



Commercial Real Estate
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ALTA/NSPS Land Title Survey

ERATH, LA
SURVEYOR CERTIFICATION
FAMILY DOLLAR

1518 VETERANS MEMORIAL DRIVE
ERATH, LA 70533
PARISH OF VERMILION

TO: FIRST STATE BANK OF ST. CHARLES, MO; GENERATION THREE HOLDINGS LLC, A MISSOURI LIMITED LIABILITY COMPANY; KELLY GROUP, LLC; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY; AND AMERICAN NATIONAL, LLC, THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5A, 7A, 8, 9, 11A OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 06/03/2021.

MICHAEL COOK
LAND SURVEYOR NUMBER 4879
IN STATE OF LOUISIANA
DATE OF PLAT OR MAP: 06/03/2021
DATE OF LAST REVISION: 06/17/2021

NETWORK REFERENCE #20211236-1

SURVEY PREPARED BY:
BLEW & ASSOCIATES, P.A.
3825 N. SHILOH DRIVE
FAYETTEVILLE, AR 72703
SURVEY UPDATES: SURVEYS@AMNATIONAL.NET

DRAWN BY: AM
JOB REF. # 21-3401



Legal Description

THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS:

ONE (1) CERTAIN LOT OR PARCEL OF GROUND DESIGNATED AS TRACT 3-A, ACCORDING TO SURVEY ENTITLED "PLAT SHOWING SURVEY OF TRACTS 3-A AND 3-B TO BE ACQUIRED BY SAND DOLLAR INVESTMENT PROPERTIES, LP FROM BAUDOUIN INVESTMENTS, L.L.C. SAID PROPERTY IS SITUATED IN SECTION 31, T12S-R5E, PARISH OF VERMILION, STATE OF LOUISIANA" DATED MARCH 23, 2006, MADE BY STEPHEN J. LANGLOIS, P.E., P.L.S., AS ATTACHED TO THAT CERTAIN CASH DEED BY AND BETWEEN BAUDOUIN INVESTMENTS, L.L.C. AND SAND DOLLAR L.L.C. D/B/A SAND DOLLAR, LLC OF ARKANSAS DATED APRIL 18, 2006 AND RECORDED APRIL 19, 2006 WITH CLERK AND RECORDER OF MORTGAGES FOR VERMILION PARISH, LOUISIANA AT INSTRUMENT NO. 20605052.

THE LAND DESCRIBED ABOVE AND SHOWN HEREON IS THE SAME LAND AS DESCRIBED IN TITLE COMMITMENT ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT FILE NO.: 21-004363-960, WITH AN EFFECTIVE DATE OF MAY 5, 2021 AT 8:00 AM.

FLOOD NOTE: BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE AE OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 22113C0380F, WHICH BEARS AN EFFECTIVE DATE OF 01/19/2011 AND IS IN A SPECIAL FLOOD HAZARD AREA.

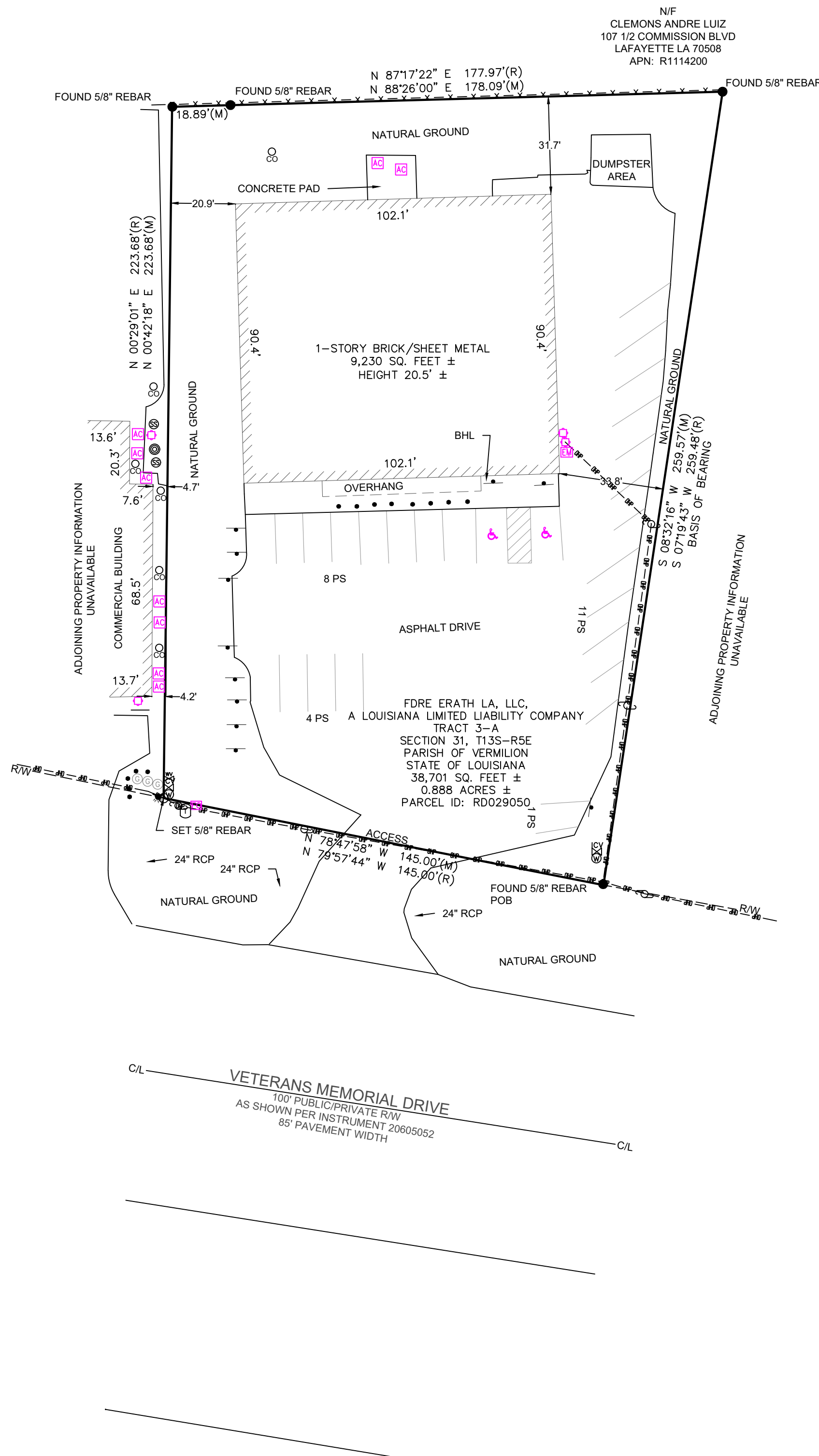
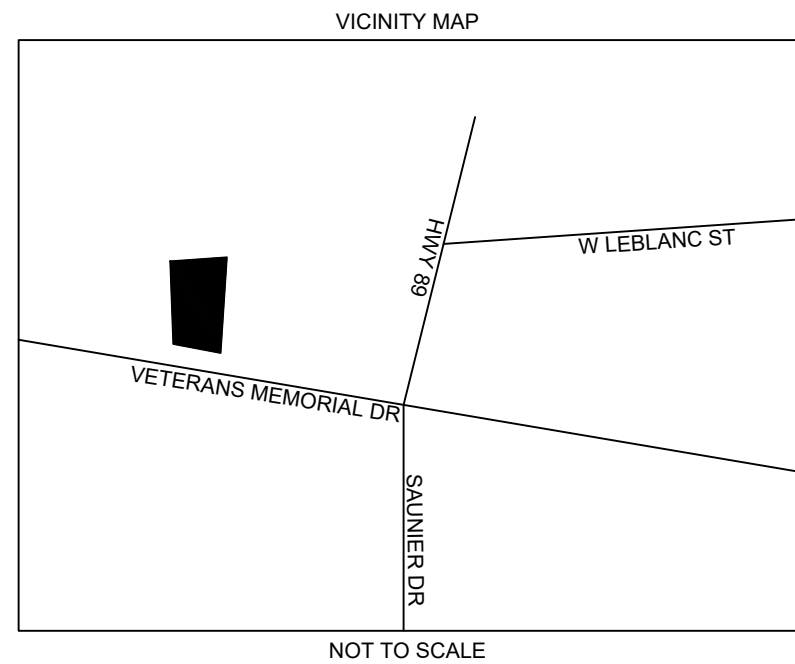
AE THE BASE FLOODPLAIN WHERE BASE FLOOD ELEVATIONS ARE PROVIDED, AE ZONES ARE NOW USED ON NEW FORMAT FIRMS INSTEAD OF AT-A30 ZONES.

Site Information

SECTION 31, T12S-R5E
1518 VETERANS MEMORIAL DRIVE
ERATH, LA 70533
PARISH OF VERMILION

Legend of Symbols & Abbreviations

SURVEY FEATURES	SURVEYING SYMBOLS
--- BOUNDARY LINE --- CENTERLINE OF ROAD --- RIGHT-OF-WAY --- FENCE	● SET/FOUND REBAR P.O.B. POINT OF BEGINNING NP NOW OR FORMERLY CL CENTERLINE OF ROAD RW RIGHT-OF-WAY M FIELD MEASUREMENT RM RECORDED MEASUREMENT BHL BUILDING HEIGHT LOCATION RCP REINFORCED CONCRETE PIPE
UTILITY SYMBOLS	○ TELEPHONE PEDESTAL ○ BOLLARD ○ SANITARY SEWER ○ WATER METER ○ CLEAN-OUT ○ FIBER OPTIC ○ SEPTIC LID ○ POWER POLE ○ WATER VALVE ○ FIRE HYDRANT ○ GAS METER ○ ELECTRIC METER ○ ELECTRICAL BOX ○ IRRIGATION CONTROL VALVE ○ HANDICAP PARKING ○ AIR CONDITIONER
UTILITY LINES	--- OVERHEAD POWER LINE



Utility Notes

THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES.

Notes Corresponding to Schedule B

- RIGHT OF WAY IN FAVOR OF GULF STATES UTILITIES COMPANY, RECORDED SEPTEMBER 1, 1995 UNDER REGISTRY NO. 9509003, OF THE CONVEYANCE RECORDS OF VERMILION PARISH, LOUISIANA. (AFFECTS, CONTAINS NO PLOTTABLE ITEMS)
- SHORT FORM LEASE AGREEMENT BY AND BETWEEN SAND DOLLAR, LLC AND FAMILY DOLLAR FILED OF RECORD ON MAY 9, 2008 UNDER INSTRUMENT NO. 20805326 AND ASSIGNED IN ASSIGNMENT AND ASSUMPTION OF LEASE RECORDED APRIL 6, 2016 UNDER INSTRUMENT NO. 2016002945 OF THE CONVEYANCE RECORDS OF VERMILION PARISH, LOUISIANA. (AFFECTS, BLANKET IN NATURE)

Encroachment Notes

NONE OBSERVED

Miscellaneous Notes

- SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.
- DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.
- AT THE TIME OF THE ALTA SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF EARTHWORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- AT THE TIME OF THE ALTA SURVEY, THERE WAS NO KNOWLEDGE OF PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES AND NO SUCH INFORMATION WAS MADE AVAILABLE FROM THE CONTROLLING JURISDICTION. THERE WAS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- AT THE TIME OF THE ALTA SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.
- AT THE TIME OF THE ALTA SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A CEMETERY, ISOLATED GRAVE SITE OR BURIAL GROUNDS.
- TOTAL NUMBER OF PARKING SPACE(S) IS 26, WHICH INCLUDES 2 DESIGNATED HANDICAPPED SPACE(S).
- COMPLETED FIELD WORK WAS JUNE 3, 2021.
- THE BASIS OF BEARING FOR THIS SURVEY IS GRID NORTH PER LA STATE PLANE COORDINATE SYSTEM, LOUISIANA SOUTH ZONE, NAD83-2011, WHICH IS BASED OFF OF THE EAST LINE OF THE SUBJECT PROPERTY WHICH BEARS S08°32'16"W PER GPS COORDINATE OBSERVATIONS.
- LATITUDE: N28°57'14.94058"
- LONGITUDE: W91°59'56.38168"
- CONVERGENCE ANGLE: N00°19'58"E
- THE DISTANCES SHOWN HEREON ARE UNITS OF GROUND MEASUREMENT.
- THE NEAREST INTERSECTING STREET IS THE INTERSECTION OF VETERANS MEMORIAL DRIVE AND HIGHWAY 89, WHICH IS APPROXIMATELY 396' FROM THE SE CORNER OF THE SUBJECT PROPERTY.
- THE SUBJECT PROPERTY HAS DIRECT ACCESS TO VETERANS MEMORIAL DRIVE BEING A PUBLICLY DEDICATED RIGHT-OF-WAY.
- EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT PROPERTY: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF SURVEY; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS OR OTHER LAND USE REGULATIONS; AND ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.
- THE SUBJECT PROPERTY DESCRIBED FORMS A MATHEMATICALLY CLOSED POLYGONAL FIGURE, AND IS CONTIGUOUS WITH NO GAPS, GORES, OR OVERLAYS

