

ALTA COMMITMENT FOR TITLE INSURANCE



Issued by OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

VX971157

NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACTIONAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, Old Republic National Title Insurance Company, a Florida corporation, (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I—Requirements have not been met within six months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

A Stock Company

1408 North Westshore Blvd., Suite 900, Tampa, Florida 33607

(612) 371-1111

www.oldrepublictitle.com

By

President

Attest

Secretary

Authorized Officer or Agent

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Old Republic National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions.

COMMITMENT CONDITIONS

1. DEFINITIONS

- a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
- b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
- c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
- e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.
- g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
- i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
- j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

- a. the Notice;
- b. the Commitment to Issue Policy;
- c. the Commitment Conditions;
- d. Schedule A;
- e. Schedule B, Part I—Requirements; and
- f. Schedule B, Part II—Exceptions; and
- g. a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Old Republic National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions.

5. LIMITATIONS OF LIABILITY

- a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - i. comply with the Schedule B, Part I—Requirements;
 - ii. eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
 - iii. acquire the Title or create the Mortgage covered by this Commitment.
- b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.
- e. The Company is not liable for the content of the Transaction Identification Data, if any.
- f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
- g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM

- a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.
- c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- d. The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- e. Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. CLAIMS PROCEDURES

This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Old Republic National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions.

10. CLASS ACTION

ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.

11. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Amount of Insurance is \$2,000,000 or less may be arbitrated at the election of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Old Republic National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions.

ORT Form 4757

ALTA Commitment for Title Insurance 2021 v. 01.00

07/01/2021

Old Republic National Title Insurance Company
1022 Highland Colony Parkway, Suite 200
Ridgeland, MS 39157

VX971157

Issued by: **Wilbanks, Dowd & Watson, PLLC**, Agent #: **M23407**

Address: 108 West Leake Street, Clinton, MS 39056

File Number: **Highway 18 Property (830-90-7)**

Commitment No: **VX971157**

SCHEDULE A

1. Commitment Date: **3/15/2024 at 12:00 AM**

2. Policy or Policies to be issued:

a. Loan Policy: **N/A** Amount: **N/A**

Proposed Insured: **N/A**

b. Owner's Policy: **Owner's Policy 2021** Amount: **\$0.00**

Proposed Insured: **To be determined**

3. The estate or interest in the Land at the Commitment Date is: **Fee Simple.**

4. Title to the **Fee Simple** estate or interest in the land is at the Effective Date vested in:

First Investment Company

5. Purchaser: **To be determined**

6. The Land referred to in this Commitment is situated in Hinds, First Judicial District County, State of MS and is described as follows:

See Exhibit "A" attached hereto and made a part hereof.

SCHEDULE B - SECTION I

Requirements

All of the following Requirements must be met:

Item 1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the land. The Company may then make additional Requirements or Exceptions.

Item 2. Pay the agreed amount for the estate or interest to be insured.

Item 3. Pay the premiums, fees, and charges for the Policy to the Company.

Item 4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered and recorded in the Public Records.

Item 5. Furnish satisfactory evidence that there are no outstanding mechanics' or materialmen's liens against the property. Examine parties carefully, and attach owners' and contractors' affidavits where there has been construction during the statutory period for liens.

Item 6. Payment of all taxes, charges, assessments, levied and assessed against subject property, which are due and payable.

Item 7. Secure and return executed Notice to Borrower's Regarding Owner's Insurance.

Item 8. Proper satisfaction, cancellation or release of the Land from security instrument executed by First Investment Company to Holders of First Investment Company Class A and Class B Notes, recorded in Book 7171 at Page 2489.

Item 9. Redemption of the following tax sales:

This page is only a part of a 2021 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I – Requirements; and Schedule B, Part II – Exceptions.

Old Republic National Title Insurance Company
1022 Highland Colony Parkway, Suite 200
Ridgeland, MS 39157

VX971157

Parcel No. 830-90-7, County Tax Sale dated 8-29-22, No. 1759, 2021 Taxes, Amount to Redeem - \$105.81 by 3-29-24

Parcel No. 830-90-7, County Tax Sale dated 8-28-23, No. 2680, 2022 Taxes, Amount to Redeem - \$43.70 by 3-28-24

Item 10. Payment of the following past due taxes:

Parcel No. 830-90-7, 2023 County Taxes are past due and delinquent in the amount of \$24.05 plus interest.

