

**CITY OF BILOXI
AGENDA ITEM
FACT SHEET**

Item No.: **5F**

Council Meeting Date: **May 25, 2021**

ITEM TITLE: **RESOLUTION**

INTRODUCED BY: **Mayor Andrew "FoFo" Gilich**

CONTACT PERSON: **E. Michael Leonard, CAO** *ml*

Peter Abide, City Attorney

SUMMARY EXPLANATION:

Resolution declaring real property to be surplus and authorizing the sale thereof pursuant to Miss. Code Ann. §21-17-1(2)(a) and §57-7-1 (1972), as amended, and for related purposes

Resolution Ordinance _____ Public Hearing _____ Routine Agenda _____

Exhibits for Review

Contract _____ Minutes _____ Plans/Maps _____ Deed Lease _____

Other (Specify): Exhibit A: Deed

Submittal Authorization: Council President _____ Mayor

STAFF RECOMMENDATION: Staff recommends approval

COUNCIL ACTION: Motion By: _____ Second By: _____

Vote:	<u>Councilmember</u>	<u>Yes</u>	<u>No</u>	<u>Other</u>	<u>Councilmember</u>	<u>Yes</u>	<u>No</u>	<u>Other</u>
	Lawrence	_____	_____	_____	Tisdale	_____	_____	_____
	Gines	_____	_____	_____	Glavan	_____	_____	_____
	Newman	_____	_____	_____	Barrett	_____	_____	_____
	Deming	_____	_____	_____				

ACTION TAKEN:

Resolution No.

RESOLUTION DECLARING REAL PROPERTY TO BE SURPLUS AND
AUTHORIZING THE SALE THEREOF PURSUANT TO MISS. CODE ANN. §21-17-
1(2)(A) AND §57-7-1 (1972), AS AMENDED, AND FOR RELATED PURPOSES

WHEREAS, the City of Biloxi (the "City") is the owner of a parcel of real property located at 279 Main Street, Biloxi, Mississippi, and identified as Tax Parcel No. 1410F-03-010.001, and further described in Exhibit "A" attached hereto;

WHEREAS, the City's governing authorities are of the opinion that the property is no longer needed for municipal or related purposes and will not be used in the future for the operation of City; and

WHEREAS, the City's governing authorities are of the opinion that it is in the best interest of the City and its residents that the property be declared surplus and sold as authorized by Miss. Code Ann. §21-17-1(2)(a) and §57-7-1 (1972), as amended.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF BILOXI, MISSISSIPPI, AS FOLLOWS:

SECTION ONE: The findings, conclusions, and statements contained in the preamble of this are hereby approved, adopted, and ratified.

SECTION TWO: The real property located at 279 Main Street, Biloxi, Mississippi, and identified as Tax Parcel No. 1410F-03-010.001, and further described in Exhibit "A" attached hereto, is no longer needed for municipal purposes and will not be used in the future for the operation of the City.

SECTION THREE: The real property located at 279 Main Street, Biloxi, Mississippi, and identified as Tax Parcel No. 1410F-03-010.001, and further described in Exhibit "A" attached hereto, is hereby declared to be surplus and it is hereby ordered

that said property be sold in whole or in part, as shown on Exhibit "A," in whole or in part. The Municipal Clerk, pursuant to the authority granted by Miss. Code Ann. §21-17-1(2)(a) and §57-7-1 (1972), as amended, is directed to advertise a notice of City's intention to sell said property and accept sealed competitive bids for said sale for three (3) consecutive weeks in the Sun Herald, a public newspaper within Harrison County. Said notice shall include the date, time and location for the submission of said bid. The City shall have the right to establish a minimum bid, as well as other requirements deemed necessary for sale of these parcel, in whole or in part. The City shall thereafter accept bids for the sale of said property to the highest and best bidder in the manner provided by law; however, the City shall reserve the right to reject all bids.

SECTION FOUR: This Resolution shall take effect and be in force from and after adoption.

EXHIBIT
A

STATE OF MISSISSIPPI

COUNTY OF HARRISON

SECOND JUDICIAL DISTRICT

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SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned,

THE BILOXI DEVELOPMENT COMMISSION - URBAN RENEWAL AGENCY, OF THE CITY OF BILOXI, MISSISSIPPI, created under the provisions of Chapter 518, Section 9, Laws of Mississippi 1958,

does hereby sell, convey and warrant specially unto

THE CITY OF BILOXI,
a Mississippi municipal corporation,

all properties owned by it in the City of Biloxi, Second Judicial District of Harrison County, Mississippi, including, but not limited to, the properties described in Exhibits "A" through "N" attached hereto and made a part hereof by reference.

This conveyance is subject to all restrictions, reservations and easements affecting said properties of record in the Office of the Chancery Clerk of the Second Judicial District of Harrison County, Mississippi.

EXECUTED this the 23rd day of October, A.D., 1981.

THE BILOXI DEVELOPMENT COMMISSION -
URBAN RENEWAL AGENCY, OF THE CITY
OF BILOXI, MISSISSIPPI

BY: Elizabeth C. Joachim
ELIZABETH C. JOACHIM, Chairman

ATTEST:

Audrey A. Lamey
AUDREY A. LAMEY, Secretary

STATE OF MISSISSIPPI
COUNTY OF HARRISON

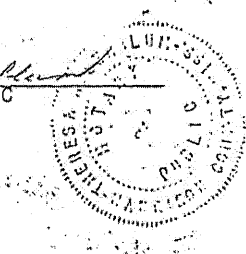
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Personally appeared before me, the undersigned authority, a notary public in and for the aforesaid jurisdiction, the within named ELIZABETH C. JOACHIM and AUDREY A. LAMEY, Chairman and Secretary, respectively, of THE BILOXI DEVELOPMENT COMMISSION - URBAN RENEWAL AGENCY, OF THE CITY OF BILOXI, MISSISSIPPI, who acknowledged that they signed and delivered the above and foregoing instrument on the day and year therein set forth and mentioned, as the act of and for and on behalf of said Commission-Agency, after first being duly authorized in the premises so to do.

