

POTENTIAL ENCROACHMENT NOTES

- A Various electrical utilities and appurtenances are located on subject property without the benefit of an easement
- B Traffic signal post encroaches 6' 9" into property
- C Gas valves encroach 2' 2" & 1' 8" into property

ZONING NOTES

Zoned: C-2 - Heavy Commercial District

Permitted Use Classification: Gas Station, Self Serve

Observed Use(s): Gas Station, Self Serve

Existing site conditions appear (from outside observations) to fall within permitted uses as listed above in the City Parish Planning Commission Zoning Regulations Section 8

Zoning Regulations are subject to change and interpretation, for further information contact East Baton Rouge Parish (phone: 225-389-3144) (email: planning@brgov.com)

Site Restrictions

- Minimum building setbacks:
Front: 10 feet (per zoning, 25 feet per survey) (min provided 62.3 feet)
Side: 0 feet (min provided 29.9 feet)
Rear: 0 feet (min provided 5.0 feet)
- Minimum lot size: 7,500 square feet (min. provided, 44,785.32 square feet)
- Minimum lot frontage: 60 feet (min. provided, 106.36 feet)
- Maximum building height: None (max. provided 14 feet)
- Maximum density: 29.3 maximum gross units/acre
- Maximum floor area ratio: N/A

Parking Tabulation

Note: Regular parking space calculations are performed based on exterior footprint of building at ground level, and further calculated using the formula of

1 space per gas pump and 1 space for each 200 square feet of sales area

Handicap spaces are calculated based on ADA requirements or local requirements, whichever is greater, and further calculated using the formula of

ADA specifies 1 handicap space per 25 standard parking spaces

Total regular spaces required: Unknown - provided: 18
Total handicap spaces required: Unknown - provided: 1
Total combined spaces required: Unknown - provided: 19

FLOOD ZONE NOTE

By graphic plotting only, this property is in Zone "X" of the Flood Insurance Rate Map, Community Panel No. 220058-0270 E, which bears an effective date of May 2, 2008 and is NOT in a Special Flood Hazard Area. By telephone call to the National Flood Insurance Program (800-638-6820) we have learned this community does currently participate in the program. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

Survey Prepared By

SURVTECH SOLUTIONS, INC.
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licensed Business #658



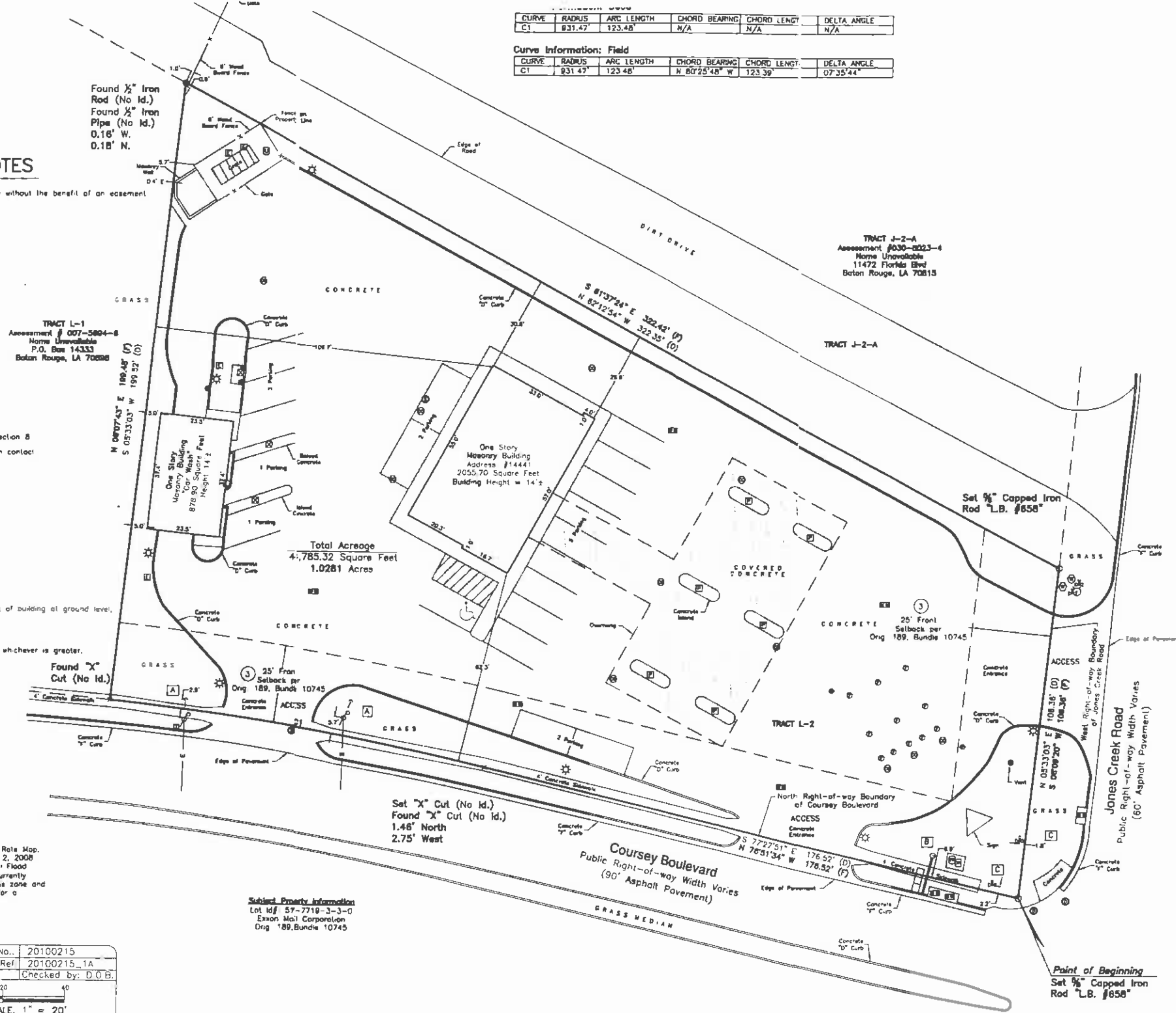
Surveyor's Project No.: 20100215
Surveyor's Drawing Ref.: 20100215_1A
Drawn by: W.A. Checked by: D.O.B.

GRAPHIC SCALE: 1" = 20'

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	831.47'	123.48'	N/A	N/A	N/A

Curve Information: Field

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	831.47'	123.48'	N 80°25'48" W	123.39'	07°35'44"



Subject Property Information
Lot 10 of 57-7710-3-3-0
Eaton Motel Corporation
Orig. 189, Bundle 10745

Point of Beginning
Set 3/4\" Capped Iron
Rod "L.B. #658"