

ITEMS CORRESPONDING TO SCHEDULE B-II

6. Mineral Reservation contained in Cash Sale by and between Joyce Blotner Fertel, et ux., and SEAREX Energy Services, Inc. dated November 25, 1977, recorded December 10, 1997, under Instrument No. 1074577, in the Conveyance Records of St. Tammany Parish, Louisiana. (Mineral Reservation is not a survey related item.)

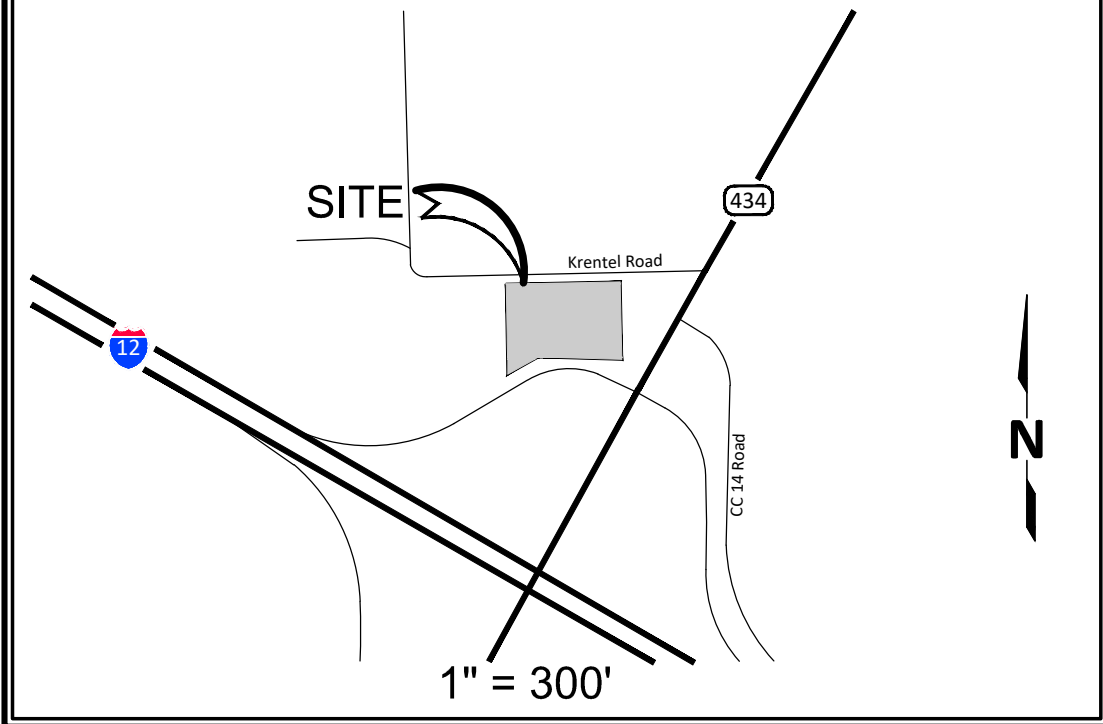
MISCELLANEOUS NOTES

- BASIS OF BEARING : Bearings shown hereon are based on the Southerly right-of-way line of Krentel Road, as being North 89°29'00" East. Bearings and distances shown hereon are the same record as measured unless otherwise noted.
- This property has direct physical access to Krentel Road, which is a dedicated public roads or highways, with no gaps, gores or overlaps.
- Monuments have been recovered or placed at all corners of the property as shown hereon. (Table A Item #1)
- Buildings located on this property are as shown. The address of this property was physically observed or noted as being 29092 Krentel Drive. (Table A Item #2)
- The gross land area of this property is 101,926 square feet or 2.340 acres. (Table A Item #4)
- The buildings shown on this survey reflect the exterior dimensions along with the square footage of each building as located at ground level. Measured heights of all buildings are noted to the highest point of the building above ground level. (Table A Item #7a, 7b1, & 7c)
- All substantial features and improvements located and observed on site and within five feet of the property boundaries are shown. (Table A Item #8)
- Owner information was taken from the latest tax assessors property owners map when this land title survey was prepared. (Table A Item #13)
- At the time of this survey, the building was not under construction including additions. No evidence of earth moving or other construction was observed. (Table A Item #16)
- There are no proposed changes in street right-of-way lines according to the St. Tammany Parish and the Louisiana Department of Transportation & Development. There is no observable evidence of recent street or sidewalk construction or repairs. (Table A Item #17)
- There is no observable evidence of cemeteries, gravesites, and burial grounds at the time of this survey. No cemeteries, gravesites, and burial grounds were disclosed in the record documents provided to the surveyor.
- No visible evidence of existing tanks or drainage fields were observed.
- The boundary of the survey property as described forms a mathematically closed figure.

