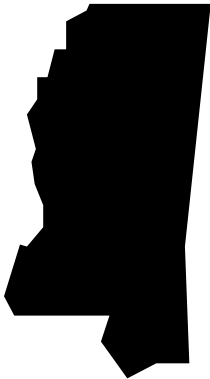




TAX INCREMENT FINANCING PLAN
SUNNYBROOK AUTOMOTIVE PROJECT
City of Ridgeland, Mississippi
November 2017



Prepared by:

GOURAS & ASSOCIATES

101 Webster Circle, Suite 300
Madison, MS 39110
P.O. Box 1465
Ridgeland, MS 39158
601-605-8128 P 601-605-8129 F
chrisgouras@gourasandassociates.com
christiana@gourasandassociates.com

**TAX INCREMENT FINANCING PLAN:
SUNNYBROOK AUTOMOTIVE PROJECT
CITY OF RIDGELAND, MISSISSIPPI
November 2017**

ARTICLE I

A. PREAMBLE

1. The administration and implementation of this *Tax Increment Financing Plan: Sunnybrook Automotive Project, City of Ridgeland, Mississippi, November 2017* (the “TIF Plan”) will be an undertaking of the City of Ridgeland, Mississippi (the “City”), authorized pursuant to Sections 21-45-1, *et seq.*, Mississippi Code of 1972, as amended (the “TIF Act”), and in accordance with the Tax Increment Financing Redevelopment Plan, Ridgeland, Mississippi, 2003, as Amended and Restated October 2016 (the “Redevelopment Plan”) and will be administered and implemented by the City and may also be implemented as a joint undertaking of the City and Madison County, Mississippi (the “County”).
2. Ritchey Jackson, LLC (together with its assigns, the “Developer”) proposes to construct two luxury car dealerships and related improvements, to be located off Interstate 55 North and Sunnybrook Road (the “Project”). The Project represents a private investment in excess of \$20,000,000. The Project will be located on real property more particularly described in Article VII of this TIF Plan and the map attached hereto as “Exhibit A” (the “Map”), the land described in the Map and Article VII of this Plan being collectively referred to as the “TIF District.”
3. The City and County may enter into an interlocal cooperation agreement pursuant to the Mississippi Interlocal Cooperation Act of 1974, codified at Section 17-13-1, *et seq.*, Mississippi Code of 1972, as amended (the “Interlocal Act”), which will designate the City as the primary party in interest in carrying the Project forward. The issuance of bonds to provide funds to finance the costs of infrastructure improvements identified in the TIF Plan may be a joint undertaking of the City and County whereby the City may issue Tax Increment Financing Bonds as authorized herein to finance the Project as more fully described herein (the “TIF Bonds”). The TIF Bonds authorized by this TIF Plan shall not exceed \$2,300,000.
4. The Mayor and Board of Aldermen of the City (the “Governing Body”) hereby finds and determines that the Project is in the best interest of the City and its future development and that it is in the best interest of the City and its citizens that the provision of Section 21-45-9 of the Act requiring dedication of the “redevelopment project” to the City not apply to those Improvements which are constructed on the privately owned portion of the Project.

5. The tax increment financing funds as identified herein will be used to defray the cost of infrastructure improvements to serve the project and the community as a whole.
6. The Developer has provided information to the City regarding the proposed site plan, the amount of the private investment, sales tax, and job creation projections. Estimates of ad valorem taxes were made based on information from the County Tax Assessor and valuations of similar projects in the County.

B. STATEMENT OF INTENT

1. The City may issue TIF Bonds, pursuant to the authority outlined hereinabove, in an amount not to exceed Two Million Three Hundred Thousand Dollars (\$2,300,000), which will be secured solely by a pledge of the increased ad valorem taxes from real and personal property and sales tax rebates generated within the TIF District, which funds will be used to pay the cost of acquiring and constructing various infrastructure improvements which may include but are not limited to, installation, rehabilitation and/or relocation of utilities such as water and sanitary sewer lines; construction, renovation, or rehabilitation of drainage improvements, roadways, curbs, gutters, sidewalks; surface parking including retaining walls and other infrastructure necessary to develop parking; relocation of electrical lines; lighting; signalization; landscaping of rights-of way; related architectural/engineering fees, attorney's fees, TIF Plan preparation fees, issuance costs, capitalized interest, and other related soft costs (collectively, the "Infrastructure Improvements").
2. After the Project has been substantially completed, the City will issue the TIF Bonds and reimburse the Developer in accordance with a development agreement to be entered into between the parties as authorized by the TIF Act.
3. The construction of the Infrastructure Improvements will be undertaken to provide for the public convenience, health, and welfare.

C. PUBLIC CONVENIENCE AND NECESSITY

1. The public convenience and necessity requires participation by the City and the County in the Project. The Project will accomplish the following, which will provide for the public convenience and necessity and serve the best interests of the citizens of the City and the County, including:
 - a. Construction of the Project will represent a private investment of approximately \$20,000,000.

