

RECORD DESCRIPTION – TRACT II – DEED BOOK 7179 PAGE 4127

A parcel of land containing 1.3571 acres, more or less, lying and being situated in part of Lots 1, 2, and 18 of Saunders Farm, a subdivision according to the 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 2 at Page 107, and also in the Northeast 1/4 of the Southwest 1/4 and in the Northwest 1/4 of the Southeast 1/4 of Section 11, Township 11 North, Hinds County, Mississippi, and being more particularly described as follows:

Commencing at the Northwest corner of the Southeast 1/4 of Section 11, Township 11 North, Hinds County, Mississippi, marked by a found railroad spike; thence North 30 degrees 00 minutes 00 seconds East for a distance of 331.48 feet; thence South 00 degrees 00 minutes 00 seconds East for a distance of 175.45 feet to a right of way monument marking the Eastern right of way of Mississippi Highway 18, as it is now laid out and exists, August 20, 1966; thence South 42 degrees 30 minutes 35 seconds West along said East 1/2 of way of Mississippi Highway 18 for a distance of 687.00 feet to a set 1/2 inch iron pin marking the POINT OF BEGINNING of the following described parcel; thence South 47 degrees 12 minutes 03 seconds East for a distance of 66.82 feet to a set 1/2 inch iron pin; thence South 68 degrees 36 minutes 01 seconds East for a distance of 64.65 feet to a set 1/2 inch iron pin; thence North 90 degrees 00 minutes 00 seconds East for a distance of 94.32 feet to a set 1/2 inch iron pin; thence North 42 degrees 31 minutes 43 seconds East for a distance of 231.55 feet to a found 1/2 inch pin marking the Southeast (being the most Southerly) corner of the Waffle House property; thence North 47 degrees 29 minutes 25 seconds West for a distance of 200.00 feet to the Southeastern right of way of said Highway 18; thence South 42 degrees 30 minutes 35 seconds West for a distance of 287.17 feet to a point; thence ran South 36 degrees 41 minutes 57 seconds West for a distance of 31.35 feet to the POINT OF BEGINNING.

TOGETHER WITH a non-exclusive easement ten (10) feet in width for a sanitary sewer line appurtenant to the conveyed property, as reserved in warranty deed from Belton E. Grantham, Jr., et al, to Wal-Mart Stores, Inc., dated January 13, 1997, and recorded in Book 4724 at Page 596.

Note: Record Description Lies Wholly Within The Surveyed Description.

Note: Survey Was Performed With The Benefit Of Title Opinion No. 2933499.000008 Dated April 11, 2016 And Issued By Fidelity National Title Insurance Company

Note: Title Commitment Is The Source Of The Legal Description And All Schedule B Exceptions. Private easements shown in survey plat are not shown in this plat.

Note: Zoning Was Confirmed and Verified By Prepared By The Planning & Zoning Resource Company – Dated 6/9/2016

CLASSIFICATION

This survey is in compliance with the Standards of Practice for Land Surveyors in Mississippi and is subject to the rules and regulations of the Mississippi Board of Licensure for Professional Engineers and Surveyors.

Note: All Bearings Based On Record Bearing Of The East Right Of Way Line Of Mississippi State Highway No. 18 As Described in Deed Book 7179 At Page 4127.

Dates Of Field Survey: June 30, 2015 July 1 & 6, 2015 April 20, 2016 May 28, 2019

To KOLA LLC, Chikragroup Global Markets Inc., Chikragroup Global Markets Realty Corp., Oil Real Estate Funding Inc., Chikbank, N.A., and/or any of their affiliates with their successors and/or assigns, Quadrant Energy Services, LLC, and/or any of their successors and/or assigns, Broomfield, Cidwell & Barkowicz, P.C., and First American Title Insurance Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard established and adopted by ALTA and NSPS, and included items 2, 3, 4, 6(G), 6(G), 7(G), 7(G), 8, 9, 10(G), 11, 13, 14, 15, 17, 18, 19, and 20 of Table A hereof. The field work was completed on July 1, 2015, April 20, 2016, and May 28, 2019.

Date of Plat or Map: April 9, 2019

(Signed) Richard M. Martin, PLS No. 2588  
Richard M. Martin, PLS No. 2588  
Richland, MS 39218  
Telephone: (601) 859-8737

PROPERTY ADDRESS  
4820 – 4840 HIGHWAY 18  
JACKSON, MS 39209

PART OF LOTS 1, 2 & 18 OF  
SAUNDERS FARMS  
PLAT BOOK 2 AT PAGE 107

NOTE: The Property Delineated On This Plat Is Not Situated In A F.I.A. Special Flood Hazard Area.