LEGEND OF SYMBOLS & ABBREVIATIONS

Symbols	Hatching & Line Type
	Monumentation
	ALTA Notations

VICINITY MAP



RECORD DESCRIPTION

PARCEL B-1

A certain piece or portion of land situated in Section 17, T8S, R13E, St. Tammany Parish, Louisiana, and being more fully described as follows:

Commencing at the corner common to Sections 8, 9, 17 and 18, Township 8 South, Range 13 East, St. Tammany Parish, Louisiana; thence South 00°23' East, a distance of 955.4 feet to a point located on the Southern right of way line of Krentel Road; thence along the Southern right of way line of Krentel Road, North 63°07' East, a distance of 137.25 feet to a point; thence continuing along the Southern right of way line of Krentel Road, North 89°29' East, a distance of 480.4 feet to a point, the Northwest corner of Parcel B-1 and the POINT OF BEGINNING; thence continue along the Southern right of way of Krentel Road, North 89°29' East, a distance of 269.00 feet to a point, the Northeast corner of Parcel B-1; thence South 00°31' East, a distance of 319.23 feet to a point which lies on the North right of way line of Interstate Highway 12 and is the Southeast corner of Parcel B-1; thence along the North right of way line of Interstate Highway 12 North, 88°02' West, a distance of 269.25 feet to a point, the Southeast corner of Parcel B-1; thence North 00°31' West, a distance of 307.57 feet to a point, the POINT OF BEGINNING.

Said parcel of land contains 84,305.27 square feet.

Being more fully described on plan of resubdivision of Parcel B, into Parcels B-1 and B-2 by John J. Avery & Associates, Inc., dated March 5, 2001 Drawing No. TO1-088.

TRACT B-2

A certain piece or portion of land situated in Section 17, T8S, R13E, St. Tammany Parish, Louisiana, and being more fully described as follows:

From the section corner common the Sections 8, 9, 17, & 18, to a point located on the Southern right of way line of Krentel Road; thence South 00 degrees 23 minutes East a distance of 955.4 feet to a point; thence along the Southern right of way line of Krentel Road North 63°07' East, a distance of 137.25 feet to a point; thence continue along the Southern right of way line of Krentel Road North 89°29' East, a distance of 749.40 feet to a point and the POINT OF BEGINNING. From the POINT OF BEGINNING run along the Southern right of way line of Krentel Road, North 89°29' East, a distance of 55 feet to a point; thence leaving said Southern right of way line of Krentel Road, run South 00°31' East, a distance of 321.62 feet to a point located on the Northern right of way line of Interstate 12; thence run along the Northern right of way line of Interstate 12, North 88°02' West, a distance of 55.05 feet to a point; thence leaving the Northern right of way line of Interstate 12, run North 00°31' West, a distance of 319.23 feet to a point located on the Southern right of way line of Krentel Road and the POINT OF BEGINNING.

The lands surveyed, shown and described hereon are the same lands as described in the Title Commitment provided by Chicago Title Insurance Company, Commitment No. 17-002386-960, dated October 16, 2017 and revised December 13, 2017.

ALTA/NSPS LAND TITLE SURVEY

Colliers International 2017

B&C Project No. 201700278, 026
29092 Kentrel, Lacombe, LA 70445

based upon Title Commitment No. 17-002386-960
of Chicago Title Insurance Company
bearing an effective date of October 16, 2017

Surveyor's Certification

To: Chicago Title Insurance Company and Bock & Clark Corporation.

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, 7a, 7b1, 7c, 8, 9, 13, 14, 16, 17, and 20 of Table A thereof. The field work was completed on October 27, 2017.

I certify that this plat 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 46: LXI, Chapter 25 for a Class B survey.

Alfred J. Kessler
Professional Land Surveyor #5051
in the State of Louisiana



Date of Survey: October 27, 2017
Date of Last Revision: December 22, 2017
Bock & Clark Network Project No. 201700278-026

Survey performed by:
Southern Geomatics Services, LLC
PO Box 504
Madisonville, Louisiana 70447
Phone: (985) 801-9990
akesler@southerngeomatics.com
SGS Project #17-128-02

SHEET 1 OF 1

SIGNIFICANT OBSERVATIONS

- A** The driveway and parking lot along the North property line appears to encroach into the right of way of Krentel Road.
- B** The fence along the Southern property line appears to encroach into the right of way of Interstate 12 by a maximum distance of 1.1 feet.
- C** The building overhang along the Southern property line appears to encroach into the right of way of Interstate 12 by a maximum distance of 1.1 feet.
- D** The driveway and sidewalks along the Western property line extend onto the adjacent property.
- E** The generator and concrete pad along the Western property line extend onto the adjacent property.

ZONING INFORMATION

Zoning information has not been provided to surveyor. (Table A Item #6a & #6b)

ON-SITE PARKING CALCULATIONS

Offstreet parking requirements have not been provided per zoning. (Table A Items #6a, #6b & #9)

On site parking observed:
Regular Parking 61 spaces
Handicap Parking 5 spaces
Total Parking 66 spaces

FLOOD NOTE

By graphic plotting only, the subject property is located within Zone "C" as shown on Flood Insurance Rate Map, Community No. 2252020385C, Map Number 2252020385C, which bears an effective date of October 17, 1989 and is not located in a special flood hazard area. As shown on the FEMA website (<https://www.fema.gov/cis/LA.html>) we have learned this community does currently participate in the program. Zone "C" denotes areas of minimal flooding. (Table A Item #3)

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1 inch = 30 feet
Graphic Scale
0' 15' 30' 60'

PROJECT REVISION RECORD

Date	Description	Date	Description
12/15/2017	First Draft		
12/22/2017	Network Comments		
Field Work: AJK		Checked by: AJK	
Drafted: SGS		FB & PG:	



National Coordinators

1-(800)-SURVEYS (787-8397)

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