of approximately 61.75 square feet and is on premises that has approximately 134 linear feet of street frontage giving it a copy area limit of 268 square feet. The sign design includes a decorative crown, a decorative buttress with an area for landscaping, and is noted to be painted to match the commercial building. One item not listed is the material wrapping the support poles, instead noting the exterior will have a smooth finish. The design standards in Chapter 9, Article IV, Sec 9-103 would require the support poles to be wrapped with a masonry, stucco, stone and/or similar synthetic material. While the material is not clearly stated in the application, the applicant will need to state what the wrapping material will be used to wrap the support poles. The sign also includes a digital sign which while allowed a notarized sign affidavit indicating that the digital sign will adhere to Chapter 9, Article IV, Sec 9-93.

According to Appendix A, Article IV. Sec 9, 103, b, 1-4

- (1) All freestanding permanent signs, structures or poles shall be self-supporting structures erected on or permanently attached to concrete foundations or meet wind load requirements as specified in the building code, or any amendment thereto, adopted by the city.
- (2) Sign structure support pole(s) shall be wrapped with a masonry, stucco, stone and/or a similar synthetic material, from the ground level to a height not to exceed ten (10) feet above said ground level.
- (3) A decorative buttress shall be constructed at the ground/base level of the façade.
- (4) A decorative cap or crown shall be constructed at the top of the façade.

Any portion of the sign structure's support pole(s) between the façade and the display of the sign that is greater than ten (10) feet above ground level shall be finished with a stucco wrap or a textured paint.

Technical Report

ARCHITECTURAL REVIEW COMMITTEE

According to Chapter 9, Article IV, Sec 9-93

- a) No sign shall be permitted which is animated by means of flashing, scintillating, blinking or traveling lights.
- b) Digital display sign faces shall be allowed, subject to the following provisions:
 1. There shall be no effects of movement, animation, scrolling, flashing, scintillation or similar effects and shall display only static images.
 2. The static display time for each message shall be a minimum of eight (8) seconds.
 3. The time to completely change from one message to the next is a maximum of two (2) seconds and shall not use fading, rolling, window shading, dissolving, or similar effects as part of the change.
 4. All such signs shall have installed light monitors, and shall at all times allow such monitors to automatically adjust the brightness level of the sign based on ambient light conditions. In addition, maximum brightness levels for said sign shall not exceed five thousand five hundred (5,500) nits from dawn to dusk, during daylight hours, and one thousand (1,000) nits from dusk to dawn, nighttime hours.

Any digital display sign face or similar such sign that malfunctions, fails, or ceases to operate in its usual or normal programmed manner, causing motion, movement, flashing or any similar effects, shall have a default mechanism freezing said sign if any such malfunction occurs.

EXECUTIVE SUMMARY

The sign proposed meets setback requirements and copy area requirement per the current sign ordinance. Per Chapter 9, Article IV, Sec 9-91(b): "One (1) freestanding ground sign for each developed parcel or premises having frontage on a public right-of-way, not to exceed two (2) square feet of sign area for each lineal foot of street frontage abutting the portion of said parcel or premises." The proposed sign has a copy area of approximately 61.75 square feet and is on premises that has approximately 134 linear feet of street frontage giving it a copy area limit of 268 square feet. The sign design includes a decorative crown, a decorative buttress with an area for landscaping, and is noted to be painted to match the commercial building. One item not listed is the material wrapping the support poles, instead noting the exterior will have a smooth finish. The design standards in Chapter 9, Article IV, Sec 9-103 would require the support poles to be wrapped with a masonry, stucco, stone and/or similar synthetic material. While the material is not clearly stated in the application, the applicant will need to state what the wrapping material will be used to wrap the support poles. The sign also includes a digital sign which while allowed a notarized sign affidavit indicating that the digital sign will adhere to Chapter 9, Article IV, Sec 9-93.


DEPARTMENTAL CONDITIONS

1. A waiver from the Architectural Review Committee is required to approve the sign as proposed. Or;
2. Correction to the support poles wrapping material will bring the sign further into compliance.

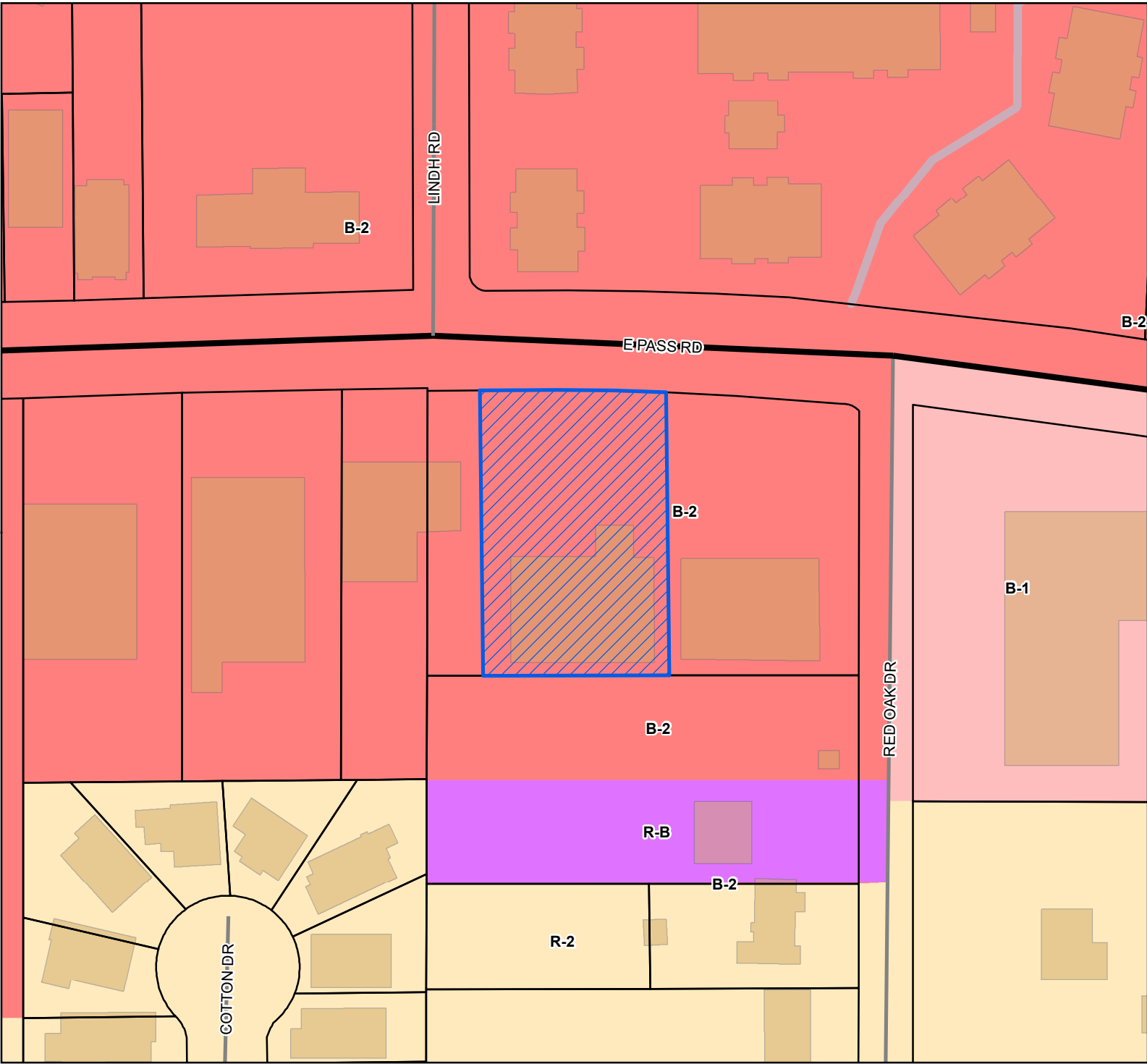
Technical Report
ARCHITECTURAL REVIEW COMMITTEE







DIRECTOR APPROVAL

This report has been reviewed and approved by:







Greg Holmes
Director of Urban Development Department

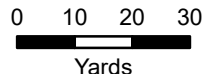


-  Site
-  US or State Highway
-  Street
-  Parcels
-  Buildings
-  Water Features

Zoning

-  B-1 - Neighborhood Business District
-  B-2 - General Business District
-  R-2 - Single Family Residence District (Medium Density)
-  R-B - Residence-Business District

Site Information
 1010H-02-031.001
 Zoning: B-2 (General Business)
 Size: 27463.9 sqft
 Flood: X



1 inch = 100 feet



DATA DISCLAIMER: All information that is provided on this map is believed to be correct. However, no liability is assumed by the City of Gulfport for errors in substance or form of any of the materials published on this map. The GIS Division, City of Gulfport, provides the information represented on this map as a service to the community and makes every effort possible to provide quality information. However, no claims, promises, or guarantees about the accuracy, completeness, or adequacy of the information contained on this map are expressed or implied.



CASE NUMBER

2605ARL008
BC 4/1/2026

Urban Development - Planning Division
1410 24th Avenue | Gulfport, MS 39501 | (228) 868-5710

ARCHITECTURAL REVIEW

REQUESTED ACTION BY THE Architectural Review Committee
(A separate submission form is required for each request)

- Architectural Design Review
- Signs

TAX PARCEL NUMBERS

10	10	H	02	031	001															

Property Address:

3079 E PASS RD
GULFPORT, MS

Property Address:

Lot(s) _____ Block(s) _____ Subdivision _____

General Description of Request: Requesting to install (1) Shopping Plaza
FD Sign w/ MULTIPLE TEMPORARY PANELS

OWNERSHIP AND CERTIFICATION:

I hereby certify that I have read and understand this application and that all information and attachments are true and correct. I also certify that I agree to comply with all applicable city codes, ordinances and state laws. Finally, I certify that I am the owner of the property involved in this request or have authorization to act as the owner's agent for the herein described request. We can only accept applications with original signatures.



Designation of Agent

I, Ramiro Rodriguez, being property owner of 2079 E Pass Rd Gulfport, MS 39507 which is the subject of this application hereby authorize Danny Summers to act as my representative with the City of Gulfport's Zoning Board of Adjustment and Appeals, and/or Planning Commission, and/or City Council, and/or permitting and licensing, as required by the City.

Such representation shall be for all purposes concerning any manner, right, or obligation relating to this petition. This designation authorizes my agent to make verbal or written representations and/or declarations on my behalf, and I shall be legally bound by said verbal or written representations and/or declarations relating to this petition.

The petitioner understands and acknowledges that the City will rely upon the agent's representations in approval or denial of said petition.

[Signature]
Signature

3/31/2026
Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 31st day of March, 20 26

[Signature]
Notary Public

11/20/2029
Commission Expiration





Covenant Affidavit

I, RAMIRO POOMGUEZ, being owner or agent of the property 2079 E. PASS RD GULFPORT, MS
PRINT NAME PRIMARY ADDRESS OR PARCEL 39507

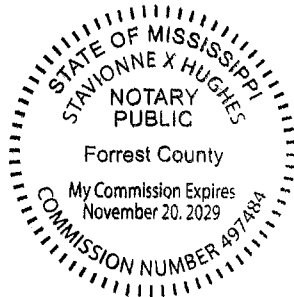
which is the subject of this application, hereby state that this request is not in violation of any restrictive or protective covenants.

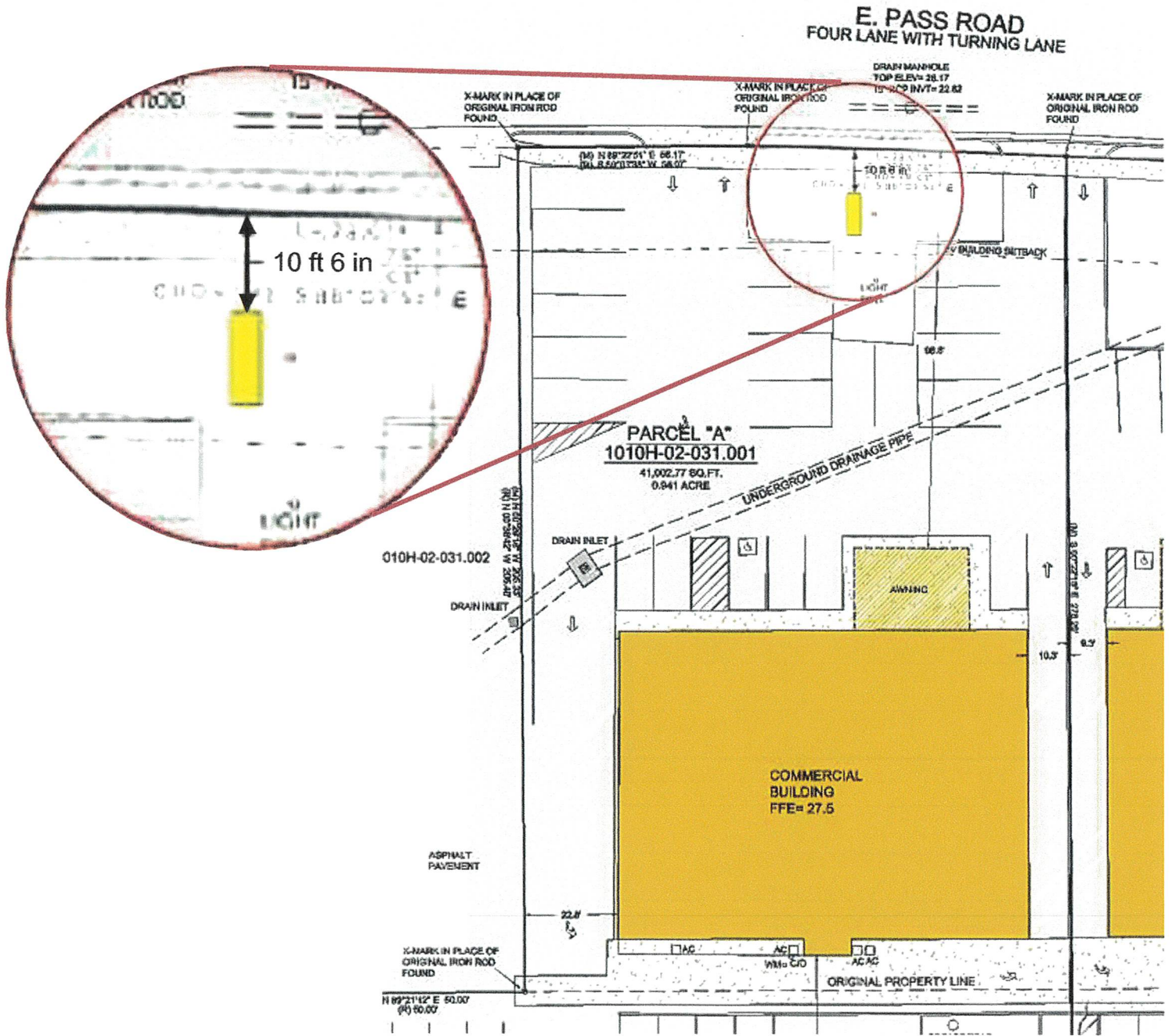
[Signature] _____ 3/31/2026 _____
Signature Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 31st day of MARCH, 2026

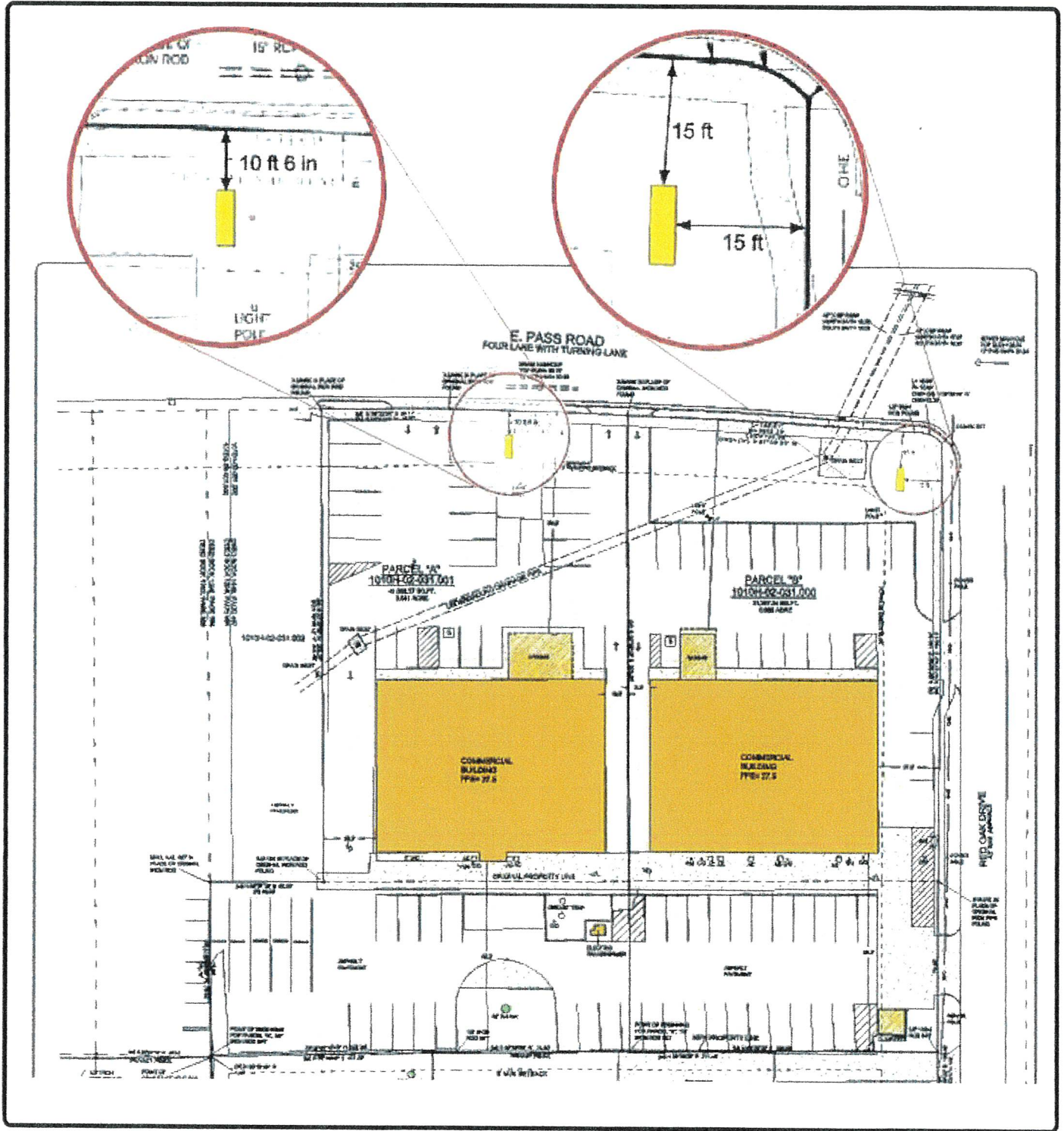
[Signature] _____ 11/20/2029 _____
Notary Public Commission Expiration

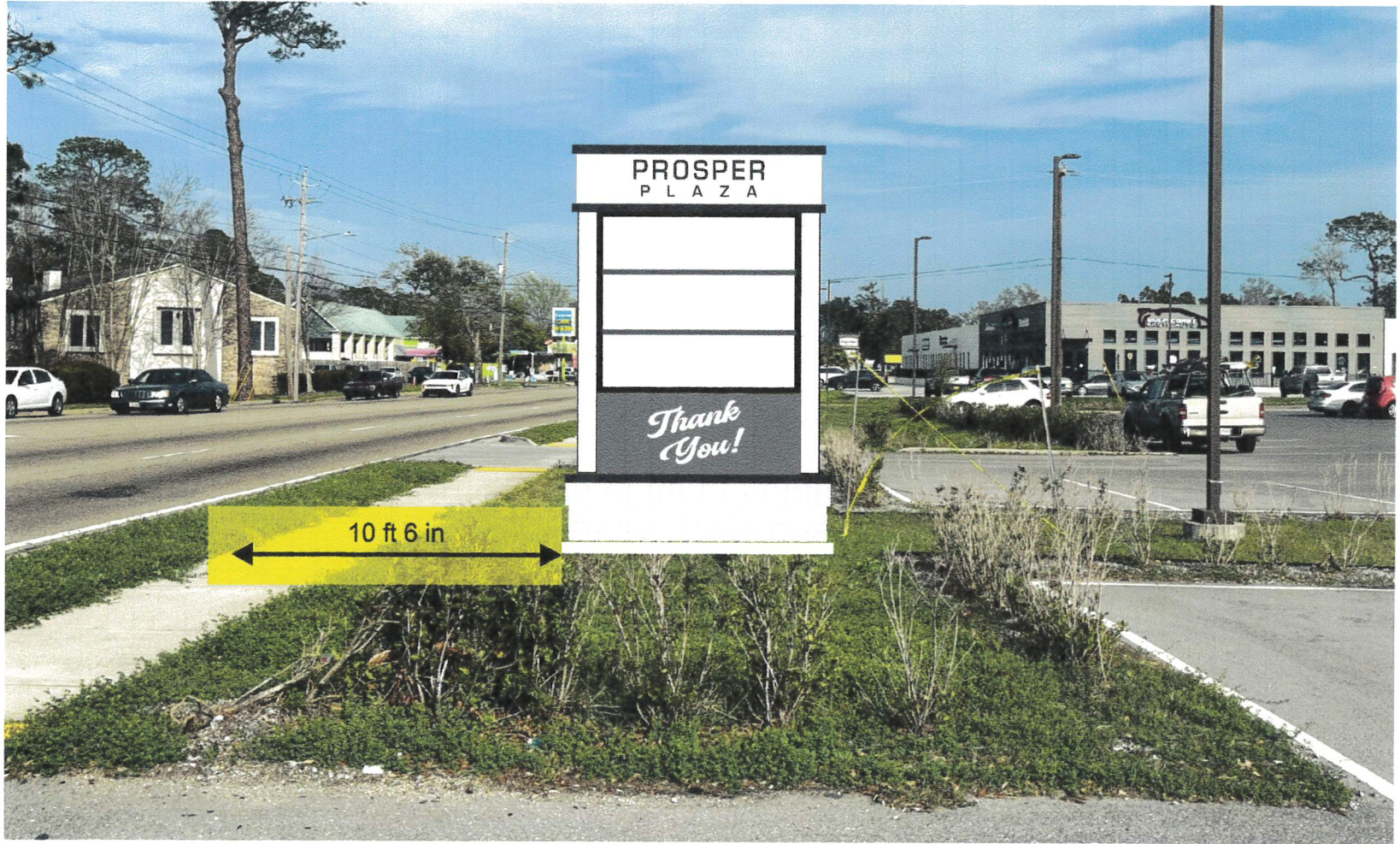




Site Map - Placement of Sign - 2079 E Pass Rd

C/USER VIEW OF PROPOSED PLACEMENT

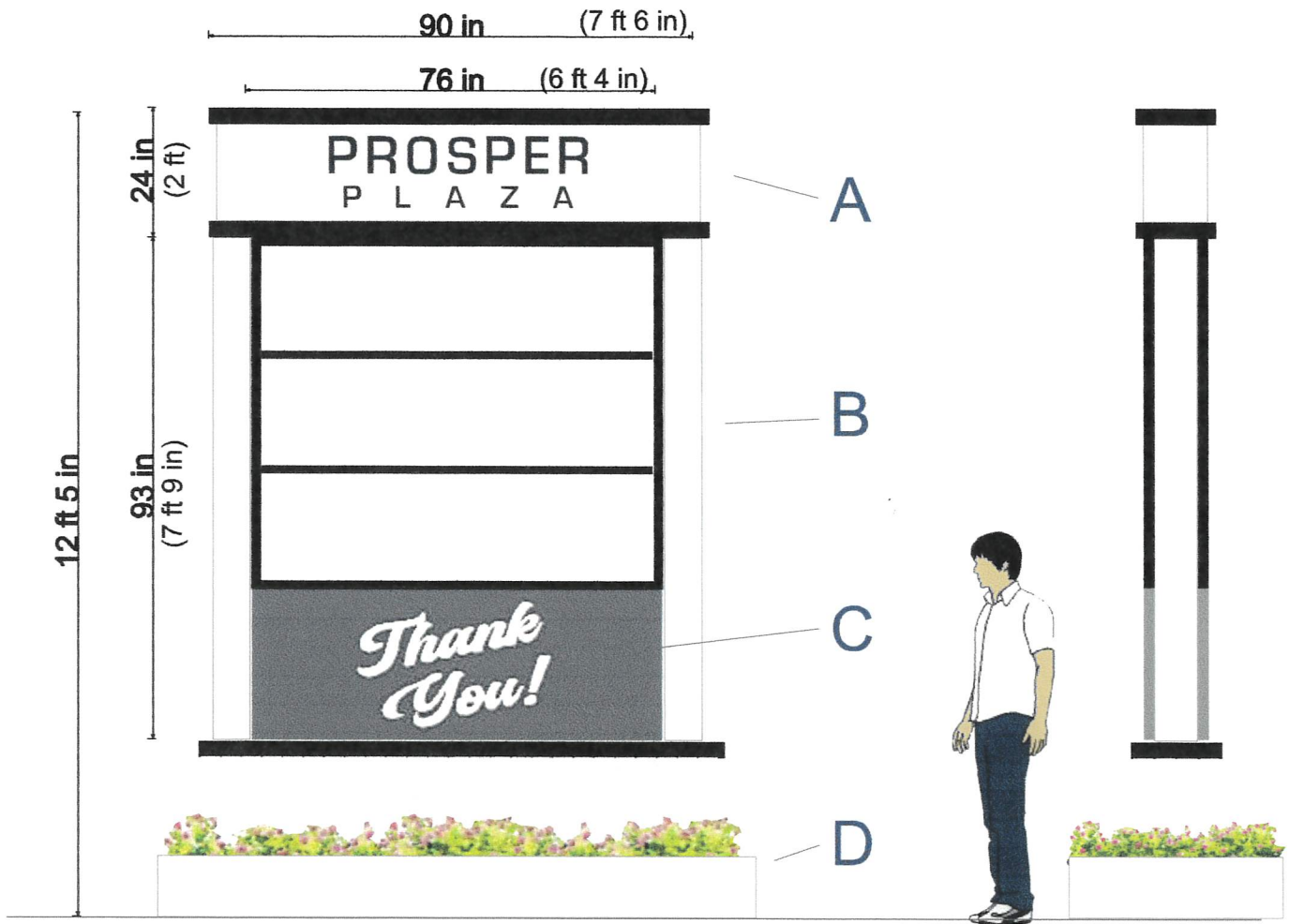




PROSPER
PLAZA

*Thank
You!*

10 ft 6 in



2079 E Pass Rd (West Sign)

- A) Decorative Crown Top
 - Area Behind "Prosper Plaza"
 - Smooth Finish, unless otherwise specified
 - Painted to Match Building
- B) Pole Covers:
 - Smooth Finish, unless otherwise specified
 - Painted to Match Building
- C) "Thank You" Section (Actual Wording TBD'd)
 - Aluminum panel for now, but intending to add an Electric Message Center at a later date if allowed
- D) Buttress at the Bottom
 - Area for Landscaping



Michael Watson

SECRETARY OF STATE

This is not an official certificate of good standing.

Name History

Name	Name Type
RIA Propertiez AZ LLC	Legal

Business Information

Business Type:	Limited Liability Company
Business ID:	1409025
Status:	Good Standing
Effective Date:	08/30/2023
State of Incorporation:	AZ
Principal Office Address:	80 Marais Ridge Hattiesburg, MS 39402

Registered Agent

Name
Ramiro Rodriguez 80 Marais Ridge Hattiesburg, MS 39402

Officers & Directors

Name	Title
Ramiro Rodriguez 80 Marais Ridge Hattiesburg, MS 39402	Member



Angela Jones 1st JUDICIAL DISTRICT

Instrument 2024-0013331-D-11
Filed/Recorded 07/16/2024 12:50:01 PM
Total Fees 26.00
4 Pages Recorded

PREPARED BY and RETURN TO:
David A. Wheeler, Esquire
Wheeler & Wheeler, PLLC
P.O. Box 264
Biloxi, MS 39533
(228) 374-6720
MSB 7126

INDEXING: SW 1/4 of SE 1/4 Section 29
T7S-R10W, Harrison County, 1st Jud. Dist., MS

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars (\$10.00), cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, JSP, LLC, a Mississippi limited liability company, P.O. Box 2965, Gulfport, MS 39503 (228) 374-2366, *GRANTOR*, does hereby GRANT, SELL, BARGAIN, CONVEY and SPECIALLY WARRANT to RIA PROPERTIEZ AZ, LLC, an Arizona limited liability company, 614 Crescent Lane, Madera, CA 93636 (559) 660-2873 and PROSPER PROPERTIES, LLC, an Arizona limited liability company, 6421 108th Ave. NE, Kirkland, WA 98033 (425) 880-0000, *GRANTEES*, as tenants in common, all right, title and interest in and to the following described real property lying and being situated in the First Judicial District of Harrison County, Mississippi, more particularly described as follows, to-wit:

SURVEY DESCRIPTION FOR PARCEL "A":
A PARCEL OF LAND SITUATED IN THE SOUTHWEST 1/4 OF THE SOUTHEAST

1/4 OF SECTION 29, TOWNSHIP 7 SOUTH, RANGE 10 WEST, CITY OF GULFPORT, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH THE BEARINGS BEING BASED ON STATE PLANE GRID NORTH (MS EAST ZONE): COMMENCING AT A 1/2" IRON ROD FOUND AT THE NORTHEAST CORNER OF LOT 11, COTTONWOOD SUBDIVISION; THENCE N00°33'59"E 1.00' TO A 1/2" IRON ROD SET AT THE POINT OF BEGINNING; THENCE CONTINUE N00°33'59"W 74.84' TO A MAG. NAIL SET IN ASPHALT; THENCE N89°21'12"E 50.00' TO A X-MARK PAINTED ON CONCRETE; THENCE N00°29'18"W 205.35' TO A X-MARK PAINTED ON CONCRETE ON THE SOUTH MARGIN OF E. PASS ROAD; THENCE ALONG SAID SOUTH MARGIN, N89°22'51"E 56.17' TO A X-MARK PAINTED ON CONCRETE; THENCE ALONG A CURVE OF SAID SOUTH MARGIN TO THE RIGHT HAVING A RADIUS OF 2913.76', AN ARC LENGTH OF 78.01' AND A CHORD BEARING AND DISTANCE OF S88°09'54"E 78.01' TO A X-MARK PAINTED ON CONCRETE; THENCE S00°22'15"E 276.20' TO A 1/2" IRON ROD SET; THENCE S89°39'28"W 75.80' TO A 1/2" IRON ROD SET; THENCE S88°49'43"W 107.65' TO THE POINT OF BEGINNING, CONTAINING 41,002.77 SQUARE FEET OR 0.941 ACRE,

AND ALSO:

AN INGRESS AND EGRESS EASEMENT ACROSS ALL DRIVEWAYS AND PARKING AREAS LYING ON THE ADJOINING PARCEL TO THE EAST, AND BEING SUBJECT TO AN INGRESS AND EGRESS EASEMENT ACROSS ALL DRIVEWAYS AND PARKING AREAS LYING ON THIS SUBJECT PROPERTY FOR USE BY THE ADJOINING PROPERTY TO THE EAST THEREOF.

SURVEY DESCRIPTION FOR PARCEL "B":

A PARCEL OF LAND SITUATED IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 7 SOUTH, RANGE 10 WEST, CITY OF GULFPORT, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH THE BEARINGS BEING BASED ON STATE PLANE GRID NORTH (MS EAST ZONE): COMMENCING AT A 1/2" IRON ROD FOUND AT THE NORTHEAST CORNER OF LOT 11, COTTONWOOD SUBDIVISION; THENCE N00°33'59"E 1.00' TO A 1/2" IRON ROD SET; THENCE N88°49'43"E 107.65' TO A 1/2" IRON ROD SET; THENCE N89°39'28"E 75.80' TO A 1/2" IRON ROD SET AT THE POINT OF BEGINNING; THENCE CONTINUE N89°39'28"E 135.68' TO A 1/2" IRON ROD SET ON THE WEST MARGIN OF RED OAK DRIVE; THENCE ALONG SAID WEST MARGIN, N00°03'22"E 73.90' TO A X-MARK PAINTED ON CONCRETE; THENCE FURTHER ALONG SAID WEST MARGIN, N00°27'30"E 190.13' TO A X-MARK PAINTED ON CONCRETE ON THE SOUTH MARGIN OF E. PASS ROAD; THENCE ALONG A CURVE OF SAID SOUTH MARGIN TO THE LEFT HAVING A RADIUS OF 15.00', AN ARC LENGTH OF 13.69' AND A CHORD BEARING AND DISTANCE OF N68°59'36"W 13.22' TO A 1/2" IRON ROD FOUND; THENCE ALONG ANOTHER CURVE OF SAID SOUTH MARGIN TO THE LEFT HAVING A RADIUS OF 2913.76', AN ARC LENGTH OF 126.91' AND A CHORD BEARING AND DISTANCE OF N87°00'23"W 126.90' TO A X-MARK PAINTED ON CONCRETE; THENCE S00°22'15"E 276.20' TO THE POINT OF

BEGINNING, CONTAINING 37,387.24 SQUARE FEET OR 0.858 ACRE,

AND ALSO:

AN INGRESS AND EGRESS EASEMENT ACROSS ALL DRIVEWAYS AND PARKING AREAS LYING ON THE ADJOINING PARCEL TO THE WEST, AND BEING SUBJECT TO AN INGRESS AND EGRESS EASEMENT ACROSS ALL DRIVEWAYS AND PARKING AREAS LYING ON THIS SUBJECT PROPERTY FOR USE BY THE ADJOINING PROPERTY TO THE WEST THEREOF.

The Grantor herein intends, and by its execution of this instrument does, transfer unto Grantees all right, title and interest it presently has in and to the above described property.

It is agreed and understood that the taxes for the current year have been prorated as of this date on an estimated basis, and when said taxes are actually determined, if the proration as of this date is incorrect, the Grantor agrees to pay said Grantees or their assigns any deficit on actual proration. This conveyance and Grantor's warranty of title is subject to: (a) all restrictions of record, (b) all easements and rights of way of record; (c) prior reservations of oil, gas and mineral rights; (d) current year taxes, if any; and (e) all matters which would be revealed by an accurate inspection and/or survey of the subject property.

WITNESS MY SIGNATURE, this the 15 day of July, 2024.

JSP, LLC, a Mississippi limited liability company

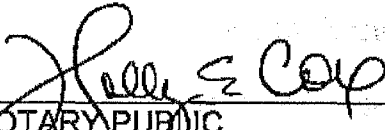
BY:



GARLON A. PEMBERTON, JR., Member

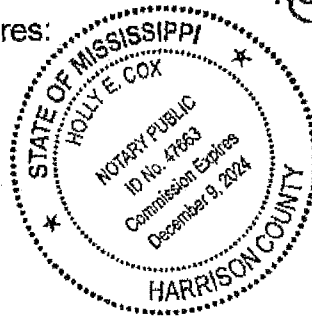
STATE OF MISSISSIPPI
COUNTY OF HARRISON

Personally appeared before me, the undersigned authority in and for said county and state, on this the 15th day of July, 2024, within my jurisdiction, the within named GARLON A. PEMBERTON, JR., who acknowledged to me that he is a Member of JSP, LLC, a Mississippi limited liability company, and that for and on behalf of said company and as the act and deed of said company, he executed the above and foregoing instrument, after first having been duly authorized by said limited liability company so to do.

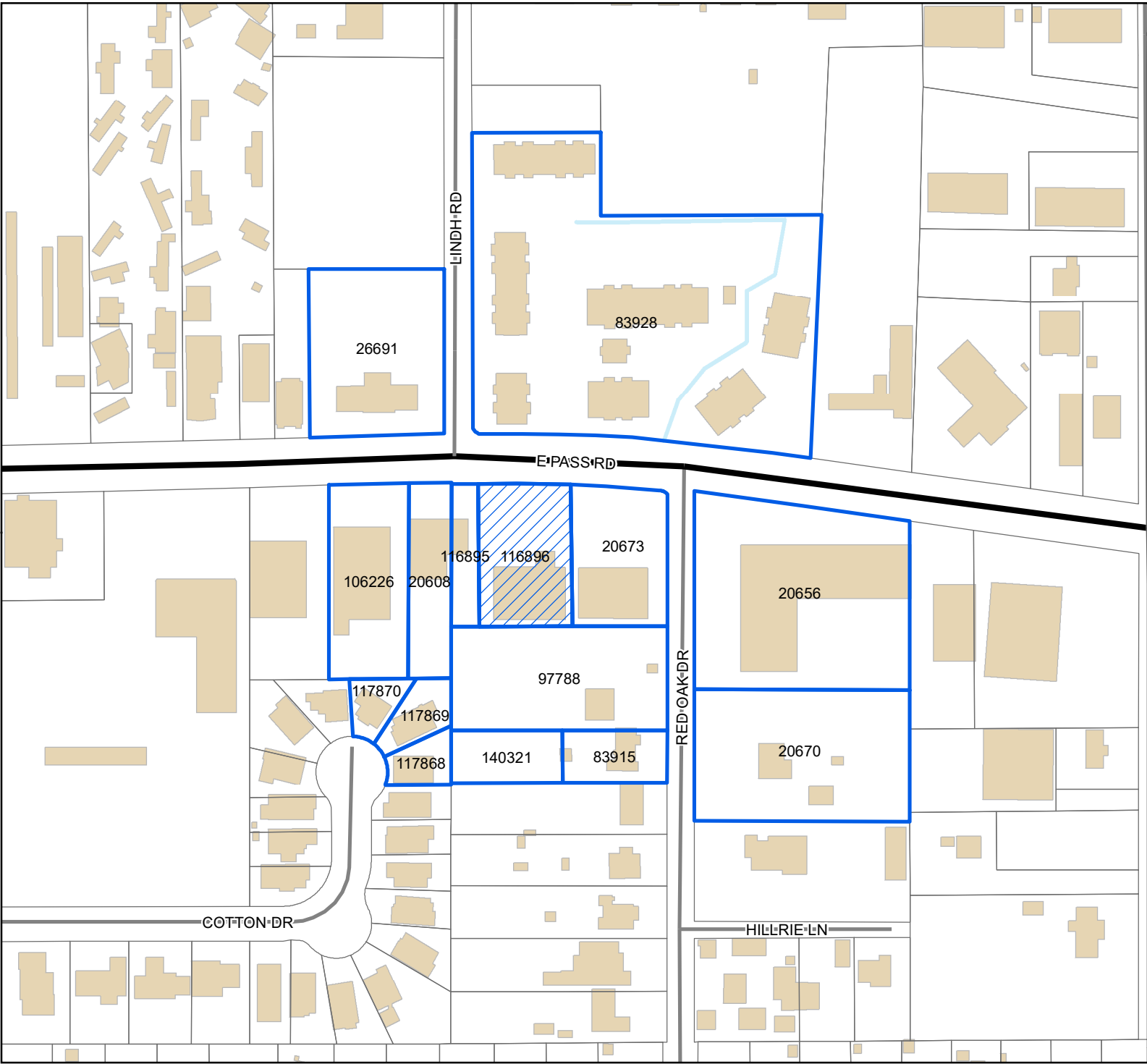


NOTARY PUBLIC

My Commission Expires:

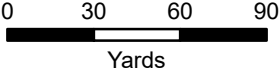


Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y		1010H-02-031.001	RAMIRO RODRIGUEZ (OWNER)	80 MARAIS RIDGE	HATTIESBURG	MS	39402
			DANNY SOMMERS (AGENT)	20086 STILES RD	SAUCIER	MS	39574
			Adjacent Property Owners (2605ARC008)				
	26691	1010G-02-016.000	NGUYEN MINH ETAL	2090 E PASS ROAD	GULFPORT	MS	39507
	20670	1010H-02-029.000	STEELE VINCE R & BRIMAGE CHERYL	628 RED OAK DR	GULFPORT	MS	39507
	117870	1010G-03-002.012	GOODMAN DARLENE M	2448 COTTON DR	GULFPORT	MS	39507
	117869	1010G-03-002.011	LATIMER KENNETH D	2446 COTTON DRIVE	GULFPORT	MS	39507
	117868	1010G-03-002.010	BETANCOURT TIFFANY ETAL	2444 COTTON DR	GULFPORT	MS	39507
	20656	1010H-02-030.000	REDAUTO PROPERTIES LLC	22355 PASS RD SUITE B	BILOXI	MS	39531
	116896	1010H-02-031.001	JSP LLC	P O BOX 2965	GULFPORT	MS	39505
N	20673	1010H-02-031.000	JSP LLC	P O BOX 2965	GULFPORT	MS	39505
	20608	1010G-03-001.000	SPINDOCTOR PROPERTIES LLC	440 GREEN TEAL COURT	BILOXI	MS	39531
N	106226	1010G-03-003.001	SPINDOCTOR PROPERTIES LLC	440 GREEN TEAL COURT	BILOXI	MS	39531
N	83928	1010H-03-013.000	GULF POINTE CH LLC	C/O READ PROPERTY GROUP LLC	BROOKLYN	NY	11204
N	116895	1010H-02-031.002	SPINDOCTOR PROPERTIES LLC	440 GREEN TEAL COURT	BILOXI	MS	39531
	140321	1010H-02-032.000	SMITH DIANE ETAL	P O BOX 151	HENRYVILLE	IN	47126
	83915	1010H-02-032.000	LEWIS DARRIN	15 BLUE MILL RD	KEARNEY	NE	68847
N	97788	1010H-02-032.001	JSP LLC	P O BOX 2965	GULFPORT	MS	39505



Legend

-  Site
-  US or State Highway
-  Street
-  Buildings
-  Water Features



1 inch = 200 feet



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URBAN DEVELOPMENT
PLANNING & ZONING
PO BOX 1780 | GULFPORT, MS | 1410 24TH AVENUE
228.868.5710 | PLANNERS@GULFPORT-MS.GOV

ARCHITECTURAL REVIEW COMMITTEE

Hearing Date: Thursday, May 14, 2026

Architectural Review Committee 2605ARC009: Architectural Review Committee 2605ARC009, by agent Harry Summers, seeking approval for a new free standing ground sign, Tax Parcel 1010H-02-031.000, 2093 E Pass Road, Zoned B-2 (General Business), Ward 2

Technical Report

ARCHITECTURAL REVIEW COMMITTEE

GENERAL INFORMATION

Case File Number: 2605ARC009

Hearing Date: May 14, 2026

Current Zoning/Use: B-2 / Commercial Building

Legal: Architectural Review Committee 2605ARC009, by agent Harry Summers, seeking approval for a new free standing ground sign, Tax Parcel 1010H-02-031.000, 2093 E Pass Road, Zoned B-2 (General Business), Ward 2

TECHNICAL DETAILS

The sign presented in the site plan (identified as the East Sign) meets setback requirements and copy area requirements from the current sign ordinance. Per Chapter 9, Article IV, Sec 9-91(b)(3): "The total area of all freestanding ground signs on each parcel shall not exceed two (2) square feet of sign area for each linear foot of street frontage of the first one hundred (100) linear feet and one (1) square foot of sign area for each additional foot of street frontage in excess of one hundred (100) feet provided that no one sign shall exceed two hundred (200) square feet in area, except on a parcel that exceeds two hundred (200) linear feet of street frontage. On parcels exceeding two hundred (200) feet of street frontage, the sign area shall not exceed a total equal to one (1) square foot of sign area for each linear foot of street frontage." The proposed sign has a copy area of approximately 68.75 square feet, and is on a corner lot with approximately 321 linear feet of street frontage. The proposed sign design includes a decorative crown, a decorative buttress with an area for landscaping, and is noted to be painted to match the commercial building. One item not listed is the material wrapping the support poles, instead noting the exterior will have a smooth finish. The design standards in Chapter 9, Article IV, Sec 9-103 would require the support poles to be wrapped with a masonry, stucco, stone and/or similar synthetic material. While the material is not clearly stated in the application, the applicant will need to state what the wrapping material will be used to wrap the support poles.