Zone X (Outside The 0.2% Annual Chance Floodplain.)

FIRM – Flood Insurance Rate Map

Community: City of Jackson

Map No. 28049C0292H

Panel No. 0292 H

Effective Date: November 18, 2009

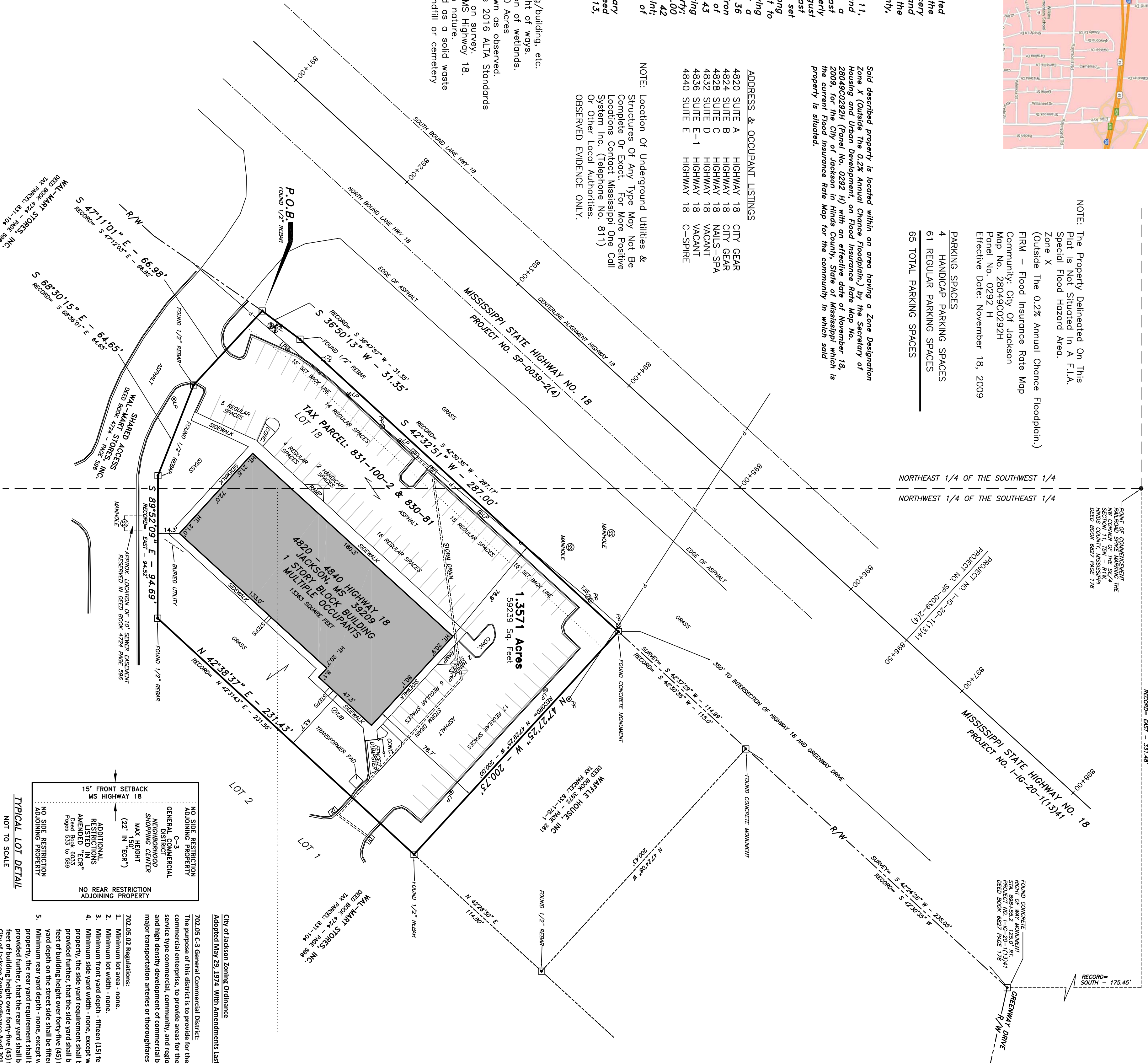
PARKING SPACES  
4 HANDICAP PARKING SPACES  
61 REGULAR PARKING SPACES  
65 TOTAL PARKING SPACES

Sold described property is located within an area having a Zone Designation of Zone X (Outside The 0.2% Annual Chance Floodplain.) The Flood Insurance Rate Map No. 28049C0292H (Panel No. 0292 H) with an effective date of November 18, 2009, for the City of Jackson in Hinds County, State of Mississippi which is the current Flood Insurance Rate Map for the community in which said property is situated.

