

WALTER J. BRAND
DIRECT DIAL: (601) 965-1863
E-MAIL ADDRESS:
wbrand@watkinseager.com

April 17, 2018
Via Hand Delivery

Don McLemore
Don McLemore PC
132 Riverview Drive, Suite B
Flowood, MS 39232

Re: Oakridge Property Owners' Association, Inc. /MDOT Lakeland Drive Frontage
Road Project

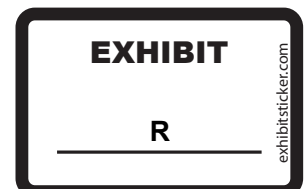
Dear Don:

Please find enclosed the following original instruments:

- (1) Donation Warranty Deed executed by Oakridge Property Owners' Association, Inc. in favor of Mississippi Transportation Commission; and
- (2) Donation Temporary Easement executed by Oakridge Property Owners' Association, Inc. in favor of Mississippi Transportation Commission.

We understand that you have now consummated conveyances from the Hogg Estate and Canebrake entities necessary for construction and completion of the subject frontage road project, for which the enclosed instruments are also provided. The enclosed instruments are provided to you in trust pending and for the purpose of simultaneous recordation of both the OPOA instruments and the Hogg and Canebrake instruments in the Rankin County land records. If, for any reason, the Hogg Estate and/or Canebrake conveyances are not finally effected and recorded, then please return the enclosed original OPOA instruments to me immediately and without recording the same.

The Mississippi Transportation Commission/Mississippi Department of Transportation ("MDOT") has represented to OPOA that the subject frontage road project, as depicted and described to us in numerous prior communications, will be constructed and completed by MDOT. The conveyances reflected in the enclosed OPOA instruments are made in reliance upon these representations, and solely for this purpose. If you or MDOT have any information or understanding that the subject frontage road project will not be constructed and completed by MDOT, then please return the enclosed instruments to me immediately and without recording the same.

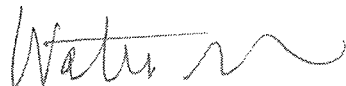


Don McLemore
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Please let me know if you have any questions.

Very truly yours,

Oakridge Property Owners' Association, Inc.

A handwritten signature in cursive script, appearing to read "Walter J. Brand".

Walter J. Brand
President, Board of Directors

WJB/mp
Enclosure

<u>Grantee, prepared by and return to:</u>	<u>Grantor Address:</u>
<u>Mississippi Transportation Commission c/o</u>	<u>OakRidge Property Owners' Association, Inc.</u>
<u>Mississippi Department of Transportation</u>	<u>P. O. Box 320507</u>
<u>Right of Way Division (Title Section)</u>	<u>Flowood, Mississippi 39232-0507</u>
<u>P. O. Box 1850</u>	
<u>Jackson, Mississippi 39215-1850</u>	<u>Phone:</u>
<u>Phone: 601-359-7512</u>	<u>Business No.</u>

DONATION WARRANTY DEED

INDEXING INSTRUCTIONS: Northeast Quarter of the Northeast Quarter,
 Section 26, and Southeast Quarter of the
 Southeast Quarter, Section 23, Township 6
 North, Range 2 East, Rankin County,
 Mississippi.

Initial *RLN*, *President*

OAKRIDGE PROPERTY OWNERS' ASSOCIATION, INC.
 104101/201000
 023-02-00-W

APPROVED
 By Ricky L. Nelson at 3:31 pm, Jun 22, 2017

EXHIBIT
 P-1
 exhibitsticker.com

THE STATE OF MISSISSIPPI

County of Rankin

For and in consideration of the mutual benefits accruing to both parties, the receipt and sufficiency of which is hereby acknowledged, I/we, the undersigned, hereby grant, bargain, sell, convey and warrant unto the Mississippi Transportation Commission the following described land:

The following description is based on the Mississippi State Plane Coordinate System, for West Zone, NAD83(93), grid values are U.S. feet, using a combined factor of 0.9999481 and a delta alpha angle of plus (+) 00 degrees 09 minutes 43 seconds, as developed by the Mississippi Department of Transportation for Project Number (104101/203000).