According to Appendix A, Article IV. Sec 9, 103, b, 1-4

- (1) All freestanding permanent signs, structures or poles shall be self-supporting structures erected on or permanently attached to concrete foundations or meet wind load requirements as specified in the building code, or any amendment thereto, adopted by the city.
- (2) Sign structure support pole(s) shall be wrapped with a masonry, stucco, stone and/or a similar synthetic material, from the ground level to a height not to exceed ten (10) feet above said ground level.
- (3) A decorative buttress shall be constructed at the ground/base level of the façade.
- (4) A decorative cap or crown shall be constructed at the top of the façade.

Technical Report
ARCHITECTURAL REVIEW COMMITTEE

Any portion of the sign structure's support pole(s) between the façade and the display of the sign that is greater than ten (10) feet above ground level shall be finished with a stucco wrap or a textured paint.

EXECUTIVE SUMMARY

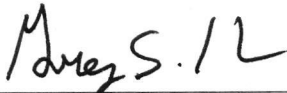
The sign presented in the site plan (identified as the East Sign) meets setback requirements and copy area requirements from the current sign ordinance. Per Chapter 9, Article IV, Sec 9-91(b)(3): "The total area of all freestanding ground signs on each parcel shall not exceed two (2) square feet of sign area for each lineal foot of street frontage of the first one hundred (100) linear feet and one (1) square foot of sign area for each additional foot of street frontage in excess of one hundred (100) feet provided that no one sign shall exceed two hundred (200) square feet in area, except on a parcel that exceeds two hundred (200) linear feet of street frontage. On parcels exceeding two hundred (200) feet of street frontage, the sign area shall not exceed a total equal to one (1) square foot of sign area for each lineal foot of street frontage." The proposed sign has a copy area of approximately 68.75 square feet, and is on a corner lot with approximately 321 linear feet of street frontage. The proposed sign design includes a decorative crown, a decorative buttress with an area for landscaping, and is noted to be painted to match the commercial building. One item not listed is the material wrapping the support poles, instead noting the exterior will have a smooth finish. The design standards in Chapter 9, Article IV, Sec 9-103 would require the support poles to be wrapped with a masonry, stucco, stone and/or similar synthetic material. While the material is not clearly stated in the application, the applicant will need to state what the wrapping material will be used to wrap the support poles.

DEPARTMENTAL CONDITIONS

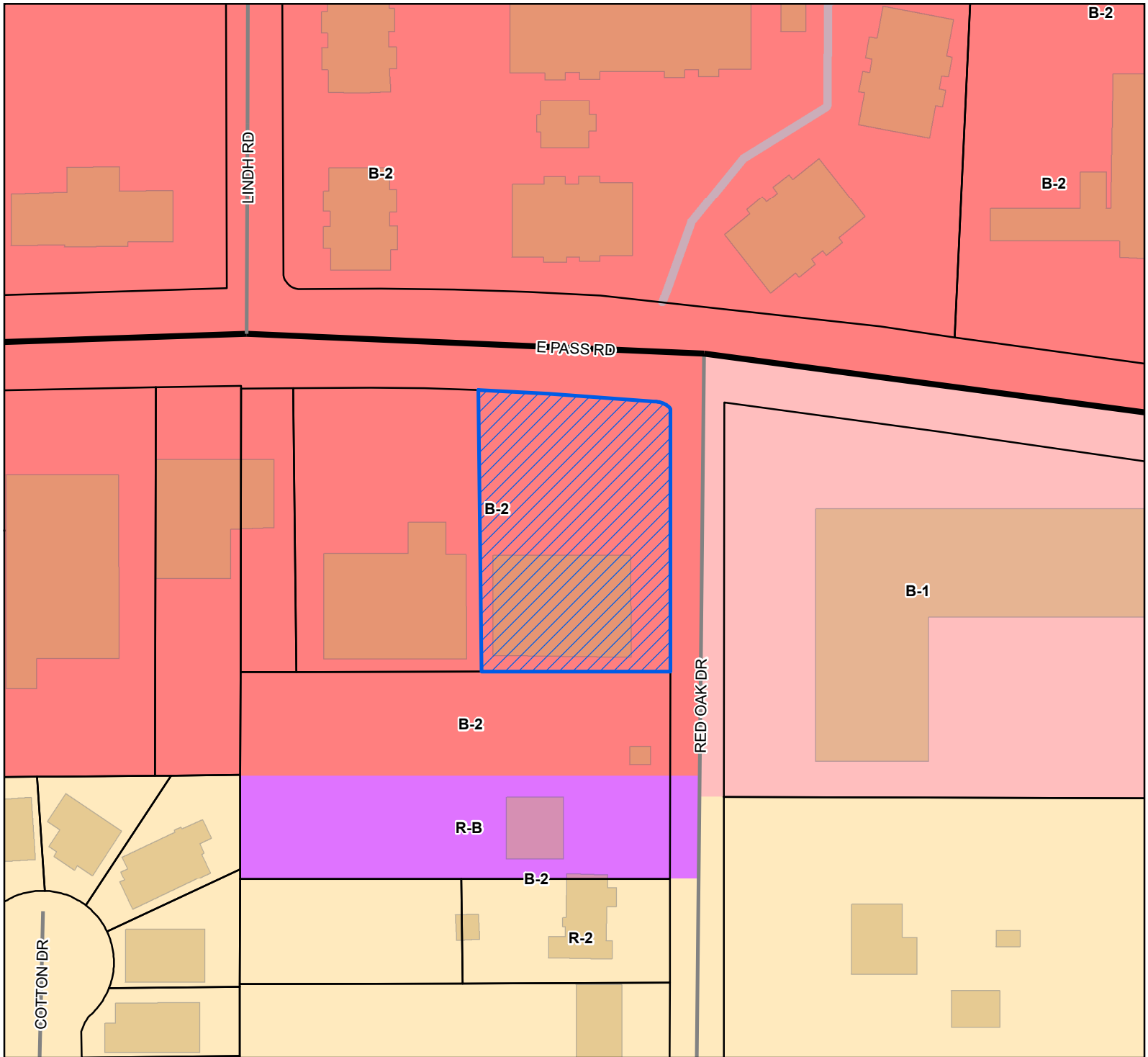
1. A waiver from the Architectural Review Committee is required to approve the sign as proposed. Or;
2. Correction to the support poles wrapping material will bring the sign further into compliance.

DIRECTOR APPROVAL

This report has been reviewed and approved by:



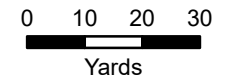
Greg Holmes
Director of Urban Development Department



Site
 Site
 US or State Highway
 Street
 Parcels
 Buildings
 Water Features

Zoning
 B-1 - Neighborhood Business District
 B-2 - General Business District
 R-2 - Single Family Residence District (Medium Density)
 R-B - Residence-Business District

Site Information
 1010H-02-031.000
 Zoning: B-2 (General Business)
 Size: 27495.1 sqft
 Flood: X



1 inch = 100 feet



DATA DISCLAIMER: All information that is provided on this map is believed to be correct. However, no liability is assumed by the City of Gulfport for errors in substance or form of any of the materials published on this map. The GIS Division, City of Gulfport, provides the information represented on this map as a service to the community and makes every effort possible to provide quality information. However, no claims, promises, or guarantees about the accuracy, completeness, or adequacy of the information contained on this map are expressed or implied.



Designation of Agent

I, Ramiro Rosmerez^{PRINT NAME}, being property owner of 2093 E Pass Rd Gulfport, MS 39507^{PRIMARY ADDRESS OR PARCEL} which is the subject of this application hereby authorize Danny Summers^{PRINT NAME} to act as my representative with the City of Gulfport's Zoning Board of Adjustment and Appeals, and/or Planning Commission, and/or City Council, and/or permitting and licensing, as required by the City.

Such representation shall be for all purposes concerning any manner, right, or obligation relating to this petition. This designation authorizes my agent to make verbal or written representations and/or declarations on my behalf, and I shall be legally bound by said verbal or written representations and/or declarations relating to this petition.

The petitioner understands and acknowledges that the City will rely upon the agent's representations in approval or denial of said petition.

[Signature]
Signature

3/31/2026
Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 31st day of March, 2026

[Signature]
Notary Public



11/20/2029
Commission Expiration



Covenant Affidavit

I, Ramiro RODRIGUEZ, being owner or agent of the property 2093 E. Pass Rd Gulfport, MS
PRINT NAME PRIMARY ADDRESS OR PARCEL 39507

which is the subject of this application, hereby state that this request is not in violation of any restrictive or protective covenants.

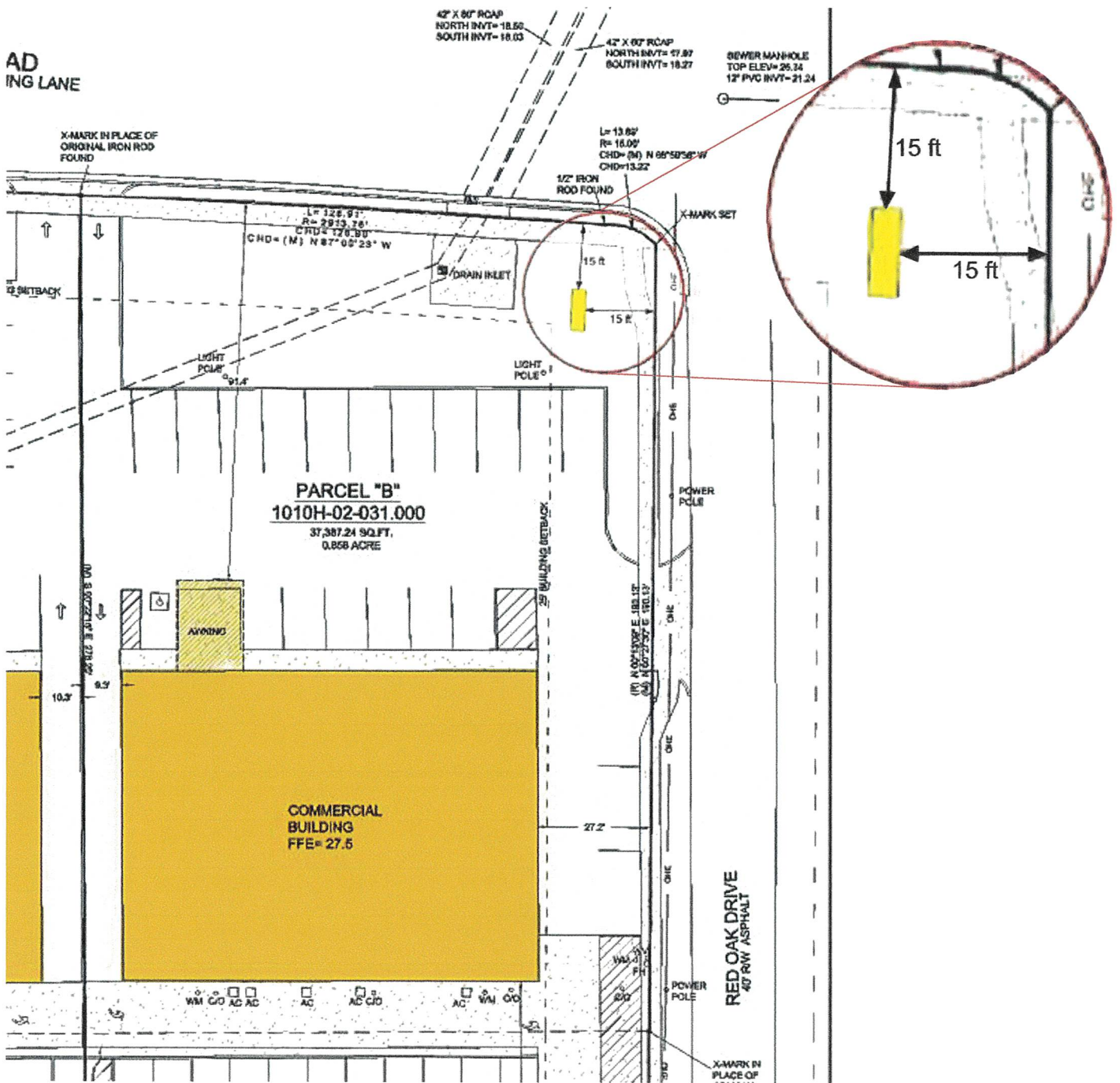
[Signature] _____ 3/31/2026 _____
Signature Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 31st day of March, 20 2026

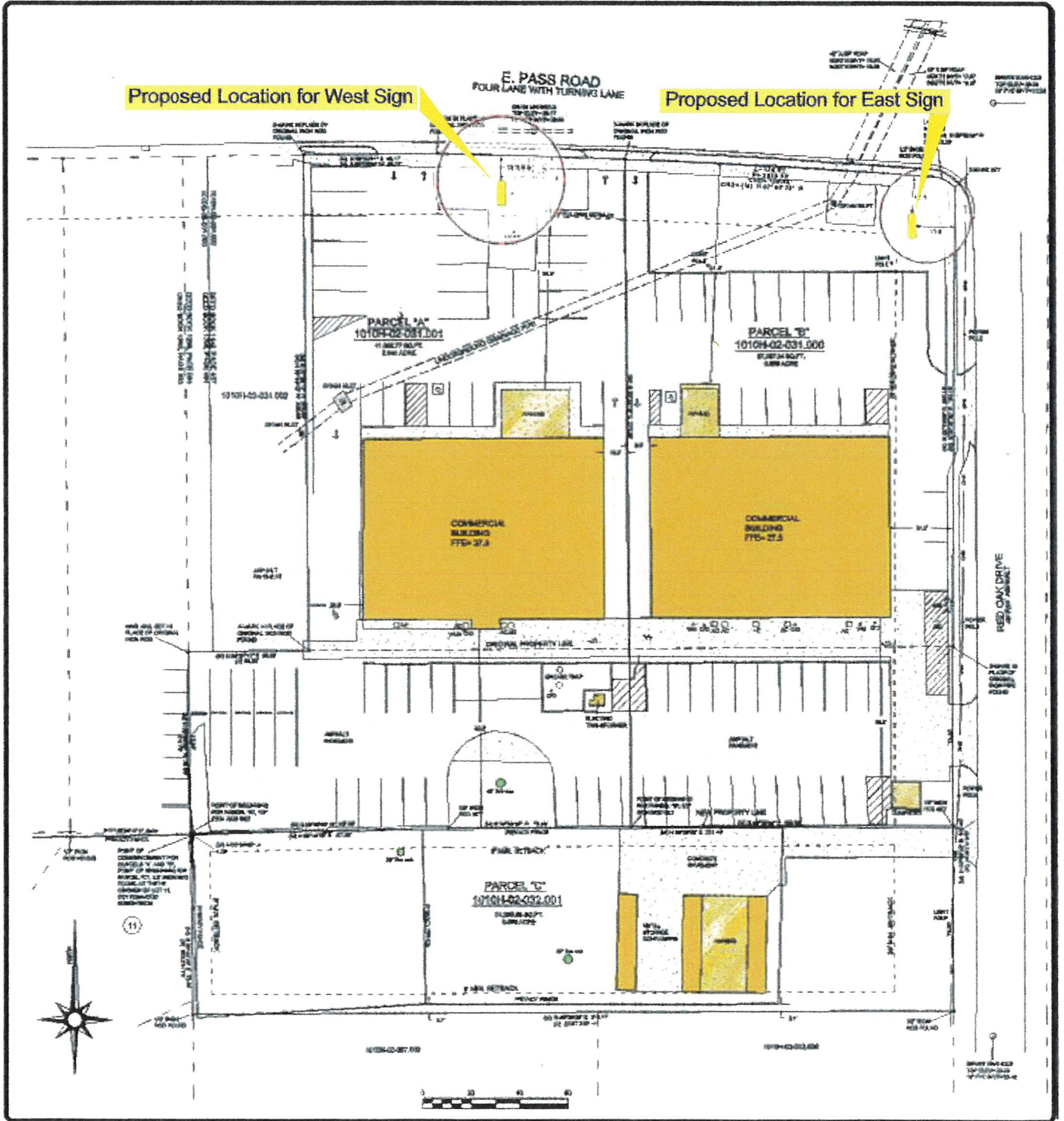
[Signature] _____ 11/20/2024 _____
Notary Public Commission Expiration



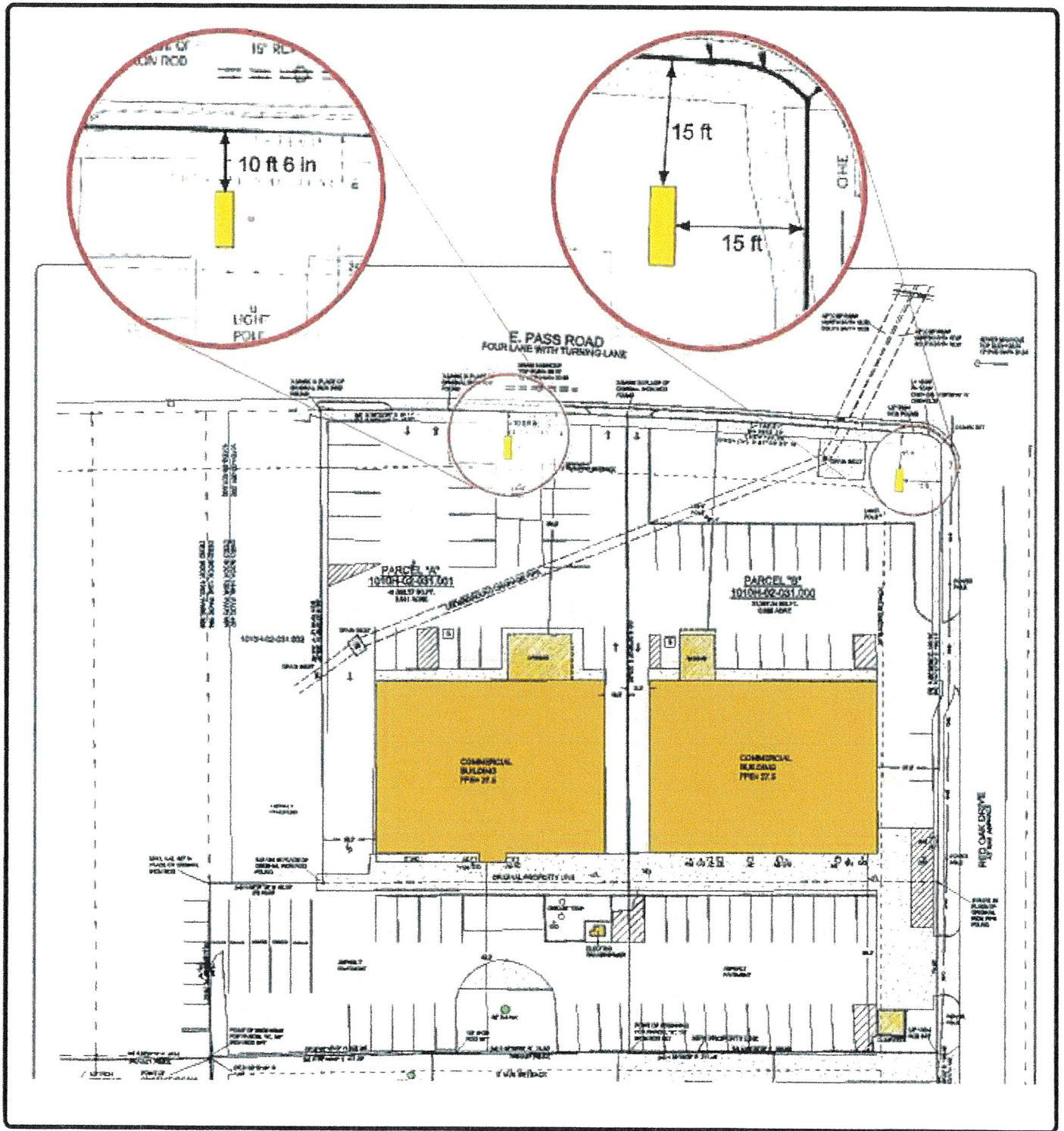


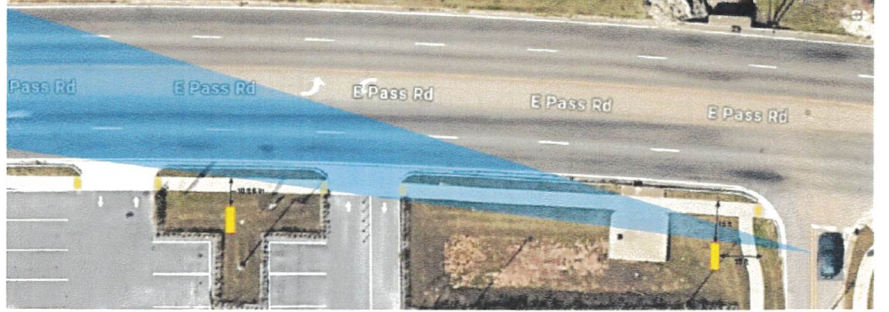
Site Map - Placement of Sign - 2093 E Pass Rd

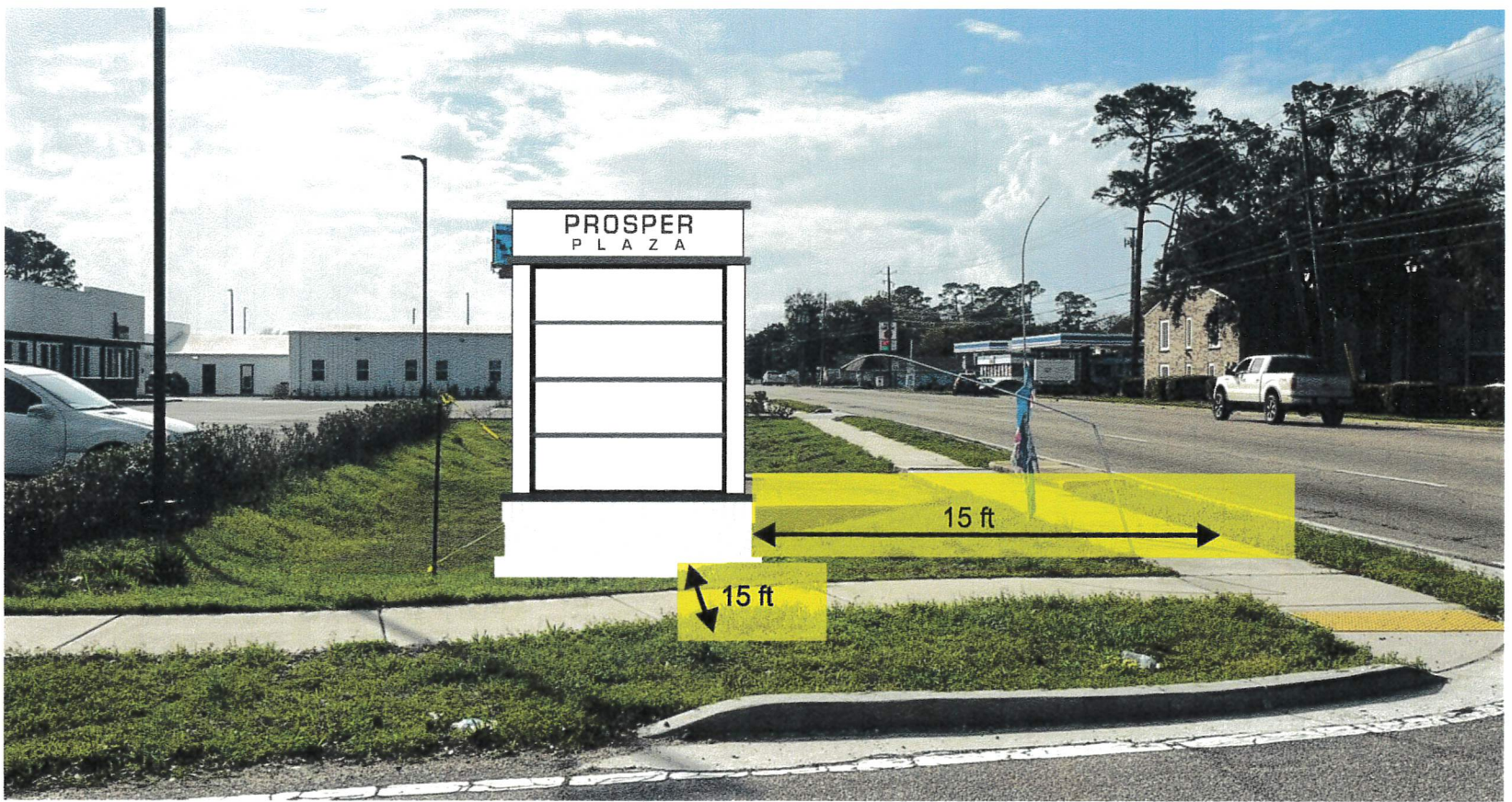
PLACEMENTS OF SIGNS

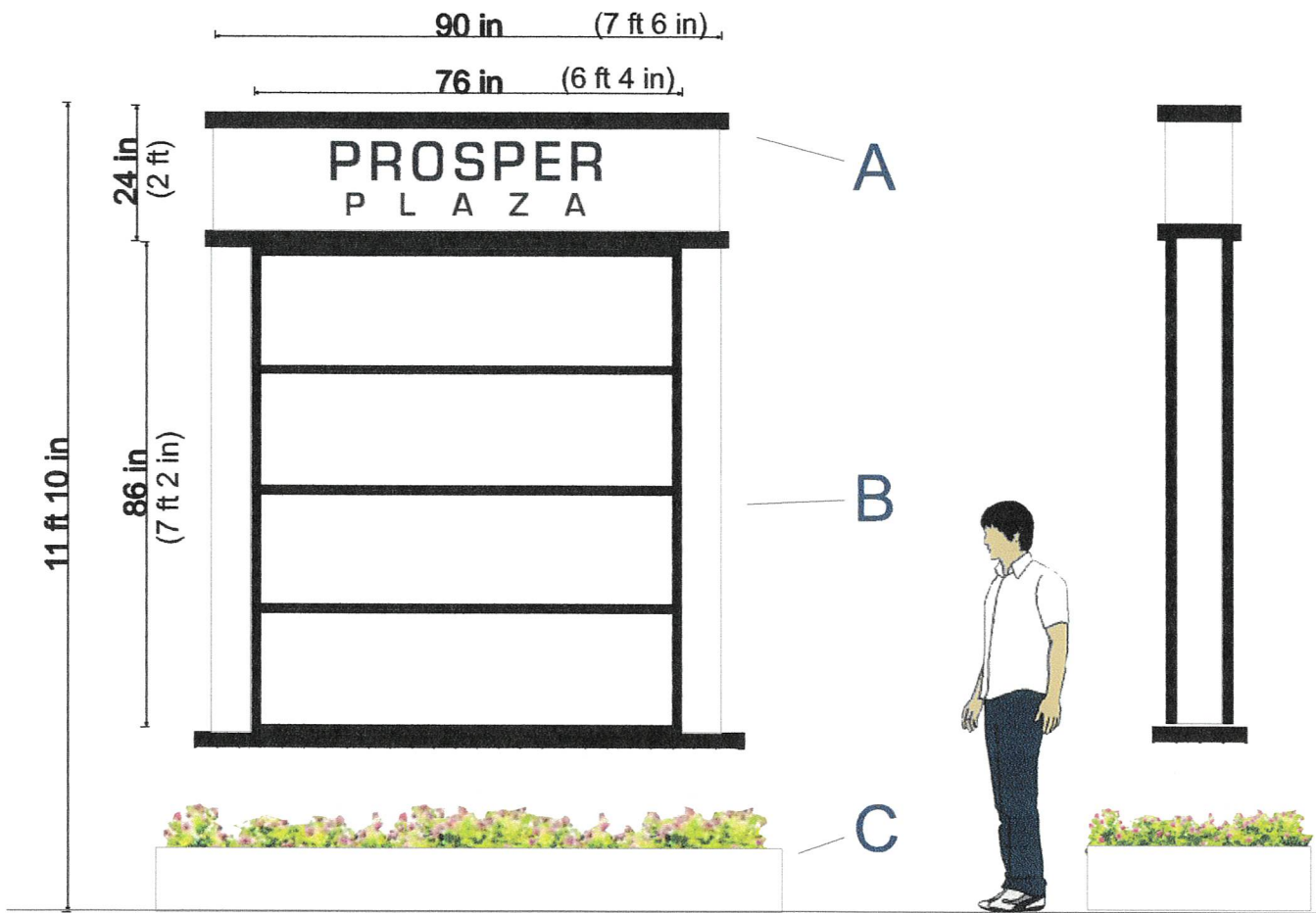


CROSSER VIEW OF PROPOSED PLACEMENT









2093 E Pass Rd (East Sign)

- A) Decorative Crown Top
 - Area Behind "Prosper Plaza"
 - Smooth Finish, unless otherwise specified
 - Painted to Match Building
- B) Pole Covers:
 - Smooth Finish, unless otherwise specified
 - Painted to Match Building
- C) Buttress at the Bottom
 - Area for Landscaping



Michael Watson

SECRETARY OF STATE

This is not an official certificate of good standing.

Name History

Name	Name Type
RIA Propertiez AZ LLC	Legal

Business Information

Business Type:	Limited Liability Company
Business ID:	1409025
Status:	Good Standing
Effective Date:	08/30/2023
State of Incorporation:	AZ
Principal Office Address:	80 Marais Ridge Hattiesburg, MS 39402

Registered Agent

Name
Ramiro Rodriguez
80 Marais Ridge
Hattiesburg, MS 39402

Officers & Directors

Name	Title
Ramiro Rodriguez 80 Marais Ridge Hattiesburg, MS 39402	Member



Michael Watson

SECRETARY OF STATE

This is not an official certificate of good standing.

Name History

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Name
Ramiro Rodriguez
80 Marais Ridge
Hattiesburg, MS 39402

Officers & Directors

Name	Title
Ramiro Rodriguez 80 Marais Ridge Hattiesburg, MS 39402	Member



Angela Strick 1st JUDICIAL DISTRICT
Instrument 2024-0013331-D-11
Filed/Recorded 07/16/2024 12:50:01 PM
Total Fees 26.00
4 Pages Recorded

PREPARED BY and RETURN TO:
David A. Wheeler, Esquire
Wheeler & Wheeler, PLLC
P.O. Box 264
Biloxi, MS 39533
(228) 374-6720
MSB 7126

INDEXING: SW 1/4 of SE 1/4 Section 29
T7S-R10W, Harrison County, 1st Jud. Dist., MS

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars (\$10.00), cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, JSP, LLC, a Mississippi limited liability company, P.O. Box 2965, Gulfport, MS 39503 (228) 374-2366, *GRANTOR*, does hereby GRANT, SELL, BARGAIN, CONVEY and SPECIALLY WARRANT to **RIA PROPERTIEZ AZ, LLC, an Arizona limited liability company, 614 Crescent Lane, Madera, CA 93636 (559) 660-2873 and PROSPER PROPERTIES, LLC, an Arizona limited liability company, 6421 108th Ave. NE, Kirkland, WA 98033 (425) 880-0000, GRANTEES**, as tenants in common, all right, title and interest in and to the following described real property lying and being situated in the First Judicial District of Harrison County, Mississippi, more particularly described as follows, to-wit:

SURVEY DESCRIPTION FOR PARCEL "A":
A PARCEL OF LAND SITUATED IN THE SOUTHWEST 1/4 OF THE SOUTHEAST

1/4 OF SECTION 29, TOWNSHIP 7 SOUTH, RANGE 10 WEST, CITY OF GULFPORT, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH THE BEARINGS BEING BASED ON STATE PLANE GRID NORTH (MS EAST ZONE): COMMENCING AT A 1/2" IRON ROD FOUND AT THE NORTHEAST CORNER OF LOT 11, COTTONWOOD SUBDIVISION; THENCE N00°33'59"E 1.00' TO A 1/2" IRON ROD SET AT THE POINT OF BEGINNING; THENCE CONTINUE N00°33'59"W 74.84' TO A MAG. NAIL SET IN ASPHALT; THENCE N89°21'12"E 50.00' TO A X-MARK PAINTED ON CONCRETE; THENCE N00°29'18"W 205.35' TO A X-MARK PAINTED ON CONCRETE ON THE SOUTH MARGIN OF E. PASS ROAD; THENCE ALONG SAID SOUTH MARGIN, N89°22'51"E 56.17' TO A X-MARK PAINTED ON CONCRETE; THENCE ALONG A CURVE OF SAID SOUTH MARGIN TO THE RIGHT HAVING A RADIUS OF 2913.76', AN ARC LENGTH OF 78.01' AND A CHORD BEARING AND DISTANCE OF S88°09'54"E 78.01' TO A X-MARK PAINTED ON CONCRETE; THENCE S00°22'15"E 276.20' TO A 1/2" IRON ROD SET; THENCE S89°39'28"W 75.80' TO A 1/2" IRON ROD SET; THENCE S88°49'43"W 107.65' TO THE POINT OF BEGINNING, CONTAINING 41,002.77 SQUARE FEET OR 0.941 ACRE,

AND ALSO:

AN INGRESS AND EGRESS EASEMENT ACROSS ALL DRIVEWAYS AND PARKING AREAS LYING ON THE ADJOINING PARCEL TO THE EAST, AND BEING SUBJECT TO AN INGRESS AND EGRESS EASEMENT ACROSS ALL DRIVEWAYS AND PARKING AREAS LYING ON THIS SUBJECT PROPERTY FOR USE BY THE ADJOINING PROPERTY TO THE EAST THEREOF.

SURVEY DESCRIPTION FOR PARCEL "B":

A PARCEL OF LAND SITUATED IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 7 SOUTH, RANGE 10 WEST, CITY OF GULFPORT, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH THE BEARINGS BEING BASED ON STATE PLANE GRID NORTH (MS EAST ZONE): COMMENCING AT A 1/2" IRON ROD FOUND AT THE NORTHEAST CORNER OF LOT 11, COTTONWOOD SUBDIVISION; THENCE N00°33'59"E 1.00' TO A 1/2" IRON ROD SET; THENCE N88°49'43"E 107.65' TO A 1/2" IRON ROD SET; THENCE N89°39'28"E 75.80' TO A 1/2" IRON ROD SET AT THE POINT OF BEGINNING; THENCE CONTINUE N89°39'28"E 135.68' TO A 1/2" IRON ROD SET ON THE WEST MARGIN OF RED OAK DRIVE; THENCE ALONG SAID WEST MARGIN, N00°03'22"E 73.90' TO A X-MARK PAINTED ON CONCRETE; THENCE FURTHER ALONG SAID WEST MARGIN, N00°27'30"E 190.13' TO A X-MARK PAINTED ON CONCRETE ON THE SOUTH MARGIN OF E. PASS ROAD; THENCE ALONG A CURVE OF SAID SOUTH MARGIN TO THE LEFT HAVING A RADIUS OF 15.00', AN ARC LENGTH OF 13.69' AND A CHORD BEARING AND DISTANCE OF N68°59'36"W 13.22' TO A 1/2" IRON ROD FOUND; THENCE ALONG ANOTHER CURVE OF SAID SOUTH MARGIN TO THE LEFT HAVING A RADIUS OF 2913.76', AN ARC LENGTH OF 126.91' AND A CHORD BEARING AND DISTANCE OF N87°00'23"W 126.90' TO A X-MARK PAINTED ON CONCRETE; THENCE S00°22'15"E 276.20' TO THE POINT OF

BEGINNING, CONTAINING 37,387.24 SQUARE FEET OR 0.858 ACRE,

AND ALSO:

AN INGRESS AND EGRESS EASEMENT ACROSS ALL DRIVEWAYS AND PARKING AREAS LYING ON THE ADJOINING PARCEL TO THE WEST, AND BEING SUBJECT TO AN INGRESS AND EGRESS EASEMENT ACROSS ALL DRIVEWAYS AND PARKING AREAS LYING ON THIS SUBJECT PROPERTY FOR USE BY THE ADJOINING PROPERTY TO THE WEST THEREOF.

The Grantor herein intends, and by its execution of this instrument does, transfer unto Grantees all right, title and interest it presently has in and to the above described property.

It is agreed and understood that the taxes for the current year have been prorated as of this date on an estimated basis, and when said taxes are actually determined, if the proration as of this date is incorrect, the Grantor agrees to pay said Grantees or their assigns any deficit on actual proration. This conveyance and Grantor's warranty of title is subject to: (a) all restrictions of record, (b) all easements and rights of way of record; (c) prior reservations of oil, gas and mineral rights; (d) current year taxes, if any; and (e) all matters which would be revealed by an accurate inspection and/or survey of the subject property.

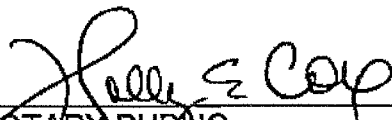
WITNESS MY SIGNATURE, this the 15 day of July, 2024.

