POINT OF COMMENCEMENT

SOUTHWEST CORNER OF SECTION 10, TOWNSHIP 9

SOUTH, RANGE 7 WEST

SECOND JUDICIAL DISTRICT OF PANOLA COUNTY, MISSISSIPPI

BOLL ARD BOLLARD W/SIGN CLEAN OUT DRAIN MANHOLE ELECTRIC METER

ELECTRIC MANHOLE ELECTRIC SWITCHGEAR HOUSING FIRE HYDRANT FOUND IRON PIN FOUND COTTON PICKER SPINDLE FND CPS GAS LINE MARKER GAS METER

(NOT TO SCALE) (NORTH

GUY POLE GAS VALVE GUY WIRF HANDICAP RAMP HOSE BIB FIRE DEPT. HOSE UNIT LIGHT POLE MANHOLF OVERHEAD ELECTRIC

> POST INDICATOR VALVE POWER POLE SEWER MANHOLE SERVICE POLE WITH LIGHT TELEPHONE BOX TELEPHONE SERVICE UNIT TELEPHONE MANHOLE TRAFFIC SIGNAL BOX TRAFFIC SIGNAL POLE UNDERGROUND CABLE TV VAULT UNDERGROUND TELEPHONE

PROPANE BOTTLE CAGE

VENT PIPE WATER INDICATOR VALVE WATER METER WALL TELEPHONE WATER VALVE

SECTION LINE - N00°00'00"E - 874.69" KEATING ROAD (HOSPITAL ROAD) N03°25'40"W POINT OF BEGINNING 199.64' TO THE N. LINE OF MISSISSIPPI HWY NO. 6 -1.1'-3.3' DIA.COVER RAY S. POOLE, JR. (TYP.) -(DB. F9, PG. 123) PARCEL: 318240005400 10000702 PUMPS (TYP) METAL PLATE NG 199 KEATING ROAD LLC ASPHALT 108 KEATING RD. ∖ (DB. 2007, PG. 2325)∖ AS STATION BLDG ∖37 PARKING ŠPAČES` CANOPY ⊕ BLDG HEIGHT: VASCO PROPERTIES, INC. 1.1'-3.3' 633,647 SF 11' TO TOP OF CANOPY 14.546 AC. (DB. 2013, PG. 3310) DIA.COVER CONC. VP(4) (TYP.) PARCEL: 318240005400 10000721 ⊕ BLDG.HT. 21.54' - 8' LANDSCAPING ESMT (BOOK C8, PAGE 184) METAL PLATE 13 PARKING SPACES #198 KEATING ROAD ONE-STORY BRICK AND CONCRETE BLOCK BLDG. BUILDING AREA 55,589 SQ. FT € BLDG.HT. 22.10' 18 PARKING SPACES ⊕ BLDG.HT. 21.54' ⊕ BLDG.HT. 31.55' \$0°25'26"E\ `38 PARKING SPACES ⊕ BLDG.HT. 21.54' BLDG OVERHANG AT EDGE OF WALK HCR NO PARKING FIRE LANE NO PARKING RAMP 28 PARKING SPACES CHARLES T. WHITE (DB. 2009. PG. 64) PARCEL: 318240005400 10000800 LEASE TO: KROGER, LPI (DB. L9, PG. 820) ONE STORY BRICK AND CONCRETE BUILDING # 110 KEATING ROAD TOTAL BUILDING AREA 73,665 SQ. FT. PROPERTY SPECIFICATIONS PER ZONING CLASSIFICATION "C-2", COMMUNITY BUSINESS DISTRICT PER ZONING LETTER FROM PZR REPORT, THE PLANNING AND ZONING RESOURCE COMPANY. DATED FEBRUARY 10, 2017. PZR SITE NUMBER: 100163-1 ASPHALT 1. Building Set-Back Lines DONALD F. SMITH —15'BLDG SETBACK (DB. J8, PG. 72) PARCEL: 318240005400 10000600 60.00'-S89'32'24"W √10' BLDG SETBACK 136.77' ——W— 289.27' - S00°03'40"

DONALD F. SMITH

PARCEL: 318240005400 10000600

(DB. J8, PG. 72)

----- × ------ CHAIN LINK FENCE LINE

----- UE ------- UNDERGROUND ELECTRIC LINE

----- SETBACK LINE

____ CENTERLINE

——— EASEMENT LINE

GENERAL NOTES:

- ANY DEED BOOK, PLAT BOOK, OR INSTRUMENT NUMBER REFERENCES SHOWN HEREON ARE RECORDED IN THE CHANCERY CLERK'S OFFICE OF PANOLA COUNTY, MISSISSIPPI UNLESS NOTED
- 2. DISTANCES SHOWN ON THIS PLAT ARE IN FEET.

