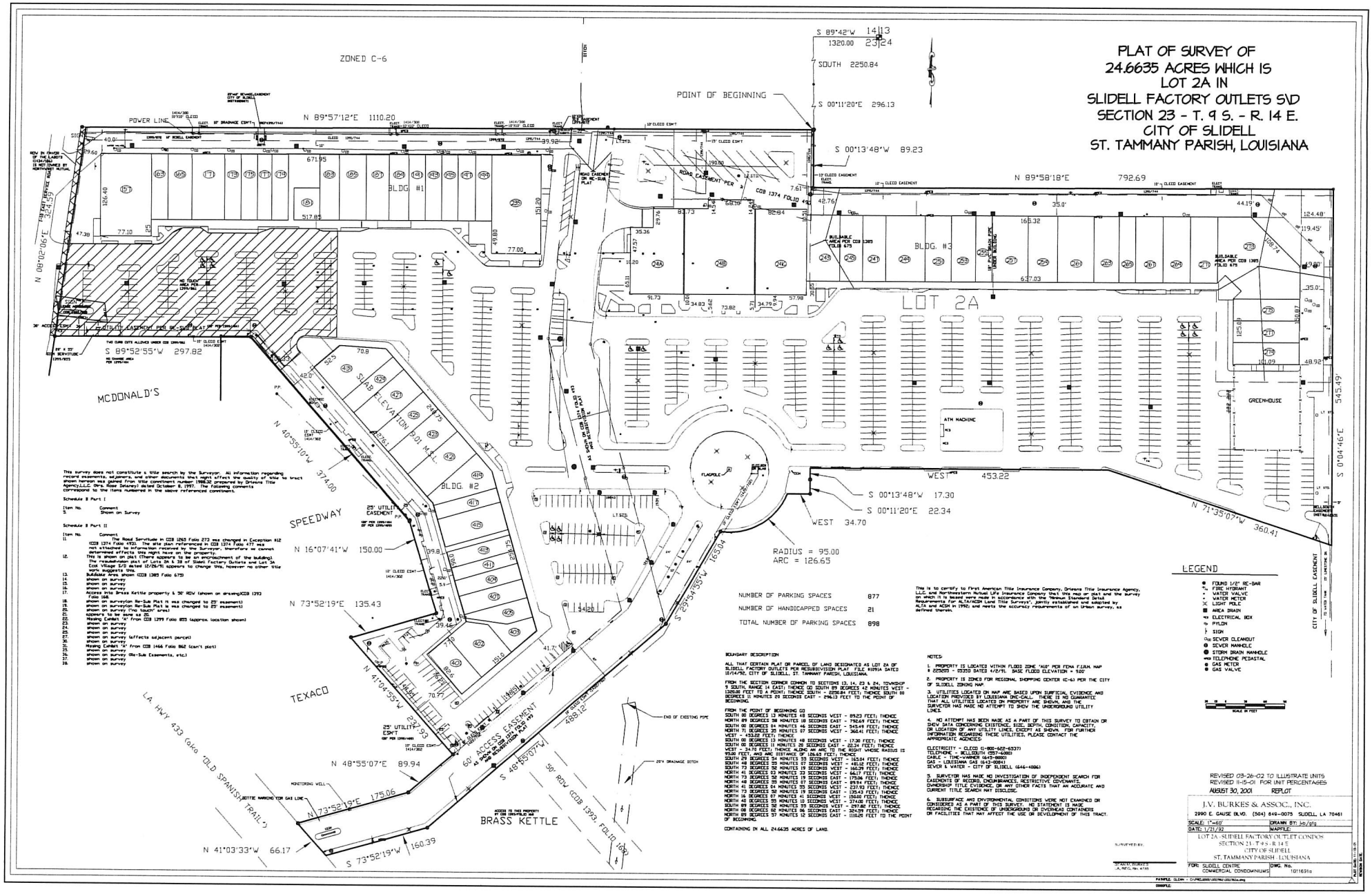
PLAT OF SURVEY OF 24.6635 ACRES WHICH IS LOT 2A IN SLIDELL FACTORY OUTLETS S/D SECTION 23 - T. 9 S. - R. 14 E. CITY OF SLIDELL ST. TAMMANY PARISH, LOUISIANA



This survey does not constitute a title search by the Surveyor. All information regarding record easements, adjoiners, and other documents that might affect the quality of title to tract shown hereon was gleaned from title commitment number 1998.32 prepared by Orleans Title Agency,L.L.C. (Mrs. Rose Delaney) dated October 8, 1997. The following comments correspond to the items numbered in the above referenced commitment.