GIVEN UNDER MY HAND and official seal of office,
this the 23rd day of October, A.D., 1981.

Theresa Brundage
NOTARY PUBLIC

My Comm. Exp. : My Commission Expires May 4, 1984



Grantor's Address:
City Hall Annex
Lameuse Street
Biloxi Ms 39530

Grantee's Address:
City Hall
Lameuse Street
Biloxi Ms 39530

ALL THAT CERTAIN PARCEL OR PARCELS OF LAND located in the City of Biloxi, Second Judicial District of Harrison County, State of Mississippi, more particularly described as follows:

That certain lot or parcel of land having frontage on the East margin of Main Street between Murray and Division Street of 65 feet and extending back in an easterly direction for a distance of 67½ feet, being bounded on the south by the property of Seymour, east by the property of McSwain, north by the property of Todaro, west by Main Street, being municipal number 740 Main Street, in the City of Biloxi, Harrison County, Mississippi, together with all improvements thereon.

EXHIBIT "A"

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ALL THAT CERTAIN PARCEL OR PARCELS OF LAND located in the City of Biloxi, Second Judicial District of Harrison County, State of Mississippi, more particularly described as follows:

BEING a survey of Parcel 13 of Disposition Block 1 of the DOWNTOWN REVITALIZATION AREA, CENTRAL BUSINESS DISTRICT, MISS. R-30 and MISS. R-30 AM, in Biloxi, Harrison County, Mississippi, and generally bounded by proposed new Railroad Street on the North, proposed North Elmer Street on the East, Parcels 11 and 12 on the South, and Parcel 1 on the West, and more particularly described as follows:

THE POINT OF BEGINNING being a point of curve on the South right-of-way line of said proposed new Railroad Street (proposed as 55.0 feet wide);

THENCE along said South right-of-way line of new Railroad Street in a general southeasterly direction along a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00" (90 Degrees, 00 Minute, 00 Second) a distance of 39.27 feet as measured along the arc of the curve to a proposed point of tangency in the West right-of-way line of said North Elmer Street (proposed as 50.0 feet wide);

THENCE continuing along said West right-of-way line of North Elmer Street, S 1°33'10" E (South, 1 Degree, 33 Minutes, 10 Seconds, East) 71.45 feet to the Northeast corner of said Parcel 12 and the Southeast corner of the herein described parcel;

THENCE along the North boundary line of said Parcel 12 and the North boundary line of said Parcel 11, S 89°42'45" W (South, 89 Degrees, 42 Minutes, 43 Seconds, West) 220.22 feet to a point in the East boundary line of said Parcel 1, said point being the Northwest corner of said Parcel 11 and the Southwest corner of the herein described parcel;

THENCE along said East boundary line of Parcel 1, N 0°17'17" W (North, 0 Degree, 17 Minutes, 17 Seconds, West) 91.58 feet to a point in said South right-of-way line of new Railroad Street, said point being the Northeast corner of said Parcel 1 and the Northwest corner of the herein described parcel;

THENCE along the said South right-of-way line of new Railroad Street, N 88°26'50" E (North, 88 Degrees, 26 Minutes, 50 Seconds, East) 193.15 feet to the POINT OF BEGINNING.

The herein described parcel contains 20473.09 square feet, more or less, or approximately 0.48 acre.

The herein described parcel is subject to a utility easement, 5.0 feet wide, along a portion of its South boundary line.

The herein described parcel is subject to the closing of existing Elmer Street and is also subject to any and all utility easements that now exist or remain in the future of said Elmer Street.

The herein described parcel is part of R-30 Amended Project (R-30 AM) Subdivision, the North boundary line of which coincides with the South right-of-way line of the Louisville and Nashville Railroad, and extends from a point having coordinates (based on the Mississippi Coordinate System as recorded) of Y=266253.46 X=483683.68, N 88°26'50" E (North, 88 Degrees, 26 Minutes, 50 Seconds, East) 803.86 feet to a point having coordinates of Y=266275.24 X=484487.24.

ALL THAT CERTAIN PARCEL OR PARCELS OF LAND located in the City of Biloxi, Second Judicial District of Harrison County, State of Mississippi, more particularly described as follows:

BEING a survey of Disposition Parcel 1 of Block 21 of the DOWNTOWN REVITALIZATION PROJECT, MISS. R-30 and MISS. R-30 AM, in Biloxi, Harrison County, Mississippi, and generally bounded by proposed Nixon Street on the East, New Washington Loop on the Southwest, Parcel 5 of Block 1 on the Northwest and Proposed Washington Street on the North and more particularly described as follows:

COMMENCING at the point of intersection of the South right-of-way line of said proposed Washington Street (proposed as 50.0 feet wide) and the West right-of-way line of said Nixon Street (proposed as 34.0 feet wide); and running thence along said West right-of-way line of Nixon Street S 01°09'20" E (South, 01 Degree, 09 Minutes, 20 Seconds, East) 20.97 feet to a point of tangency, said point having coordinates of Y=265604.46 and X=484156.25 and being the POINT OF BEGINNING.