JSP, LLC, a Mississippi limited liability company

BY: 
GARLON A. PEMBERTON, JR., Member

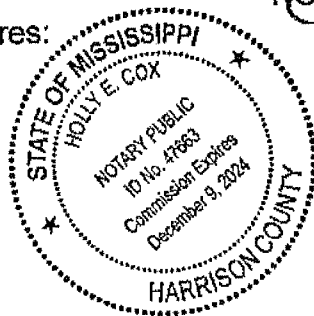
STATE OF MISSISSIPPI
COUNTY OF HARRISON

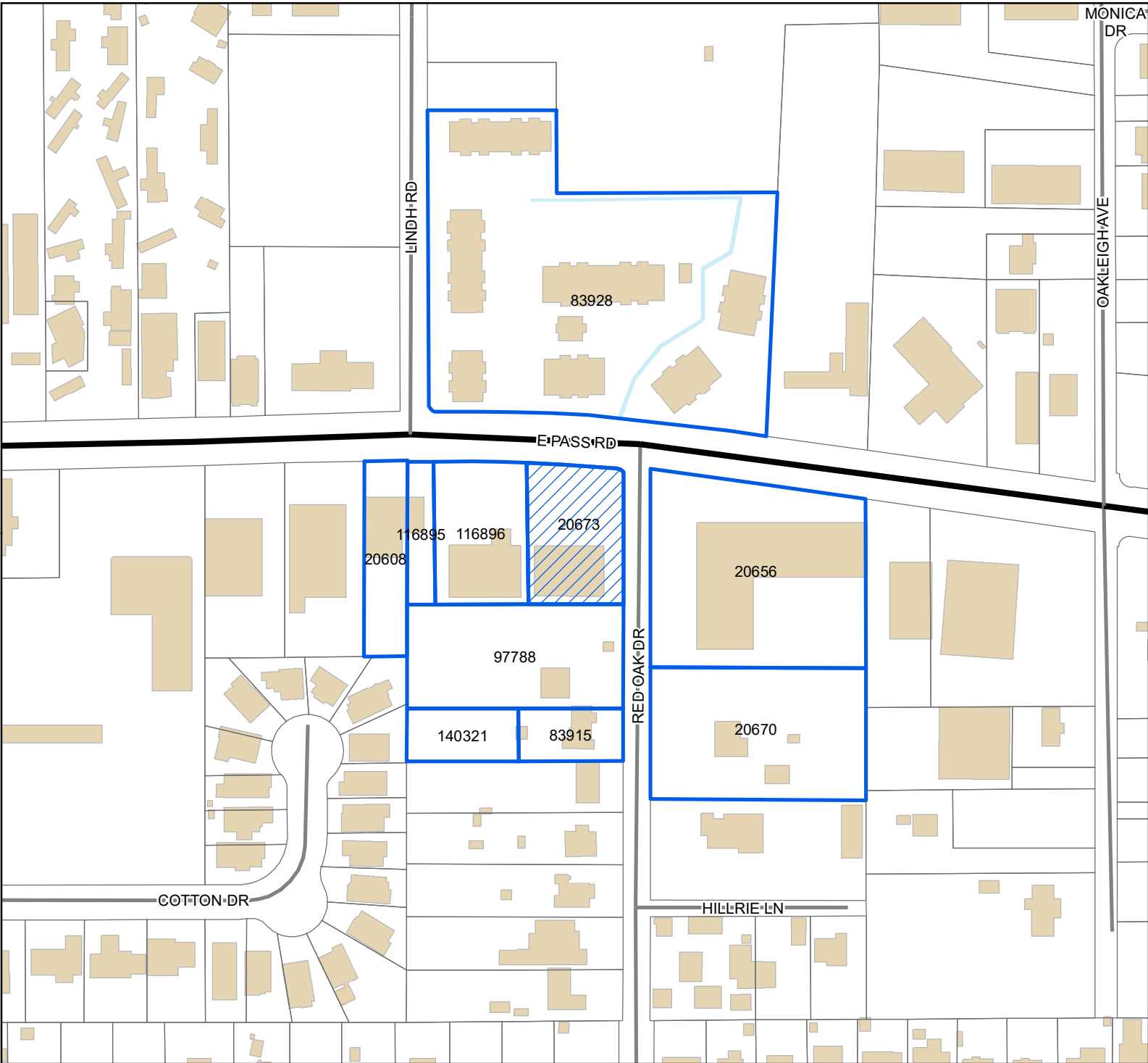
Personally appeared before me, the undersigned authority in and for said county and state, on this the 15th day of July, 2024, within my jurisdiction, the within named GARLON A. PEMBERTON, JR., who acknowledged to me that he is a Member of JSP, LLC, a Mississippi limited liability company, and that for and on behalf of said company and as the act and deed of said company, he executed the above and foregoing instrument, after first having been duly authorized by said limited liability company so to do.



NOTARY PUBLIC

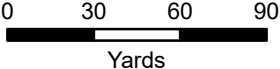
My Commission Expires:





Legend

-  Site
-  US or State Highway
-  Street
-  Buildings
-  Water Features



1 inch = 200 feet



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Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y		1010H-02-031.001	RAMIRO RODRIGUEZ (OWNER)	80 MARAIS RIDGE	HATTIESBURG	MS	39402
			DANNY SOMMERS (AGENT)	20086 STILES RD	SAUCIER	MS	39574
			Adjacent Property Owners (2605ARC009)				
	20670	1010H-02-029.000	STEELE VINCE R & BRIMAGE CHERYL	628 RED OAK DR	GULFPORT	MS	39507
	20656	1010H-02-030.000	REDAUTO PROPERTIES LLC	22355 PASS RD SUITE B	BILOXI	MS	39531
	116896	1010H-02-031.001	JSP LLC	P O BOX 2965	GULFPORT	MS	39505
N	20673	1010H-02-031.000	JSP LLC	P O BOX 2965	GULFPORT	MS	39505
	20608	1010G-03-001.000	SPINDOCTOR PROPERTIES LLC	440 GREEN TEAL COURT	BILOXI	MS	39531
N	83928	1010H-03-013.000	GULF POINTE CH LLC	C/O READ PROPERTY GROUP LLC	BROOKLYN	NY	11204
N	116895	1010H-02-031.002	SPINDOCTOR PROPERTIES LLC	440 GREEN TEAL COURT	BILOXI	MS	39531
	140321	1010H-02-032.002	SMITH DIANE ETAL	P O BOX 151	HENRYVILLE	IN	47126
	83915	1010H-02-032.000	LEWIS DARRIN	15 BLUE MILL RD	KEARNEY	NE	68847
N	97788	1010H-02-032.001	JSP LLC	P O BOX 2965	GULFPORT	MS	39505



URBAN DEVELOPMENT
PLANNING & ZONING
PO BOX 1780 | GULFPORT, MS | 1410 24TH AVENUE
228.868.5710 | PLANNERS@GULFPORT-MS.GOV

ARCHITECTURAL REVIEW COMMITTEE

Hearing Date: Thursday, May 14, 2026

Architectural Review Committee 2605ARC010: Architectural Review Committee 2605ARC010, by agent Gulf South Signs, seeking approval for a new freestanding ground sign, Tax Parcel 1008M-01-014.000 and 1008M-016.000, 11401 Helen Richards Road, Zoned B-2 (General Business), Ward 5

Technical Report

ARCHITECTURAL REVIEW COMMITTEE

GENERAL INFORMATION

Case File Number: 2605ARC010

Hearing Date: May 14, 2026

Current Zoning/Use: B-2 / Commercial Building

Legal: Architectural Review Committee 2605ARC010, by agent Gulf South Signs, seeking approval for a new freestanding ground sign, Tax Parcel 1008M-01-014.000, 11401 Helen Richards Road, Zoned B-2 (General Business), Ward 5

TECHNICAL DETAILS

The sign presented in the site plan (identified as "N01") does not meet setback requirements, and as such, this sign must also go before the Zoning Board for approval for the setback. The copy area requirements have been met by the current sign ordinance. Per Chapter 9, Article IV, Sec 9-91(b)(3): "The total area of all freestanding ground signs on each parcel shall not exceed two (2) square feet of sign area for each lineal foot of street frontage of the first one hundred (100) linear feet and one (1) square foot of sign area for each additional foot of street frontage in excess of one hundred (100) feet provided that no one sign shall exceed two hundred (200) square feet in area, except on a parcel that exceeds two hundred (200) linear feet of street frontage. On parcels exceeding two hundred (200) feet of street frontage, the sign area shall not exceed a total equal to one (1) square foot of sign area for each linear foot of street frontage." The proposed sign has a copy area of approximately 129 square feet and is on a corner lot with approximately 1328 linear feet of street frontage. The proposed sign design is noted to be covered with black and white "Chrome Vinyl." Two items that are currently unaccounted for are the decorative cap and buttress. These two requirements can be waived by the Architectural Review Committee if approved as such.

According to Appendix A, Article IV, Sec 9, 103, b, 1-4

- (1) All freestanding permanent signs, structures or poles shall be self-supporting structures erected on or permanently attached to concrete foundations or meet wind load requirements as specified in the building code, or any amendment thereto, adopted by the city.
- (2) Sign structure support pole(s) shall be wrapped with a masonry, stucco, stone and/or a similar synthetic material, from the ground level to a height not to exceed ten (10) feet above said ground level.
- (3) A decorative buttress shall be constructed at the ground/base level of the façade.
- (4) A decorative cap or crown shall be constructed at the top of the façade.

Technical Report
ARCHITECTURAL REVIEW COMMITTEE

Any portion of the sign structure's support pole(s) between the façade and the display of the sign that is greater than ten (10) feet above ground level shall be finished with a stucco wrap or a textured paint.

EXECUTIVE SUMMARY

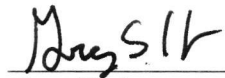
The sign presented in the site plan (identified as "N01") meets the general requirements for copy area however, this sign will need to go for a variance for setbacks. The proposed sign design is noted to covered with black and white "Chrome Vinyl." Two items that are currently unaccounted for are the decorative cap and buttress. These two requirements can be waived by the Architectural Review Committee if approved as such.

DEPARTMENTAL CONDITIONS

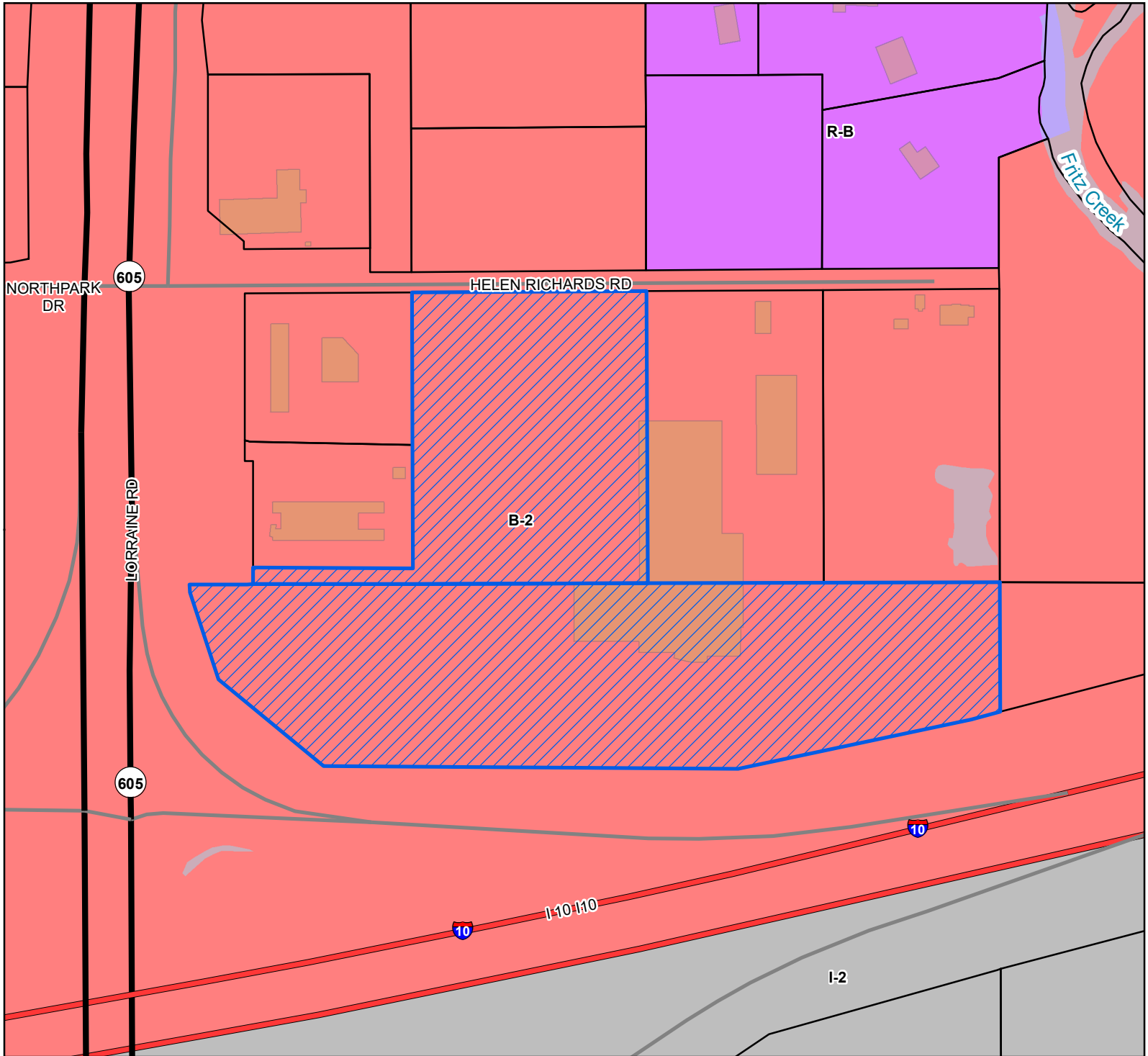
1. A waiver from the Architectural Review Committee is required to approve the sign as proposed. Or;
2. Correction to add the decorative cap and buttress.
3. Setback variance to be applied for and approved by the Zoning Board.

DIRECTOR APPROVAL

This report has been reviewed and approved by:



Greg Holmes
Director of Urban Development Department



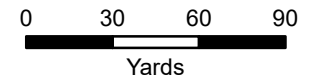
Legend

- Site
- Interstate Highway
- US or State Highway
- Street
- Parcels
- Buildings
- Water Features
- City Limit

Zoning

- B-2 - General Business District
- I-2 - Heavy Industry District
- R-B - Residence-Business District

Site Information
 1008M-01-014.000
 1008M-01-016.000
 Zoning: B-2 (General Business)
 Size: 9.84 Acres
 Flood: X



1 inch = 200 feet



DATA DISCLAIMER: All information that is provided on this map is believed to be correct. However, no liability is assumed by the City of Gulfport for errors in substance or form of any of the materials published on this map. The GIS Division, City of Gulfport, provides the information represented on this map as a service to the community and makes every effort possible to provide quality information. However, no claims, promises, or guarantees about the accuracy, completeness, or adequacy of the information contained on this map are expressed or implied.

IMPORTANT NOTICE:

1. **Please be advised that failure to submit a complete application, with all supporting documents, could delay your hearing date. The Architectural Review Committee will not consider a request until all information is submitted and accurate.**
2. **Please be advised that the application deadline dates posted are designed to allow the staff time to review the application and receive required comments from coordinating agencies. The application is not considered complete until all required information from the applicant is available for review by the staff and coordinating agencies.**
3. **All boxes will need to be initialed by applicant with required documentation before application can be accepted.**

Submission Requirements:

Page one of this application, **completed and signed.**

- Site plan. Please note that approval of your request, in part, is based on your 11" by 17" site plan.**
- **The property lines and dimensions have been provided on the drawing.**
 - **All buildings and structures located on the property have been identified.**
 - **All dimensions of buildings and structures have been noted on the site plan.**
 - **All distances from the property lines to all the buildings and structures have been identified and noted on the site plan.**
 - **Street names have been provided which abut the property.**
 - **Traffic flow, parking and driveways have been identified.**
 - **If required buffer strips have been identified**
 - **Other pertinent information as needed to pictorially demonstrate the proposed development/use.**
- Proof of ownership (Copy of deed i.e., Warranty Deed or Quitclaim Deed)**

If applicable, notarized proof of authority to act as agent for owner (board resolution, etc.)

The City of Gulfport Planning Division Staff will notify, by letter, property owners adjacent to the requested action identified in this application using the Land Roll database from the County Tax Office. If you would like to have additional persons or property owners notified, please provide a list of additional persons to be notified.

- An affidavit stating the request is not in violation of restrictive or protective covenants.**
- State hardship of why design standards cannot be met individually and thoroughly as a separate attachment**
- I the owner/agent acknowledge this is a complete application**



Covenant Affidavit

I, Jonathan Allen, being owner or agent of the property 11401 Helen Richards Rd
PRINT NAME PRIMARY ADDRESS OR PARCEL

which is the subject of this application, hereby state that this variance request is not in violation of any restrictive or protective covenants.

[Signature]
Signature

4-2-26
Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 2nd day of April, 2026



1/26/29
Commission Expiration



Designation of Agent

I, Jonathan Allen, being property owner of 11401 Helen Richards Rd which is the subject of this application hereby authorize Gulf South Signs to act as my representative with the City of Gulfport's Zoning Board of Adjustment and Appeals, and/or Planning Commission, and/or City Council, and/or permitting and licensing, as required by the City.

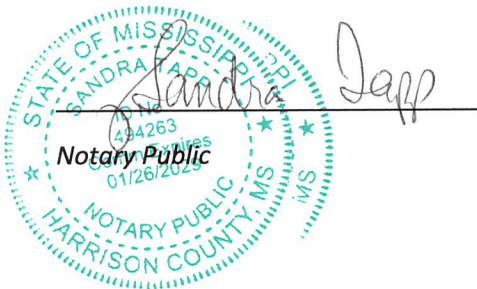
Such representation shall be for all purposes concerning any manner, right, or obligation relating to this petition. This designation authorizes my agent to make verbal or written representations and/or declarations on my behalf, and I shall be legally bound by said verbal or written representations and/or declarations relating to this petition.

The petitioner understands and acknowledges that the City will rely upon the agent's representations in approval or denial of said petition.

[Signature] 4-2-26
Signature Da

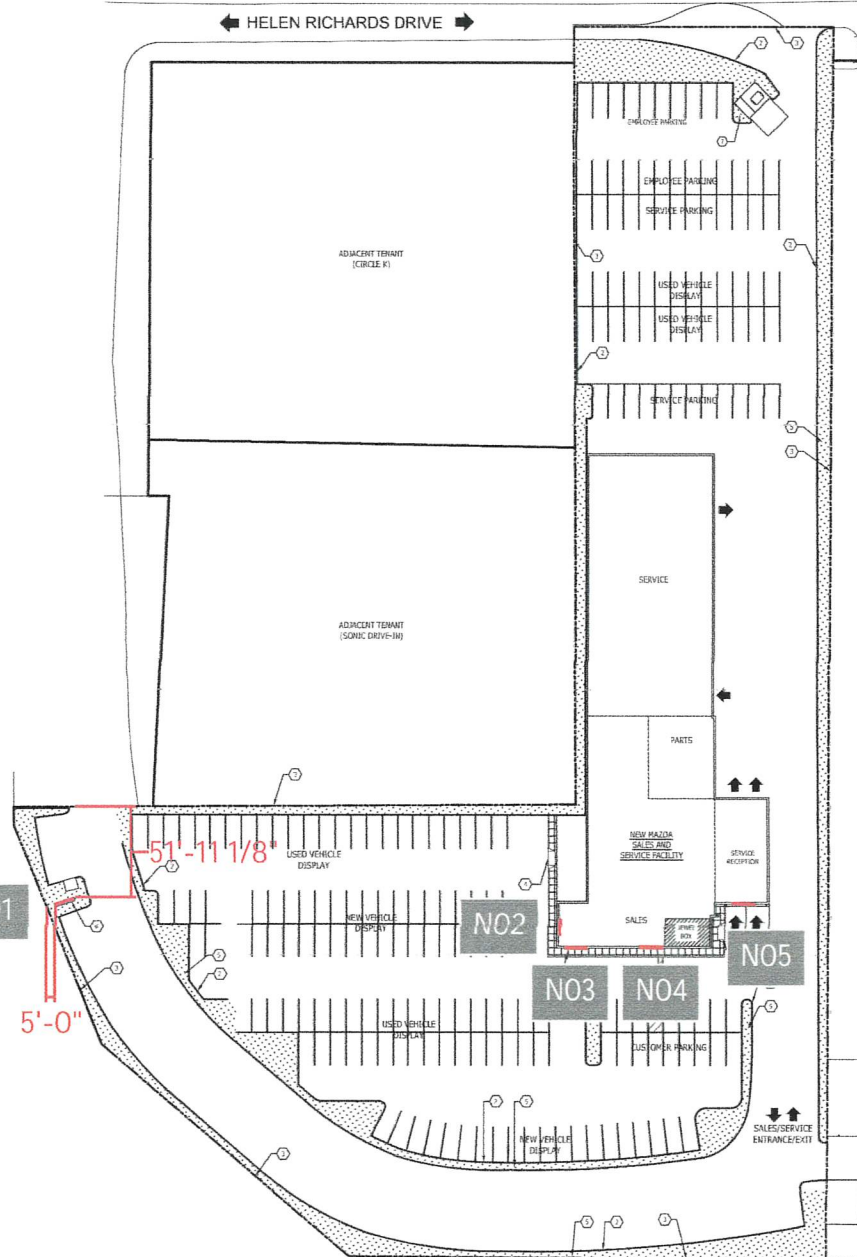
STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 2nd day of April, 20 26



1/26/29
Commission Expiration

NEW SITE PLAN



MAZDA

DEALER IDENTIFICATION PROGRAM

Site 34729 - J. Allen Mazda

J. Allen Mazda
11150 Lorraine Rd
Gulfport, MS

File Name : J. Allen Mazda
Page: 10
Drawn By: CH

Creation Date: 05/29/25

Rev. 1: 09/23/25	Rev. 6:
Rev. 2: 02/04/26	Rev. 7:
Rev. 3:	Rev. 8:
Rev. 4:	Rev. 9:
Rev. 5:	Rev.10:

IMPORTANT APPROVAL NOTIFICATION

ONCE APPROVAL HAS BEEN RECEIVED, YOU WILL BE HELD FINANCIALLY RESPONSIBLE FOR ANY ADDITIONAL CHANGES OR ADJUSTMENTS TO THE RECOMMENDED SIGNAGE.

Authorized Signature: _____

Print Name: _____

Date: _____

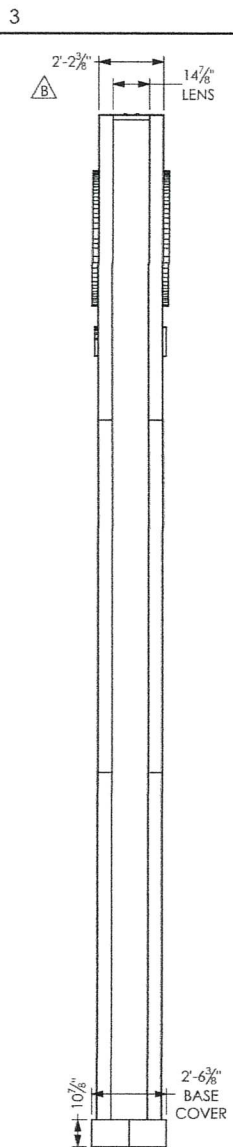
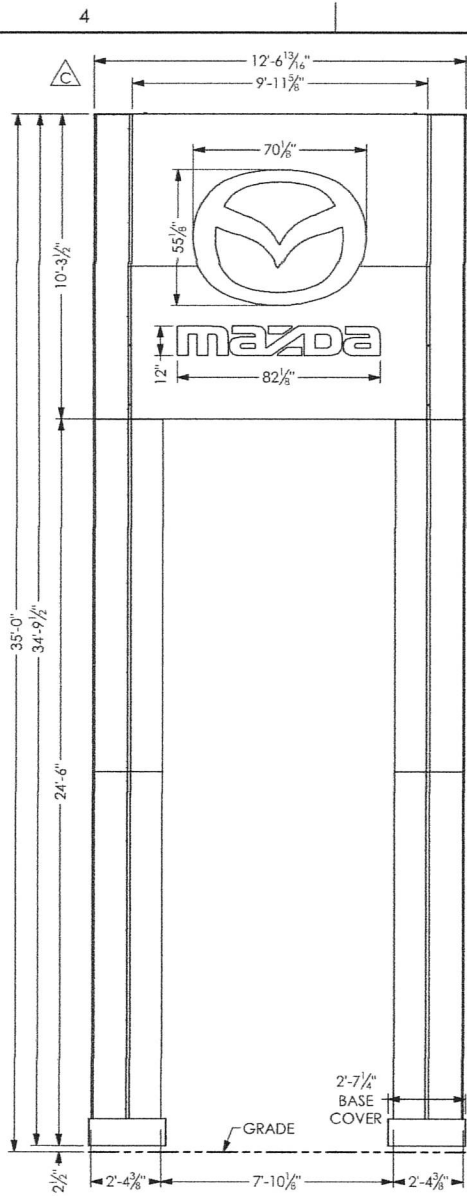
- Approved As Shown
- Approved with Changes Noted

This Brand Book represents the Mazda North American Operations approved location placement for proposed signs. No variation will be permitted.

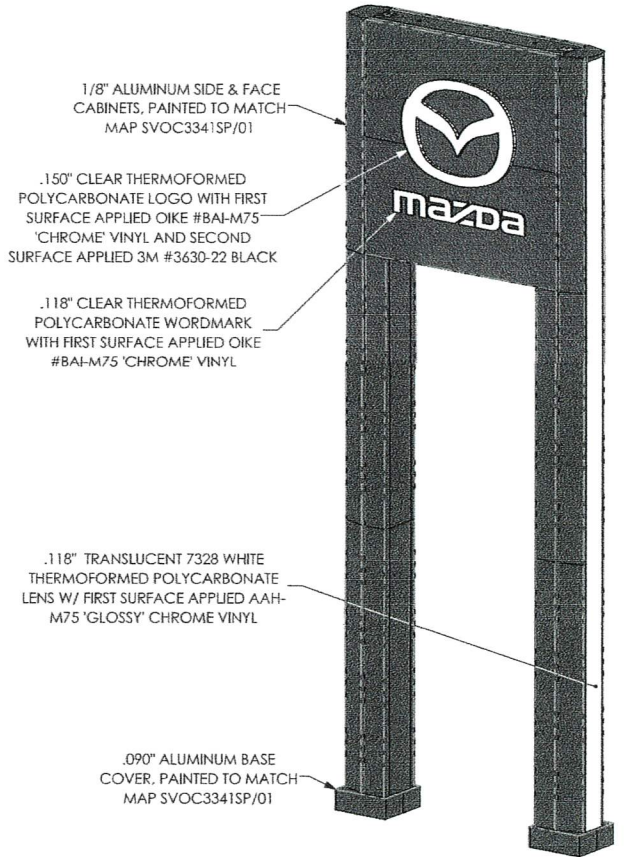
Drawings are the exclusive property of AGI. Any unauthorized use or duplication is not permitted.



2655 International Pkwy., Virginia Beach, VA 23452
PHONE: (757) 427-1900 - Fax (757) 430-1297
www.AGISign.com



REVISIONS					
ZONE	REV.	ECR NUMBER	REV CHANGE	REV DATE	REV DRAFTER
B3	B	44596	UPDATED CLADDING AND HEAD STEEL	02/03/2021	MM
B4	C	45915	UPDATED FACE CABINET	02/10/2021	MM



Program/Customer:	MAZDA
Interior/Exterior:	EXTERIOR
Sign Type:	PYLON
Engineer:	NICK CARRELL
Windspeed:	175 MPH IBC 2015
Illumination:	ILLUMINATED
Voltage:	

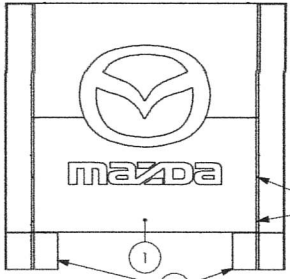
35' PYLON
FORM NUMBER:

WEIGHT = 9227 lbs

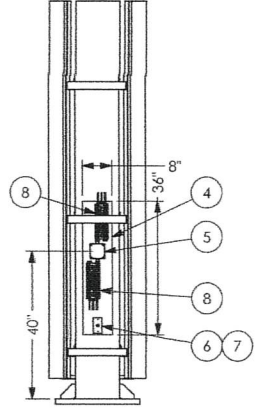
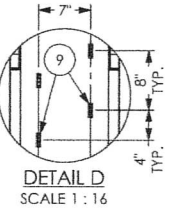
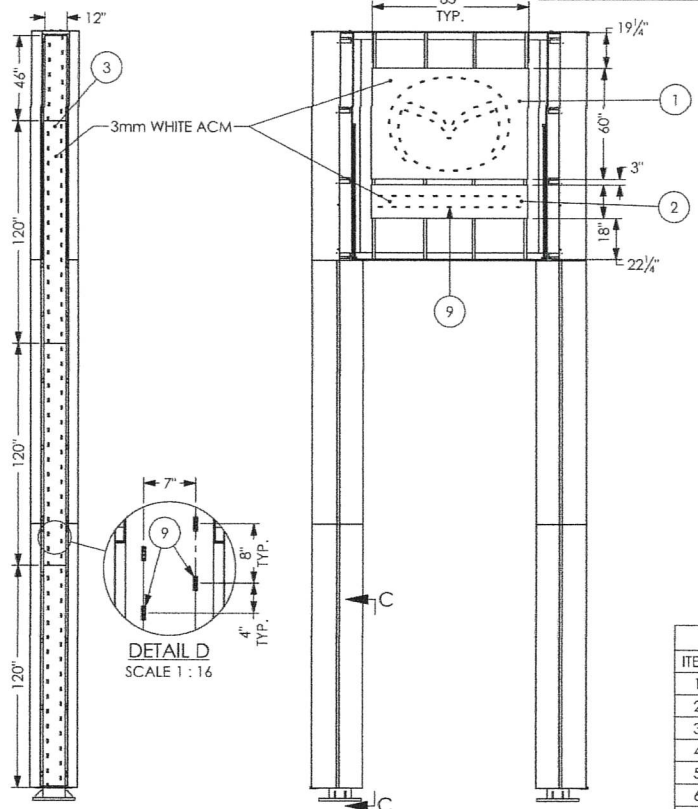
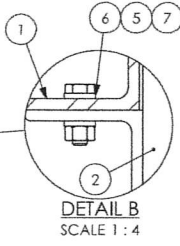
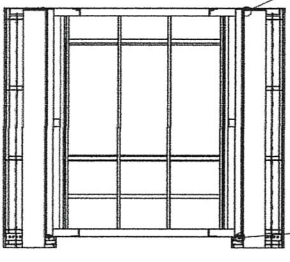
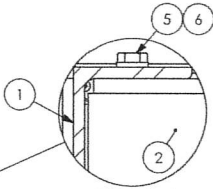
SCALE: 1:48

MAZ-P100-35-175

REVISIONS					
ZONE	REV.	ECR NUMBER	REV CHANGE	REV DATE	REV DRAFTER
1-B3	B	44596	UPDATED CLADDING AND HEAD STEEL	02/03/2021	MM
1-B4	C	45915	UPDATED FACE CABINET	02/10/2021	MM



HEAD FASTENING HARDWARE. LOCATE FROM FACE PLATE HOLES AND DRILL .039" HOLES THRU LEG CLADDING FOR RIVET NUTS



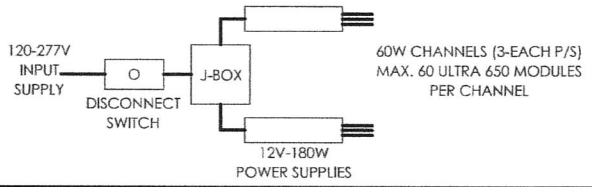
BOM TABLE: MAZ-P100-35-175			
ITEM	PART NUMBER	DESCRIPTION	QTY.
1	MAZ-P100-ELEC-LOGO-LP	LOGO LED PANEL	2
2	MAZ-P100-ELEC-WM-LP	WORDMARK LED PANEL	2
3	MAZ-P100-35-ELEC-SIDE-LP	SIDE LED PANEL	2
4	MAZ-PS2-ELEC PLATE	.063" ALUM. PLATE	1
5	ELEC-J-BOX-4X4	4"X4" OUTLET BOX	1
6	ELEC-J-BOX-2X4	2"X4" OUTLET BOX	1
7	WESTRIM #39139	DISCONNECT SWITCH	1
8	PS12-180W-120-277V	AGILIGHT POWER SUPPLY	2
9	LS-U650-65K-B200-A	AGILIGHT LED	348

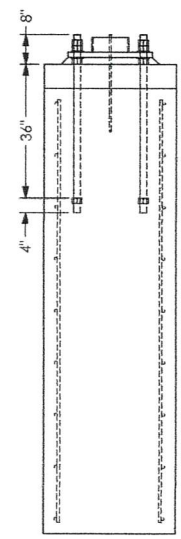
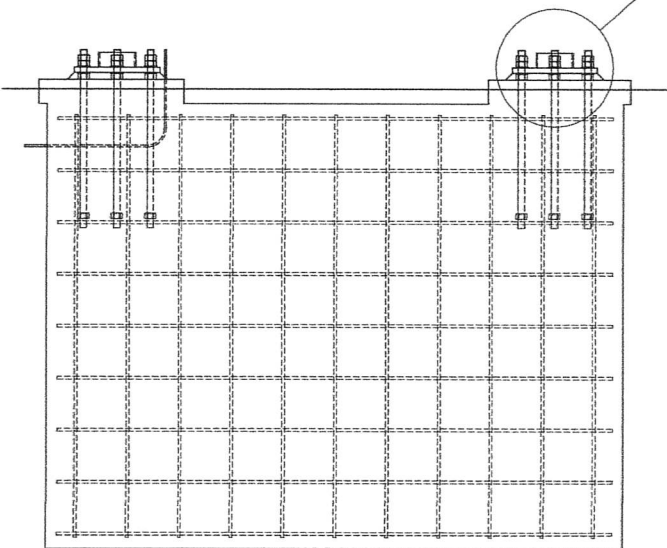
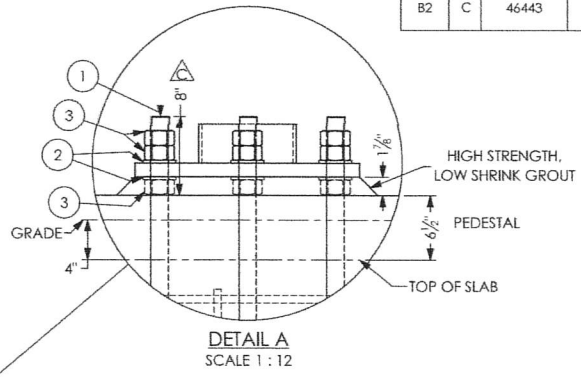
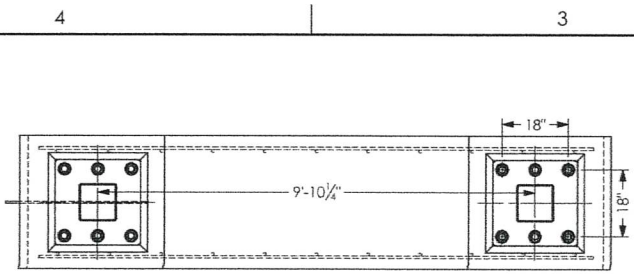
Program/ Customer:		MAZDA
Interior/ Exterior:	EXTERIOR	
Sign Type:	PYLON	
Engineer:	NICK CARRELL	
Windspeed:	175 MPH IBC 2015	
Illumination:	ILLUMINATED	
Voltage:	35' PYLON	

AGI

MAZ-P100-35-175

BOM TABLE: MAZ-P100-35-175			
ITEM	PART NUMBER	DESCRIPTION	QTY.
1	MAZ-P100-35-175-HEAD	COMPLETE UPRIGHT HEAD	1
2	MAZ-P100-35-175-UPRIGHT	COMPLETE UPRIGHT	2
3	MCM# 93190A542	1/4-20X1 GD5 FT BOLT-SS	8
4	MCM# 95105A143	1/4" RIVET NUT-ZINC	8
5	FNL# 19503	1/2X1 3/4 A325 BOLT	8
6	FNL# 33172	1/2" F436 FLAT WASHER	12
7	FNL# 38180	1/2-13 A563 HEX NUT	4






REVISIONS					
ZONE	REV.	ECR NUMBER	REV CHANGE	REV DATE	REV DRAFTER
2-A3, 2-B1, 3-B3	B	44596	UPDATED ANCHOR SIZE	02/03/2021	MM
B2	C	46443	8\"/>		

***** NOTE *****
 ALL STEEL BELOW GRADE (INCLUDING EXPOSED ANCHOR BOLTS) SHALL BE COATED WITH CARBOLINE BITUMASTIC 50 COAL TAR OR EQUAL, AFTER INSTALLATION, AND PRIOR TO LANDSCAPING. PEDESTAL IS TO BE POURED IN A SINGLE POUR WITH THE REST OF THE FOUNDATION.

BOM TABLE: MAZ-P100-35-175-FDN			
ITEM	PART NUMBER	DESCRIPTION	QTY.
1	10127-03437	1 3/4\"/>	
2	33196	1 3/4\"/>	
3	36731	1 3/4\"/>	

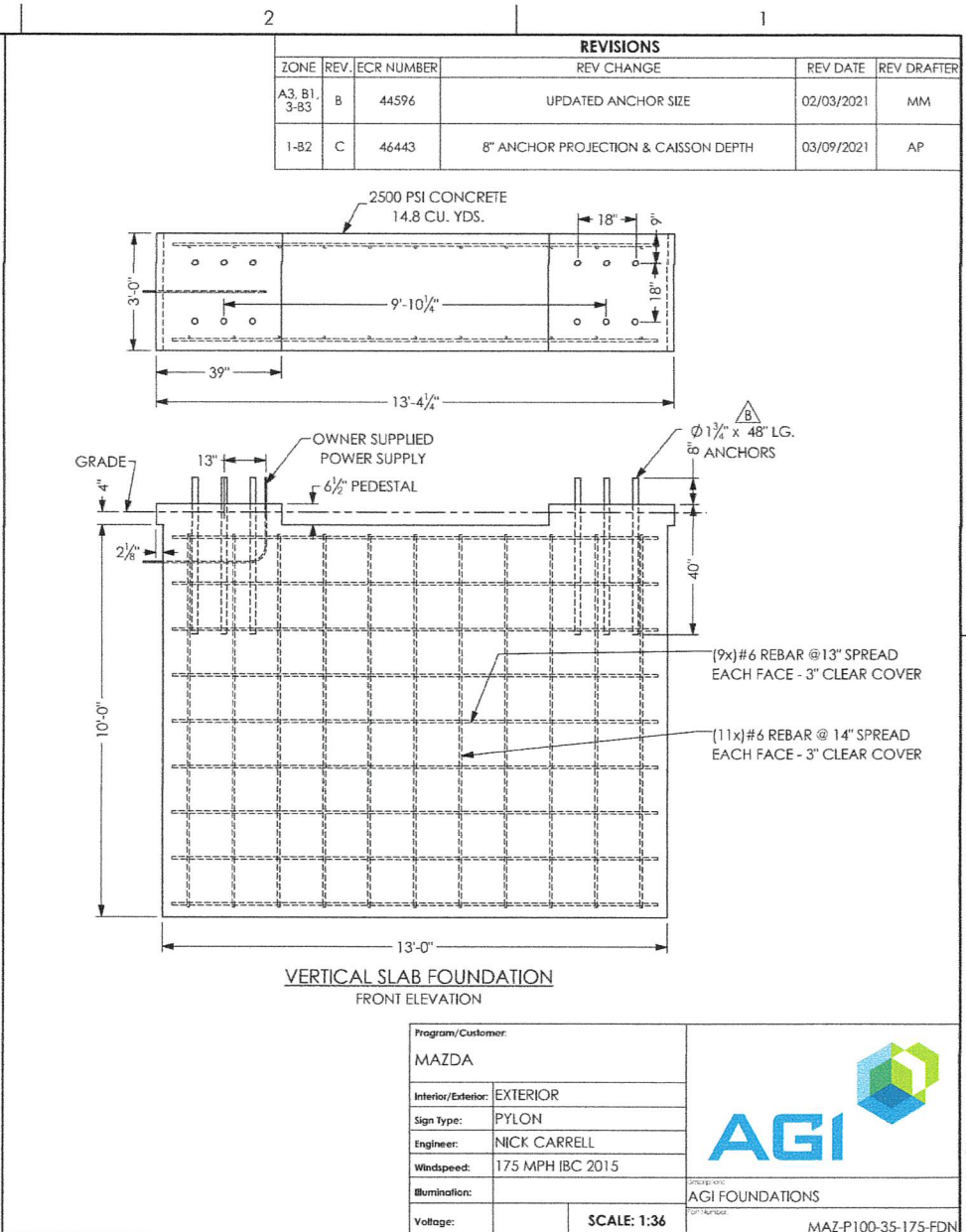
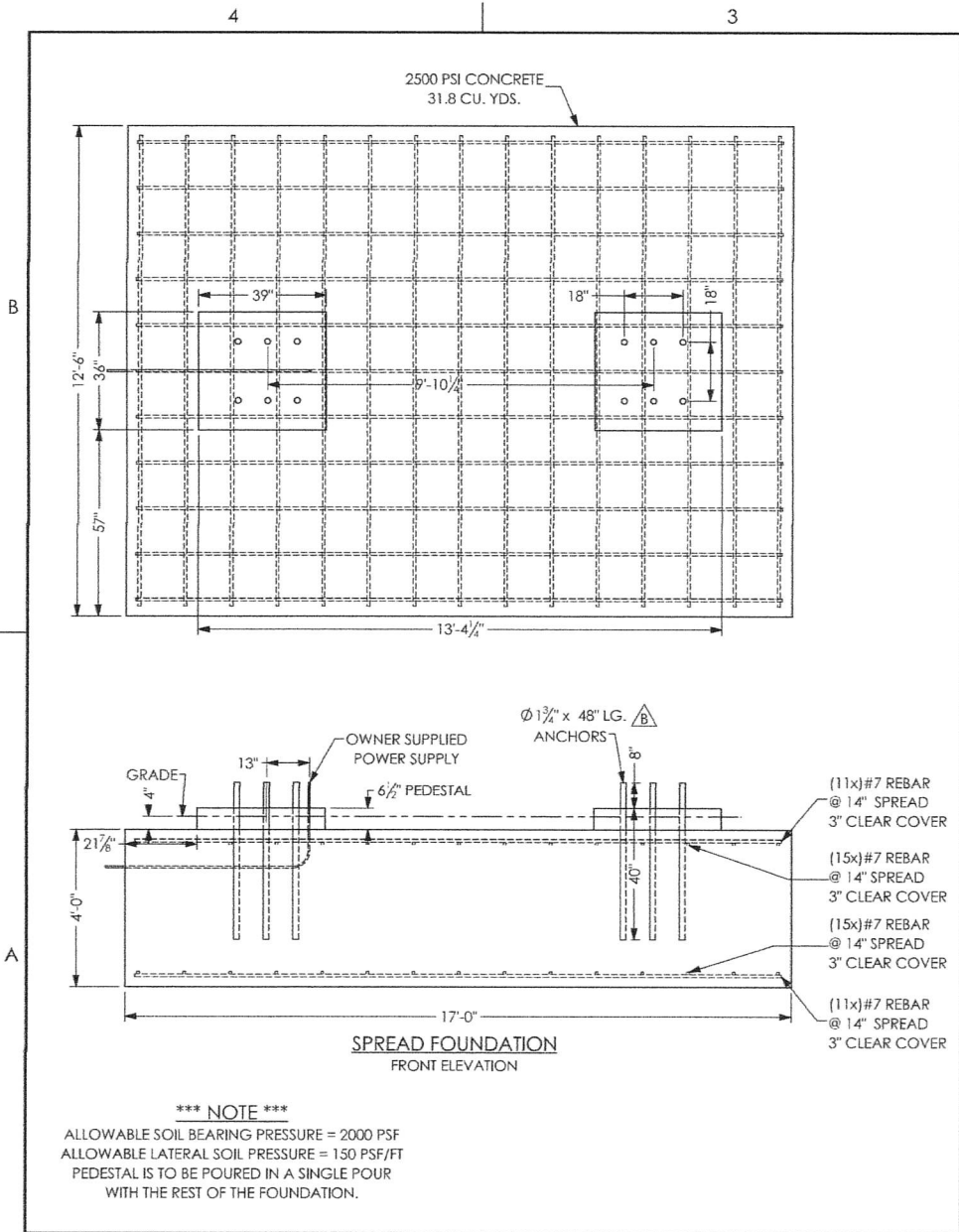
Program/Customer:		
MAZDA		
Interior/Exterior:	EXTERIOR	
Sign Type:	PYLON	
Engineer:	NICK CARRELL	
Windspeed:	175 MPH IBC 2015	
Illumination:		AGI FOUNDATIONS
Voltage:		MAZ-P100-35-175-FDN

FRONT ELEVATION
 ALL SLABS SYMMETRIC
 (VERTICAL SLAB DISPLAYED)

DETAIL A
 SCALE 1 : 12

SCALE: 1:32

MAZ-P100-35-175-FDN



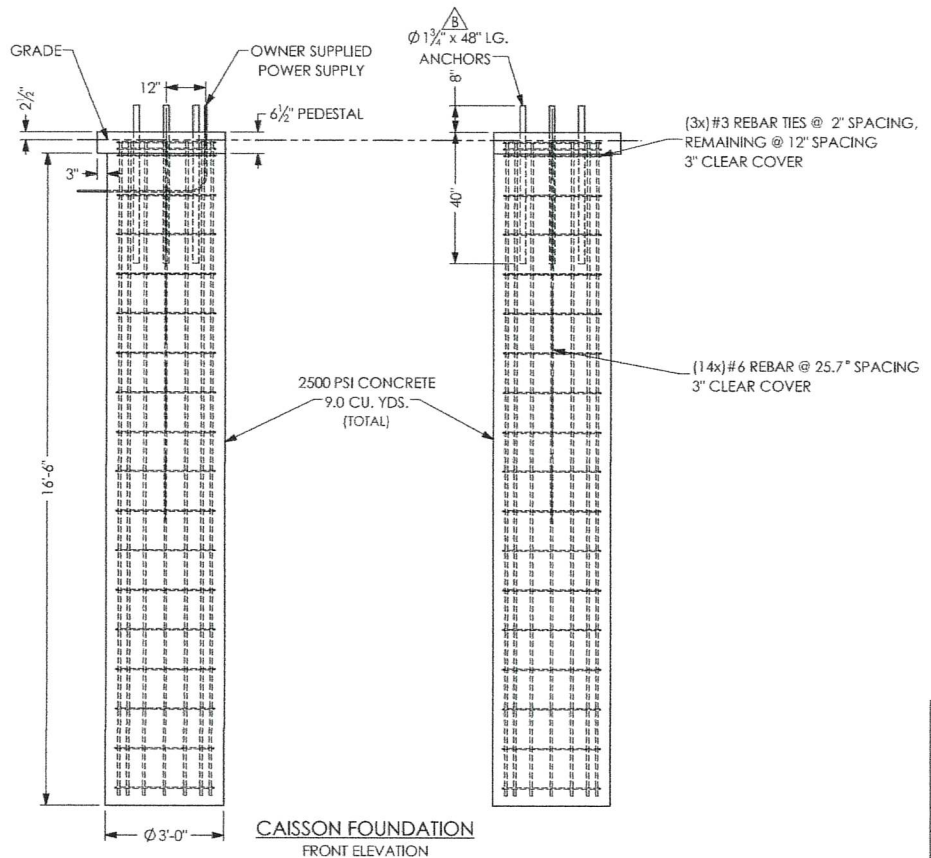
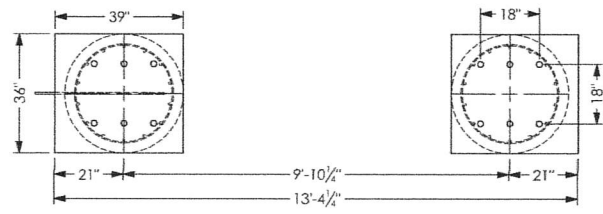
4

3

2

1


REVISIONS					
ZONE	REV.	ECR NUMBER	REV CHANGE	REV DATE	REV DRAFTER
2-A3, 2-B1, B3	B	44596	UPDATED ANCHOR SIZE	02/03/2021	MM
1-B2	C	46443	8" ANCHOR PROJECTION & CAISSON DEPTH	03/09/2021	AP



*** NOTE ***

ALLOWABLE SOIL BEARING PRESSURE = 2000 PSF
 ALLOWABLE LATERAL SOIL PRESSURE = 150 PSF/FT
 PEDESTAL IS TO BE POURED IN A SINGLE POUR
 WITH THE REST OF THE FOUNDATION.

