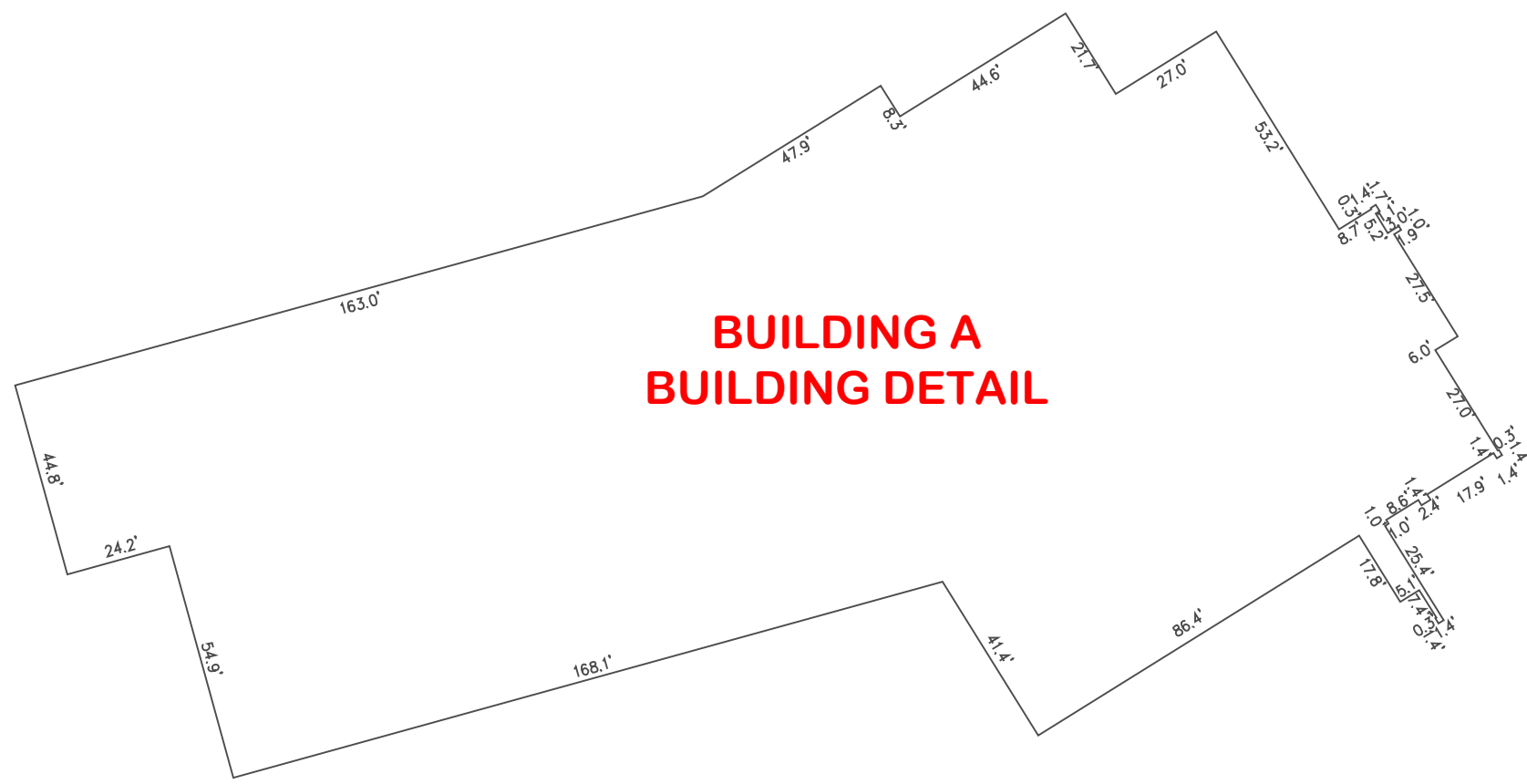


(11) —THOSE MATTERS AFFECTING THE SUBJECT PROPERTY, INCLUDING BUT NOT LIMITED TO:

