

201160

BOOK 1001 PAGE 236

PROTECTIVE COVENANTS

THIS DECLARATION of protective covenants affecting industrial property known as the Ridgeland Commercial/Business Park, made this 11th day of September 1996 by the Madison County Economic Development Authority hereinafter called the Grantor.

WITNESS:

WHEREAS, Grantor is the owner of the real property described in Article 100 of this declaration and is desirous of subjecting this property to the conditions, covenants, restrictions, regulations, and reservations hereinafter set forth, all of which are for the benefit of said property and for each owner or lessee thereof, and shall pass with said property and every site thereof, and shall apply to and be binding upon the owner or lessee of any of said lands, sites, or lots and his heirs, assigns, devisees, administrators, or other successors in interests;

NOW, THEREFORE, Grantor hereby declares that the real property described in and referred to in Article 100 hereof is and shall be held, transferred, sold, conveyed, leased, subleased, and occupied subject to the conditions, covenants, restrictions, regulations, and reservations hereinafter set forth.

ARTICLE I GENERAL PROVISIONS

100. Property Subject to this Declaration

100.01 The real property known as the Ridgeland Commercial/Business Park and subjected to the protective covenants as set forth herein is located in the City of Ridgeland and the County of Madison, State of Mississippi, and is more particularly described as follows, to-wit;

(See attached description of the property as shown on the Warranty Deed.)

101. Purpose

101.01 The real property described in Article 100 is subject to the covenants, conditions, restrictions, regulations, and reservations hereby declared for the following purposes:

101.01-01 To establish the Ridgeland Commercial/Business Park as an area within the community where it is deemed desirable to locate light industry, light manufacturing, processing, and related operations.

101.01-02 To ensure proper use and appropriate development and improvement of each building site.

101.01-03 To protect the owners or lessees (hereinafter called property owners) of building sites against improper and undesirable use of surrounding building sites as well as the depreciation of the value of their property.

101.01-04 To encourage the erection of attractive improvements, with appropriate placement on building sites.

101.01-05 To guard against the erection of structures not in accordance with the Southern Building Code (SBC).

101.01-06 To prevent haphazard and nonharmonious improvement of building sites.

101.01-07 To secure and maintain proper setbacks from streets in accordance with the City of Ridgeland Zoning Ordinance.

101.01-08 In general, to provide for a high quality of improvement of said property.

102. Duration of Covenants

102.01 These covenants shall be in effect until January 1, 2014, provided that at any time the owners of a majority of the acreage in the Ridgeland Commercial/Business Park may, by written declaration, signed by them and recorded in the chancery clerk's office, change, alter, amend, or extend such covenants as they desire.

103. Invalidation

103.01 Invalidation of any of these conditions, restrictions, regulations, or covenants by a court of competent jurisdiction shall affect only the clause or section so invalidated. All remaining conditions, restrictions, regulations or covenants shall remain in full force and effect.

104. Enforcement of Restrictions

104.01 Enforcement of these covenants may be either by injunction or by action at law for damages.

105. Resale Rights

105.01 Grantor declares that the property subject hereto is not intended for speculation, but is offered for sale to encourage the development of light industrial, manufacturing and processing industries to locate in the City of Ridgeland, Mississippi. Therefore, each owner of property subject to these covenants agrees that if he receives a bona fide offer to sell any unimproved property located within the Commercial/Business Park within five (5) years of purchase from the original Grantor, he shall, before consummation of such sale, present to the Grantor, in affidavit form, the terms and conditions of such proposed sale; and the Grantor reserves the option to repurchase said property within thirty (30) days thereafter upon the same terms and conditions as Grantor originally sold the property.

106. Recapture

106.01 If, after the expiration of one (1) year from the date of delivery of the warranty deed regarding any building site or lot within the Commercial/Business Park, any purchaser shall not have begun in good faith, with reasonably complete arrangements to carry through to prompt completion the construction of any acceptable building thereon, the Grantor retains the option to repurchase the property for the original purchase price. However, the Grantor has the right to grant an extension as needed.

107. Permitted Uses

107.01 Business and professional offices of all types.

107.02 Office showroom facilities in which at least 50% of the tenantable area is outfitted as office and in which all loading facilities are at the rear of buildings and completely screened from view of public streets and any adjacent residential property.