THENCE S 01°09'20" E (South, 01 Degree, 09 Minutes, 20 Seconds, East) along said West right-of-way line of Nixon Street 401.54 feet to the point of curvature of a curve to the right having a radius of 20.00 feet and a central angle of 96°29'39" (96 Degrees, 29 Minutes, 39 Seconds) said point having coordinates of Y=265203.02 and X=484164.35;

THENCE along the arc of said curve 33.68 feet to a point of compound curve in the right-of-way line of said Washington Loop (proposed as 72.0 feet wide) said point being the point of curvature of a curve to the right having a radius of 285.42 feet and a central angle of 58°18'41" (58 Degrees, 18 Minutes, 41 Seconds);

THENCE continuing along said right-of-way line of Washington Loop along the arc of said curve 290.48 feet to a point of tangency;

THENCE continuing along said right-of-way line of Washington Loop N 26°21'00" W (North, 26 Degrees, 21 Minutes, 00 Seconds, West) 135.53 feet to a point of curvature of a curve to the left having a radius of 384.78 feet and a central angle of 22°39'20" (22 Degrees, 39 Minutes, 20 Seconds);

THENCE, along the arc of said curve 152.15 feet to the most southerly corner of said Parcel 5, said point being the most westerly corner of the herein described parcel;

THENCE along the Southeast boundary line of said Parcel 5 N 50°51'56" E (North, 50 Degrees, 51 Minutes, 56 Seconds, East) 202.26 feet to a point in said South right-of-way line of proposed Washington Street, said point being in the arc of a proposed curve to the left having a radius of 122.00 feet and a central angle of 51°23'19" (51 Degrees, 23 Minutes, 19 Seconds);

THENCE continuing along said South right-of-way line of proposed Washington Street along the arc of said curve 109.42 feet to a point of tangency;

THENCE S 81°08'49" E (South, 81 Degrees, 08 Minutes, 49 Seconds, East) continuing along said South right-of-way line of proposed Washington Street, 131.94 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 79°59'29" (79 Degrees, 59 Minutes, 29 Seconds);

THENCE along the arc of said curve 34.90 feet to said point of tangency being the POINT OF BEGINNING.

The herein described parcel contains 128,945.92 square feet, more or less, or approximately 2.96 acres.

The coordinates used herein refer to the Mississippi Coordinate System as recorded.

The herein described parcel is subject to the closing of existing Washington Street, and is subject to any and all easements that now exist or remain in the future of existing Washington Street. The herein described parcel is also subject to the closing of existing Bass Street (easements to be abandoned) and existing Copp Street (easements to be abandoned.)

ALL THAT CERTAIN PARCEL OR PARCELS OF LAND located in the City of Biloxi, Second Judicial District of Harrison County, State of Mississippi, more particularly described as follows:

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BEING a survey of Parcel 2 of Disposition Block 27 of the DOWNTOWN REVITALIZATION AREA, CENTRAL BUSINESS DISTRICT, MISS. R-30, in Biloxi, Harrison County, Mississippi, and generally bounded by existing Howard Avenue and Disposition Parcels 1 and 2A on the North, Magnolia Mall on the East, Magnolia Mall and Disposition Parcel 3 on the South, and New Reynoir Street on the West, and more particularly described as follows:

BEGINNING at the point of intersection of the South right-of-way line of said Howard Avenue (approximately 62.0 feet wide) and the West right-of-way line of existing Croesus Street (to be closed, easements will remain, and approximately 22.0 feet wide), said point being an angle point in the North boundary line of the herein described parcel and the POINT OF BEGINNING, said point having coordinates of Y = 265378.04 X = 482284.11;

THENCE along said West right-of-way line of Croesus Street S 0°14'00" E (South, 0 degree, 14 minutes, 00 second, East) 14.07 feet to a point in the South right-of-way line of Howard Avenue Parking, said point being an angle point in the North boundary line of the herein described parcel;

THENCE along said South right-of-way line of Howard Avenue Parking, S 81°45'58" E (South, 81 degrees, 45 minutes, 58 seconds, East) 89.91 feet to a point in the West right-of-way line of Magnolia Mall, said point being the Northeast corner of the herein described parcel;

THENCE along said West right-of-way line of Magnolia Mall, S 1°03'29" E (South, 1 degree, 03 minutes, 29 seconds, East) 252.52 feet to an angle point, said point being the Southeast corner of the herein described parcel;

THENCE continuing along the right-of-way line of said Magnolia Mall, and the North boundary line of said Parcel 3, S 89°32'27" W (South, 89 degrees, 32 minutes, 27 seconds, West) 344.56 feet to a point in the East right-of-way line of New Reynoir Street (approximately 80.0 feet wide); said point being the Southwest corner of the herein described parcel;

THENCE along said East right-of-way line of New Reynoir Street, N, 0°32'06" W (North, 0 degree, 32 minutes, 06 seconds, West) 19.09 feet to a point of curve;

THENCE continuing along said East right-of-way line of New Reynoir Street in a general northeasterly direction, along a curve to the right, having a radius of 40.00 feet and a central angle of 31°30'03" (31 degrees, 30 minutes, 03 seconds) a distance of 21.99 feet as measured along the arc of the curve to a point of reverse curve;

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THENCE continuing along said East right-of-way line of New Reynoir Street in a general northerly direction along a curve to the left, having a radius of 55.00 feet and a central angle of $31^{\circ}30'03''$ (31 degrees, 30 minutes, 03 seconds) a distance of 30.24 feet as measured along the arc of the curve to a point of tangency;

THENCE continuing along said East right-of-way line of New Reynoir Street, $N 0^{\circ}32'06'' W$ (North, 0 degree, 32 minutes, 06 seconds, West) 50.00 feet to a point of curve;

THENCE continuing along said East right-of-way line of New Reynoir, in a general northwesterly direction along a curve to the left, having a radius of 43.00 feet and a central angle of $41^{\circ}24'35''$ (41 degrees, 24 minutes, 35 seconds), a distance of 31.08 feet as measured along the arc of the curve to a point of reverse curve;

THENCE continuing along said East right-of-way line of New Reynoir in a general northerly direction along a curve to the right, having a radius of 33.00 feet and a central angle of $41^{\circ}24'35''$ (41 degrees, 24 minutes, 35 seconds) a distance of 23.85 feet as measured along the arc of the curve to a point of tangency;

THENCE continuing along said East right-of-way line of New Reynoir, $N 0^{\circ}32'06'' W$ (North, 0 degree, 32 minutes, 06 seconds, West) 0.64 feet to a point in the projected South boundary line of said Parcels 1 and 2A and said point being the most westerly corner of the herein described parcel;

THENCE along said projection and said South boundary line of Parcels 1 and 2A, $S 86^{\circ}13'55'' E$ (South, 86 degrees, 13 minutes, 55 seconds, East) 137.57 feet to the Southeast corner of said Parcel 2A;

THENCE along the East boundary line of said Parcel 2A, $N 0^{\circ}35'45'' W$ (North, 0 degree, 35 minutes, 45 seconds, West) 140.42 feet to a point in the said South right-of-way line of Howard Avenue, said point being the Northeast corner of said Parcel 2A, and the most northerly corner of the herein described parcel, and said point having coordinates of $Y = 265396.09$ $X = 482162.49$;

THENCE along said South right-of-way line of Howard Avenue, $S 81^{\circ}14'10'' E$ (South, 81 Degrees, 14 Minutes, 10 Seconds, East) 123.06 feet to the POINT OF BEGINNING.