- b. The Project will create construction jobs with an estimated payroll of approximately \$4,500,000.
- c. It is estimated that the Project will employ approximately 50-55 employees with an average annual salary of approximately \$60,000 per job.
- d. It is expected that the Project will result in an annual real and personal property tax *increase* of about \$20,022 for the City.
- e. It is expected that the Project will result in an annual real and personal property tax *increase* of about \$33,330 for the County.
- f. It is anticipated that the Project will yield an annual real and personal property tax increase of about \$54,800 for the School District.
- g. The annual sales generated by the Project are expected to reach approximately \$54,147,000.
- h. The Project is expected to result in annual sales tax rebates to the City of about \$350,000.
- i. The development of the Project will help expand the tax base of the City, the County, and the County's Schools.
- j. The Project will utilize property that is strategically located but undeveloped because of topographic issues that will require extensive site work, including grading and possibly retaining walls.

**ARTICLE II
PROJECT INFORMATION**

A. REDEVELOPMENT PROJECT DESCRIPTION

1. The Project is expected to include two 20,000 square feet luxury car dealerships and related on and off-site improvements.
2. Project Location: The Project is located east of Interstate 55 North and west of Sunnybrook Road, as more particularly described by the Map and in Article VII of this TIF Plan.

B. DEVELOPER'S INFORMATION

1. Name: Ritchey Management II, LLC, or its assigns
2. Address: 2082 West Poplar Ave., Collierville, TN 38017

**ARTICLE III
ECONOMIC DEVELOPMENT IMPACT DESCRIPTION**

A. JOB CREATION

1. Construction Jobs: The Project will create construction jobs with an estimated payroll of \$4,500,000.
2. Permanent Jobs: It is estimated that the Project will employ approximately 50-55 employees with an average annual salary of approximately \$60,000 per job.

B. FINANCIAL BENEFIT TO THE COMMUNITY

1. Ad Valorem Tax Increases: The construction and development of the Project will generate significant ad valorem tax revenues for the City, the County, and the School District. The following are estimates of new ad valorem tax revenues expected to be generated.

- (a) The estimates for real property taxes for the TIF District are based on an assumed new true value of \$5,000,000 for the development and \$1,700,000 for furniture, fixtures, equipment, and inventory; and an assumed combined assessed value of \$1,004,570.

ENTITY	AD VALOREM MILLAGE RATE	CURRENT REAL AND PERSONAL PROPERTY AD VALOREM	REAL AND PERSONAL PROPERTY AD VALOREM TAXES AFTER	REAL AND PERSONAL PROPERTY AD VALOREM INCREMENT
<i>City of Ridgeland</i>	20.03	\$9	\$20,130	\$20,121
<i>Madison County</i>	33.18	\$16	\$33,346	\$33,330
<i>School District Taxes**</i>	54.55	\$26	\$54,823	\$54,797
TOTAL	107.76	\$51	\$108,299	\$108,248

*Note: Assumes constant values and millage rates.

** School taxes are not eligible for use

- (b) The incremental increase in the ad valorem real and personal property taxes (together with the Retail Sales rebates discussed below) will be pledged to

service the debt on the TIF Bonds. However, the TIF Bonds will be SIZED based upon fifty percent (50%) of the City's increase in real and personal property ad valorem taxes and fifty percent (50%) of sales tax rebates (discussed below), and may also include fifty percent (50%) of the County's incremental increase in real and personal property ad valorem taxes.

1. Retail Sales: It is estimated that the Project will generate approximately \$54,147,000 in sales annually which will create annual sales tax rebates of \$350,000. These sales tax rebates will be pledged by the City to service the debt on the TIF Bonds in addition to the incremental increase in the real and personal property ad valorem taxes discussed above; however, the amount of TIF Bonds to be issued shall be determined by using fifty percent (50%) of the sales tax rebates to service the debt on the TIF Bonds and fifty percent (50%) of the incremental increases in ad valorem real and personal property taxes discussed above.

ARTICLE IV
THE OBJECTIVE OF THE TAX INCREMENT FINANCING PLAN

- A. CONSTRUCTION OF IMPROVEMENTS:** The improvements constructed for the Project (including, but not limited to the Infrastructure Improvements) will be consistent with the Redevelopment Plan. The Project and the Infrastructure Improvements will be constructed in accordance with standards, codes, and ordinances of the City. As an automobile dealership subject to the City's design guidelines, the Project will further the goals and objectives of the Redevelopment Plan, including promoting compatibility of land uses and promoting the orderly expansion of urban growth to provide the efficient use of resources. (*Comprehensive Plan for Ridgeland, Mississippi, July 2000*, pp. 9 and 14). Furthermore, consistent with the Redevelopment Plan, this TIF plan contemplates the construction of off-street parking facilities to serve the demand within the redevelopment area. (*Redevelopment Plan*, p. 3).
- B. REDEVELOPMENT:** Consistent with Article XIV, Section (4)(b) of the Redevelopment Plan, property held by the City may be disposed of by the City to private parties for development or redevelopment in accordance with applicable law. It is not currently contemplated that any property held by the City will be disposed of by the City to private parties for the Project.
- C. CONSOLIDATION OF TITLE:** Consistent with Article XIV, Section (4)(c) of the Redevelopment Plan, the City may take such actions as it determines desirable to consolidate title to tracts of land that are otherwise not being optimally utilized because of diverse patterns of ownership. It is not currently contemplated that any property needed for the Project will require a consolidation of title by the City.
- D. PUBLIC CONVENIENCE AND NECESSITY:** The primary objective of this TIF Plan is to serve the public convenience and necessity by participating in the Project. The TIF Plan will provide financing to construct the Infrastructure Improvements to serve the general public and the Project.
- E. HEALTH AND WELFARE OF THE PUBLIC PROVIDED FOR:** The Infrastructure Improvements will provide for the health and welfare of the public by providing for safe and adequate infrastructure for the use of the property. The Project will also utilize an undeveloped property will require the resolution of significant soil and grading challenges prior to development. For example, the site contains expansive clay, will require extensive grading, and may require retaining walls.

