

LEGEND

Property Line	Water Meter	Area Light
Right of Way Line	Irrigation Control Valve	R/W
Servitude Line	Gas Meter	B/L
Building Setback Line	Gas Valve	WDF
OH-E	Telephone Pedestal	CONC.
OH-ETC	Cable Pedestal	FND
Fence Line	Sewer Manhole	IP
Found Iron Pipe/Rod	Sewer Cleanout	P.L.
Set 1/2" Iron Pipe	Drain Inlet	Handicap Parking
Power Pole	Catch Basin	Asphalt Pavement
Pad Mounted Transformer	Drain Manhole	Concrete Pavement
Electric Meter	Sign	
Pipe Stub-Up	Ballard	
Fire Hydrant	Air Conditioner Unit	

LEGAL DESCRIPTION (METES & BOUNDS):

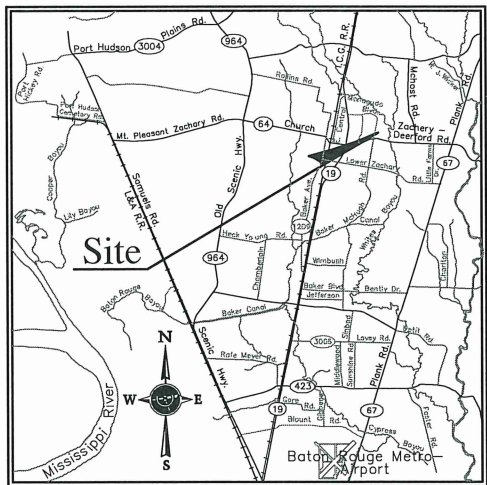
One (1) certain tract or parcel of ground designated as "Tract A-1-E", containing 2.019 ac. (87,965 Sq. Ft.), together with all improvements thereon, being a portion of the Wilson Tract, located in Section 55, T-4-S, R-1-E, Greensburg Land District, East Baton Rouge Parish, Louisiana, and more particularly described as follows:

Commence at a point and corner marked by a 1/2" iron pipe at the intersection of the northerly right-of-way of Main Street (LA Highway 64) and the property line common to Tract A-1-E and Tract A-1-C-1, said point also being the Point of Beginning;

Thence, departing said right-of-way of Main Street, N 08°05'35" E a distance of 365.19 feet to a point and corner; thence, S 81°57'17" E a distance of 238.00 feet to a point and corner; thence, S 08°05'35" W a distance of 374.25 feet to a point and corner, said point being on the northerly right-of-way of Main Street; thence, along said right-of-way, N 79°42'44" W a distance of 214.69 feet to a point and corner; thence, along the arc of a curve to the left, having a radius of 1281.23 feet, an arc length 23.47 feet and a chord which bears N 80°20'43" W a distance of 23.47 feet to the point of beginning.

LEGAL DESCRIPTION (PER TITLE COMMITMENT):

One certain tract or parcel of ground, together with all the buildings and improvements thereon, situated in Section 55 and 65, Township 4 South, Range 1 East, East Baton Rouge Parish, Louisiana, and being designated as Tract A-1-E on the map entitled "Map Showing Resubdivision Tract A-1 into Tracts A-1-A, A-1-B, A-1-C, A-1-D & A-1-E located in Section 55 & 65, T-4-S, R-1-E, G.L.D., Parish for East Baton Rouge, Louisiana for Business Investment Group" prepared by Russell L. Mistic, R.P.L.S. of C. MisticSurveyors, Inc., dated February 24, 2003, Survey Job No. 4102, said Tract A-1-E having such dimensions and measurements as more fully described and shown on said map which is recorded in the official records of East Baton Rouge Parish, Louisiana. Said resubdivision plat is recorded as Orig 463, bnd 11502, East Baton Rouge Parish, Louisiana.



VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

- Flood Note: In accordance with FEMA Flood Insurance Rate Map Panel No. 22033C0045F for East Baton Rouge Parish Louisiana, last revised June 19, 2012, the property shown hereon is located in Flood Zone "X". Nearest adjacent Base Flood Elevation = 92 feet (NAVD 1988). The current base flood and inundation elevations are subject to change and should be verified with the Department of Development prior to issuance of building permits.

FLOOD AREAS DEFINED:

Zone "X": Areas determined to be outside the 0.2% annual chance flood plain.

Flood Insurance Rate Maps are revised frequently and can be found online at: msc.fema.gov

- Zoning: BP (Business Park)

Yard Requirements:
Minimum Front Yard: N/A
Minimum Rear Yard: 30 feet
Minimum Side Yard: 15 feet

Zoning information should be verified with City/Parish Planning Commission.

- Reference Maps:
A. Map Showing Resubdivision Tract A-1 into Tracts A-1-A, A-1-B, A-1-C, A-1-D & A-1-E for Business Investment Group, prepared by Russel L. Mistic, R.P.L.S. with C. Mistic Surveyors, Inc., dated February 24, 2003.

- (*) represents the Basis of Bearings. Bearings are based on reference map "A" (above). Distances are U.S. Survey Feet.

- No attempt has been made by LandSource, Inc., to verify title, actual legal ownerships, deed restrictions, servitudes, easements, or other burdens on the property other than that furnished by the client or his representative.

- Utilities: The location of underground utilities was not in the scope of this survey.

- Parking Summary:
Regular Spaces: 91
Handicap Spaces: 4
Total Spaces: 95

CURVE TABLE

CURVE #	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1281.23'	23.47'	N 80°20'43" W	23.47'

SCHEDULE B. PART II

First American Title Insurance Company of Louisiana
Issuing Office File No.: 114809
Effective Date: January 6, 2022

ITEM 1	= Not Survey Related
ITEMS 2-3	= None Apparent
ITEM 4	= Not Survey Related
ITEM 5	= As Shown
ITEM 6	= Not Survey Related
ITEMS 7-8	= None Apparent
ITEM 9	= Not Survey Related
ITEM 10	= Does Not Affect
ITEMS 11-12	= As Shown
ITEM 13	= Does Not Affect
ITEM 14	= Not Survey Related
ITEM 15	= Affects Property, Blanket in Nature, Not Plottable
ITEM 16	= Not Survey Related

TRACT A-1-A-1
BELLA OPTION, LLC
(NOW OR FORMERLY)

MAP SHOWING ALTA/NSPS SURVEY
OF
TRACT A-1-E
BEING A PORTION OF THE WILSON TRACT
LOCATED IN SECTION 55, T-4-S, R-1-E,
GREENSBURG LAND DISTRICT,
EAST BATON ROUGE PARISH, LOUISIANA
FOR
KASTALI CAPITAL CORPORATION



CERTIFICATION:

This is to certify to S&S Valley Properties, LLC, Amazon Properties L.L.C., First American Title Insurance Company of Louisiana, First Guaranty Bank, ISAQA, ATIMA, and Delta Title Corporation that this map or plat and the survey on which it is based were made in accordance with the State of Louisiana "Standards of practice for Property Boundary Surveys and the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6a, 7a, 7b1, 8, 9, 11a, 13, 18 & 19 of Table A thereof. The fieldwork was completed on 1-17-2022.

David L. Patterson, P.L.S.
La. Registration No. 04784

Date

1/17/22

DATE:
JAN. 17, 2022
JOB #: 22-626-01
DWN. BY: SLP
CKD. BY: DLP

SHEET NO:

01

OF: 01

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