Commence at a found one half inch rebar marking the Northeast corner of Section 26, Township 6 North, Range 2 East, Rankin County, Mississippi, having grid coordinates N=1033773.11, E=2382213.78, thence run North 65 degrees 33 minutes 24 seconds West for a distance of 146.45 feet to a point, said point being the intersection of the Western line of grantor's property with the present Southern right of way line of Mississippi Highway No. 25, as shown on the right of way acquisition map for Federal Aid Project No. STP-0056-01(065) (104101/203000), said point being the **Point of Beginning** for the following description:

- From said **Point of Beginning** run thence North 66 degrees 18 minutes 16 seconds East along said present Southern right of way line for a distance of 108.21 feet to the

Initial CB, President, _____

OAKRIDGE PROPERTY OWNERS' ASSOCIATION, INC.
104101/201000
023-02-00-W

Eastern line of grantors property and the proposed southeastern right of way line of Mississippi Highway No. 25, said point being 225.68 feet southerly of and perpendicular to the centerline of Mississippi highway No. 25 at station 341+43.527;

- Thence run South 00 degrees 55 minutes 57 seconds East along the Eastern line of the Grantor's property and along the proposed southeastern right of way line of Mississippi Highway No. 25 for a distance of 105.26 feet to a point, said point being 323.47 feet southerly of and perpendicular to the centerline of Mississippi highway No. 25 at station 341+04.582
- Thence run South 87 degrees 07 minutes 40 seconds West along the proposed southern right of way line of Mississippi Highway No. 25 for a distance of 99.80 feet to a point on the West line of grantor's property;
- Thence run North 00 degrees 57 minutes 49 seconds West along the grantor's West property line for a distance of 66.77 feet to the **Point of Beginning**;

The above described parcel contains 0.18 acres (8581 square feet), more or less, and is situated in, and is a part of the Northeast Quarter of the Northeast Quarter of Section 26 and the Southeast Quarter of the Southeast Quarter of Section 23, all in Township 6 North, Range 2 East, Rankin County, Mississippi, and,

Initial W.P. Resident, _____

OAKRIDGE PROPERTY OWNERS' ASSOCIATION, INC.
104101/201000
023-02-00-W

Grantor fully understands that it has the right to receive just compensation for the real property herein describe based on an appraisal of said property. Grantor herby waives its right to just compensation and donates the real property herein described to the Mississippi Transportation Commission. Grantor further understands that it has the right to request that a fair market value appraisal of the property be made and it hereby waives that right.

The grantor herein further warrants that the above described property is no part of his/her homestead.

This conveyance and the consideration named herein include all improvements located on the above-described land and any improvements which are located and situated in such a manner so as to rest and lie upon both the above described property and the remaining real property of the Grantor(s). The Grantee herein, its agents and/or assigns are hereby granted the right of ingress and egress on the remaining property of the Grantor(s) for the limited purpose of removing or demolishing those improvements which are located and situated in such a manner so as to rest and lie upon both the above described property and the remaining real property of the Grantor(s). This right of ingress and egress does not extend to any improvements, which are located entirely upon the remaining property of the Grantor(s). The consideration named herein is in full payment of all said improvements.

It is further understood and agreed that the consideration herein named is in full payment

Initial W.P. Stewart _____

OAKRIDGE PROPERTY OWNERS' ASSOCIATION, INC.
104101/201000
023-02-00-W

and settlement of any and all damage and compensation which would be allowable under a decree were it rendered by the Court and jury in an Eminent Domain proceeding under the provision of the applicable laws and statutes of the State of Mississippi.

It is further understood and agreed that this instrument constitutes the entire agreement between the grantor and the grantee, there being no oral agreements or representations of any kind.

Witness (my) (our) signature this the 31st day of October A.D. 20 17

OakRidge Property Owners' Association, Inc.

October 31, 2017

By: Signature/Date: *Walter J. Brand, President* Signature/Date:
Print Name: Walter J. Brand, President Print Name:
Board of Directors
OakRidge Property Owners' Association, Inc.