(A) SERVIDUTE IN FAVOR OF EAST BATON ROUGE SEWERAGE COMMISSION, DATED JULY 11, 2014, RECORDED ON JUNE 23, 2014, AT ORIGINAL: 855, BUNDLE: 12586, IN THE OFFICIAL RECORDS OF EAST BATON ROUGE PARISH, LOUISIANA; (DOES NOT AFFECT)

(B) —ALL MATTERS REICED ON PLAT RECORDED ON MAY 30, 2013, AT ORIGINAL: 82, BUNDLE: 12592, IN THE OFFICIAL RECORDS OF EAST BATON ROUGE PARISH, LOUISIANA;
(AFFECTS, CONTAINS NO PLOTTABLE ITEMS)



A photograph of a Safeway grocery store. The building has a white facade with a prominent red and white striped awning over the entrance. The Safeway logo is visible on the building. The store is surrounded by a paved parking lot and some landscaping.

261,610 SQUARE FEET±
6.006 ACRES±

REGULAR= 21 HANDICAP= 1
TOTAL= 21

ZONING ITEM		REQUIRED	PARKING REQUIREMENTS
ZONING DISTRICT			xxx
PERMITTED USE			
MINIMUM LOT AREA (SQ.FT.)			
MAX. BUILDING COVERAGE			
MAX. BUILDING HEIGHT			
BUILDING SETBACKS			
FRONT			CONTACT:
SIDE			PHONE/EMAIL:
REAR			
NOTES: AT THE TIME OF THIS SURVEY, THE TRANSACTION PARTIES HAVE NOT PROVIDED THE ZONING INFORMATION.			REPORT DATE: XX/XX/XXXX PROJECT SITE #:

[illegible]

ZONE AE: AREA WITH BASE FLOOD ELEVATION OR DEPTH.
ZONE X: AREA WITH REDUCED FLOOD RISK DUE TO LEVEE.

NONE OBSERVED AT THE TIME OF THE ALTA SURVEY.

SQ.FT.	SQUARE FEET	●	FOUND MONUMENT
	SQUARE PARKING AREA	○	AS NOTED
PS	HANDICAP PARKING SPACE	⊗	SET MONUMENT
R/W	PARKING SPACE(S)	⊗	AS NOTED
C/L	RIGHT-OF-WAY CENTERLINE OF ROAD	⊗	GAS VALVE
(M)	MEASURED DIMENSION	⊗	WATER VALVE
(R)	RECORD DIMENSION	⊗	WATER METER
EM	ELECTRIC METER	⊗	STORM MANHOLE
GM	GAS METER	⊗	SANITARY MANHOLE
FP	FLAGPOLE	⊗	UTILITY POLE
TV	TELECOMMUNICATIONS VAULT	⊗	GUY ANCHOR
EV	ELECTRIC VAULT	⊗	LIGHT POLE
FV	FIBER OPTIC VAULT	⊗	ELECTRIC PEDESTAL
FOP	FIBER OPTIC POST	⊗	AC PAD
UV	UTILITY VAULT	⊗	FIRE HYDRANT
TC	TELECOM CABINET	⊗	SIGN
TP	TELECOM PEDESTAL	⊗	BOLLARD
CU	CURB INLET	⊗	OVERHEAD UTILITY LINE
EB	ELECTRIC BOX	⊗	FENCE LINE
TMH	TELECOMMUNICATIONS MANHOLE	⊗	EASEMENT
		⊗	PROPERTY LINE

THE LAND REFERRED TO HEREIN IS DESCRIBED AS FOLLOWS:

SIX (6) ACRES OF LAND, TOGETHER WITH ALL THE BUILDINGS AND IMPROVEMENTS THEREIN, LOCATED IN THE PARISH OF EAST BATON ROUGE, LOUISIANA, IN SECTION 85, TOWNSHIP 7 SOUTH, RANGE 1 EAST, GREENSBURG LAND DISTRICT OF LOUISIANA, TO BE TAKEN FROM A FIVE HUNDRED AND FORTY-SIX (546) ACRE TRACT OF LAND SHOWN ON THE OFFICIAL MAP OF 1895 OF THE PARISH OF EAST BATON ROUGE, LOUISIANA, WHICH SAID TRACT WAS ACQUIRED BY MARSHALL P. SHARP AND WILLIAM LUCY C. BEEBE BY PRIVATE SALE AND PLANTATION, WHICH SAID HUNDRED FORTY-SIX ACRE TRACT WAS ACQUIRED BY MARSHALL P. SHARP AND WILLIAM LUCY C. BEEBE FROM MR. LUCY C. BEEBE ON MARCH 25, 1913, BY ACT OF SALE RECORDED IN BOOK 61, PAGE 145, IN THE OFFICE OF THE CLERK OF COURT AND EX-OFFICIO RECORDER FOR THE PARISH OF EAST BATON ROUGE, LOUISIANA, THE SIX (6) ACRES HEREIN CONVEYED BEING MORE PARTICULARLY DESCRIBED ACCORDING TO A MAP DATED APRIL 22, 1950, PREPARED BY A G. MUNDINGER CIVIL ENGINEER, AND AS SUCH INSTRUMENT WAS FILED IN AN ACT OF CASH SALE FILED OF RECORD NO. COB 875, FOLIO 412, SAID OFFICIAL RECORDS; SAID LOT MEASURING AS FOLLOWS:

BEGIN AT A POINT MARKED BY AN IRON PIPE ON THE SOUTHERLY SIDE OF THE AIRLINE HIGHWAY A DISTANCE OF SOUTH 31 DEG. 50 MIN. EAST 1663.9 FEET FROM AN IRON PIPE ON THE SOUTHERLY SIDE OF SAID HIGHWAY AT A POINT WHERE THE SECTION LINE COMMON TO SECTIONS 85 AND 88, TOWNSHIP 7 SOUTH, RANGE 1 EAST, TOUCHES THE SOUTHERLY SIDE OF SAID HIGHWAY; FROM WHICH POINT OF BEGINNING CONTINUE ALONG THE SOUTHERLY SIDE OF SAID HIGHWAY SOUTH 31 DEG. 50 MIN. EAST A DISTANCE OF 350.0 FEET TO A CORNER MARKED BY AN IRON PIPE; THENCE PROCEED SOUTH 84 DEG. 17 MIN. WEST A DISTANCE OF 1008.8 FEET TO A CORNER MARKED BY AN IRON PIPE; THENCE PROCEED NORTH 36 DEG. EAST A DISTANCE OF 481.0 FEET TO A CORNER MARKED BY AN IRON PIPE; THENCE PROCEED NORTH 89 DEG. 10 MIN. EAST A DISTANCE OF 537.0 FEET TO A POINT OF BEGINNING ON THE SOUTHERLY SIDE OF AIRLINE HIGHWAY.

FOR INFORMATIONAL PURPOSES ONLY: BEING THE SAME PROPERTY CONVEYED TO DALLAS SALSBUARY FAMILY LIMITED PARTNERSHIP FROM DALLAS SALSBUARY AND MARILYN ANN VINYARD SALSBUARY BY ACT OF EXCHANGE DATED FEBRUARY 12, 1998 AND RECORDED ON MARCH 3, 1998 IN BOOK 919, PAGE 10868.

THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT FILE NO.: 2021-19790-TV-26598, WITH AN EFFECTIVE DATE OF JULY 27, 2021 AT 8:00 A.M.

1. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARKING, EASEMENTS, SERVITUDES, AND SIGNIFICANT SECTION 3 OF THE ALTA. ANY DISCREPANCY OR CONFLICTING OR MISLEADING EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
2. THIS DRAWING MEETS OR EXCEEDS THE SURVEYING STANDARDS AND STANDARDS OF CARE AS SET FORTH IN THE ALTA PRACTICE STANDARD, 2017 EDITION, SURVEYING REQUIRED.
3. ALL FIELD MEASUREMENTS MATCH RECORD DIMENSIONS WITHIN THE PRECISION REQUIREMENTS OF ALTA/SPS SPECIFICATIONS.
4. IN REGARDS TO SURVEY, THERE WAS NO RECORD OR OBSERVED EVIDENCE OF A CEMETERY, BURIAL GROUNDS OR LOCATION OF ISOLATED GRAVESTONES.
5. THE BOUNDARY OF THE SUBJECT PROPERTY IS GRID NORTH BY THE STATE PLANE COORDINATE SYSTEM, SOUTHERN ZONE, NAD83-2011, AS MEASURED ALONG THE BOUNDARY LINE (P.O.C. TO P.O.B.) OF THE SUBJECT PROPERTY WHICH BEARS S31°00'01"E PER GPS COORDINATE OBSERVATIONS.
LATITUDE: 30260.22, 21486"
LONGITUDE: 0110510.40, 6758"
CONVERGENCE ANGLE: 0°07'24.80750"
6. THE TITLE LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME.
7. THE PARCELS CONTAINED IN THE RECORD DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAPS, CORES OR OVERLAPS.
8. SUBJECT PROPERTY HAS DIRECT ACCESS TO AND FROM AIRLINE HIGHWAY.
9. AT THE TIME OF THE FIELD WORK, THERE WAS NO OBSERVABLE EVIDENCE OF SUBSTANTIAL AREA OF REFUSE.
10. AT THE TIME OF THE FIELD WORK, OWNERSHIP OF FENCING SHOWN HEREON WAS UNKNOWN TO THIS SURVEYOR.
11. THE BUILDING SHOWN HEREON IS FOR THE FOOTPRINT OF THE BUILDING ONLY AT GROUND LEVEL.
12. IN REGARDS TO TABLE "A" ITEM 14, THE NEAREST INTERSECTION OF STREETS IS THAT OF AIRLINE HIGHWAY AND AIRLINE DRIVE, APPROX. 0.25 MI. SOUTH FROM NORTH END OF THE SUBJECT PROPERTY.
13. IN REGARDS TO TABLE "A" ITEM 17, AT THE TIME OF THIS SURVEY, THERE WERE NO PROPOSED CHANGES IN THE LOCATION OF ANY OF THE ADJACENT LOTS OR INTERSECTIONS OF STREETS WITHIN THE SURVEYED OR THE CONTROLLING JURISDICTION. THERE WAS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
14. IN REGARDS TO TABLE ITEM 16, THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADJUSTMENTS.
15. THE DISTANCES SHOWN HEREON ARE UNITS OF GROUND MEASUREMENT.
16. LEGAL ADVICE WAS NOT OBTAINED FROM AN ALTA SURVEYOR.

DATE	REVISION HISTORY	GRS PROJECT NO. / JOB NO. 21-512201 / 21-3542
06/08/2021	CLIENT COMMENTS	SCALE: 1" = 60'
08/09/2021	CLIENT COMMENTS	DRAWN BY: SF
		APPROVED BY: MC

TLA795944 | BATON ROUGE LA

9550 AIRLINE HIGHWAY
EAST BATON ROUGE PARISH BATON ROUGE, LOUISIANA 70815

TO: PRC BATON ROUGE, LLC; FIRST AMERICAN TITLE INSURANCE COMPANY OF LOUISIANA; TEAM TITLE, LLC AND GRS GROUP;

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 1, 2, 3, 4, 6a, 6b, 7a, 7b1, 7c, 8, 9, 13, 14, 16, 17 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 06/05/2021.



REGISTERED SURVEYOR: MICHAEL COOK
PROFESSIONAL LAND SURVEYOR NO.: 4879
STATE OF LOUISIANA

DATE: 08/13/2021

SURVEYED BY:
BLEW & ASSOCIATES, P.A.
3825 N SHILOH DRIVE
FAYETTEVILLE, AR 72703
SURVEY@BLEWINC.COM

DATED 2021 – USE OF THIS DOCUMENT'S FORMAT IS PROHIBITED AND CONTINGENT UPON THE WRITTEN
CONSENT & PERMISSION BY GRS GROUP, LLC.

SURVEY COORDINATED BY:

300 SPECTRUM CENTER DRIVE, SUITE 145, IRVINE, CALIFORNIA 92618 | FIELDSURVEYOR@GRS-GLOBAL.COM | PHONE: 330-779-1167