SITUATED ON ADJOINING PREMISES.

- APPLICABLE BUILDING SETBACK LINES ARE AS REQUIRED BY BUILDING CODE, ZONING ORDINANCE OR ANY RECORDED PLAT OR INSTRUMENT OF RECORD.
- 4. THE ERROR OF CLOSURE FOR THE UNADJUSTED TRAVERSE IS GREATER THAN 1:15,000. THIS IS A CATEGORY "I" SURVEY IN ACCORDANCE WITH THE STATE OF MISSISSIPPI LAND SURVEYOR'S
- SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. THERE IS NO OBSERVABLE, ABOVE GROUND EVIDENCE, OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL. A LICENSED AND CERTIFIED GEO TECHNICAL OR ENVIRONMENTAL ENGINEER SHOULD BE CONTACTED IF FURTHER INFORMATION OR CERTIFICATION IS
- NO STATEMENT OR CERTIFICATION IS MADE AS TO THE COMPLIANCE OF THIS SITE WITH THE CURRENT ADA ACCESSIBILITY STANDARDS.
- 6. CONTACT MISSISSIPPI ONE CALL AT 811 OR 800-227-6477 PRIOR TO ANY GROUND EXCAVATION.
- 7. THE SURVEY ACCURATELY SHOWS THE LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER VISIBLE IMPROVEMENTS SITUATED ON THE PREMISES; THE SURVEY REFLECTED BY THIS PLAT WAS ACTUALLY MADE UPON THE GROUND, THAT THE
- ALTA AND NSPS IN 2016. ALL UTILITIES SERVING THE PREMISES ENTER THROUGH ADJOINING PUBLIC STREETS AND/OR EASEMENTS OF RECORD; THAT EXCEPT AS SHOWN, THERE ARE NO VISIBLE EASEMENTS OR RIGHTS

BY THE STATE OF MISSISSIPPI FOR SURVEYOR'S AND WITH THE "MINIMUM STANDARD DETAIL

REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS "JOINTLY ESTABLISHED AND ADOPTED BY

ATTACHED PLAT OF SURVEY IS MADE IN ACCORDANCE WITH THE MINIMUM STANDARDS ESTABLISHED

- OF WAY ACROSS SAID PREMISES; 10. THERE ARE NO VISIBLE ENCROACHMENTS ONTO ADJOINING PREMISES, STREETS OR ALLEYS BY ANY BUILDING, STRUCTURES OR OTHER IMPROVEMENTS LOCATED ON THE PREMISES, AND NO ENCROACHMENTS ONTO SAID PREMISES BY BUILDING, STRUCTURE OR OTHER IMPROVEMENTS
- 11. THE LOCATION OF UTILITIES EXISTING ON OR SERVING THE PREMISES WAS DETERMINED FROM ABOVE GROUND OBSERVED EVIDENCE. UNDERGROUND UTILITIES (IF SHOWN) HAVE BEEN PLOTTED FROM ABOVE GROUND EVIDENCE TOGETHER WITH UTILITY DRAWINGS OBTAINED FROM VARIOUS SOURCES.. THIS SURVEYOR DOES NOT CERTIFY THAT THIS PLAT SHOWS ALL UNDERGROUND UTILITIES ON THIS PROPERTY, EITHER IN SERVICE OR ABANDONED, NOR TO THE ACCURACY OF THEIR
- 12. ALL BEARINGS ARE RELATIVE TO THE COMMON LINE BETWEEN SECTION 10 AND 9 AS PER DEED BOOK K9. PAGE 551-553.
- 13. THE WORD 'CERTIFY' OR 'CERTIFICATE' AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY GUARANTEE, EXPRESSED OR IMPLIED.

