125 Mallard Street

LEGEND

- IRON PIN FOUND
- MONITORING WELL
- LIGHT POLE
- 2'x2' CONC. PAD
- CATCH BASIN
- CATCH BASIN
- P.O.B. POINT OF BEGINNING
- R/W RIGHT OF WAY
- CONCRETE
- WATER VALVE
- GAS METER
- GAS VALVE
- POWER POLE
- FENCE
- GUARDRAIL
- LIGHT POLE
- GUY WIRE
- DRAIN INLET
- SEWER CLEANOUT
- FIRE HYDRANT
- ELECTRIC TRANSFORMER
- WATER METER
- HANDICAP PARKING SPACE
- OVERHEAD UTILITY LINE

STATEMENT OF ENCROACHMENTS

(A) PARKING ENCROACHES OVER 10' PARKING SETBACK LINE ALONG THE SOUTH PROPERTY LINE 0.10' AND 0.25'.

LEGAL DESCRIPTION

Service Center 22

THAT CERTAIN PORTION OF GROUND, together with all the buildings and improvements thereon, situated in the State of Louisiana, Parish of St. Charles, in that part thereof known as James Business Park, in accordance with a plan of resubdivision prepared by J. J. Krebs & Sons, Inc., dated June 13, 1978, last revised August 14, 1979, approved under St. Charles Parish Police Jury Ordinance No. 66-3-544 and registered in COB 234, folio 490 on October 2, 1979, and identified as Lots 4, 5, and 6, Square 5, and lots are more particularly described as follows:

Commence at the northwest intersection of James Drive East and Mallard Street, a near point of curvature on Mallard Street;

Thence along the northerly right of way of Mallard Street S89°49'00"W a distance of 300.00 feet to the point of beginning;

Thence continuing along said right of way S89°49'00"W a distance of 300.00 feet to a point on the line common to Lots 3 and 4;

Thence along said line N00°11'00"W a distance of 200.00 feet to a point;

Thence N89°49'00"E a distance of 300.00 feet to a point on the line common to Lots 6 and 7;

Thence along said line S00°11'00"E a distance of 200.00 feet to the point of beginning.

The improvements thereon bear municipal no. 125 Mallard Street.

Together with those servitudes benefitting the land and established as follows:

1. COB 305, folio 4 – Destination of the Owner with Respect to Driveway, dated October 20, 1983, and establishing non-exclusive driveway servitudes across Lots 1 through 18, Square 5, filed October 20, 1983.

2. COB 305, folio 8 – Destination of the Owner with Respect to Non-Exclusive Parking Areas dated October 20, 1983, and establishing non-exclusive parking areas across Lots 1 through 18, Square 5, filed October 20, 1983.

3. COB 507, folio 148 – Supplement to Act of Destination by T. L. James & Company, Inc., dated April 9, 1996.

(the "Insured Servitudes").

NOTES CORRESPONDING TO SCHEDULE B – SECTION II EXCEPTION ITEMS

TITLE NUMBER: 06-10953-LA
1ICOR TITLE INSURANCE COMPANY
NATIONAL COMMERCIAL DIVISON

SCHEDULE B-SECTION II (EXCEPTIONS)

4. RIGHT OF WAY PERMIT BY T.L. JAMES & COMPANY, INC. TO LOUISIANA POWER LIGHT COMPANY, DATED JULY 23, 1979, FILED JULY 25, 1979, COB 231, FOLIO 336, AFFECTING FIVE FEET ALONG THE NORTHERLY LINE. (AFFECTS SUBJECT PROPERTY AND IS SHOWN HEREON)

5. RIGHT OF WAY PERMIT GRANTED BY T.L. JAMES & COMPANY, INC. TO LOUISIANA POWER & LIGHT COMPANY DATED JULY 23, 1979, FILED JULY 25, 1979, COB 231, FOLIO 343, AFFECTING FIVE FEET ALONG THE NORTHERLY LINE. (AFFECTS SUBJECT PROPERTY AND IS SHOWN HEREON.)