107.03 Educational and technical training facilities of all types except for those which require outdoor space and/or industrial type structures or those that involve trucking or similarly sized equipment; included are conference center facilities.

107.04 Broadcast studios (with transmitting towers located elsewhere).

107.05 Light or limited manufacturing conducted wholly within completely enclosed buildings, except that the temporary storage of articles, materials, or other matter to be processed, assembled, or otherwise changed may be permitted if adequately screened or buffered. The manufacturing activities conducted shall, in general, be dependent upon raw materials refined elsewhere. The following limited manufacturing uses shall be permitted, provided they are not offensive to neighboring land uses due to the emission of dust, gas, smoke, noise, fumes, odors, vibrations, fire hazards, or other objectionable influences:

107.05-01 Processing, canning, packaging and other treatment of food and kindred products, including: beverages; bakery products; dairy products; confectionery and related products; fruit and vegetable products; fish, seafood, poultry and other meat products, excluding the rendering or refining of fats and oils and the slaughtering of animals; and other kindred products.

107.05-02 Manufacturing, assembly or other treatment of products from the following secondary materials (previously prepared or refined materials); plastics, glass, paper, precious or semi-precious metals or stones, tobacco, and wood (excluding sawmills).

107.05-03 Fabrication of metal products including the manufacture of: machinery (engines and turbines, farm machinery and equipment, etc.); electrical equipment and supplies; transportation equipment (including motor vehicles and parts, aircraft and parts, motorcycles, bicycles and parts, etc.); and other secondary metal manufacturing such as metal cans, cutlery, hand tools, and general hardware, heating apparatus and plumbing fixtures, metal stamping, fabricated wire products, and coating, engraving and allied services.

107.05-04 Manufacturing of pottery or similar ceramic products (using only previously prepared or pulverized clay, and kilns fired only by electricity or natural gas).

107.05-05 Manufacturing of professional, scientific, and controlling instruments; photographic or optical goods; watches and clocks.

107.05-06 Manufacturing of textile mill products, including broad and narrow woven fabrics and other smallwares (cotton, man-made fibers, silk and wool), floor coverings (rugs and carpets), yarns and similar products.

107.05-07 Manufacturing of apparel and other finished products made from fabrics, leather, fur and similar materials.

107.06 Warehousing and storage, provided that all storage is within enclosed structures; such warehousing may include the storage of goods manufactured on the premises as well as goods manufactured off the site.

107.07 Accessory structures and uses customary and incidental to any of the foregoing permitted uses and not otherwise prohibited.

107.08 Retail sale of any commodity manufactured, fabricated, or processed on the premises may be permitted.

107.09 Public streets and highways.

108. Prohibited Uses

108.01 No land or building shall be used or occupied which does not conform to the standards set forth herein. In addition, the following uses are specifically prohibited:

108.01-01 Residential uses.

108.01-02 Junkyards or salvage yards.

108.01-03 Rubbish, garbage, or trash dumps.

108.01-04 Outside storage, unless in conformance with the appropriate section herein.

108.01-05 Slaughterhouses or stockyards.

108.01-06 Asphalt manufacture.

108.01-07 Processing, incineration, or storage of dead animal materials, including offal reduction; curing, tanning, and storage of hides; distillation of bones; and rendering of fat.

108.01-08 Manufacture or storage of explosives, fireworks, or gunpowder.

108.01-09 Quarrying, mining, or petroleum production.

108.01-10 Manufacture of celluloid pyroxylin or pyroxylin products.

108.01-11 Restaurants and eating establishments.

108.01-12 Libraries and Museums.

108.01-13 Personal service establishments like hair styling shops and photographic portrait studios.

108.01-14 Shopping centers.

108.01-15 Hotels/Motels.

- 108.01-16 Funeral homes, mortuaries, chapels, mausoleums or related facilities.
- 108.01-17 Banks and associated businesses.
- 108.01-18 Convenience stores.
- 108.01-19 Laundry and dry cleaning pickup stations.
- 108.01-20 Service stations.
- 108.01-21 Car washes.
- 108.01-22 Game rooms/pool halls.
- 108.01-23 Child care facilities.
- 108.01-24 Sports and recreational facilities.
- 108.01-25 Public or quasi-public facilities.
- 108.01-26 Large fully enclosed recreational facilities.
- 108.01-27 Commercial healthcare facilities.
- 108.01-28 Veterinary clinics and pet shops.
- 108.01-29 Automobile, truck and other related vehicle sales and service.
- 108.01-30 Yard & Garden Centers, nurseries, and greenhouse operations.
- 108.01-31 Large fully enclosed sports and recreational facilities.

