Items Corresponding to Schedule B

This survey is based on a the title report by First American Title Insurance Company, Commitment 08-1204T/REFERENCE NCS 377247, dated November 24, 2008 at 8:00 AM. Items not listed below are standard title exceptions and/or are not matters of issues that pertain to this survey.

(8.) Distribution Servitude by A. E. Krueger in favor of Central Louisiana Electric Company, Inc. (CLECO), dated October 2, 1996, recorded at COB Instrument No. 1020081 of the official records of St. Tammany Parish, Louisiana. Affects property. Record description and sketch too vague to specifically plot. Approximate area shown.

(9.) Misalignment of fences as shown on survey of J. V. Burkes & Associates, Inc., dated December 2, 2002. Surveyor is unable to certify as to whether the fences shown on the record survey are same as currently existing on the property.

(10.) That portion of property lying within the boundaries of Sylve Road, as per survey of J. V. Burkes & Associates, Inc., dated December 2, 2002. Affects property as shown on the survey.

Utility Notes

(UN1) Location of utilities is as evidenced by on-site above ground visual observation. Probing and digging were not used for location of utilities. The surveyor was not provided underground plans or above ground markings to determine any subsurface locations.

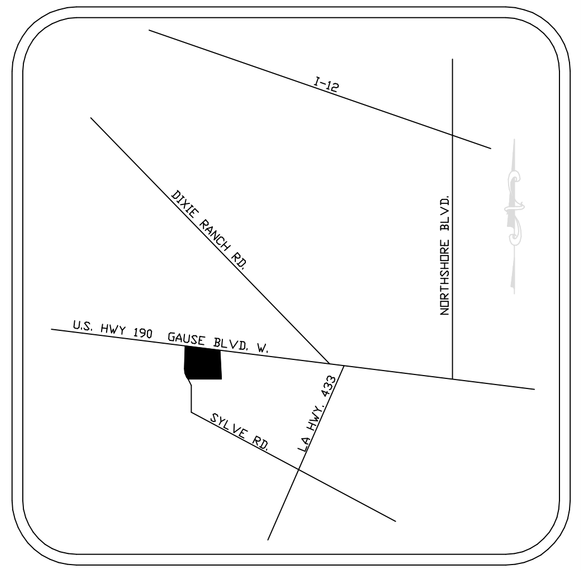
Legend of Symbols & Abbreviations

- = 1/2" Iron Rod Found
- = MAG Nail Set
- = Guard Post
- = Air Conditioner
- = Handicap Parking
- A. = Actual
- T. = Title
- = Post
- = Asphalt
- = Riser
- = Water Meter
- = Utility Pole
- = Flag
- = Guy Wire
- = Fence
- = Overhead Utility Line
- = Culvert
- = Concrete

Statement of Encroachments

- A. Ditch crosses property line from 3' to 3.5'.
- B. Utility pole with overhead lines on property line.
- C. Utility pole with overhead lines on 1.25' on property.
- D. Fence crosses property line 0.15'.
- E. Sylve Road crosses property line from 7.65' to 9.6'.

Vicinity Map



VICINITY MAP NOT TO SCALE

Miscellaneous Notes

(MN1) The servitudes and restrictions shown on this survey are limited to the written descriptions of the servitudes and restrictions furnished us, 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.

(MN2) This plat represents an actual ground survey made by me or under my direct supervision; surveyed as per copy of previous survey furnished us; in accordance with the Louisiana "Minimum standards for property boundary surveys" for a class C survey; no encroachments exist across any of the property lines except as shown.

(MN3) There is no observable evidence of the subject site being used as a cemetery.

(MN4) There is observable evidence of earthmoving work, building construction or building additions within recent months on subject property.

(MN5) There is no observable evidence of recent street or sidewalk construction or repairs.

(MN6) There is no observable evidence of the subject site being used as a solid waste dump, sump or sanitary landfill.

(MN7) All field measurements matched record dimensions within the precision requirements of ALTA/ACSM specifications unless otherwise shown.

(MN8) Improvements may not be to scale for clarity. The dimensions shown prevail over scale.

(MN9) The bearings for this survey are as per referenced survey.

(MN10) Reference survey by Sean M. burkes dated December 2, 2002.

