REFERENCE MAPS:

1. "MAP SHOWING THE SURVEY OF LOTS E, F, AND THE WEST 20 FT. OF LOT C, OF THE RESUBDIVISION OF LOT 14 AND A 2.49 ACRE REMAINING PORTION OF LOT 14 SUNNYBROOK FARMS... FOR D. D. SMITH" BY TOXIE CRAFT, CE, DATED DECEMBER 2, 1969 AND RECORDED AS ORIG. 64, BNDL. 7289.
2. "SURVEY OF RESUBDIVISION LOTS A, B, C, D, E, AND F OF LOT NO. 14 OF SUNNYBROOK FARMS... FOR D.D. SMITH, JR." BY E.G. BLAKEWOOD, JR. CE AND PLS, LAST REVISED MAY 8, 1949 AND RECORDED AS ORIG. 35, BNDL. 2457.
3. RIGHT OF WAY MAPS BY LOUISIANA DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT FOR STATE PROJECT NO. 817-08-14 FOR JOOR ROAD-GREENWELL SPRINGS ROAD INTERSECTION BY PHILLIP G. HOLLAND, PLS, LAST REVISED FEBRUARY 7, 1979.
4. RIGHT OF WAY MAPS FOR LOUISIANA DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT FOR STATE PROJECT NO. 817-08-17 FOR JOOR ROAD (LA HWY. 946) GREENWELL SPRINGS ROAD-COMITE RIVER BRIDGE BY ALEX THERIOT, JR AND ASSOC., INC., DATED MARCH 17, 1983.
5. "MAP SHOWING THE RESUBDIVISION OF TRACTS G AND H OF THE RESUBDIVISION OF LOT 13 SUNNYBROOK FARMS, TO CREATE TRACTS G-1 AND H-1... FOR JOHN N. VERBOIS AND HILDA VERBOIS TAYLOR" BY TOXIE CRAFT, CIVIL ENGINEERS AND SURVEYORS, DATED MAY 2, 1995 AND RECORDED AS ORIG. 454, BNDL. 10640.
6. "MAP SHOWING SURVEY OF LOTS C-1, D, E, F, AND THE J. WARREN ROBERTSON TRACT BEING A PORTION OF LOT 14 SUNNY BROOK FARMS... FOR RENTMORE DEVELOPMENT, LLC" BY PAUL C. BOUDREAUX, PLS, DATED DECEMBER 10, 1997.
7. "MAP SHOWING RESUBDIVISION OF LOTS D, E, F, AND WEST 20 FT. LOT C AND LOT C-1 INTO PROPOSED TRACT "G" AND LOT C-1-A. FOR RENTMORE DEVELOPMENT, LLC" BY GWS ENGINEERING, INC., LAST REVISED OCTOBER 28, 1998 AND RECORDED AS ORIG. 10, BNDL. 10952.
8. RIGHT OF WAY MAP FOR OAK VILLA BOULEVARD EXTENSION PLAN CHANGE PROJECT NO. 96-CS-C1-0005 BY SJB GROUP, INC., DATED DECEMBER 4, 1998 AND RECORDED AS ORIG. 390, BNDL. 10974.

GENERAL NOTES:

FLOOD ZONE INFORMATION

FLOOD ZONE INFORMATION: PROPERTY IS LOCATED IN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN), ZONE "X" (SHADED)(AREAS OF 500-YEAR FLOOD) AND ZONE "AE" (BASE FLOOD ELEVATIONS DETERMINED), AS SCALED FROM AND REFERENCED TO FLOOD INSURANCE RATE MAP (FIRM) FOR EAST BATON ROUGE PARISH, LOUISIANA, COMMUNITY PANEL NUMBER 220058 0080 D, DATED MAY 17, 1993. BASE FLOOD ELEVATION = 49.00

ZONING: C2 - HEAVY COMMERCIAL

THE SERVITUDES AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION FURNISHED US AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND RESTRICTIONS ARE SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY.

UTILITY NOTE:

UNDERGROUND UTILITIES AS SHOWN ARE FROM FIELD LOCATION, RECORD DRAWINGS, AND INFORMATION SUPPLIED FROM UTILITY OWNERS. "LA. ONE CALL" OR THE APPROPRIATE UTILITY COMPANY SHOULD BE CONTACTED PRIOR TO ANY EXCAVATION OR CONSTRUCTION

REFERENCE BENCHMARK

N.G.S. A-919 (PID BJ3995) - ELEVATION = 54.00 FEET (NAVD 88).

TBM

A-1, ELEV. 55.05, 4" PK NAIL w/YELLOW PLASTIC CASING IN NORTH SIDE OF POWER POLE.

SURVEYOR'S CERTIFICATE

The undersigned, being a registered surveyor of the State of Louisiana, certifies to (i) Regions Bank of Louisiana, (ii) JoorWal, LLC, (iii) Walgreen Louisiana Company, Inc., (iv) Commonwealth Land Title Company as follows:

1. The survey was made on the ground on January 21, 2003 and correctly shows the area of the subject property, the location and type of all buildings, structures and other improvements situated on the subject property.