ARTICLE II REGULATIONS

200. Approval of Plans and Specifications

The Grantor, by and through the appropriate agency of the City of Ridgeland, reserves the right to approve the architectural and engineering plans for the structures, as well as the site plans, to ensure compliance with these covenants and designated building codes. No construction or modification of existing construction shall be allowed to proceed prior to this approval. All plans and specifications shall be prepared under the direction of a professional engineer and/or architect registered in the State of Mississippi and shall bear his seal.

201. Required Conditions

201.01 Setbacks. Setbacks shall be in accordance with the City of Ridgeland Zoning Regulations.

201.02 Maximum Building Coverage. The total floor area of all buildings shall comply with TABLE 500 of the 1994 Standard Building Code published by the Southern Building Code Congress International.

201.03 Exterior Walls. The exterior walls of all buildings erected on the property shall be of masonry construction or other generally accepted permanent material. Face type brick or other attractive facing material shall be used on all walls facing streets although

prefabricated metal panels may be used on walls not facing streets and in gables above the height of the lowest eave of the roof. Property owners shall submit to City of Ridgeland detailed plans and specifications for initial construction and for any exterior alteration, modification, or additional construction prior to the beginning of construction; and the City's written approval shall be proof of compliance with this restriction.

201.04 Storage. All materials and equipment shall be stored in completely enclosed buildings or shall otherwise be screened by such wall, fences and landscaping to adequately screen such materials and equipment from areas outside the lot boundaries.

201.05 Site Appearance and Maintenance. Each property owner shall keep his premises, buildings, improvements, and appurtenances in a safe, clean, neat, attractive condition. Each property owner shall landscape with lawn, trees, shrubs, etc., that area of the site or lot between building lines and street right-of-way which is not used for parking purposes and shall remove from the remainder of said site or lot any underbrush, weeds, debris, refuse, or other unsightly materials at his own expense.

201.06 Trees. Commercial/Business Park property owners shall exert their best efforts to preserve the natural beauty of their respective properties and, in this regard, shall not needlessly destroy or remove live trees, other than those in an area marked for construction.

201.07 Off-Street Parking. No parking or loading shall be permitted on any street or road, either public or private, or at any other place than the paved parking or loading areas provided in accordance with the following; and each property owner shall be responsible for compliance by its tenants, employees and visitors:

201.07-01 Location. Off-street parking areas shall be located at least twenty-five (25) feet from a public street and at least five (5) feet from a building or property line.

201.07-02 Paving. All driveways and parking areas shall be constructed with hard-surfaced pavement and shall include adequate drainage facilities to dispose of all storm water.

201.07-03 Permitted Usage. Off-street parking areas shall be used for the parking of passenger vehicles or commercial and other vehicles incident to business conducted on the property. No commercial repair work or any services of any kind shall be conducted on such parking areas.

201.07-04 Lighting. Area lighting shall be arranged so that the direct source of lighting is away from adjacent streets or residential districts.

201.08 Building Foundation. The finished floor elevation of all buildings including basements which contain materials subject to damage by flooding shall be elevated one (1) foot above the base flood elevation or flood-proofed at or above the 100-year flood

elevation as projected by the office of the Federal Emergency Management Agency, Federal Insurance Administration.

202. Performance Standards

202.01 All of the following minimum standards must be complied with:

202.01-01 Fire and Explosion Hazards. All activities shall be conducted only in structures which conform to standards established by the state fire marshal and the state fire code concerning plant operation and the storage of explosive raw materials, fuels, liquids, and finished products. Any activity which would increase the fire hazard of adjacent property is prohibited.

202.01-02 Radioactivity. All activities located within the Commercial/Business Park shall comply with the Code of Federal Regulations, "Standards for Protection Against Radiation."

202.01-03 Smoke, Fumes, Gases, Dust, Odors, Noise. There shall be no excessive emission of any smoke, fumes, gas, dust, odors, or noise. These and any other atmospheric pollutant which constitute a nuisance or are obnoxious or injurious to other tenants or neighboring property owners are prohibited. In any case, the limit of such emission of air pollutants shall be subject to the regulations of the Mississippi Department of Natural Resource, Bureau of Pollution Control.