The herein described parcel contains 78911.09 square feet, more or less, or approximately 1.81 acres.

The herein described parcel is subject to the closing of the East part of old Reynoir Street and of existing Croesus Street, and is subject to any and all easements that now exist or remain in the future of said old Reynoir Street and said Croesus Street. The herein described parcel is subject to a utility easement (former ingress-egress easement) along the West portion of its North boundary line.

EXHIBIT "D"

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ALL THAT CERTAIN PARCEL OR PARCELS OF LAND located in the City of Biloxi, Second Judicial District of Harrison County, State of Mississippi, more particularly described as follows:

BEING a survey of Parcel 4A of Disposition Block 27 of the DOWNTOWN REVITALIZATION AREA, CENTRAL BUSINESS DISTRICT, MISS. R-30, in Biloxi, Harrison County, Mississippi, and generally bounded by Jackson Street on the Northwest, Magnolia Mall on the East, and Jackson Mall on the South, and more particularly described as follows:

BEGINNING at the point of intersection of the West right-of-way line of said Magnolia Mall (approximately 24.0 feet wide) and the North right-of-way line of said Jackson Mall (approximately 31.7 feet wide), said point having coordinates of Y=264939.72 X=482459.16, said point being the Southeast corner of the herein described parcel, and the POINT OF BEGINNING;

THENCE along said North right-of-way line of Jackson Mall S 89°28'30" W (South, 89 Degrees, 28 Minutes, 30 Seconds, West) 122.59 feet to a point on the Southeast right-of-way line of said Jackson Street; said point being the West most corner of the herein described parcel;

THENCE along said Southeast right-of-way line Jackson Street N 55°46'22" E (North, 55 Degrees, 46 Minutes, 22 Seconds, East) 147.34 feet to a point on the said West right-of-way line of Magnolia Mall, said point having coordinates of Y=265021.48 X=482458.41, said point also being the Northmost corner of the herein described parcel;

THENCE along said West right-of-way line of Magnolia Mall S 0°31'30" E (South, 0 Degrees, 31 Minutes, 30 Seconds, East) 81.78 feet to the POINT OF BEGINNING.

The herein described parcel contains 5013.52 square feet, more or less, or approximately 0.12 acre.

The coordinates referred to herein are based on the Mississippi Coordinate System as recorded.

EXHIBIT "E"

ALL THAT CERTAIN PARCEL OR PARCELS OF LAND ^{BOOK} 114 ^{PAGE} 296 located in the City of Biloxi, Second Judicial District of Harrison County, State of Mississippi, more particularly described as follows:

BEING a survey of Parcel 5 of Disposition Block 31 of the DOWNTOWN REVITALIZATION AREA, CENTRAL BUSINESS DISTRICT, MISS. R-30, in Biloxi, Harrison County, Mississippi, and generally bounded by Jackson Street on the North, Parcel 4 (not to be acquired), Parcel 5A and Proposed Caillavet Street on the East, Parcel 7B on the South and Reversion Parcel 6 and Parcel 8 on the West, and more particularly described as follows:

BEGINNING at the point of intersection of the South right-of-way line of said Jackson Street (approximately 32.7 feet wide) and the East right-of-way line of existing Couevas Street (approximately 29.0 feet wide to be closed) said point being a point in the North boundary line of the herein described parcel and the Point of Beginning;

THENCE along said South right-of-way line of Jackson Street, N 89°08'46"E (North, 89 degrees, 08 minutes, 46 seconds, East) 91.95 feet to the Northwest corner of said Parcel 4, said point being the Northeast corner of the herein described parcel;

THENCE along the West boundary line of said Parcel 4, S 0°41'02"E (South, 0 degrees, 41 minutes, 02 seconds, East) 40.21 feet to the Southwest corner of said Parcel 4, said point being an angle point in the East boundary line of the herein described parcel;

THENCE along the South boundary line of said Parcel 4 and said Parcel 5A, N 89°37'48"E (North, 89 degrees, 37 minutes, 48 seconds, East) 14.60 feet to a point in the proposed West right-of-way line of said Caillavet Street (proposed as 64.43 feet wide), said point being the Southeast corner of said Parcel 5A, and an angle point in the East boundary line of the herein described parcel;

THENCE along said West right-of-way line of Caillavet Street, S 0°49'08"E (South, 0 degrees, 49 minutes, 08 seconds, East) 48.14 feet to a proposed point of curve;

THENCE continuing along said West right-of-way line of Caillavet Street, in a general Southerly direction, along a curve to the right, having a radius of 1000.00 feet, and a central angle of 3°32'48" (3 degrees, 32 minutes, 48 seconds), a distance of 61.90 feet as measured along the arc of the curve to a proposed point of tangency;

THENCE continuing along said West right-of-way line of Caillavet Street, S 2°43'40"W (South, 2 degrees, 43 minutes, 40 seconds, West) 112.01 feet to the Northeast corner of said Parcel 7B, said point being the Southeast corner of the herein described parcel;

THENCE along the North boundary line of said Parcel 7B, N 89°51'42"W (North 89 degrees, 51 minutes, 42 seconds, West) 113.09 feet to a point in the East boundary line of said Parcel 6, said East boundary line being the centerline of said Couevas Street, said point having coordinates of Y=264677.50 and X=481268.75, said point being the Northwest corner of said Parcel 7B, and the Southwest corner of the herein described parcel;

THENCE along said East boundary of Parcel 6 and the East boundary line of said Parcel 8, N 0°38'37"W (North, 0 degrees, 38 minutes, 37 seconds, West) 262.50 feet to a point in the Westward projection of said South right-of-way line of Jackson Street, said point having coordinates of Y=264939.99 and X=481265.80, said point being the Northeast corner of said Parcel 8, and the Northwest corner of the herein described parcel;

THENCE along said Westward projection of the South right-of-way line of Jackson Street, S 81°47'28"E (South, 81 degrees, 47 minutes, 28 seconds, East) 14.87 feet to the Point of Beginning.