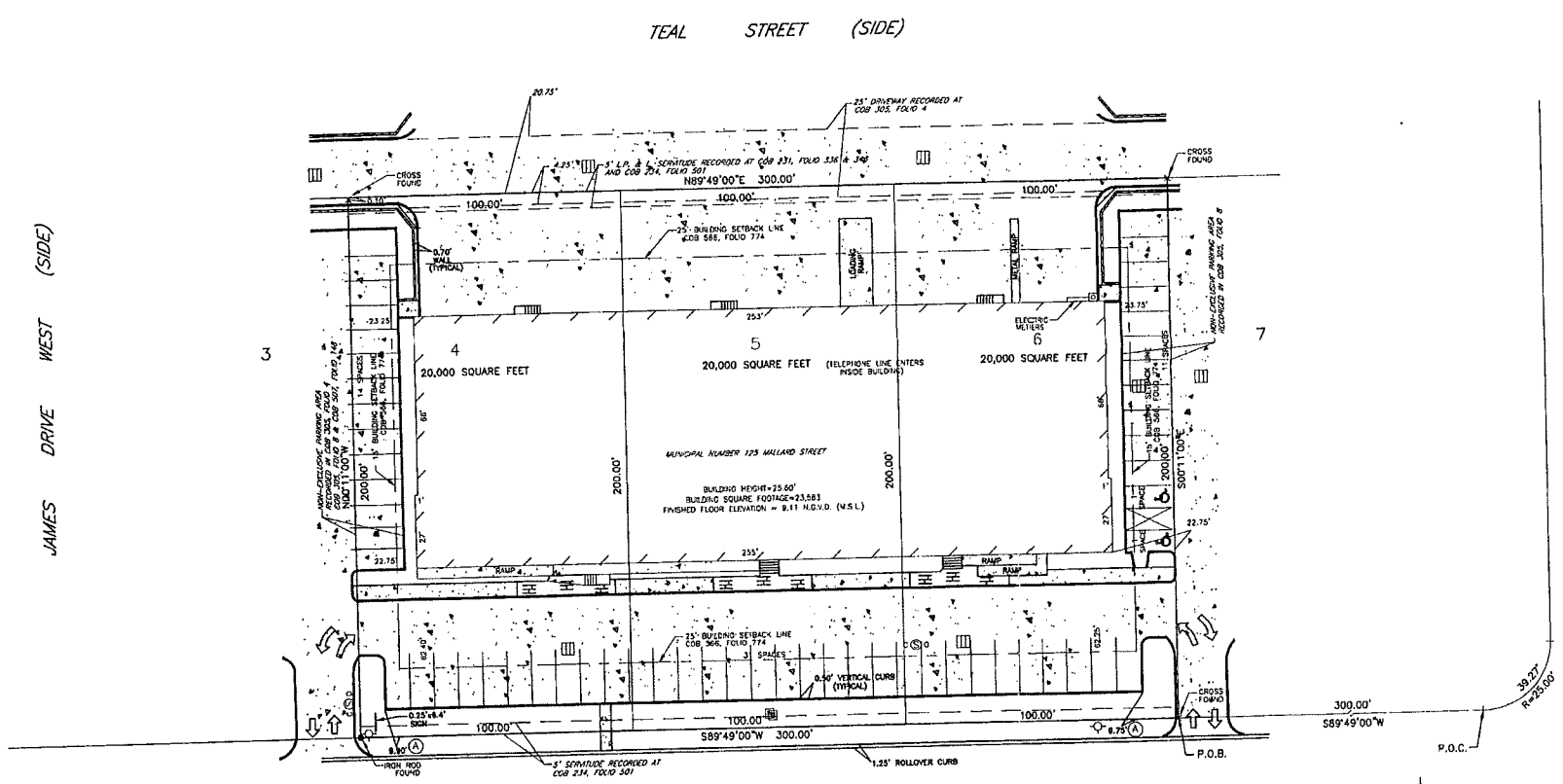
6. TERMS OF THE ST. CHARLES PARISH ORDINANCE NO. 66-3-544, APPROVING THE PLAN OF RESUBDIVISION CREATING JAMES BUSINESS PARK RECORDED OCTOBER 2, 1979 COB 234, FOLIO 490 INCLUDING THE FOLLOWING SERVITUDES SHOWN ON PLAN OF RESUBDIVISION ATTACHED TO THE ACT OF DEDICATION:
   A. 5-FOOT L.P.&L. SERVITUDE ALONG THE NORTHERLY BOUNDARY LINE.
   B. 5-FOOT SERVITUDE ALONG THE SOUTHERLY BOUNDARY LINE.
   (AFFECTS SUBJECT PROPERTY AND ARE SHOWN HEREON.)