ARTICLE V

A STATEMENT INDICATING THE NEED AND PROPOSED USE OF THE TAX INCREMENT FINANCING PLAN IN RELATIONSHIP TO THE REDEVELOPMENT PLAN

The proposed use of the TIF Plan is to provide a financing mechanism for the construction of Infrastructure Improvements necessary to induce development within the redevelopment area and serve the public who will utilize and benefit from the development of the Project. This will be an undertaking of the City as described in the Redevelopment Plan, and may include County participation.

ARTICLE VI

**A STATEMENT CONTAINING THE COST ESTIMATE OF THE REDEVELOPMENT PROJECT,
PROJECTED SOURCES OF REVENUE TO MEET THE COSTS, AND TOTAL AMOUNT OF
INDEBTEDNESS TO BE INCURRED**

A. COST ESTIMATE OF REDEVELOPMENT PROJECT

1. The development of the TIF District will represent a private investment of approximately \$20,000,000. The proceeds of the TIF Bonds will be used to pay the cost of constructing various Infrastructure Improvements, more particularly described in Article I, Section B.
2. The Governing Body does hereby find and determine that the Project is in the best interest of the City and its future development and that it is in the best interest of the City and its citizens that the provision of Section 21-45-9 of the Act requiring dedication of the “redevelopment project” to the City not apply to those Improvements which are constructed on the privately owned portion of the Project.
3. The construction of the Infrastructure Improvements will be undertaken to provide for the public convenience, health, and welfare.
4. Proceeds of the TIF Bonds may also be used to fund capitalized interest and/or a debt service reserve fund as may be permitted under Section 21-45-1, *et seq.*, Mississippi Code of 1972, annotated.

B. PROJECTED SOURCES OF REVENUE TO MEET COSTS

1. The Developer will secure financing to construct the Project including the work to be funded with TIF Bonds.
2. All of the ad valorem tax increases from the real and personal property and the increased sales tax rebates within the TIF District will be pledged to secure the TIF Bonds.
3. The amount of TIF Bonds to be issued shall be determined by using fifty percent (50%) of the increased ad valorem taxes of the City and fifty percent (50%) of the increased sales taxes generated within the TIF District, and may also include fifty percent (50%) of the increased ad valorem taxes of the County.

C. TOTAL AMOUNT OF INDEBTEDNESS TO BE INCURRED

1. The City will issue up to Two Million Three Hundred Thousand Dollars (\$2,300,000) in TIF Bonds which shall be secured by the pledge of all of the incremental increases in ad valorem real and personal property taxes and all of the sales tax rebates generated from within the TIF District; provided, however, that the amount of TIF Bonds to be issued shall be determined by using fifty percent (50%) of the City's sales tax rebates, fifty percent (50%) of the incremental increases in the City's ad valorem taxes, and may also include fifty percent (50%) of the incremental increases in the County's ad valorem taxes generated from within the District. The Redevelopment Plan and this TIF Plan may be a joint undertaking by the City and the County including, but not necessarily limited to, the issuance of the TIF Bonds, which may include bonds, notes, or other debt obligations to provide funds to defray the cost of the Infrastructure Improvements.

2. It is requested that approximately \$2,300,000 in TIF bonds will be issued for a term of 15 years as contemplated by this TIF Plan.

REVENUE		FOR DEBT SERVICE	SURPLUS
50% City AV	\$ 20,121	\$ 10,060	\$ 10,060
50% City Sales Tax Rebates	\$ 349,115	\$ 174,557	\$ 174,557
50% County AV	\$ 33,330	\$ 16,665	\$ 16,665
TOTALS	\$ 402,566	\$ 201,283	\$ 201,283

3. The amount and timing of the issuance of the TIF Bonds shall be determined pursuant to further proceedings of the City.

**ARTICLE VII
REAL PROPERTY TO BE INCLUDED IN TAX INCREMENT FINANCING DISTRICT**

A. PARCEL NUMBERS FOR THE TIF DISTRICT

The real property to be included in the TIF District from which the ad valorem real and personal property tax revenues and sales tax rebates will be generated to finance the TIF Bonds contains approximately 7.78 acres, more or less, and is described below and in the Map.

PARCEL	TRUE	ASSESSED	CITY	COUNTY	SCHOOL
071F-24A-016/00.00	\$3,104	\$472	\$9	\$16	\$26

The above True and Assessed Values were obtained from the Madison County Tax Assessor's office and a copy of the information is attached hereto as Exhibit B.

ARTICLE VIII
DURATION OF THE TAX INCREMENT FINANCING PLAN'S EXISTENCE

The duration of this TIF Plan shall be thirty (30) years from the date of approval thereof.

ARTICLE IX

ESTIMATED IMPACT OF TAX INCREMENT FINANCING PLAN UPON THE REVENUES OF ALL TAXING JURISDICTIONS IN WHICH A REDEVELOPMENT PROJECT IS LOCATED

2. **AD VALOREM TAX INCREASES:** The construction and development of the Project will generate significant ad valorem tax revenues for the City, the County, and the School District. The following are estimates of new ad valorem tax revenues expected to be generated.