The herein described parcel contains 30534.12 square feet, more or less, or approximately 0.70 acre.

EXHIBIT "F"

BOOK 114 PAGE 297

ALL THAT CERTAIN PARCEL OR PARCELS OF LAND located in the City of Biloxi, Second Judicial District of Harrison County, State of Mississippi, more particularly described as follows:

BEING a survey of Parcel 4B of Disposition Block 27 of the DOWNTOWN REVITALIZATION AREA, CENTRAL BUSINESS DISTRICT, MISS. R-30, in Biloxi, Harrison County, Mississippi, and generally bounded by Parcel 4C, Disposition Block 27 on the West, Magnolia Mall Park Area on the North, Magnolia Mall on the East, and Jackson Street on the South, and more particularly described as follows:

-BEGINNING at the intersection of the West right-of-way line of said Magnolia Mall (said right-of-way approximately 24 feet wide) and the North right-of-way line of said Jackson Street (said right-of-way approximately 27 feet wide at said intersection), said point having coordinates of X=482,458.15, Y=265,048.32, said point being the Southeast corner of the herein described parcel, and the POINT OF BEGINNING;

THENCE along said West right-of-way line of Magnolia Mall N 0°31'30" W (North, 0 degrees, 31 minutes, 30 seconds, West) 11.40 feet to the South boundary of said Magnolia Mall Park Area, said point being the Northeast corner of the herein described parcel;

THENCE along said South boundary S 89°28'30" W (South, 89 degrees, 28 minutes, 30 seconds, West) 36.78 feet to the East boundary of said Parcel 4C, said point being the Northwest corner of the herein described parcel;

THENCE along said East boundary S 0°31'30" E (South, 0 degrees, 31 minutes, 30 seconds, East) 25.25 feet to said North right-of-way line of Jackson Street, (said right-of-way being approximately 35 feet wide at this point), said point being the Southwest corner of the herein described parcel;

THENCE along said North right-of-way line N 68°50'05" E (North, 68 degrees, 50 minutes, 05 seconds, East) 39.30 feet to the POINT OF BEGINNING.

The herein described parcel contains 674 square feet or approximately 0.015 acres.

EXHIBIT "G"

ALL THAT CERTAIN PARCEL OR PARCELS OF LAND located in the City of Biloxi, Second Judicial District of Harrison County, State of Mississippi, more particularly described as follows:

BEING a survey of Parcel 5 of Disposition Block 28 of the DOWNTOWN REVITALIZATION AREA, CENTRAL BUSINESS DISTRICT, MISS. R-30, in Biloxi, Harrison County, Mississippi, and generally bounded by New Reynoir Street on the East, Parcel 1 on the South, Parcel 6 (not to be acquired) on the West and North, and more particularly described as follows:

COMMENCING at the point of intersection of the South right-of-way line of existing Howard Avenue (approximately 49.0 feet wide) and the proposed West right-of-way line of New Reynoir Street (proposed as 80.0 feet wide), said point having coordinates of $Y = 265430.56$ $X = 481950.20$, and running thence along said West right-of-way line of New Reynoir Street, $S 0^{\circ}32'06'' E$ (South, 0 degree, 32 minutes, 06 seconds, East) 108.38 feet to the Northeast corner of said Parcel 1, said point having coordinates of $Y = 265322.19$ $X = 481951.21$, said point being the Southeast corner of the herein described parcel and the POINT OF BEGINNING;

THENCE along the North boundary line of said Parcel 1, $N 89^{\circ}54'32'' W$ (North, 89 degrees, 54 minutes, 32 seconds, West) 5.79 feet to the Southeast corner of said Parcel 6, said point being the Southwest corner of the herein described parcel;

THENCE along the East boundary line of said Parcel 6, $N 1^{\circ}05'42'' E$ (North, 1 degree, 05 minutes, 42 seconds, East) 25.90 feet to an angle point, said point being the Northwest corner of the herein described parcel;

THENCE continuing along the boundary line of said Parcel 6, $S 89^{\circ}54'32'' E$ (South, 89 degrees, 54 minutes, 32 seconds, East) 5.05 feet to a point in said West right-of-way line of New Reynoir Street, said point being the Northeast corner of the herein described parcel;

THENCE along said West right-of-way line of New Reynoir Street, $S 0^{\circ}32'06'' E$ (South, 0 degree, 32 minutes, 06 seconds, East) 25.90 feet to the POINT OF BEGINNING.

The herein described parcel contains 140.25 square feet, more or less.

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ALL THAT CERTAIN PARCEL OR PARCELS OF LAND located in the City of Biloxi, Second Judicial District of Harrison County, State of Mississippi, more particularly described as follows:

BEING a survey of Parcel 1 of Disposition Block 29 of the DOWNTOWN REVITALIZATION AREA, CENTRAL BUSINESS DISTRICT, MISS. R-30, in Biloxi, Harrison County, Mississippi, and generally bounded by New Street "B" on the North, existing Fayard Street on the East, Parcel 2 (not to be acquired) on the South and the West, and more particularly described as follows:

BEGINNING at the point of intersection of the South right-of-way line of said New Street "B" (proposed as 30.0 feet wide) and the West right-of-way line of said Fayard Street (approximately 27.0 feet wide), said point having coordinates of Y = 265220.02 X = 481814.46, said point being the Northeast corner of the herein described parcel and the POINT OF BEGINNING;