Schedule B Part I

Item No.	Comment
3.	Shown on Survey

Schedule B Part II

Item No.	Comment
11.	The Road Servitude in COB 1265 Folio 273 was changed in Exception #12 COB 1374 Folio 493). The site plan referenced in COB 1374 Folio 477 was not recorded nor was it provided to the Surveyor, therefore we cannot determined effects this might have on the property.
12.	This is shown on plat (There appears to be an encroachment of the building). The resubdivision plat of Lots 2A & 2B of Slidell Factory Outlets and Lot 3A Cook Village S/D dated 12/26/91 appears to change this, however no other title work suggests this.
13.	Buildable Area shown COB 1393 Folio 675)
14.	shown on survey
15.	shown on survey
16.	shown on survey
17.	Access into Brass Kettle property & 30' ROW (shown on drawing)COB 1292 Folio 168.
18.	shown on survey(on Re-Sub Plat it was changed to 25' easement)
19.	shown on survey(on Re-Sub Plat it was changed to 25' easement)
20.	shown on survey (has "south" area)
21.	appears to be same as 20.
22.	Missing Exhibit "A" from COB 1299 Folio 825 (approx. location shown)
23.	shown on survey
24.	shown on survey
25.	shown on survey
27.	shown on survey (affects adjacent parcel)
30.	shown on survey
31.	Missing Exhibit "A" from COB 1466 Folio 862 (can't plot)
32.	shown on survey
33.	shown on survey
37.	shown on survey (Re-Sub Easements, etc.)
38.	shown on survey

NUMBER OF PARKING SPACES	877
NUMBER OF HANDICAPPED SPACES	21
TOTAL NUMBER OF PARKING SPACES	898

BOUNDARY DESCRIPTION

ALL THAT CERTAIN PLAT OR PARCEL OF LAND DESIGNATED AS LOT 2A OF SLIDELL FACTORY OUTLETS PER RESUBDIVISION PLAT FILE #10914 DATED 12/14/92, CITY OF SLIDELL, ST. TAMMANY PARISH, LOUISIANA.

FROM THE SECTION CORNER COMMON TO SECTIONS 13, 14, 23 & 24, TOWNSHIP 9 SOUTH, RANGE 14 EAST; THENCE GO SOUTH 89 DEGREES 42 MINUTES WEST - 1320.00 FEET TO A POINT; THENCE SOUTH - 2250.84 FEET; THENCE SOUTH 00 DEGREES 11 MINUTES 20 SECONDS EAST - 296.13 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING GO
SOUTH 00 DEGREES 13 MINUTES 48 SECONDS WEST - 89.23 FEET; THENCE
NORTH 89 DEGREES 58 MINUTES 18 SECONDS EAST - 792.69 FEET; THENCE
SOUTH 00 DEGREES 04 MINUTES 46 SECONDS EAST - 545.49 FEET; THENCE
NORTH 71 DEGREES 35 MINUTES 07 SECONDS WEST - 360.41 FEET; THENCE
WEST - 453.22 FEET; THENCE
SOUTH 00 DEGREES 13 MINUTES 48 SECONDS WEST - 17.30 FEET; THENCE
SOUTH 00 DEGREES 11 MINUTES 20 SECONDS EAST - 22.34 FEET; THENCE
WEST - 34.70 FEET; THENCE ALONG AN ARC TO THE RIGHT WHOSE RADIUS IS 95.00 FEET, AND ARC DISTANCE OF 126.65 FEET; THENCE
SOUTH 29 DEGREES 54 MINUTES 55 SECONDS WEST - 165.04 FEET; THENCE
SOUTH 48 DEGREES 55 MINUTES 07 SECONDS WEST - 488.12 FEET; THENCE
SOUTH 73 DEGREES 52 MINUTES 19 SECONDS WEST - 160.39 FEET; THENCE
NORTH 41 DEGREES 03 MINUTES 33 SECONDS WEST - 66.17 FEET; THENCE
NORTH 73 DEGREES 52 MINUTES 19 SECONDS EAST - 175.06 FEET; THENCE
NORTH 48 DEGREES 55 MINUTES 07 SECONDS EAST - 89.94 FEET; THENCE
NORTH 41 DEGREES 04 MINUTES 55 SECONDS WEST - 237.93 FEET; THENCE
NORTH 73 DEGREES 52 MINUTES 19 SECONDS EAST - 135.43 FEET; THENCE
NORTH 16 DEGREES 07 MINUTES 41 SECONDS WEST - 150.00 FEET; THENCE
NORTH 40 DEGREES 55 MINUTES 10 SECONDS WEST - 374.00 FEET; THENCE
SOUTH 89 DEGREES 52 MINUTES 55 SECONDS WEST - 297.82 FEET; THENCE
NORTH 08 DEGREES 02 MINUTES 06 SECONDS EAST - 324.39 FEET; THENCE
NORTH 89 DEGREES 57 MINUTES 12 SECONDS EAST - 1110.20 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL 24.6635 ACRES OF LAND.