The estimates for real property taxes for the TIF District are based on an assumed new true value of \$5,000,000 for the development and \$1,700,000 for furniture, fixtures, equipment, and inventory; and an assumed combined assessed value of \$1,004,570.

ENTITY	AD VALOREM MILLAGE RATE	CURRENT REAL AND PERSONAL PROPERTY AD VALOREM	REAL AND PERSONAL PROPERTY AD VALOREM TAXES AFTER	REAL AND PERSONAL PROPERTY AD VALOREM INCREMENT
<i>City of Ridgeland</i>	20.03	\$9	\$20,130	\$20,022
<i>Madison County</i>	33.18	\$16	\$33,346	\$33,330
<i>School District Taxes**</i>	54.55	\$26	\$54,822	\$54,796
TOTAL	107.76	\$76	\$108,298	\$108,148

*Note: Assumes constant values and millage rates.

** School taxes are not eligible for use

*Note: Assumes constant values and millage rates.

** School taxes are not eligible for use

- A. **RETAIL SALES:** It is estimated that the Project will generate approximately \$54,147,000 in sales annually which will create annual sales tax rebates of \$530,000.

The pledge of the incremental increase in all of the valorem tax revenues and sales tax rebates from the TIF District, as well as the sizing of the TIF Bonds are set forth in Articles VI and XII of this TIF Plan.

ARTICLE X
A STATEMENT REQUIRING THAT A SEPARATE FUND BE ESTABLISHED TO RECEIVE AD VALOREM TAXES AND THE PROCEEDS OF ANY OTHER FINANCIAL ASSISTANCE

A separate fund entitled the “Tax Increment Fund: Sunnybrook Automotive Project” shall be established by the City to receive ad valorem taxes and sales tax rebates in connection with this TIF Plan.

ARTICLE XI

THE GOVERNING BODY OF THE CITY SHALL BY RESOLUTION FROM TIME TO TIME, DETERMINE (i) THE DIVISION OF AD VALOREM TAX RECEIPTS, IF ANY, THAT MAY BE USED TO PAY FOR THE COST OF ALL OR ANY PART OF A REDEVELOPMENT PROJECT; (ii) THE DURATION OF TIME IN WHICH SUCH TAXES MAY BE USED FOR SUCH PURPOSES; (iii) IF THE GOVERNING BODY SHALL ISSUE BONDS FOR SUCH REDEVELOPMENT PROJECT; AND (iv) SUCH OTHER RESTRICTIONS, RULES AND REGULATIONS AS IN THE SOLE DISCRETION OF THE GOVERNING BODY OF THE CITY SHALL BE NECESSARY IN ORDER TO PROMOTE AND PROTECT THE PUBLIC INTEREST.

Through the adoption of the TIF Plan, the Governing Body of the City acknowledges the above and shall adopt the necessary resolutions when deemed necessary and appropriate.

**ARTICLE XII
PLAN OF FINANCING**

A. SECURITY FOR THE TIF BONDS

The TIF Plan provides for the City to issue the TIF Bonds which will be secured by the pledge of incremental increases in ad valorem real and personal property taxes and sales taxes generated by the Project. All of the ad valorem tax increases and all of the sales tax rebates to the City shall be pledged to secure the debt on the TIF Bonds. However, the amount of TIF Bonds to be issued shall be determined by using fifty percent (50%) of the incremental increases in the City's ad valorem taxes, and fifty percent (50%) of sales tax rebates to the City, and may also include fifty percent (50%) of the incremental increases in the County's ad valorem real and personal property taxes.

B. FURTHER PROCEEDINGS OF THE CITY

Such decision on the most advantageous method for the City to incur the debt will be made pursuant to further proceedings of the City.

C. AMOUNT AND TIMING OF ISSUANCE

The amount and timing of the issuance of the TIF Bonds shall be determined pursuant to further proceedings of the City.

EXHIBIT A

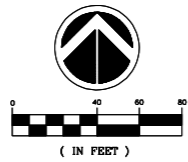
MAP OF TIF DISTRICT

[ATTACHED]

EXHIBIT A TO TIF PLAN

BASIS OF BEARINGS
BEARINGS AND DISTANCES ON THIS PLAN ARE BASED ON AND REFERENCED TO THE MISSISSIPPI STATE PLANE COORDINATE SYSTEM GRID NORTH (NAD 83 - WEST ZONE) AS DERIVED USING RTK GPS OBSERVATIONS USING EARL DUDLEY CONTINUOUSLY OPERATING REFERENCE NETWORK.
CONVERGENCE ANGLE = +02'08.00"
COMBINED FACTOR = 0.999936107
(COMPUTED AT N=1070279.92, E=2355477.32)

VERTICAL DATUM
ELEVATIONS ARE REFERENCED TO NAD 88 AS DERIVED USING THE SAME GPS OBSERVATIONS DESCRIBED FOR BASIS OF BEARING.



SURVEY NOTES:
(1) ALL EASEMENTS AND RIGHTS-OF-WAY OF WHICH THE SURVEYOR HAS KNOWLEDGE HAVE BEEN SHOWN HEREON. THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF AN ABSTRACT OF TITLE OR A TITLE COMMITMENT. THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT RESEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS AN ACCURATE TITLE SEARCH MAY DISCLOSE. NO LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR LOSS RELATING TO ANY MATTER THAT MIGHT BE DISCOVERED BY AN ABSTRACT OR TITLE SEARCH OF THE PROPERTY SURVEYED.
(2) THIS PLAN DOES NOT SHOW ANY UNRECORDED, UNWRITTEN, IMPLIED OR PRESCRIPTIVE EASEMENTS THAT MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT VISIBLE USE OF THE LAND, HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO EASEMENTS EXIST.