SITE SPECIFIC NOTES:

MIRABILE PROPERTIES

(DB. 2015, PG. 3916)

PARCEL: 318240005400 10000900

DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

1. ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 280126-0005C, REVISED SEPTEMBER 15, 1989. THIS PROPERTY HAS THE FOLLOWING ZONE CLASSIFICATIONS: OTHER AREAS - ZONE "X" - AREAS

PRIME INNS, INC

(DB. N8, PG. 377)

PARCEL: 318240005400

10000901

LINETYPE LEGEND

D — D — STORM DRAIN

____ G ____ G ___ GAS LINE

- 2. THE SURVEYED PROPERTY HAS A ZONING CLASSIFICATION OF "C-2", COMMUNITY BUSINESS DISTRICT AS PROVIDED BY ZONING LETTER FROM PZR REPORT, THE PLANNING AND ZONING RESOURCE COMPANY DATED FEBRUARY 10, 2017. PZR SITE NUMBER: 100163-1 (ALTA TABLE "A" ITEM 6(a)) SEE PROPERTY SPECIFICATIONS THIS SHEET.
- 3. THERE IS NO EVIDENCE OF RECENT EARTH MOVING WORK. THERE IS NO EVIDENCE OF BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK. (ALTA TABLE "A" ITEM 16)
- 4. THE SURVEYED PROPERTY HAS ACCESS TO AND IS ADJACENT TO AND CONTIGUOUS WITH MISSISSIPPI HIGHWAY NO. 6 (100' PUBLIC
- R.O.W.) AND KEATING ROAD (HOSPITAL ROAD) (60' PUBLIC R.O.W.) THERE ARE NO GAPS OR GORES. 5. THE SURVEYOR OBSERVED NO EVIDENCE OF ANY RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS IN THE PROCESS OF CONDUCTING THE FIELDWORK, AND HAS NO KNOWLEDGE OF ANY PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES.
- 6. THE SURVEYOR OBSERVED NO WETLAND DELINEATION MARKERS AND WAS NOT MADE AWARE OF ANY FIELD DELINEATION BY A QUALIFIED SPECIALIST HIRED BY THE CLIENT. (ALTA TABLE "A" ITEM 18)
- 7. THERE WAS NO ABOVE GROUND PHYSICAL EVIDENCE OF ANY CEMETERIES AT THE TIME OF THE SURVEY.
- 8. THE PARCEL ID'S# FOR THIS SITE ARE : 318240005400-10000701 AND 318240005400-10000700
- 9. THE SURVEYED PROPERTY HAS A TOTAL OF 760 STRIPED PARKING SPACES, INCLUDING 12 SPACES DESIGNATED AS HANDICAPPED.
- 10. THE VESTING DEED, BOOK K9, PAGE 551-553 REFERS TO THE NORTHERNMOST BOUNDARY LINE AS HAVING A DISTANCE OF 489.34 FEET HOWEVER THE SAME LINE MEASURES 498.34 FEET IN THE FIELD.

- - BOOK G7, PAGE 506. PLOTTED AND SHOWN HEREON.
 - 15. THE SURVEYED PROPERTY IS NOT SUBJECT TO TEMPORARY EASEMENT AS RECORDED IN BOOK L4, PAGE 4. THE SURVEYED PROPERTY IS SUBJECT TO TERMS AND CONDITIONS OF LEASE AGREEMENT AS RECORDED IN BOOK G7, PAGE 349, RE-RECORDED IN BOOK J7, PAGE 359; FIRST AMENDMENT TO SHORT FORM LEASE
 - RECORDED IN BOOK J7, PAGE 609. NOT PLOTTABLE. 17. SURVEYOR HAS NO COMMENT.
 - 19. NOT SURVEY RELATED.

 - 20. NOT SURVEY RELATED.