SCHEDULE B - SECTION II

Exceptions

Some historical land records contain Discriminatory Covenants that are Illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provision of the document will be excepted from coverage.

The Owner's Policy 2021 will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

Item 1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met.

Item 2. Those taxes and special assessments, which become due and payable subsequent to Date of Policy.

Item 3. Any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel in, on and under the Land.

Item 4. Any lien, or right to a lien for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.

Item 5. Any encroachment, encumbrance, violation, variation or adverse circumstance, including boundary line disputes, affecting the Title that would be disclosed by an accurate and complete land survey of the Land.

Item 6. Easements or other uses of the Land not visible from the surface, or easements or claims of easements, not shown by the Public Records.

Item 7. Rights or claims of parties in possession not shown by Public Records.

Item 8. Any mortgage, deed of trust, lease or lien created or assumed by the insured.

Item 9. Subject to all easements, rights of way, and other matters as shown on plat of subject property which is on file and of record in the office of the Chancery Clerk of Hinds County in Jackson in Plat Book 34 at Page 44.

Item 10. Subject to Right of Way to Mississippi Power & Light Company as recorded in Book 174 at Page 636 and Book 2556 at Page 124.

Item 11. Subject to Release of Damages to State Highway Commission as recorded in Book 1582 at Page 277, Book 1582 at Page 355, and Book 1584 at Page 350.

Item 12. Subject to the covenants contained in that certain Agreement recorded in Book 2894 at Page 227.

Item 13. Subject to the Ratification of plat recorded in Book 3658 at Page 530.

Item 14. Subject to the Easement to the City of Jackson recorded in Book 4556 at Page 194.

Item 15. Subject to the Ordinance Approving Street Dedication of Woodland Way recorded in Book 5326 at Page 571.

Item 16. Subject to the Haul Road Easement recorded in Book 1584 at Page 350.

Exhibit A

Property Description

Lot 5, Eighteen Place, a subdivision according to a map or plat thereof which is on file and of record in the office of the Chancery Clerk of Hinds County, Mississippi at Jackson in Plat Book 34 at Page 44.

LESS AND EXCEPT:

That certain 12.000 acre, more or less, parcel of land situated in and being a part of Lots 1 and 5 of Eighteen Place, a subdivision recorded in Plat Book 34 at Page 44 of the records of Hinds County, Mississippi, and being located in Section 11, Township 5 North, Range 1 West, City of Jackson, Hinds County, Mississippi, being more particularly described as follows:

Commence at an iron pin marking the Northwest corner of Lot 1 Eighteen Place, said pin also being the Northwest Corner of the Southwest Quarter of Section 11, Township 5 North, Range 1 West, Hinds County, Mississippi and run thence South 00 degrees 17 minutes 12 seconds East along the West line of said Lot 1 629.62 feet to the POINT OF BEGINNING of the herein described parcel of land; thence North 89 degrees 42 minutes 47 seconds East 499.97 feet to a point on the Westerly right of way of a proposed road; thence, following said right of way, South 00 degrees 17 minutes 12 seconds East 557.33 feet to a point on a curve having a radius 410.12 feet and an interior angle of 46 degrees 31 minutes 01 seconds; run thence, following said right of way, along said curve to the left for an arc distance of 332.97 feet (chord bearing and distance: South 23 degrees 32 minutes 43 seconds East

323.90 feet); thence, following said right of way, South 46 degrees 48 minutes 13 seconds East 330.67 feet; thence South 43 degrees 20 minutes 31 seconds West 287.34 feet to the centerline of a 60 foot storm drainage easement, said centerline also being the Southwesterly line of Lot 5 of Eighteen Place; thence, following said Southwesterly line, North 46 degrees 48 minutes 13 seconds West 405.34 feet to the most Southerly corner of Lot 1 of said Eighteen Place; thence, following the Southwesterly line of said Lot 1, North 35 degrees 15 minutes 02 seconds West 655.15 feet to a found iron pin, thence, following the West line of said Lot 1, North 00 degrees 17 minutes 12 seconds West 474.60 feet to the Point of Beginning.