ADDRESS & OCCUPANT LISTINGS  
4820 SUITE A HIGHWAY 18 CITY GEAR  
4824 SUITE B HIGHWAY 18 CITY GEAR  
4828 SUITE C HIGHWAY 18 NALS-SPA  
4832 SUITE D HIGHWAY 18 VACANT  
4836 SUITE E-1 HIGHWAY 18 VACANT  
4840 SUITE E HIGHWAY 18 C-SPRE

NOTE: Location Of Underground Utilities & Structures Of Any Type May Not Be Complete Or Exact. For More Positive Location Information, Mississippi Gas System Inc. (Telephone No. 811) Or Other Local Authorities. OBSERVED EVIDENCE ONLY.

Notes: No signs of earth moving/building, etc. No changes in street right of ways. No signs of or delineation of wetlands. Gross land area = 1.350 Acres. Underground utilities shown as observed. Survey meets or exceeds 2016 ALTA Standards. Private easements shown in survey plat are not shown in this plat. No sign of property used as a solid waste dump, sump, sanitary landfill or cemetery or burial ground.



**SCHEDULE B – SECTION II EXCEPTIONS.**  
**ITEM 4 MATTERS FOUND DURING THE COURSE OF SURVEY**  
The following matters shown on Survey of Pat A. Martin, dated July 29, 2015 & May 31, 2016:

- Overhead powerline serving adjoining property crosses the northmost corner of Subject Property
- Telephone junction box located on Subject Property
- Parking lot entrances are shared with adjoining owners. Rights granted in Deed Book 6033 Pages 533 to 589.
- City of Jackson utilities running along Highway 18. Water meters, valves, manholes and fire hydrants shown.

SCHEDULE B – SECTION II  
EXCEPTIONS  
FILE NUMBER: 2933499.000008  
EFFECTIVE DATE: APRIL 11, 2016

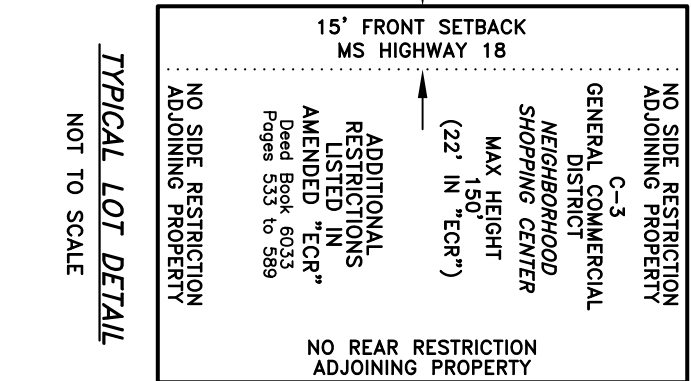
- Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the proposed insured acquires for value of record the State or interest or mortgage thereon covered by this Commitment. (Not A Survey Matter)
- (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records. (Not A Survey Matter)
- Rights or claims of parties in possession not shown by the public records. (Not A Survey Matter)
- Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land. (Shown On Plat)
- Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land. (Shown On Plat)
- Easements, liens or encumbrances, or claims thereof, not shown by the public records. (Shown On Plat if Applicable)
- 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. ( Not A Survey Matter)
- Taxes and assessments for the year 2016, which are not yet due and payable. (Not A Survey Matter)
- Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto. (Not A Survey Matter)
- Any dispute as to the boundaries caused by a change in the location of any natural body of water or adjacent to the land prior to Date of Policy, and any other boundary of the land that is, at Date of Policy, or was previously, under water. (None Shown)
- Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, limestone, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyances, reservation, or otherwise; and (b) any rights, privileges, interests, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interest is significant or (c) appear in the Public Records or are shown in Schedule B. (Not A Survey Matter)
- The Company does not insure the acreage or square footage content of the Land. Area Shown on Plat)
- Any Loan Policy issued pursuant to this commitment will contain the following Pending Improvements Clause: Pending disbursement of the full proceeds of the loan secured by the Deed of Trust insured this policy insures only to the extent of the amount actually disbursed in good faith and without knowledge of any intervening lien or interest, but increases as each disbursement is made, up to the face amount of the policy. Such disbursements shall not extend the date of the policy or change any part thereof unless such change is specifically made by endorsement of the policy. (Note: The legal description for subject property in Book 5275, Page 30 and Book 6033, Page 533 contains two duplicate calls which cause a bad description, see Outparcel 4.) (Shown On Plat)
- Right of Way Permit to Mississippi Power & Light Co., dated May 21, 1925, filed of record March 4, 1926 and recorded in Book 174, Page 625. (Blonnet Easement – Can Not Plot Easement)
- Deed/Right of Way to the Mississippi State Highway Commission dated June 3, 1965, filed of record January 15, 1966 and recorded in Book 1576, Page 470 and Donor's Easement to the State Highway Commission of Mississippi dated August 20, 1965, filed of record September 13, 1965 and recorded in Book 1592, Page 311. (No Impact On Property)
- Easement as described in Warranty Deed to Wal-Mart Stores, Inc., dated January 13, 1997, filed of record January 16, 1997 and recorded in Book 4724, Page 596. (Shown On Plat)
- Deed/Right of Way to the Mississippi State Highway Commission dated June 3, 1965, filed of record January 15, 1966 and recorded in Book 1576, Page 470 and Donor's Easement to the State Highway Commission of Mississippi dated August 20, 1965, filed of record September 13, 1965 and recorded in Book 1592, Page 311. (No Impact On Property)
- Right of Way Permit to Mississippi Power & Light Co., dated May 21, 1925, filed of record March 4, 1926 and recorded in Book 174, Page 625. (Blonnet Easement – Can Not Plot Easement)