 - 23. THE SURVEYED PROPERTY IS SUBJECT TO EASEMENT FOR INGRESS/EGRESS AND RIGHT OF WAY EASEMENT
 - 24. THE SURVEYED PROPERTY IS NOT SUBJECT TO RESTRICTIVE COVENANTS CONTAINED IN BOOK N7, PAGE 345.
 - 25. THE SURVEYED PROPERTY IS NOT SUBJECT TO RIGHT-OF-WAY DEED IN BOOK D4, PAGE 253.
 - 184. NOT PLOTTABLE EXCEPT FOR 8' LANDSCAPE EASEMENT AS SHOWN. 27. THE SURVEYED PROPERTY IS SUBJECT TO EASEMENT GRANT AND AGREEMENT OF RECORD IN BOOK C8, PAGE

26. THE SURVEYED PROPERTY IS SUBJECT TO EASEMENT GRANT AND AGREEMENT OF RECORD IN BOOK C8, PAGE

- 28. SURVEYOR HAS NO COMMENT ON UNRECORDED LEASE.
- 29. SURVEYOR HAS NO COMMENT ON UNRECORDED LEASE.
- 32. SURVEYOR HAS NO COMMENT ON UNRECORDED LEASE.
- 33. THE SURVEYED PROPERTY IS SUBJECT TO EASEMENT RESERVED BY GRANTOR IN BOOK G7, PAGE 390. BLANKET IN NATURE AND NOT PLOTTABLE.

INDEX OF EXCEPTIONS

- FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE, COMMITMENT NUMBER NO. 251701047EF/NACS17-014 DATED JANUARY 25, 2017 WAS REFERENCED DURING THE PREPARATION OF THIS SURVEY. ITEMS 1-12 ARE NOT SURVEY RELATED.
- 13. THE SURVEYED PROPERTY IS NOT SUBJECT TO RIGHT-OF-WAY AS CONTAINED IN BOOK Q3, PAGE 55.
- 14. THE SURVEYED PROPERTY IS SUBJECT TO PERPETUAL NON-EXCLUSIVE RIGHT-OF-WAY AS CONTAINED IN
- 18 THE SURVEYED PROPERTY IS SUBJECT TO RIGHT OF WAY EASEMENT OF RECORD IN BOOK D5, PAGE 112. PLOTTED AND SHOWN HEREON.
- 21. NOT SURVEY RELATED.
- 22. NOT SURVEY RELATED.
- CONTAINED IN BOOK 2007, PAGE 2325. BLANKET IN NATURE, NOT PLOTTABLE.

- 204. BLANKET IN NATURE AND NOT PLOTTABLE.
- 30. SURVEYOR HAS NO COMMENT ON UNRECORDED LEASE.
- 31. SURVEYOR HAS NO COMMENT ON UNRECORDED LEASE.

6800 POPLAR AVENUE, SUITE 101 MEMPHIS, TN 38138 901-761-2016 WWW.REAVESFIRM.COM

Firm | Land Surveying

Landscape Architecture

Existing a. From Street Right-of-Way 15 Feet 109.12 Feet along Keating Road (Per Survey) Exceeds 15 Feet along

-N00°27'36"W - 130.00'

BOLLARD W/ CABLE

128,22

RETAINING WALL

GW SP SP OE-

GRASS AREA

RETAINING WALL

.CONCRETE AREA

Highway No. 6 (Per Survey b. From Street Centerline: 45 Feet 148.13 Feet to the centerline of Keating Road (Per Survey) Exceeds 45 Feet along Highway No. 6 (Per Survey) c. From Lot Boundary Line: 10 Feet 48.1 Feet along South Property Line (Per Survey) 48.5 Feet along East Property Line (Per Survey)

51.43 Feet along Northeast

Property Line (Per Survey)

Minimum Lot Width: 50 Feet

(Existing: 185.83 Feet) (Per Survey)

2. Building Size

- a. Maximum Building Height or Stories: 35 Feet b. Existing Building Height or Stories: 1 Story (Per Survey)
- (Estimated Building Height does not exceed the maximum allowed of 35 Feet, based on an average of 12 Feet per

c. Building Site Area Requirements:

- a. Building Density Formula:
- b. Approximate Building Footprint: c. Approximate Gross Floor Area: 4. Parking
 - a. Parking Space Formula: 1 Space per 200 Square Feet 124,284 Square Feet / 200 Square Feet
 - = 621 Spaces 1 Space per 100 Square Feet 2,400 Square Feet / 100 Square Feet
 - 645 Total Parking Spaces b. Parking Spaces Required: 806 Total Parking Spaces (Per Survey)

SURVEYOR'S CERTIFICATE TO: HAUPPAGE PROPERTIES LLC

FIDELITY NATIONAL 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 DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b), 7(c), 8, 9, 10(a), 11, 13, 14, 16, 17, 18, AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON: FEBRUARY 6, 2017 DATE OF MAP OR PLAT: FEBRUARY 27, 2017. MICHAEL KERR FRYE