2. Except as shown on the survey, there are no visible easements or rights of way of which the undersigned has been advised.

3. Except as shown on the survey, there are no observable, above ground encroachments (a) by the improvements on the subject property upon adjoining properties, streets or alleys, or (b) by the improvements on adjoining properties, streets, or alleys upon the subject property.

4. The location of each easement, right of way, servitude and other matter affecting the subject property listed in the title insurance commitment dated January 14, 2003, issued by Commonwealth Land Title Company with respect to the subject property has been shown on the survey, together with appropriate recording references, to the extent that such matters can be located. The property shown on the survey is the property described in that title commitment. The location of all improvements on the subject property is in accord with minimum setback provisions and restrictions of record referenced in such title commitment.

5. Ingress to and egress from the subject property is provided by Greenwell Springs Road (LA Hwy 37) and Joor Road (LA Hwy 946), the same being both paved, dedicated public rights-of-way maintained by a public maintaining authority.

6. Except as shown on the survey, the subject property does not serve any adjoining property for drainage, utilities, or ingress or egress.

7. Except as shown on the survey, no portion of the property shown on the survey lies within a Special Hazard Area, as described on the Flood Insurance Rate Map for the community in which the subject property is located. (The survey correctly indicates the zone designation of any area shown as being within a Special Hazard Area.)

The parties listed above are entitled to rely on the survey and this certificate as being true and accurate. This survey was made in accordance with LAC 46:LXI Chapter 29 based on a class "B" survey. This is to certify that this plat is made in accordance with LA Revised Statues 33:5051 et seq, and conforms to all Parish Ordinances governing the subdivision of land..

J. Stephen Melton
Registration No. 4724

Dated: March 6, 2003

THE APPROVAL OF THIS PLAT OR MAP DOES OT RELIEVE THE IMMEDIATE PROPERTY OWNER OR FUTURE PROPERTY OWNER FROM COMPLYING WITH ALL APPLICABLE FEDERAL, STATE AND CITY-PARISH LAWS AND ORDINANCES GOVERNING THE SALE AND DEVELOPMENT OF THE PROPERTY, IN PARTICULAR, NO FILLING OF THE PROPERTY SHALL BE COMMENCED UNTIL ALL APPLICABLE PROVISIONS OF CHAPTER 15 OF THE UNIFIED DEVELOPMENT CODE ARE ADDRESSED.

THE CITY OF BATON ROUGE AND PARISH OF EAST BATON ROUGE DOES NOT ENFORCE PRIVATE DEED AND/OR SUBDIVISION RESTRICTIONS. HOWEVER, THE APPROVAL OF THIS PLAT DOES NOT RELEASE THE OWNER AND/OR CONTRACTOR FROM COMPLYING WITH ANY SUCH RESTRICTIONS THAT MAY BE ATTACHED TO THE PROPERTY ON THIS PLAT.

DEDICATION:

THE STREETS AND RIGHTS OF WAY SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPERTY PURPOSES. ALL AREAS SHOWN AS SERVITUDES ARE GRANTED TO THE PUBLIC FOR USE OF UTILITIES, DRAINAGE, SEWAGE REMOVAL OR OTHER PROPER PURPOSE FOR THEGENERAL USE OF THE PUBLIC, NO TREES, SHRUBS OR OTHER PLANTS MAY BE PLANTED, NOR SHALL ANY BUILDINGS, FENCE, STRUCTURE OR IMPROVEMENTS BE CONSTRUCTED OR INSTALLED WITHIN OR OVER ANY SERVITUDE OR RIGHT-OF-WAY SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH THE SERVITUDE OR RIGHT-OF-WAY IS GRANTED.