Signature/Date: Signature/Date:
Print Name: Print Name:

Signature/Date: Signature/Date:
Print Name: Print Name:

Signature/Date: Signature/Date:
Print Name: Print Name:

Initial *WJ Brand*, _____

OAKRIDGE PROPERTY OWNERS' ASSOCIATION, INC.
104101/201000
023-02-00-W

In the case of corporations:

STATE OF MISSISSIPPI

COUNTY OF Hinds

Personally appeared before me, the undersigned authority in and for the said county and state, on this the 31st day of October 2017, within my jurisdiction, the within named Walter J. Brand who acknowledged that he is President, Board of Directors of OakRidge Property Owners' Association, Inc., a Mississippi corporation, and that for and on behalf of the said corporation, and as its act and deed, he executed the above and foregoing instrument, after first having been duly authorized by said corporation so to do.



Sonita Travis Prince
NOTARY PUBLIC

My commission expires:

July 30, 2019

ROW 005 A (Revised 3/2011)

Grantee, prepared by and return to:	Grantor Address:
Mississippi Transportation Commission c/o	OakRidge Property Owners' Association, Inc.
Mississippi Department of Transportation	P. O. Box 320507
Right of Way Division (Title Section)	Flowood, Mississippi 39232-0507
P. O. Box 1850	
Jackson, Mississippi 39215-1850	Phone:
Phone: 601-359-7512	Business No.

DONATION TEMPORARY EASEMENT

INDEXING INSTRUCTIONS: Northeast Quarter of the Northeast Quarter,
Section 26, Township 6 North, Range 2 East,
Rankin County, Mississippi.

Initial W.B. Prarident, _____, _____

OAKRIDGE PROPERTY OWNERS' ASSOCIATION, INC.
104101/201000
023-03-00-T-001

APPROVED

By Ricky L. Nelson at 2:19 pm, Jun 29, 2017

EXHIBIT

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exhibitsticker.com

THE STATE OF MISSISSIPPI

County of Rankin

For and in consideration of the mutual benefits accruing to both parties, the receipt and sufficiency of which is hereby acknowledged, I/we, the undersigned, hereby grant, bargain, sell, convey and warrant unto the Mississippi Transportation Commission for public improvements, grading, sodding, and other construction purposes on Project No. STP-0056-01(065) (104101/203000), a temporary easement through, over, on and across the following described land:

The following description is based on the Mississippi State Plane Coordinate System, for West Zone, NAD83(93), grid values are U.S. feet, using a combined factor of 0.9999481 and a delta alpha angle of plus (+) 00 degrees 09 minutes 43 seconds, as developed by the Mississippi Department of Transportation for Project Number (104101/203000).

Commence at a found one half inch rebar marking the Northeast corner of Section 26, Township 6 North, Range 2 East, Rankin County, Mississippi, having grid coordinates N=1033773.11, E=2382213.78, thence run South 88 degrees 11 minutes 24 seconds West for a distance of 32.56 feet to a point that is 323.47 feet Southeasterly of and perpendicular to the centerline of Federal Aid Project No. STP-0056-01(065) (104101/203000), at station 341+04.582, as shown on the right of way acquisition map for said project, said point being

Initial WJP/President _____

OAKRIDGE PROPERTY OWNERS' ASSOCIATION, INC.
104101/201000
023-03-00-T-001

the Point of Beginning for the following description:

- From said Point of Beginning run thence South 00 degrees 55 minutes 57 seconds East along the East line of the Grantor's property for a distance of 6.61 feet to a point on the proposed Southeastern easement line of Mississippi Highway No. 25;
- Thence run thence South 62 degrees 22 minutes 56 seconds West along the proposed Southeastern easement line of Mississippi Highway No. 25 for a distance of 62.37 feet to a point that is 335.00 feet Southeasterly of and perpendicular to the centerline of Federal Aid Project No. STP-0056-01(065) (104101/203000), at station 340+40.000, as shown on the right of way acquisition map for said project;
- Thence run thence South 35 degrees 20 minutes 50 seconds West along the proposed Southeastern easement line of Mississippi Highway No. 25 for a distance of 47.17 feet to a point that is 360.00 feet Southeasterly of and perpendicular to the centerline of Federal Aid Project No. STP-0056-01(065) (104101/203000), at station 340+00.000, as shown on the right of way acquisition map for said project;
- Thence run thence South 52 degrees 14 minutes 53 seconds West along the proposed Southeastern easement line of Mississippi Highway No. 25 for a distance of 20.07 feet to a point on the Grantor's Western property line;
- Thence run North 00 degrees 57 minutes 49 seconds West along said Western property line for a distance of 81.29 feet to a point on the proposed southern right of way line of Mississippi Highway No. 25;

