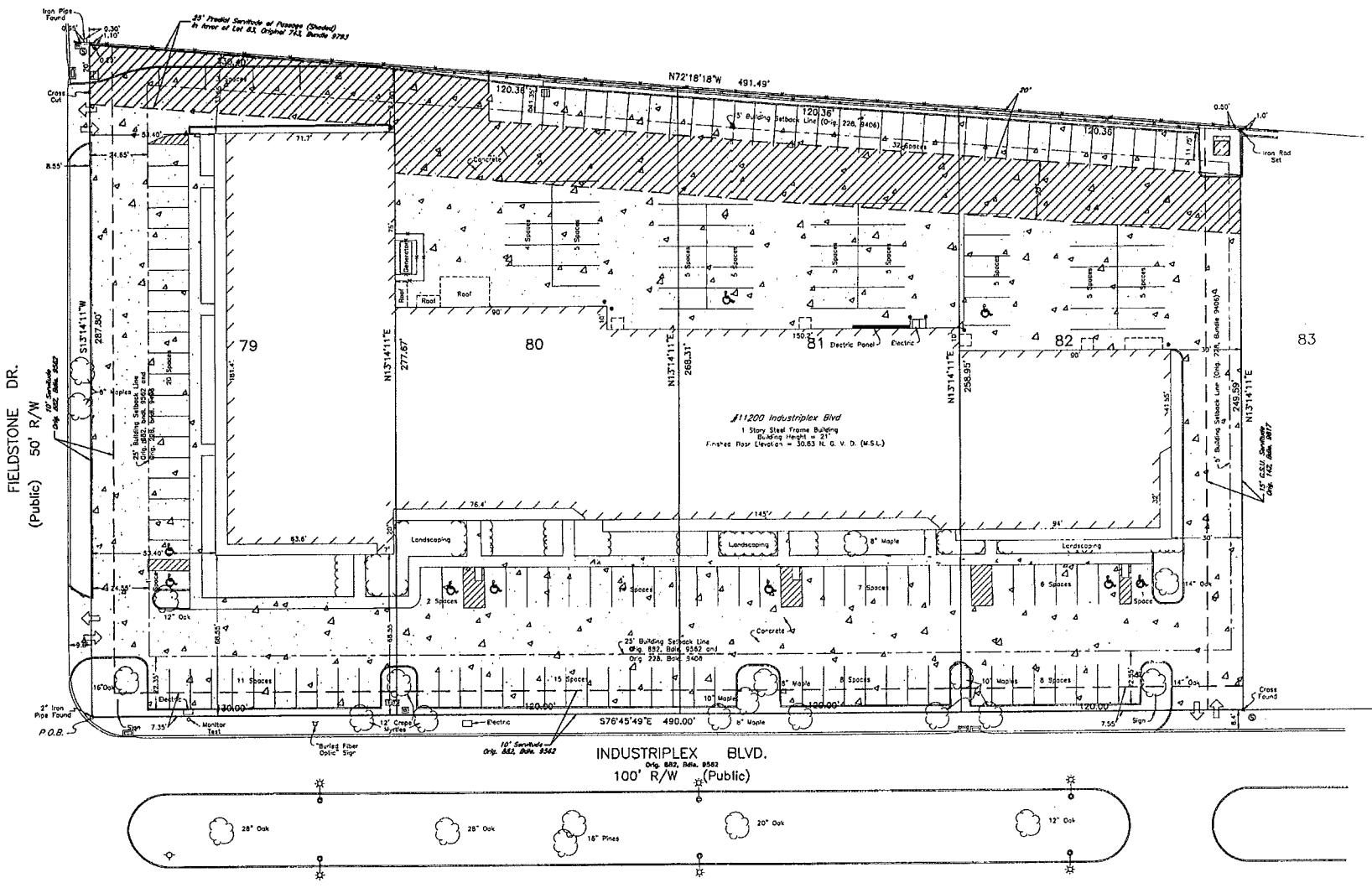
11200 Industriplex Blvd.

LEGEND

- IRON PIN FOUND
- MONITORING WELL
- LIGHT POLE
- 2'X2' CONC. PAD
- SEWER MANHOLE
- CATCH BASIN
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- DRAIN MANHOLE
- WATER VALVE
- GAS METER
- GAS VALVE
- POWER POLE
- FENCE
- GUARDRAIL
- WATER FAUCET
- GUY WIRE
- CONCRETE
- DRAIN INLET
- SEWER CLEANOUT
- FIRE HYDRANT
- ELECTRIC TRANSFORMER
- WATER METER
- HANDICAP PARKING SPACE
- OVERHEAD UTILITY LINE
- TRAFFIC SIGNAL BOX
- TELEPHONE PEDESTAL



SCALE : 1" = 30'

0' 15' 30' 60'

LEGAL DESCRIPTION

Baton Rouge 5

FOUR (4) CERTAIN PIECES OR PORTIONS OF GROUND, together with all the buildings and improvements thereon, situated in the subdivision of East Baton Rouge Parish, Louisiana, known as Baton Rouge Industriplex Subdivision, Fourth Filing, and being shown on the final plat of such subdivision prepared by Dawson Engineers, Inc., Consulting Civil Engineers, a copy of which is recorded as Orig. 882, Bndl. 9562, as Lots Seventy-Nine (79), Eighty (80), Eighty-One (81) and Eighty-Two (82), and in accordance therewith, said lots are more particularly described as follows:

Begin at the intersection of the south right of way of Industriplex Boulevard and the west right of way of Fieldstone Drive;

Thence S13°14'11"W along the west right of way of Fieldstone Drive a distance of 287.80' to a point;

Thence N72°18'18"W a distance of 491.49' to a point;

Thence N13°14'11"E a distance of 249.59' to a point on the south right of way of Industriplex Boulevard;

Thence S76°45'49"E along the south right of way of Industriplex Boulevard a distance of 490.00' to the point Point of Beginning.