DeMarcus D. Smith, III, et al
Remainder of Lot A & C — Date

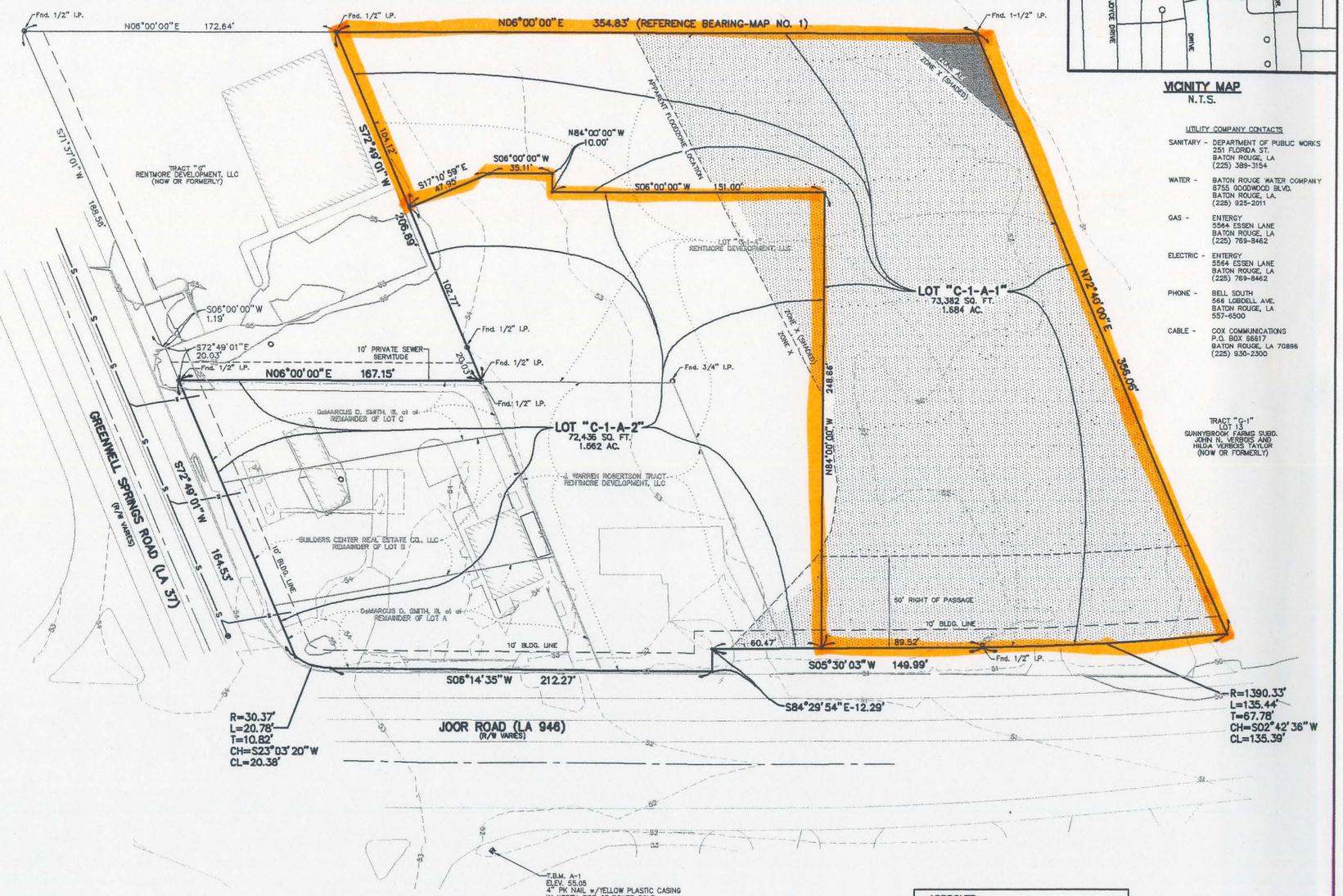
Owner - Builders Center Real Estate Co, LLC
Remainder of Lot B — Date

1474-13\EDATA\RESUB_3_5_03.DWG 03-06-03 AT 09:49 BY tam

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EDGE OF PAVEMENT
- BUILDING SETBACK LINE
- SERVITUDE LINE
- FOUND PROPERTY CORNER
- SET 1/2" IRON PIPE
- TBM
- TELEPHONE MANHOLE
- POWER POLE
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- SEWER MANHOLE
- S — SANITARY SEWER LINE
- CHAIN LINK FENCE

LOT 12, SUNNYBROOK FARMS SUBDIVISION



VICINITY MAP
N.T.S.

UTILITY COMPANY CONTACTS

SANITARY - DEPARTMENT OF PUBLIC WORKS
251 FLORIDA ST.
BATON ROUGE, LA
(225) 389-3154

WATER - BATON ROUGE WATER COMPANY
8755 GOODWOOD BLVD.
BATON ROUGE, LA.
(225) 925-2011

GAS - ENTERGY
5564 ESSEN LANE
BATON ROUGE, LA
(225) 769-8462

ELECTRIC - ENTERGY
5564 ESSEN LANE
BATON ROUGE, LA
(225) 769-8462

PHONE - BELL SOUTH
566 LOBDELL AVE.
BATON ROUGE, LA
557-6500

CABLE - COX COMMUNICATIONS
P.O. BOX 66617
BATON ROUGE, LA 70896
(225) 930-2300

TRACT "G-1"
LOT 13
SUNNYBROOK FARMS SUBD.
JOHN N. VERBOIS AND
HILDA VERBOIS TAYLOR
(NOW OR FORMERLY)

MAP SHOWING SUBDIVISION MAP OF LOTS A, B, REMAINING PORTION OF C, C-1-A & THE J. WARREN ROBERTSON TRACT BEING PORTIONS OF LOT 14 OF SUNNY BROOK FARMS INTO TRACTS "C-1-A-1 & C-1-A-2"

LOCATED IN SECTION 48, T-6-S, R-1-E,

APPROVED:
PLANNING COMMISSION
EAST BATON ROUGE PARISH

BY: _____
TROY L. BUNCH or his designee
PLANNING DIRECTOR

ABMB ENGINEERS, INC.
9229 BLUEBONNET BLVD.
BATON ROUGE, LA 70810