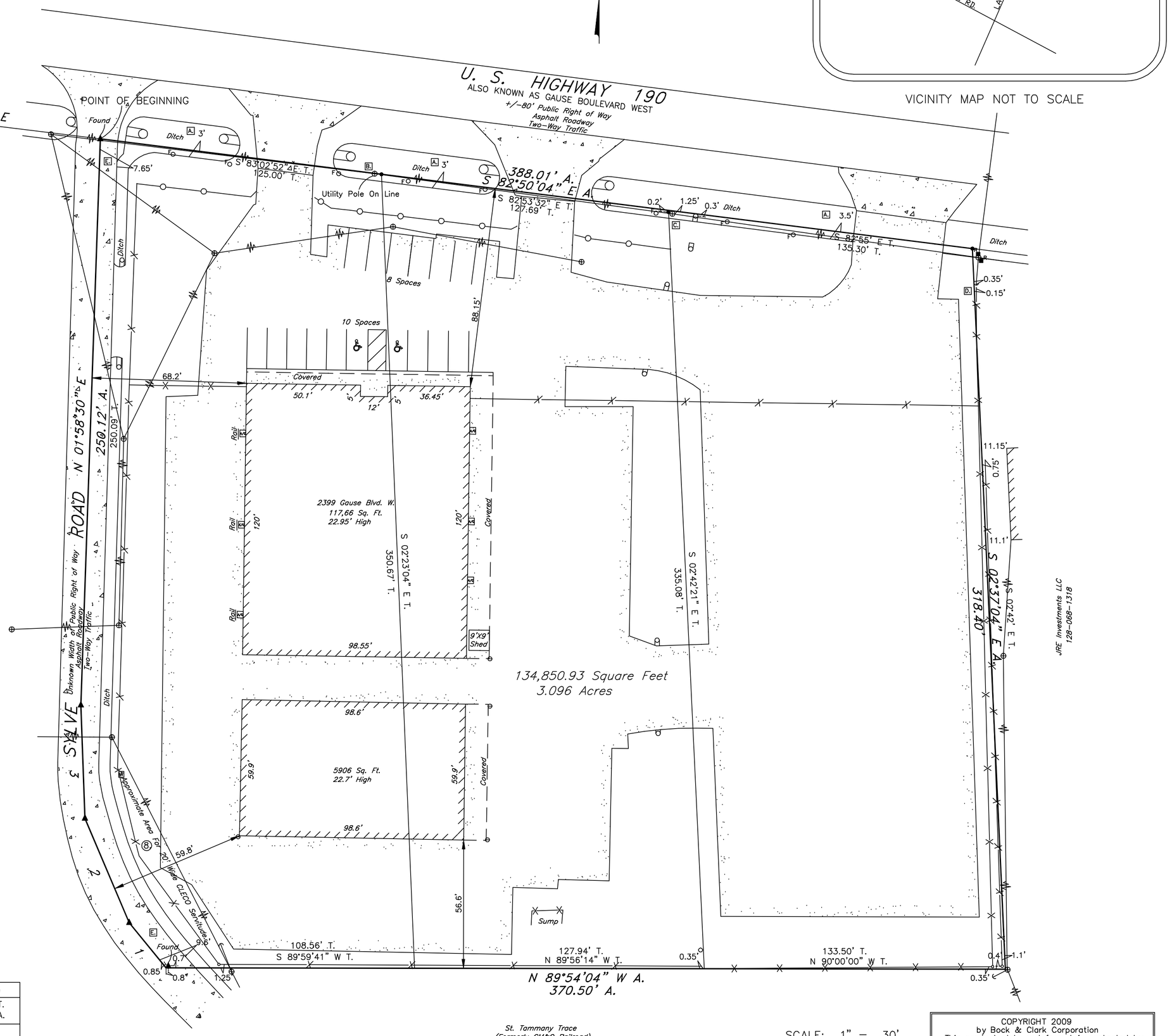
(MN11) Reproduction and/or dissemination of this plat and/or the information contained hereon by anyone other than the surveyor, surveying company, or the certified individual(s) hereon is prohibited.

(MN12) The word "certify" or "certification" is understood to be an expression of professional opinion by the Surveyor, based upon his best knowledge, information and belief. As such it does not guarantee, nor warranty, expressed or implied.

