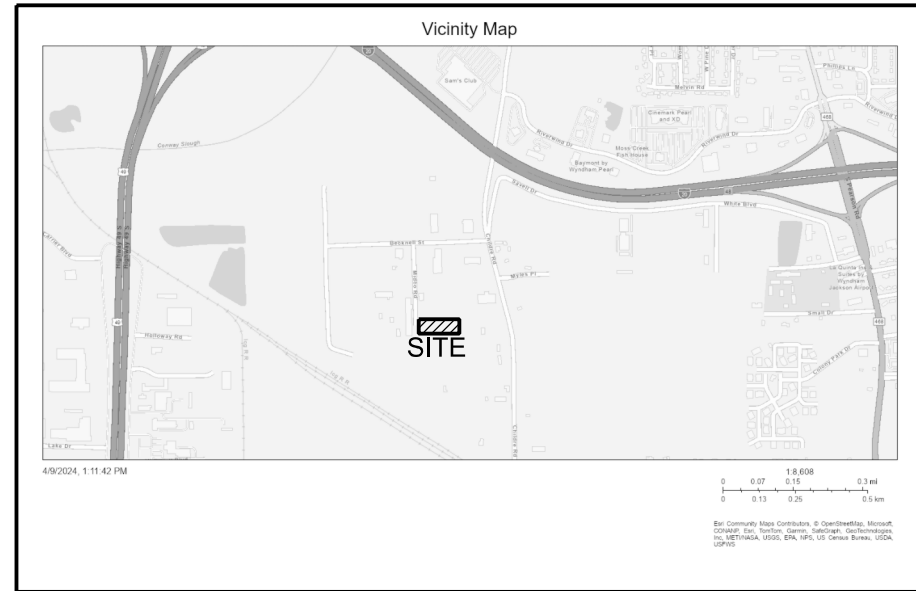
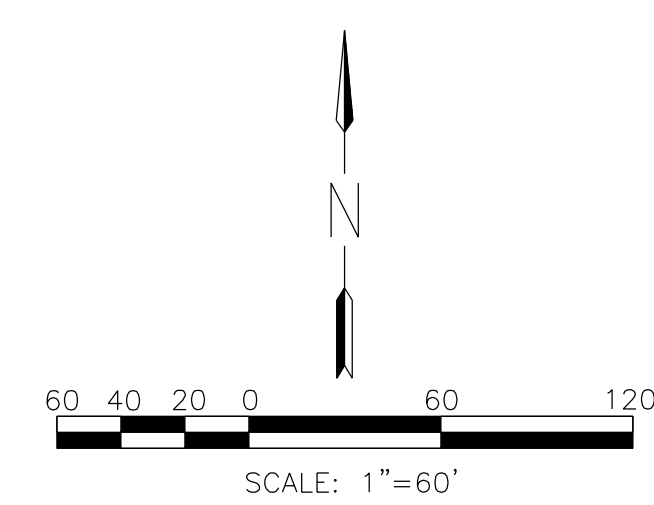


FIDELITY NATIONAL TITLE INSURANCE COMPANY  
 ORDER NUMBER: 24-0011J  
 ISSUING FILE NUMBER: GLW2400006  
 COMMITMENT DATE: JANUARY 11, 2024, AT 8:00A.M.  
 SCHEDULE B PART II EXCEPTIONS

- DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT. (NOT A SURVEY ISSUE)
- ANY OWNER'S POLICY ISSUED PURSUANT HERETO WILL CONTAIN UNDER SCHEDULE B THE STANDARD EXCEPTIONS SET FORTH ON THE INSIDE COVER. ANY LOAN POLICY WILL ALSO CONTAIN UNDER SCHEDULE B THEREOF, THE STANDARD EXCEPTIONS SET FORTH ON THE INSIDE COVER OF THIS COMMITMENT RELATING TO THE OWNER'S POLICY. (NOT A SURVEY ISSUE)
- ALL TAXES FOR THE YEAR 2024 AND SUBSEQUENT YEARS, NONE NOW DUE AND PAYABLE. (NOT A SURVEY ISSUE)
- ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCES AFFECTED THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE SURVEY OF THE LAND. (NOT A SURVEY ISSUE)
- RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS AND THE RIGHTS OF TENANTS IN POSSESSION AS TENANTS ONLY, UNDER PRIOR UNRECORDED LEASES. (NOT A SURVEY ISSUE)
- EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS. (NOT A SURVEY ISSUE)
- 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 ISSUE)
- TAXES OR SPECIAL ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE PUBLIC RECORDS. (NOT A SURVEY ISSUE)
- SUCH STATE OF FACTS AS SHOWN ON THE SUBDIVISION, IF ANY, RECORDED IN SUBJECT COUNTY. (NOT A SURVEY ISSUE)
- 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 SUBJECT PROPERTY. (NOT A SURVEY ISSUE)
- THE COMPANY DOES NOT INSURE THE QUANTITY OF SQUARE FOOTAGE OR ACREAGE. (NOT A SURVEY ISSUE)
- RIGHT OF WAY TO MISSISSIPPI POWER & LIGHT COMPANY RECORDED IN BOOK 314 AT PAGE 419. (DEED REFERENCES UNRECORDED PLAT OF RANKIN INDUSTRIAL PARK - NO COPY OF PLAT MADE AVAILABLE FOR REVIEW)
- RIGHT OF WAY TO FLOYD W. CHAPPELLE RECORDED IN BOOK 195 AT PAGE 344. (DOES NOT AFFECT SUBJECT PROPERTY)
- TERMS AND CONDITIONS CONTAINED IN BOOK 297 AT PAGE 39. (DEED IS BLANKET IN NATURE- DOES AFFECT SUBJECT PROPERTY)
- RIGHT OF WAY AND EASEMENT TO UNITED GAS PIPE LINE COMPANY RECORDED IN BOOK L8 AT PAGE 395. (DEED IS BLANKET IN NATURE - DOES AFFECT SUBJECT PROPERTY)
- AGREEMENT BETWEEN UNITED GAS PIPELINE COMPANY AND SOUTH CENTRAL DEVELOPMENT CORPORATION RECORDED IN BOOK 259 AT PAGE 1. (DOES NOT AFFECT SUBJECT PROPERTY)
- TERMS AND CONDITIONS CONTAINED IN BOOK 205 AT PAGE 143. (DOES NOT AFFECT SUBJECT PROPERTY)



Name	Length	Direction
L1	39.60	S 78°40'29" W



FIDELITY NATIONAL TITLE INSURANCE COMPANY  
 ORDER NUMBER: 24-0011J  
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 EXHIBIT "A"

Commence at the centerline of Interstate Highway No. 20 and the centerline of Childre Road; thence run southerly along the centerline of Childre Road a distance of 1,050 feet to the south right of way line of Interstate Highway No. 20; thence turn right 90 degrees 00 minutes and run southwesterly a distance of 39.6 feet to a Mississippi State Highway Department concrete monument; thence turn right 9 degrees 26 minutes 30 seconds and run westerly a distance of 349.1 feet; thence turn left 90 degrees 00 minutes and run southerly a distance of 487 feet; thence turn right 90 degrees 00 minutes and run westerly a distance of 472.33 feet to a point on the centerline of a proposed 50 foot street; thence turn left 90 degrees 00 minutes and run southerly along the centerline of said street a distance of 171.3 feet to the Point of Beginning; thence turn left 87 degrees 58 minutes and run easterly a distance of 609.76 feet; thence turn right 90 degrees 06 minutes and run southerly a distance of 133.24 feet; thence turn left 2 degrees 08 minutes and run southerly a distance of 224.85 feet; thence run right 92 degrees 02 minutes and run westerly a distance of 604.8 feet to the centerline of a proposed 50-foot street; thence turn right 87 degrees 58 minutes and run northerly a distance of 358.0 feet back to the point of beginning, containing 5 acres, more or less, and all being in the NE 1/4 of Section 24, Township 5 North, Range 1 East, Rankin County, Mississippi.

- NOTES:
- BEARINGS SHOWN HEREON ARE REFERENCED TO THE MISSISSIPPI STATE PLANE COORDINATE SYSTEM OF THE NORTH AMERICAN DATUM OF 1983 (NAD83) WEST ZONE, WITH ELEVATIONS BEING REFERENCED TO NGS MONUMENT CP3318 USING THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
  - UNIT OF MEASUREMENTS: US SURVEY FOOT.
  - THERE WERE NO IDENTIFIABLE PARKING SPACES OBSERVED ON THE SUBJECT PROPERTY IN THE PROCESS OF CONDUCTING THE FIELD SURVEYS.
  - EXISTING BURIED AND ABOVE GROUND UTILITIES SHOWN HEREON ARE PER OBSERVED EVIDENCE AND MARKINGS PROVIDED BY UTILITY COMPANIES UNLESS OTHERWISE NOTED.
  - THERE WERE NO PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES MADE AVAILABLE TO THE SURVEYOR.
  - THERE WERE NO PERMANENT BUILDERS OBSERVED ON THE SUBJECT PROPERTY IN THE PROCESS OF CONDUCTING THE FIELD SURVEYS.
  - THERE IS DIRECT ACCESS TO MIDCO ROAD ALONG THE WEST BOUNDARY OF SUBJECT PROPERTY.
  - SURVEYED PROPERTY ADDRESS:  
110 MIDCO RD  
PEARL, MS 39208