CAISSON FOUNDATION
 FRONT ELEVATION

Program/Customer:		 <small>Principal:</small> AGI FOUNDATIONS <small>Off. Address:</small> MAZ-P100-35-175-FDN
MAZDA		
Interior/Exterior:	EXTERIOR	
Sign Type:	PYLON	
Engineer:	NICK CARRELL	
Windspeed:	175 MPH IBC 2015	
Illumination:		SCALE: 1:36
Voltage:		

3

2

1

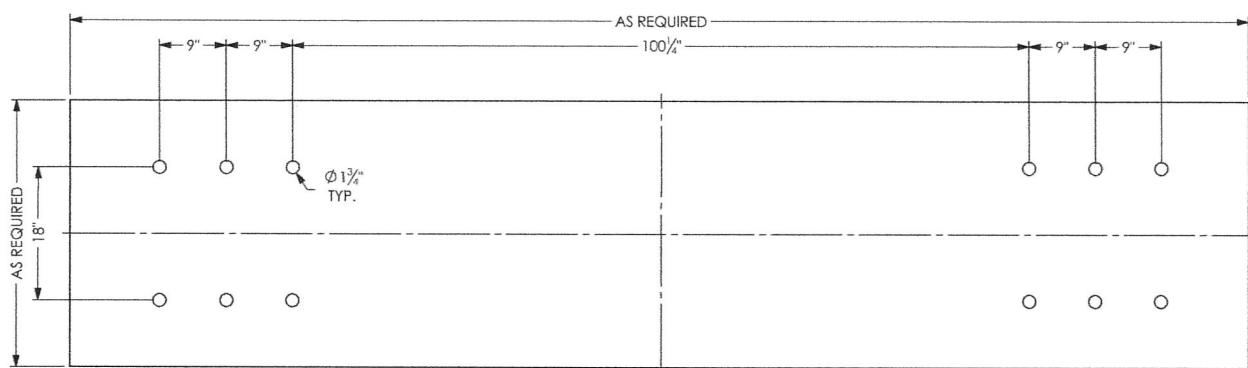
4

3


2

1

REVISIONS					
ZONE	REV.	ECR NUMBER	REV CHANGE	REV DATE	REV DRAFTER
2-A3, 2-B1, 3-B3	B	44596	UPDATED ANCHOR SIZE	02/03/2021	MM
1-B2	C	46443	8" ANCHOR PROJECTION & CAISSON DEPTH	03/09/2021	AP



ANCHOR TEMPLATE

Program/Customer:		 AGI
MAZDA		
Interior/Exterior:	EXTERIOR	
Sign Type:	PYLON	
Engineer:	NICK CARRELL	
Windspeed:	175 MPH IBC 2015	Drawing: AGI FOUNDATIONS Part Number: MAZ-P100-35-175-FDN
Illumination:		
Voltage:	SCALE: 1:16	

3

2

1

4

3

2

1

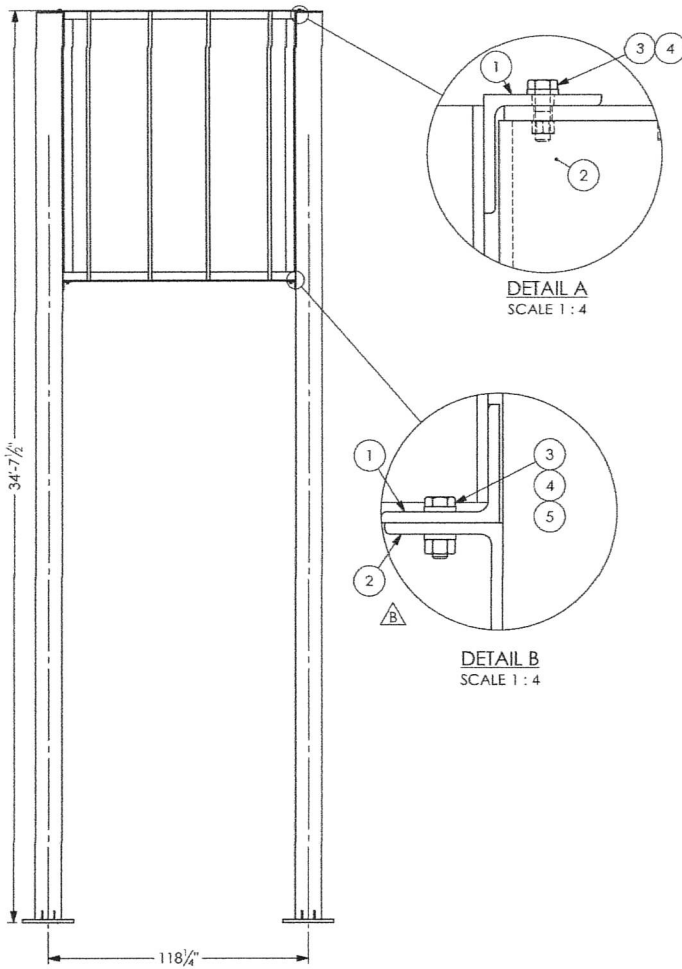
NOTES:

- 1. MTL - MILD STEEL; ANGLES AND PLATE - ASTM A572 GR50, TUBE STEEL - ASTM A500C.
- 2. WELD PER AWS D1.1; ALL WELDS TO BE 1/4" FILLET ALL AROUND USING 70KSI FILLER METAL, UNLESS OTHERWISE NOTED.
- 3. ALL WELDMENTS TO BE FREE OF WELD SPLATTER, SLAG, AND ARCING.
- 4. REMOVE ALL SHARP EDGES & BURRS.
- 5. ALL WELDMENT EXPOSED SURFACES TO BE PAINTED GRAY PRIMER, TO PREVENT CORROSION.

REVISIONS					
ZONE	REV.	ECR NUMBER	REV CHANGE	REV DATE	REV DRAFTER
A3, 2-A3, 3-A3	B	44596	UPDATED HEAD STEEL	02/03/2021	MM
3-A3, 3-A4	C	51325	ADDED RIVET NUT HOLES TO BOTTOM OF HEAD FRAME	03/25/2022	TLW

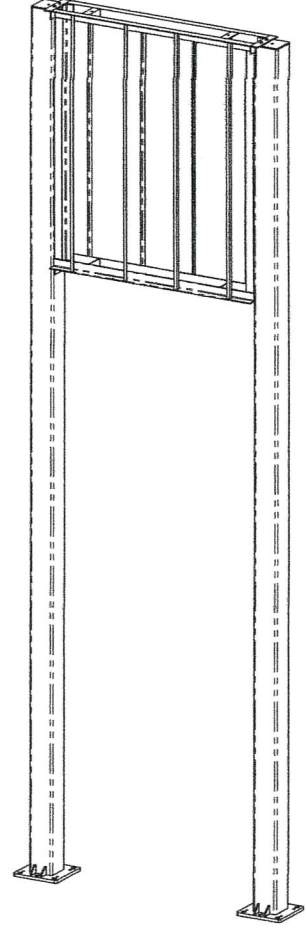
B

B



A

A



BOM TABLE			
ITEM	PART NUMBER	DESCRIPTION	QTY
1	MAZ-P100-35-175-STL-1	FACE PANEL STEEL FRAME	1
2	MAZ-P100-35-175-STL-2	STEEL UPRIGHT	2
3	FNL# 19503	1/2X1 3/4 A325 BOLT	8
4	FNL# 33172	1/2" F436 FLAT WASHER	12
5	FNL# 38180	1/2-13 A563 HEX NUT	4

Program/Customer:	
MAZDA	
Interior/Exterior:	EXTERIOR
Sign Type:	PYLON
Engineer:	NICK CARRELL
Windspeed:	175 MPH IBC 2015
Illumination:	
Voltage:	

AGI

Project:
PYLON STEEL ASSEMBLY

Part Number:
MAZ-P100-35-175-STL

WEIGHT = 6272 lbs

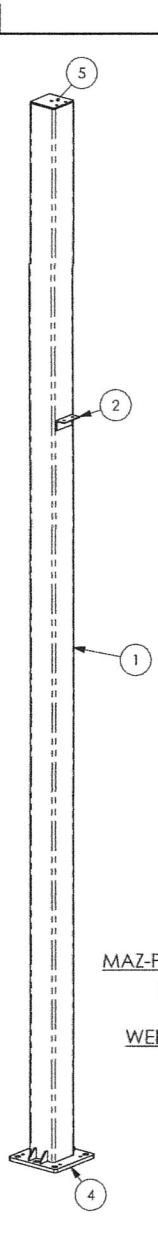
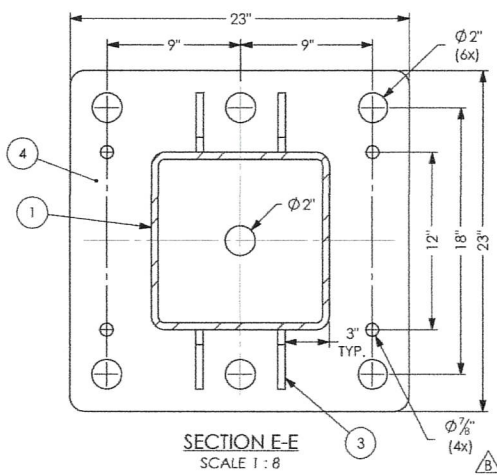
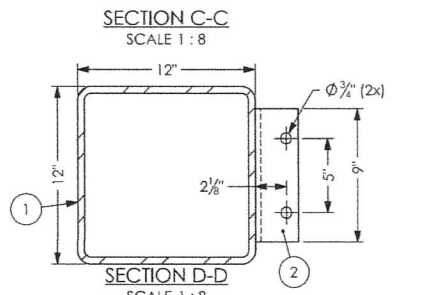
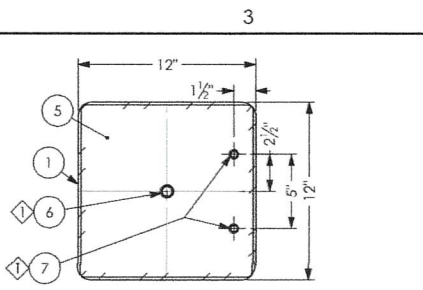
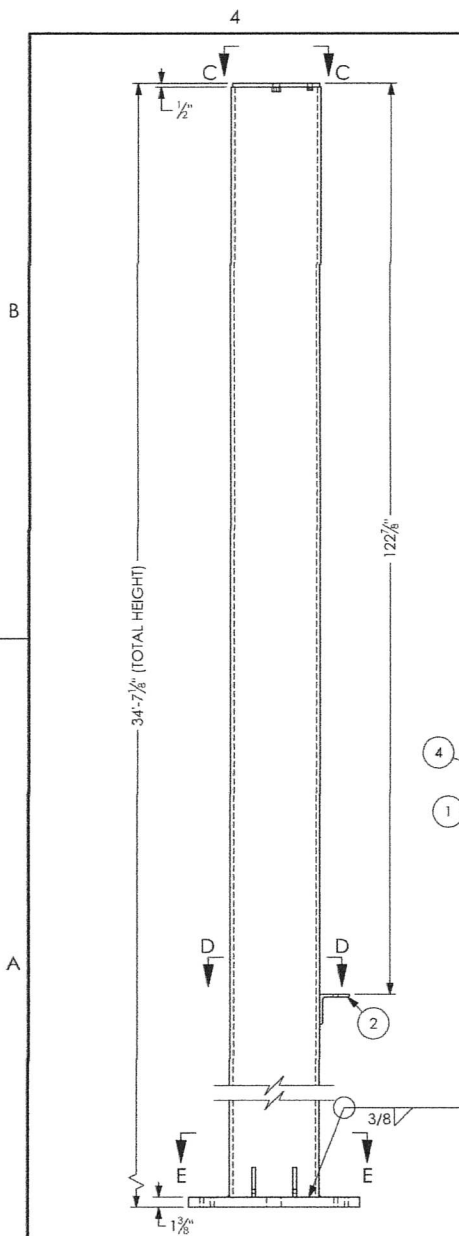
SCALE: 1:54

MAZ-P100-35-175-STL

3

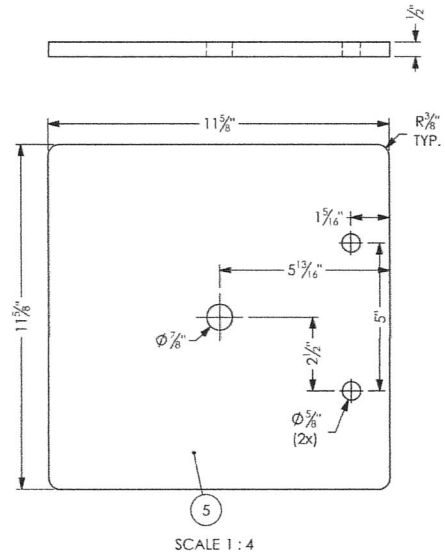
2

1



MAZ-P100-35-175-STL-2
STEEL UPRIGHT
WEIGHT = 2673lbs

REVISIONS					
ZONE	REV.	ECR NUMBER	REV CHANGE	REV DATE	REV DRAFTER
1-A3, A3, 3-A3	B	44596	UPDATED HEAD STEEL	02/03/2021	MM
3-A3, 3-A4	C	51325	ADDED RIVET NUT HOLES TO BOTTOM OF HEAD FRAME	03/25/2022	TLW

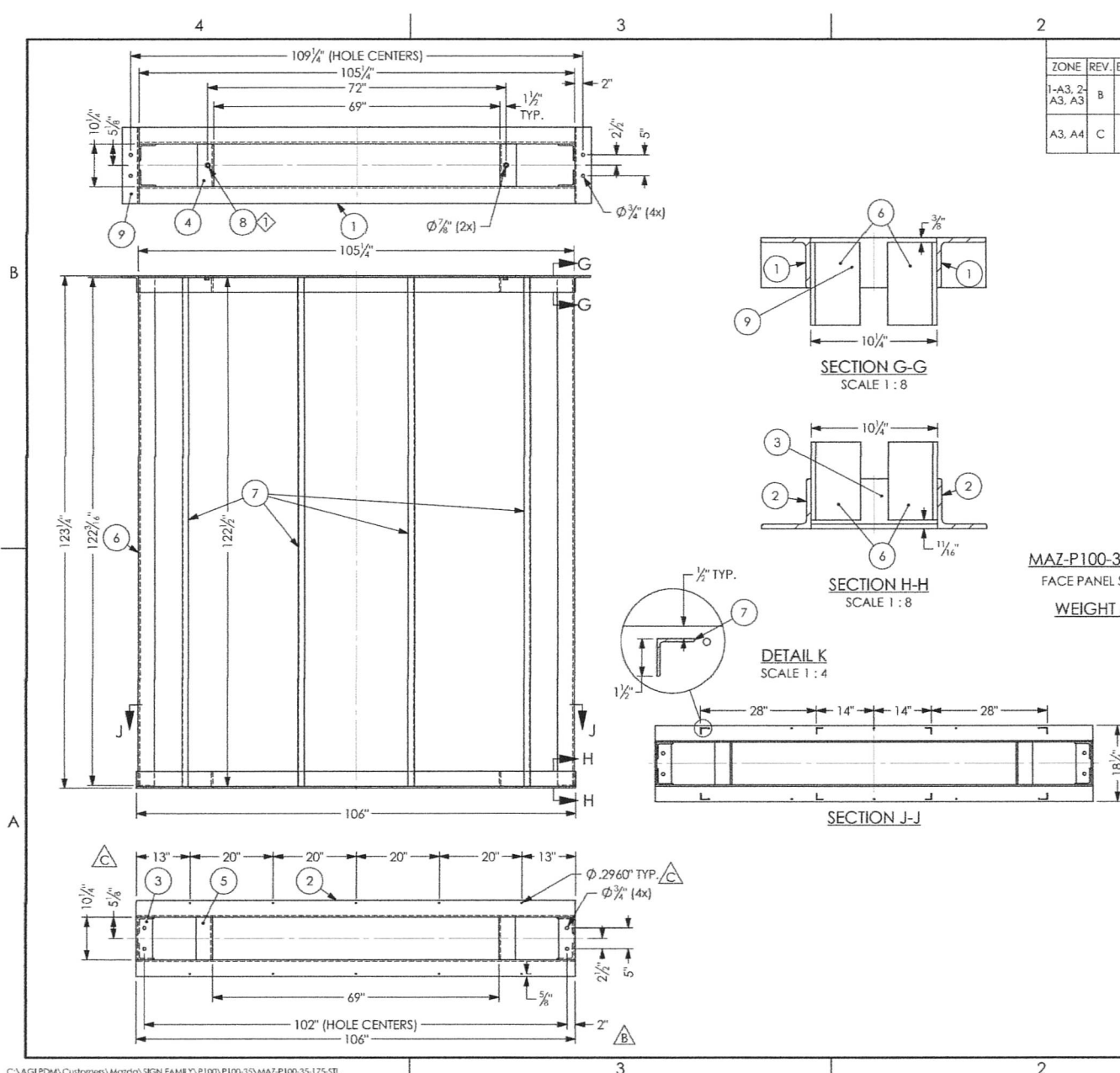


NOTES:
◇ WELD NUTS ON HOLE CENTERS TO BOTTOM OF PLATE.

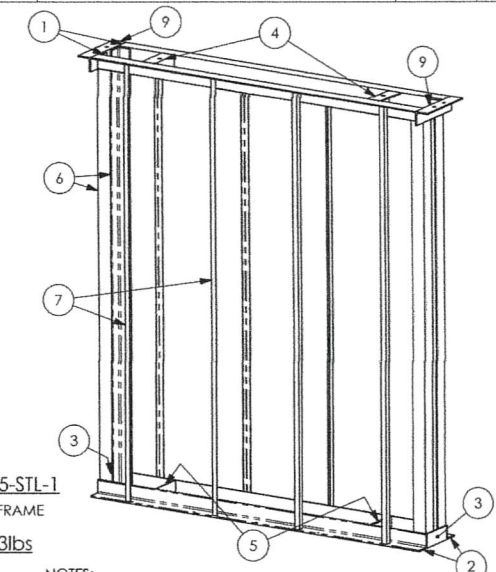
WELDMENT CUT LIST			
ITEM	QTY.	DESCRIPTION	LENGTH
1	1	HSS12X12X0.5	413 1/4"
2	1	STAN4 X 4 X 3/8	9"
3	4	PLATE, 1/2" x 4" x 4"	
4	1	PLATE, 1 3/8" x 23" x 23"	
5	1	PLATE, 1/2" x 11 5/8" x 11 5/8"	
6	1	3/4 HEX NUT	
7	2	1/2" HEX NUT	

Program/Customer:	
MAZDA	
Interior/Exterior:	EXTERIOR
Sign Type:	PYLON
Engineer:	NICK CARRELL
Wind Speed:	175 MPH IBC 2015
Illumination:	
Voltage:	

AGI
PYLON STEEL ASSEMBLY
MAZ-P100-35-175-STL



REVISIONS					
ZONE	REV.	ECR NUMBER	REV CHANGE	REV DATE	REV DRAFTER
1-A3, 2-A3, A3	B	44596	UPDATED HEAD STEEL	02/03/2021	MM
A3, A4	C	51325	ADDED RIVET NUT HOLES TO BOTTOM OF HEAD FRAME	03/25/2022	TLW



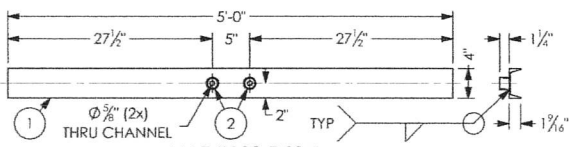
MAZ-P100-35-175-STL-1
FACE PANEL STEEL FRAME
WEIGHT = 923lbs

NOTES:
◊ WELD NUTS ON HOLE CENTERS TO BOTTOM OF ANGLE.

WELDMENT CUT LIST			
ITEM	QTY.	DESCRIPTION	LENGTH
1	2	STAN4 X 4 X 3/8	105 1/4"
2	2	STAN4 X 4 X 3/8	106"
3	2	STAN4 X 4 X 3/8	10 1/4"
4	2	STAN4 X 4 X 3/8	10 1/4"
5	2	STAN4 X 4 X 3/8	10 1/4"
6	4	STAN4 X 4 X 3/8	122 3/16"
7	8	STAN1.5 X 1.5 X 1/8	122 1/2"
8	2	3/4" NUT	
9	2	STAN4 X 4 X 3/8	18 1/4"

Program/ Customer:		MAZDA
Interior/ Exterior:	EXTERIOR	
Sign Type:	PYLON	
Engineer:	NICK CARRELL	
Windspeed:	175 MPH IBC 2015	
Illumination:		
Voltage:		

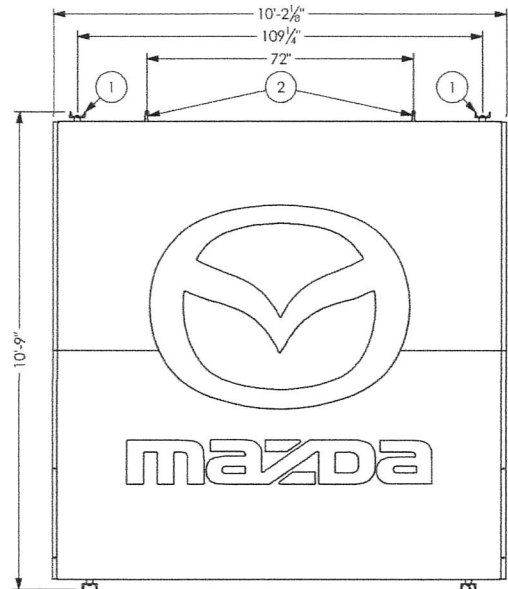
AGI
PYLON STEEL ASSEMBLY
MAZ-P100-35-175-STL



MAZ-P100-F-SS-1
SHIP STAND
(WEIGHT = 28lbs)
SCALE 1 : 16

WELDMENT CUT LIST

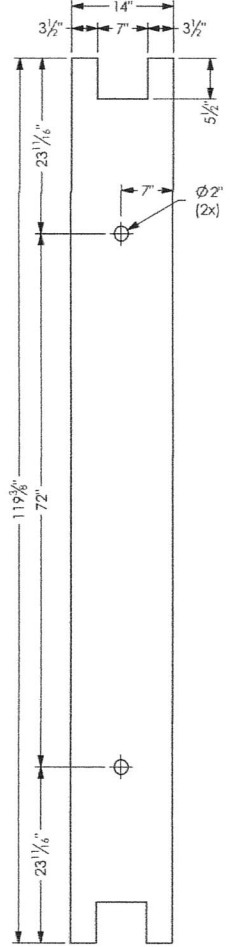
ITEM	QTY.	DESCRIPTION	LENGTH	MATERIAL
1	1	C4X5.4	60"	ASTM A36 STEEL
2	2	STD 1.25	1 1/4"	ASTM A36 STEEL



SHIPPING LAYOUT
(WEIGHT = 1792lbs)

BOM TABLE: MAZ-P100-35-175-HEAD

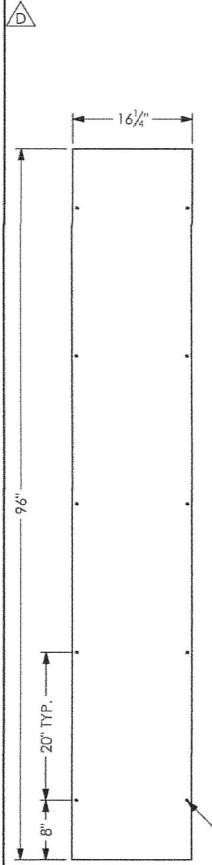
ITEM	PART NUMBER	DESCRIPTION	QTY.
1	MAZ-P100-F-SS-1	SHIP STAND	4
2	MCM# 3014T68	3/4-10X2 1/2 EYEBOLT	2
3	MCM# 91247A722	1/2-13x2 1/2 GD5 PT BOLT-Z	8
4	MCM# 95462A033	1/2-13 GD5 HEX NUT	8
5	MCM# 90126A033	1/2" FLAT WASHER SAE-ZINC	8



MAZ-P100-UCP
UPPER COVER PANEL
(WEIGHT = 19lbs)
SCALE 1 : 16

WELDMENT CUT LIST

DESCRIPTION	MATERIAL
PLATE, 1/8" x 14" x 119 3/8"	3003 ALLOY

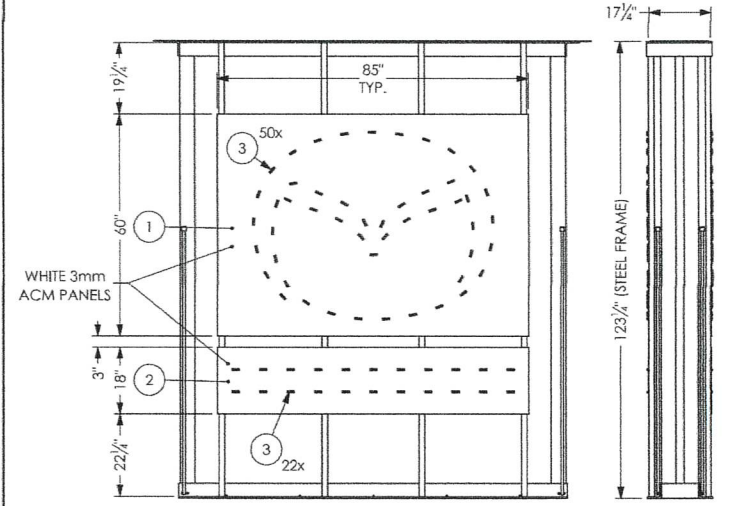


MAZ-P100-LCP
LOWER COVER PANEL
(WEIGHT = 19lbs)
SCALE 1 : 16

WELDMENT CUT LIST

DESCRIPTION	MATERIAL
PLATE, 1/8" x 16 1/4" x 96"	3003 ALLOY

REVISIONS					
ZONE	REV.	ECR NUMBER	REV CHANGE	REV DATE	REV DRAFTER
1-B3, B3	C	45915	UPDATED FACE CABINET	02/10/2021	JW
1-A2, B3	D	51325	UPDATED REMOVABLE PANEL FASTENER METHOD	03/25/2022	TLW



ELECTRICAL LAYOUT

BOM TABLE: MAZ-P100-35-175-HEAD

ITEM	PART NUMBER	DESCRIPTION	QTY.
1	MAZ-P100-ELEC-LOGO-LP	LOGO LED PANEL	2
2	MAZ-P100-ELEC-WM-LP	WORDMARK LED PANEL	2
3	LS-U650-65K-B200-A	AGILIGHT LED	144

Program/Customer:

MAZDA

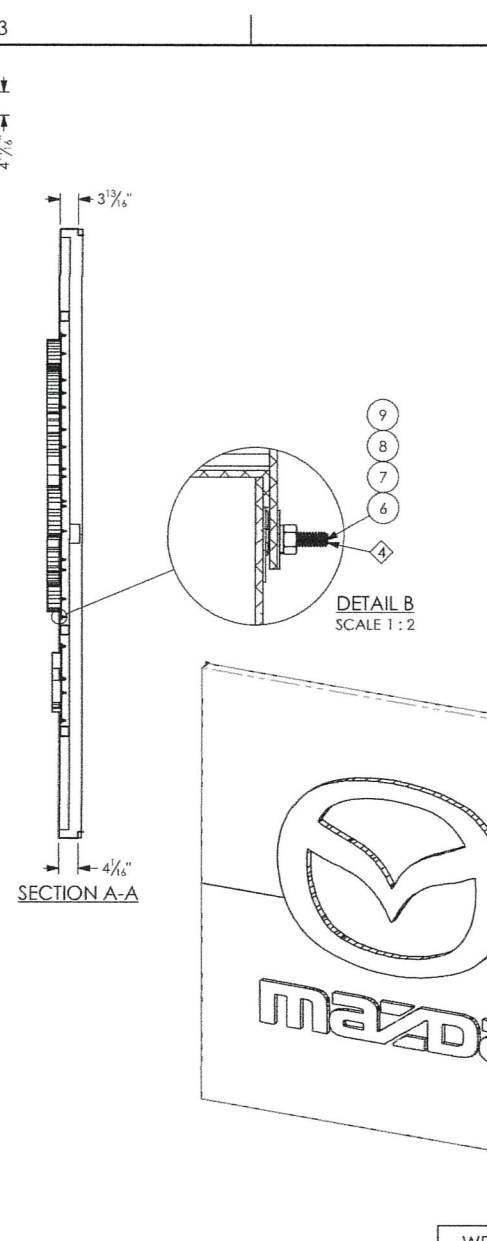
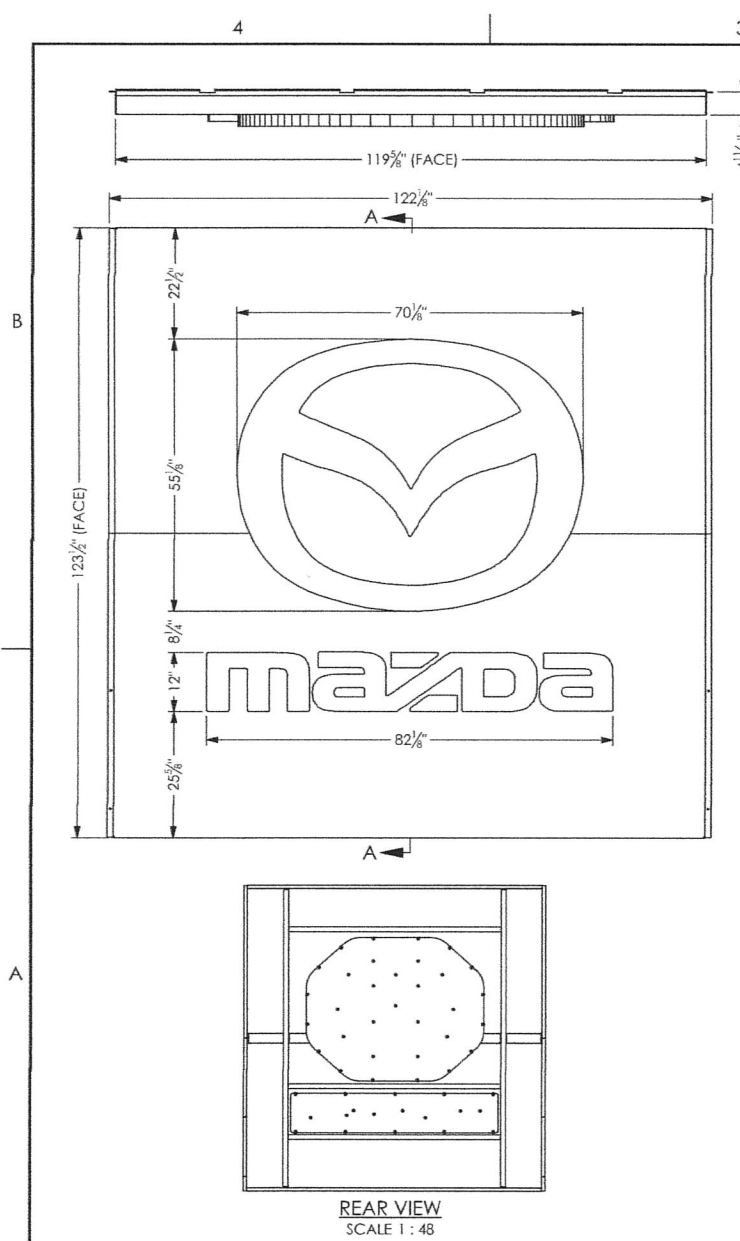
Interior/Exterior:	EXTERIOR
Sign Type:	PYLON
Engineer:	NICK CARRELL
Windspeed:	175 MPH IBC 2015
Illumination:	ILLUMINATED
Voltage:	



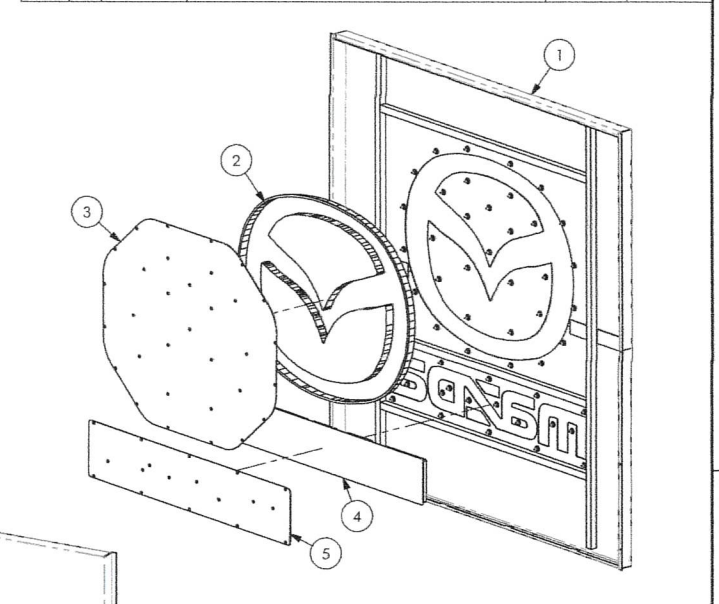
COMPLETE PYLON HEAD

SCALE: 1:32


MAZ-P100-35-175-HEAD



REVISIONS					
ZONE	REV.	ECR NUMBER	REV CHANGE	REV DATE	REV DRAFTER
	A	41524	INITIAL RELEASE	08/03/2020	BR
2-B3, 3-B2, 3-B3	B	45344	REDUCED SIDE FLANGES BY 1/8\". REDUCED BACKER HARDWARE QTY BY 25, BACKER HOLES WERE 3/8\" DIA.	01/21/2021	BR



BOM TABLE: MAZ-P100-F-CAB			
ITEM	PART NUMBER	DESCRIPTION	QTY.
1	MAZ-P100-F-CAB-1	FACE PANEL	1
2	MAZ-LOGO-54	MAZ-LOGO-54	1
3	MAZ-LOGO-54-B	ACRYLIC LOGO BACKER	1
4	MAZ-WM-12	12\" MAZDA WORDMARK	1
5	MAZ-WM-12-B	ACRYLIC WORDMARK BACKER	1
6	MCM# 97590A330	1/4-20 x 1\" LG MOUNT STUD	50
7	MCM# 91090A108	1/4\" FLAT WASHER WIDE-ZINC	50
8	MCM# 91102A029	1/4\" LOCK WASHER-ZINC	50
9	MCM# 95462A029	1/4-20 GD5 HEX NUT	50

Program/Customer:		
MAZDA		
Interior/Exterior:		
Sign Type:		
Engineer:	NICK CARRELL	
Windspeed:		Description: FACE CABINET ASSEMBLY
Illumination:		
Voltage:		

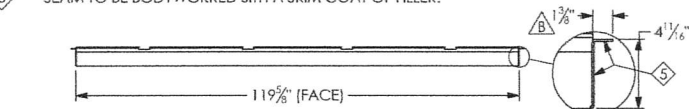
WEIGHT = 305 lbs SCALE: 1:24 MAZ-P100-F-CAB

NOTES:

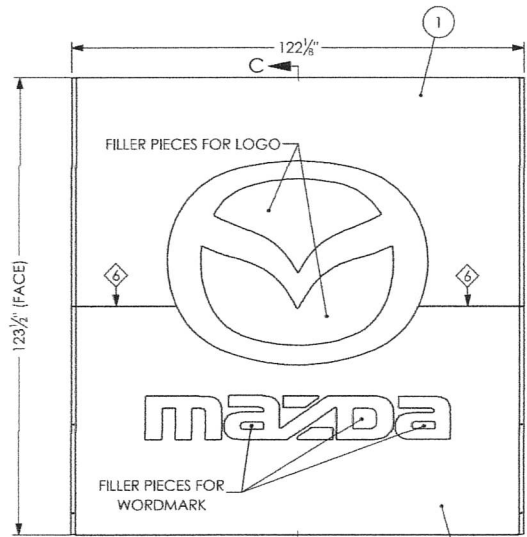
- 1 ADDITIONAL NEEDED DATA SHALL BE OBTAINED FROM CAD MODEL.
- 2 ALL EXTERNAL SURFACES TO BE PAINTED MAP SVOC3341SP/01.
- 3 ALL PAINTED SURFACES MUST BE SANDED, PRIMED WITH 74 7345P MATTHEWS PRETREATMENT SELF-ETCHING PRIMER AND THEN PRIMED WITH MATTHEWS PAINT 6007SP/01 'GRAY' EPOXY PRIMER.
- 4 VERSILOK IN PLACE, AS SHOWN.
- 5 V-CUT AND FOLD THIS FLANGE.
- 6 SEAM TO BE BODYWORKED WITH A SKIM COAT OF FILLER.