ALSO LESS AND EXCEPT:

Being situated in the SW 1/4 of Section 11, T5N-R1W, Jackson, Hinds County, Mississippi and being a part of Lots 1 and 5, Eighteen Place, as recorded in Plat Book 34 at Page 44 of the Chancery Records of Hinds County, Mississippi and being more particularly described as follows:

Commence at an iron bar marking the Northeast corner of aforesaid Lot 1 and run S 89 degrees 12 minutes 38 seconds W, along the North boundary of said Lot 1, and the South right-of-way line of Greenway Drive 106.73 feet to the Point of Beginning for the herein described property; run thence S 0 degrees 09 minutes 11 seconds E, 113.10 feet to the beginning of a curve; run thence Southwesterly, clockwise, along the arc of said curve, 209.11 feet to the point of tangency; said curve having the following characteristics: central angle of 22 degrees 11 minutes 31 seconds, radius of 539.89 feet and chord bearing and distance of S 10 degrees 56 minutes 34 seconds W, 207.81 feet; run thence S 22 degrees 02 minutes 20 seconds W, 149.92 feet to the beginning of a curve; run thence Southwesterly, counterclockwise, along the arc of said curve, 185.77 feet to the point of tangency; said curve having the following characteristics: central angle of 22 degrees 19 minutes 32 seconds, radius of 476.76 feet and chord bearing and distance of S 10 degrees 52 minutes 34 seconds W, 184.60 feet; run thence S 0 degrees 17 minutes 12 seconds E, 556.32 feet to the beginning of a curve; run thence Southeasterly, counterclockwise, along the arc of said curve, 284.25 feet to the point of tangency; said curve having the following characteristics: central angle of 46 degrees 31 minutes 01 seconds, radius of 350.11 feet and chord bearing and distance of S 23 degrees 32 minutes 42 seconds E, 276.51 feet; run thence S 46 degrees 48 minutes 13 seconds E, 533.32 feet to the Northern Right-of-Way line of Mississippi Highway 18; run thence S 34 degrees 16 minutes 37 seconds W, along the Northern Right-of-Way line of Mississippi Highway 18, 60.73 feet to the Northeast corner of the Trinity Partners, L.P. property; run thence N 46 degrees 48 minutes 13 seconds W, along the Northern boundary of the said Trinity Partners property, and a Northern boundary of the Standard Enterprises, Inc. property, 542.74 feet to the beginning of a curve; run thence Northwesterly, clockwise, along the arc of said curve and the Eastern boundary of the said Standard Enterprises,

Inc. property, 332.96 feet to the point of tangency; said curve having the following characteristics: central angle of 46 degrees 31 minutes 01 second, radius of 410.11 feet and chord bearing and distance of N 23 degrees 32 minutes 42 seconds W, 323.89 feet; run thence N 0 degrees 17 minutes 12 seconds W, along the Eastern boundary of the Standard Enterprises, Inc. property and the Northerly projection thereof, 556.32 feet to the beginning of a curve; run thence Northeasterly, clockwise, along the arc of said curve, 209.15 feet to the point of tangency; said curve having the following characteristics: central angle of 22 degrees 19 minutes 32 seconds, radius of 536.76 feet and chord bearing and distance of N 10 degrees 52 minutes 34 seconds E, 207.83 feet; run thence N 22 degrees 02 minutes 20 seconds E, 149.92 feet to the beginning of a curve; run thence Northeasterly, counterclockwise, along the arc of said curve, 285.87 feet to the point of tangency; said curve having the following characteristics: central angle of 22 degrees 11 minutes 31 seconds, radius of 479.89 feet and chord bearing and distance of N 10 degrees 56 minutes 34 seconds E, 184.71 feet; run thence N 0 degrees 09 minutes 11 seconds W, 112.43 feet to the aforesaid North boundary of Lot 1 and the South right-of-way line of Greenway Drive; run thence N 89 degrees 12 minutes 38 seconds E, along the North boundary of Lot 1 and the South right-of-way line of Greenway Drive, 60.00 feet to the Point of Beginning, containing 2.8383 acres, more or less.