THENCE along said West right-of-way line of Fayard Street, S 0°19'28" W (South, 0 degree, 19 minutes, 28 seconds, West) 4.27 feet to the Northeast corner of said Parcel 2, said point being the Southeast corner of the herein described parcel, and said point having coordinates of Y = 265215.75 X = 481814.44;

THENCE along the North right-of-way line of said Parcel 2, N 89°52'38" W (North, 89 degrees, 52 minutes, 38 seconds, West) 79.40 feet to an angle point, said point being the Southwest corner of the herein described parcel;

THENCE continuing along said boundary line of Parcel 2, N 8°30'16" W (North, 8 degrees, 30 minutes, 16 seconds, West) 4.33 feet to a point in said South right-of-way line of New Street "B", said point being an angle point in the boundary line of said Parcel 2, and the Northwest corner of the herein described parcel;

THENCE along said South right-of-way line of New Street "B", S 89°52'38" E (South, 89 degrees, 52 minutes, 38 seconds, East) 80.06 feet to the POINT OF BEGINNING.

The herein described parcel contains 340.39 square feet, more or less.

EXHIBIT "I"

ALL THAT CERTAIN PARCEL OR PARCELS OF LAND located in the City of Biloxi, Second Judicial District of Harrison County, State of Mississippi, more particularly described as follows:

BEING A SURVEY OF PARCEL 1 OF DISPOSITION BLOCK 46 OF THE DOWNTOWN REVITALIZATION AREA, CENTRAL BUSINESS DISTRICT, MISS. R-30, IN BILOXI, HARRISON COUNTY, MISSISSIPPI, AND GENERALLY BOUNDED BY U. S. HIGHWAY 90 ON THE NORTH, EXISTING MAIN STREET ON THE EAST, DISPOSITION PARCEL 1A ON THE SOUTH, AND DISPOSITION PARCEL 2 (NOT TO BE ACQUIRED) ON THE WEST, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON A CURVE IN THE SOUTH RIGHT-OF-WAY LINE OF SAID U. S. HIGHWAY 90 (APPROXIMATELY 92.0 FEET WIDE), SAID POINT BEING THE NORTHEAST CORNER OF SAID PARCEL 2, SAID POINT HAVING COORDINATES OF $Y = 263957.51$ $X = 483251.69$ AND BEING MARKED BY A 2" STEEL ROD, SAID POINT BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL AND THE POINT OF BEGINNING;

THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE OF U. S. HIGHWAY 90 IN A GENERAL EASTERLY DIRECTION ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 2911.00 FEET AND A CENTRAL ANGLE OF $5^{\circ}02'51''$ (5 DEGREES, 02 MINUTES, 51 SECONDS) A DISTANCE OF 256.46 FEET TO A POINT OF REVERSE CURVE;

THENCE IN A GENERAL SOUTHEASTERLY DIRECTION ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET AND A CENTRAL ANGLE OF $92^{\circ}00'28''$ (92 DEGREES, 00 MINUTE, 28 SECONDS) A DISTANCE OF 24.09 FEET TO A POINT OF TANGENCY IN THE WEST RIGHT-OF-WAY LINE OF SAID MAIN STREET (APPROXIMATELY 45.0 FEET WIDE);

THENCE ALONG SAID WEST RIGHT-OF-WAY LINE OF MAIN STREET, $S 0^{\circ}43'48'' E$ (SOUTH, 0 DEGREE, 43 MINUTES, 48 SECONDS, EAST) 132.41 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 1A, SAID POINT BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL;

THENCE ALONG THE NORTH BOUNDARY LINE OF SAID PARCEL 1A, IN A GENERAL WESTERLY DIRECTION, ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 634.65 FEET AND A CENTRAL ANGLE OF $8^{\circ}39'02''$ (8 DEGREES, 39 MINUTES, 02 SECONDS) A DISTANCE OF 95.82 FEET AS MEASURED ALONG THE ARC OF THE CURVE TO A POINT OF TANGENCY;

THENCE CONTINUING ALONG SAID NORTH BOUNDARY LINE OF PARCEL 1A, $N 84^{\circ}05'30'' W$ (NORTH, 84 DEGREES, 05 MINUTES, 30 SECONDS, WEST) 177.92 FEET TO A POINT IN THE EAST BOUNDARY LINE OF SAID PARCEL 2, SAID POINT BEING THE NORTHWEST CORNER OF SAID PARCEL 1A, AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, SAID POINT HAVING COORDINATES OF $Y = 263830.73$ $X = 483252.78$;

THENCE ALONG SAID EAST BOUNDARY LINE OF PARCEL 2, $N 0^{\circ}29'31'' W$ (NORTH, 0 DEGREE, 29 MINUTES, 31 SECONDS, WEST) 126.78 FEET TO THE POINT OF BEGINNING.

THE HEREIN DESCRIBED PARCEL CONTAINS 37,557.82 SQUARE FEET, MORE OR LESS, OR APPROXIMATELY 0.86 ACRE.

The herein described parcel is subject to a storm drain easement (25.0 feet wide) along its East boundary line.

EXHIBIT "A"

ALL THAT CERTAIN PARCEL OR PARCELS OF LAND located in the City of Biloxi, Second Judicial District of Harrison County, State of Mississippi, more particularly described as follows:

BEING a survey of Parcel 1 of Disposition Block 48 of the DOWNTOWN REVITALIZATION AREA, CENTRAL BUSINESS DISTRICT, MISS. R-30 AM, in Biloxi, Harrison County, Mississippi, and generally bounded by proposed Pond Alley on the East, proposed Jefferson Street on the South, proposed North Elmer Street on the West, and proposed New Railroad Street on the North, and more particularly described as follows:

THE POINT OF BEGINNING being a point of curve in the South right-of-way line of New Railroad Street (proposed as 55.0 feet wide);

