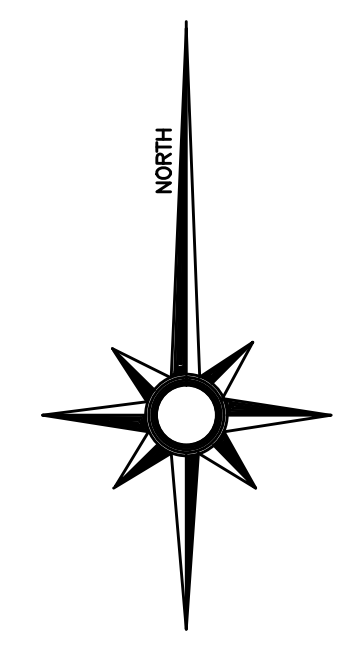


U.S. HIGHWAY 90



- LEGEND:**
- ⊗ --- IRON ROD FOUND
 - --- IRON PIPE FOUND
 - --- IRON ROD SET
 - ⊗ --- SPIKE FOUND
 - ⊗ --- SPIKE SET
 - --- CONCRETE MONUMENT FOUND
 - --- CONCRETE MONUMENT SET
 - --- LIGHTING ANCHOR FOUND
 - --- AS PER RECORD
 - ⊗ --- AS PER RECORD
 - ⊗ --- IRON ROD FOUND
 - ⊗ --- IRON ROD SET



- REFERENCE MATERIALS:**
- 1) DEED BOOK 1810, PAGE 118
 - 2) TITLE WORK PROVIDED BY ATTORNEY

RECORD DESCRIPTION, DEED BOOK 1810, PAGE 118:

PARCEL A:

A parcel of land located in the Southeast 1/4 of the Southeast 1/4 of Section 20, Township 7 South, Range 8 West, City of Ocean Springs, Jackson County, Mississippi, and being more particularly described as follows:

Commencing at the corner common to Sections 20, 21, 28, and 29 of said Township and Range; thence N 00°14'00" W 676.70 feet to a point on the south right-of-way of U.S. Highway 90; thence N 79°29'00" W 565.25 feet along said south right-of-way to a 1/2" iron rod found; thence N 79°32'53" W 55.00 feet to a 1/2" iron rod found; thence S 00°07'00" W 200.24 feet to a 1" iron pipe found; thence N 77°27'41" W 25.00 feet to a 1/2" iron rod set at the POINT OF BEGINNING; thence S 00°13'31" E 578.47 feet to a 1/2" iron rod set on the north right-of-way of CSX Transportation; thence N 79°20'33" W 695.75 feet along said north right-of-way to a 1/2" iron rod found; thence N 10°22'12" E 49.74 feet to a 1/2" iron rod found; thence N 79°23'24" W 49.65 feet to a 1/2" iron rod set; thence S 10°54'52" W 49.92 feet to a 1/2" iron rod found; thence N 79°43'52" W 189.47 feet to a 1/2" iron rod found; thence N 17°39'22" E 593.02 feet to a 1/2" iron rod found; thence N 89°44'01" E 147.69 feet to a 1/2" iron rod set; thence N 00°15'59" W 150.00 feet to a 1/2" iron rod found on the south right-of-way of U.S. Highway 90; thence S 79°30'59" E 30.54 feet along said south right-of-way to a 1/2" iron rod set; thence S 00°15'56" E 247.33 feet to an "x" mark set in concrete; thence N 89°07'26" E 100.55 feet to an "x" mark set in concrete; thence N 89°07'26" E 144.32 feet to a 1/2" iron rod found; thence S 79°18'38" E 99.94 feet to a 1/2" iron rod found; thence S 78°54'26" E 44.93 feet to a 1/2" iron rod found; thence N 00°04'37" E 198.87 feet to a 1/2" iron rod set on the south right-of-way of U.S. Highway 90; thence S 79°35'50" E 50.00 feet along said south right-of-way to a 1/2" iron rod found; thence S 00°06'17" W 199.09 feet to a 1/2" iron rod found; thence S 79°21'16" E 125.14 feet to the POINT OF BEGINNING. Said parcel contains 11.32 acres. Being Parcel 1 on that boundary survey prepared by James C. Booth, Jr., PLS, Seymour Engineering, dated October 27, 2006, attached hereto.