202.01-05 Liquid or Solid Waste. The discharge of untreated industrial waste into a stream or open or closed drain is prohibited. All methods of industrial sewage and solid waste treatment and disposal shall be approved by the appropriate state agency. More specifically, all sanitary waste must be discharged into the sanitary sewer system.

202.01-06 Site Drainage. No driveways, walks, parking areas, etc., may be constructed across any drainage ditch, channel, or swale without providing adequate culverts or waterway openings for natural drainage. Such culverts or structures shall provide the maximum waterway opening and shall be at the proper gradient. No rain and storm water run-off of such drainage as roof water, street pavement, and surface water caused by natural precipitation or groundwater from footing or foundation drains or other subsurface water drainage shall at any time be discharged into or permitted to flow into the sanitary sewer system.

ARTICLE III
UTILITIES

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300. Water

300.01 It shall be the responsibility of the property owner to connect onto the Utility-supplied water mains in the existing or proposed utility easement or road right-of-way. The property owner is required to purchase and install a water meter at his own expense. The meter shall then become the property of the Utility and be serviced and maintained by the Utility.

301. Sanitary Sewerage

301.01 It shall be the responsibility of the property owner to connect to the Utility's wastewater collection system in the existing or proposed utility easement or road right-of-way.

302. Streets and Roads

302.01 It shall be the responsibility of the property owner to construct his own entrance road, including culverts and drainage ditches, from the edge of the existing or proposed public street or road. Construction shall conform to the Mississippi State Highway Department's State Aid Road Division specifications titled Standard Specifications for State Aid Road and Bridge Construction and shall be approved by the Mayor and Board of the City of Ridgeland.

Executed this the 11 day of Sept, 1996.

MADISON COUNTY ECONOMIC
DEVELOPMENT AUTHORITY

BY: Mark S. Bounds
Mark S. Bounds, Chairman

BY: Steve Vassallo
Steve Vassallo, President

STATE OF MISSISSIPPI

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COUNTY OF MADISON

PERSONALLY appeared before me, the undersigned authority in and for the jurisdiction aforesaid, MARK S. BOUNDS and STEVE VASSALLO, who acknowledged themselves to be the Chairman and President, respectively of the MADISON COUNTY ECONOMIC DEVELOPMENT AUTHORITY, and that as such being authorized so to do, executed and delivered the foregoing instrument in the capacity therein stated and for the purpose therein contained.

GIVEN under my hand and official seal of office on this the 11 day of Sept, 1996.

Joy Joy
NOTARY PUBLIC



My Commission Expires:

3-2-97



STATE OF MISSISSIPPI, COUNTY OF MADISON:

I certify that the within instrument was filed for record in my office this 19 day of Sept, 1996, at 3:50 o'clock P.M., and was duly recorded on the SEP 19 1996, Book No. 1001, Page 336.

STEVE DUNCAN, CHANCERY CLERK

BY: Paulen D.C.

**ORDINANCE AMENDING THE ZONING ORDINANCE OF THE
CITY OF RIDGELAND, MISSISSIPPI, TO ADD A CHAPTER
CREATING A BUSINESS/COMMERCIAL PARK OVERLAY DISTRICT**

WHEREAS, the Zoning Ordinance of the City of Ridgeland, Mississippi, was adopted on July 15, 1992, and became effective on August 15, 1992; and,

WHEREAS, the Board of Aldermen set a public hearing to consider an amendment of the Zoning Ordinance establishing a Business/Commercial Park District for the 21st day of May, 1996 at 6:30 o'clock P.M.; and,

WHEREAS, the City Clerk did cause notice of said hearing to be published in the Madison County Journal, a newspaper published in the City of Ridgeland, Madison County, Mississippi, in the manner and for the time required by law; and,

WHEREAS, at the time, date and place specified in the notice, the Board of Aldermen of the City of Ridgeland, Mississippi, did conduct a full and complete hearing and thereafter, did recommend that the Public Hearing be recessed until the first meeting in June, 1996, when the City Attorney was to present a proposed Ridgeland Business/Commercial Park Overlay District, including the changes wanted by the Board for further public discussion and adoption; and,

WHEREAS, at the time, date and place specified for the continuation of the recessed public hearing, the Board of Aldermen of the City of Ridgeland, Mississippi, did conduct a full and complete hearing and thereafter did recommend that the Zoning Ordinance of the City of Ridgeland, Mississippi be amended as set out hereinafter; and,

CERTIFIED COPY

Michael McPhearson
MICHAEL MCPHEARSON, CITY CLERK

WHEREAS, having considered all the facts and discussions made, and after further discussion thereof, Alderman Davis offered the following ordinance and moved that it be adopted, to-wit:

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Board of Aldermen of the City of Ridgeland, Madison County, Mississippi, as follows to-wit:

Section 1

That the matters and facts stated in the preamble hereof are found to be true and correct.