REFERENCE MATERIALS
TAX AND CHANCERY RECORDS
PLAT OF HIGHLAND COLONY
INTERSTATE 55 CONSTRUCTION PLANS AND R.O.W. ACQUISITION MAP

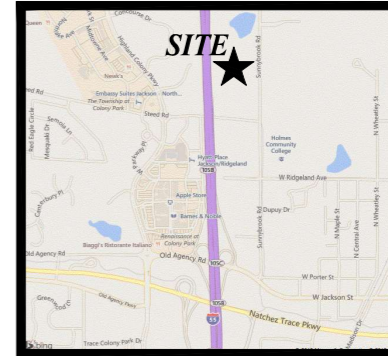
PICKERING FIRM INCORPORATED UNDERGROUND UTILITIES DISCLAIMER
INFORMATION REGARDING THE REPORTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES RELATED TO UNDERGROUND UTILITIES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES RELATED TO UNDERGROUND UTILITIES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES RELATED TO UNDERGROUND UTILITIES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION REGARDING THE UNDERGROUND UTILITIES AND STRUCTURES RELATED TO UNDERGROUND UTILITIES SHOWN HEREON.

FLOOD NOTE:
THIS IS TO CERTIFY THAT BY GRAPHIC DETERMINATION THE ABOVE PLATTED PROPERTY IS IN A "ZONE X" NO SHADING (AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN) ACCORDING TO THE FEMA/FIRM MAP NUMBER 28089C0559F WITH AN EFFECTIVE DATE OF MARCH 17, 2010.

ZONING DATA
CURRENT ZONING: HIGHWAY COMMERCIAL DISTRICT (C-4)
BUILDING SETBACKS:
FRONT YARD: 30'
REAR YARD: 10'
SIDE YARD: 10'
MAX SITE COVERAGE: 50%
MINIMUM LOT AREA: 10,000 SQ. FT.
MAXIMUM HEIGHT: 48 FEET OR 4 STORIES

THE ABOVE INFORMATION WAS OBTAINED FROM THE CITY OF RIDGELAND'S WEBSITE: (HTTP://RIDGELANDMS.ORG/WP-CONTENT/UPLOADS/08-19-2016-ZONING-MAP_WEB.PDF) (HTTP://RIDGELANDMS.ORG/WP-CONTENT/UPLOADS/OFFICIAL-RIDGELAND-ZONING-ORDINANCE-02-04-14.PDF)

MS-1-CALL UTILITY LOCATE REQUEST INFORMATION
TICKET NUMBER = 16111709120255 & 16111808560294
MEMBER COMPANIES NOTIFIED:
TELEFAX DBA C SPIRE FIBER
HOLMES COMMUNITY COLLEGE RIDGELAND
COMCAST CABLE COMMUNICATIONS INC.
CENTERPOINT ENERGY PEARL/RIDGELAND
AT&T ENERGY JACKSON
CITY OF RIDGELAND
AT&T DISTRIBUTION
ENTERGY MS



Vicinity Map
(not to scale)
found PK nail in Sunnybrook Road at the NE corner of Section 24, T7N, R1E, City of Ridgeland, Madison Co., MS
N:1070538.62
E:2356007.64

NO.	DESCRIPTION	DATE

PROJECT #: 25022.00
DATE: 11-30-2016
DRAWN BY: MBC
Pickering Book 31
FIELD BOOK: Page 9
CHECKED BY: JDB

Pickering Firm, Inc.
Facility Design • Civil Engineering • Surveying •
Transportation • Natural / Water Resources
2001 Airport Road, Suite 201
Flowood, MS 39232
601.956.3663

TOWNSHIP DEVELOPMENT SERVICES
Northeast 1/4 Section 24, Township 7 North, Range 1 East
City of Ridgeland, Madison County, MS

SEAL:
SHEET NUMBER:

1 of 1
DESCRIPTION:

TIF DISTRICT (Parcel B)

RAM Realty, LLC
DB 1874 P 244
Parcel C
±1.58 acres
±68,992 sq. ft.

TIF DISTRICT (Parcel C)

RAM Realty, LLC
DB 1874 P 244
Parcel B
±0.56 acre
±24,465 sq. ft.

TIF DISTRICT (Parcel A)

RAM Realty, LLC
DB 1874 P 244
Parcel A
±5.64 acres
±245,476 sq. ft.

Parcels A, B, and C contain a total of ±7.78 acres ±338,933 sq. ft.

On the date of the field survey, the surveyed property was vacant land. No buildings exist.