SPECIFIC EXCEPTIONS FOR TRACT II:

- Declaration of Covenants, Conditions and Restrictions recorded in Book 4724, Page 566 and Book 5275, Page 30 and amended in Book 6033, Page 533, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). (Note: The legal description for subject property in Book 5275, Page 30 and Book 6033, Page 533 contains two duplicate calls which cause a bad description, see Outparcel 4.) (Shown On Plat)
- Right of Way Permit to Mississippi Power & Light Co., dated May 21, 1925, filed of record March 4, 1926 and recorded in Book 174, Page 625. (Blonnet Easement – Can Not Plot Easement)
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- Easement as described in Warranty Deed to Wal-Mart Stores, Inc., dated January 13, 1997, filed of record January 16, 1997 and recorded in Book 4724, Page 596. (Shown On Plat)
- Memorandum of Lease by and between JOCAR, LLC, and Hollywood Entertainment Corporation, filed of record June 26, 2000 and recorded in Book 5250, Page 441. (Not A Survey Matter)
- Assignment and Assumption of Leases and Security Agreement between Jocar, LLC, and Richard M. Wolk, dated December 13, 2004, filed of record December 28, 2004 and recorded in Book 6184, Page 224. (Not A Survey Matter)
- Assignment and Assumption of Leases by and between Richard M. Wolk and Met-Crossing Properties, LLC, dated January 17, 2008 and recorded in Book 6627, Page 179. (Not A Survey Matter)
- Subject to release of damages as contained in Warranty Deeds to the State Highway Commission of Mississippi, filed in Book 1544, Page 65; Book 1576, Page 469 and Book 1592, Page 313. (Not A Survey Matter)
- Memorandum of Lease by and between Kimble Development of Jackson, LLC and Hibbett Sporting Goods, Inc., dated July 27, 2015, filed August 27, 2015, in Book 7179, Page 6497. (Not A Survey Matter)
- ALTA/NSPS LAND TITLE SURVEY FOR

KIMBLE DEVELOPMENT OF JACKSON, LLC

METRO CROSSING SHOPPING CENTER PROPERTY  
SITUATED IN THE  
NW 1/4 OF THE SE 1/4 & THE NE 1/4 OF THE SW 1/4  
SECTION 11, T5N – R1W  
HINDS COUNTY, MISSISSIPPI  
ENGINEERING SERVICE – RICHLAND, MISSISSIPPI



City of Jackson Zoning Ordinance  
Adopted May 29, 1974 with amendments last Amendment November 16, 2015

702.05 C-3 General Commercial District  
The purpose of this district is to provide for the preservation and perpetuation of retail and commercial enterprises, to provide areas for the development of retail type and personal service type commercial, community, and regional shopping centers of integrated design and high density development of commercial businesses in certain areas adjacent to major transportation arteries or thoroughfares within the City.

702.05.02 Regulations:  
1. Minimum lot area - none.  
2. Minimum lot width - none.  
3. Minimum front yard depth - fifteen (15) feet from street right-of-way line.  
4. Minimum side yard width - none, except where it adjoins residentially zoned property, the side yard requirement shall be increased to twenty-five (25) feet and the rear yard requirement shall be increased to twenty-five (25) feet and the front yard depth on the street side shall be fifteen (15) feet.  
5. Minimum rear yard depth - none, except where it adjoins residentially zoned property, the rear yard requirement shall be increased to twenty-five (25) feet and the front yard depth on the street side shall be fifteen (15) feet.  
6. Maximum height - one hundred fifty (150) feet.