LEGAL DESCRIPTION:

A CERTAIN AREA OR PARCEL OF GROUND CONTAINING APPROXIMATELY 42.169 ACRES, BEING DESIGNATED AS THE REMAINING PORTION OF PARCEL A-3 OF THE NELL P. STIPE, ET AL PROPERTY, LOCATED IN SECTION 44, T-6-S, R-1-E, GREENSBURG LAND DISTRICT, EAST BATON ROUGE PARISH, LOUISIANA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Commencing at the intersection of the North Right-of-way line of Mickens Road and the West Right-of-way line of Joor Road, thence proceed in a northerly direction along the west Right-of-way line of Joor Road North 45°35'28" East a distance of 1,074.41 feet to a point and corner, thence proceed along the arc of a curve to the left that has a radius of 1,282.39 feet, a chord bearing of North 33°11'17" East, a chord distance of 529.00 feet, and an arc length of 532.82 feet to a point and corner, thence proceed North 21°47'06" East a distance of 263.38 feet to a point and corner, thence proceed North 10°28'30" East a distance of 152.97 feet to a point and corner, thence proceed North 21°47'06" East a distance of 50.00 feet to a point and corner, thence proceed South 68°12'54" East a distance of 20.00 feet to a point and corner, thence proceed North 21°47'06" East a distance of 514.45 feet to a point and corner, said point being the "Point of Beginning";

Thence proceed North 39°33'05" West a distance of 145.29 feet to a point and corner;
Thence proceed North 37°14'05" East a distance of 314.01 feet to a point and corner;
Thence proceed North 75°08'29" West a distance of 506.95 feet to a point and corner;
Thence proceed North 21°32'27" West a distance of 408.53 feet to a point and corner;
Thence proceed North 03°23'41" West a distance of 591.04 feet to a point and corner;
Thence proceed North 05°50'25" East a distance of 407.15 feet to a point and corner;
Thence proceed North 81°02'00" East a distance of 406.20 feet to a point and corner;
Thence proceed North 78°05'00" East a distance of 429.02 feet to a point and corner;
Thence proceed South 85°58'00" East a distance of 268.25 feet to a point and corner;
Thence proceed South 25°15'41" East a distance of 985.47 feet to a point and corner;
Thence proceed along the arc of a curve to the left that has a radius of 572.96 feet, a tangent of 379.23 feet, a delta of 66°59'58", a chord bearing of South 55°17'10" West, a chord distance of 632.47 feet, and an arc length of 670.00 feet to a point and corner;
Thence proceed South 21°47'10" West a distance of 208.36 feet to a point and corner;
Thence proceed South 16°56'54" West a distance of 212.00 feet to a point and corner;
Thence proceed along the arc of a curve to the left that has a radius of 1,315.62 feet, a tangent of 164.54 feet, a delta of 14°15'26", a chord bearing of South 32°25'48" West, a chord distance of 326.53 feet, and an arc length of 327.37 feet to a point and corner;
Thence proceed South 16°27'51" West a distance of 81.04 feet to a point and corner;
Thence proceed South 21°47'06" West a distance of 61.56 feet to a point and corner, said point being the "Point of Beginning".

SCHEDULE B- SECTION II:

j. Royalty Deed in favor of Bert E. Durrett dated October 1, 1948 recorded October 23, 1948 in COB 791 folio 372, Original 84, Bundle 2316 in the records of East Baton Rouge Parish, Louisiana. Unable to determine exact location.

k. Easement in favor of Shell Pipe Line Corporation dated March 24, 1954 recorded May 18, 1954 in COB 1087 folio 477, Original 35, Bundle 3299 in the records of East Baton Rouge Parish, Louisiana. Does not appear to affect the subject property

NOTE:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE, ABANDONED OR RELOCATED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE THE EXACT LOCATIONS INDICATED, ALTHOUGH, HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE AT THE TIME OF THE SURVEY.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 220058 0080 D, DATED MAY 17, 1993, THIS PROPERTY IS LOCATED IN FLOOD ZONE AE & X.

BASE FLOOD ELEVATIONS ARE SUBJECT TO CHANGE AND THE CURRENT BASE FLOOD ELEVATION SHOULD BE VERIFIED WITH THE ENGINEERING DIVISION OF THE DEPARTMENT OF PUBLIC WORKS.

CERTIFICATION:

To: Greenwell Land Acquisitions, LLC, American Gateway Bank, Fidelity National Title Insurance Company and Founders Title Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA/ACSM and NSPS in 2005. Pursuant to the Accuracy Standards as adopted by ALTA/ACSM and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Louisiana, the Relative Positional Accuracy of this survey does not exceed that which is specified therein. This survey was prepared in accordance with the applicable minimum standards for the property surveys in Louisiana for a class "D" survey.

GWS ENGINEERING, INC.

ROBERT W. OVERALL, P.L.S.
La. Registration Number 4935
7520 Perkins Road - Suite 290
Baton Rouge, Louisiana 70808
(225) 769-1788

8/17/06
Date

STATE OF LOUISIANA
ROBERT W. OVERALL
License No. 4935
PROFESSIONAL
LAND SURVEYOR

NOTE:

NO ATTEMPT HAS BEEN MADE BY GWS ENGINEERING, INC. TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIPS, SERVITUDES, EASEMENTS, RIGHTS-OF-WAY OR OTHER BURDENS ON THE PROPERTY, OTHER THAN THAT FURNISHED BY THE CLIENT OR HIS REPRESENTATIVE.

(IN FEET)

* BASIS OF BEARING: N75°08'29"W

BEING A COMMON PROPERTY LINE OF TRACT D-2 AS SHOWN ON REFERENCE MAP NO. 1.

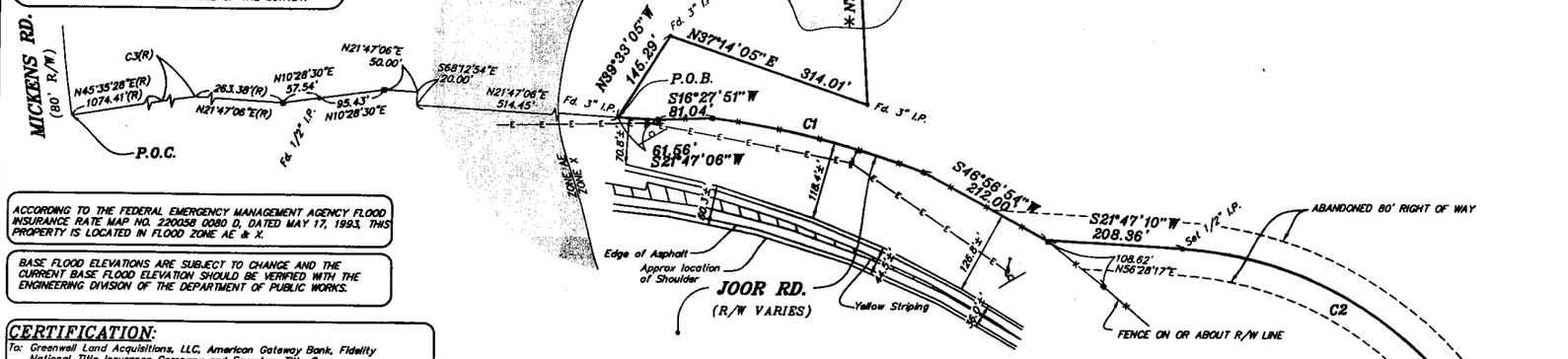
CURVE TABLE						
CURVE	LENGTH	RADIUS	CHORD	TANGENT	BEARING	DELTA
C1	327.37'	1315.62'	326.53'	164.54'	S32°25'48"W	14°15'26"
C2	670.00'	572.96'	632.47'	379.23'	S5517'10"W	66°59'58"
CJ(R)	532.82'	1282.39'	529.00'		N33°11'17"E	

NOTE:

AT THE TIME OF THE SURVEY NO PHYSICAL EVIDENCE OF A CEMETERY WAS NOTED BY THE SURVEY FIELD CREW.

WETLANDS DETERMINATION:

A WETLANDS DETERMINATION WAS NOT REQUESTED AND IS NOT BEING PROVIDED AS PART OF THIS SURVEY.



VICINITY MAP
1"=1000'

REFERENCE MAPS:

1. MAP SHOWING SURVEY OF AN 827.82± TRACT "C" BEING A PORTION OF THE NELL P. STIPE, ET AL, BY PAUL C. BOUDREAUX AND ASSOCIATED, INC., DATED 10-05-78, REVISED 01-16-79.
2. MAP SHOWING PARCELS A-2, A-3, A-4, B-1, B-2, C-1, C-2, D-2, D-3, E-1, E-2, E-3, F-2 & F-3 BEING A PORTION OF THE NELL P. STIPE, ET AL, BY PAUL C. BOUDREAUX AND ASSOCIATED, INC., REVISED 01-16-79.
3. STATE OF LOUISIANA DEPARTMENT OF TRANSPORTATION & DEVELOPMENT RIGHT OF WAY MAP, STATE PROJECT NO. 817-08-17, JOOR ROAD(BATON ROUGE), BY ALEX THERIOT, JR. & ASSOCIATED, INC., DATED 03-17-83.
4. MAP SHOWING SURVEY OF A 10.50± ACRE TRACT "A" AND A 193.63± ACRE TRACT "B" A PORTION OF THE NELL P. STIPE, ET AL, BY PAUL C. BOUDREAUX AND ASSOCIATED, INC., DATED 10-05-78, REVISED 01-04-79.

LEGEND

- -o- = FIBER OPTIC SIGN
- (R) = RECORD
- = POWER POLE
- -E- = ELECTRIC LINE
- -X- = FENCE
- = DOTD R/W MON.

ALTA/ACSM LAND TITLE SURVEY

OF THE

REMAINING PORTION OF PARCEL A-3

BEING A PORTION OF

NELL P. STIPE, ET AL

LOCATED IN SECTION 44, T-6-S, R-1-E, GREENSBURG LAND DISTRICT, EAST BATON ROUGE PARISH, LOUISIANA

FOR

GREENWELL LAND ACQUISITIONS, LLC

F.B. NO.:	PG. NO.:
DESIGNED: RWO	CADFILE: 06285alta1
DETAILED: DLD	DATE: 08-17-06
CHECKED: GWS	SHEET NO:

GWS Engineering, Inc.
Engineering Consultants - Land Surveyors
7520 Perkins Rd. - Suite 290 - Baton Rouge, LA 70808