

SURVEYORS CERTIFICATION
TO: Calhoun Investments, LLC (Lessee)
 Madison County, Mississippi, Board of Education (Lessor)
 Guckstad School Properties, LLC (GSP) (Development Lessee)
 Calhoun Title Insurance Company

THIS IS TO CERTIFY that this map or plat and the survey on which it is based is a correct representation of the land platted and has been prepared in accordance with Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys; that this map or plat meets the accuracy requirements of a Class A Survey as defined herein, and includes items 1, 5, 6 (a), 8, 9, 11 (b), 13 and 14 of Table A Requirements, effective date 2/23/11.

The undersigned further certifies that:

1. The subject property of the ALTA/ACSM land title survey is wholly within the same land described and covered by the title insurance policy, or policies, in force and effect as of the date of recording of this plat, or by the title insurance policy, or policies, in force and effect as of the date of recording of this plat, and by the title insurance policy, or policies, in force and effect as of the date of recording of this plat, and by the title insurance policy, or policies, in force and effect as of the date of recording of this plat.
2. The subject property is located within C-3 Major Thoroughfare Commercial District, according to the Unified Development Code for City of Canton, Mississippi, revised March, 2008.
3. The subject property is vacant. No evidence of earth moving work, building construction or building additions on subject property.
4. The subject property appears to be situated in Flood Zones "X" (areas determined to be outside the 0.2% annual flood probability) as defined by the Flood Insurance Rate Map Community Panel Number 28089C0415F, Effective Date March 17, 2010, as published by the Federal Emergency Management Agency (FEMA).
5. The vertical data shown on this survey was produced by a survey made on the ground, contour intervals are 1 foot and computer generated based on ground shots. The benchmark for this survey is a cotton picker spindle located in a traffic island near the Southeast quadrant of the intersection of Church Road and Calhoun Parkway. State plane Mississippi 83 projection coordinates being as follows: Northing = 1102687.9521; East = 2308794.8945; Elev. = 290.58 NAVD 83.
6. Survey classification as per the Minimum Standards for Surveying in the State of Mississippi: Geographical Location - Survey Class "B" Mathematical Closure & Accuracy - Survey Class "A"
7. Reference meridian obtained using survey grade GPS equipment and utilizing the Gulf Coast Geopotential Real Time Network (GCRN), bearings shown hereon are grid bearings referenced to the Mississippi State Plane Coordinate System West Zone.

SURVEYORS REPORT
TO: Calhoun Investments, LLC (Lessee)
 Madison County, Mississippi, Board of Education (Lessor)
 Guckstad School Properties, LLC (GSP) (Development Lessee)
 Calhoun Title Insurance Company

THIS IS TO CERTIFY that on October 16, 2014, I made an accurate survey of the premises standing in the name of Guckstad School Properties, LLC situated at Calhoun Parkway. The premises are located on the east side of Calhoun Parkway. The survey was conducted on the premises standing in the name of Guckstad School Properties, LLC situated at Calhoun Parkway. The survey was conducted on the premises standing in the name of Guckstad School Properties, LLC situated at Calhoun Parkway.

1. Rights of way, old highways, or abandoned roads, lanes or driveways, drains, water, gas or oil pipe lines across said premises: As shown on plat of survey by physical above ground inspection.
2. Springs, streams, rivers, ponds, or lakes located, bordering on or running through said premises: None.
3. Cemeteries or family burying grounds located on said premises: (Show location on plat): None.
4. Telegraph, telegraph or electric power poles, wires or lines overhanging or crossing, or located on said premises and serving said premises or other property or properties: As shown on plat of survey by physical above ground inspection.
5. Joint driveways or walkways, party walls or rights of support, porches, steps or roofs used in common or joint use with other premises, or overlapping projections: (If the buildings, projections or cornices thereof, or signs affixed thereto, fences or other indications of occupancy encroach upon or overhang adjoining properties, or the like encroach upon or overhang surveyed premises, specify all such: None.)
6. Easements or overlapping projections: (If the buildings, projections or cornices thereof, or signs affixed thereto, fences or other indications of occupancy encroach upon or overhang adjoining properties, or the like encroach upon or overhang surveyed premises, specify all such: None.)
7. Building or possession lines. (In case of city or town property specify definitely as to whether or not walls are independent walls or party walls and as to all easements of support or "beam rights". In case of country property report specifically how boundary lines are evidenced, that is, whether by fences or otherwise): None.
8. Indications of building construction, alterations or repairs within recent months: None.
9. Changes in street lines either completed or officially proposed: None.
10. Are there indications of recent street or sidewalk construction or repairs? None.
11. If any zoning or other municipal regulations affect the use of surveyed premises, do the improvements on the premises and the use made of them comply with such? No improvements.