Initials President _____

OAKRIDGE PROPERTY OWNERS' ASSOCIATION, INC.
104101/201000
023-03-00-T-001

- Thence run North 87 degrees 07 minutes 40 seconds East along the proposed southern right of way line of Mississippi Highway No. 25 for a distance of 99.80 feet to the **Point of Beginning**;

The above described parcel of land contains 0.09 acres (3,743 square feet), more or less, and is situated in, and is a part of the Northeast Quarter of the Northeast Quarter of Section 26, Township 6 North, Range 2 East, Rankin County, Mississippi.

Grantor fully understands that it has the right to receive just compensation for the temporary easement herein described based on an appraisal of said property. Grantor hereby waives its right to just compensation and donates the temporary easement herein described to the Mississippi Transportation Commission. Grantor further understands that it has the right to request that a fair market value appraisal of the property be made and it hereby waives that right.

It is understood and agreed, and it is the intention of the parties hereto, that the grantee shall have the right to use, occupy, improve, grade, sod, ditch, drain and otherwise use for construction purposes the above described land only so long as is necessary to complete the construction of said Project No. STP-0056-01(065) (104101/203000) in accordance with the plans and specifications for said project, said plans and specifications however, being subject to change by the Federal Highway Administration. Upon the completion of the said work of construction the said temporary easement shall terminate and

Initial *W.P. Probst* _____, _____, _____

OAKRIDGE PROPERTY OWNERS' ASSOCIATION, INC.
104101/201000
023-03-00-T-001

~~all right, title and interest in and to the above described land shall revert to the grantors~~
herein, their heirs, assigns, legal representatives or grantees.

The grantor herein further warrants that the above described property is no part of his/her homestead.

It is further understood and agreed that the consideration herein named is in full payment and settlement of any and all damage and compensation which would be allowable under a decree were it rendered by the Court and jury in an Eminent Domain proceeding under the provision of the applicable laws and statutes of the State of Mississippi.

It is further understood and agreed that this instrument constitutes the entire agreement between the grantor and the grantee, there being no oral agreements or representations of any kind.

Initial

Wife, President

OAKRIDGE PROPERTY OWNERS' ASSOCIATION, INC.
104101/20100
023-03-00-T-001

Witness (my) (our) signature this the 31st day of October A.D. 20 17

OakRidge Property Owners' Association, Inc.

October 31, 2017

By: Signature/Date: Walter J. Brand, President Signature/Date: _____
Print Name: Walter J. Brand, President Print Name: _____
Board of Directors
OakRidge Property Owners' Association, Inc.

Signature/Date: _____ Signature/Date: _____
Print Name: _____ Print Name: _____

Signature/Date: _____ Signature/Date: _____
Print Name: _____ Print Name: _____

Signature/Date: _____ Signature/Date: _____
Print Name: _____ Print Name: _____

Initial WJB, President

OAKRIDGE PROPERTY OWNERS' ASSOCIATION, INC.
104101/201000
023-03-00-T-001

In the case of corporations:

STATE OF MISSISSIPPI

COUNTY OF Stennis

Personally appeared before me, the undersigned authority in and for the said county and state, on this the 31st day of October 2017, within my jurisdiction, the within named Walter J. Brand who acknowledged that he is President, Board of Directors of OakRidge Property Owners' Association, Inc., a Mississippi corporation, and that for and on behalf of the said corporation, and as its act and deed, he executed the above and foregoing instrument, after first having been duly authorized by said corporation so to do.



My commission expires:

July 30, 2019

Bonita Travis Prince
NOTARY PUBLIC