ZONING NOTES:  
 SUBJECT PROPERTY IS ZONED LIMITED INDUSTRIAL DISTRICT (I-1).  
 MAXIMUM BUILDING HEIGHT: 35 FEET  
 MINIMUM LOT AREA: 10,000 SQUARE FEET  
 MINIMUM LOT WIDTH: 100 FEET  
 MINIMUM FRONT YARD: 50 FEET  
 MINIMUM SIDE/REAR YARD: 20 FEET  
 MINIMUM SPACE BETWEEN SEPARATE BUILDINGS ON SAME LOT: 30 FEET

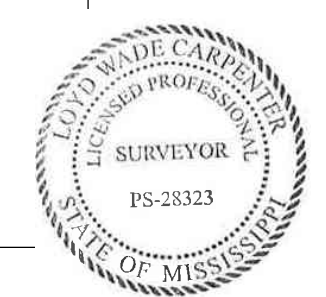
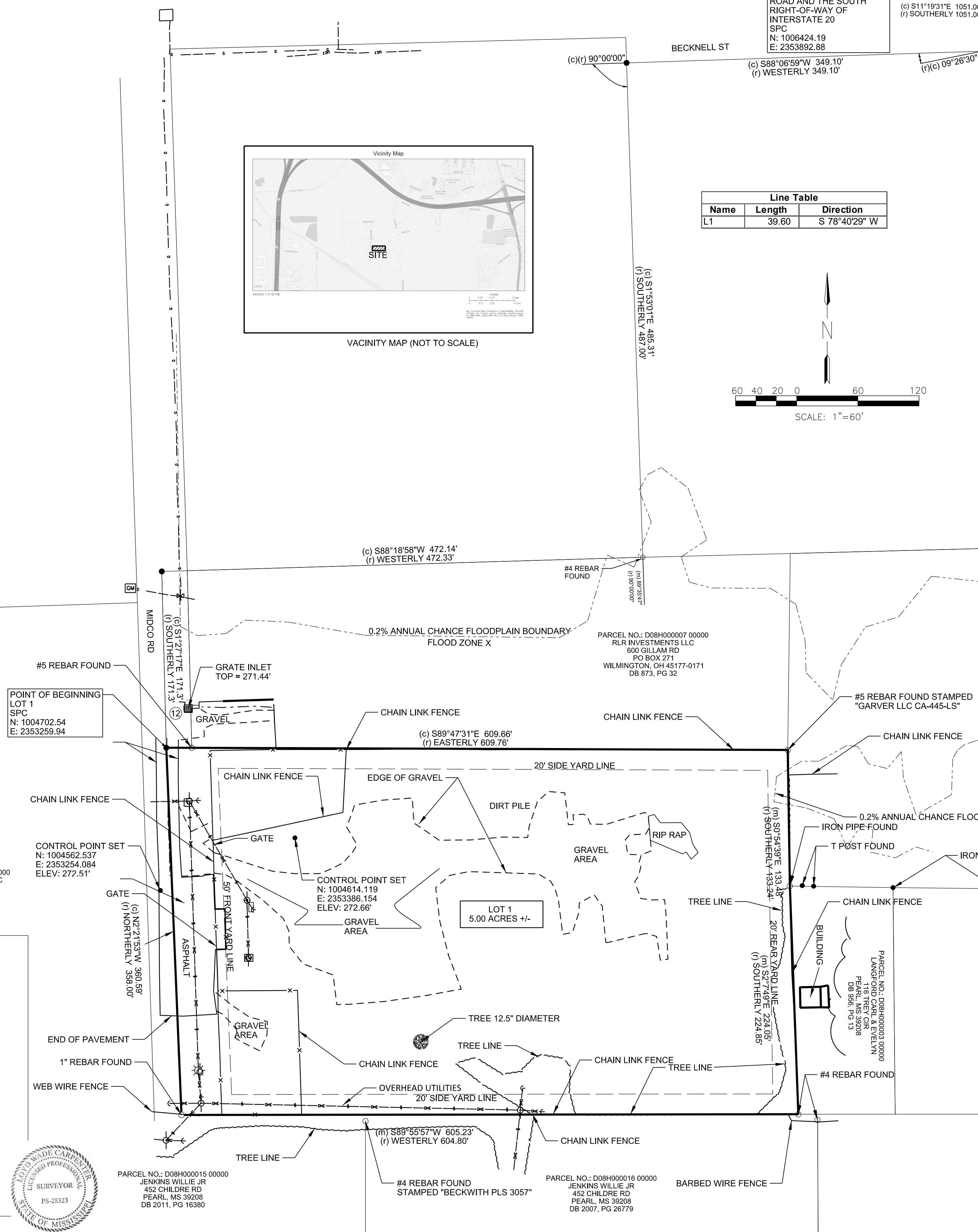
REFER TO THE CURRENT ZONING ORDINANCE OF RANKIN COUNTY, MISSISSIPPI DATED JULY 6, 2020, AVAILABLE AT WWW.RANKINCOUNTY.GOV FOR CURRENT ZONING RESTRICTIONS.

