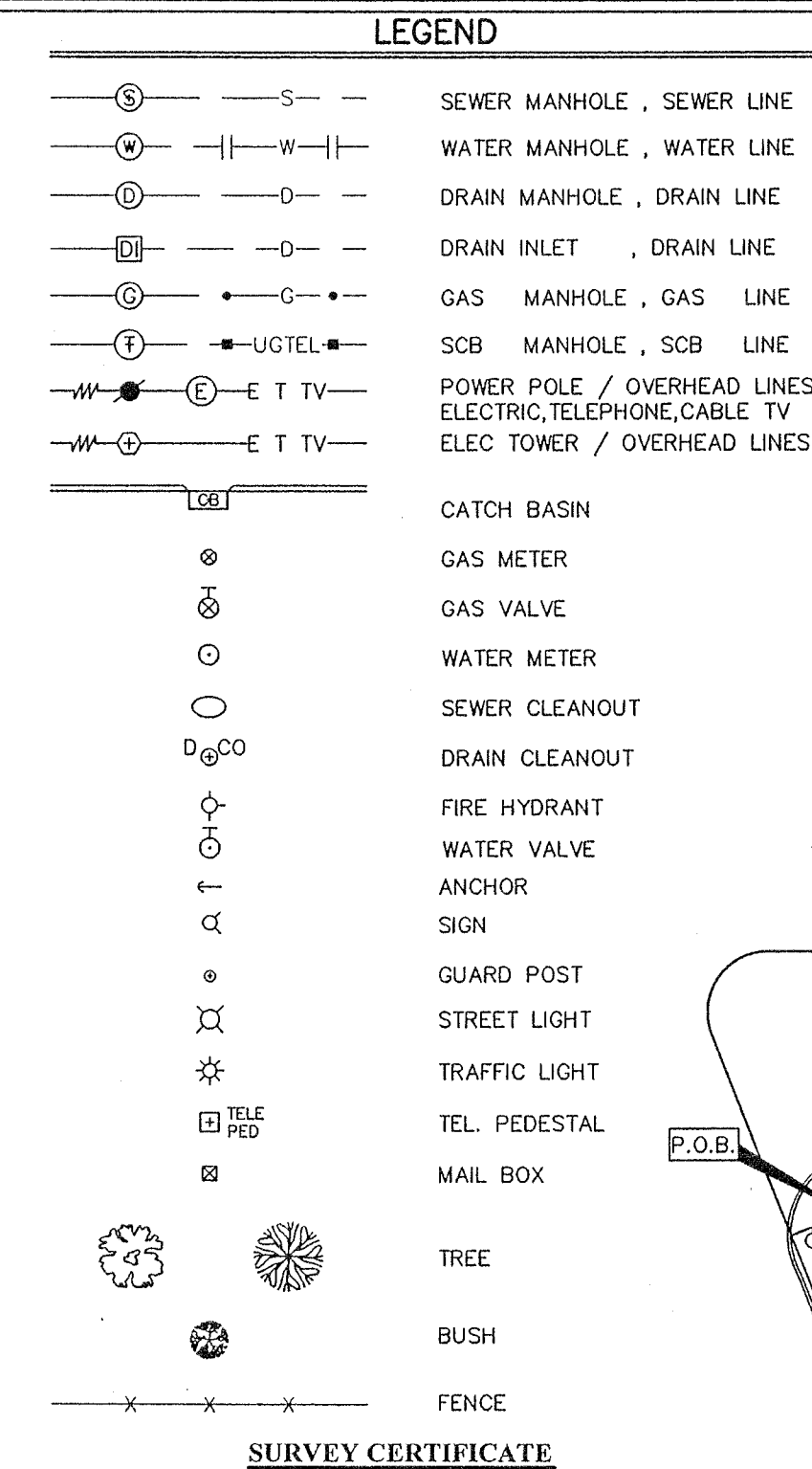




The undersigned surveyor hereby certifies to CAPITAL ONE, N.A. ("Lender") and FIRST AMERICAN TITLE COMPANY ("Title Company") and ROUSE LAND COMPANY ("Borrower") that as of the date of preparation of this survey and as of the latest revision date prior to the execution of this document, if any, shown on this survey that: (i) the undersigned is a duly registered land surveyor of the State of Louisiana; (ii) this survey is made in accordance with the most current "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" established by the State of Louisiana for the preparation of land surveys; (iii) this survey was made on the ground and correctly shows the boundary lines, dimensions and directions, or angles and area of the land indicated hereon; (iv) all monuments shown hereon actually exist and the location, size and type of material thereon are correctly shown; (v) this survey correctly shows the location of all buildings, structures, signs, fences, and other improvements and visible objects located on or affecting the subject property (the "Property"), describing each; (vi) this survey correctly shows the location and dimensions of all alleys, highways, streets, roads, rights-of-way, easements, and other matters of record, of which the undersigned has been advised, affecting the Property according to the legal description in such easements and other matters (with instrument, book and page number indicated), and all such streets, roads, highways, and respective right-of-ways shown on this survey are publicly owned and maintained unless clearly and conspicuously marked "Private" on this survey; (vii) except as explicitly shown and noted on the survey drawing, there are no visible Property line conflicts, party walls, drainage ditches or streams affecting all or any portion of the Property, and there are no visible encroachments on building line setbacks, adjoining premises, streets or alleys by any of said buildings, structures, or other improvements; (viii) except as explicitly shown and noted on the survey drawing, there are no visible encroachments on the Property by building structures or other improvements situated on adjoining premises; (ix) the distance from the nearest intersecting street or road is as shown hereon; (x) the Property has direct access to dedicated public roads and such public roads have been accepted and are presently being maintained by the entity to whom such road was dedicated; (xi) we have consulted the FEMA Flood Insurance Rate Map No. 2205100030 E with an effective date of March 23, 1995 and this Property lies within an area identified designated as Flood Hazard Area AE, with a Base Flood Elevation of -3.5.

John S. Teegarden, P.L.S. LA. NO. 4635

A CERTAIN PORTION OF GROUND, together with all the buildings and improvements thereon and all the rights, ways, privileges, servitudes, advantages, and appurtenances thereunto belonging or in anywise appertaining, situated in the State of Louisiana, Parish of Jefferson, in that part known as BISSETT PLAZA, TRACT "F", designated as the PERIMETER OF LOTS 1-A-1, 1-B-1 AND 1-E, bounded by Power Boulevard (Parcel PB), Kawanee Avenue, and Interstate Highway No. 1-10 (side) and is more fully described as follows:

BEGIN at the intersection of the easterly right-of-way line of Power Boulevard (which is also the easterly line of Parcel PB, which is dedicated to Jefferson Parish) and the southerly right-of-way line of Kawanee Avenue, said intersection is marked by a cross (cut);

THENCE, go along the aforesaid southerly right-of-way line, along a non-tangent curve to the right, in an easterly direction, with a radius of 654.26 feet having an arc length of 238.02 feet, said point is marked by a 1/2" iron rod (found);

THENCE, turn and continue along the aforesaid southerly right-of-way line, S86°30'56"E a distance of 557.04 feet to a point, marked by a 1/2" iron rod (found);

THENCE, turn and go S03°29'04"W a distance of 450.00 feet to a point, marked by a 3/8" iron rod (found);

THENCE, turn and go N86°30'56"W a distance of 377.78 feet to a point, marked by a 1" iron pipe (found);

THENCE, turn and go along a curve to the left, in a westerly direction, with a radius of 654.26 feet, having an arc length of 248.02 feet to a point on the easterly right-of-way line of Power Boulevard;

THENCE, turn and go along the aforesaid easterly right-of-way line N18°14'09"W a distance of 188.39 feet to a point, marked by a cross (cut);

THENCE, turn and continue along the aforesaid easterly right-of-way line, N07°44'40"W a distance of 54.92 feet to a point, marked by a cross (cut);

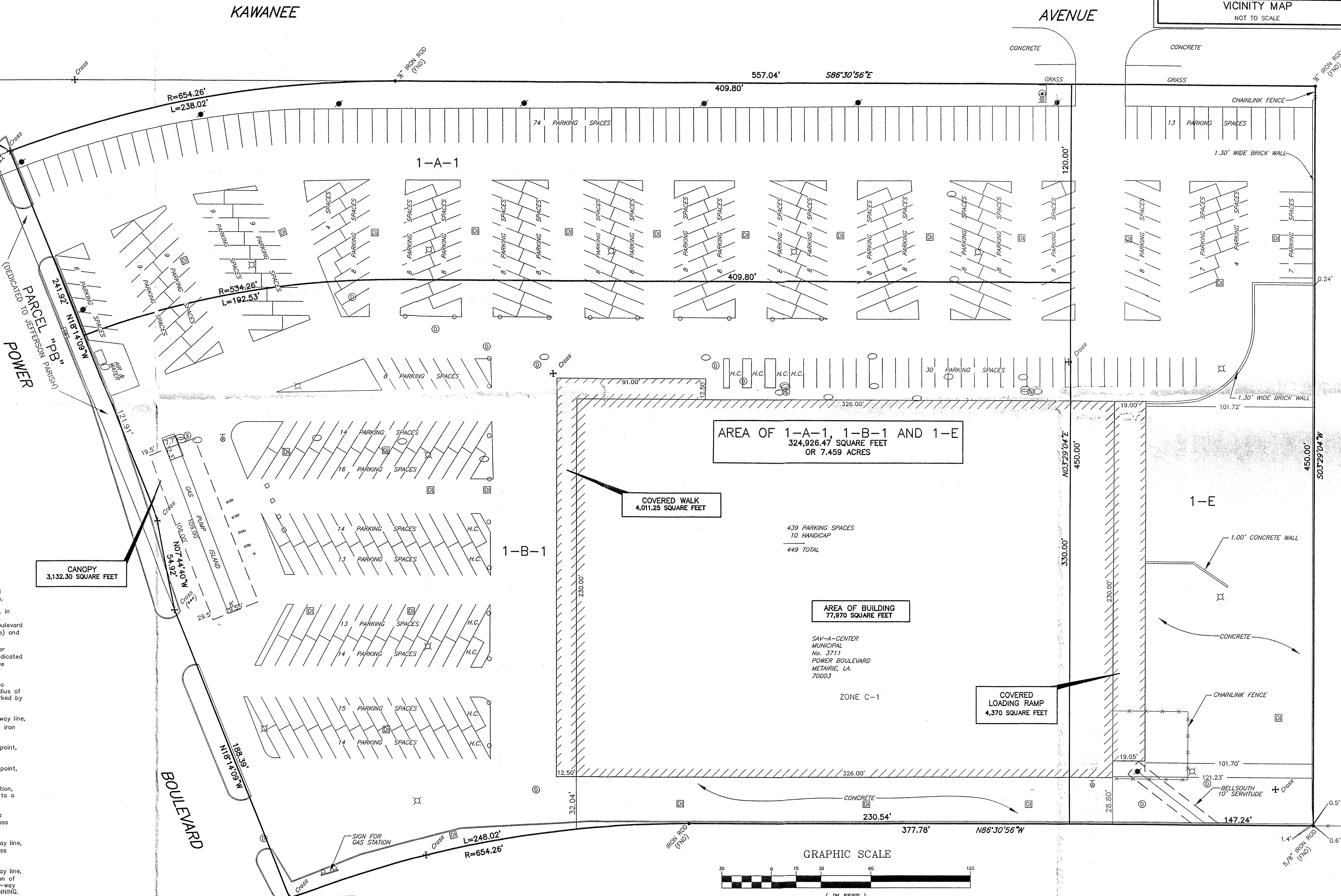
THENCE, turn and continue along the aforesaid easterly right-of-way line, N18°14'09"W a distance of 241.92 feet to a point at the intersection of the aforesaid easterly right-of-way line and the southerly right-of-way line of Kawanee Avenue, said intersection being the POINT OF BEGINNING.

The above described portion of ground contains 324,926.47 square feet or 7.459 acres. All in accordance with a plan of survey by John S. Teegarden, Registered Professional Land Surveyor, dated December 10, 1985, revised March 10, 1986, revised April 2, 1986, revised February 8, 1990, revised January 17, 1992, revised September 26, 1996. Drawing No. F-335