Wilson Real Estate, LLC
DB 2716 P 18

SYMBOLS AND ABBREVIATIONS	
ANCHOR GUY POLE	FOUND 1-POST (STEEL)
ANCHOR GUY WIRE	FOUND CHISEL MARK
BORCHOLE	FOUND CHISEL "X"
ELECTRIC GENERATOR	SET 1/2" REBAR WITH CAP STAMPED "COA 114"
ELECTRIC MALL BOX	FOUND GUY WIRE (OPENING)
ELECTRIC BOX	FOUND REBAR
FIRE HYDRANT	FOUND PIPE
FOUND REBAR	FOUND GUY WIRE (OPENING)
FIBER OPTIC MARKER	FOUND RE SPK
GAS MARKER - UNDERGROUND	FOUND NAIL
GAS VALVE	FOUND CONCRETE MONUMENT
GAS METER	
GREASE TRAP MANHOLE	
HANDICAP PARKING/ACCESS	ASPH
IRRIGATION CONTROL VALVE	BC
LIGHT POLE	BOTTOM OF CURB
MANHOLE	CONCRETE
MONITOR WELL	CP
POWER POLE	EDGE OF PAVEMENT
POST INDICATOR VALVE	FL
SANITARY SEWER MANHOLE	GRVL
SANITARY SEWER CLEANOUT	HE
SON	HEADWALL
TREE, SHRUB, PLANTING	HCR
TELEPHONE PEDESTAL	HP
WATER VALVE	IR
WATER SHUTOFF	IS
WATER METER	IS
WATER SPRAWLER HEAD	IS

NOTE: SYMBOLS, ABBREVIATIONS, OR LINESYLES DO NOT NECESSARILY APPEAR IN THIS DRAWING. USE ONLY AS APPLICABLE.

LINE LEGEND	
---	DRAINAGE/STORM SEWER LINE
---	FENCE
---	OVERHEAD ELECTRIC LINES
---	OVERHEAD TELEPHONE LINE
---	SUBJECT BOUNDARY LINE
---	UNDERGROUND ELECTRIC LINES
---	UNDERGROUND GAS LINE
---	UNDERGROUND SANITARY SEWER LINE
---	UNDERGROUND TELEPHONE LINE
---	UNDERGROUND WATER LINE

NOTE: SYMBOLS, ABBREVIATIONS, OR LINESYLES DO NOT NECESSARILY APPEAR IN THIS DRAWING. USE ONLY AS APPLICABLE.

CERTIFICATION
THIS IS TO CERTIFY THAT I HAVE CAUSED A SURVEY TO BE MADE OF THE PROPERTY SHOWN HEREON AND THAT SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
DRAFT
MICHAEL BLAKE COLLINS, PLS DATE
MS LS No. 2955
2001 AIRPORT ROAD, SUITE 201
FLOWOOD, MS 39232
CLASS "A" SURVEY
DATE OF FIELD SURVEY - NOVEMBER 28, 2016

DATE OF FIELD SURVEY - NOVEMBER 28, 2016

Parcel A
The following description is based on the Mississippi State Plane Coordinate System, West Zone, NAD 83, grid values, using a combined factor of 0.999936107 and a convergence angle of +02'06.09".
A parcel of land containing 5.64 acres, more or less, and being situated in the Northeast Quarter of Section 24, Township 7 North, Range 1 East, City of Ridgeland, Madison County, MS and being further described as being a portion of Lots 7 and 8 of Block 7 of Highland Colony (Plat Book 1, Page 6), and being more particularly described as follows:
Commence at a PK Nail found in the asphalt of Sunnybrook Road at the northeast corner of Section 24, Township 7 North, Range 1 East, City of Ridgeland, Madison County, MS, and thence run N 87°21'24" W along the north line of said Section 24 for a distance of 541.50 feet to a 1/2" rebar set at the POINT OF BEGINNING of the herein described parcel of land.
From said POINT OF BEGINNING, continue N 87°21'24" W along said section line for a distance of 406.49 feet to a 1/2" rebar set on the east right of way line of Interstate 55; thence, leaving said section line, run S 02°06'33" E along said right of way line for a distance of 622.77 feet to a set 1/2" rebar; thence, leaving said right of way line, run N 87°52'42" E for a distance of 405.22 feet to a found 1/2" rebar; thence run N 02°07'18" W for a distance of 589.00 feet back to the POINT OF BEGINNING, and containing 5.64 Acres (245,476 Square Feet), more or less.

Parcel B
The following description is based on the Mississippi State Plane Coordinate System, West Zone, NAD 83, grid values, using a combined factor of 0.999936107 and a convergence angle of +02'06.09".
A parcel of land containing 0.56 acre, more or less, and being situated in the Northeast Quarter of Section 24, Township 7 North, Range 1 East, City of Ridgeland, Madison County, MS and being further described as being a portion of Lots 7 and 8 of Block 7 of Highland Colony (Plat Book 1, Page 6), and being more particularly described as follows:
Commence at a PK Nail found in the asphalt of Sunnybrook Road at the northeast corner of Section 24, Township 7 North, Range 1 East, City of Ridgeland, Madison County, MS, and thence run N 87°21'24" W along the north line of said Section 24 for a distance of 541.50 feet to a set 1/2" rebar; thence continue N 87°21'24" W along said section line for a distance of 406.49 feet to a 1/2" rebar set on the east right of way line of Interstate 55; thence, leaving said section line, run S 02°06'33" E along said right of way line for a distance of 622.77 feet to a set 1/2" rebar; thence, leaving said right of way line, run N 87°52'42" E for a distance of 405.22 feet to a found 1/2" rebar; thence run N 02°07'18" W for a distance of 254.93 feet to a 1/2" rebar found at the POINT OF BEGINNING of the herein described parcel of land.
From said POINT OF BEGINNING, thence run N 87°53'30" E for a distance of 2.55 feet to a set 1/2" rebar; thence run N 82°02'52" E for a distance of 260.82 feet to a found 1/2" rebar; thence run S 87°21'23" E for a distance of 225.20 feet to a 1/2" rebar set on the west right of way line of Sunnybrook Road; thence run N 02°29'09" W along said right of way line for a distance of 50.07 feet to a set 1/2" rebar; thence, leaving said right of way line, run N 87°21'23" W for a distance of 227.10 feet to a found 1/2" rebar; thence run S 82°02'52" W for a distance of 262.91 feet to a found 1/2" rebar; thence run S 02°07'18" E for a distance of 50.00 feet back to the POINT OF BEGINNING, and containing 0.56 Acre (24,465 Square Feet), more or less.