REVISIONS					
ZONE	REV.	ECR NUMBER	REV CHANGE	REV DATE	REV DRAFTER
	A	41524	INITIAL RELEASE	08/03/2020	BR
B3, 3-B2, 3-B3	B	45344	REDUCED SIDE FLANGES BY 1/8". REDUCED BACKER HARDWARE QTY BY 25. BACKER HOLES WERE 3/8" DIA.	01/21/2021	BR

B

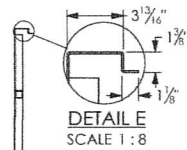


DETAIL D
SCALE 1 : 8

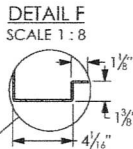


MAZ-P100-F-CAB-1
(FACE PANEL)
FRONT VIEW

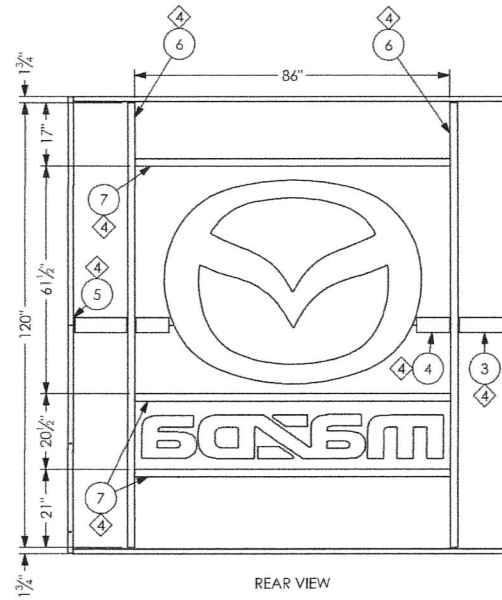
SECTION C-C



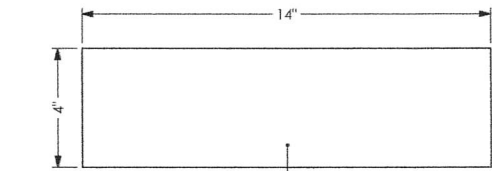
DETAIL E
SCALE 1 : 8



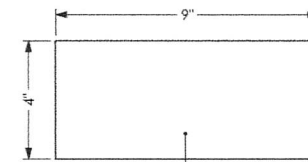
DETAIL F
SCALE 1 : 8



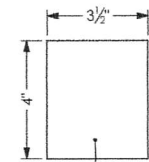
REAR VIEW



SCALE 1 : 4

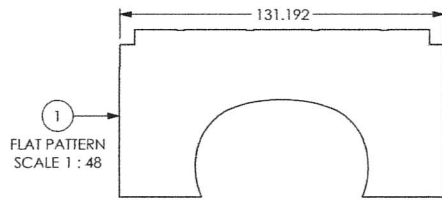


SCALE 1 : 4

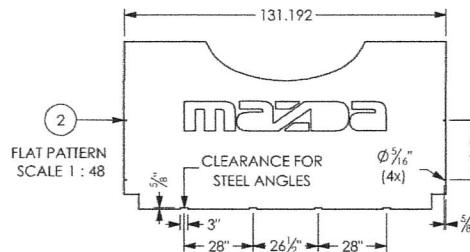


SCALE 1 : 4

A



FLAT PATTERN
SCALE 1 : 48



FLAT PATTERN
SCALE 1 : 48

WELDMENT CUT LIST

ITEM	QTY.	DESCRIPTION	LENGTH	MATERIAL
1	1	PLATE, 1/8" x 67 1/2" x 131 3/16"		3003 Alloy
2	1	PLATE, 1/8" x 67 3/4" x 131 3/16"		3003 Alloy
3	2	PLATE, 1/8" x 4" x 14"		3003 Alloy
4	2	PLATE, 1/8" x 4" x 9"		3003 Alloy
5	2	PLATE, 1/8" x 3 1/2" x 4"		3003 Alloy
6	2	AXSQT 6063-T5 2 X 2 X 0.125	120"	6063-T5
7	3	AXSQT 6063-T5 2 X 2 X 0.125	86"	6063-T5

Program/ Customer:

MAZDA

Interior/Exterior:

Sign Type:

Engineer: NICK CARRELL

Windspeed:

Illumination:

Voltage:

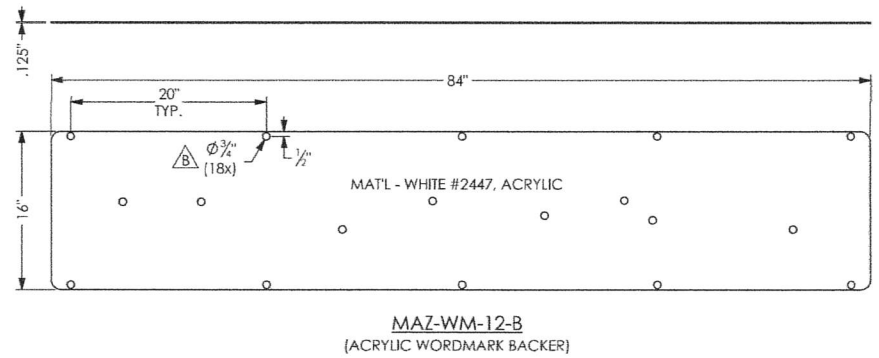
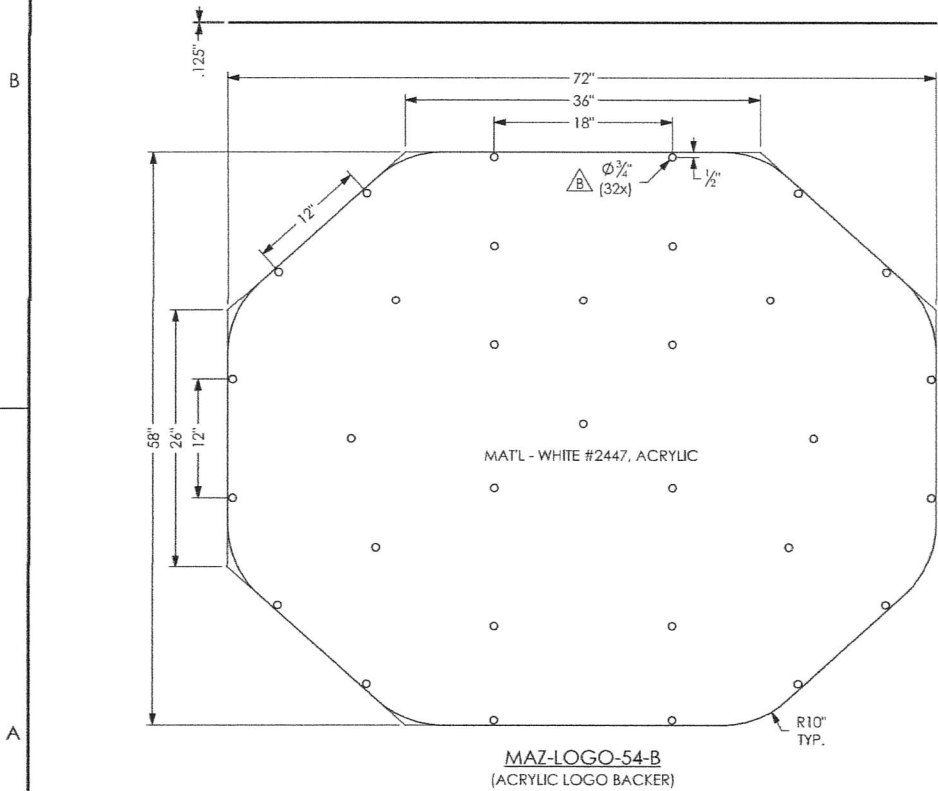



FACE CABINET ASSEMBLY

SCALE: 1:32

MAZ-P100-F-CAB

REVISIONS					
ZONE	REV.	ECR NUMBER	REV CHANGE	REV DATE	REV DRAFTER
	A	41524	INITIAL RELEASE	08/03/2020	BR
2-B3, B2, B3	B	45344	REDUCED SIDE FLANGES BY 1/8". REDUCED BACKER HARDWARE QTY BY 25. BACKER HOLES WERE 3/8" DIA.	01/21/2021	BR



Program/Customer:		
MAZDA		
Interior/Exterior:		
Sign Type:		
Engineer:	NICK CARRELL	
Windspeed:		
Illumination:		FACE CABINET ASSEMBLY
Voltage:	SCALE: 1:12	MAZ-P100-F-CAB

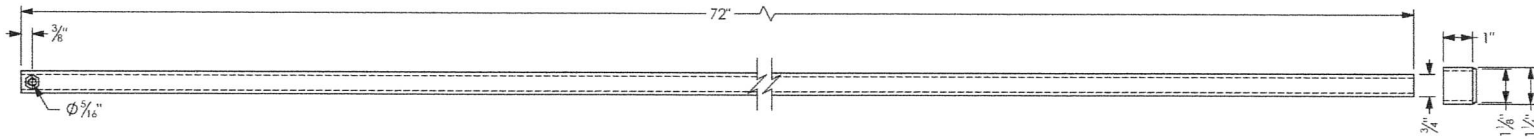
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3

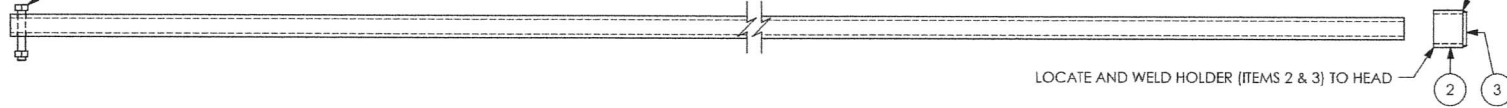
2

1

REVISIONS					
ZONE	REV.	ECR NUMBER	REV CHANGE	REV DATE	REV DRAFTER
	A	41351	INITIAL RELEASE	8/18/2020	BR



DRILL HOLE THROUGH STEEL FRAME (LOCATED ON TOP LEVEL DRAWING),
AND ATTACH PROP ROD TO STEEL FRAME SO IT IS FREE TO PIVOT FROM
STORED POSITION TO ENGAGED POSITION.



LOCATE AND WELD HOLDER (ITEMS 2 & 3) TO HEAD

WELDMENT CUT LIST

ITEM	QTY.	DESCRIPTION	LENGTH	MATERIAL
1	1	AXSQT 6063-T5 0.75 X 0.75 X 0.125	72"	6063-T5
2	1	AXSQT 6063-T5 1.25 X 1.25 X 0.125	1"	6063-T5
3	1	PLATE, 1/8" x 1 1/8" x 1 1/8"		6063-T5

Program/Customer:

CADILLAC

Interior/Exterior:

Sign Type:

Engineer: MATT SMITH

Windspeed:

Illumination:

Voltage:



6' PROP ROD ASSEMBLY

SCALE: 1:4

MAZ-F-PR-72
SHEET 1 OF 1

A

A

3

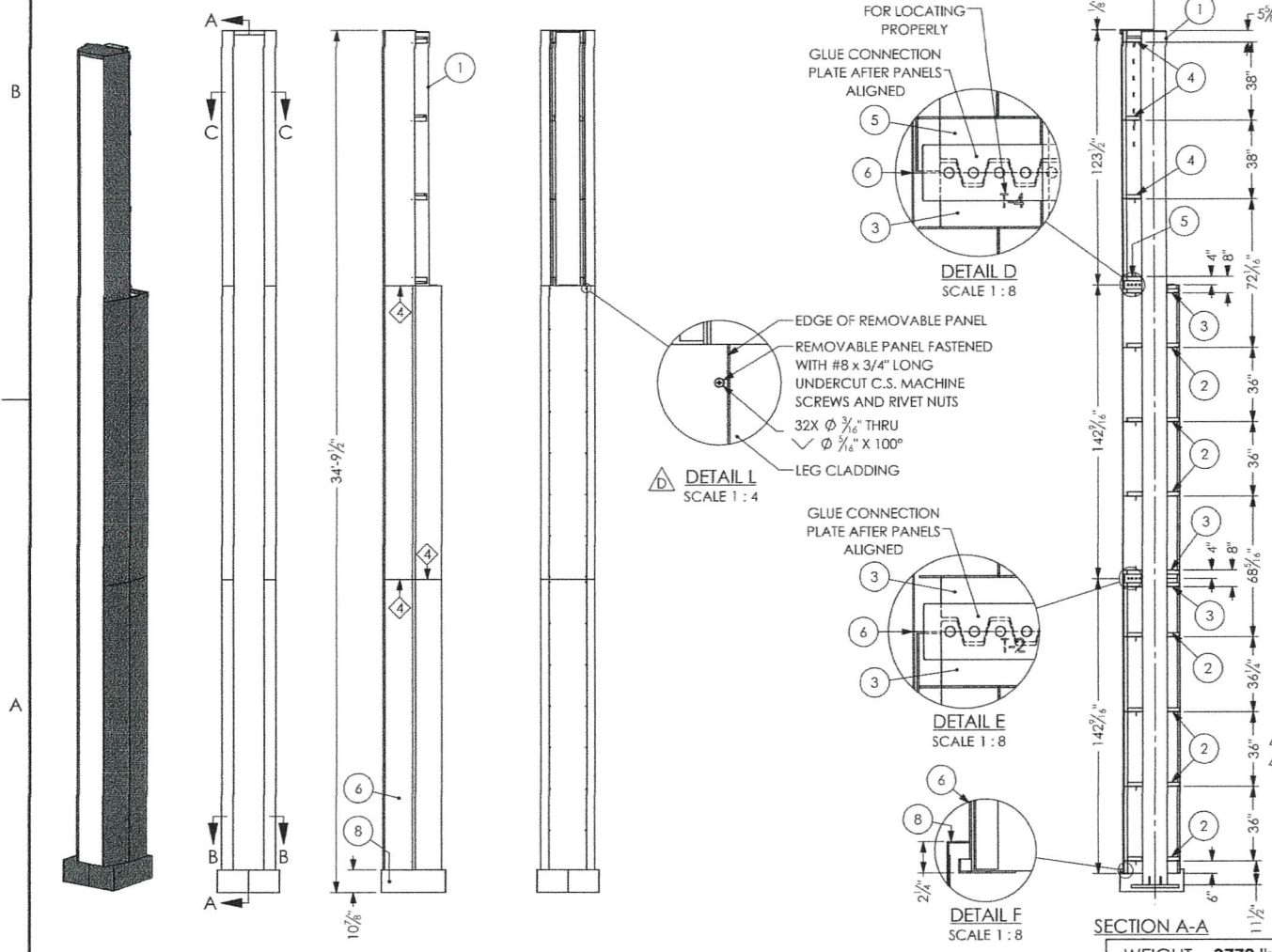
2

1

NOTES:

- 1 ADDITIONAL NEEDED DATA SHALL BE OBTAINED FROM CAD MODEL.
- 2 ALL EXTERNAL SURFACES TO BE PAINTED MAP SVOC3341SP/01.
- 3 ALL PAINTED SURFACES MUST BE SANDED, PRIMED WITH 74 734SP MATTHEWS PRETREATMENT SELF-ETCHING PRIMER AND THEN PRIMED WITH MATTHEWS PAINT 6007SP/01 "GRAY" EPOXY PRIMER.
- 4 SEAM TO BE BODYWORKED WITH A SKIM COAT OF FILLER.

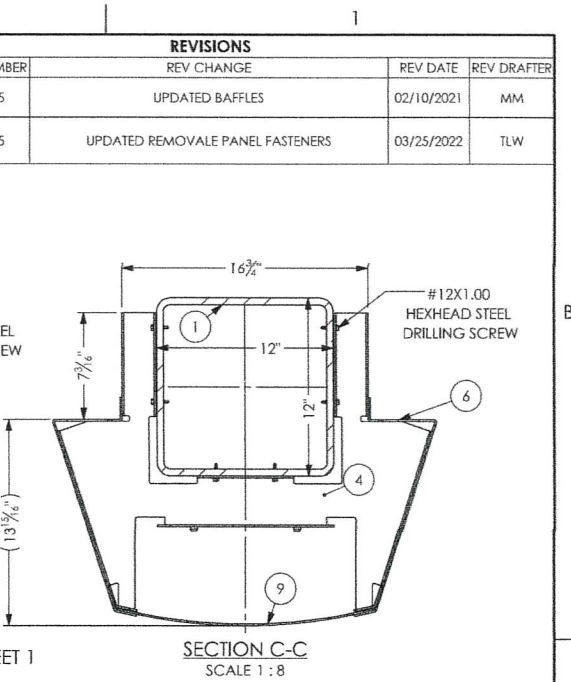
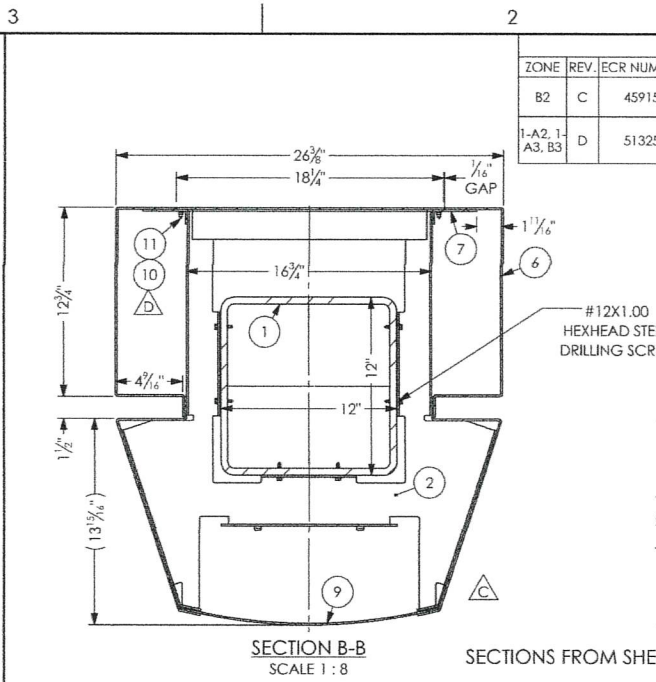
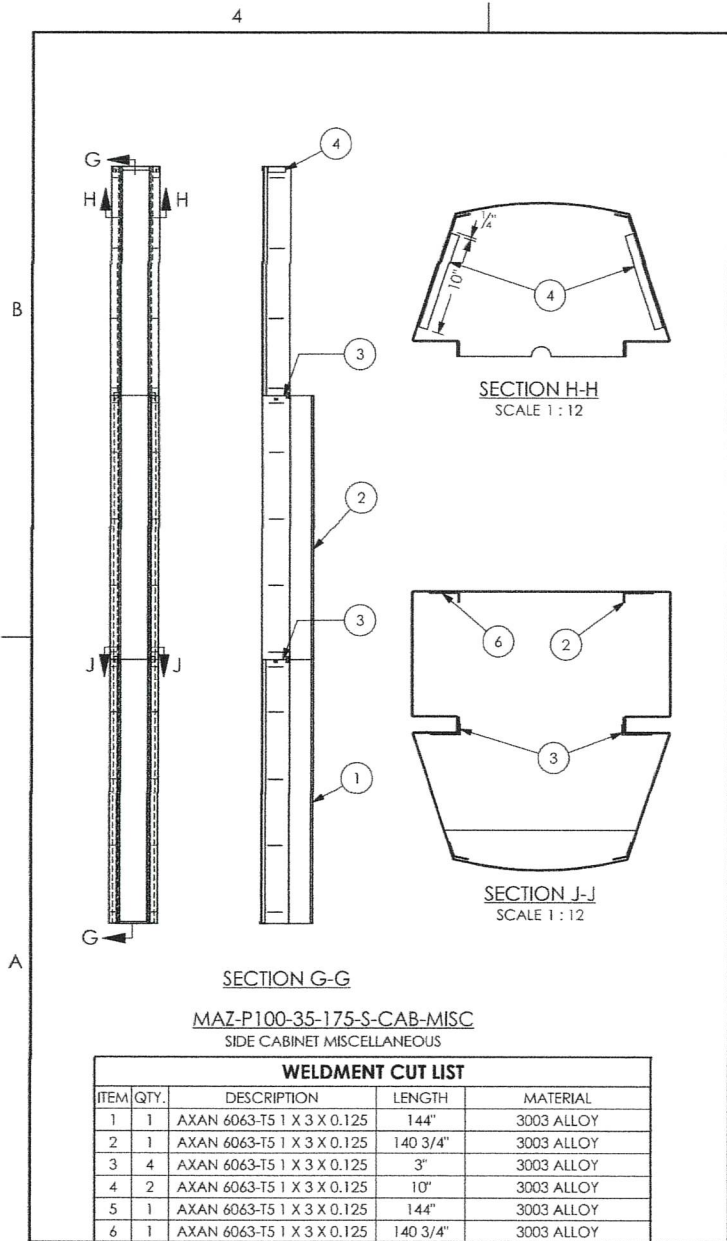
REVISIONS					
ZONE	REV.	ECR NUMBER	REV CHANGE	REV DATE	REV DRAFTER
2-B2	C	45915	UPDATED BAFFLES	02/10/2021	MM
A2, A3, 2-B3	D	51325	UPDATED REMOVAL PANEL FASTENERS	03/25/2022	TLW



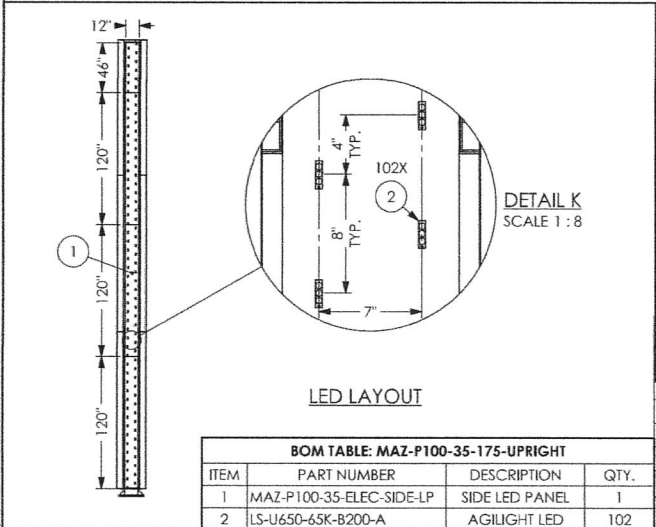
DIMENSIONS LOCATE B/F EDGE OF BAFFLES

BOM TABLE: MAZ-P100-35-175-UPRIGHT			
ITEM	PART NUMBER	DESCRIPTION	QTY.
1	MAZ-P100-35-175-STL-2	STEEL UPRIGHT	1
2	MAZ-S-CAB-B-12-12-100-1	LEG BAFFLE	7
3	MAZ-S-CAB-B-12-12-100-1A	LEG BAFFLE WITH DOUBLERS	3
4	MAZ-S-CAB-B-12-12-100-2	HEAD BAFFLE	3
5	MAZ-S-CAB-B-12-12-100-2A	HEAD BAFFLE WITH DOUBLERS	1
6	MAZ-P100-35-175-S-CAB-CLAD	SIDE CABINET CLADDING	1
7	MAZ-P100-35-175-S-CAB-MISC	SIDE CABINET MISCELLANEOUS	1
8	MAZ-S-CAB-BC-STD-D-26.375	BASE COVER SET	1
9	MAZ-P100-35-175-S-LENS	POLYCARBONATE LENS	1
10	MCM# 95105A123	#8 RIVET NUT-ZINC	31
11	MCM# 90198A236	#8X3/4" C/S.S.S.M. SCREW	32

Program/Customer:		
MAZDA		
Interior/Exterior:	EXTERIOR	
Sign Type:	PYLON	
Engineer:	NICK CARRELL	
Windspeed:	175 MPH IBC 2015	
Illumination:	ILLUMINATED	COMPLETE UPRIGHT
Voltage:	SCALE: 1:54	MAZ-P100-35-175-UPRIGHT



REVISIONS					
ZONE	REV.	ECR NUMBER	REV CHANGE	REV DATE	REV DRAFTER
B2	C	45915	UPDATED BAFFLES	02/10/2021	MM
1-A2, 1-A3, B3	D	51325	UPDATED REMOVALE PANEL FASTENERS	03/25/2022	TLW

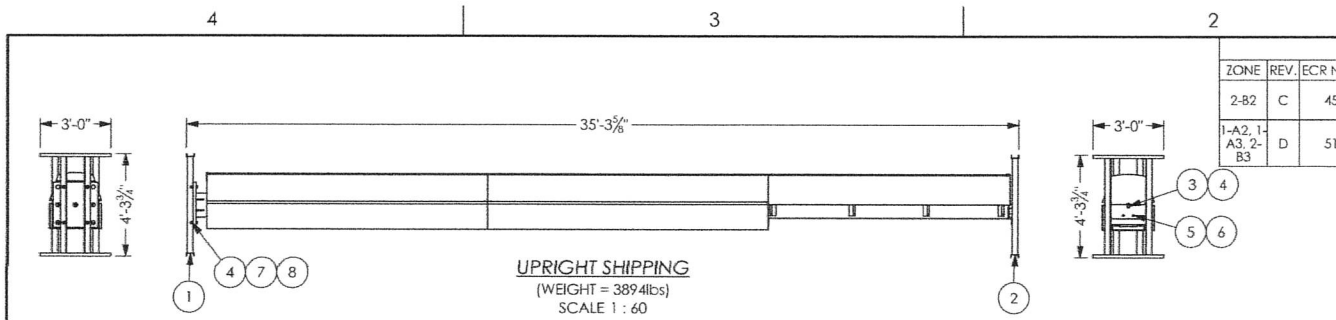


BOM TABLE: MAZ-P100-35-175-UPRIGHT			
ITEM	PART NUMBER	DESCRIPTION	QTY.
1	MAZ-P100-35-175-STL-2	STEEL UPRIGHT	1
2	MAZ-S-CAB-B-12-12-100-1	LEG BAFFLE	7
3	MAZ-S-CAB-B-12-12-100-1A	LEG BAFFLE WITH DOUBLERS	3
4	MAZ-S-CAB-B-12-12-100-2	HEAD BAFFLE	3
5	MAZ-S-CAB-B-12-12-100-2A	HEAD BAFFLE WITH DOUBLERS	1
6	MAZ-P100-35-175-S-CAB-CLAD	SIDE CABINET CLADDING	1
7	MAZ-P100-35-175-S-CAB-MISC	SIDE CABINET MISCELLANEOUS	1
8	MAZ-S-CAB-BC-STD-D-26.375	BASE COVER SET	1
9	MAZ-P100-35-175-S-LENS	POLYCARBONATE LENS	1
10	MCM# 95105A123	#8 RIVET NUT-ZINC	31
11	MCM# 90198A236	#8X3/4" C/S.S.S.M. SCREW	32

Program/Client:		MAZDA
Interior/Exterior:	EXTERIOR	
Sign Type:	PYLON	
Engineer:	NICK CARRELL	
Windspeed:	175 MPH IBC 2015	
Illumination:	ILLUMINATED	
Voltage:		

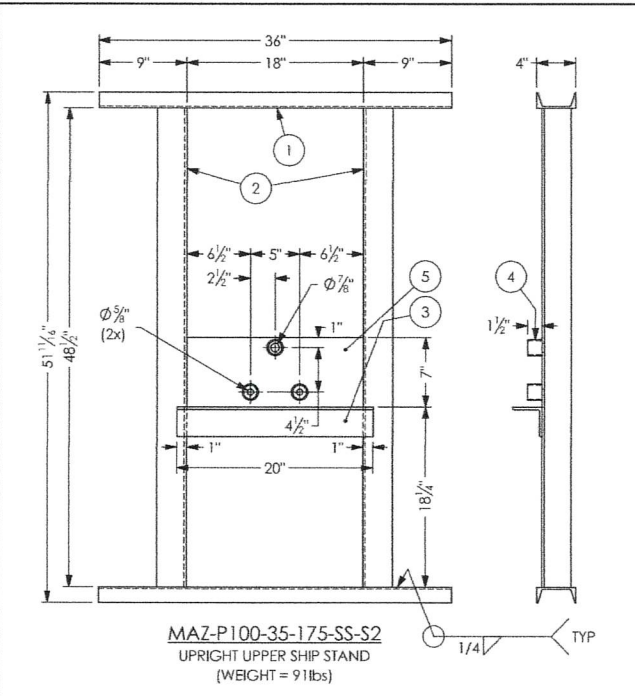
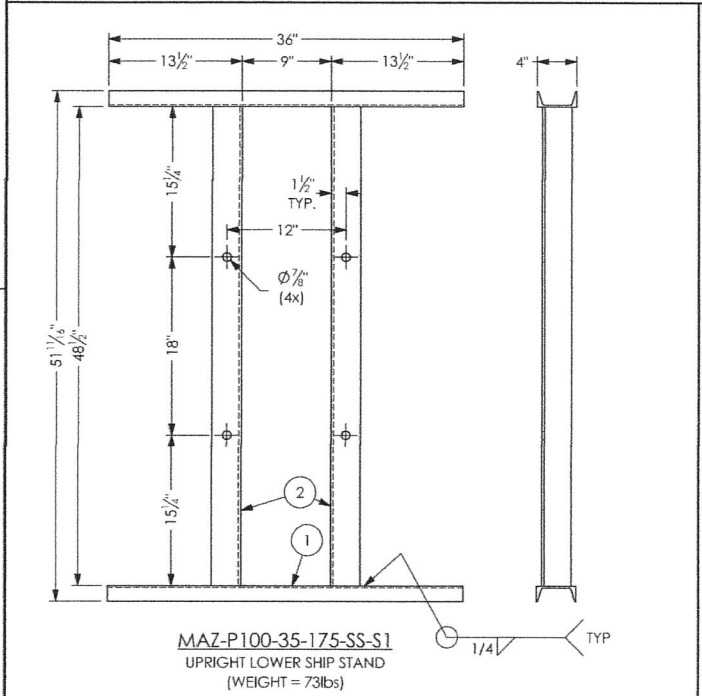
SCALE: 1:64

MAZ-P100-35-175-UPRIGHT



REVISIONS					
ZONE	REV.	ECR NUMBER	REV CHANGE	REV DATE	REV DRAFTER
2-B2	C	45915	UPDATED BAFFLES	02/10/2021	MM
1-A2, 1-A3, 2-B3	D	51325	UPDATED REMOVAL PANEL FASTENERS	03/25/2022	TLW

- NOTES:**
1. MTL - MILD STEEL; ANGLES AND PLATE - ASTM A36, TUBE STEEL - ASTM A500B.
 2. WELD PER AWS D1.1: ALL WELDS TO BE 3/16" FILLET ALL AROUND USING 70KSI FILLER METAL, UNLESS OTHERWISE NOTED.
 3. ALL WELDMENTS TO BE FREE OF WELD SPLATTER, SLAG, AND ARCING.
 4. REMOVE ALL SHARP EDGES & BURRS.



WELDMENT CUT LIST				
ITEM	QTY.	DESCRIPTION	LENGTH	MATERIAL
1	2	C4X5.4	36"	ASTM A36 STEEL
2	2	STAN3 X 3 X 1/4	48 1/2"	ASTM A36 STEEL

WELDMENT CUT LIST				
ITEM	QTY.	DESCRIPTION	LENGTH	MATERIAL
1	2	C4X5.4	36"	ASTM A36 STEEL
2	2	STAN3 X 3 X 1/4	48 1/2"	ASTM A36 STEEL
3	1	STAN3 X 3 X 1/4	20"	ASTM A36 STEEL
4	3	STD 1.25	1 1/2"	ASTM A36 STEEL
5	1	PLATE, 1/4" x 7" x 18"		ASTM A36 STEEL


BOM TABLE: MAZ-P100-35-175-UPRIGHT			
ITEM	PART NUMBER	DESCRIPTION	QTY.
1	MAZ-P100-35-175-SS-S1	UPRIGHT LOWER SHIP STAND	1
2	MAZ-P100-35-175-SS-S2	UPRIGHT UPPER SHIP STAND	1
3	MCM# 91247A847	3/4-10x3 GD5 PT BOLT-Z	1
4	MCM# 91102A036	3/4" LOCK WASHER-ZINC	5
5	MCM# 91247A724	1/2-13x3 GD5 PT BOLT-Z	2
6	MCM# 91102A033	1/2" LOCK WASHER-ZINC	2
7	MCM# 92865A847	3/4-10X3 GD5 FT BOLT-Z	4
8	MCM# 90126A036	3/4" FLAT WASHER SAE-ZINC	8
9	MCM# 95462A538	3/4-10 GD5 HEX NUT	4

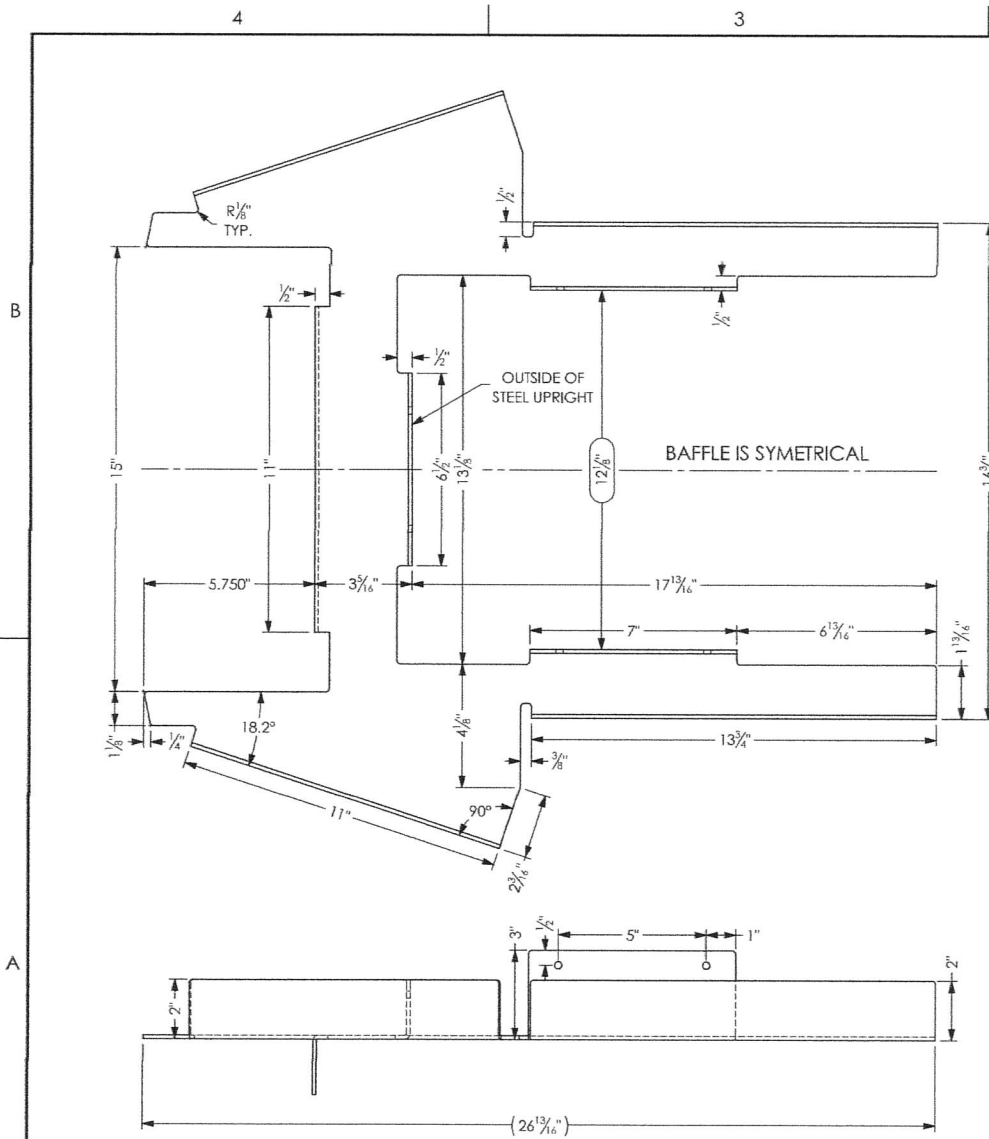
Program/Customer: MAZDA

Interior/Exterior:	EXTERIOR
Sign Type:	PYLON
Engineer:	NICK CARRELL
Windspeed:	175 MPH IBC 2015
Illumination:	ILLUMINATED
Voltage:	

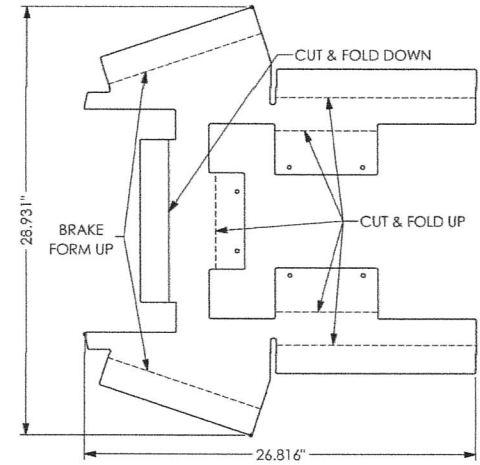
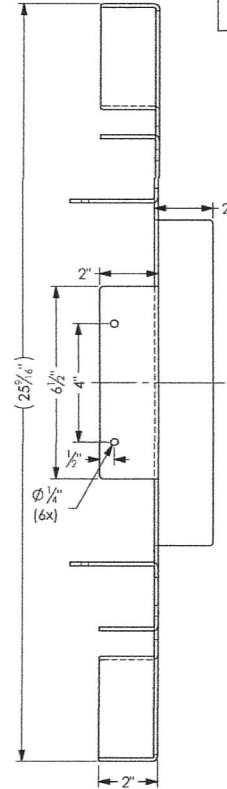
SCALE: 1:12

MAZ-P100-35-175-UPRIGHT

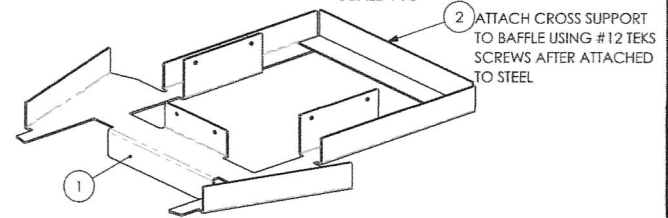




REVISIONS					
ZONE	REV.	ECR NUMBER	REV CHANGE	REV DATE	REV DRAFTER
A		45915	INITIAL RELEASE	02/10/2021	MM



FLAT PATTERN
SCALE 1 : 8



Weldment Cut List				
ITEM NO.	QTY.	DESCRIPTION	LENGTH	MATERIAL
1	1	PLATE, 1/8" x 26 13/16" x 28 15/16"		3003 Alloy
2	1	AXAN 6063-T5 2 X 2 X 0.125	16"	6063-T5

Program/Customer:

Interior/Exterior:

Sign Type:

Engineer:

Windspeed:

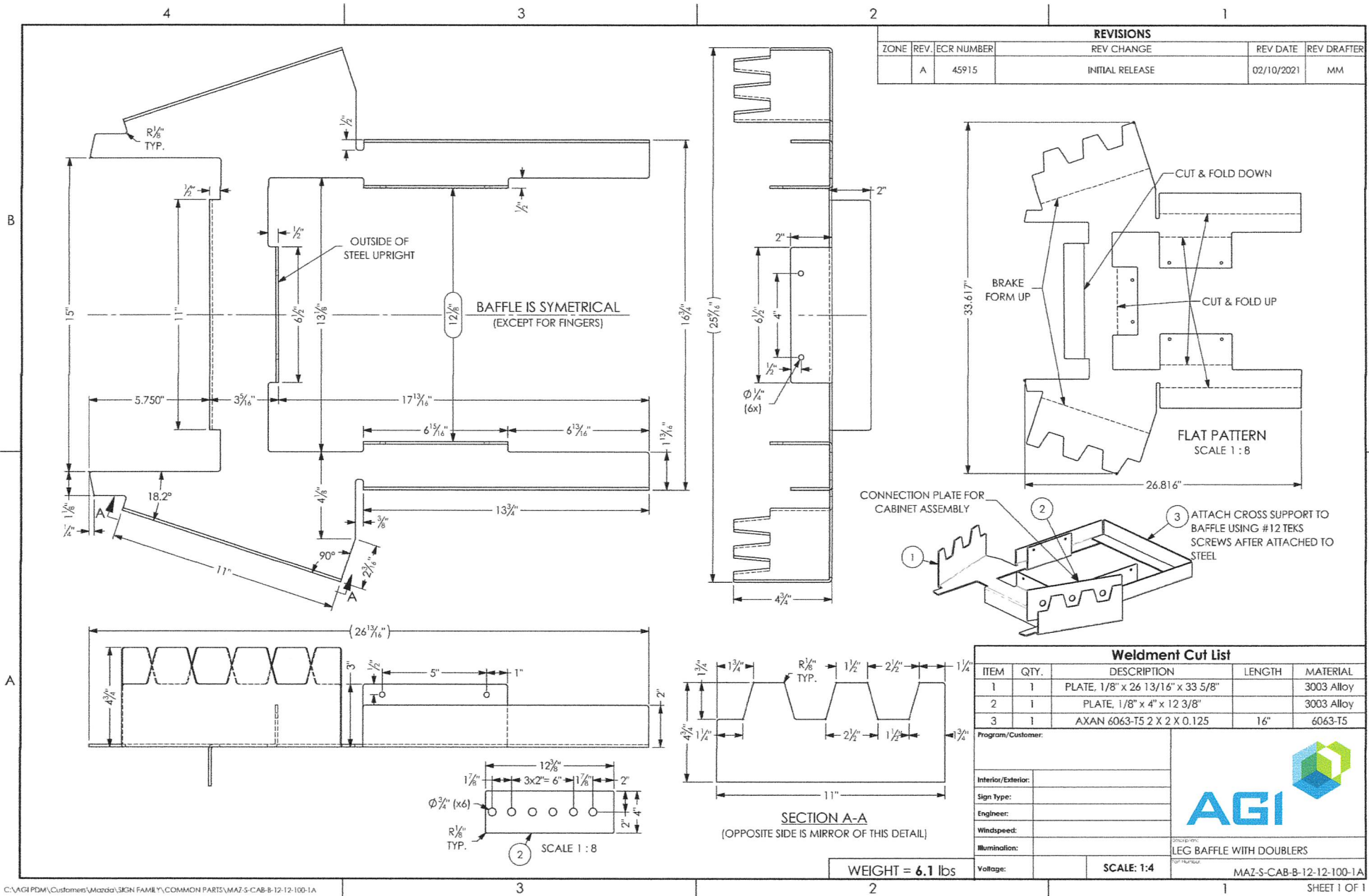
Illumination:

Voltage:

SCALE: 1:4


MAZ-S-CAB-B-12-12-100-1

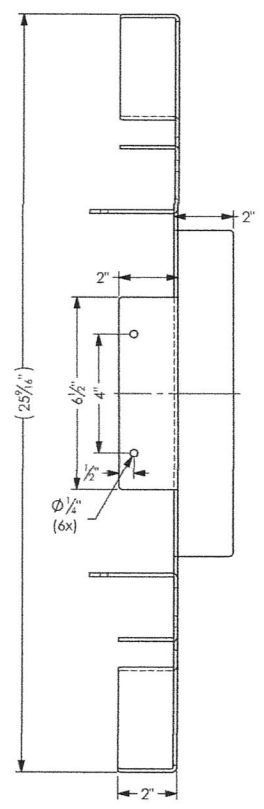
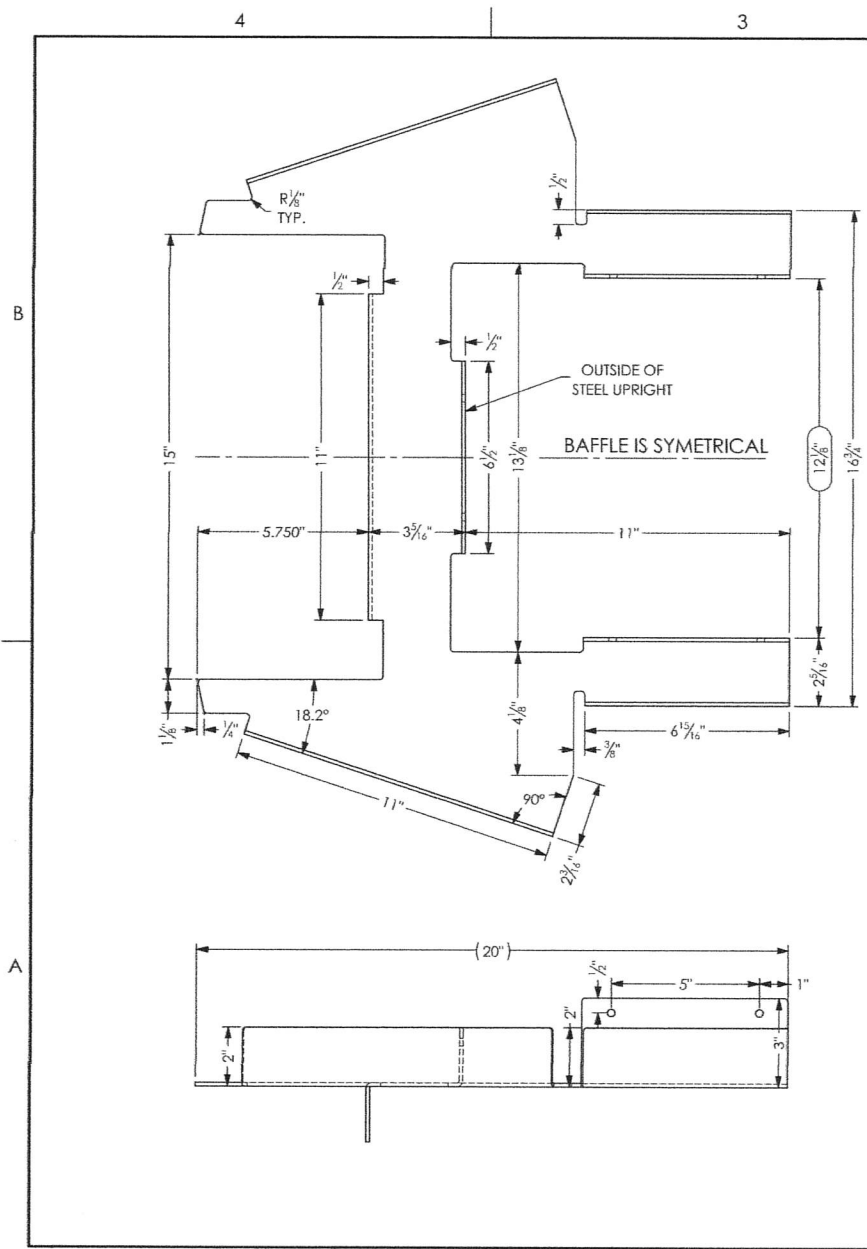
WEIGHT = 5.1 lbs



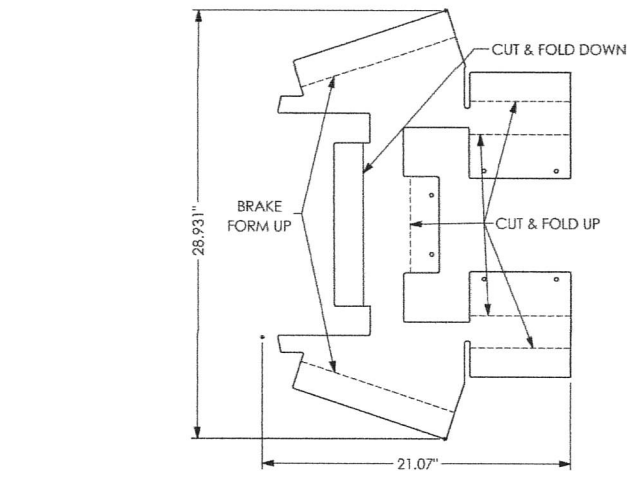
REVISIONS					
ZONE	REV.	ECR NUMBER	REV CHANGE	REV DATE	REV DRAFTER
	A	45915	INITIAL RELEASE	02/10/2021	MM

Weldment Cut List				
ITEM	QTY.	DESCRIPTION	LENGTH	MATERIAL
1	1	PLATE, 1/8" x 26 13/16" x 33 5/8"		3003 Alloy
2	1	PLATE, 1/8" x 4" x 12 3/8"		3003 Alloy
3	1	AXAN 6063-T5 2 X 2 X 0.125	16"	6063-T5

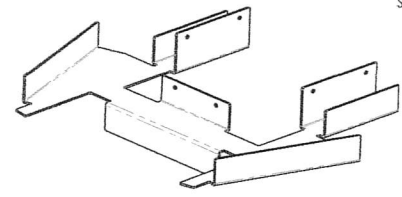
Program/Customer:		
Interior/Exterior:		
Sign Type:		
Engineer:		
Windspeed:		
Illumination:		25000-000 LEG BAFFLE WITH DOUBLERS <small>TOP NUMBER</small>
Voltage:		SCALE: 1:4 MAZ-S-CAB-B-12-12-100-1A



REVISIONS					
ZONE	REV.	ECR NUMBER	REV CHANGE	REV DATE	REV DRAFTER
	A	45915	INITIAL RELEASE	02/10/2021	MM



FLAT PATTERN
SCALE 1 : 8



WELDMENT CUT LIST	
DESCRIPTION	MATERIAL
PLATE, 1/8" x 20" x 28 15/16"	3003 Alloy

Program/Customer:	
Interior/Exterior:	
Sign Type:	
Engineer:	
Windspeed:	
Illumination:	
Voltage:	

AGI

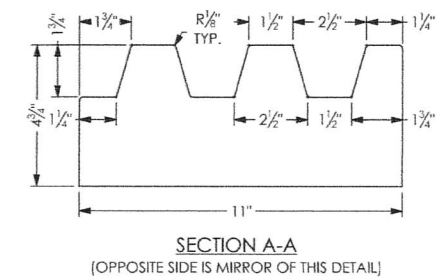
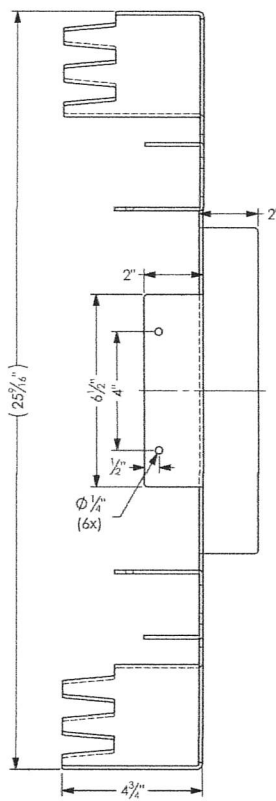
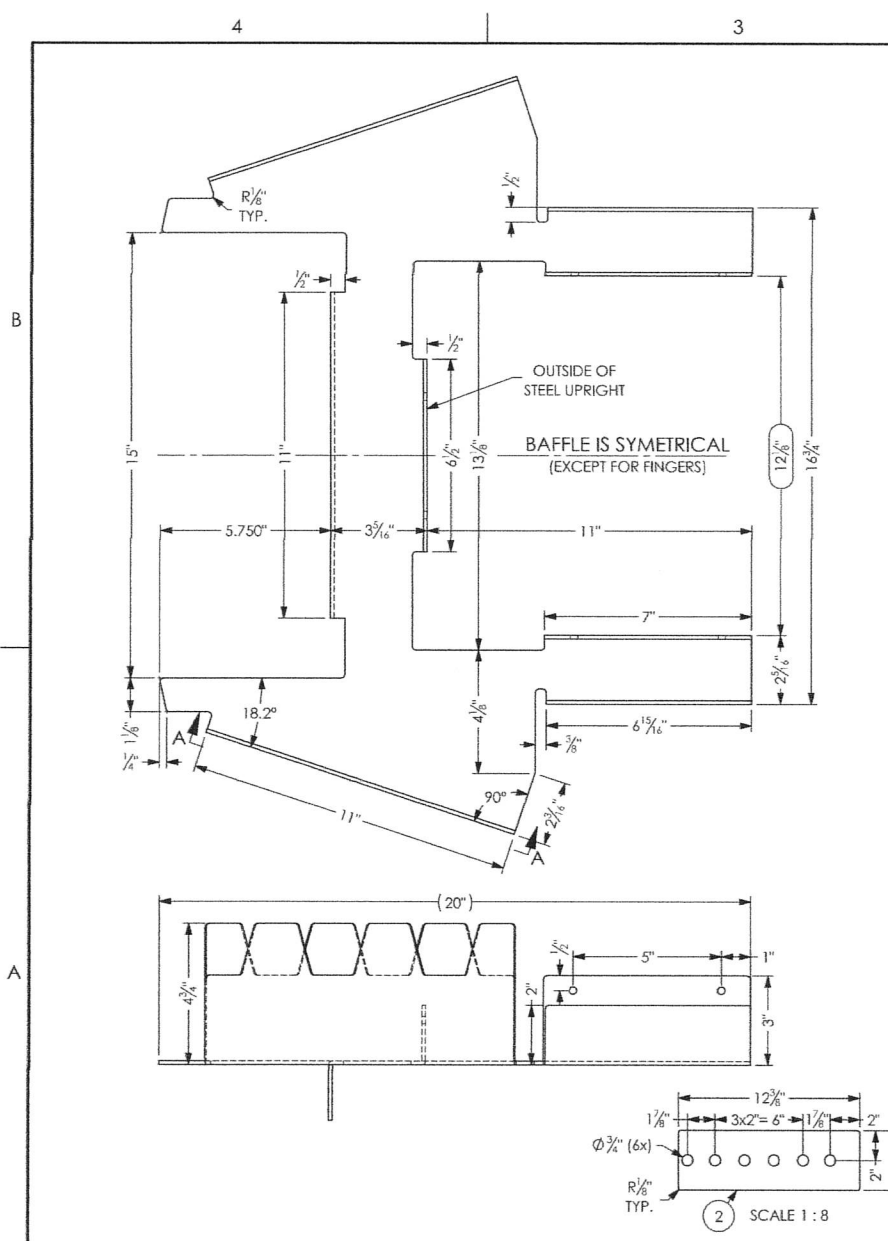
HEAD BAFFLE

MAZ-S-CAB-B-12-12-100-2

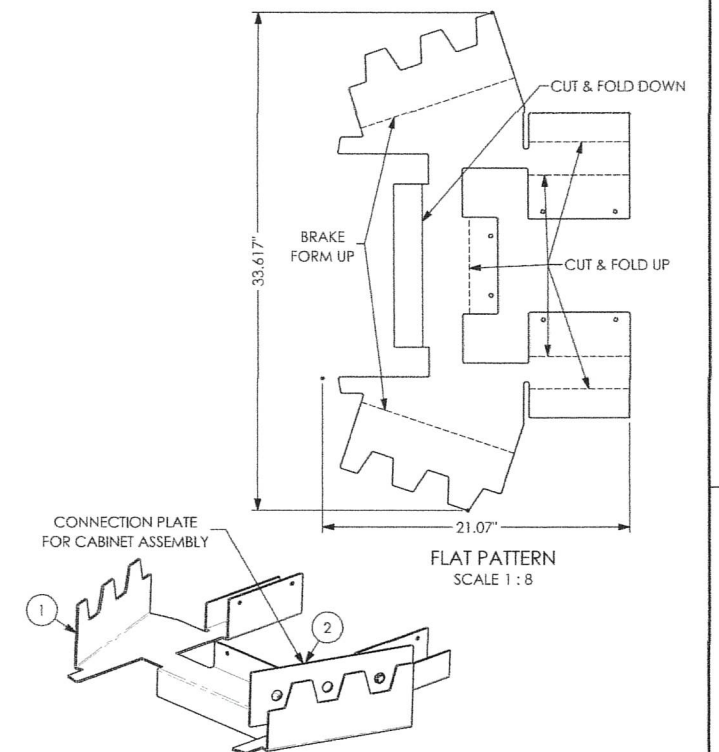
WEIGHT = 3.7 lbs

SCALE: 1:4

MAZ-S-CAB-B-12-12-100-2



REVISIONS					
ZONE	REV.	ECR NUMBER	REV CHANGE	REV DATE	REV DRAFTER
	A	45915	INITIAL RELEASE	02/10/2021	MM



WELDMENT CUT LIST			
ITEM	QTY.	DESCRIPTION	MATERIAL
1	1	PLATE, 1/8" x 20" x 33 5/8"	3003 Alloy
2	1	PLATE, 1/8" x 4" x 12 3/8"	3003 Alloy

Program/Customer:

Interior/Exterior:

Sign Type:

Engineer:

Windspeed:

Illumination:

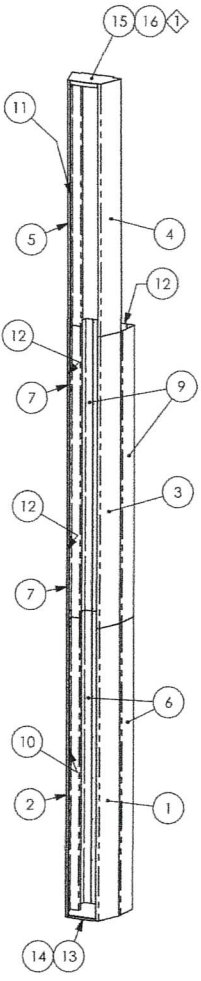
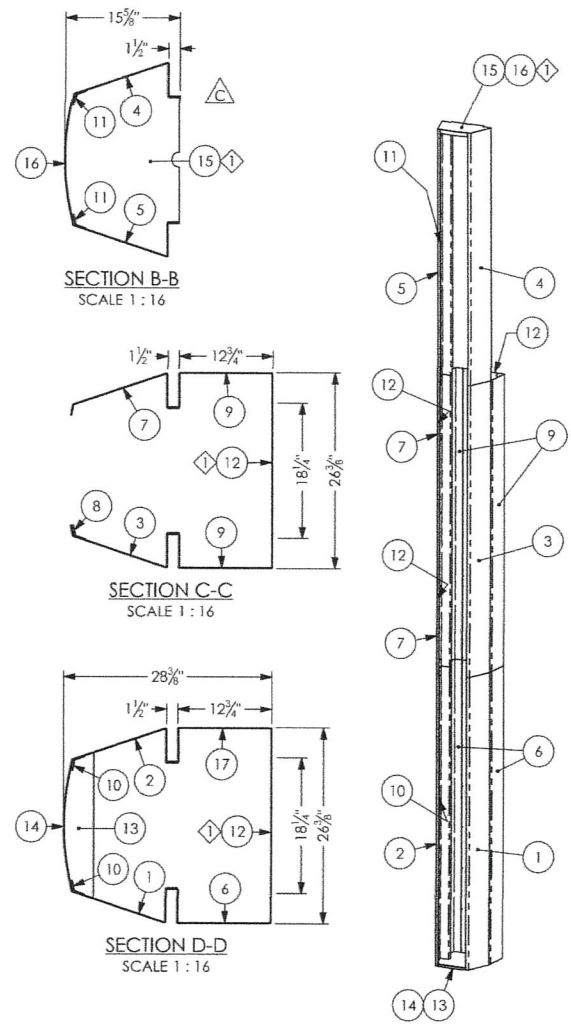
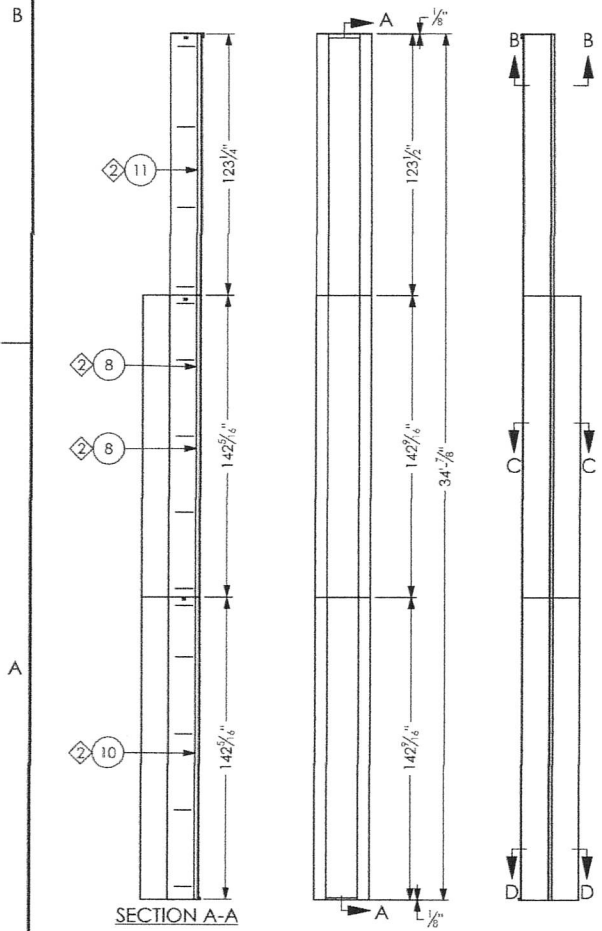
Weight: 4.8 lbs

SCALE: 1:4

MAZ-S-CAB-B-12-12-100-2A

- NOTES:**
- ① REMOVABLE PANEL ATTACH WITH #12 P.H.S.M. SCREWS.
 - ② LENS RETAINER ANGLES TO BE POSITIONED 1/8" FROM EACH END OF ATTACHING PANEL.

REVISIONS					
ZONE	REV.	ECR NUMBER	REV CHANGE	REV DATE	REV DRAFTER
B3	C	45915	UPDATED CLADDING POSITION	02/10/2021	MM
3-B4	D	51325	UPDATED REMOVABLE PANEL ATTACHMENT METHOD	03/25/2022	TLW



WELDMENT CUT LIST			
ITEM	QTY.	DESCRIPTION	MATERIAL
1	1	PLATE, 1/8" x 21" x 142 9/16"	3003 Alloy
2	1	PLATE, 1/8" x 21" x 142 9/16"	3003 Alloy
3	1	PLATE, 1/8" x 21" x 142 9/16"	3003 Alloy
4	1	PLATE, 1/8" x 21" x 123 1/2"	3003 Alloy
5	1	PLATE, 1/8" x 21" x 123 1/2"	3003 Alloy
6	1	PLATE, 1/8" x 22 5/16" x 142 9/16"	3003 Alloy
7	1	PLATE, 1/8" x 21" x 142 9/16"	3003 Alloy
8	1	PLATE, 1/8" x 2 7/8" x 142 5/16"	3003 Alloy
9	2	PLATE, 1/8" x 22 5/16" x 142 9/16"	3003 Alloy
10	2	PLATE, 1/8" x 2 7/8" x 142 5/16"	3003 Alloy
11	2	PLATE, 1/8" x 2 7/8" x 123 1/4"	3003 Alloy
12	2	PLATE, 1/8" x 18 1/4" x 142 9/16"	3003 Alloy
13	1	PLATE, 1/8" x 4 1/8" x 19 13/16"	3003 Alloy
14	1	PLATE, 7/8" x 15 1/6" x 14 7/8"	3003 Alloy
15	1	PLATE, 1/8" x 15 5/8" x 26 1/4"	3003 Alloy
16	1	PLATE, 15 1/6" x 1 7/8" x 14 7/8"	3003 Alloy
17	1	PLATE, 1/8" x 22 5/16" x 142 9/16"	3003 Alloy

Program/Customer:	
MAZDA	
Interior/Exterior:	ERROR!Interior / Exterior
Sign Type:	
Engineer:	NICK CARRELL
Windspeed:	
Illumination:	
Voltage:	

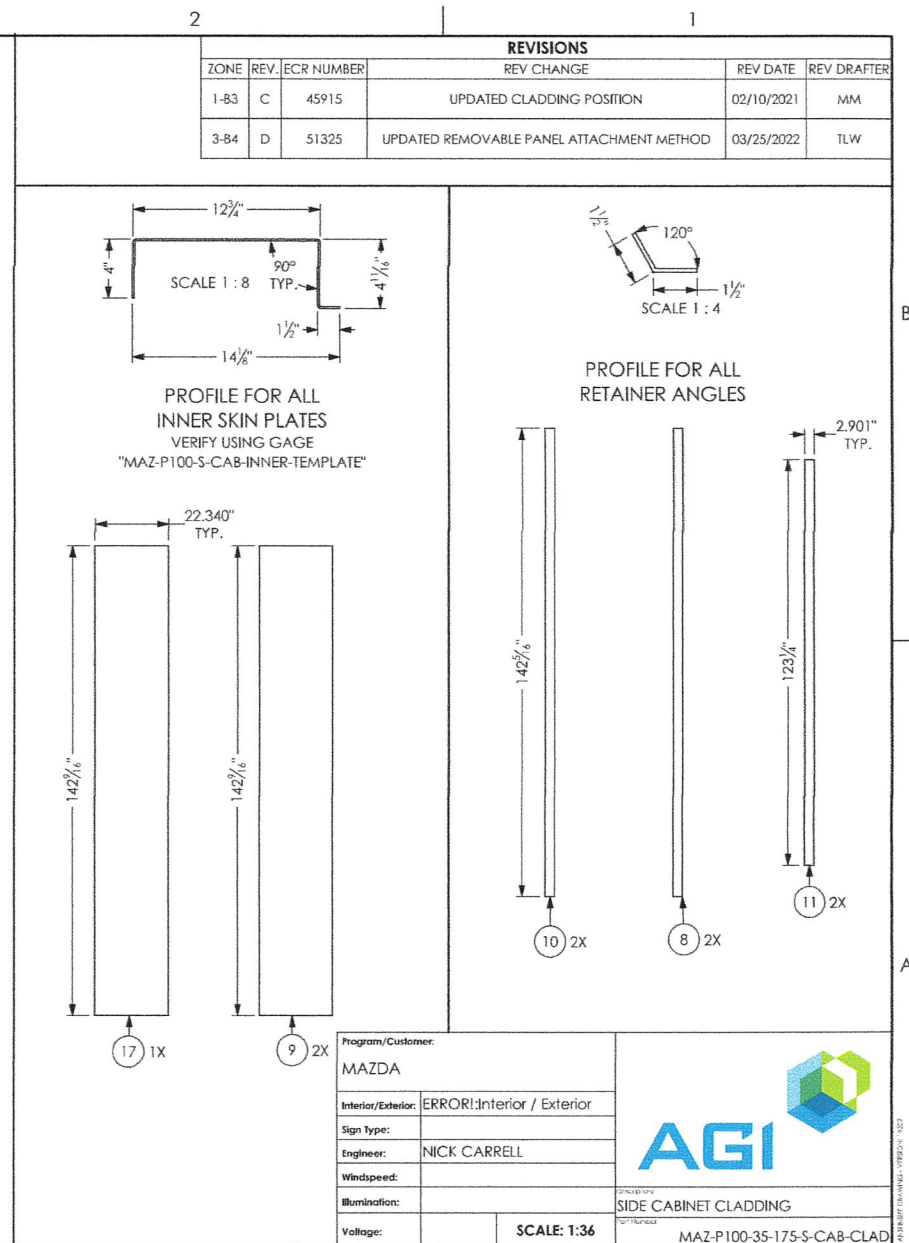
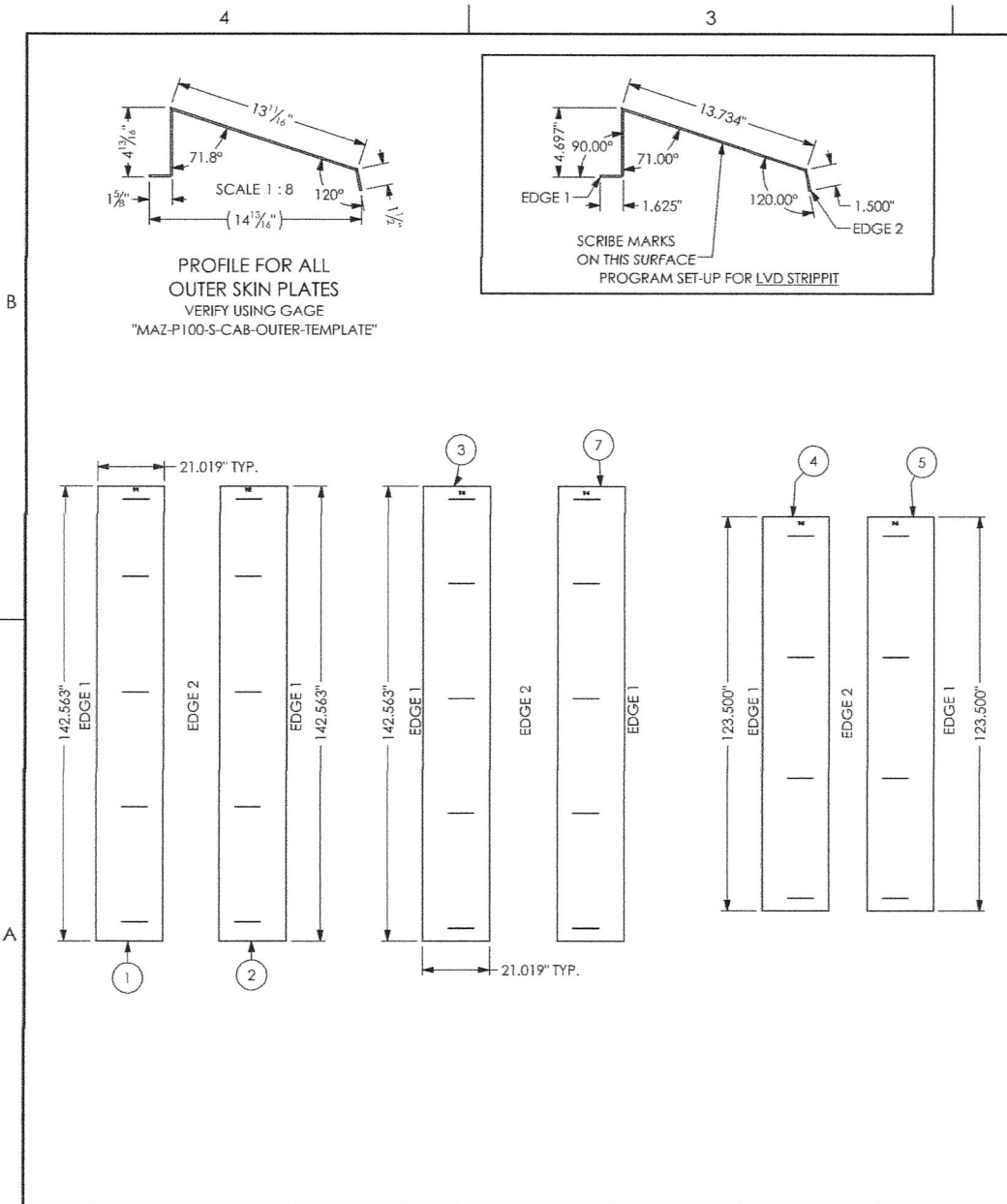
AGI

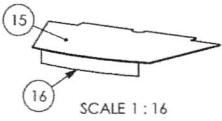
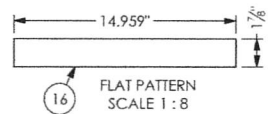
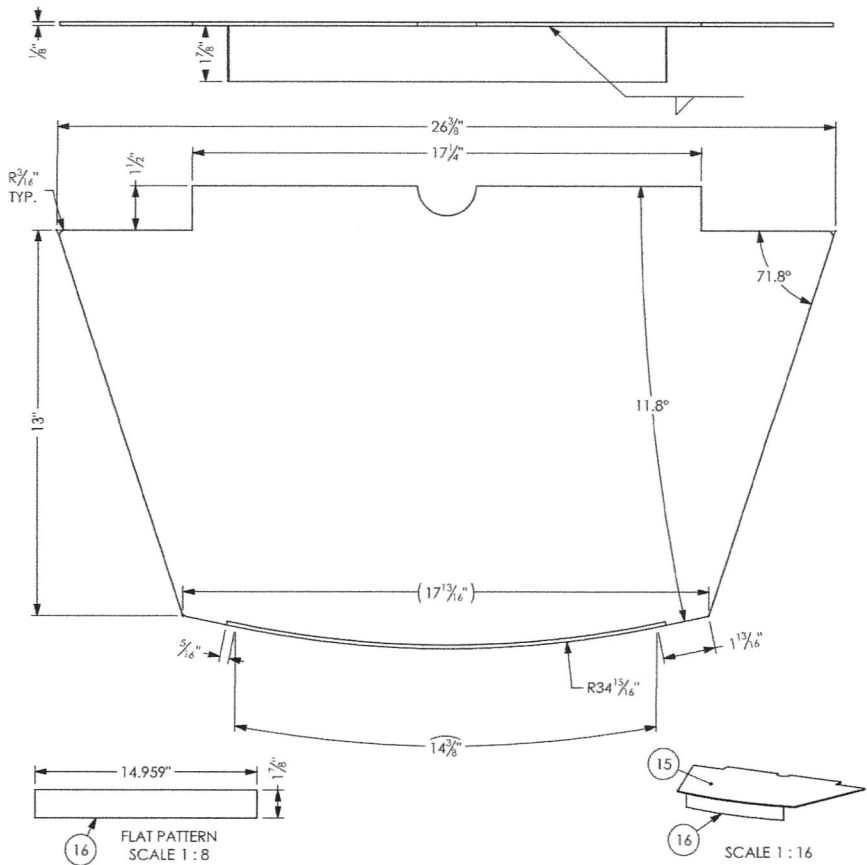
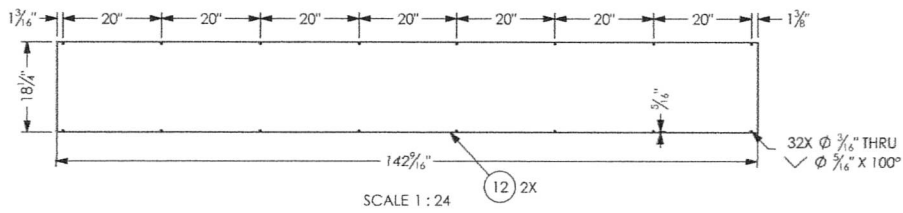
SIDE CABINET CLADDING

MAZ-P100-35-175-S-CAB-CLAD

WEIGHT = 458 lbs

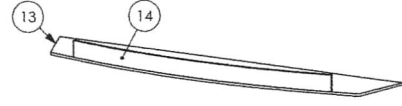
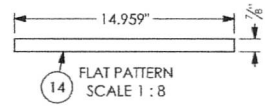
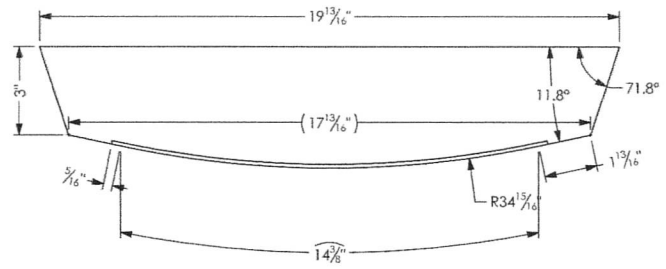
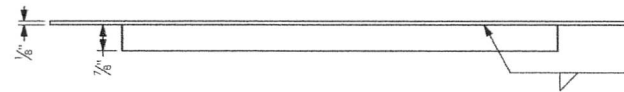
SCALE: 1:56





2 1

REVISIONS					
ZONE	REV.	ECR NUMBER	REV CHANGE	REV DATE	REV DRAFTER
1-B3	C	45915	UPDATED CLADDING POSITION	02/10/2021	MM
B4	D	51325	UPDATED REMOVABLE PANEL ATTACHMENT METHOD	03/25/2022	TLW



Program/Customer:		MAZDA
Interior/Exterior:	ERROR!Interior / Exterior	
Sign Type:		
Engineer:	NICK CARRELL	
Windspeed:		
Illumination:		
Voltage:		



DESCRIPTION: SIDE CABINET CLADDING
 PART NUMBER: MAZ-P100-35-175-S-CAB-CLAD

SCALE: 1:4

4

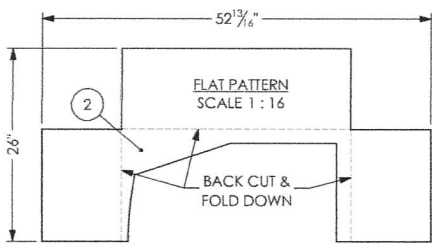
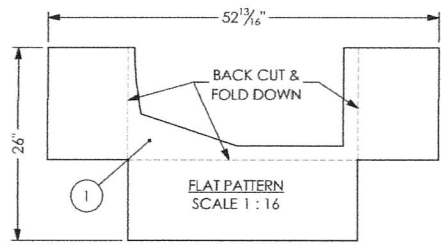
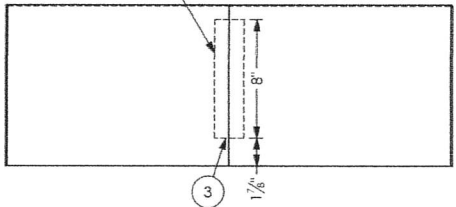
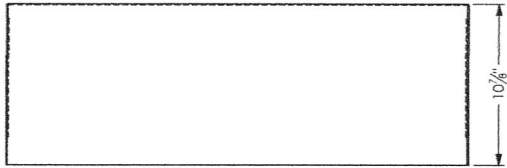
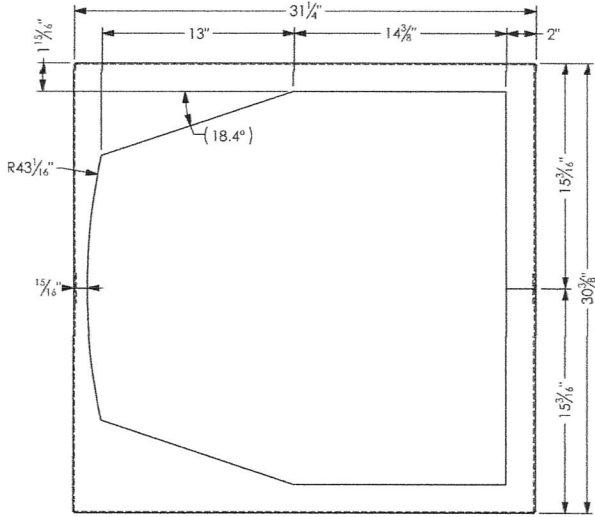
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2

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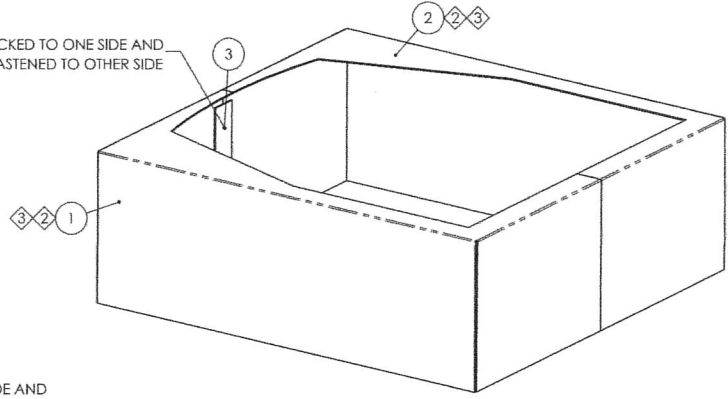
NOTES:

- ① ADDITIONAL NEEDED DATA SHALL BE OBTAINED FROM CAD MODEL.
- ② ALL EXTERNAL SURFACES TO BE PAINTED MAP SVOC3341SP/01.
- ③ ALL PAINTED SURFACES MUST BE SANDED, PRIMED WITH 74 734SP MATTHEWS PRETREATMENT SELF-ETCHING PRIMER AND THEN PRIMED WITH MATTHEWS PAINT 6007SP/01 'GRAY' EPOXY PRIMER.



REVISIONS					
ZONE	REV.	ECR NUMBER	REV CHANGE	REV DATE	REV DRAFTER
	A	43957	INITIAL RELEASE	10/16/2020	BR

DOUBLER VERSILOKED TO ONE SIDE AND MECHANICALLY FASTENED TO OTHER SIDE



VERSILOKED TO ONE SIDE AND FASTENED WITH #8 x 3/4" LONG S.S.C.S. SHEET METAL SCREWS TO OTHER SIDE

WELDMENT CUT LIST

ITEM	QTY.	DESCRIPTION	MATERIAL
1	1	PLATE, .090" x 26" x 52 13/16"	3003 Alloy
2	1	PLATE, .090" x 26" x 52 13/16"	3003 Alloy
3	2	PLATE, .090" x 2" x 8"	3003 Alloy

Program/Customer:
MAZDA

Interior/Exterior:
 Sign type:
 Engineer: **NICK CARRELL**
 Windspeed:
 Illumination:
 Voltage:



DESCRIPTION
BASE COVER SET

SCALE: 1:8
 MAZ-S-CAB-BC-STD-D-26.375

WEIGHT = 14 lbs

3

2

1

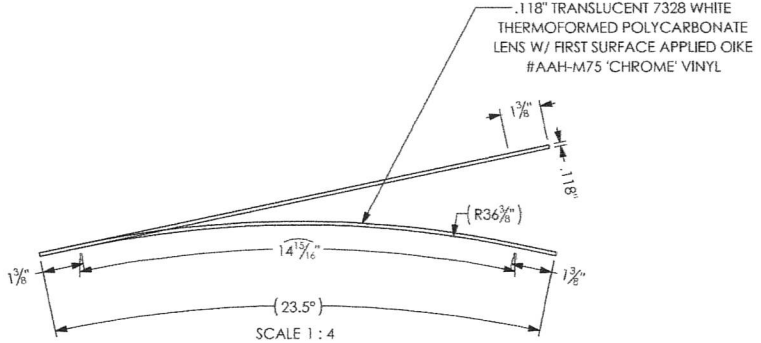
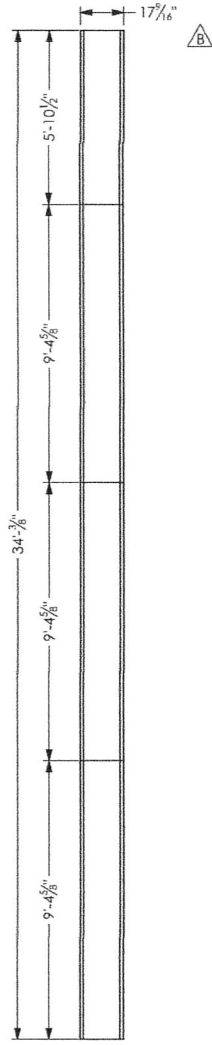
4

3

2

1

REVISIONS					
ZONE	REV.	ECR NUMBER	REV CHANGE	REV DATE	REV DRAFTER
	A	44307	INITIAL RELEASE	02/01/2021	MM
B3	B	44596	UPDATED LENS WIDTH	02/03/2021	MM




B

B

A

A

Program/Customer:		
MAZDA		
Interior/Exterior:	EXTERIOR	
Sign type:		
Engineer:	NICK CARRELL	
Windspeed:		
Illumination:		POLYCARBONATE LENS
Voltage:	SCALE: 1:48	MAZ-P100-35-175-S-LENS

3

2

1



Michael Watson

SECRETARY OF STATE

This is not an official certificate of good standing.