Section 2

The Zoning Ordinance of the City of Ridgeland shall be amended to add a chapter creating a Business/Commercial Park Overlay District as follows:

ARTICLE XXI-A

BUSINESS/COMMERCIAL PARK OVERLAY DISTRICT (B/C POD)

SECTION 2100-A - PURPOSE OF THIS DISTRICT

The purpose of this district is to provide an area for the development of compatible light manufacturing (assembly) and service sector employers. It also will provide a compatible location for corporate headquarters, other office buildings and commercial/retail operations. Retail operations would be directed toward support industries (wholesale trade primarily with limited retail), but not directed toward retail operations which would require heavy customer traffic/volume to obtain their profit goals. Support industries could also be located in the same area in the form of smaller warehouse/distribution operations which could serve as a distribution hub to support the various commercial entities and industries located in the area. It is the intent of this district to provide smaller acreage sites for a variety of operations in an attractive setting. There will not be allowed any residential uses, other than a residence for the purpose of security or support of a storage or distribution operation.

To the extent this Article conflicts with the Zoning Ordinance, Subdivision Ordinance, Sign Ordinance or any other ordinance of the City of Ridgeland, this Article shall control.

SECTION 2101-A - LAND USES PERMITTED

The following land uses shall be permitted in B/C POD:

- (a) Any uses permitted in I-1 Limited Industrial Districts, subject to the same conditions and limitations found therein.
- (b) Any uses permitted in C-1, C-2, C-2A, or C-3 zoning districts, subject to the same conditions and limitations found therein.
- (c) Public streets and highways.

SECTION 2102-A - ADDITIONAL USES AND STRUCTURES AS PROVIDED IN SECTION 2508

- (a) Public and Quasi public facilities and utilities may be allowed in this district in compliance with Section 402 of this Ordinance and subject to any limitations and restrictions deemed necessary by the Mayor and Board of Aldermen.
- (b) Television and radio transmitters, telephone, microwave towers and similar communications facilities operated as an accessory or a necessity for the operations of any occupant in the transaction of its business, as regulated by the Ridgeland Zoning Ordinance.
- (c) Other compatible uses which are not specifically allowed in Section 2101-A subject to approval and limitations or restrictions deemed necessary by the Mayor and Board of Aldermen.

SECTION 2103-A - DIMENSIONAL REQUIREMENTS

The developer of the Ridgeland Business/Commercial park shall submit to the Mayor and Board of Aldermen of the City of Ridgeland a preliminary plat. At a minimum the developer shall include the location of proposed streets, easements, rights-of-way and utilities; the anticipated location of lot lines and specifications setting out the allowable maximum building height, minimum lot area, minimum lot width, and maximum building area. All building, height and area specifications shall comply with Table 500 of the 1994 Standard Building Code published by the Southern Building Code Congress International.

The intent of this district and requirement is to allow the developer the maximum opportunity to plan the efficient use of its property in an aesthetically pleasing, commercially reasonable manner.

The preliminary plat and specifications will be submitted to the Public Works Department of the City of Ridgeland for review by all affected city departments. The preliminary plat and specifications shall be subject to the ordinances of the City of Ridgeland concerning landscaping, architectural review, signage, drainage, utilities, waste disposal and other appropriate sections of this Zoning Ordinance.

The preliminary plat and specifications will not be subject to the City of Ridgeland Subdivision Ordinance. The preliminary plat will provide for the anticipated subdivision of lots, but the developer will be granted the opportunity during the sale and development of the park to sell lots by metes and bounds or courses and distances in order to accommodate the needs of the purchasers of the property. However, the developer, upon sufficient sales to determine the ultimate subdivision of the development and the location of the lots therein, shall file as provided by law, a subdivision plat which accurately reflects the ultimate subdivision of the park. Said plat shall be approved by the City of Ridgeland and recorded in the office of the Chancery Clerk of Madison County in the same manner as all other subdivisions. Adequate provisions shall be made with the City of Ridgeland to guarantee the ultimate submission for approval and recording of the subdivision plat.