Parcel C
The following description is based on the Mississippi State Plane Coordinate System, West Zone, NAD 83, grid values, using a combined factor of 0.999936107 and a convergence angle of +02'06.09".
A parcel of land containing 1.58 acres, more or less, and being situated in the Northeast Quarter of Section 24, Township 7 North, Range 1 East, City of Ridgeland, Madison County, MS and being further described as being a portion of Lots 7 and 8 of Block 7 of Highland Colony (Plat Book 1, Page 6), and being more particularly described as follows:
Commence at a PK Nail found in the asphalt of Sunnybrook Road at the northeast corner of Section 24, Township 7 North, Range 1 East, City of Ridgeland, Madison County, MS, and thence run N 87°21'24" W along the north line of said Section 24 for a distance of 270.21 feet to a 1/2" rebar set at the POINT OF BEGINNING of the herein described parcel of land.
From said POINT OF BEGINNING, thence run S 02°07'18" W for a distance of 235.00 feet to a found 1/2" rebar; thence run S 82°02'52" W for a distance of 262.91 feet to a found 1/2" rebar; thence run N 02°07'18" W for a distance of 284.07 feet to a 1/2" rebar set on the north line of Section 24; thence run S 87°21'24" E along said section line for a distance of 271.29 feet back to the POINT OF BEGINNING, and containing 1.58 Acres (68,992 Square Feet), more or less.
Parcels A-C contain a total of 7.78 acres (338,933 Square Feet), more or less.

Christie Properties, LLC
DB 1780 P 627

CD Properties, LLC
DB 2508 P 762

Sunnybrook, LLC
DB 478 P 138

INTERSTATE 55
FEDERAL AID PROJECT NO. SP-0055-(02/035)
R.O.W. - ACNH-9204-00(001)
FMS R.O.W. - 100486/201000
1-091-2(16)
1-55-2(17)105
DB 2328 P 451