THENCE continuing along said right-of-way line in a general southeasterly direction along a proposed curve to the right having a radius of 25.00 feet and a central angle of $87^{\circ}13'12''$ (87 Degrees, 13 Minutes, 12 Seconds), a distance of 38.06 feet as measured along the arc of the curve to a proposed point of tangency in the West right-of-way line of said Pond Alley (proposed as 50.0 feet wide);

THENCE along said West right-of-way line of Pond Alley $S 4^{\circ}19'58'' E$ (South, 4 Degrees, 19 Minutes, 58 Seconds, East) 60.07 feet to a proposed point of curve;

THENCE continuing along said right-of-way line in a general southwesterly direction along a proposed curve to the right having a radius of 25.00 feet and a central angle of $92^{\circ}46'48''$ (92 Degrees, 46 Minutes, 48 Seconds), a distance of 40.48 feet as measured along the arc of the curve to a proposed point of tangency in the North right-of-way line of said Jefferson Street (proposed as 50.0 feet wide);

THENCE along said North right-of-way line of Jefferson Street $S 88^{\circ}26'50'' W$ (South, 88 Degrees, 26 Minutes, 50 Seconds, West) 428.35 feet to a proposed point of curve;

THENCE continuing along said right-of-way line in a general northwesterly direction along a proposed curve to the right having a radius of 25.00 feet and a central angle of $90^{\circ}00'00''$ (90 Degrees, 00 Minutes, 00 Seconds), a distance of 39.27 feet as measured along the arc of the curve to a proposed point of tangency in the East right-of-way line of said North Elmer Street (proposed as 50.0 feet wide);

THENCE along said East right-of-way line of North Elmer Street $N 1^{\circ}33'10'' W$ (North, 1 Degree, 33 Minutes, 10 Seconds, West) 60.00 feet to a proposed point of curve;

THENCE continuing along said right-of-way line in a general northeasterly direction along a proposed curve to the right having a radius of 25.00 feet and a central angle of $90^{\circ}00'00''$ (90 Degrees, 00 Minute, 00 Second) a distance of 39.27 feet as measured along the arc of the curve to a proposed point of tangency in said South right-of-way line of New Railroad Street (proposed as 55.0 feet wide);

THENCE along said South right-of-way line of New Railroad Street $N 88^{\circ}26'50'' E$ (North, 88 Degrees, 26 Minutes, 50 Seconds, East) 425.42 feet to the POINT OF BEGINNING.

The herein described parcel contains 51923.96 square feet, more or less, or approximately 1.19 acres.

The herein described parcel is subject to a utility easement, 10.0 feet wide, running North and South near the center of the parcel.

The herein described parcel is part of R-30 Amended Project (R-30 AM) Subdivision, the North boundary line of which coincides with the South right-of-way line of the Louisville and Nashville Railroad, and extends from a point having coordinates (based on the Mississippi Coordinate System as recorded) of $Y=266253.46 X=483683.68 N 88^{\circ}26'50'' E$ (North, 88 Degrees, 26 Minutes, 50 Seconds, East) 803.86 feet to a point having coordinates of $Y=266275.24 X=484487.24$.

ALL THAT CERTAIN PARCEL OR PARCELS OF LAND located in the City of Biloxi, Second Judicial District of Harrison County, State of Mississippi, more particularly described as follows:

BEING a survey of Parcel 1 of Disposition Block 50 of the DOWNTOWN REVITALIZATION AREA, CENTRAL BUSINESS DISTRICT, MISS. R-30 AM, in Biloxi, Harrison County, Mississippi, and generally bounded by proposed new Railroad Street on the North, Mississippi R-30 Amended Project boundary on the East and South, and proposed Pond Alley on the West, and more particularly described as follows:

COMMENCING at the Northeast corner of said R-30 Amended Project Boundary, said point having coordinates of Y=266275.24 X=484487.24, and running thence along the easterly boundary line of said R-30 Amended Project S 7°14'46" E (South, 7 Degrees, 14 Minutes, 46 Seconds, East) 55.27 feet to a point on the South right-of-way line of said New Railroad Street (proposed as 55.0 feet wide), said point being the Northeast corner of the herein described parcel, and the POINT OF BEGINNING;

THENCE continuing along the said easterly boundary line of R-30 Amended Project S 7°14'46" E (South, 7 Degrees, 14 Minutes, 46 Seconds, East) 188.68 feet to an angle point, said point being the Southeast corner of the herein described parcel, said point having coordinates of Y=266033.24 X=484518.01;

THENCE along the boundary line of said R-30 Amended Project, S 85°43'20" W (South, 85 Degrees, 43 Minutes, 20 Seconds, West) 40.00 feet to a point on the East right-of-way line of said Pond Alley (proposed as 50.0 feet wide), said point being the Southwest corner of the herein described property;

THENCE along the said East right-of-way line of proposed Pond Alley N 4°19'58" W (North, 4 Degrees, 19 Minutes, 58 Seconds, West) 163.63 feet to a proposed point of curve;

THENCE continuing along said right-of-way line in a general northeasterly direction along a curve to the right having a radius of 25.00 feet and central angle of 92°46'48" (92 Degrees, 46 Minutes, 48 Seconds), a distance of 47.48 feet as measured along the arc of the curve to a proposed point of tangency in the said South right-of-way line of New Railroad Street;

THENCE continuing along the said South right-of-way line of New Railroad Street N 88°26'50" E (North, 88 Degrees, 26 Minutes, 50 Seconds, East), 4.20 feet to the POINT OF BEGINNING.

The herein described parcel contains 6505.11 square feet, more or less.

ALL THAT CERTAIN PARCEL OR PARCELS OF LAND located in the City of Biloxi, Second Judicial District of Harrison County, State of Mississippi, more particularly described as follows:

BEING, a survey of Disposal Parcel 5a of Block 31 of the Downtown Revitalization Area Central Business District, Miss. Project No. R-30, in Biloxi, Harrison County, Mississippi and generally bounded by the United Gas Company property on the West; Disposition Parcel 5 on the South and the proposed Gaillavet Street Right of Way on the North and East and more particularly described as follows:

COMMENCING, at the intersection of the South Right of Way line of Jackson Street with the East Right of Way line of Couevas Street and running THENCE along the South line of said Jackson Street N 89° 08' 46" E (North, 89 degrees, 08 minutes, 46 seconds; East) 91.95 feet to an angle point in said South Right of Way line.