NOTES:

1. PROPERTY IS LOCATED WITHIN FLOOD ZONE "AUG" PER FEMA F.I.R.M. MAP # 225205 - 0330D DATED 4/2/91. BASE FLOOD ELEVATION = 9.00'

2. PROPERTY IS ZONED FOR REGIONAL SHOPPING CENTER (C-6) PER THE CITY OF SLIDELL ZONING MAP.

3. UTILITIES LOCATED ON MAP ARE BASED UPON SURFICIAL EVIDENCE AND LOCATION PROVIDED BY LOUISIANA ONE-CALL. THERE IS NO GUARANTEE THAT ALL UTILITIES LOCATED ON PROPERTY ARE SHOWN, AND THE SURVEYOR HAS MADE NO ATTEMPT TO SHOW THE UNDERGROUND UTILITY LINES.

4. NO ATTEMPT HAS BEEN MADE AS A PART OF THIS SURVEY TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY UTILITY LINES, EXCEPT AS SHOWN. FOR FURTHER INFORMATION REGARDING THESE UTILITIES, PLEASE CONTACT THE APPROPRIATE AGENCIES:

ELECTRICITY - CLECO (1-800-622-6337)
TELEPHONE - BELLSOUTH (257-6080)
CABLE - TIME-WARNER (643-8000)
GAS - LOUISIANA GAS (643-0081)
SEWER & WATER - CITY OF SLIDELL (646-4086)

5. SURVEYOR HAS MADE NO INVESTIGATION OF INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

6. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE REGARDING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.

This is to certify to First American Title Insurance Company, Orleans Title Insurance Agency, L.L.C. and Northwestern Mutual Life Insurance Company that this map or plat and the 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 ACSM in 1990, and meets the accuracy requirements of an Urban survey, as defined therein.

LEGEND

- FOUND 1/2" RE-BAR
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- LIGHT POLE
- AREA DRAIN
- ELECTRICAL BOX
- PYLON
- SIGN
- SEWER CLEANOUT
- SEWER MANHOLE
- STORM DRAIN MANHOLE
- TELEPHONE PEDASTAL
- GAS METER
- GAS VALVE

SCALE IN FEET

REVISED 03-26-02 TO ILLUSTRATE UNITS
REVISED 11-5-01 FOR UNIT PERCENTAGES
AUGUST 30, 2001 REPLOT

J.V. BURKES & ASSOC., INC.
2990 E. GAUSE BLVD. (504) 646-0075 SLIDELL LA 70461

SCALE: 1"=60'	DRAWN BY: JB/JTG
DATE: 1/21/92	MAPFILE:

LOT 2A - SLIDELL FACTORY OUTLET CONDOS
SECTION 23, T-9-S - R-14-E
CITY OF SLIDELL
ST. TAMMANY PARISH - LOUISIANA

FOR: SLIDELL CENTRE COMMERCIAL CONDOMINIUMS
DWG. No. 1011691a

SURVEYED BY:
JEROME V. BURKES
LA. REG. No. 4795

MAPFILE: GLOBAL - CAPMEL2000\USERS\ALLSTATE\ALLSTATE.dwg
DWGFILE: