# TRACTS A-2, B-1, C-1, D, F AND GSECTIONS 31 AND 45, T6S-R3E GREENSBURG LAND DISTRICT LIVINGSTON PARISH LOUISIANA

<u>LEGEND</u>			
-(	EXIST. GUY WIRE	EXIST.	EXISTING
(SIZE)		SMH	SEWER MANHOLE
	EXIST. DRAIN LINE	S	EXIST. SEWER MANHOLE
\$1.00 A. C.	EXIST. CONC. AREA	D	EXIST. DRAIN MANHOLE
	OVERHEAD UTILITY	d	EXIST. SIGN
	EXIST. BOUNDARY LINE	Ø	EXIST. POWER OR TELEPHONE POLE
CONC.	CONCRETE		EXIST. TREE
WM	WATER METER		HOSE BIB
⊙ GM	GAS METER	¤	LIGHT POLE
Þ⊲GV	GAS VALVE		EXIST. DITCH
⊳dWV	WATER VALVE	۵	EXIST. MAILBOX
0	DENOTES RAILROAD SPIKE FOUND	$\otimes$	EXIST. TRAFFIC LIGHT
•	DENOTES IRON ROD FOUND	-6-	EXIST. FIRE HYDRANT
0	DENOTES 1/2" IRON ROD SET	Ш	EXIST. DROP INLET
E	EXIST. UG ELECTRIC LINE	C®O	EXIST. SEWER CLEAN OUT
T	EXIST. UG TELEPHONE LINE	<del>Д</del> хсит	DENOTES CROSS CUT
——————————————————————————————————————	EXIST. GRAVITY SEWER LINE	(T)	TITLE
——————————————————————————————————————	EXIST. WATER LINE	(A)	ACTUAL
G(SIZE)	EXIST. GAS LINE	PT	PORTION
	EXIST. WOODEN FENCE	1	
XX	EXIST. CHAIN LINK FENCE	/	LINE NOT TO SCALE
$\circ$	EXIST. MONITORING WELL LID	V	
<b>I</b> XCUT	DENOTES CROSS CUT SET		

(1-800-272-3020).

1. THE LOCATIONS OF UNDERGROUND AND OTHER NONVISIBLE UTILITIES SHOWN HEREON HAVE BEEN PLOTTED BASED UPON DATA EITHER FURNISHED BY THE AGENCIES CONTROLLING SUCH DATA AND/OR OBTAINED FROM RECORDS MADE AVAILABLE TO US BY THE AGENCIES CONTROLLING SUCH RECORDS. WHERE FOUND, THE SURFACE FEATURES OF UTILITIES 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 INSTALLATIONS PRIOR TO ANY RELIANCE UPON THE ACCURACY OF SUCH LOCATIONS SHOWN HEREON. PRIOR TO EXCAVATION AND DIGGING CALL LA. ONE CALL

- 2. NO TITLE RESEARCH OR UTILITY SERVITUDE RESEARCH WAS PERFORMED BY THE SURVEYOR.
- 3. AS PER FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER 22063C0205E, REVISED DATE APRIL 3, 2012, THE SITE IS IN ZONE AE (EL.=45).

I. THE SURVEY SHOWN HEREON IS MADE IN ACCORDANCE TO THE MINIMUM STANDARDS FOR THE PROPERTY BOUNDARY SURVEYS AS ADOPTED BY THE LOUISIANA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS. THIS IS A CLASS B BOUNDARY SURVEY

- 5. BEARINGS SHOWN ARE BASED ON REFERENCE PLAT NO. 1.
- 6. ALL ELEVATIONS SHOWN ARE IN NAVD 88.

THE BOUNDARIES OF THE SERVITUDES.

7. ELEVATIONS SHOWN WERE ESTABLISHED BY RTK GPS SURVEYING.

8. AS OF THE DATE OF THIS SURVEY, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, NO EVIDENCE OF RECENT EARTH WORK OR BUILDING CONSTRUCTION WAS NOTICED ON SITE.

9. AS OF THE DATE OF THIS SURVEY, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, NO EVIDENCE OF STREET OR SIDEWALK CONSTRUCTION WAS NOTICED ON SITE

10. EXCEPT AS SHOWN ON THE SURVEY, AND PROVIDED IN THE TITLE COMMITMENT THERE ARE NO SERVITUDES OR RIGHTS OF WAY OF WHICH THE

11. EXCEPT AS SHOWN ON THE SURVEY, THERE ARE NO OBSERVABLE, ABOVE GROUND ENCROACHMENTS (A) BY THE PROPERTY UPON ADJOINING PROPERTIES, STREETS, ALLEYS, EASEMENTS, OR RIGHTS OF WAY, OR (B) BY THE IMPROVEMENTS ON ANY ADJOINING PROPERTIES, STREETS, ALLEYS EASEMENTS, OR RIGHTS OF WAY UPON THE SUBJECT PROPERTY. THE POWER LINES LOCATED WITHIN THE SERVITUDES DOES NOT ENCROACH BEYOND

12. THE PROPERTY HAS ACCESS TO S. RANGE AVENUE AND EDGEWOOD DRIVE, BEING DULY MAINTAINED, DEDICATED AND ACCEPTED PUBLIC ROAD(S) OR HIGHWAY(S).

13. THE SUBJECT PARCELS ARE CONTIGUOUS TO ONE ANOTHER, ARE CONTINUOUS FOR THE ENTIRE LENGTH OF THE SUBJECT PROPERTY AND NO

14. THE RECORD DESCRIPTION OF THE SUBJECT PROPERTY FORMS A MATHEMATICALLY CLOSED FIGURE.

## <u>REFERENCE PLATS</u>:

1. "ALTA/ASCM LAND SURVEY OF TRACT 'A' OF THE C.R. TYLER TRACT LOCATED IN SEC. 45, T6S-R3E, GLD, LIVINGSTON PARISH, LOUSIANA FOR CPDC PROPERTIES, L.P." BY C. MISTRIC SURVEYORS, INC., MAY 5, 2004.

. "MAP SHOWING RESUBDIVISION OF A 24.47 ACRE TRACT BEING THE C.R. TYLER TRACT INTO TRACTS 'A'. 'B'. 'C'. AND 'D' LOCATED IN SECTION 45. T6S-R3E. G.L.D.. LIVINGSTON PARISH. LA FOR LIVINGSTON SQUARE PARTNERSHIP" BY FERRIS & ASSOCIATES ENGINEERING, INC. DATED MARCH 4, 1981, CONVEYANCE BOOK 444, PAGE 898, ENTRY NO. 232247, OFFICIAL

3. "TOPOGRAPHIC AND BOUNDARY SURVEY OF A PORTION OF C.R. TYLER TRACT LOCATED IN SECTION 45, T6S-R3E, G.L.D, CITY OF DENHAM SPRINGS, LOUISIANA", BY ALVIN FAIRBURN SR., DATED SEPTEMBER 18, 1979, ENTRY NO. 158412, OFFICIAL

4. "RESUBDIVISION OF TRACT A, TRACT B, & TRACT C INTO TRACTS A-1, A-2, B-1 & C-1, SECTION 45, T6S-R3E, GREENSBURG LAND DISTRICT, LIVINGSTON PARISH, LOUISIANA" BY LINFIELD, HUNTER & JUNIUS, INC. DATED MARCH 22, 2012.

### TITLE COMMITMENT:

THE SURVEYOR HAS RELIED UPON THE FOLLOWING EXCEPTIONS AS SHOWN ON SCHEDULE B - SECTION II OF THE COMMITMENT FOR TITLE INSURANCE FILE NO. 907-29-37 (LIVINGSTON) HAVING AN EFFECTIVE DATE OF JULY 13, 2017 ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY OF LOUISIANA. SPECIAL EXCEPTIONS:

- 1. (A) TAXES OR ASSESSMENTS THAT ARE NOT SHOWN AS EXISTING LIENS BY THE RECORDS OF ANY TAXING AUTHORITY THAT LEVIES TAXES OR ASSESSMENTS ON REAL PROPERTY OR BY THE PUBLIC RECORDS; (B) PROCEEDINGS BY A PUBLIC AGENCY THAT MAY RESULT IN TAXES OR ASSESSMENTS, OR NOTICES OF SUCH PROCEEDINGS, WHETHER OR NOT SHOWN BY THE RECORDS OF SUCH AGENCY OR BY THE PUBLIC RECORDS. (NOT PLOTTED)
- 2. ANY FACTS, RIGHTS, INTERESTS, OR CLAIMS THAT ARE NOT SHOWN BY THE PUBLIC RECORDS BUT THAT COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR THAT MAY BE ASSERTED BY PERSONS IN POSSESSION OF THE LAND.
- 3. EASEMENTS, LIENS OR ENCUMBRANCES, OR CLAIMS THEREOF, NOT SHOWN BY THE PUBLIC RECORDS. (NOT PLOTTED) 4. ANY LIEN FOR SERVICES, LABOR, OR MATERIALS IN CONNECTION WITH IMPROVEMENTS, REPAIRS OR RENOVATIONS PROVIDED BEFORE. ON, OR AFTER DATE OF POLICY, NOT SHOWN BY THE PUBLIC RECORDS. (NOT PLOTTED)
- 5. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND NOT SHOWN BY THE PUBLIC RECORDS. (AS SHOWN HEREON)
- 6. ANY MINERAL OR MINERAL RIGHTS LEASED, GRANTED OR RETAINED BY CURRENT OR PRIOR OWNERS. (NOT PLOTTED)
- 7. ANY DISPUTE AS TO THE BOUNDARIES CAUSED BY THE CHANGE IN THE LOCATION OF ANY WATER BODY WITHIN OR ADJACENT TO THE LAND PRIOR TO THE DATE OF POLICY, AND ANY ADVERSE CLAIM TO ALL OR PART OF THE LAND THAT IS. AT DATE OF POLICY, OR WAS PREVIOUSLY, UNDER WATER. (NOT PLOTTED)
- 8. TAXES AND ASSESSMENTS FOR THE YEAR 2017 AND SUBSEQUENT YEARS, NOT YET DUE OR PAYABLE. (NOT PLOTTED)
- 9. SERVITUDE BY LIVINGSTON DEVELOPMENT CO. INC. IN FAVOR OF CECIL R. TYLER, DATED MARCH 13, 1958, RECORDED ON
- MARCH 27, 1958, AT COB 129, PAGE 389, OFFICIAL RECORDS OF LIVINGSTON PARISH, LOUISIANA. (AS SHOWN HEREON) 10. GRANT OF RIGHT OF WAY FOR PUBLIC HIGHWAYS, RECORDED ON FEBRUARY 3, 1960. AT COB 90. PAGE 269. OFFICIAL
- RECORDS OF LIVINGSTON PARISH, LOUISIANA. (AFFECTS PROPERTY-BLANKET IN NATURE-UNABLE TO PLOT) 11. ORDER OF EXPROPRIATION IN SUIT NO. 18535 ENTITLED "STATE OF LOUISIANA. THROUGH THE DEPARTMENT OF HIGHWAYS. VS. CECIL R. TYLER, ET AL.", RECORDED ON JULY 24, 1969, AT COB 145, PAGE 783, OFFICIAL RECORDS OF LIVINGSTON
- PARISH, LOUISIANA. (DOES NOT AFFECT PROPERTY) 12. SERVITUDE AGREEMENT, DATED MARCH 29, 1972, IN FAVOR OF GULF STATES UTILITIES COMPANY, WITH A WIDTH OF 5',
- RECORDED ON JUNE 22, 1972, AT COB 170, PAGE 193, ENTRY NO. 87998, OFFICIAL RECORDS OF LIVINGSTON PARISH,
- 13. DRAINAGE SERVITUDE AND ALL OTHER MATTERS SHOWN ON MAP DATED SEPTEMBER 18, 1979 BY ALVIN FAIRBURN, SR. ENTITLED "TOPOGRAPHIC AND BOUNDARY SURVEY OF A PORTION OF THE C.R. TYLER TRACT LOCATED IN SEC. 45, T.6S., R.3E., G.L.D. CITY OF DENHAM SPRINGS, LOUISIANA" ATTACHED TO THE ACT OF CREDIT SALE RECORDED AT COB 293, PAGE 554, ENTRY NO. 158412, AND WHICH SURVEY IS RECORDED IN PLAT BOOK 13, PAGE 317, ALL OF THE OFFICIAL RECORDS OF LIVINGSTON PARISH, LOUISIANA. (AS SHOWN HEREON)
- 14. ESTABLISHMENT OF SERVITUDE IN FAVOR OF THE CITY OF DENHAM SPRINGS, RECORDED ON SEPTEMBER 12, 1979, AT COB 292, PAGE 379, ENTRY NO. 157945, OFFICIAL RECORDS OF LIVINGSTON PARISH, LOUISIANA, PROVIDING FOR A SERVITUDE OF VIEW ALONG THE COMMON BOUNDARY BETWEEN TRACT B AND THE DENHAM SPRINGS HOUSING AUTHORITY, HAVING A WIDTH OF 10' AND PROVIDING FOR THE CONSTRUCTION AND MAINTENANCE OF AN 8' HIGH FENCE, AND THE MAINTENANCE OF THE LAND WITHIN THE SERVITUDE. (AS SHOWN HEREON)
- 15. SERVITUDE OF PASSAGE CREATED IN CREDIT SALE, DATED SEPTEMBER 20, 1979. IN FAVOR OF CECIL R. TYLER/OPAL SULLIVAN TYLER, WILLIAM R. COPELAND/CHARLOTTE BROWN COPELAND, AND JOSEPH L. MALLETT/SYLVIA MITCHELL MALLETT, WHEREIN THE VENDORS RESERVED A 50' SERVITUDE OF PASSAGE ALONG THE SOUTH PROPERTY LINE OF THE PROPERTY BEING SOLD, RECORDED ON SEPTEMBER 21, 1979, AT COB 293, PAGE 554, ENTRY NO. 158412, OFFICIAL RECORDS OF LIVINGSTON PARISH, LOUISIANA. (AS SHOWN HEREON)
- 16. SERVITUDE AGREEMENT, DATED APRIL 18, 1980, BY CECIL TYLER, ET AL., IN FAVOR OF LIVINGSTON SQUARE JOINT VENTURE, RECORDED ON MAY 30, 1980, AT COB 317, PAGE 393, ENTRY NO. 169698, OFFICIAL RECORDS OF LIVINGSTON PARISH, LOUISIANA. (DOES NOT AFFECT PROPERTY)
- 17. SERVITUDES AND ENCUMBRANCES SHOWN ON "MAP SHOWING RESUBDIVISION OF A 27.47 ACRE TRACT BEING THE C.R. TYLER TRACT INTO TRACTS "A", "B", "C" & "D" LOCATED IN SECTION 45, T6S-R3E, G.L.D., LIVINGSTON PARISH, LA. FOR LIVINGSTON SQUARE PARTNERSHIP" PREPARED BY FERRIS & ASSOCIATES ENGINEERING. INC.. DATED MARCH 4. 1981. A COPY OF WHICH IS ATTACHED TO A DECLARATION OF SERVITUDE RECORDED AT COB 444, PAGE 898, ENTRY NO. 232247, OFFICIAL RECORDS OF LIVINGSTON PARISH, LOUISIANA. (AS SHOWN HEREON)
- 18. SERVITUDES CREATED IN THE ACT OF CASH SALE, FROM LIVINGSTON SQUARE JOINT VENTURE TO T.G. & Y. REALTY CO., RECORDED ON APRIL 6, 1981, AT COB 341, PAGE 659, ENTRY NO. 180218, OFFICIAL RECORDS OF LIVINGSTON PARISH
- 19. INDENTURE OF ESTABLISHMENT OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS AND GRANTS OF EASEMENTS, DATED FEBRUARY 2, 1981, RECORDED ON JULY 17, 1981, AT COB 349, PAGE 561, ENTRY NO. 183727, AS AMENDED BY AMENDMENT NO. 1, RECORDED ON MARCH 10, 1986, AT COB 467, PAGE 687, ENTRY NO. 244343; AMENDMENT NO. 2, RECORDED ON MAY 22, 1985, AT COB 448, PAGE 824, ENTRY NO. 234379; AMENDMENT NO. 3, RECORDED ON JULY 14 1986, AT COB 475, PAGE 424, ENTRY NO. 248447; AND BY AMENDMENT NO. 4, RECORDED ON AUGUST 27, 1987, IN SIX COUNTERPARTS: COB 505, PAGE 590, ENTRY NO. 261271: COB 505, PAGE 607, ENTRY NO. 261272: COB 505. PAGE 624, ENTRY NO. 261273: COB 505, PAGE 640, ENTRY NO. 261274: COB 505, PAGE 657, ENTRY NO. 261275: AND COB 505, PAGE 674, ENTRY NO. 261276; AND BY AMENDMENT NO. 5 WITH ADDENDUM TO AMENDMENT NO. 5 RECORDED OCTOBER 29, 1996, AT COB 694, FOLIO 223, ENTRY NO. 372974; ALL OF WHICH ARE IN THE OFFICIAL RECORDS OF LIVINGSTON PARISH, LOUISIANA, (NOT PLOTTED)
- 20. SERVITUDE AGREEMENT, DATED DECEMBER 1, 1981, RECORDED ON JANUARY 7, 1982, AT COB 361, PAGE 706, ENTRY NO. 189214, OFFICIAL RECORDS LIVINGSTON PARISH, LOUISIANA, IN FAVOR OF GULF STATES UTILITY COMPANY. (AS SHOWN HEREON)
- 21. SERVITUDE AGREEMENT, DATED DECEMBER 1, 1981, RECORDED JANUARY 7, 1982, AT COB 361, PAGE 709, ENTRY NO. 189215, OFFICIAL RECORDS OF LIVINGSTON PARISH, LOUISIANA, IN FAVOR OF GULF STATES UTILITIES COMPANY. (AS SHOWN
- NO. 189217, OFFICIAL RECORDS OF LIVINGSTON PARISH, LOUISIANA, IN FAVOR OF GULF STATES UTILITIES COMPANY. (AS 23. DECLARATION OF SERVITUDE, DATED MARCH 20, 1985, RECORDED ON MARCH 20, 1985, AT COB 444, PAGE 898, ENTRY

22. SERVITUDE AGREEMENT, DATED SEPTEMBER 14, 1981, RECORDED ON JANUARY 7, 1982, AT COB 361, PAGE 715, ENTRY

- NO. 232247, OFFICIAL RECÓRDS OF LIVINGSTON PARIŚH, LOUISIANA, AS AMENDED BY ACT OF CORRECTION AND NOTARIAL ACKNOWLEDGMENT, RECORDED ON JANUARY 31, 1986, AT COB 465, PAGE 654, ENTRY NO. 243196, OFFICIAL RECORDS OF LIVINGSTON PARISH, LOUISIANA. (AS SHOWN HEREON)
- BY J. C. SUMMERS BY CASH SALE, DATED FEBRUARY 27, 1958, RECORDED ON MARCH 8, 1958, AT COB 84, PAGE 112, AS CORRECTED BY INSTRUMENT RECORDED ON JULY 15, 1958, AT COB 85, PAGE 185, ENTRY NO. 29052, AND AS CORRECTED BY INSTRUMENT RECORDED ON NOVEMBER 20, 1963, AT COB 104, PAGE 512, ENTRY NO. 48215, ALL IN THE OFFICIAL RECORDS OF LIVINGSTON PARISH, LOUISIANA. (NOT PLOTTED) 25. ENCROACHMENT OF 6' SECURITY FENCE OVER EAST PROPERTY LINE, 30' BUILDING LINE ALONG RANGE AVENUE SHOWN ON

24. ANY RIGHTS OF THIRD PARTIES IN AND TO THE WESTERNMOST 8 FEET OF TRACT D, BASED ON THE PROPERTY PURCHASED

- MAP BY RUSSEL L. MISTRIC OF C. MISTRIC SURVEYORS, INC. DATED JUNE 16, 2008, REVISED JULY 22, 2008, ENTITLED "ALTA/ACSM LAND TITLE SURVEY OF TRACTS A. B. C. D. E. & G. LIVINGSTON SQUARE SHOPPING CENTER. BEING LOCATED IN SÉCTION 45, T6S-R3E, GREENSBURG LAND DISTRICT, LIVINGSTON PARISH, LOUISIANA, FOR LIVINGSTON, LA., COMMERCIAL PROPERTIES DEVELOPMENT COMPANY, L.L.C." (AS SHOWN HEREON) 26. MATTERS SHOWN ON THE SURVEY ENTITLED "RESUBDIVISION OF TRACT A, TRACT B & TRACT C INTO TRACTS A-1, A-2,
- FILE NUMBER 768260, OFFICIAL RECORDS OF LIVINGSTON PARISH, LOUISIANA. (AS SHOWN HEREON) 27. MATTERS SHOWN ON THE MAP ENTITLED "TOPOGRAPHIC AND BOUNDARY SURVEY OF A PORTION OF C.R. TYLER TRACT LOCATED IN SECTION 45, T6S-R3E, G.L.D. CITY OF DENHAM SPRINGS, LOUISIANA", BY ALVIN FAIRBURN SR., DATED

SEPTEMBER 18, 1979, ENTRY NO. 158412, OFFICIAL RECORDS OF LIVINGSTON PARISH, LOUISIANA. (AS SHOWN HEREON)

B-1 & C-1 SECTION 45, T6S-R3E GREENSBURG LAND DISTRICT LIVINGSTON PARISH LOUISIANA" DATED MARCH 22, 2012 BY NATHAN J. JUNIUS OF LINFIELD, HUNTER & JUNIUS, INC., RECORDED ON MAY 16, 2012, AT PLAT BOOK 64, PAGE 99,

- 28. MATTERS SHOWN ON THE MAP ENTITLED "ALTA/ASCM LAND SURVEY OF TRACT 'A' OF THE C.R. TYLER TRACT LOCATED IN SEC. 45, T6S-R3E, GLD, LIVINGSTON PARISH, LOUISIANA FOR CPDC PROPERTIES, L.P." BY C. MISTRIC SURVEYORS, INC., MAY 5, 2004. (AS SHOWN HEREON)
- 29. AGREEMENT PROVIDING RECIPROCAL ACCESS EASEMENTS AND RESTRICTIVE COVENANTS BY LOUISIANA CVS PHARMACY, LLC AND LIVINGSTON, LA., COMMERCIAL PROPERTIES DEVELOPMENT COMPANY, L.L.C. DATED FEBRUARY 15, 2013, RECORDED IN CONVEYANCE BOOK 1152, PAGE 769, FILE NUMBER 787744; AS AFFECTED BY AMENDMENT TO AGREEMENT PROVIDING RECIPROCAL ACCESS EASEMENTS AND RESTRICTIVE COVENANTS DATED JANUARY 29, 2015, RECORDED IN CONVEYANCE BOOK 1218, PAGE 130, FILE NUMBER 839697, OFFICIAL RECORDS OF LIVINGSTON PARISH, LOUISIANA. (AS SHOWN
- 30. SITE DEVELOPMENT AGREEMENT BY LOUISIANA CVS PHARMACY, LLC AND LIVINGSTON, LA., COMMERCIAL PROPERTIES DEVELOPMENT COMPANY, L.L.C. DATED FEBRUARY 15, 2013, AND RECORDED FEBRUARY 19, 2013 IN MORTGAGE BOOK 2064, PAGE 240, FILE NUMBER 787745, OFFICIAL RECORDS OF LIVINGSTON PARISH, LOUISIANA. (AS SHOWN HEREON)

31. SHORTAGES IN AREA. (NOT PLOTTED)

## **LEGAL DESCRIPTIONS:**

TRACT A-2

A CERTAIN TRACT OR PARCEL OF GROUND, IDENTIFIED AS TRACT A-2, AND BEING MORE PARTICULARLY DESCRIBED ON A MAP ENTITLED "RESUBDIVISION OF TRACT A, TRACT B & TRACT C INTO TRACTS A-1, A-2, B-1 & C-1 SECTION 45, T6S-R3E GREENSBURG LAND DISTRICT LIVINGSTON PARISH LOUISIANA" DATED MARCH 22, 2012, BY NATHAN J. JUNIUS OF LINFIELD, HUNTER & JUNIUS, INC., RECORDED ON MAY 16, 2012, AT PLAT BOOK 64, PAGE 99, FILE NUMBER 768260, OFFICIAL RECORDS OF LIVINGSTON PARISH, LOUISIANA.

A CERTAIN TRACT OR PARCEL OF GROUND, IDENTIFIED AS TRACT B-1, AND BEING MORE PARTICULARLY DESCRIBED ON A MAP ENTITLED "RESUBDIVISION OF TRACT A, TRACT B & TRACT C INTO TRACTS A-1, A-2, B-1 & C-1 SECTION 45, T6S-R3E GREENSBURG LAND DISTRICT LIVINGSTON PARISH LOUISIANA" DATED MARCH 22, 2012, BY NATHAN J. JUNIUS OF LINFIELD, HUNTER & JUNIUS, INC., RECORDED ON MAY 16, 2012, AT PLAT BOOK 64, PAGE 99, FILE NUMBER 768260, OFFICIAL RECORDS

A CERTAIN TRACT OR PARCEL OF GROUND, IDENTIFIED AS TRACT C-1, AND BEING MORE PARTICULARLY DESCRIBED ON A MAP ENTITLED "RESUBDIVISION OF TRACT A, TRACT B & TRACT C INTO TRACTS A-1, A-2, B-1 & C-1 SECTION 45, T6S-R3E GREENSBURG LAND DISTRICT LIVINGSTON PARISH LOUISIANA" DATED MARCH 22, 2012, BY NATHAN J. JUNIUS OF LINFIELD, HUNTER & JUNIUS, INC., RECORDED ON MAY 16, 2012, AT PLAT BOOK 64, PAGE 99, FILE NUMBER 768260, OFFICIAL RECORDS OF LIVINGSTON PARISH LOUISIANA

COMMENCE AT THE NORTHWEST CORNER OF SECTION 31, T6S, R3E, GREENSBURG LAND DISTRICT, LIVINGSTON PARISH, LOUISIANA; THENCE NORTH 89° 50' 00" EAST A DISTANCE OF 723.60 FEET TO THE POINT OF BEGINNING;

THENCE FROM THE POINT OF BEGINNING PROCEED SOUTH A DISTANCE OF 124.3 FEET TO A POINT AND CORNER; THENCE PROCEED SOUTH 89° 50' 00" WEST A DISTANCE OF 116.70 FEET TO A POINT AND CORNER; THENCE PROCEED NORTH 124.00 FEET TO A POINT AND CORNER; THENCE PROCEED NORTH 89° 50' 00" EAST A DISTANCE OF 116.70 FEET TO THE POINT OF BEGINNING. SAID TRACT D CONTAINING 14,500 SQUARE FEET, MORE OR LESS.

A CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN SECTION 45, TOWNSHIP 6 SOUTH, RANGE 3 EAST, GREENSBURG LAND DISTRICT, CITY OF DENHAM SPRINGS, PARISH OF LIVINGSTON, STATE OF LOUISIANA, MORE PARTICULARLY DESCRIBED AS

COMMENCE AT THE NORTHWEST CORNER OF SECTION 31, TOWNSHIP 6 SOUTH, RANGE 3 EAST, GREENSBURG LAND DISTRICT, LIVINGSTON PARISH, LOUISIANA: THENCE, PROCEED NORTH 89' 50' 00" FAST ALONG THE SECTION OF LINE COMMON TO SECTIONS 31 AND 45, A DISTANCE OF 188.12 FEET TO THE POINT OF BEGINNING; THENCE, FROM THE POINT OF BEGINNING, PROCEED NORTH 00' 10' 00" WEST A DISTANCE OF 133.62 FEET TO A POINT AND CORNER, THENCE PROCEED NORTH 89' 50' 00" EAST A DISTANCE OF 283.00 FEET TO A POINT AND CORNER: THENCE PROCEED SOUTH 00" 10' 00" EAST A DISTANCE OF 85.00 FEET TO A POINT AND CORNER; THENCE PROCEED NORTH 89' 50' 00" EAST A DISTANCE OF 79.23 FEET TO POINT AND CORNER; THENCE PROCEED SOUTH 60° 10' 00" EAST A DISTANCE OF 37.25 FEET TO A POINT AND CORNER; THENCE PROCEED NORTH 89° 50' 00" EAST A DISTANCE OF 35.88 FEET TO A POINT AND CORNER; THENCE PROCEED SOUTH 00° 10' 00" EAST A DISTANCE OF 30.00 FEET TO A POINT AND CORNER; THENCE PROCEED SOUTH 89° 50' 00" WEST A DISTANCE OF 430.37 FEET O THE POINT OF BEGINNING; SAID TRACT CONTAINING 1.01 ACRES MORE OR LESS.

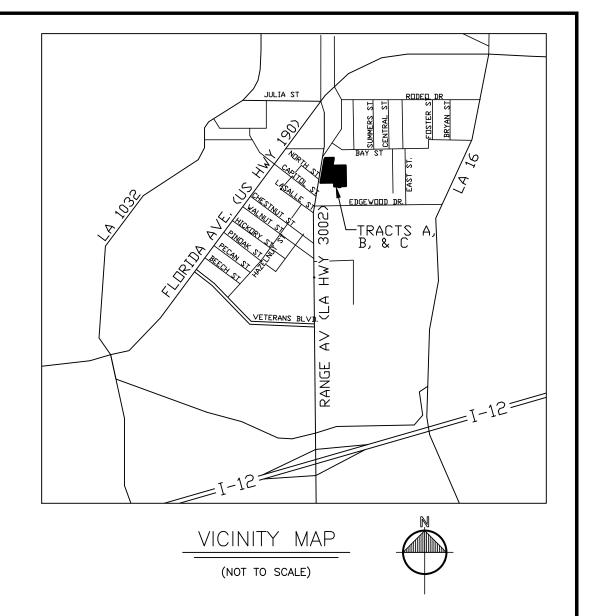
A CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN SECTION 45, TOWNSHIP 6 SOUTH, RANGE 3 EAST, GREENSBURG LAND DISTRICT, CITY OF DENHAM SPRINGS, PARISH OF LIVINGSTON, STATE OF LOUISIANA, MORE PARTICULARLY DESCRIBED AS

COMMENCE AT THE NORTHWEST CORNER OF SECTION 31, TOWNSHIP 6 SOUTH, RANGE 3 EAST, GREENSBURG LAND DISTRICT, LIVINGSTON PARISH, LOUISIANA; THENCE, PROCEED NORTH 89' 50' 00" EAST ALONG SECTION LINE, TO SECTIONS 31 AND 45, A DISTANCE OF 660.49 FEET TO THE POINT OF BEGINNING; THENCE FROM THE POINT OF BEGINNING, PROCEED NORTH 00° 10' 00" WEST A DISTANCE OF 30.00 FEET TO A POINT AND CORNER; THENCE PROCEED NORTH 89" 50' 00" EAST A DISTANCE OF 178.00 FEET TO A POINT AND CORNER; THENCE PROCEED SOUTH 00' 23' 00" EAST A DISTANCE OF 30.00 FEET TO A POINT AND CORNER; THENCE PROCEED SOUTH 89° 50' 00" WEST A DISTANCE OF 178.11 FEET TO THE POINT OF BEGINNING. TRACTS D, F AND G ARE MORE PARTICULARLY DESCRIBED ON A SURVEY MADE BY CARL L. MISTRIC, REGISTERED PROFESSIONAL SURVEYOR, DATED NOVEMBER 5, 1987, AS REVISED ON NOVEMBER 10,1987, AND ON NOVEMBER 11, 1987, AND ENTITLED "PLAT SHOWING SURVEY AND IMPROVEMENTS OF TRACTS "B" "D" "F" AND "G" OF LIVINGSTON SQUARE SHOPPING CENTER, FORMERLY THE C.R. TYLER, ET AL PROPERTY, BEING LOCATED IN SECTION 45, T6S-R3E GREENSBURG DISTRICT, LIVINGSTON PARISH, LOUISIANA FOR WILBUR MARVIN", WHICH SURVEY IS ATTACHED TO THE CASH SALE RECORDED AT COB 511, PAGE 362, ENTRY NO. 263897, AND WHICH SURVEY IS RECORDED IN PLAT BOOK 19, PAGE 238, ENTRY NO. 263897, ALL OF THE OFFICIAL RECORDS OF LIVINGSTON PARISH, LOUISIANA.

NATHAN JOHN JUNIUS

License No. 495

PROFESSIONAL



TO LIVINGSTON SQUARE SHOPPING CENTER, LLC; LAND AT 16, LLC; KEAN MILLER LLP; FIRST AMERICAN TITLE INSURANCE COMPANY, AND ITS SUCCESSORS AND/OR ASSIGNS.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 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, 6B, 7A, 7B1, 8, 11, 14, 16, 17, 19 AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JULY 20, 2017.

ALTA NSPS LAND TITLE SURVEY REQUESTED BY MIKE RAYBURN

NATHAN J. JUNIUS, P.E., P.L.S. DATE OF PLAT: JULY 31, 2017 LH&J JOB No. 17-084 (504) 833-5300

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LINFIELD, HUNTER & JUNIUS, INC PROFESSIONAL ENGINEERS, ARCHITECTS, LANDSCAPE ARCHITECTS AND SURVEYORS 3608 18th Street, Suite 200 Metairie, Louisiana 70002