Sta. 79+94.43
Point "E-9"
access rights conveyance
DB 2328 P 451

found rebar with MDOT brass cap
42.50' rt of Sta. 77+55

found rebar with MDOT brass cap
70' rt of Sta. 77+55

found rebar with MDOT brass cap
70' rt of Sta. 85+00

found rebar with MDOT brass cap
70' rt of Sta. 85+00

found rebar with MDOT brass cap
70' rt of Sta. 85+00

found rebar with MDOT brass cap
70' rt of Sta. 85+00

found rebar with MDOT brass cap
70' rt of Sta. 85+00

found rebar with MDOT brass cap
70' rt of Sta. 85+00

found rebar with MDOT brass cap
70' rt of Sta. 85+00

found rebar with MDOT brass cap
70' rt of Sta. 85+00

found rebar with MDOT brass cap
70' rt of Sta. 85+00

found rebar with MDOT brass cap
70' rt of Sta. 85+00

found rebar with MDOT brass cap
70' rt of Sta. 85+00

found rebar with MDOT brass cap
70' rt of Sta. 85+00

found rebar with MDOT brass cap
70' rt of Sta. 85+00

found rebar with MDOT brass cap
70' rt of Sta. 85+00

found rebar with MDOT brass cap
70' rt of Sta. 85+00

found rebar with MDOT brass cap
70' rt of Sta. 85+00

found rebar with MDOT brass cap
70' rt of Sta. 85+00

found rebar with MDOT brass cap
70' rt of Sta. 85+00

found rebar with MDOT brass cap
70' rt of Sta. 85+00

found rebar with MDOT brass cap
70' rt of Sta. 85+00

found rebar with MDOT brass cap
70' rt of Sta. 85+00

found rebar with MDOT brass cap
70' rt of Sta. 85+00

found rebar with MDOT brass cap
70' rt of Sta. 85+00

found rebar with MDOT brass cap
70' rt of Sta. 85+00

found rebar with MDOT brass cap
70' rt of Sta. 85+00

found rebar with MDOT brass cap
70' rt of Sta. 85+00

found rebar with MDOT brass cap
70' rt of Sta. 85+00

found rebar with MDOT brass cap
70' rt of Sta. 85+00

found rebar with MDOT brass cap
70' rt of Sta. 85+00

found rebar with MDOT brass cap
70' rt of Sta. 85+00

found rebar with MDOT brass cap
70' rt of Sta. 85+00

found rebar with MDOT brass cap
70' rt of Sta. 85+00

found rebar with MDOT brass cap
70' rt of Sta. 85+00

found rebar with MDOT brass cap
70' rt of Sta. 85+00

found rebar with MDOT brass cap
70' rt of Sta. 85+00

found rebar with MDOT brass cap
70' rt of Sta. 85+00

found rebar with MDOT brass cap
70' rt of Sta. 85+00

found rebar with MDOT brass cap
70' rt of Sta. 85+00

found rebar with MDOT brass cap
70' rt of Sta. 85+00

found rebar with MDOT brass cap
70' rt of Sta. 85+00

found rebar with MDOT brass cap
70' rt of Sta. 85+00

found rebar with MDOT brass cap
70' rt of Sta. 85+00

found rebar with MDOT brass cap
70' rt of Sta. 85+00

found rebar with MDOT brass cap
70' rt of Sta. 85+00

found rebar with MDOT brass cap
70' rt of Sta. 85+00

found rebar with MDOT brass cap
70' rt of Sta. 85+00

found rebar with MDOT brass cap
70' rt of Sta. 85+00

found rebar with MDOT brass cap
70' rt of Sta. 85+00

found rebar with MDOT brass cap
70' rt of Sta. 85+00

found rebar with MDOT brass cap
70' rt of Sta. 85+00

found rebar with MDOT brass cap
70' rt of Sta. 85+00

found rebar with MDOT brass cap
70' rt of Sta. 85+00

found rebar with MDOT brass cap
70' rt of Sta. 85+00

found rebar with MDOT brass cap
70' rt of Sta. 85+00

found rebar with MDOT brass cap
70' rt of Sta. 85+00

found rebar with MDOT brass cap
70' rt of Sta. 85+00

found rebar with MDOT brass cap
70' rt of Sta. 85+00

found rebar with MDOT brass cap
70' rt of Sta. 85+00

found rebar with MDOT brass cap
70' rt of Sta. 85+00

found rebar with MDOT brass cap
70' rt of Sta. 85+00

found rebar with MDOT brass cap
70' rt of Sta. 85+00

found rebar with MDOT brass cap
70' rt of Sta. 85+00

found rebar with MDOT brass cap
70' rt of Sta. 85+00

found rebar with MDOT brass cap
70' rt of Sta. 85+00

found rebar with MDOT brass cap
70' rt of Sta. 85+00

found rebar with MDOT brass cap
70' rt of Sta. 85+00

found rebar with MDOT brass cap
70' rt of Sta. 85+00

found rebar with MDOT brass cap
70' rt of Sta. 85+00

found rebar with MDOT brass cap
70' rt of Sta. 85+00

found rebar with MDOT brass cap
70' rt of Sta. 85+00

found rebar with MDOT brass cap
70' rt of Sta. 85+00

found rebar with MDOT brass cap
70' rt of Sta. 85+00

found rebar with MDOT brass cap
70' rt of Sta. 85+00

found rebar with MDOT brass cap
70' rt of Sta. 85+00

found rebar with MDOT brass cap
70' rt of Sta. 85+00

found rebar with MDOT brass cap
70' rt of Sta. 85+00

found rebar with MDOT brass cap
70' rt of Sta. 85+00

found rebar with MDOT brass cap
70' rt of Sta. 85+00

found rebar with MDOT brass cap
70' rt of Sta. 85+00

found rebar with MDOT brass cap
70' rt of Sta. 85+00

found rebar with MDOT brass cap
70' rt of Sta. 85+00

found rebar with MDOT brass cap
70' rt of Sta. 85+00

found rebar with MDOT brass cap
70' rt of Sta. 85+00

found rebar with MDOT brass cap
70' rt of Sta. 85+00

found rebar with MDOT brass cap
70' rt of Sta. 85+00

found rebar with MDOT brass cap
70' rt of Sta. 85+00

found rebar with MDOT brass cap
70' rt of Sta. 85+00

found rebar with MDOT brass cap
70' rt of Sta. 85+00

found rebar with MDOT brass cap
70' rt of Sta. 85+00

found rebar with MDOT brass cap
70' rt of Sta. 85+00

found rebar with MDOT brass cap
70' rt of Sta. 85+00

found rebar with MDOT brass cap
70' rt of Sta. 85+00

EXHIBIT B

DATA FROM COUNTY TAX ASSESSOR

[ATTACHED]

EXHIBIT B TO TIF PLAN

Parcel Details

Parcel number	071F-24A-016/00.00
PPIN	5420
Owner's name	RAM REALTY LLC
Physical street number	0
Physical street name	
Mailing address	P O BOX 1580
Mailing city	JACKSON
Mailing state	MS
Mailing zip	39215
True Values	
Land	3140
Improvement	0
Total	3140
Assessed Values	
Total	472
Legal description	7 78 AC IN LOTS 1 & 2 HIGHLAND CL
Legal description 2	BL 1-47 2 7
Legal description 3	
Township	07N
Range	01E
Section	24
Taxing District:	3RM
Taxing Exempt:	NO
Supervisor District	3
Municipality	RIDGELAND
School District	MADISON COUNTY
Special Assessment District	NONE

Deeds signed through 12/31/2016 and recorded by 1/7/2017

Book / Page / Date

2328 / 451 / 2008-06-24	[View Deed]
2310 / 715 / 2008-04-30	[View Deed]
1874 / 244 / 2005-01-21	[View Deed]
0369 / 32 / 1996-01-05	[View Deed]
0287 / 471 / 1991-08-12	[View Deed]
	[Search By Legal Description]

Date	2008-06-24
------	------------

Homestead	NO
-----------	----