PROFESSIONAL SURVEYOR NO. 3081 IN THE STATE OF MISSISSIPPI mfrye@reavesfirm.com

> PRELIMINARY NOT FOR CONSTRUCTION, **RECORD PURPOSES**

PROJECT: SURVEY OF BATESVILLE SHOPPING CENTER

OR IMPLEMENTATION | SHEET TITLE:

#128 AND #198 KEATING ROAD BATESVILLE, PANOLA COUNTY, MISSISIPPI HAUPPAGE PROPERTIES LLC

ALTA/NSPS LAND TITLE SURVEY

Sht 1 of 1

SHEET NO.:

SCALE:

1'=50'

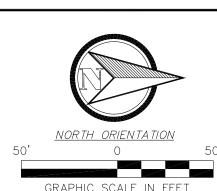
FIELD DATE: 02/06/17

ISSUE DATE: 02/27/17

PREPARED BY: DRS

TRF JOB NO.: 17-0010

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SCALE: 1"=50'

SURVEYORS PROPERTY DESCRIPTION

DESCRIBED AS FOLLOWS:

BEING THE NG 199 KEATING ROAD LLC PROPERTY AS RECORDED IN DEED BOOK 2007, PAGE 2325 AT THE PANOLA COUNTY CHANCERY CLERK'S OFFICE IN BATESVILLE, PANOLA COUNTY, MISSISSIPPI, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 9 SOUTH, RANGE 7 WEST IN THE SECOND JUDICIAL DISTRICT OF PANOLA COUNTY, MISSISSIPPI AND BEING MORE PARTICULARY