7. TERMS AND SERVITUDES IN AN ACT OF DEDICATION OF DRAINAGE, SEWER AND UTILITY SERVITUDES BY T.L. JAMES & COMPANY, INC. TO ST. CHARLES PARISH, DATED SEPTEMBER 5, 1979, FILED OCTOBER 2, 1979 COB 234, FOLIO 501. (AFFECTS SUBJECT PROPERTY AND ARE SHOWN HEREON.)

8. TERMS, CONDITIONS AND OBLIGATIONS SET FORTH IN THE INSTRUMENTS CREATING THE INSURED SERVITUDES REGISTERED IN COB 305, FOLIO 4, COB 305, FOLIO 8, AND COB 507, FOLIO 148, AND ANY LOSS OR DAMAGE FOR FUTURE FAILURE TO OBSERVE SAID TERMS, CONDITIONS AND OBLIGATIONS. (AFFECTS SUBJECT PROPERTY AND ARE SHOWN HEREON.)

9. SERVITUDES BURDENING THE LAND AS CREATED BY THE INSTRUMENTS CREATING THE INSURED SERVITUDES REGISTERED IN COB 305, FOLIO 4, COB 305, FOLIO 8, AND COB 507, FOLIO 148. (AFFECTS SUBJECT PROPERTY AND ARE SHOWN HEREON.)

10. TERMS, RESTRICTIONS AND COVENANTS IN AN AMENDED AND RESTATED DECLARATION OF BUILDING RESTRICTIONS BY FIRST INDUSTRIAL, L.P., DATED APRIL 10, 2000, FILED AS COB 566, FOLIO 774; INCLUDING WITHOUT LIMITATION THE PROVISIONS OF ARTICLE VII ENTITLED ANNUAL ASSESSMENT, WHICH ESTABLISHED THE RIGHT TO LEVY ASSESSMENTS AGAINST DEVELOPED PROPERTY. (AFFECTS SUBJECT PROPERTY AND ARE SHOWN HEREON-SETBACK LINES.)



BEARING BASE: SUBDIVISION PLAN

THE LAND IS CLASSIFIED AS ZONE M-1 (Industrial).
SETBACK REQUIREMENTS:
FRONT 25'
SIDE 15'
REAR 25'

MAXIMUM BUILDING AREA IS 50% OF TOTAL LAND AREA.

PARKING REQUIREMENTS: 1 SPACE PER EACH EMPLOYEE ON MAXIMUM WORK SHIFT

PARKING SPACES: REGULAR 56
HANDICAP 2
TOTAL 58

NOTE: ALL FIELD MEASUREMENTS MATCHED RECORD DIMENSIONS WITHIN THE PRECISION REQUIREMENTS OF ALTA/ACSM SPECIFICATIONS.

NOTE: LOTS 4 AND 5 ARE ADJACENT AND CONTIGUOUS TO EACH OTHER AND LOTS 5 AND ARE ADJACENT AND CONTIGUOUS TO EACH OTHER AND THERE ARE NO GAPS OR GORES SEPARATING THEM.

SCALE : 1" = 30'
0' 15' 30' 60'

FLOOD NOTE: By graphic plotting only, this property is in Zone(s) A99 B.F.E. = 4.4.60 of the Flood Insurance Rate Map,Community Panel No. 220150 0125C which bears on effective date of 5-02-03 and is in a Special Flood Hazard Area. By telephone call dated 1-06-07 to St. Charles Parish, Louisana. We have learned that this community does 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.
(Zone A99 – SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD)

THIS IS TO CERTIFY THAT I HAVE CONSULTED WITH THE CONTROLLING PARISH AGENT AND/OR THE F.I.A. FLOOD HAZARD BOUNDARY MAPS AND FIND THAT THE ABOVE DESCRIBED PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD ZONE, (ZONE AE (SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD), BASE FLOOD ELEVATION = +9.00

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 lof 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:_____

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

SURVEY OF LOTS 4, 5 & 6
SQUARE 5
JAMES BUSINESS PARK EXT. NO. 2
ST. CHARLES PARISH, LA.

MADE AT THE REQUEST OF:
MADISON TITLE AGENCY, LLC
(1592)

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

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

DATE:	SCALE:		DRAWN BY:	CHECKED BY:	JOB NO.:	SHEET:
1-06-07	1" = 30'		REL	R.T.D.	726200	1 of 1