Date: 11/25 Day of November, 2014
 Rick Nelson
 Rick Nelson
 601-355-1988
 (601) 355-1988

ALTA/ACSM LAND TITLE SURVEY
 FOR
 3.145 ACRE PARCEL OF LAND
 SITUATED IN NEUMARKT TRACT ONE
 (AN 82.389 ACRE PARCEL OF LAND
 EAST OF CALHOUN PARKWAY)
 NE1/4 SW1/4 & SE1/4 SW1/4, SECTION 16, T8N-R2E
 MADISON COUNTY, MISSISSIPPI

SURVEYING SERVICES INC. - PROFESSIONAL SURVEYORS
 3023 Union Road - Hazlehurst, Mississippi - 39063 - Ph: (601) 864-5487

FIELD WORK BY: RLN DATE: 10/20/14
 DRAWN BY: RJP JOB NO: SE-144-0013
 REVIEWED BY: RLN SCALE: 1" = 40'

SHEET
 1 of 1

Legal Description
 Appurtenant Ingress/Egress Easement Along North Side of Calhoun Investments Parcel
 0.289 Acres, Along East Side of Calhoun Parkway

Commence at the corner common to Sections 16, 17, 20 and 21, Township 8 North, Range 2 East, Madison County, Mississippi, as said corner is marked by a #6 iron pin, and thence run North 00° 05' 47" East along the west line of said Section 16 for a distance of 55.00' to a point on the north right-of-way line of Church Road, as said north right-of-way line is now laid out on the north side of Church Road, as said road runs east and west along the south side of said Section 16, said north right-of-way line being established by that certain Road Right-of-Way Easement filed for record in the office of the Chancery Clerk of Madison County, Mississippi, in Book 523 beginning at Page 109 thereof, reference to which is hereby made for all purposes, and thence run North 89° 22' 22" East along said north right-of-way line for a distance of 2,422.52' to the east right-of-way line of Calhoun Parkway, thence run along the east right-of-way line of Calhoun Parkway, a public street, as follows: thence run North 46° 35' 18" West for a distance of 245.08' to a point, thence run North 00° 20' 55" East for a distance of 82.68' to the point of curvature of a curve to the left, subtending a central angle of 17° 28' 34", and having a radius of 1,870.00 feet; thence run northwesterly along this curve to the left counterclockwise for an arc distance of 570.38 feet (chord bearing and distance: North 08° 23' 22" West, 588.17 feet) to the southwest corner of the 3.145 Acre Calhoun Investments Parcel and a point from which this curve continues; subtending an additional 11° 38' 38" rotating counterclockwise on this curve, thence run along this curve northwesterly for an arc distance of 380.01 feet (chord bearing and distance: North 22° 59' 57" West, 379.36 feet) to the northwest corner of the 3.145 Acre Calhoun Investments Parcel, said point being the point of beginning of this legal description of the parcel of land that is described by linear and curvilinear metes and referenced bounds as follows, to-wit:

Substituting an additional 01° 13' 32" rotating counterclockwise on this curve, thence run along this curve northwesterly for an arc distance of 40.00 feet (chord bearing and distance: North 22° 59' 57" West, 379.36 feet) to a point, leaving the east right-of-way line of Calhoun Parkway, thence run North 01° 16' 24" East for a distance of 308.96' to a point, then run South 68° 57' 22" West for a distance of 326.02' to the point of beginning.

The above described parcel of land contains 0.289 acres, more or less, or 12,456 square feet, more or less, and is situated in the Northwest Quarter of the Southwest Quarter (NE1/4 SW1/4) and the Southeast Quarter of the Southwest Quarter (SE1/4 SW1/4), both in Section 16 in Township 8 North, Range 2 East, Madison County, Mississippi. Bearings used in the above description are grid and are referenced to the Mississippi State Plane Coordinate System West Zone (NAD 83/93).

Legal Description
 Reserved Ingress/Egress Easement Along North Side of Calhoun Investments Parcel
 0.289 Acres, Along East Side of Calhoun Parkway