Improvements thereon bear Municipal No. 11200 Industriplex Boulevard.

SCHEDULE B-SECTION II

TITLE NUMBER: 06-10971-LA
TICOR TITLE INSURANCE COMPANY
NATIONAL COMMERCIAL DIVISION

SCHEDULE B-SECTION II (EXCEPTIONS)

4. BUILDING RESTRICTIONS ESTABLISHED BY BATON ROUGE INDUSTRIPLEX, INC. DATED NOVEMBER 19, 1980, RECORDED NOVEMBER 19, 1980, ORIGINAL 228, BUNDLE 9406. (AFFECT SUBJECT PROPERTY AND IS SHOWN HEREON.)

5. SERVITUDE AGREEMENT ESTABLISHED BY INDUSTRIPLEX PLAZA DEVELOPMENT PARTNERSHIP AND JOSEPH J. CANELLA, AND EDITH CANELLA AFFECTING LOTS 79 THROUGH 82, INCLUSIVE, DATED NOVEMBER 9, 1985, RECORDED NOVEMBER 9, 1985, AS ORIGINAL 743, BUNDLE 9793. (AFFECTS SUBJECT PROPERTY AND IS SHOWN HEREON.)

6. SERVITUDE AGREEMENT BETWEEN GULF STATES UTILITIES COMPANY AND INDUSTRIPLEX PLAZA DEVELOPMENT PARTNERSHIP DATED FEBRUARY 13, 1986, AFFECTING LOT 82. RECORDED AS ORIGINAL 142, BUNDLE 9817. (AFFECTS SUBJECT PROPERTY AND IS SHOWN HEREON.)

8. THE FOLLOWING SERVITUDES AND BUILDING LINES AS SHOWN ON A PLAN OF RESUBDIVISION CREATING LOTS 79 AND 82, INCLUSIVE, REGISTERED AS ORIGINAL 882, BUNDLE 9562:
   A. 10-FOOT SERVITUDE ACROSS THE NORTHERLY LINE OF LOTS 79-82 INCLUSIVE AND THE EASTERLY SIDELINE OF LOT 79.
   B. 25-FOOT BUILDING LINE ACROSS THE NORTHERLY LINE OF LOTS 79-82 INCLUSIVE AND THE EASTERLY SIDELINE OF LOT 79.
   C. 25-FOOT SERVITUDE ALONG THE SOUTHERLY LINE OF LOT 79. (ALL AFFECT SUBJECT PROPERTY AND ARE SHOWN HEREON.)

CERTIFICATION TO:

To Wachovia Bank, National Association, and its successors and assigns, [BORROWER] and Madison Title Insurance Agency, L.L.C.

This is to certify that this map or plat &of survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA AND NSPS in 2005, includes Items 2,3,4,6,7(a),7(b)(1),8,9,10,11(a),11(b),13 16, and 18 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Louisiana, the Relative Positional Accuracy of this survey does exceed that which is specified therein.

Date: 1-10-07

Richard T. Dading, PLS,
La. Reg. No. 4399

SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "AE" (SPECIAL FLOOD HAZARD AREA INUNDATED BY 100-YEAR FLOOD) BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NUMBER 0110D, WITH A DATE OF IDENTIFICATION BEING 5-17-93, FOR COMMUNITY PANEL NUMBER 220058, IN EAST BATON ROUGE PARISH, STATE OF LOUISIANA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS LOCATED. (BASE FLOOD ELEVATION = 30.5 N.G.V.D. (M.S.L.))

BEARING BASE: SUBDIVISION PLAN

THE LAND IS CLASSIFIED AS ZONE MI (LIGHT INDUSTRIAL)
SETBACK REQUIREMENTS:
FRONT 25'
SIDE 0'
REAR 0'

PARKING SPACES: REGULAR 163
HANDICAP 9
TOTAL 172

Total Land Area = 131,660.55 Square Feet or 3.0225 Acres

THIS SURVEY MEETS THE MINIMUM REQUIREMENTS FOR A CLASS "B" SURVEY ACCORDING TO THE "LOUISIANA MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS."

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.

THIS SURVEY IS MADE AT THE REQUEST OF AND FOR THE BENEFIT OF:
MADISON TITLE AGENCY, LLC
MATAUS-035025-24

SURVEY OF LOTS 79, 80, 81 & 82
BATON ROUGE INDUSTRIPLEX SUBDIVISION, FOURTH FILING
SECTION 31, TOWNSHIP 7 SOUTH, RANGE 2 EAST
EAST BATON ROUGE PARISH, LOUISIANA

DADING, MARQUES & ASSOCIATES, INC.
P.O. BOX 790
METAIRIE, LA. 70004
(504) 834-0200

DATE:	SCALE:	DRAWN BY:	CHECKED BY:	JOB NO.:	SHEET:
1-10-07	1"=30'	REL	R.T.D.	625193	1 OF 1