COMMENCING AT A POINT AT THE SOUTHWEST CORNER OF SECTION 10, TOWNSHIP 9 SOUTH, RANGE 7 WEST; THENCE NOO°00'00"E ALONG THE CENTERLINE OF SAID SECTION LINE, A DISTANCE OF 874.69 FEET TO A PONT, THENCE N90°00'00"E, A DISTANCE OF 46.00 FEET TO THE POINT OF BEGINNING AND FOUND IRON PIN IN THE EAST LINE OF KEATING ROAD (PUBLIC RIGHT OF WAY VARIES); THENCE NO0°32'24"E ALONG SAID EAST LINE A DISTANCE OF 123.00 FEET TO A FOUND IRON PIN; THENCE NO0°27'36"W CONTINUING ALONG SAID EAST LINE, A DISTANCE OF 130.00 FEET TO A FOUND IRON PIN; THENCE NO4°02'24"E CONTINUING ALONG SAID EAST LINE A DISTANCE OF 120.35 FEET TO A FOUND IRON PIN, SAID PIN BEING A SOUTHWEST CORNER OF THE DONALD F. SMITH PROPERTY (DEED BOOK J8, PAGE 72); THENCE ALONG THE SOUTH AND WESTERN LINE OF SAID SMITH PROPERTY THE FOLLOWING COURSES AND DISTANCES: N89°34'34"E A MEASURED DISTANCE OF 498.34 FEET (CALL- 489.34') TO A FOUND IRON PIN: THENCE SO0'35'13"E A DISTANCE OF 330.00 FEET TO A FOUND IRON PIN: THENCE N89'34'34"E A DISTANCE OF 76.01 FEET TO A FOUND IRON PIN; THENCE S00°31'36"E A DISTANCE OF 329.97 FEET TO A FOUND COTTON PICKER SPINDLE; THENCE N89°32'24"E A DISTANCE OF 94.93 FEET TO A FOUND IRON PIN; THENCE S00°29'57"E A DISTANCE OF 172.37 FEET TO A FOUND IRON PIN AT THE NORTHWEST CORNER OF THE PRIME INNS, INC. PROPERTY (DB. N8, PG. 377); THENCE ALONG THE WEST LINE OF SAID PRIME INNS, INC. PROPERTY AND THE WEST LINE OF THE MIRABILE PROPERTIES PROPERTY (DB. 2015, PG. 3916) S00°03'40"E A DISTANCE OF 289.27 FEET TO A FOUND IRON PIN ON THE NORTH RIGHT OF WAY OF MISSISSIPPI HIGHWAY 6 FRONTAGE ROAD, ALSO KNOWN AS LAKEWOOD DRIVE (PUBLIC ROW): THENCE ALONG SAID NORTH RIGHT OF WAY LINE, S89°32'24"W A DISTANCE OF 60.00 FEET TO A FOUND IRON PIN ON THE EASTERN LINE OF THE CHARLES T. WHITE PROPERTY (DB. 2009, PG. 64); THENCE N42°19'46"W ALONG SAID EAST LINE, A DISTANCE OF 152.83 FEET TO A FOUND 3 INCH PIPE AT THE NORTHEAST CORNER OF SAID WHITE PROPERTY; THENCE ALONG THE NORTH LINE OF SAID WHITE PROPERTY S89'34'09?W A DISTANCE OF 165.94 FEET TO A FOUND IRON PIN AT THE NORTHWEST CORNER OF SAID WHITE PROPERTY; THENCE S14'47'36"E ALONG THE WEST LINE OF SAID WHITE PROPERTY A DISTANCE OF 206.53 FEET TO A FOUND IRON PIN. SAID PIN BEING ON THE NORTH LINE OF MISSISSIPPI HIGHWAY 6 (100' PUBLIC ROW); THENCE S89°39'24"W ALONG SAID NORTH LINE A DISTANCE OF 185.83 FEET TO A FOUND IRON PIN AT THE SOUTHEAST CORNER OF THE VASCO PROPERTIES, INC. PROPERTY (DB. 2013, PG. 3310); THENCE ALONG THE EAST LINE OF SAID VASCO PROPERTIES, INC. PROPERTY NO0'27'36"W A DISTANCE OF 200.00 FEET TO A FOUND IRON PIN AT THE NORTHEAST CORNER OF SAID VASCO PROPERTIES. INC PROPERTY: THENCE ALONG THE NORTH LINE OF SAID VASCO PROPERTIES, INC. PROPERTY, AND THE NORTH LINE OF THE RAY S. POOLE, JR. PROPERTY (DB. F9, PG. 123) S89'33'11W A DISTANCE OF 196.57 FEET TO A FOUND IRON PIN IN THE EAST LINE OF SAID KEATING ROAD; THENCE ALONG THE EAST LINE OF SAID KEATING ROAD NO0°27'40"W A DISTANCE OF 160.00 FEET TO A POINT (FIP 0.52' W); THENCE NO2°27'36'W A DISTANCE OF 348.00 FEET TO A FOUND IRON PIN; THENCE NO4°32'36"W A DISTANCE OF 102.00 FEET TO A FOUND IRON PIN; THENCE NO3°25'40"W A DISTANCE OF 25.31 FEET TO THE POINT OF BEGINNING AND CONTAINING 633,647 SQUARE FEET OR 14.546 ACRES.

BEING THE SAME PROPERTY CONTAINED IN TITLE COMMITMENT BY FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. 251701047EF/NACS17-014. DATED JANUARY 25, 2017.

LEGAL DESCRIPTION CONTAINED IN TITLE COMMITMENT BY FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. 251701047EF/NACS17-014.

Exhibit "A"

BEING THE UTLEY PROPERTIES BATESVILLE, LLC. PROPERTY AS RECORDED IN BOOK K9, PAGE 551-553 AT THE PANOLA COUNTY REGISTER'S OFFICE IN BATESVILLE, MISSISSIPPI AND ALSO BEING A 15.235 ACRE TRACT IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 9 SOUTH, RANGE 7 WEST IN THE SECOND JUDICIAL DISTRICT OF PANOLA COUNTY, MISSISSIPPI AND BEING MORE PARTICULARY DESCRIBED AS FOLLOW:

COMMENCING AT THE SOUTHWEST CORNER SECTION 10, TOWNSHIP 9 SOUTH, RANGE 7 WEST; THENCE NO0°00'00'E ALONG THE CENTERLINE OF SAID SECTION LINE, A DISTANCE OF 874.69 FRET TO A POINT, THENCE S90°00'00"E, A DISTANCE OF 46.00 FEET TO THE POINT OF BEGINNING AND SET IRON PIN IN THE EAST LINE OF KEATING ROAD (RIGHT OF WAY VARIES); THENCE NOO"32'24"E ALONG THE EAST LINE OF SAID ROAD A DISTANCE OF 123.00 FEET TO A SET IRON PIN; THENCE N00°27'36"W CONTINUING ALONG THE EAST LINE OF SAIDROAD, A DISTANCE OF 130.00 FEET TO A SET IRON PIN; THENCE NO4°02'24"E CONTINUING ALONG THE EAST LINE OF SAID ROAD A DISTANCE OF 120.35 FEET TO A SET IRON PIN, SAID PIN BEING THE SOUTHWEST CORNER OF THE HURON SMITH OIL COMPANY, INC. PROPERTY AS RECORDED IN DEED BOOK G7, PAGE 390 AT SAID REGISTER'S OFFICE; THENCE N89°34'34"E ALONG THE SOUTH LINE OF SAID HURON PROPERTY A DISTANCE OF 489.34 FEET TO A SET IRON PIN; THENCE S00°35'13"E ALONG THE WEST LINE OF SAID HURON PROPERTY, A DISTANCE OF 330.00 FEET TO A FOUND IRON PIN; THENCE N89°34'34"E ALONG A SOUTH LINE OF SAID HURON PROPERTY, A DISTANCE OF 76.01 FEET TO A FOUND IRON PIN; THENCE S00°31'36"E ALONG THE WEST LINE OF SAID HURON PROPERTY, A DISTANCE OF 329.97 FEET TO A FOUND COTTON PICKER SPINDLE; THENCE N89°32'24"E ALONG A SOUTH LINE OF SAID HURON PROPERTY A DISTANCE OF 94.93 FEET TO A FOUND IRON PIN; THENCE \$00°32'11"E ALONG THE WEST LINE OF SAID HURON PROPERTY A DISTANCE OF 172.12 FEET TO A FOUND

IRON PIN; THENCE S00°01'19"B CONTINUING ALONG SAID WEST LINE OF SAID HURON PROPERTY AND THE WEST LINE OF LAVERNE KEATING MANNING PROPERTY AS RECORDED IN DEED BOOK F7, PAGE 184 AT SAID REGISTER'S OFFICE A DISTANCE OF 289.27 FEET TO A SET IRON PIN, SAID POINT BEING THE NORTH LINE OF THE CHARLES W. AND CHARLES T. WHITE PROPERTY AS RECORDED IN BOOK 15, PAGE 5 AT SAID REGISTER'S OFFICE; THENCE \$89°32'24"W ALONG THE NORTH LINE OF SAID PROPERTY A DISTANCE OF 60.00 FEET TO A SET IRON PIN; THENCE N42°19'46"W ALONG THE NORTHEASTERLY LINE OF SAID PROPERTY A DISTANCE OF 152.83 FEET TO A FOUND IRON PIN; THENCE S89°34'09"W ALONG THE NORTH LINE OF SAID WHITE PROPERTY A DISTANCE OF 165.94 FEET TO A FOUND IRON PIN; THENCE S14°47'36"E ALONG THE WEST LINE OF SAID WHITE PROPERTY A DISTANCE OF 206.53 FEET TO A SET IRON PIN, SAID PIN BEING THE NORTH LINE OF HIGHWAY 6 (100 FOOT RIGHT OF WAY), THENCE \$89°39'24"W ALONG THE SAID NORTH LINE A DISTANCE OF 185.83 FEET TO A SET IRON PIN; THENCE N00°27'36"W ADISTANCE OF 200.00 FEET TO A SET IRON PIN; THENCE

S89°33'1 1W A DISTANCE OF 196.57 FEET TO A SET IRON PIN IN THE EAST LINE OF SAID KEATING ROAD; THENCE ALONG THE EAST LINE OF SAID KEATING

THENCE N02°27'36'W A DISTANCE OF 348.00 FEET TO A SET IRON PIN; THENCE

ROAD N00°27'40"W A DISTANCE OF 160.00 FEET TO A FOUND IRON PIN;

N04°32'36"W A DISTANCE OF 102.00 FEET TO A SET IRON PIN; THENCE

N03°32'24"W A DISTANCE OF 25.31 FEET TO THE POINT OF BEGINNING.

CONTAINING 633,645 SQUARE FEET OR 15.235 ACRES.

129,254 Square Feet (Per Survey) 126,684 Square Feet (Per Rent Roll)