

NOTICE OF DISPOSITION OF REAL PROPERTY

TO: Public

FROM: Jackson Redevelopment Authority
Union Station, 300 West Capitol Street, Suite 200
Jackson, Mississippi 39203

NAME OF PROPERTY OWNER: Jackson Redevelopment Authority

Jackson Redevelopment Authority, a public body corporate and the urban renewal agency of the City of Jackson, Mississippi (“JRA”) intends to offer for sale, AS IS, WHERE IS, without representation and warranty of any type, real property located in the First Judicial District, Hinds County, Mississippi and more particularly described on Exhibit A hereto (the “Property”), to the highest qualified bidder (the “Transferee”) at a public sale by submitted bid (the “Sale”) to be conducted at 1:00 PM CDT on Monday, June 15, 2026.

JRA is offering the Property pursuant to powers delegated by the City of Jackson to JRA under Miss. Code Ann. § 43-35-15 and 31. The Property is not located in an “urban renewal area” as defined by Miss. Code Ann. § 43-35-3(k). Therefore, this sale shall be governed by the procedures prescribed in Miss. Code Ann. § 17-25-25.

The minimum bid which JRA will accept for the Property is \$5,000.00. JRA will not accept bids submitted below this price. JRA will accept bids for all or any one of the nine (9) lots which make up the Property. JRA reserves the right to suspend the Sale, reject bids considered inadequate, terminate the Sale and re-offer the Property a later Sale pursuant to Miss. Code Ann. §17-25-25.

The Transferee shall be required to pay the purchase price and JRA Sale Costs in immediately available funds within three (3) hours of Sale conclusion. “Sale Costs” shall include, but not be limited to, costs incurred by JRA to prepare the Quitclaim Deed, and all other Sale costs incurred by JRA. The Transferee shall also be responsible for Quitclaim Deed recording costs.

The Property is being sold, “As Is Where Is,” and no representation or warranty of any type will be made by JRA. JRA shall only convey the Property pursuant to the form of Quitclaim Deed attached hereto as Exhibit B.

JRA has not made, does not make and specifically negates and disclaims any representations, warranties, promises, covenants, agreements or guaranties of any kind or character whatsoever, whether express or implied, oral or written, past, present or future, of, as to, concerning or with respect to (i) the value, nature, quality or condition of the Property, including, without limitation, the water, soil and geology, (ii) the income to be derived from the Property, (iii) the suitability of the Property for any and all activities and uses which a grantee may conduct thereon, (iv) the compliance of or by the Property or its operation with any laws,

rules, ordinances or regulations of any applicable governmental authority or body, (v) the habitability, merchantability, marketability, profitability or fitness for a particular purpose of the Property, and (vi) any other matter with respect to the Property, and specifically, that JRA has not made, does not make and specifically disclaims any representations regarding compliance with any environmental protection, pollution or land uses laws, rules, regulations, orders or requirements, including solid waste, as defined by the U.S. Environmental Protection Agency regulations at 40 C.F.R. Part 261, or the disposal or existence, in or on the Property, of any hazardous substance, as defined by the Comprehensive Environmental Response Compensation and Liability Act of 1980, as amended, and regulations promulgated thereunder.

By participation in the Sale, the Transferee further acknowledges and agrees that the Transferee is relying solely on its own investigation of the Property and not on any information provided or to be provided by JRA. By acceptance of the Quitclaim Deed, the Transferee further acknowledges and agrees that any information provided or to be provided with respect to the Property was obtained from a variety of sources and that JRA has not made any independent investigation or verification of such information and makes no representations as to the accuracy or completeness of such information. By acceptance of the Quitclaim Deed, the Transferee agrees that JRA is not liable or bound in any manner by any verbal or written statements, representations or information pertaining to the Property, or the operation thereof, furnished by any real estate broker, agent, employee, servant or other person. By acceptance of the Quitclaim Deed, the grantee further acknowledges and agrees that to the maximum extent permitted by law, the sale of the Property as provided for herein is made on an "AS IS" condition.

NOTICE DATE: May 29, 2026

COPIES OF THIS NOTICE ARE BEING POSTED AT:

<p>1. Union Station 300 W Capitol Street, Jackson, MS 39203</p>	<p>2. Richard Porter Building 218 S President St, Jackson, MS 39201</p>	<p>3. City Hall 219 S President St, Jackson, MS 39201</p>
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JACKSON REDEVELOPMENT AUTHORITY

By: _____

EXHIBIT A

Lots 12, 13, 16, 17, 19, 21, 23, 26 and 29, Stillcreek Subdivision, Part 1, a subdivision according to the map or plat thereof and on file and of record in the office of the Chancery Clerk of the First Judicial District of Hinds County, Mississippi in Plat Book 34, Page 24, reference to which is hereby made in aid of and as part of this description.

The Property is currently identified by the following Hinds County tax parcel numbers:

1. 831-304
2. 831-301
3. 831-298
4. 831-296
5. 831-294
6. 831-292
7. 831-291
8. 831-288
9. 831-287

EXHIBIT B

[See attached Quitclaim Deed]

matter with respect to the Property, and specifically, that Grantor has not made, does not make and specifically disclaims any representations regarding compliance with any environmental protection, pollution or land uses laws, rules, regulations, orders or requirements, including solid waste, as defined by the U.S. Environmental Protection Agency regulations at 40 C.F.R. Part 261, or the disposal or existence, in or on the Property, of any hazardous substance, as defined by the Comprehensive Environmental Response Compensation and Liability Act of 1980, as amended, and regulations promulgated thereunder. Grantee further acknowledges and agrees that having been given the opportunity to inspect the Property, Grantee is relying solely on its own investigation of the Property and not on any information provided or to be provided by Grantor. By acceptance of this Deed, Grantee further acknowledges and agrees that any information provided or to be provided with respect to the Property was obtained from a variety of sources and that Grantor has not made any independent investigation or verification of such information and makes no representations as to the accuracy or completeness of such information. By acceptance of this Deed, Grantee agrees that Grantor is not liable or bound in any manner by any verbal or written statements, representations or information pertaining to the Property, or the operation thereof, furnished by any real estate broker, agent, employee, servant or other person. By acceptance of this Deed, Grantee further acknowledges and agrees that to the maximum extent permitted by law, the sale of the Property as provided for herein is made on an "AS IS" condition.

[Remainder of page left intentionally blank; signature page follows]

[Signature page]

IN WITNESS WHEREOF, Grantor has executed this instrument on the ____ day of _____, 202_.

GRANTOR:

JACKSON REDEVELOPMENT AUTHORITY,
a public body and polity and the urban renewal
agency of the City of Jackson, Mississippi

By: _____
Name: _____
Title: _____

STATE OF _____

COUNTY OF _____

Personally appeared before me, the undersigned authority in and for the said county and state, on this ____ day of _____, 202_, within my jurisdiction, the within named _____, who acknowledged that he/she is _____ of Jackson Redevelopment Authority, and that for and on behalf of said Redevelopment Authority, and as its act and deed he executed the above and foregoing instrument, after first having been duly authorized by said Redevelopment Authority so to do.

Notary Public

My commission expires:

(seal)

EXHIBIT A

Property

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