(MN13) Said certification does not extend to any unnamed person or entity without express recertification by the surveyor naming said person.

(MN14) The original drawing of this work is the property of Mandle-Edwards Surveying, Inc. Reproduction of this print is prohibited except by written permission of this firm. Additional information is often added in a continuous updating process. Check for latest revision date before acting on data shown. This firm is not responsible for actions or projects taken based upon drawings for which this firm was not specifically consulted and written permission received.

(MN15) Differences may exist between these electronic files and corresponding hard-copy documents. We make no representation regarding the accuracy of completeness of the electronic files you receive. In the event that a conflict arises between the signed or sealed hard-copy documents prepared by us and the electronic files, the signed or sealed hard-copy documents shall govern. You are responsible for determining if any conflict exists. By your use of these electronic files, you are not relieved of your duty to check, confirm and coordinate all dimensions and details. Furthermore, by your use of these electronic files, you shall, to the fullest extent permitted by law, indemnify and hold us harmless against all damages, liabilities or costs, including reasonable attorney's fees and defense costs, arising out of or resulting from your use of these electronic files.



SCALE: 1" = 30'

30' 15' 0' 30'

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Zoning Information

STATUS	C-2 Highway Commercial		STATUS	
ITEM	REQUIRED	OBSERVED	SOURCE INFORMATION	Code Enforcement
PERMITTED USE	Retail Commercial	Retail Commercial	ADDRESS	21490 Koop Dr. Mandeville, LA 70471
MINIMUM LOT AREA	30,000 Sq. Ft.	134,850.93 Sq. Ft.	PERSON CONTACTED	Mark Ford
MINIMUM FRONTAGE	N/A	388.01'	DATE CONDUCTED	12-17-2008
MINIMUM LOT WIDTH	See Notes	386.42'	PHONE/FAX NUMBER	985-898-2529
MAX. BUILDING COVERAGE	N/A	17,672 Sq. Ft.	EMAIL ADDRESS	
MINIMUM SETBACKS FRONT	See Notes	88.15'		
MINIMUM SETBACKS SIDE	NONE	59.8'		
MINIMUM SETBACKS REAR	NONE	56.6'		
MAX. BUILDING HEIGHT	45'	22.95'		
PARKING REGULAR	1 Space/350 Sq. Ft. of Area 1 Space/ Every 3 Employees	16		
PARKING HANDICAP	N/A	2		
PARKING TOTAL	N/A	18		

NOTES: Minimum Lot Width - For each zoning lot provided with central water and sewerage facilities, the minimum lot width shall not be less than 75 feet. For each zoning lot without either central water or sewerage facilities, the minimum lot width shall be 100 feet.

Front Yard - Front building lines shall conform to the average building lines in a developed block, but in no case shall it be less than 15 feet from the property line and to the rear of the street planting area, plus 1 additional foot for each foot in building height over 25 feet above Base Flood Elevation. On corner or through lots, the required front yard will be provided on both streets.

FLOOD NOTE: By graphic plotting only, this property is in Zone A2 & B of the Flood Insurance Rate Map, Community Panel No. 225205 0415 C, which bears an effective date of 4-2-1991 and is not in a Special Flood Hazard Area. By telephone call dated 12-18-2008 to the National Flood Insurance Program (800-638-6620) 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.

Line	Bearing	Distance
1	N 41°09'30" W T. N 39°19'37" W A.	26.43' T. 25.66' A.
2	N 23°00'00" W T. N 22°58'25" W A.	50.00'
3	N 02°02'40" W T. N 02°07'55" W A.	50.00'

LEGAL DESCRIPTION

PARCEL 1:

ALL THAT CERTAIN PIECE OF PORTION OF LAND, together with all the buildings and improvements thereon, and all the rights, ways, means, privileges, servitudes, prescriptions, appurtenances and advantages thereunto belonging or in anywise appertaining thereto, situated in Section 40, Township 8 South, Range 13 East, Parish of St. Tammany, State of Louisiana, and being described as follows, to-wit:

Commence at the Northwest Corner of Section 40, Township 8 South, Range 13 East; thence South 28 degrees 15 minutes West, a distance of 2,340.00 feet to a point; thence South 60 Degrees 15 minutes East, a distance of 2,085.00 feet to a point; thence South 82 degrees 45 minutes East, a distance of 1,720.80 feet to a point; thence South 82 degrees 55 minutes East, a distance of 348.73 feet to the POINT OF BEGINNING.