2103.01-A Minimum Yards: The minimum yard requirements for the B/C POD shall be as follows:

- (a) Front yard: 30 feet from the right-of-way line of an existing or proposed street in accordance with the adopted *Thoroughfares Plan*.
- (b) Side yards and rear yards: 10 feet.

2103.02-A Internal Building Space: No principal building or detached accessory building shall be constructed nearer than 20 feet to any other principal building or accessory building unless otherwise specified in the Standard Codes of the City of Ridgeland.

SECTION 2104-A - SITE PLAN REQUIRED

As each lot is sold and developed, the occupant of each lot shall be required to file a site plan in accordance with Section 2510 of this Ordinance.

SECTION 2105-A - REQUIRED PLANTING SCREENS

If a proposed use in the B/C POD abuts a residentially zoned district, the developer or owner shall install a planting screen having a height of at least six feet (6') along the side and/or rear property lines of the proposed use. The location and type of planting screen to be installed shall be noted on the site plan. Maintenance of this required planting screen shall be the responsibility of the property owner and failure to maintain the planting screen shall constitute a violation of this Ordinance and be subject to the penalties described herein.

SECTION 2106-A - REQUIRED LANDSCAPING

Developers of any use permitted within the B/C POD shall provide landscaping of all portions of the lot not used for buildings or other structures, parking, required yards or driveways. The location and type of landscaping installed shall be noted on the site plan. The maintenance of this required landscaping shall be the responsibility of the property owner and failure to maintain landscaping in a satisfactory manner shall constitute a violation of this Ordinance and be subject to the penalties described herein.

SECTION 2107-A - REQUIREMENTS REGARDING PROPOSED STREETS

See Traffic Impact, Subdivision and Development Review Ordinances of the City of Ridgeland.

SECTION 2108-A - REQUIREMENTS OF OFF-STREET PARKING, LOADING AND ACCESS CONTROL

See Article XXIII of the Ordinance.

SECTION 2109-A - SIGNS

See Sign Ordinance of the City of Ridgeland, Mississippi.

SECTION 2110-A - DESIGNATION

The Business/Commercial Park Overlay District shall consist of the area described in Exhibit "A" attached hereto.

Section 3

The Official Zoning Map of the City of Ridgeland shall be amended to show the Business/Commercial Park Overlay District for the area bounded by the description found in Exhibit "A" attached hereto.

Section 4

The City of Ridgeland, Mississippi, Zoning Ordinance shall be, and the same is hereby amended to reflect the foregoing changes in the text of the Zoning Ordinance from and after 30 days from the date of adoption by this Board.

ORDAINED, ADOPTED AND APPROVED by the Mayor and Board of Aldermen of the City of Ridgeland, Mississippi at a meeting thereof held on the 4th day of June, 1996.

The motion for adoption was seconded by Alderman Barlow and the foregoing Ordinance having been first reduced to writing, was considered and approved section by section and then as a whole and was submitted to the Board of Aldermen for passage or rejection on roll call vote being as follows, to-wit:

Alderman Harvey Carr	<u>Aye</u>
Alderman Al Bible	<u>Aye</u>
Alderman Daryl Smith	<u>Aye</u>
Alderman Linda Davis	<u>Aye</u>
Alderman Chuck Kobert	<u>Absent</u>
Alderman Joe Barlow	<u>Aye</u>

Whereupon, the Mayor declared the motion carried and the Ordinance adopted.

The foregoing Ordinance is approved this the 4th day of June, 1996.

CITY OF RIDGELAND, MISSISSIPPI

BY: 

GENE F. MCGEE, Mayor

ATTEST:



MICHAEL MCPHEARSON, City Clerk

BC1-ZONE.ORD
5/21/96-MMH
REV. 5/28/96
REV. 6/5/96

A parcel of land situated in the Northwest Quarter (NW¼) of Section 30, Township 7 North, Range 2 East, Madison County, City of Ridgeland, Mississippi, and being more particularly described by metes and bounds as follows:

Commencing at the Northwest corner of the above referenced Section 30, thence run South 1055.30 feet; thence run East 680.30 feet to an iron pipe on the South right-of-right of the Natchez Trace Parkway and the POINT OF BEGINNING:

THENCE run North 88°58'00" East, along the South right-of-way of the Natchez Trace Parkway, 1111.15 feet to the Natchez Trace Parkway concrete monument marked 3PI-160; THENCE run South 0°55'30" East, 200.19 feet to the Natchez Trace Parkway concrete monument marked 3PI-161; THENCE run North 89°04'30" East, 26.42 feet to an iron rod on the West right-of-way of the Illinois Central Railroad;

THENCE run South 23°37'15" West, along the West right-of-way of said Illinois Central Railroad, 1485.18 feet to a set iron pin marking the North right-of-way of School Street;

THENCE run South 88°04'23" West, along the North right-of-way of School Street, 492.05 feet to a set iron pin; THENCE run North 1°58'40" West, 1557.92 feet to the Point of Beginning, containing 30.34 acres, more or less; being the same property conveyed to M. B. Ridgeway by Thomas Turner by deed recorded in Book 96 at Page 441 of the records of the Chancery Clerk of Madison County, Mississippi, as corrected by deed dated January 5, 1967; and recorded in Book 105 at Page 131 of said records; LESS AND EXCEPT .6 acres, more or less as conveyed to Mississippi Bandag, Inc., a Mississippi Corporation by deed and duly executed by John H. Moon & Sons, Inc. by its President, John H. Moon, on or about April, 1969, and recorded among the records of the Chancery Clerk of Madison County, Mississippi.

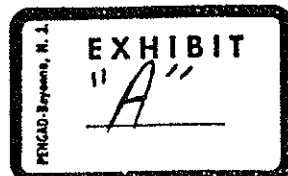
LESS AND EXCEPT a .6 acre parcel of land being more particularly described as follows:

Commencing at the Northwest corner of the above described parcel;

THENCE run North 88°58'00" East, 53.65 feet to a found 1/2" rebar being the Point of Beginning;

THENCE run North 88°58'00" East, 125.00 feet to a found 1/2" rebar;

THENCE run South 00°00'23" East, 200.60 feet to a found 1/2" rebar;



THENCE run South 89°15'32" West 125.07 feet to a found 1/2" rebar; Thence run North 00°01'08" East, 200.07 feet to the Point of Beginning, contain 0.6 acres, more or less.

AND ALSO:

A parcel of land fronting 647.9 feet, more or less on the South side of the Natchez Trace Parkway, containing 11.7 acres, more or less, and all lying and being situated in the Northwest Quarter (NW¼) or Section 30, Township 7 North, Range 2 East, Madison County, City of Ridgeland, Mississippi, and being more particularly described as follows:

Commencing at the Northwest corner of the above referenced Section 30, thence run South 01°12' West 961.8 feet; Thence run South 89°02' East, 30 feet to a set iron pin on the South right-of-way of the Natchez Trace Parkway and the POINT OF BEGINNING;

THENCE run North 89°14'44" East, 434.30 feet along the South right-of-way of said Natchez Trace Parkway to a set iron pin;

THENCE run South 01°07'40" East, 94.00 feet along said Natchez Trace Parkway right-of-way to a concrete monument;

THENCE run North 88°52'40" East, 213.22 feet along the Natchez Trace Parkway right-of-way to the Northwest corner of the property conveyed to M. B. Ridgeway and recorded in Book 105 at Page 131;

THENCE run South 01°58'40" East, along the West boundary line of the aforesaid property as conveyed to M. B. Ridgeway, 714.50 feet to a set iron pin;

THENCE run South 88°55'51" West, 658.84 feet to a point on the East boundary of South Perkins Street, formerly Chicago Avenue;

THENCE run North 01°04'33" West, 30 feet East of and parallel to the West line of said Section 30, and along the East right-of-way line of said South Perkins Street, 810.60 feet to the POINT OF BEGINNING; being the same property conveyed to M. B. Ridgeway by Thomas Turner by deed dated April 1, 1966, and recorded in Book 101 of Page 294 of said records.

The cumulative total property described and conveyed hereby constitutes 41.4 acres, more or less, and being a part of Blocks 1, 2, 4, 64, 65, 66 and 67 of the City of Ridgeland and part of Block 20 of Highland Colony Subdivision, all lying and being situated in the Northwest (NW¼) of Section 30, Township 7 North, Range 2 East, Madison County, Mississippi.