ALSO LESS AND EXCEPT:

That certain 1.419 acre, more or less, parcel of land located in and being part of Lot 5, Eighteen Place, a subdivision according to a map or plat thereof which is on file and of record in the office of the Chancery Clerk of Hinds County at Jackson, Mississippi, in Plat Book 34 Page 44, reference to which is hereby made in aid of and as a part of this description and being more particularly described as follows:

Commence at an iron pin marking the Northwest corner of Lot 1 Eighteen Place, said pin also being the Northwest corner of the Southwest Quarter of Section 11, Township 5 North, Range 1 West, Hinds County, Mississippi and run thence the following bearings and distances along the boundary of said Eighteen Place; North 89 degrees 14 minutes 00 seconds East 1773.65 feet; thence South 00 degrees 08 minutes 31 seconds East 1092.24 feet; thence South 43 degrees 22 minutes 01 seconds West 257.17 feet; thence North 46 degrees 37 minutes 59 seconds West 220.71 feet; thence South 43 degrees 22 minutes 01 seconds West 349.78 feet; thence North 46 degrees 37 minutes 59 seconds West 9.87 feet; thence South 39 degrees 18 minutes 34 seconds West 149.53 feet; thence South 46 degrees 37 minutes 59 seconds East 180.00 feet; thence South 43 degrees 22 minutes 01 seconds West 95.70 feet; thence

South 34 degrees 16 minutes 36 seconds West 233.05 feet to the Point of Beginning of the following parcel of land; thence leaving said boundary of Eighteen Place, North 46 degrees 48 minutes 13 seconds West 212.06 feet to the Southeasterly line of a 15 foot sanitary sewer easement; thence following said Southeasterly line, South 43 degrees 20 minutes 31 seconds West 287.34 feet to the centerline of a 60 foot storm drainage easement, said centerline also being the Southwesterly property line of Lot 5 of Eighteen Place; thence, following said property line, South 46 degrees 48 minutes 13 seconds East 215.11 feet to a point on the Southeasterly property line of said Lot 5; thence following said Southeasterly property line North 43 degrees 22 minutes 01 seconds East 267.45 feet to an existing concrete monument; thence following said Southeasterly property line North 34 degrees 16 minutes 36 seconds East 20.13 feet to the Point of Beginning.

ALSO LESS AND EXCEPT:

A TRACT OR PARCEL OF LAND CONTAINING 1.06 ACRES, MORE OR LESS, LYING AND BEING SITUATED IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 11, T5N-R1W, FIRST JUDICIAL DISTRICT, CITY OF JACKSON, HINDS COUNTY, MISSISSIPPI ALSO BEING SITUATED IN A PORTION OF LOT 5, EIGHTEEN PLACE AS RECORDED IN PLAT BOOK 34, PAGE 44 IN THE OFFICE OF THE CHANCERY CLERK OF HINDS COUNTY, MISSISSIPPI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 11; RUN THENCE

SOUTH FOR A DISTANCE OF 1802.97 FEET; THENCE

EAST FOR A DISTANCE OF 1064.96 FEET TO A SET 1/2" IRON PIN MARKING THE INTERSECTION OF THE EAST RIGHT-OF-WAY OF WOODLAND WAY AND THE NORTH RIGHT-OF-WAY OF MISSISSIPPI HIGHWAY NO. 18 AND THE POINT OF BEGINNING; THENCE

NORTH 46 DEGREES 48 MINUTES 13 SECONDS WEST ALONG THE EAST RIGHT-OF-WAY OF WOODLAND WAY FOR A DISTANCE OF 287.64 FEET TO A SET 1/2" IRON PIN; THENCE

NORTH 43 DEGREES 22 MINUTES 01 SECONDS EAST FOR A DISTANCE OF 168.72 FEET TO A SET 1/2" IRON PIN; THENCE

SOUTH 46 DEGREES 37 MINUTES 59 SECONDS EAST FOR A DISTANCE OF 260.78 FEET TO A SET 1/2" IRON PIN ON THE NORTH RIGHT-OF-WAY OF MISSISSIPPI HIGHWAY NO. 18; THENCE

SOUTH 34 DEGREES 16 MINUTES 36 SECONDS WEST ALONG THE NORTH RIGHT-OF-WAY OF MISSISSIPPI HIGHWAY NO. 18 FOR A DISTANCE OF 170.00 FEET TO THE POINT OF BEGINNING.