From the POINT OF BEGINNING run South 83 degrees 02 minutes 52 seconds East (Title – South 82 degrees 55 minutes 00 seconds East) along the southerly right-of-way line of U.S. Highway 190, a distance of 125.00 feet to a point; thence South 02 degrees 23 minutes 04 seconds East, a distance of 350.67 feet (Title – South 02 degrees 25 minutes 29 seconds East, 350.84 feet) to the northerly right-of-way line of G. M. & O. Railroad; thence along said right-of-way line South 89 degrees 59 minutes 41 seconds West, a distance of 108.56 feet (Title – West 109.00 feet) to the centerline of Sylve Road; thence along said centerline in four courses:

North 41 degrees 09 minutes 30 seconds West, a distance of 26.43 feet;
North 23 degrees 00 minutes 00 seconds West, a distance of 50.00 feet;
North 02 degrees 02 minutes 40 seconds West, a distance of 50.00 feet; and
North 01 degrees 58 minutes 30 seconds East (Title – North 02 degrees 01 minutes 20 seconds East), a distance of 250.09 feet back to the POINT OF BEGINNING.

This tract contains 1.10 acres of land, more or less, as shown on survey by Ivan M. Borgen, C.E., dated November 28, 1997, under No. 13,068; and by current survey of J. V. Burkes & Associates, Inc., dated December 2, 2002, under No. 1023544.

PARCEL 2:

ALL THAT CERTAIN PIECE OR PORTION OF LAND, together with all the building and improvements thereon, and all the rights, ways, means, privileges, servitudes, prescriptions, appurtenances and advantages thereunto belonging or in anywise appertaining thereto, situated in Section 40, Township 8 South, Range 13 East, Parish of St. Tommany, State of Louisiana, and being described as follows, to-wit:

Commence at the Northwest Corner of Section 40, Township 8 South, Range 13 East; thence South 28 degrees 15 minutes West, a distance 2,340.00 feet to a point; thence South 60 degrees, 15 minutes East, a distance of 2,085.00 feet to a point; thence South 82 degrees 45 minutes East, a distance of 1,720.80 feet to a point; thence South 82 degrees 55 minutes East, a distance of 348.73 feet; thence South 83 degrees 02 minutes 52 seconds East (Title – South 82 degrees 55 minutes 00 seconds East), a distance of 125.00 feet to the POINT OF BEGINNING.

From the POINT OF BEGINNING run South 82 degrees 53 minutes 32 seconds East (Title – South 82 degrees 55 minutes East) along the southerly right-of-way line of U.S. Highway 190, a distance of 127.69 feet (Title – 128.00 feet) to a point; thence South 02 degrees 42 minutes 21 seconds East, a distance of 335.08 feet (Title – 335.12 feet) to the northerly right-of-way line of the G. M. & O. Railroad; thence along said northerly right-of-way line North 89 degrees 56 minutes 14 seconds West, a distance of 127.94 feet (Title – West 128.00 feet) to a point; thence North 02 degrees 23 minutes 04 seconds West (Title – North 02 degrees 25 minutes 29 seconds West), a distance of 350.67 feet (Title – 350.84 feet) back to the POINT OF BEGINNING.

This tract contains 1.00 acre of land, more or less, as shown on survey of Ivan M. Borgen, C.E., dated November 28, 1977, under No. 13,069; and by current survey of J. V. Burkes & Associates, Inc., dated December 2, 2002, under No. 1023544.

Improvements thereon bear the Municipal No. 2399 West U.S. Highway 190, Slidell, Louisiana, 70460.