FLOOD NOTE:  
 By graphic plotting only, this property is in Zone(s) X and OTHER of the Flood Insurance Rate Map, Community Panel No. 28121C0169F, which bears an effective date of June 9, 2014.

No field survey was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

LEGEND

○ PROPERTY CORNER FOUND (TYPE NOTED)	□ ELECTRIC BOX
⊕ BOLT FOUND	■ GRATE INLET
● #5 REBAR WITH A CAP STAMPED "GARVER LLC COA S0131" SET UNLESS OTHERWISE NOTED	⊕ FIRE HYDRANT
(m) MEASURED BEARING AND DISTANCE	□ MAIL BOX
(c) CALCULATED BEARING AND DISTANCE	□ GAS METER
(r) BEARING AND DISTANCE PER RECORDED DEEDS	⊕ GAS VALVE
○ UTILITY POLE	⊕ SIGN (TYPE NOTED)
⊕ GUY ANCHOR	— OVERHEAD ELECTRIC LINE
⊕ LIGHT POLE	— UNDERGROUND GAS MAIN
⊕ ELECTRIC METER	— UNDERGROUND TELEPHONE LINE
⊕ SCHEDULE B PART II EXCEPTIONS	— FENCE (TYPE NOTED)
	— TREE LINE
	— 1' CONTOUR



ALTA/NSPS LAND TITLE SURVEY  
 SURVEYOR'S CERTIFICATE:

To: R.L.R. Investments, LLC, an Ohio limited liability company and Fidelity National Title Insurance Company, its successors and assigns.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 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(b), 7(a), 8, 9, 11(a), 11(b), 13, 17, 18 and 19 of Table A thereof.

The field work was completed on January 9, 2024  
 By: Garver, LLC  
 5125A Research Drive  
 Huntsville, Alabama 35805

Name: Loyd Wade Carpenter, PLS  
 Alabama License No. 26012  
 Date of Plat or Map: March 29, 2024  
 Date of Last Revision: July 17, 2024  
 Date of Signature: July 18, 2024

I ALSO CERTIFY THAT THIS SURVEY MEETS THE MINIMUM REQUIREMENTS OF THE STANDARD FOR LAND SURVEYORS IN MISSISSIPPI FOR CLASS B SURVEYS AS ADOPTED BY THE MISSISSIPPI BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND SURVEYORS.

Loyd W. Carpenter  
 LOYD W. CARPENTER, PS #28323

**GARVER**

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5125A Research Drive  
 Huntsville, AL 35805  
 (256) 534-5512

CLIENT:  
 MANHARD CONSULTING  
 1 OVERLOOK POINT SUITE 290,  
 LINCOLNSHIRE, ILLINOIS 60069

REV.	DATE	DESCRIPTION	BY
1	7/12/2024	COMMENTS BY CLIENT	MBS
2	7/17/2024	COMMENTS BY CLIENT	MBS

R+L CARRIERS -  
 PEARL, MS PROJECT  
 RANKIN COUNTY, MISSISSIPPI

SECTION 24, TOWNSHIP 4 NORTH,  
 RANGE 1 EAST,  
 RANKIN COUNTY, MISSISSIPPI

ALTA/NSPS  
 LAND TITLE  
 SURVEY

JOB NO.: 2302445  
 DATE: JULY 2024  
 CHECKED BY: LWC  
 DRAWN BY: SRL

BAR IS ONE INCH ON ORIGINAL DRAWING  
 0 = ONE INCH ON THIS SHEET.  
 IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

DRAWING NUMBER  
 1 OF 1

SHEET NUMBER  
 1

LWCarpenter 7/18/2024 6:56:49 AM  
 WORKSPACE:Garver\_2012  
 L:\2023\NS02-2302445 - R+L Pearl MS ALTA\Survey\CAD\2445-V-AL TA-PEARL.MSD.dgn