Commence at the corner common to Sections 16, 17, 20 and 21, Township 8 North, Range 2 East, Madison County, Mississippi, as said corner is marked by a #6 iron pin, and thence run North 00° 05' 47" East along the west line of said Section 16 for a distance of 55.00' to a point on the north right-of-way line of Church Road, as said north right-of-way line is now laid out on the north side of Church Road, as said road runs east and west along the south side of said Section 16, said north right-of-way line being established by that certain Road Right-of-Way Easement filed for record in the office of the Chancery Clerk of Madison County, Mississippi, in Book 523 beginning at Page 109 thereof, reference to which is hereby made for all purposes, and thence run North 89° 22' 22" East along said north right-of-way line of Church Road and the fire in the east right-of-way line of Calhoun Parkway, thence run along the east right-of-way line of Calhoun Parkway, a public street, as follows: thence run North 46° 35' 18" West for a distance of 245.08' to a point, thence run North 00° 20' 55" East for a distance of 82.68' to the point of curvature of a curve to the left, subtending a central angle of 17° 28' 34", and having a radius of 1,870.00 feet; thence run northwesterly along this curve to the left counterclockwise for an arc distance of 570.38 feet (chord bearing and distance: North 08° 23' 22" West, 588.17 feet) to the southwest corner of the 3.145 Acre Calhoun Investments Parcel and a point from which this curve continues; subtending an additional 11° 38' 38" rotating counterclockwise on this curve, thence run along this curve northwesterly for an arc distance of 380.01 feet (chord bearing and distance: North 22° 59' 57" West, 379.36 feet) to the northwest corner of the 3.145 Acre Calhoun Investments Parcel, said point being the point of beginning of this legal description of the parcel of land that is described by linear and curvilinear metes and referenced bounds as follows, to-wit:

Substituting an additional 01° 13' 32" rotating counterclockwise on this curve, thence run along this curve northwesterly for an arc distance of 40.00 feet (chord bearing and distance: North 22° 59' 57" West, 379.36 feet) to the northwest corner of the 3.145 Acre Calhoun Investments Parcel, leaving the east right-of-way line of Calhoun Parkway, thence run North 01° 16' 24" East along the north boundary of said 3.145 Acre Calhoun Investments Parcel for a distance of 308.96' to the northeast corner of said 3.145 Acre Calhoun Investments Parcel; thence run South 22° 11' 46" East for a distance of 40.26' to a point, thence run South 61° 16' 24" West for a distance of 304.77' to the point of beginning.

The above described parcel of land contains 0.289 acres, more or less, or 12,272 square feet, more or less, and is situated in the Northwest Quarter of the Southwest Quarter (NE1/4 SW1/4) and the Southeast Quarter of the Southwest Quarter (SE1/4 SW1/4), both in Section 16 in Township 8 North, Range 2 East, Madison County, Mississippi. Bearings used in the above description are grid and are referenced to the Mississippi State Plane Coordinate System West Zone (NAD 83/93).

Legal Description
 Calhoun Investments Parcel
 3.145 Acres, Along East Side of Calhoun Parkway

Commence at the corner common to Sections 16, 17, 20 and 21, Township 8 North, Range 2 East, Madison County, Mississippi, as said corner is marked by a #6 iron pin, and thence run North 00° 05' 47" East along the west line of said Section 16 for a distance of 55.00' to a point on the north right-of-way line of Church Road, as said north right-of-way line is now laid out on the north side of Church Road, as said road runs east and west along the south side of said Section 16, said north right-of-way line being established by that certain Road Right-of-Way Easement filed for record in the office of the Chancery Clerk of Madison County, Mississippi, in Book 523 beginning at Page 109 thereof, reference to which is hereby made for all purposes, and thence run North 89° 22' 22" East along said north right-of-way line for a distance of 2,422.52' to the east right-of-way line of Calhoun Parkway, thence run along the east right-of-way line of Calhoun Parkway, a public street, as follows: thence run North 46° 35' 18" West for a distance of 245.08' to a point, thence run North 00° 20' 55" East for a distance of 82.68' to the point of curvature of a curve to the left, subtending a central angle of 17° 28' 34", and having a radius of 1,870.00 feet; thence run northwesterly along this curve to the left counterclockwise for an arc distance of 570.38 feet (chord bearing and distance: North 08° 23' 22" West, 588.17 feet) to a point from which this curve continues, said point being the point of beginning of this legal description of the parcel of land that is described by linear and curvilinear metes and referenced bounds as follows, to-wit:

Substituting an additional 11° 38' 38" rotating counterclockwise on this curve, thence run along this curve northwesterly for an arc distance of 380.01 feet (chord bearing and distance: North 22° 59' 57" West, 379.36 feet) to a point, leaving the east right-of-way line of Calhoun Parkway, thence run North 01° 16' 24" East for a distance of 308.96' to a point, then run South 68° 57' 22" West for a distance of 326.02' to the point of beginning.

The above described parcel of land contains 3.145 acres, more or less, or 137,003 square feet, more or less, and is situated in the Northwest Quarter of the Southwest Quarter (NE1/4 SW1/4) and the Southeast Quarter of the Southwest Quarter (SE1/4 SW1/4), both in Section 16 in Township 8 North, Range 2 East, Madison County, Mississippi. Bearings used in the above description are grid and are referenced to the Mississippi State Plane Coordinate System West Zone (NAD 83/93).