Being the same property acquired by Hendricks Commercial Properties, L.L.C. from Elmer Gant, Executor of the Succession of Arnold Ernest Krueger by act dated March 10, 2003, and accepted March 17, 2003, registered in instrument No. 1355714, St. Tammany Parish, Louisiana;

AND

PARCEL 3:

ALL THAT CERTAIN PIECE OF PORTION OF LAND, together with all the buildings and improvements thereon, and all the rights, ways, means, privileges, servitudes, prescription, appurtenances and advantages thereunto belonging or in anywise appertaining thereto, situated in Section 40, Township 8 South, Range 13 East, St. Helena Meridian, Parish of St. Tammany, State of Louisiana, and being described as follows, to-wit:

From the Northwest corner of said Section 40 in said Township and Range, go South 28 degrees 15 minutes West 2340.0 feet to a point; thence go South 60 degrees 15 minutes East 2085.0 feet to a point; thence go South 82 degrees 45 minutes East 1720.8 feet to a point; thence go South 82 degrees 55 minutes East 601.70 feet to the point of beginning.

From said point of beginning continue South 82 degrees 55 minutes East 135.3 feet to a point; thence go South 02 degrees 42 minutes East 318.4 feet to a point; thence go West 133.5 feet to a point; thence go North 02 degrees 42 minutes West 335.1 feet back to the point of beginning.

Containing 1.0 acres of land.

Being the same property acquired by HENDRICKS COMMERCIAL PROPERTIES, LLC from Eileen Massett Pionena by act dated September 28, 2005, registered at COB 1519509, St. Tammany Parish, Louisiana.

Being the same property as described in Commitment No. 08-12047/Reference NCS 377247 Dated November 24, 2008 at 8:00 AM by First American title Insurance Company.

SURVEY DESCRIPTION

A certain piece of ground situated in the State of Louisiana, Parish of St. Tammany, in Section 40, Township 8 South, Range 13 East and is more particularly described as follows:

Commence at the Northwest Corner of Section 40, Township 8 South, Range 13 East, and go S 28°15'00" W, a distance of 2,340.00 feet to a point; thence S 60°15'00" E, a distance of 2,085.00 feet to a point; thence S 82°45'00" E, a distance of 1,720.80 feet to a point; thence S 82°55'00" E, a distance of 348.73 feet to the point of beginning; thence go S 82°50'04" E along the southern line of U. S. Highway 190, a distance of 388.01' to a point; thence go S 02°37'04" E a distance of 318.40' to a point; thence go N 89°54'04" W a distance of 370.50' to a point in Sylve Road; thence go N 39°19'37" W in Sylve Road, a distance of 25.66' to a point; thence go N 22°58'25" W in Sylve Road, a distance of 50.00' to a point; thence go N 02°07'55" W in Sylve Road, a distance of 50.00' to a point; thence go N 01°58'30" E in Sylve Road a distance of 250.12' to the point of beginning.

Being the same property as described in Comitment No. 08-12047/REFERENCE NCS 377247, Commitment Date November 23, 2008 at 8:00 AM by First American Title Insurance Company.

ALTA/ACSM Land Title Survey

Hendricks Development Group 2008 Project
B&C Project No. 20080023, 036
Hendricks Commercial Properties
2399 Gause Blvd. W., Slidell, LA 70460

To: (parties to be named later); and Bock & Clark Corporation.

The undersigned certifies that to the best of his professional knowledge, information and belief, this map or plat and the Survey on which it is based were made on the date shown below of the premises specifically described in Commitment No. 08-12047 Reference NCS 377247 dated November 24, 2008 at 8:00 AM and were made: (i) in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005; (ii) in accordance with the " Survey Requirements for Hendricks Development Group 2008 Surveys dated 1/11/2008", and includes Item 1, 2, 3, 4, 6, 7a, 7b1, 8, 9, 10 and 11a of Table A specifically defined therein, and (iii) 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 not exceed that which is specified therein.

Richard B. Edwards
Registration No. 4373
In the State of Louisiana
Date of Survey: December 22, 2008
Date of Last Revision:
Network Project No. 20080023-36

Survey Performed By:
Mandle-Edwards Surveying, Inc.
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New Orleans, LA 70123
Phone: 504-733-2902
Fax: 504-733-2903
Email: mandle-edwards@cavtel.net

Bock & Clark's National Surveyors Network
National Coordinators of ALTA/ACSM Land Title Surveys
537 North Cleveland-Massillon Road Akron, Ohio 44333
Phone: (800) Survey7, Fax: (330) 666-3608 www.1800surveys.com

Drawn By: AES	Surveyed By: RBE
Approved By: RBE	Date Drawn:
Job No:	Sheet: 1 of 1