THENCE, continuing along the South Right of Way line of said Jackson Street S 88° 10' 09" E (South, 88 degrees, 10 minutes, 09 seconds, East) 12.00 feet to an angle point in said South Right of Way line, said point also being the Northeast corner of the United Gas Company property.

THENCE, along the East property line of said United Gas Company property S 0° 42' 39" E (South, 0 degrees, 42 minutes, 39 seconds, East) 6.12 feet to a point being the intersection of the East property line of said Gas Company with the arc of a Right of Way curve on the proposed Gaillavet Street, THE POINT OF BEGINNING of the herein described parcel.

THENCE, from the point of beginning, along a curve to the right, having a radius of 15.00 feet, a central angle of 33° 43' 53" (33 degrees, 43 minutes, 53 seconds), a distance of 8.83 feet as measured along the arc of said curve to a point of tangency in the proposed West Right of Way line of Gaillavet Street.

THENCE, along the West Right of Way line of proposed Gaillavet Street S 0° 49' 08" E (South, 0 degrees, 49 minutes, 08 seconds, East) 25.325 feet to a point, said point being the East-most Northeast corner of Parcel 5 of said Block 31.

THENCE, along the East-most North line of said Parcel 5, S 89° 37' 48" W (South, 89 degrees, 37 minutes, 48 seconds, West) 2.60 feet to a point, being the Southeast corner of the United Gas Company property.

THENCE, along the East property line of said United Gas Company property N 0° 42' 39" W (North, 0 degrees, 42 minutes, 39 seconds, West) 33.63 feet to an intersection with the arc of a proposed curve on new Gaillavet Street, THE POINT OF BEGINNING.

The herein described parcel contains 79.4 square feet, more or less, and is subject to final survey.

ALL THAT CERTAIN PARCEL OR PARCELS OF LAND located in the City of Biloxi, Second Judicial District of Harrison County, State of Mississippi, more particularly described as follows:

BEING a survey of Parcel 1, Block 33 of the DOWNTOWN REVITALIZATION AREA, CENTRAL BUSINESS DISTRICT, Miss. R-30, in Biloxi, Harrison County, Mississippi, and generally bounded by Jackson Street on the North, New Reynoir Street on the East, New Street "C" on the South, and Fayard Street on the West, and more particularly described as follows:

COMMENCING at the point of intersection of the projected North right-of-way line of U. S. Highway 90 (approximately 92.0 feet wide) and the projected West right-of-way line of New Reynoir Street (approximately 80.0 feet wide) and running thence along said West right-of-way line of New Reynoir Street, N 0°32'06" W (North, 0 degrees, 32 minutes, 06 seconds, West) 336.42 feet to the intersection of said West right-of-way line of New Reynoir Street and the projected North right-of-way line of said New Street "C"; thence run along said North right-of-way line of New Street "C" N 88°30'07" W (North, 88 degrees, 30 minutes, 07 seconds, West) 118.34 feet to the intersection of the projected North right-of-way line of said New Street "C" and the projected East right-of-way line of Fayard Street; thence run along said East right-of-way line of Fayard Street N 0°19'01" E (North 0 degrees, 19 minutes, 01 seconds, East) 19.59 feet to a point having coordinates of Y = 264663.96 X = 481839.37, said point being the POINT OF BEGINNING of the herein described utility easement;

FROM said POINT OF BEGINNING run thence parallel to New Street "C", S 88°30'07" E (South, 88 degrees, 30 minutes, 07 seconds, East) 106.04 feet to a point having coordinates of Y = 264661.19 X = 481945.38;

THENCE run parallel to New Reynoir Street N 0°32'06" W (North 0 degrees, 32 minutes, 06 seconds, West) 241.01 feet to a point on the South right-of-way line of said Jackson Street and a point on a curve;

THENCE in a general Southeasterly direction along a curve to the right having a radius of 20.00 feet and a central angle of 66°25'23" (66 degrees, 25 minutes, 23 seconds) a distance of 23.19 feet as measured along the arc of the curve to a point of tangency on said West right-of-way line of New Reynoir Street;

THENCE along said West right-of-way line of New Reynoir Street S 0°32'06" E (South, 0 degrees, 32 minutes, 06 seconds, East) 221.98 feet to a point and the beginning of a curve;

THENCE in a Southwesterly direction along a curve to the right having a radius of 20.00 feet and a central angle of 92°01'59" (92 degrees, 01 minutes, 59 seconds) a distance of 32.13 feet as measured along the arc of the curve to a point of tangency on said North right-of-way line of New Street "C";

THENCE along said North right-of-way line of New Street "C" N 88°30'07" W (North, 88 degrees, 30 minutes, 07 seconds, West) 78.03 feet to a point and the beginning of a curve;

THENCE in a Northwesterly direction along a curve to the right having a radius of 20.00 feet and a central angle of 88°49'08" (88 degrees, 49 minutes, 08 seconds) 31.00 feet as measured along the arc of the curve to a point of tangency on said East right-of-way line of Fayard Street and the POINT OF BEGINNING.

The herein described parcel contains 4,973 square feet, more or less, or approximately 0.11 acres.

EXHIBIT "N"

STATEMENT OF FEES
 First Page \$2.00
 Add. Page at \$1.00 15.00
 Abstracting/Section at \$1.00 1.00
 Marginal Entry at .50' 2.00
 Total Fees 18.00

STATE OF MISSISSIPPI, COUNTY OF HARRISON, SECOND JUDICIAL DISTRICT:

I hereby certify that this instrument was received and filed for record at 8 o'clock and 33 minutes a. M. on 28 day of Oct, A.D. 1981 and recorded 10-28, 1981 in Records of Deeds

Book 114 Pages 288-304
 G. N. Creel, Chancery Clerk
 By Carolyn June D.C.