PARCEL B - (LIQUOR STORE PARCEL)

A parcel of land in the Southeast 1/4 of the Southeast 1/4 of Section 20, Township 7 South, Range 8 West, City of Ocean Springs, Jackson County, Mississippi, and being more particularly described as follows:

Commencing at the corner common to Sections 20, 21, 28, and 29 of said Township and Range; thence N 00°14'00" W 676.70 feet to a point on the south right-of-way of U.S. Highway 90; thence N 79°29'00" W 565.25 feet along said south right-of-way of U.S. Highway 90 to an iron rod found; thence N 79°30'03" W 547.05 feet further along said south right-of-way of U.S. Highway 90 to a 1/2" iron rod found at the POINT OF BEGINNING; thence S 00°05'27" E 227.01 feet to an x-mark found; thence S 89°07'26" W 100.55 feet to an x-mark found; thence N 00°15'56" W 247.33 feet to a 1/2" iron rod found on the south right-of-way of U.S. Highway 90; thence S 79°30'03" E 103.05 feet along said south right-of-way of U.S. Highway 90 to the POINT OF BEGINNING. Said parcel of land contains 23.931 square feet. Being the unnumbered Parcel shown as "Liquor Store Parcel" on that boundary survey prepared by James C. Booth, Jr., PLS, Seymour Engineering, dated October 27, 2006, attached hereto.

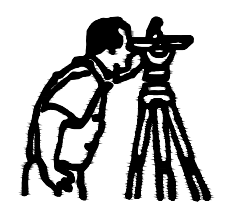
PARCEL "A"
492,843.08 SQ. FT.
11.314 ACRES

PARCEL "A" AS PER DEED BOOK 1810, PAGE 118

- NOTES:**
- 1) FIELD SURVEY PERFORMED WITH A COMBINATION OF TOPCON GR3 GPS RECEIVER AND TOPCON GPT-9005A ROBOTIC TOTAL STATION.
 - 2) STATE PLANE COORDINATES AND BEARINGS SHOWN HEREON ARE DERIVED BY COMBINATION OF GPS STATIC OBSERVATION AND EARL DUDLEY, INC. RTK NETWORK, AND ARE BASED ON SPC (2301 MS E).
 - 3) ELEVATIONS SHOWN ARE BASED ON NAVD83.
 - 4) THIS SURVEY HAS BEEN PREPARED BY INFORMATION PROVIDED BY CLIENT AND LIMITED RESEARCH IN COURTHOUSE WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THIS SURVEY MAY NOT SHOW ALL EASEMENTS AND OTHER RESTRICTIONS OF RECORD. SURVEYOR WILL BE MADE AVAILABLE TO ADD SUCH FEATURES TO THIS SURVEY IF A CURRENT TITLE REPORT OR ABSTRACT OF TITLE IS PROVIDED TO HIM BY PROPER AUTHORITY.
 - 5) UNLESS OTHERWISE NOTED THIS SURVEY IS LIMITED TO ABOVE GROUND AND VISIBLE UTILITIES. A MISSISSIPPI ONE CALL SHOULD BE MADE BEFORE ANY DIGGING @ 1-800-227-6477.
 - 6) BUILDING SETBACKS, ELEVATIONS, WETLAND DETERMINATION AND ET CETERA TO BE PRESCRIBED BY APPROPRIATE GOVERNING BODIES.

THIS IS TO CERTIFY THAT I HAVE MADE A SURVEY OF THE PROPERTY SHOWN HEREON AND THAT ALL DIMENSIONS AND OTHER DATA SHOWN ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

CLIFFORD A. CROSBY, P.L.S. DATE _____

THIS PROPERTY IS LOCATED IN F.I.R.M. ZONE "X" AND "X500" ACCORDING TO MAP NUMBER 28059C0291G DATED MARCH 16, 2009		BEARINGS SHOWN HEREON ARE DERIVED BY: GPS OBSERVATION, STATE PLANE COORDINATES	
SURVEY CLASS -- "B"	FOR: AVALON SPRINGS, LLC	DATE OF FIELD WORK: APRIL 29, 2022	
SCALE: 1" = 60'		PARTY CHIEF: DM	
 CROSBY SURVEYING PROFESSIONAL LAND SURVEYING 716 LIVE OAK DRIVE BILOXI, MISSISSIPPI 39532 PHONE: 228-234-1649		INSTRUMENT MAN: TM	
		DRAWN BY: CAC	
		DRAWING NUMBER: 22119	
		REVISED:	