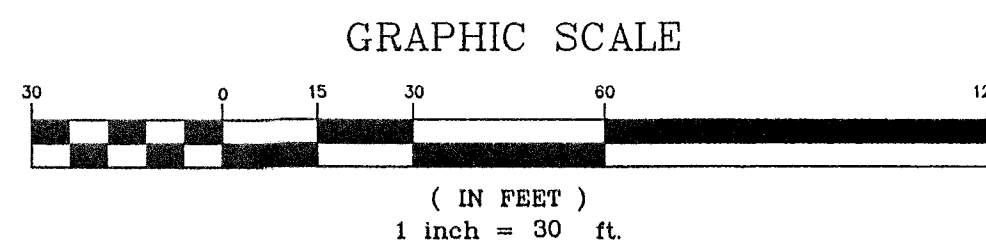
File No. F335.001

GENERAL NOTES

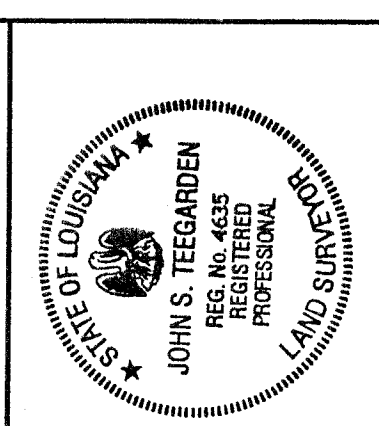
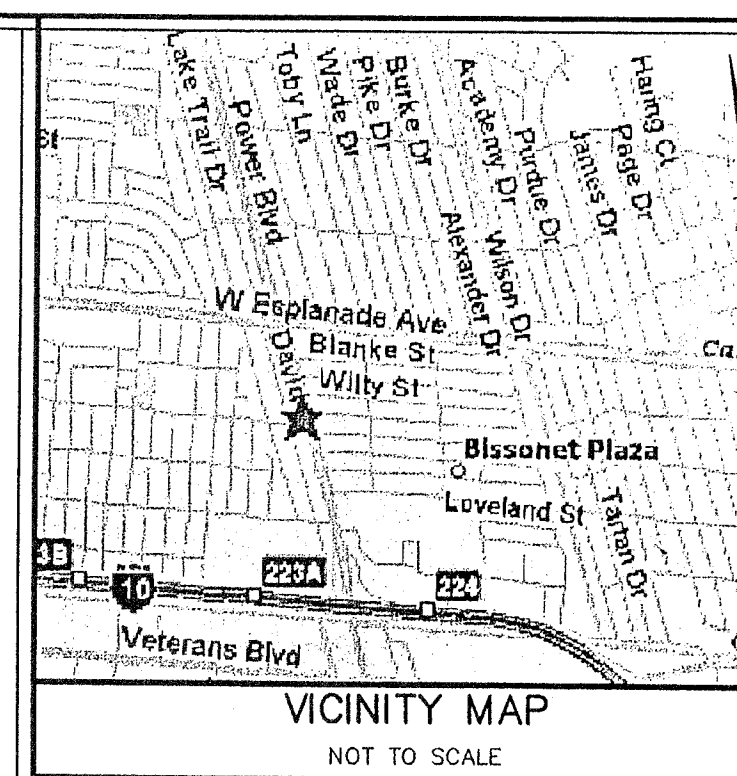
THE LOCATIONS OF UNDERGROUND AND OTHER NONVISIBLE UTILITIES SHOWN HEREON HAVE BEEN DETERMINED FROM DATA EITHER FURNISHED BY THE AGENCIES CONTROLLING SUCH DATA AND/OR EXTRACTED FROM RECORDS MADE AVAILABLE TO US BY THE AGENCIES CONTROLLING SUCH RECORDS. WHERE FOUND, THE SURFACE FEATURES OF LOCATIONS ARE SHOWN. THE ACTUAL NONVISIBLE LOCATIONS MAY VARY FROM THOSE SHOWN HEREON. EACH AGENCY SHOULD BE CONTACTED RELATIVE TO THE PRECISE LOCATION OF ITS UNDERGROUND INSTALLATION PRIOR TO ANY RELIANCE UPON THE ACCURACY OF SUCH LOCATIONS SHOWN HEREON, INCLUDING PRIOR TO EXCAVATION AND DIGGING.



NOTE:
FLOOD ZONE AE, AREA OF 100 YEAR FLOOD
BASE FLOOD: -3.00 N.G.V.D.
SLAB ELEV. = 19.73 C.D. (-0.70 N.G.V.D.)
C.D. = CARO DATUM
N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
0.00 N.G.V.D. = 20.43 C.D.



INTERSTATE HIGHWAY No. 1-10 (SIDE)



JOHN S. TEEGARDEN
REG. NO. 4635
REGISTERED PROFESSIONAL
LAND SURVEYOR

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Professional Land Surveyors
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METairie, LA 70002
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JEFFERSON PARISH, LOUISIANA, 70082

BOUNDARY SURVEY OF
LOTS 1-A-1, 1-B-1, & 1-E
BISSETT PLAZA, TRACT "F"
JEFFERSON PARISH, LOUISIANA

I certify that this plan represents an actual ground survey made by me or under my direction, and it does conform to the requirements for the Minimum Standards for Property Boundary Surveys as found in Louisiana Administrative Code Title 48: I.C.C. Chapter 25 for a Class C survey.

DATE	BY	DESCRIPTION	REVISION
11/20/88	J.S.T.	UPDATED SURVEY UNDER PROJECT NO. 6525	
12/15/88	J.S.T.	REVISED TO MEET ALTA REQUIREMENTS	
12/15/88	J.S.T.	REVISED TO SHOW PARKING & TOPO OF PROPERTY	
1/17/92	J.S.T.	REVISED TO SHOW AREA SQUARE FOOTAGE	
2/8/90	J.S.T.	REVISED TO SHOW L.P. & L. SERVITUDE	
4/2/86	J.S.T.	REVISED TO SHOW OVERALL DIMENSIONS	
3/10/86	J.S.T.	REVISED TO SHOW OVERALL DIMENSIONS	

SCALE: 1" = 30'

DATE: DECEMBER 10, 1985

DRAWN BY: E.W.P.

CHECKED BY:

DRAWING NO. F-335

PROJECT NO. 6525

SHEET 1 OF 1