Name History

Name	Name Type
Titan Property Group, LLC	Legal

Business Information

Business Type:	Limited Liability Company
Business ID:	1072128
Status:	Good Standing
Effective Date:	07/27/2015
State of Incorporation:	Mississippi
Principal Office Address:	11397 Helen Richards Dr, 11397 Helen Richards Dr Gulfport, MS 39503

Registered Agent

Name
Jonathan P Allen 11397 Helen Richards Road Gulfport, MS 39503

Officers & Directors

Name	Title
Jonathan P Allen 11397 Helen Richards Road Gulfport, MS 39503	Member

Our File: B250347
Prepared by & Return To:
Robert T. Schwartz, Esq. (MSB # 10482)
Schwartz, Orgler, Jordan & Williams PLLC
2137 E Pass Road, Suite B
Gulfport MS 39507
228-388-7441



1st JUDICIAL DISTRICT
INSTRUMENT 2025-0010018-D-J1
FILED/RECORDED 5/22/2025 1:47:02 PM
TOTAL FEES \$26.00
4 PAGES RECORDED

STATE OF MISSISSIPPI
COUNTY OF HARRISON

Index in: NE1/4 of SW1/4 and SE1/4 of SW1/4, Sec 7-7-10; and Lots 7& 8 of the Partition of the heirs of Jesse Richards

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, the undersigned,

Titan Property Group, LLC, a Mississippi limited liability company

11397 Helen Richards Rd, Gulfport, MS 39503, 228-896-8220

does hereby sell, convey and warrant specially unto

Titan Property Group, LLC, a Mississippi limited liability company

11397 Helen Richards Rd, Gulfport, MS 39503, 228-896-8220

the following described land and property being located in Harrison County, Mississippi, being more particularly described as follows, to-wit:

A PARCEL OF LAND SITUATED IN LOT 7 AND LOT 8 OF THE PARTITION OF THE HEIRS OF JESSE RICHARDS IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND ALSO SITUATED IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 7 SOUTH, RANGE 10 WEST, CITY OF GULFPORT, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH THE BEARINGS BEING BASED ON STATE PLANE GRID NORTH (MS EAST ZONE 2301):

BEGINNING AT A ½" IRON ROD FOUND AT THE POINT OF INTERSECTION OF THE WEST LINE OF SAID LOT 8 WITH THE SOUTH MARGIN OF HELEN RICHARDS DRIVE; THENCE ALONG SAID WEST LINE OF LOT 8, S00 DEGREES 14'56"E 220.24' TO A ½" IRON ROD FOUND; THENCE FURTHER ALONG SAID WEST LINE OF LOT 8, S00 DEGREES 14'56"E 182.04' TO A ½" IRON ROD SET; THENCE N89 DEGREES 45'18"W 242.16' TO A ½" IRON ROD SET ON THE EAST MARGIN OF HIGHWAY 605; THENCE ALONG SAID EAST MARGIN, S03 DEGREES 02'28"W 24.72' TO A ½" IRON ROD SET ON THE SOUTH LINE OF SAID LOT 7; THENCE ALONG SAID SOUTH LINE, S89 DEGREES 39'24"W 79.16' TO A ½" IRON ROD FOUND ON THE EAST MARGIN OF INTERSTATE HIGHWAY 10; THENCE ALONG SAID EAST

MARGIN, S02 DEGREES 04'13"W 10.24' TO A CONCRETE RIGHT-OF-WAY MARKER FOUND; THENCE ALONG THE NORTHEAST MARGIN OF INTERSTATE HIGHWAY 10, S21 DEGREES 53'56"E 134.51' TO A CONCRETE RIGHT-OF-WAY MARKER FOUND; THENCE ALONG SAID NORTHEAST MARGIN, S49 DEGREES 47'01"E 186.66' TO A 1/2" IRON ROD SET; THENCE ALONG THE NORTH MARGIN OF INTERSTATE HIGHWAY 10, S89 DEGREES 36'14"E 271.61' TO A 1/2" IRON ROD SET; THENCE N00 DEGREES 15'22"W 685.47' TO A 1/2" IRON ROD SET ON THE SOUTH MARGIN OF HELEN RICHARDS DRIVE; THENCE ALONG SAID SOUTH MARGIN, S89 DEGREES 19'49"W 140.00' TO THE POINT OF BEGINNING, CONTAINING 166,823.116 SQUARE FEET OR 3.830 ACRES.

SUBJECT TO A PERPETUAL NON-EXCLUSIVE EASEMENT FOR UTILITIES, INGRESS AND EGRESS DESCRIBED IN AN EASEMENT DECLARATION DATED MAY 19, 2025, SAID EASEMENT BEING DESCRIBED AS FOLLOWS:

A 50 FEET WIDE INGRESS AND EGRESS AND UTILITY EASEMENT SITUATED IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 7 SOUTH, RANGE 10 WEST, CITY OF GULFPORT, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH THE BEARINGS BEING BASED ON STATE PLANE GRID NORTH (MS EAST ZONE 2301):

COMMENCING AT A 1/2" IRON ROD FOUND AT THE POINT OF INTERSECTION OF THE WEST LINE OF LOT 8 OF THE PARTITION OF THE HEIRS OF JESSE RICHARDS WITH THE SOUTH MARGIN OF HELEN RICHARDS DRIVE; THENCE ALONG SAID WEST LINE OF LOT 8, S00 DEGREES 14'56"E 220.24' TO A 1/2" IRON ROD FOUND; THENCE FURTHER ALONG SAID WEST LINE OF LOT 8, S00 DEGREES 14'56"E 182.04' TO A 1/2" IRON ROD SET; THENCE N89 DEGREES 45'18"W 242.16' TO A 1/2" IRON ROD SET ON THE EAST MARGIN OF HIGHWAY 605; THENCE ALONG SAID EAST MARGIN, S03 DEGREES 02'28"W 24.72' TO A 1/2" IRON ROD SET ON THE SOUTH LINE OF LOT 7 OF THE PARTITION OF THE HEIRS OF JESSE RICHARDS; THENCE ALONG SAID SOUTH LINE, S89 DEGREES 39'24"W 7.96' TO THE POINT OF BEGINNING; THENCE S21 DEGREES 49'51"E 100.40'; THENCE S49 DEGREES 47'01"E 143.88'; THENCE S89 DEGREES 36'14"E 245.23'; THENCE S00 DEGREES 15'22"E 50.00'; THENCE N89 DEGREES 36'14"W 263.91'; THENCE N49 DEGREES 47'01"W 174.44'; THENCE N21 DEGREES 49'51"W 125.60'; THENCE N00 DEGREES 19'49"W 6.44' TO SAID SOUTH LINE OF LOT 7; THENCE ALONG SAID SOUTH LINE, N89 DEGREES 39'24"E 51.20' TO THE POINT OF BEGINNING, CONTAINING 26,501.30 SQUARE FEET OR 0.608 ACRE.

THIS CONVEYANCE is subject to any and all recorded restrictive covenants, rights-of-way and easements applicable to subject property, and subject to any and all prior recorded reservations, conveyances and leases of oil, gas and minerals by previous owners.

THIS CONVEYANCE is further subject to all Deeds of Trust and other liens of record in favor of Hancock Whitney Bank.

SIGNATURE PAGE TO FOLLOW

WITNESS THE SIGNATURE of the undersigned, on this the 19 day of May, 2025.

Titan Property Group, LLC

BY: 
Jonathan P. Allen, Manager

STATE OF MISSISSIPPI
COUNTY OF HARRISON

THIS DAY PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, Jonathan P. Allen who acknowledged that he is the Manager of Titan Property Group, LLC, and as its act and deed, he signed, sealed and delivered, the above and foregoing instrument of writing on the day and in the year therein mentioned, for and on behalf of said entity after having been first duly authorized to do so.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 19 day of May, 2025.

My Commission Expires:




NOTARY PUBLIC

Our File: B250347
Prepared by & Return To:
Robert T. Schwartz (MSB # 10482)
Schwartz, Orgler, Jordan & Williams PLLC
2137 E Pass Road, Suite B,
Gulfport MS 39507
228-388-7441



1st JUDICIAL DISTRICT
INSTRUMENT 2025-0010019-D-J1
FILED/RECORDED 5/22/2025 1:47:03 PM
TOTAL FEES \$26.00
3 PAGES RECORDED

Index in NE1/4 of SW1/4 and SE1/4 of SW1/4, Sec 7-7-10 and Lots 7& 8 of the Partition of the heirs of Jesse Richards

STATE OF MISSISSIPPI
COUNTY OF HARRISON

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, the undersigned,

Titan Property Group, LLC, a Mississippi limited liability company

11397 Helen Richards Rd, Gulfport, MS 39503, 228-896-8220

does hereby sell, convey and warrant specially unto

Titan Property Group, LLC, a Mississippi limited liability company

11397 Helen Richards Rd, Gulfport, MS 39503, 228-896-8220

the following described land and property being located in the First Judicial District of Harrison County, Mississippi, being more particularly described as follows, to-wit:

A PARCEL OF LAND SITUATED IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 AND IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 7 SOUTH, RANGE 10 WEST, CITY OF GULFPORT, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH THE BEARINGS BEING BASED ON STATE PLANE GRID NORTH:

BEGINNING AT AN AXLE FOUND AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 7, SAID POINT HAVING THE FOLLOWING STATE PLANE COORDINATES (MS EAST/NAD83 IN FEET), NORTH 344,125.32, EAST 923,198.80; THENCE ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 7, S89°39'24"W 255.01' TO AN IRON ROD SET AT THE SOUTHEAST CORNER OF THE WEST HALF OF LOT 1 OF THE PARTITION OF THE JESSE RICHARD ESTATE AS PER MAP OR PLAT ON FILE IN DEED BOOK 190 ON PAGE 474; THENCE ALONG THE EAST LINE OF SAID WEST HALF OF LOT 1, N00°08'07"W 426.20' TO A 1/2" IRON ROD FOUND ON THE SOUTH MARGIN OF HELEN RICHARDS DRIVE; THENCE ALONG SAID SOUTH MARGIN OF HELEN RICHARDS DRIVE, S89°42'42"W 255.74' TO A 1/2" IRON ROD FOUND ON THE LINE BETWEEN SAID LOT 1 AND LOT 8 OF SAID PARTITION; THENCE FURTHER ALONG SAID

SOUTH MARGIN OF HELEN RICHARDS DRIVE, S89°19'27"W 341.15' TO A ½" IRON ROD FOUND ON THE WEST LINE OF LOT 8 OF SAID PARTITION; THENCE ALONG SAID WEST LINE OF LOT 8, S00°14'56"E 220.24' TO A ½" IRON ROD FOUND; THENCE FURTHER ALONG SAID WEST LINE OF LOT 8, S00°14'56"E 182.04' TO AN IRON ROD SET; THENCE N89°45'18"W 242.16' TO AN IRON ROD SET ON THE EAST MARGIN OF A PUBLIC SERVICE ROAD; THENCE ALONG SAID EAST MARGIN, S03°02'28"W 24.72' TO AN IRON ROD SET; THENCE ALONG THE SOUTH MARGIN OF SAID PUBLIC SERVICE ROAD, S89°39'24"W 79.16' TO A ½" IRON ROD FOUND ON THE EAST RIGHT-OF-WAY LINE OF INTERSTATE 10; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, S02°04'13"W 10.24' TO A CONCRETE RIGHT-OF-WAY MARKER FOUND; THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF INTERSTATE 10, S21°53'56"E 134.51' TO A CONCRETE RIGHT-OF-WAY MARKER FOUND; THENCE FURTHER ALONG SAID NORTH RIGHT-OF-WAY LINE, S49°46'20"E 186.66' TO AN IRON ROD SET; THENCE FURTHER ALONG SAID NORTH RIGHT-OF-WAY LINE, S89°35'33"E 608.63' TO AN IRON ROD SET; THENCE FURTHER ALONG SAID NORTH RIGHT-OF-WAY LINE, N77°36'13"E 347.23' TO AN IRON ROD SET ON THE EAST LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 7; THENCE ALONG SAID EAST LINE, N00°00'14"W 183.48' TO THE POINT OF BEGINNING, CONTAINING 533,753.38 SQUARE FEET OR 12.253 ACRES. HEREIN DESCRIBED PROPERTY BEING THE COMBINED PROPERTY AS DESCRIBED AS PARCELS TWO THROUGH FIVE IN QUITCLAIM DEED 2009-7476-D-J1 OF THE LAND RECORDS OF FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI.

LESS AND EXCEPT:

A PARCEL OF LAND SITUATED IN LOT 7 AND LOT 8 OF THE PARTITION OF THE HEIRS OF JESSE RICHARDS IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND ALSO SITUATED IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 7 SOUTH, RANGE 10 WEST, CITY OF GULFPORT, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH THE BEARINGS BEING BASED ON STATE PLANE GRID NORTH (MS EAST ZONE 2301):

BEGINNING AT A ½" IRON ROD FOUND AT THE POINT OF INTERSECTION OF THE WEST LINE OF SAID LOT 8 WITH THE SOUTH MARGIN OF HELEN RICHARDS DRIVE; THENCE ALONG SAID WEST LINE OF LOT 8, S00 DEGREES 14'56"E 220.24' TO A ½" IRON ROD FOUND; THENCE FURTHER ALONG SAID WEST LINE OF LOT 8, S00 DEGREES 14'56"E 182.04' TO A ½" IRON ROD SET; THENCE N89 DEGREES 45'18"W 242.16' TO A ½" IRON ROD SET ON THE EAST MARGIN OF HIGHWAY 605; THENCE ALONG SAID EAST MARGIN, S03 DEGREES 02'28"W 24.72' TO A ½" IRON ROD SET ON THE SOUTH LINE OF SAID LOT 7; THENCE ALONG SAID SOUTH LINE, S89 DEGREES 39'24"W 79.16' TO A ½" IRON ROD FOUND ON THE EAST MARGIN OF INTERSTATE HIGHWAY 10; THENCE ALONG SAID EAST MARGIN, S02 DEGREES 04'13"W 10.24' TO A CONCRETE RIGHT-OF-WAY MARKER FOUND; THENCE ALONG THE NORTHEAST MARGIN OF INTERSTATE HIGHWAY 10, S21 DEGREES 53'56"E 134.51' TO A CONCRETE RIGHT-OF-WAY MARKER FOUND; THENCE ALONG SAID NORTHEAST MARGIN, S49 DEGREES 47'01"E 186.66' TO A ½" IRON ROD SET; THENCE ALONG THE NORTH MARGIN OF INTERSTATE HIGHWAY 10, S89 DEGREES 36'14"E 271.61' TO A ½" IRON ROD SET; THENCE N00 DEGREES 15'22"W 685.47' TO A ½" IRON ROD SET ON THE SOUTH MARGIN OF HELEN RICHARDS DRIVE; THENCE ALONG SAID SOUTH MARGIN, S89 DEGREES 19'49"W 140.00' TO THE POINT OF BEGINNING, CONTAINING 166,823.116 SQUARE FEET OR 3.830 ACRES.

THIS CONVEYANCE is subject to any and all recorded restrictive covenants, rights-of-way and easements applicable to subject property, and subject to any and all prior recorded reservations, conveyances and leases of oil, gas and minerals by previous owners.

THIS CONVEYANCE is further subject to all Deeds of Trust and other liens of record in favor of Hancock Whitney Bank.

WITNESS THE SIGNATURE of the undersigned, on this the 19th day of May, 2025.

Titan Property Group, LLC

BY: 
Jonathan P. Allen, Manager

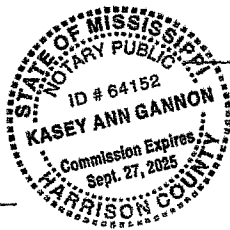
STATE OF MISSISSIPPI

COUNTY OF HARRISON

THIS DAY PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, Jonathan P. Allen who acknowledged that he is the Manager of Titan Property Group, LLC, and as its act and deed, he signed, sealed and delivered, the above and foregoing instrument of writing on the day and in the year therein mentioned, for and on behalf of said entity after having been first duly authorized to do so.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 19th day of May, 2025.

My Commission Expires:




NOTARY PUBLIC

Prepared by and after recording return to:
Robert T. Schwartz, Esq.
Schwartz, Orgler, Jordan & Williams, PLLC
2137 E. Pass Road, Suite B
Gulfport, MS 39507
(228) 388-7441
file # B250347
robert@sojlaw.net



Wesley Jones 1st JUDICIAL DISTRICT
INSTRUMENT 2025-0010017-D-J1
FILED/RECORDED 5/22/2025 1:47:01 PM
TOTAL FEES \$34.00
13 PAGES RECORDED

Index: NE1/4 of SW1/4 and SE1/4 of SW1/4, Sec 7-7-10 and Lots 7& 8 of the Partition
of the heirs of Jesse Richards

Grantor: Titan Property Group, LLC
11397 Helen Richards Drive
Gulfport, MS 39503
(228) 256-4040

EASEMENT DECLARATION

THIS EASEMENT DECLARATION ("Agreement") is entered into this May 19, 2025, by Titan Property Group, LLC, a Mississippi Limited Liability Company ("Titan" and/or "Declarant").

WHEREAS, Titan is the owner of certain property located in the City of Gulfport, Mississippi, consisting of 12.253 acres, more or less, and being described on the attached Exhibit "A", which Titan is developing into multiple automobile retail facilities with ancillary commercial uses ("Titan Development Parcel").

WHEREAS, Titan is dividing the Titan Development Parcel into two (2) parcels by deeds of even date. Following said division, the Titan Development Parcel will consist of a parcel being 3.830 acres, more or less ("Mazda Parcel") and another parcel being 8.423 acres, more or less ("Toyota Parcel").

WHEREAS, Titan and/or its predecessor has constructed an access road over, across and through a portion of the Titan Development Parcel described on Exhibit "B" ("Easement Area"), which provides ingress and egress to both the Mazda Parcel and Toyota Parcel.

WHEREAS, the description of the Mazda Parcel being created is set forth on Exhibit "C".

WHEREAS, the description of the Toyota Parcel being created is set forth on Exhibit "D".

WHEREAS, Declarant desires that the owners of the Mazda Parcel and Toyota Parcel and each of their respective successors and/or assigns (including any Lender who becomes an owner of any portion of the Titan Development Parcel) may enjoy free and unobstructed passage, ingress and egress through the Easement Area, including to install any utilities which may be needed in the future to serve the Mazda Parcel and Toyota Parcel.

NOW THEREFORE, FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt, sufficiency and adequacy of all of which are hereby acknowledged and confessed the Declarant does hereby agree and declare as follows:

1. **Access and Utility Easements.**

a. **Grant of Easements.** Declarant hereby grants to the current and future Owners of both the Mazda Tract and Toyota Tract:

i. a perpetual, non-exclusive easement for vehicular and pedestrian ingress and egress over, upon and across the Easement Area. (Collectively the "Access Rights"). Such Access Rights shall include vehicular and pedestrian access rights in favor of each portion of the Titan Development Parcel over, upon and across the driveways, access ways, sidewalks, walkways, and exits and entrances, as may now or hereinafter exist in the Easement Area.

ii. a perpetual, non-exclusive easement for utilities to connect into utility facilities and equipment to be located within the Easement Area. In the event any party makes such a utility connection in the future, the party making said utility connection shall be solely responsible to repair and restore the areas affected by making such connection including any re-paving and/or replacement of items that may be required.

b. **No Right to Relocate Driveways, Access Drives.** During the term of this Agreement, no party shall have the right to redesign or relocate the driveways or access drives within the Easement Area, unless the then owner(s) of the Mazda Tract and Toyota Tract both consent in writing.

c. **No Obstruction of Easement Area.** There shall not be any obstructions (except for maintenance and repair), fences, or landscaping that would in any way impede vehicular or pedestrian traffic between the parcels to be constructed in the Easement Area, it being the intent of the parties to provide for the free flow of pedestrian and vehicular traffic through the Easement Area.

d. **Condemnation.** In the event of a condemnation or transfer in lieu of condemnation affecting the Easement Area, the Owner of the parcel taken shall, with all due diligence, repair and restore or cause to be repaired and restored the drives within the Easement Area, as applicable to its former condition (or as near thereto as is possible under the circumstances) as soon as reasonably practicable following the date of the condemnation.

e. **Damage or Destruction.** In the event of material damage or destruction affecting the driveways within the Easement Area the Owner of the parcel where the damage and/or destruction occurred shall, with all due diligence, repair and restore or cause to be repaired and restored the portions of the drives in the Easement Area to its former condition (or as near thereto as is possible under the circumstances) as soon as reasonably practicable following the date of the casualty.

2. **Easements Running with the Land.** The easements, rights and obligations granted herein shall be deemed to run with the Titan Development Parcel including both the Mazda Tract and Toyota Tract and shall burden and benefit each Owner of the Titan Development Parcel as described herein including their successors and assigns (specifically including any Lender who becomes an owner of any portion of the Titan Development Parcel), and each of their respective Permittees and licensees. Notwithstanding the foregoing, each owner of any portion of the Titan Development Parcel shall be responsible only for the obligations, indemnities, duties, liabilities and responsibilities set forth in this Agreement that accrue during the period of time during which such party holds fee simple title to a tract or portion thereof. Upon conveyance of a parcel or a portion thereof, the party making such conveyance shall be relieved from the obligations, duties, indemnities and responsibilities hereunder arising from and after the date of such conveyance as to such tract, or portion thereof conveyed, and the successor owner shall become obligated hereunder for all matters arising from and after the date of conveyance.

3. **Maintenance of Parcel.** Except as otherwise provided in this Agreement, each Owner shall be responsible, at its sole cost and expense, for maintaining and repairing its respective tract and/or parcel in good order, condition and repair.

4. **Damage to Easement Area.** Each Owner shall refrain from causing any damage to the Easement Area and any and all improvements therein and thereon and shall, at its sole cost and expense, immediately repair any such damage caused by it. Each Owner of a portion of the Titan Development Parcel shall share in the costs of maintenance of the Easement Area. The maintenance costs shall be apportioned based on the square footage of the two (2) parcels within the Titan Development Parcel which are allowed to utilize the Easement Area under this Agreement. The Owner of the Mazda Tract shall provide the parties with a written statement for such expenses and

reasonable documentation to substantiate said charges. Each party shall pay the same within thirty (30) days of receipt.

5. **Remedy for Non-Performance of Maintenance.** If an Owner shall default in the performance of its maintenance obligations hereunder, then any non-defaulting Owner, in addition to all remedies it may have at law or in equity, after thirty (30) days prior written notice to the defaulting Owner, shall have the right to perform and complete such maintenance obligation on behalf of the defaulting Owner; provided, however, in the event of a maintenance emergency thirty (30) days prior written notice is not required and the non-defaulting Owner shall have the right to immediately perform and complete such maintenance obligation on behalf of the defaulting Owner. In any such event, the defaulting Owner shall promptly, and in all events within thirty (30) days of receiving invoice therefor, reimburse the Owner performing such work, the reasonable cost thereof.

6. **All Legal and Equitable Remedies Available.** In the event of a breach or threatened breach by any Owner of any of the terms, covenants, restrictions or conditions hereof, the other Owner(s), individually or collectively, shall be entitled to all legal and equitable remedies. Without limitation of the foregoing, any Owner shall be entitled forthwith to full and adequate relief by injunction and/or all such other available legal and equitable remedies from the consequences of such breach, including full damages (actual and consequential), payment of any amounts due and/or specific performance. This Agreement may also be enforced against any person violating or attempting or threatening to violate any provision of the same which enforcement shall occur by self-help or by legal proceedings for damages, to restrain or enjoin any such violation or to compel specific performance of any obligation hereunder.

7. **Taxes and Assessments.** Each Owner shall be solely responsible for the payment of all taxes and assessments levied against its respective parcel.

8. **Not a Public Dedication.** Nothing contained herein shall be deemed to be a gift or dedication of any portion of the Titan Development Parcel to or for the general public or for any public purposes whatsoever, it being the intention of the Parties that this Agreement shall be strictly limited to and for the purposes expressed herein.

9. **No Interference.** All easements granted herein shall be used in such a manner so as not to unreasonably interfere with business operations on a respective tract and/or parcel.

10. **Easements Non-Exclusive.** The easements granted herein are not exclusive and Declarant shall have the right to grant other parties easements including, but not limited to for ingress, egress, utilities and drainage over, across and through the Easement Area.

11. **Entire Agreement.** This Agreement constitutes the entire agreement and understanding by the Parties relating to the subject matter hereof and may not be amended, waived or discharged, except by instrument in writing executed by the then owners of all of the Titan Development Parcel.

12. **Insurance and Indemnification.** Each Owner of a portion of the Titan Development Parcel shall maintain or cause to be maintained in full force and effect commercial general liability insurance with respect to such activities with a combined single limit of liability of not less than One Million Dollars (\$1,000,000.00) per claim, Two Million Dollars (\$2,000,000.00) in aggregated coverage for bodily injury to or personal injury or death of any person occurring in the Easement Area and consequential damages arising therefrom, and for property damage arising out of any one occurrence, and with minimum excess or umbrella policy limits in commercially reasonable amounts per occurrence insuring against personal injury, bodily injury and property damage, and the other party shall be an additional insured under such policy. Such insurance shall be procured from a company licensed in the State of Mississippi. Such insurance shall provide that it shall not be cancelable without thirty (30) days prior, written notice to additional insureds. Upon request, each party shall provide a certificate of such insurance coverage to each other Owner.

13. **Duration.** The provisions of this Agreement shall run with and bind the land described herein and, except as otherwise provided herein, shall be and remain in effect perpetually to the extent permitted by law, and if not allowed to remain perpetually the same shall exist for an initial period of thirty five (35) years and shall automatically renew for successive periods of ten (10) years each unless terminated in writing by all parties who own a portion of the Titan Development Parcel.

14. **Time of the Essence.** Time is of the essence with this Agreement and every term and condition hereof, provided, however, that if the date for the performance of any action or obligation required hereunder occurs on a Saturday, Sunday, or legally recognized federal holiday, the date of performance of such action or obligation shall be the next business day.

15. **Waiver.** Each and every covenant and agreement contained herein shall be for any and all purposes hereof construed as separate and independent and the breach of any covenant by any party shall not release or discharge them from their obligations hereunder. No delay or omission by any party to exercise its rights accruing upon any noncompliance or failure of performance by any party shall impair any such right or be construed to be a waiver thereof. A waiver by any party hereto of any of the covenants, conditions or agreements to be performed by any other party shall not be construed to be a waiver of any succeeding breach or of any covenants, conditions or agreements contained herein.

16. **Severability.** All rights, powers and remedies provided herein may be exercised only to the extent that the exercise thereof does not violate any then applicable law. If any term, provision, covenant or agreement contained herein or the application thereof to any person, entity or circumstance shall be held to be invalid, illegal or unenforceable, the validity of the remaining terms, provisions, covenants or agreements or the application of such term provision, covenant or agreement to person, entities or circumstances other than those to which it is held invalid or unenforceable shall not be affected thereby.

17. **Notices.** All notices required under this Agreement shall be deemed to be properly served if reduced to writing and sent by (i) certified or registered mail; (ii) Federal Express or similar

overnight courier; (iii) facsimile transmission; or (iv) personal delivery and the date of such notice will be deemed to have been the date on which such notice is received as shown by the certified mail return receipt or a commercial delivery service record or in the case of facsimile on the date of receipt of the transmission as shown on a successful transmission confirmation receipt. Notices may be sent to any Owner at the address on the Owner's vesting deed for its tract and/or parcel, or such other address as an Owner may thereafter designate in writing.

18. **Miscellaneous.** This Agreement shall be governed in accordance with the laws of the State of Mississippi. The paragraph headings in this Agreement are for convenience only, shall in no way define or limit the scope or content of this Agreement, and shall not be considered in any construction or interpretation of this Agreement or any part hereof. No party shall be obligated to take any action to enforce the terms of this Agreement or to exercise any easement, right, power, privilege or remedy granted, created, conferred or established hereunder.

19. **Attorney's Fees.** In the event any Owner shall institute any action or proceeding against another Owner relating to the provisions of this Agreement or any default hereunder, or to collect any amounts owing hereunder, or other proceeding is commenced by agreement of one or more Owners to any dispute, the non-prevailing party shall reimburse the prevailing party for the reasonable expenses of attorneys' fees, expert witness fees and disbursements, including those related to appeals, incurred by the prevailing party.

21. **No Joint Venturer or Agency Created.** Nothing in this Agreement shall be construed to make any third party an agent, tenant, invitee, contractor or licensee as to the property described herein, if in fact such person is not such an agent, tenant, invitee, contractor or licensee of an Owner. No trespasser or person who has been removed or evicted from the Easement Area shall be entitled to any benefit hereunder and the same is not intended to construe third party benefits. Nothing in this agreement creates a joint venture or partnership between Declarant and any future owner of a portion of the Titan Development Parcel.

SIGNATURE PAGE TO FOLLOW

WITNESS OUR ASSENT to the terms and conditions of this Easement Agreement.

Titan Property Group, LLC

BY:


Jonathan P. Allen, Manager

STATE OF MISSISSIPPI
COUNTY OF HARRISON

PERSONALLY appeared before me, the undersigned authority in and for the said County and State, on this May 19, 2025, within my jurisdiction, the within named Jonathan P. Allen, who acknowledged that he is the Manager of Titan Property Group, LLC, an Mississippi Limited Liability Company, and that for and on behalf of the said entity, and as its act and deed he executed the above and foregoing instrument, after first having been duly authorized by said entity so to do.





NOTARY PUBLIC



Exhibit "A"
Overall Development Parcel

A PARCEL OF LAND SITUATED IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 AND IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 7 SOUTH, RANGE 10 WEST, CITY OF GULFPORT, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH THE BEARINGS BEING BASED ON STATE PLANE GRID NORTH:

BEGINNING AT AN AXLE FOUND AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 7, SAID POINT HAVING THE FOLLOWING STATE PLANE COORDINATES (MS EAST/NAD83 IN FEET), NORTH 344,125.32, EAST 923,198.80; THENCE ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 7, S89°39'24"W 255.01' TO AN IRON ROD SET AT THE SOUTHEAST CORNER OF THE WEST HALF OF LOT 1 OF THE PARTITION OF THE JESSE RICHARD ESTATE AS PER MAP OR PLAT ON FILE IN DEED BOOK 190 ON PAGE 474; THENCE ALONG THE EAST LINE OF SAID WEST HALF OF LOT 1, N00°08'07"W 426.20' TO A 1/2" IRON ROD FOUND ON THE SOUTH MARGIN OF HELEN RICHARDS DRIVE; THENCE ALONG SAID SOUTH MARGIN OF HELEN RICHARDS DRIVE, S89°42'42"W 255.74' TO A 1/2" IRON ROD FOUND ON THE LINE BETWEEN SAID LOT 1 AND LOT 8 OF SAID PARTITION; THENCE FURTHER ALONG SAID SOUTH MARGIN OF HELEN RICHARDS DRIVE, S89°19'27"W 341.15' TO A 1/2" IRON ROD FOUND ON THE WEST LINE OF LOT 8 OF SAID PARTITION; THENCE ALONG SAID WEST LINE OF LOT 8, S00°14'56"E 220.24' TO A 1/2" IRON ROD FOUND; THENCE FURTHER ALONG SAID WEST LINE OF LOT 8, S00°14'56"E 182.04' TO AN IRON ROD SET; THENCE N89°45'18"W 242.16' TO AN IRON ROD SET ON THE EAST MARGIN OF A PUBLIC SERVICE ROAD; THENCE ALONG SAID EAST MARGIN, S03°02'28"W 24.72' TO AN IRON ROD SET; THENCE ALONG THE SOUTH MARGIN OF SAID PUBLIC SERVICE ROAD, S89°39'24"W 79.16' TO A 1/2" IRON ROD FOUND ON THE EAST RIGHT-OF-WAY LINE OF INTERSTATE 10; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, S02°04'13"W 10.24' TO A CONCRETE RIGHT-OF-WAY MARKER FOUND; THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF INTERSTATE 10, S21°53'56"E 134.51' TO A CONCRETE RIGHT-OF-WAY MARKER FOUND; THENCE FURTHER ALONG SAID NORTH RIGHT-OF-WAY LINE, S49°46'20"E 186.66' TO AN IRON ROD SET; THENCE FURTHER ALONG SAID NORTH RIGHT-OF-WAY LINE, S89°35'33"E 608.63' TO AN IRON ROD SET; THENCE FURTHER ALONG SAID NORTH

RIGHT-OF-WAY LINE, N77°36'13"E 347.23' TO AN IRON ROD SET ON THE EAST LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 7; THENCE ALONG SAID EAST LINE, N00°00'14"W 183.48' TO THE POINT OF BEGINNING, CONTAINING 533,753.38 SQUARE FEET OR 12.253 ACRES. HEREIN DESCRIBED PROPERTY BEING THE COMBINED PROPERTY AS DESCRIBED AS PARCELS TWO THROUGH FIVE IN QUITCLAIM DEED 2009-7476-D-J1 OF THE LAND RECORDS OF FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI.

Exhibit "B"

Perpetual Easement for Ingress, Egress and Utilities

A 50 FEET WIDE INGRESS AND EGRESS AND UTILITY EASEMENT SITUATED IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 7 SOUTH, RANGE 10 WEST, CITY OF GULFPORT, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH THE BEARINGS BEING BASED ON STATE PLANE GRID NORTH (MS EAST ZONE 2301):

COMMENCING AT A ½" IRON ROD FOUND AT THE POINT OF INTERSECTION OF THE WEST LINE OF LOT 8 OF THE PARTITION OF THE HEIRS OF JESSE RICHARDS WITH THE SOUTH MARGIN OF HELEN RICHARDS DRIVE; THENCE ALONG SAID WEST LINE OF LOT 8, S00 DEGREES 14'56"E 220.24' TO A ½" IRON ROD FOUND; THENCE FURTHER ALONG SAID WEST LINE OF LOT 8, S00 DEGREES 14'56"E 182.04' TO A ½" IRON ROD SET; THENCE N89 DEGREES 45'18"W 242.16' TO A ½" IRON ROD SET ON THE EAST MARGIN OF HIGHWAY 605; THENCE ALONG SAID EAST MARGIN, S03 DEGREES 02'28"W 24.72' TO A ½" IRON ROD SET ON THE SOUTH LINE OF LOT 7 OF THE PARTITION OF THE HEIRS OF JESSE RICHARDS; THENCE ALONG SAID SOUTH LINE, S89 DEGREES 39'24"W 7.96' TO THE POINT OF BEGINNING; THENCE S21 DEGREES 49'51"E 100.40'; THENCE S49 DEGREES 47'01"E 143.88'; THENCE S89 DEGREES 36'14"E 245.23'; THENCE S00 DEGREES 15'22"E 50.00'; THENCE N89 DEGREES 36'14"W 263.91'; THENCE N49 DEGREES 47'01"W 174.44'; THENCE N21 DEGREES 49'51"W 125.60'; THENCE N00 DEGREES 19'49"W 6.44' TO SAID SOUTH LINE OF LOT 7; THENCE ALONG SAID SOUTH LINE, N89 DEGREES 39'24"E 51.20' TO THE POINT OF BEGINNING, CONTAINING 26,501.30 SQUARE FEET OR 0.608 ACRE.

Exhibit "C"

Mazda Parcel

A PARCEL OF LAND SITUATED IN LOT 7 AND LOT 8 OF THE PARTITION OF THE HEIRS OF JESSE RICHARDS IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND ALSO SITUATED IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 7 SOUTH, RANGE 10 WEST, CITY OF GULFPORT, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH THE BEARINGS BEING BASED ON STATE PLANE GRID NORTH (MS EAST ZONE 2301):

BEGINNING AT A ½" IRON ROD FOUND AT THE POINT OF INTERSECTION OF THE WEST LINE OF SAID LOT 8 WITH THE SOUTH MARGIN OF HELEN RICHARDS DRIVE; THENCE ALONG SAID WEST LINE OF LOT 8, S00 DEGREES 14'56"E 220.24' TO A ½" IRON ROD FOUND; THENCE FURTHER ALONG SAID WEST LINE OF LOT 8, S00 DEGREES 14'56"E 182.04' TO A ½" IRON ROD SET; THENCE N89 DEGREES 45'18"W 242.16' TO A ½" IRON ROD SET ON THE EAST MARGIN OF HIGHWAY 605; THENCE ALONG SAID EAST MARGIN, S03 DEGREES 02'28"W 24.72' TO A ½" IRON ROD SET ON THE SOUTH LINE OF SAID LOT 7; THENCE ALONG SAID SOUTH LINE, S89 DEGREES 39'24"W 79.16' TO A ½" IRON ROD FOUND ON THE EAST MARGIN OF INTERSTATE HIGHWAY 10; THENCE ALONG SAID EAST MARGIN, S02 DEGREES 04'13"W 10.24' TO A CONCRETE RIGHT-OF-WAY MARKER FOUND; THENCE ALONG THE NORTHEAST MARGIN OF INTERSTATE HIGHWAY 10, S21 DEGREES 53'56"E 134.51' TO A CONCRETE RIGHT-OF-WAY MARKER FOUND; THENCE ALONG SAID NORTHEAST MARGIN, S49 DEGREES 47'01"E 186.66' TO A ½" IRON ROD SET; THENCE ALONG THE NORTH MARGIN OF INTERSTATE HIGHWAY 10, S89 DEGREES 36'14"E 271.61' TO A ½" IRON ROD SET; THENCE N00 DEGREES 15'22"W 685.47' TO A ½" IRON ROD SET ON THE SOUTH MARGIN OF HELEN RICHARDS DRIVE; THENCE ALONG SAID SOUTH MARGIN, S89 DEGREES 19'49"W 140.00' TO THE POINT OF BEGINNING, CONTAINING 166,823.116 SQUARE FEET OR 3.830 ACRES.

EXHIBIT "D"

TOYOTA PARCEL

A PARCEL OF LAND SITUATED IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 AND IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 7 SOUTH, RANGE 10 WEST, CITY OF GULFPORT, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH THE BEARINGS BEING BASED ON STATE PLANE GRID NORTH:

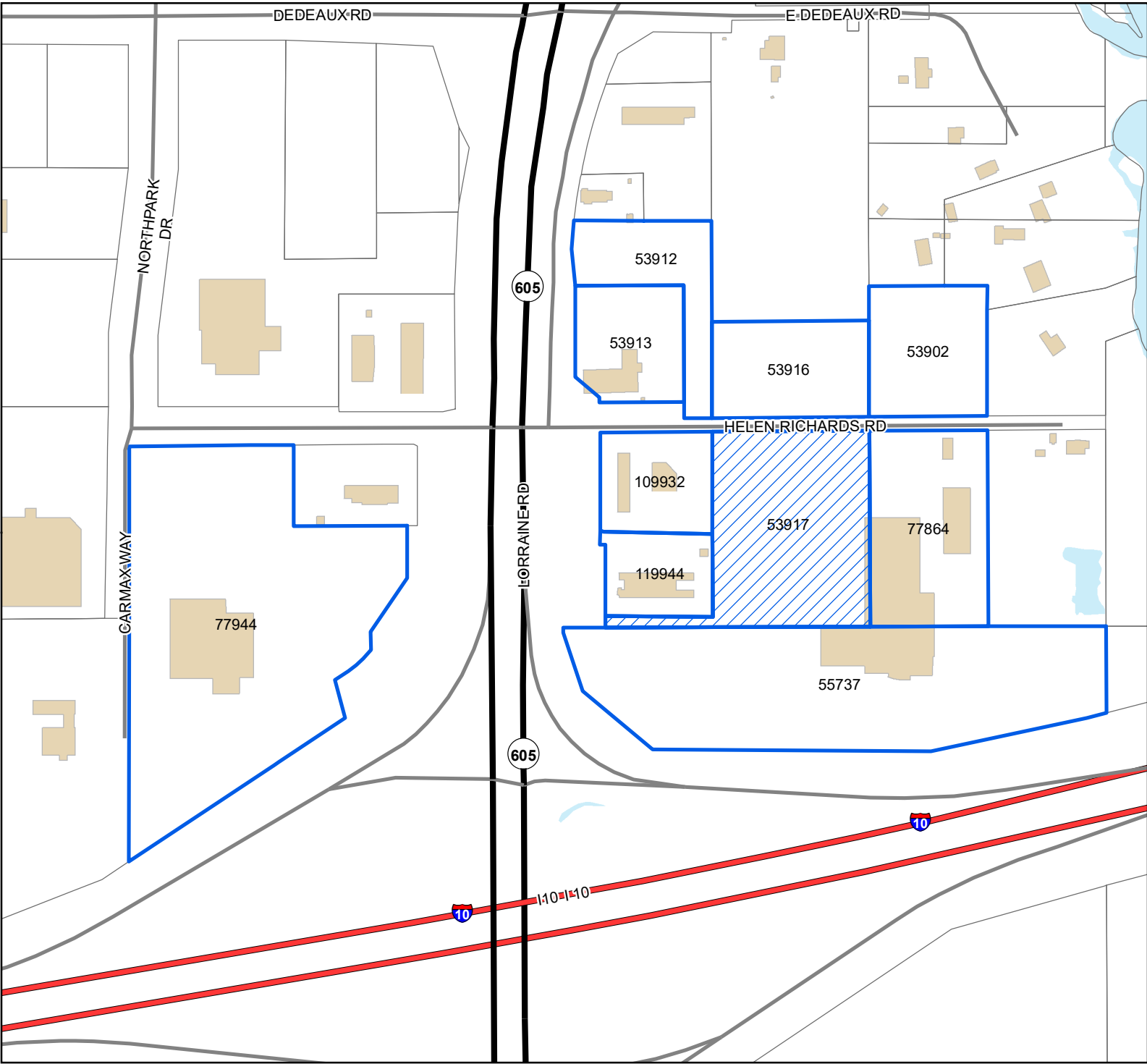
BEGINNING AT AN AXLE FOUND AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 7, SAID POINT HAVING THE FOLLOWING STATE PLANE COORDINATES (MS EAST/NAD83 IN FEET), NORTH 344,125.32, EAST 923,198.80; THENCE ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 7, S89°39'24"W 255.01' TO AN IRON ROD SET AT THE SOUTHEAST CORNER OF THE WEST HALF OF LOT 1 OF THE PARTITION OF THE JESSE RICHARD ESTATE AS PER MAP OR PLAT ON FILE IN DEED BOOK 190 ON PAGE 474; THENCE ALONG THE EAST LINE OF SAID WEST HALF OF LOT 1, N00°08'07"W 426.20' TO A ½" IRON ROD FOUND ON THE SOUTH MARGIN OF HELEN RICHARDS DRIVE; THENCE ALONG SAID SOUTH MARGIN OF HELEN RICHARDS DRIVE, S89°42'42"W 255.74' TO A ½" IRON ROD FOUND ON THE LINE BETWEEN SAID LOT 1 AND LOT 8 OF SAID PARTITION; THENCE FURTHER ALONG SAID SOUTH MARGIN OF HELEN RICHARDS DRIVE, S89°19'27"W 341.15' TO A ½" IRON ROD FOUND ON THE WEST LINE OF LOT 8 OF SAID PARTITION; THENCE ALONG SAID WEST LINE OF LOT 8, S00°14'56"E 220.24' TO A ½" IRON ROD FOUND; THENCE FURTHER ALONG SAID WEST LINE OF LOT 8, S00°14'56"E 182.04' TO AN IRON ROD SET; THENCE N89°45'18"W 242.16' TO AN IRON ROD SET ON THE EAST MARGIN OF A PUBLIC SERVICE ROAD; THENCE ALONG SAID EAST MARGIN, S03°02'28"W 24.72' TO AN IRON ROD SET; THENCE ALONG THE SOUTH MARGIN OF SAID PUBLIC SERVICE ROAD, S89°39'24"W 79.16' TO A ½" IRON ROD FOUND ON THE EAST RIGHT-OF-WAY LINE OF INTERSTATE 10; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, S02°04'13"W 10.24' TO A CONCRETE RIGHT-OF-WAY MARKER FOUND; THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF INTERSTATE 10, S21°53'56"E 134.51' TO A CONCRETE RIGHT-OF-WAY MARKER FOUND; THENCE FURTHER ALONG SAID NORTH RIGHT-OF-WAY LINE, S49°46'20"E 186.66' TO AN IRON ROD SET; THENCE FURTHER ALONG SAID NORTH RIGHT-OF-WAY LINE, S89°35'33"E 608.63' TO AN IRON ROD SET; THENCE FURTHER ALONG SAID NORTH RIGHT-OF-WAY LINE, N77°36'13"E 347.23' TO AN IRON ROD SET ON THE EAST LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 7; THENCE ALONG

SAID EAST LINE, N00°00'14"W 183.48' TO THE POINT OF BEGINNING, CONTAINING 533,753.38 SQUARE FEET OR 12.253 ACRES. HEREIN DESCRIBED PROPERTY BEING THE COMBINED PROPERTY AS DESCRIBED AS PARCELS TWO THROUGH FIVE IN QUITCLAIM DEED 2009-7476-D-J1 OF THE LAND RECORDS OF FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI.







LESS AND EXCEPT:

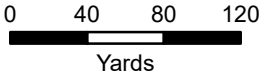
A PARCEL OF LAND SITUATED IN LOT 7 AND LOT 8 OF THE PARTITION OF THE HEIRS OF JESSE RICHARDS IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND ALSO SITUATED IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 7 SOUTH, RANGE 10 WEST, CITY OF GULFPORT, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH THE BEARINGS BEING BASED ON STATE PLANE GRID NORTH (MS EAST ZONE 2301):

BEGINNING AT A ½" IRON ROD FOUND AT THE POINT OF INTERSECTION OF THE WEST LINE OF SAID LOT 8 WITH THE SOUTH MARGIN OF HELEN RICHARDS DRIVE; THENCE ALONG SAID WEST LINE OF LOT 8, S00 DEGREES 14'56"E 220.24' TO A ½" IRON ROD FOUND; THENCE FURTHER ALONG SAID WEST LINE OF LOT 8, S00 DEGREES 14'56"E 182.04' TO A ½" IRON ROD SET; THENCE N89 DEGREES 45'18"W 242.16' TO A ½" IRON ROD SET ON THE EAST MARGIN OF HIGHWAY 605; THENCE ALONG SAID EAST MARGIN, S03 DEGREES 02'28"W 24.72' TO A ½" IRON ROD SET ON THE SOUTH LINE OF SAID LOT 7; THENCE ALONG SAID SOUTH LINE, S89 DEGREES 39'24"W 79.16' TO A ½" IRON ROD FOUND ON THE EAST MARGIN OF INTERSTATE HIGHWAY 10; THENCE ALONG SAID EAST MARGIN, S02 DEGREES 04'13"W 10.24' TO A CONCRETE RIGHT-OF-WAY MARKER FOUND; THENCE ALONG THE NORTHEAST MARGIN OF INTERSTATE HIGHWAY 10, S21 DEGREES 53'56"E 134.51' TO A CONCRETE RIGHT-OF-WAY MARKER FOUND; THENCE ALONG SAID NORTHEAST MARGIN, S49 DEGREES 47'01"E 186.66' TO A ½" IRON ROD SET; THENCE ALONG THE NORTH MARGIN OF INTERSTATE HIGHWAY 10, S89 DEGREES 36'14"E 271.61' TO A ½" IRON ROD SET; THENCE N00 DEGREES 15'22"W 685.47' TO A ½" IRON ROD SET ON THE SOUTH MARGIN OF HELEN RICHARDS DRIVE; THENCE ALONG SAID SOUTH MARGIN, S89 DEGREES 19'49"W 140.00' TO THE POINT OF BEGINNING, CONTAINING 166,823.116 SQUARE FEET OR 3.830 ACRES.



Legend

-  Site
-  Interstate Highway
-  US or State Highway
-  Street
-  Buildings
-  Water Features



1 inch = 300 feet



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Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y		1008M-01-014.000	JONATHAN P. ALLEN (OWNER)	11397 HELEN RICHARDS DR	GULFPORT	MS	39503
			GULF SOUTH SIGNS (AGENT)	P.O. BOX 38	HAMMOND	LA	70404
			Adjacent Property Owners (2605ARC010)				
	53902	1008M-01-012.001	FOSS SHIRLEY	659 U S ROUTE 1	WESTON	ME	4424
	53916	1008M-01-011.000	FAYARD TANYA D	19 LAWRENCE PLACE	GULFPORT	MS	39507
	109932	1008M-01-015.001	CIRCLE K STORES INC	305 GREGSON DR	CARY	NC	27511
	55737	1008M-01-016.000	TITAN PROPERTY GROUP LLC	11397 HELEN RICHARDS DR	GULFPORT	MS	39503
N	77864	1008M-01-013.000	TITAN PROPERTY GROUP LLC	11397 HELEN RICHARDS DR	GULFPORT	MS	39503
	53913	1008M-01-010.000	CLARK OIL COMPANY INC	720 STATION ST	WAYNESBORO	MS	39367
	77944	1008M-04-003.000	MS INTERSTATE PROPERTIES LLC	ATTEN: ROBERT WEINMANN	METAIRIE	LA	70009
N	119944	1008M-01-015.002	AFN ABSPROP001 LLC	C/O AMERICAN FINANCE TRUST INC	CHARLOTTE	NC	28226
N	53917	1008M-01-014.000	TITAN PROPERTY GROUP LLC	11397 HELEN RICHARDS DR	GULFPORT	MS	39503
	53912	1008M-01-009.000	HIGHWAY DEVELOPMENT CO INC	4450 OLD CANTON RD STE 203	JACKSON	MS	4E+08



URBAN DEVELOPMENT
PLANNING & ZONING
PO BOX 1780 | GULFPORT, MS | 1410 24TH AVENUE
228.868.5710 | PLANNERS@GULFPORT-MS.GOV

ARCHITECTURAL REVIEW COMMITTEE

Hearing Date: Thursday, May 14, 2026

Architectural Review Committee 2605ARC011 Architectural Review Committee 2605ARC011, by agent Jon Storonskyj seeking approval for a new freestanding ground sign, Tax Parcel 0808E-02-030.049, 12178 Hwy 49, Zoned B-4 (Highway Business), Ward 7

Technical Report
ARCHITECTURAL REVIEW COMMITTEE

GENERAL INFORMATION

Case File Number: 2605ARC011

Hearing Date: May 14, 2026

Current Zoning/Use: B-4 / Highway Business

Legal: Architectural Review Committee 2605ARC011, by agent Jon Storonskyj seeking approval for a new freestanding ground sign, Tax Parcel 0808E-02-030.049, 12178 Hwy 49, Zoned B-4 (Highway Business), Ward 5

TECHNICAL DETAILS

The sign presented in the site plan does not meet setback requirements, and as such, this sign must also go before the Zoning Board for approval for the setback. The copy area requirements have been met by the current sign ordinance. Per Chapter 9, Article IV, Sec 9-91(b)(3): "The total area of all freestanding ground signs on each parcel shall not exceed two (2) square feet of sign area for each lineal foot of street frontage of the first one hundred (100) linear feet and one (1) square foot of sign area for each additional foot of street frontage in excess of one hundred (100) feet provided that no one sign shall exceed two hundred (200) square feet in area, except on a parcel that exceeds two hundred (200) linear feet of street frontage. On parcels exceeding two hundred (200) feet of street frontage, the sign area shall not exceed a total equal to one (1) square foot of sign area for each linear foot of street frontage. The proposed sign has a copy area of approximately 184 square feet and is on a corner lot with approximately 165 linear feet of street frontage. While the proposed sign does not have a material listed, it is noted that it will be painted. The sign also has the required decorative cap and buttress, and there is noted landscaping to be placed at the base of the sign.

According to Appendix A, Article IV, Sec 9, 103, b, 1-4

- (1) All freestanding permanent signs, structures or poles shall be self-supporting structures erected on or permanently attached to concrete foundations or meet wind load requirements as specified in the building code, or any amendment thereto, adopted by the city.
- (2) Sign structure support pole(s) shall be wrapped with a masonry, stucco, stone and/or a similar synthetic material, from the ground level to a height not to exceed ten (10) feet above said ground level.
- (3) A decorative buttress shall be constructed at the ground/base level of the façade.
- (4) A decorative cap or crown shall be constructed at the top of the façade.

Any portion of the sign structure's support pole(s) between the façade and the display of the sign that is greater than ten (10) feet above ground level shall be finished with a stucco wrap or a textured paint.

Technical Report
ARCHITECTURAL REVIEW COMMITTEE

EXECUTIVE SUMMARY

The sign presented in the site plan meets the general requirements for copy area however, this sign will need to go for a variance for setbacks. While the proposed sign does not have a material listed, it is noted that it will be painted. The sign also has the required decorative cap and buttress, and there is noted landscaping to be placed at the base of the sign.

DEPARTMENTAL CONDITIONS

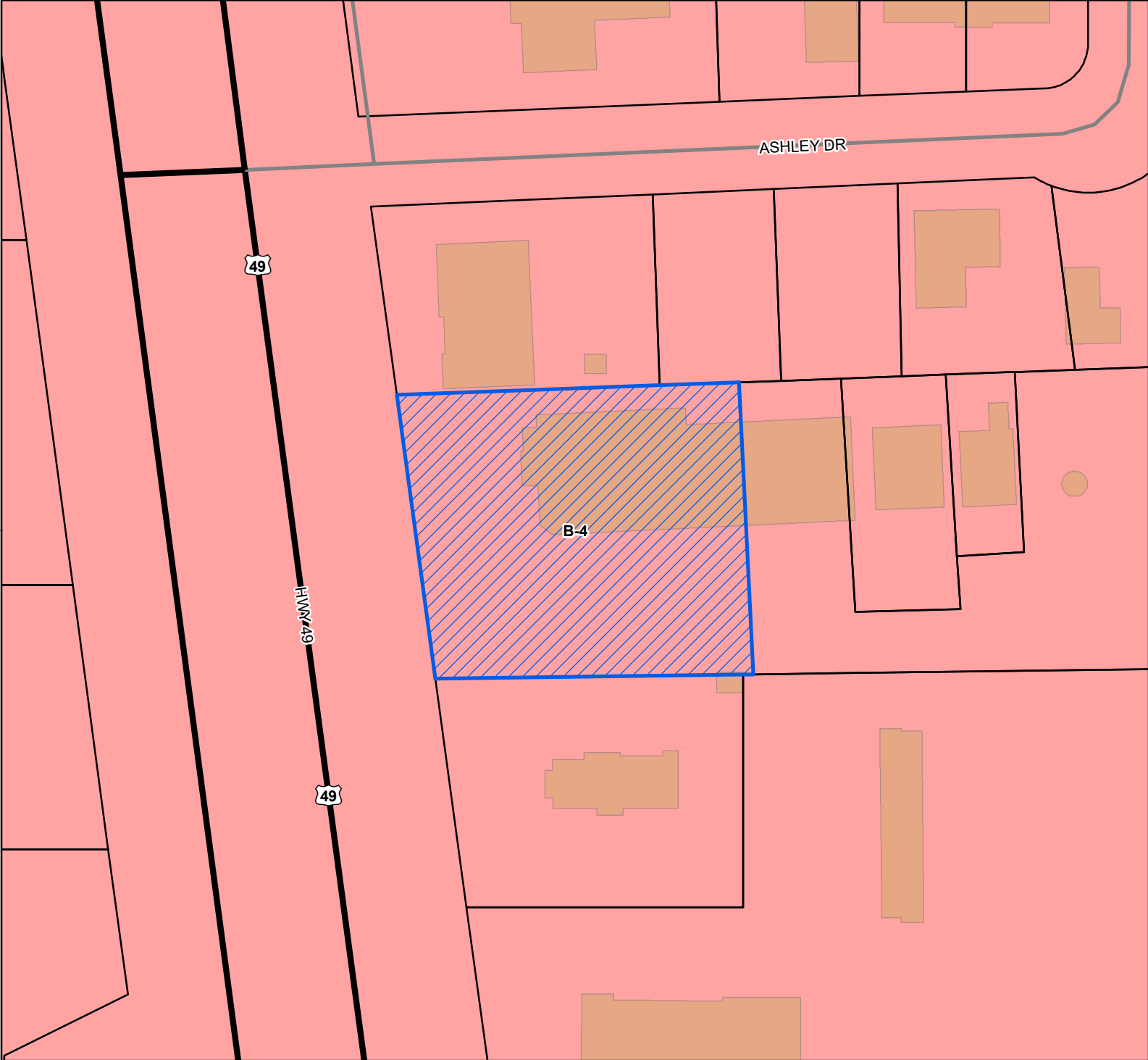
1. The material of the sign must be listed on the permit.
2. Setback variance to be applied for and approved by the Zoning Board.

DIRECTOR APPROVAL

This report has been reviewed and approved by:

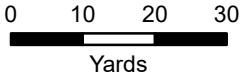


Greg Holmes
Director of Urban Development Department



-  Site
-  US or State Highway
-  Street
-  Parcels
-  Buildings
-  City Limit
- Zoning**
-  B-4 - Highway Business District

Site Information
 0808E-02-030.049
 Zoning: B-4 (Highway Business)
 Size: 31535.6 sqft
 Flood: X



1 inch = 80 feet



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WO 4/5/26
CASE NUMBER
2605ARCO11

Urban Development - Planning Division
1410 24th Avenue | Gulfport, MS 39501 | (228) 868-5710

ARCHITECTURAL REVIEW

REQUESTED ACTION BY THE Architectural Review Committee
(A separate submission form is required for each request)

- Architectural Design Review
- Signs

TAX PARCEL NUMBERS

0808E-02-030.049	

Property Address:

12178 Highway 49 Gulfport ms 39503

Property Address:

Lot(s) 28 Block(s) Subdivision Northwood

General Description of Request: Remove existing freestanding sign at this location. Install a new double sided lighted freestanding monument sign. Sign will be 19' OAH, to contain 2 tenant sections for retail strip, internally illuminated with white led.

OWNERSHIP AND CERTIFICATION:

I hereby certify that I have read and understand this application and that all information and attachments are true and correct. I also certify that I agree to comply with all applicable city codes, ordinances and state laws. Finally, I certify that I am the owner of the property involved in this request or have authorization to act as the owner's agent for the herein described request. We can only accept applications with original signatures.

OWNER:

Robert W. Raybourn

Printed Name of Owner

15058 Whisperwood Drive

Mailing Address

Gulfport

MS

39503

City

State

Zip Code

Signature: 

AGENT:

Jon D. Storonskyj

Printed Name of Agent

988 Kaimo Street

Mailing Address

Diamondhead

MS

39525

City

State

Zip Code

Signature: 

Name of Owner (PRINT) Robert W. Raybourn

Address (Street, City, State, Zip Code) 15058 Whisperwood Drive

Phone (Home) _____ (Work) _____ (Cell) 228-669-7417

Tax Parcel Number(s) Owned: 0808E-02-030.049

Signature: 

Name of Owner (PRINT) _____

Address (Street, City, State, Zip Code) _____

Phone (Home) _____ (Work) _____ (Cell) _____

Tax Parcel Number(s) Owned: _____

Signature: _____



Covenant Affidavit

I, Robert Rayborn, being owner or agent of the property 12178 Hwy 49 Gulfport ms 39503
PRINT NAME PRIMARY ADDRESS OR PARCEL

which is the subject of this application, hereby state that this request is not in violation of any restrictive or protective covenants.

Robert Rayborn
Signature

5/4/24
Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 4th day of May, 2026

Will A.
Notary Public

08-10-29
Commission Expiration





Designation of Agent

I, Raybourn Robert W, being property owner of 0808E-02-030.049/12178 Hwy 49
PRINT NAME PRIMARY ADDRESS OR PARCEL
which is the subject of this application hereby authorize Jon Storonoff to act as my
PRINT NAME
representative with the City of Gulfport's Zoning Board of Adjustment and Appeals, and/or Planning Commission, and/or City Council, and/or permitting and licensing, as required by the City.

Such representation shall be for all purposes concerning any manner, right, or obligation relating to this petition. This designation authorizes my agent to make verbal or written representations and/or declarations on my behalf, and I shall be legally bound by said verbal or written representations and/or declarations relating to this petition.

The petitioner understands and acknowledges that the City will rely upon the agent's representations in approval or denial of said petition.

X Robert W Raybourn 2/26/26
Signature Da

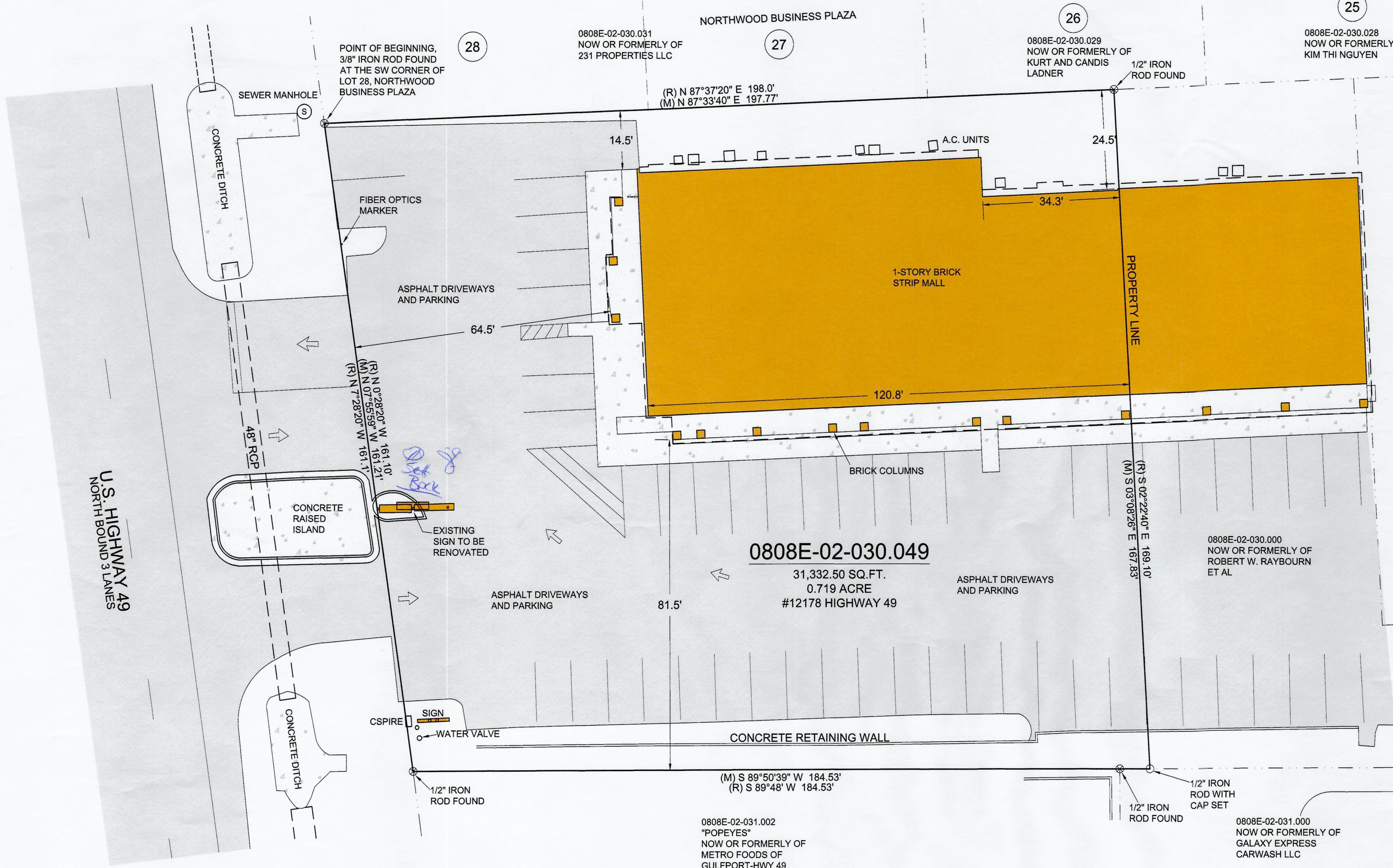
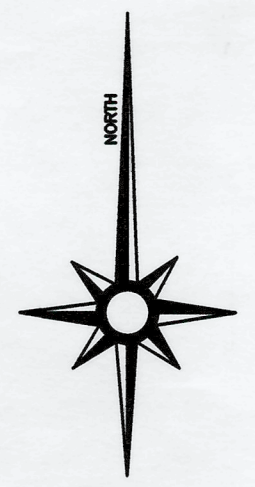
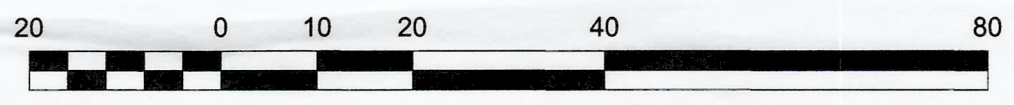
STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 26 day of February, 20 26

[Signature]
Notary Public



July 15, 2028
Commission Expiration



- LEGEND:**
- ⊗ -- IRON ROD FOUND
 - -- IRON PIPE FOUND
 - -- IRON ROD SET
 - ⊗ -- SPIKE FOUND
 - △ -- SPIKE SET
 - ⊗ -- CONCRETE MONUMENT FOUND
 - -- CONCRETE MONUMENT SET
 - ⊗ -- LIGHTARD KNOT FOUND
 - (M) -- AS MEASURED
 - (R) -- AS PER RECORD
 - APP -- AS PER PLAT
 - IRF -- IRON ROD FOUND
 - IRS -- IRON ROD SET

- REFERENCE MATERIALS:**
- 1.) HARRISON COUNTY TAX MAPS AND GEOPORTAL
 - 2.) GULFPORT ONLINE ATLAS
 - 3.) QUITCLAIM DEED 2021-13699-D-11

- NOTES:**
- 1.) FIELD SURVEY PERFORMED WITH A COMBINATION OF TOPCON GR3 GPS RECEIVER AND TOPCON GPT-9005A ROBOTIC TOTAL STATION.
 - 2.) STATE PLANE COORDINATES AND BEARINGS SHOWN HEREON ARE DERIVED BY COMBINATION OF GPS STATIC OBSERVATION AND EARL DUDLEY, INC. RTK NETWORK, AND ARE BASED ON SPC (2301 MS E).
 - 3.) ELEVATIONS SHOWN ARE BASED ON NAVD88, GEIOD 2009.
 - 4.) THIS SURVEY HAS BEEN PREPARED BY INFORMATION PROVIDED BY CLIENT AND LIMITED RESEARCH IN COURTHOUSE WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THIS SURVEY MAY NOT SHOW ALL EASEMENTS AND OTHER RESTRICTIONS OF RECORD. SURVEYOR WILL BE MADE AVAILABLE TO ADD SUCH FEATURES TO THIS SURVEY IF A CURRENT TITLE REPORT OR ABSTRACT OF TITLE IS PROVIDED TO HIM BY PROPER AUTHORITY.
 - 5.) UNLESS OTHERWISE NOTED THIS SURVEY IS LIMITED TO ABOVE GROUND AND VISIBLE UTILITIES. A MISSISSIPPI ONE CALL SHOULD BE MADE BEFORE ANY DIGGING @ 1-800-227-6477.
 - 6.) BUILDING SETBACKS, ELEVATIONS, WETLAND DETERMINATION AND ET CETERA TO BE PRESCRIBED BY APPROPRIATE GOVERNING BODIES.

SURVEY DESCRIPTION:

A PARCEL OF LAND SITUATED IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 7 SOUTH, RANGE 11 WEST, CITY OF GULFPORT, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH THE BEARINGS BASED ON STATE PLANE GRID NORTH (MS EAST ZONE):

BEGINNING AT A 3/8" IRON ROD FOUND AT THE SOUTHWEST CORNER OF LOT 28, NORTHWOOD BUSINESS PLAZA SUBDIVISION, SAID POINT LYING ON THE EAST MARGIN OF U.S. HIGHWAY 49; THENCE ALONG THE SOUTH LINE OF SAID SUBDIVISION, N87°33'40"E 197.77' TO A 1/2" IRON ROD FOUND; THENCE S03°08'26"E 167.83' TO A 1/2" IRON ROD WITH CAP SET; THENCE S89°50'39"W 184.53' TO A 1/2" IRON ROD FOUND ON THE EAST MARGIN OF U.S. HIGHWAY 49; THENCE ALONG SAID EAST MARGIN, N07°55'59"W 161.21' TO THE POINT OF BEGINNING, CONTAINING 31,332.50 SQUARE FEET OR 0.719 ACRE. HEREIN DESCRIBED PROPERTY BEING DESIGNATED AS COUNTY PARCEL NUMBER 0808E-02-030.049.

THIS IS TO CERTIFY THAT I HAVE MADE A SURVEY OF THE PROPERTY SHOWN HEREON AND THAT ALL DIMENSIONS AND OTHER DATA SHOWN ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Clifford A. Crosby
 CLIFFORD A. CROSBY, P.L.S. APRIL 15, 2026 DATE



THIS PROPERTY IS LOCATED IN F.I.R.M. ZONE "X" ACCORDING TO MAP NUMBER 28047C0255G DATED JUNE 16, 2009	
SURVEY CLASS - "B"	FOR: ROBERT RAYBOURN
SCALE: 1" = 20'	BEARINGS SHOWN HEREON ARE DERIVED BY: GPS OBSERVATION, STATE PLANE COORDINATES
<p>CROSBY SURVEYING PROFESSIONAL LAND SURVEYING 716 LIVE OAK DRIVE BILOXI, MISSISSIPPI 39532 PHONE: 228-234-1649 EMAIL: cliffordcrosby@gmail.com</p>	DATE OF FIELD WORK: 4/13/2026
	PARTY CHIEF: CG
	INSTRUMENT MAN: CG
	RODMAN: CG
	DRAWN BY: CAC
DRAWING NUMBER: 14361 RAYBOURN	REVISED:

CLIENT	Raybourn Plaza 12178 Hwy 49 Gulfport, MS 39503	DATE	3.2.26	JOB	Site Plan	VINYL COLOR	-	LED COLOR	-
		VERSION	v.1	MEDIA	-	FACE COLOR	-	MOUNTING	-
		PAGE	1	SUBSTRATE	-	JEWELITE COLOR	-	RACEWAY COLOR	-
		STORE #	-	SIZE	-	RETURN COLOR	-		
				SQ FT	-				



Site Plan - Sign 1: Monument Sign

signs plus

graphics • manufacturing • installation • service
15132 Dedeaux Rd, Gulfport, MS 39503
signsplusinc.us | 228.832.4634



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Notes

Not for fabrication until client gives approval. © 2025

CLIENT | **Raybourn Plaza**
12178 Hwy 49
Gulfport, MS 39503

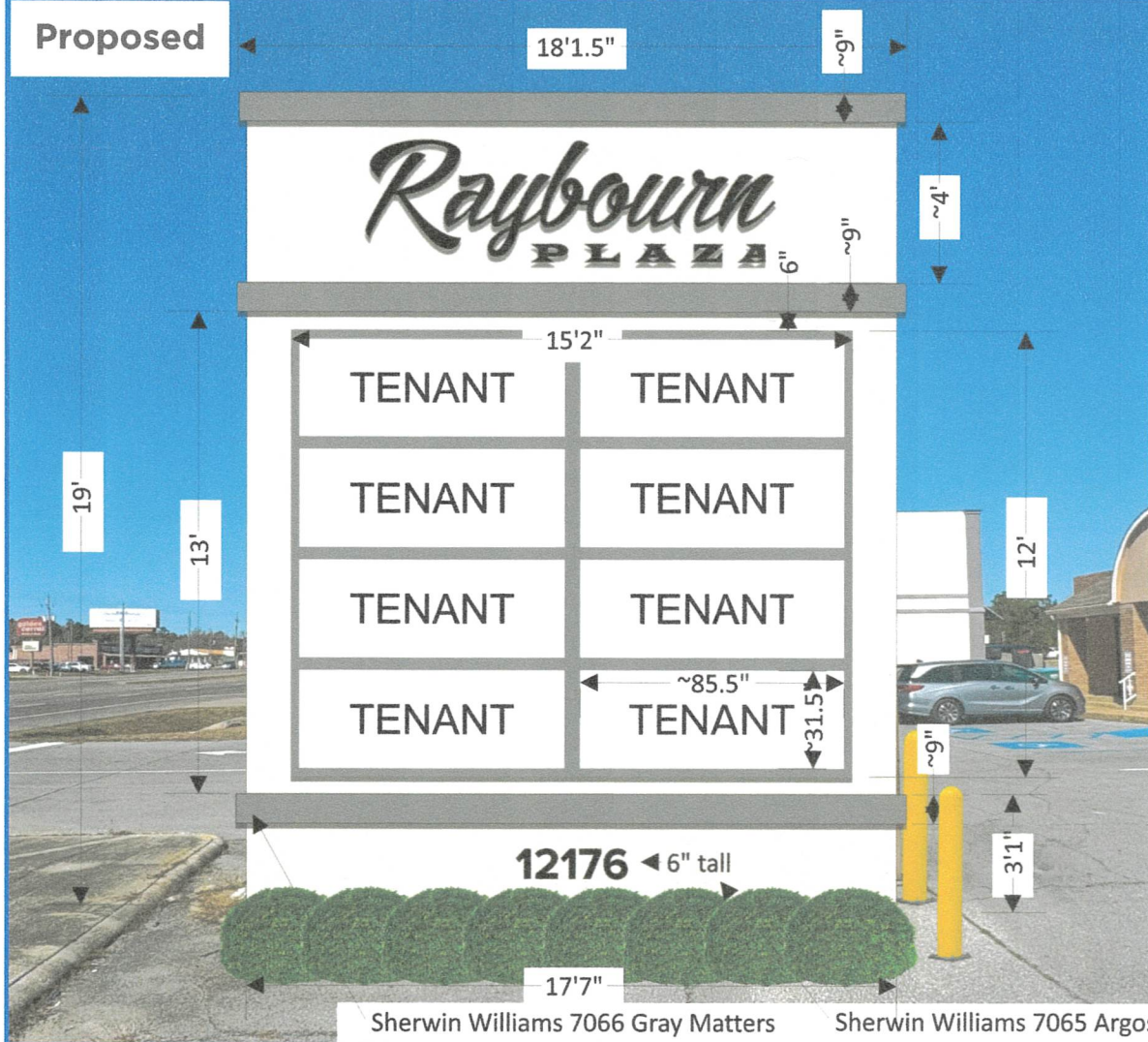
DATE | **4-13-26**
VERSION | **2**
PAGE | **1**
STORE # | -

JOB | **City Proof**
MEDIA | -
SUBSTRATE | -
SIZE | **19' x 18'1.5"**
SQ FT | **342 sqft**

VINYL COLOR | -
FACE COLOR | -
JEWELITE COLOR | -
RETURN COLOR | -

LED COLOR | -
MOUNTING | -
RACEWAY COLOR | -

Proposed



Existing



signs plus

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15132 Dedeaux Rd, Gulfport, MS 39503
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Notes

Not for fabrication until client gives approval.

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GRANTOR: Cindar Corporation
Rt 11, 12700 Raybourn Plaza
Gulfport, MS 39503
601-832-8233

ENTER

BOOK 1086 PAGE 523

GRANTEE: Robert W. Raybourn
Pamela J. Raybourn
Rt 11, 12700 Raybourn Plaza
Gulfport, MS 39503
601-832-8233

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

W A R R A N T Y D E E D

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, the undersigned CINDAR CORPORATION, a Mississippi Corporation, does hereby sell, convey and warrant unto ROBERT W. RAYBOURN and wife, PAMELA J. RAYBOURN, as joint tenants with full rights of survivorship and not as tenants in common, the following described land and property located and being situated in the County of Harrison, First Judicial District, State of Mississippi and being more particularly described as follows, to-wit:

A parcel of land located and being situated in Section 4, Township 7 South, Range 11 West, First Judicial District of Harrison County, Mississippi and being more particularly described as: Beginning at the SW corner of Lot 28, Northwood Business Plaza, Harrison County, Mississippi; thence run North 87 degrees 37 minutes 20 seconds East a distance of 198.0 feet to a point; thence run South 02 degrees 22 minutes 40 seconds East a distance of 169.10 feet to a point; thence run South 89 degrees 48 minutes West a distance of 184.53 feet to a point on the east margin of US Highway 49; thence run North 0 degrees 28 minutes 20 seconds West along the east margin of US Highway 49 a distance of 161.10 feet to the Point of Beginning.

THIS CONVEYANCE is subject to any and all recorded restrictive covenants, rights of way, easements and the prior reservation of any oil, gas and other minerals.

TAXES for the current year are prorated as of this date and

EXECUTED this the 3rd day of November, 1987.

CINDAR CORPORATION

BOOK 1086 PAGE 524

BY: Robert W. Raybourn
Robert W. Raybourn

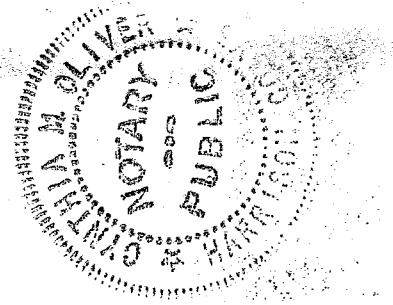
STATE OF MISSISSIPPI

COUNTY OF HARRISON

PERSONALLY came and appeared before me, the undersigned authority in and for the aforesaid jurisdiction, the within named Robert W. Raybourn, who as President of the above named corporation, acknowledged to and before me that he signed and delivered the above and foregoing instrument of writing on the day and in the year therein mentioned as the act and deed of the above named corporation after thereunto first being duly authorized so to do.

GIVEN under my hand and official seal of office, this the 3rd day of November, 1987.

Cynthia M. Oliver
Notary Public



My Commission Expires:

1/12/90

CINDAR CORPORATION

BOOK 1086 PAGE 524

BY: Robert W. Raybourn
Robert W. Raybourn

STATE OF MISSISSIPPI

COUNTY OF HARRISON

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Cynthia M. Oliver

Notary Public



My Commission Expires:

1/12/90

1157
COURT OF

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y		0808E-02-030.049	ROBERT W RAYBOURN (OWNER)	15058 WHISPERWOOD DRIVE	GULFPORT	MS	39503
			JON D STORONSKYJ (AGENT)	988 KAIMU STREET	DIAMONDHEAD	MS	39525
			Adjacent Property Owners (2605ARC011)				
	93576	0808E-02-030.048	SOUTHERN AGCREDIT FLCA	306 COMMERCE CENTER DR	RIDGELAND	MS	39157
	93557	0808E-02-030.029	LADNER KURT & CANDIS	17324 BELL CREEK RD	PASS CHRISTIAN	MS	39571
	93559	0808E-02-030.031	231 PROPERTIES LLC	P O BOX 18860	HATTIESBURG	MS	39404
	57119	0808E-02-031.000	GALAXY EXPRESS CARWASH LLC	1903 PASS ROAD STE A	BILOXI	MS	39531
N	109468	0808E-02-031.002	METRO FOODS OF GULRPORT-HWY 49 LLC	C/O RODNEY SALVAGGIO	METAIRIE	LA	70005
	110219	0808E-04-004.002	DANIEL KENNEDY PROPERTIES LLC	3049 S SHERWOOD FOREST BLVD	BATON ROUGE	LA	70816
	100956	0808E-02-030.052	RAYBOURN ROBERT W -ETAL-	15058 WHISPERWOOD DR	GULFPORT	MS	39503
	93556	0808E-02-030.028	NGUYEN KIM THI	1014 CASTINE POINTE BLVD	LONG BEACH	MS	39560
	104767	0808E-02-030.056	ALLISON KAREN PARKER REVOC TRUST	4832 KENDALL AVE	GULFPORT	MS	39507
	93555	0808E-02-030.027	RICHARDSON HOWARD W & MARY S	12230 ASHLEY DRIVE	GULFPORT	MS	39503
N	95942	0808E-02-030.049	RAYBOURN ROBERT W -ETAL-	15058 WHISPERWOOD DR	GULFPORT	MS	39503
	106878	0808E-02-030.057	BLACK BEAR & PUPPIES LLC	12206 HWY 49	GULFPORT	MS	39503
N	57118	0808E-02-030.000	RAYBOURN ROBERT W -ETAL-	15058 WHISPERWOOD DR	GULFPORT	MS	39503
	125502	0808E-04-003.001	E&B ENTERPRISES LLC	12207 HWY 49	GULFPORT	MS	39503
	109470	0808E-04-004.001	HARRISON CO WASTEWATER MGMT	14108 AIRPORT RD	GULFPORT	MS	39507
	114765	0808E-04-004.003	24 HOUR STORAGE ORANGE GROVE L	13334 SEAWAY RD STE 201	GULFPORT	MS	39503
	57117	0808E-04-004.000	24 HOUR STORAGE ORANGE GROVE LLC	13334 SEAWAY RD STE 2012	GULFLPORT	MS	39503



URBAN DEVELOPMENT
PLANNING & ZONING
PO BOX 1780 | GULFPORT, MS | 1410 24TH AVENUE
228.868.5710 | PLANNERS@GULFORT-MS.GOV

ARCHITECTURAL REVIEW COMMITTEE

Hearing Date: Thursday, May 14, 2026

Architectural Review Committee Permits