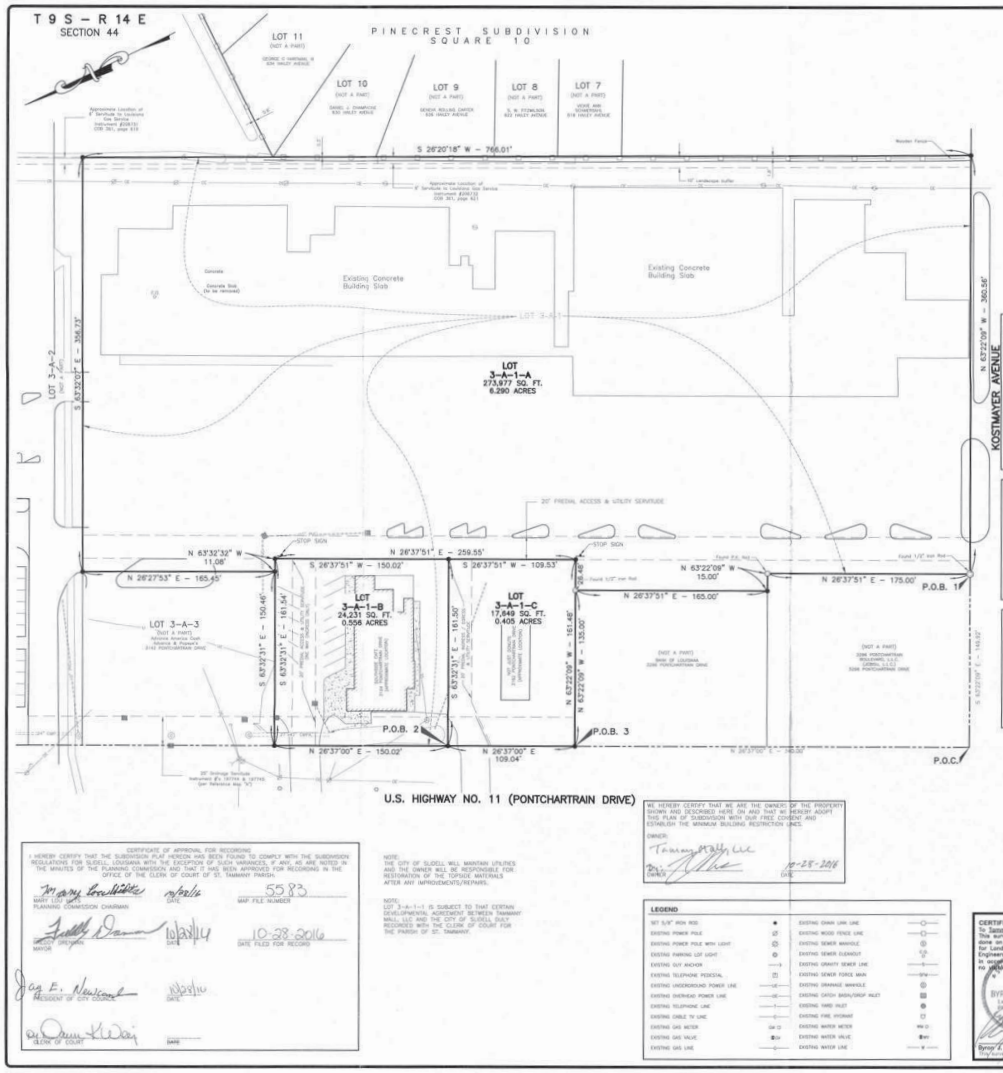

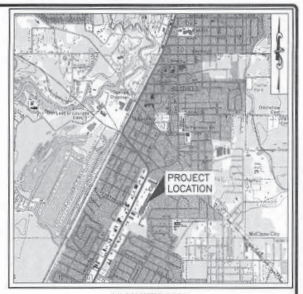

VICINITY MAP
SCALE 1" = 2000'

LEGAL DESCRIPTION:

A certain tract or portion of ground designated as "LOT 3-A-1-A" Tammany Mall Subdivision, containing 6.290 acres or 273,977 square feet, located in Section 44, Township 9 South, Range 14 East, City of Slidell, St. Tammany Parish, Louisiana and being more particularly described as follows:

Commencing at a point being the intersection of the northerly right of way line of Kostmayer Avenue and the easterly right of way line of U.S. Highway No. 11 – Pontchartrain Drive, said point being the "POINT OF COMMENCEMENT" and labeled "P.O.C."
Then, continuing along the Northerly right of way line of Kostmayer Avenue, South 63 degrees 22 minutes 09 seconds East a distance of 149.92 feet to the "POINT OF BEGINNING" and labeled "P.O.B. 1".

Then, North 26 degrees 37 minutes 51 seconds East a distance of 175.00 feet to a point;
Then, North 63 degrees 22 minutes 09 seconds West a distance of 15.00 feet to a point;
Then, North 26 degrees 37 minutes 51 seconds East a distance of 165.00 feet to a point;
Then, South 63 degrees 22 minutes 09 seconds East a distance of 35.41 feet to a point;
Then, North 26 degrees 37 minutes 51 seconds East a distance of 259.55 feet to a point;
Then, South 63 degrees 32 minutes 32 seconds East a distance of 11.08 feet to a point;
Then, North 26 degrees 27 minutes 53 seconds East a distance of 165.45 feet to a point;
Then, South 63 degrees 32 minutes 07 seconds East a distance of 358.73 feet to a point;
Then, South 26 degrees 20 minutes 18 seconds West a distance of 766.01 feet to a point; said point being located along the northerly right of way line of Kostmayer Avenue;
Then, continuing along said right of way line, North 63 degrees 22 minutes 09 seconds West a distance of 360.58 feet to the "POINT OF BEGINNING."

LEGAL DESCRIPTION:

A certain tract or portion of ground designated as "LOT 3-A-1-B" Tammany Mall Subdivision, containing 0.556 acres or 24,231 square feet, located in Section 44, Township 9 South, Range 14 East, City of Slidell, St. Tammany Parish, Louisiana and being more particularly described as follows:

Commencing at a point being the intersection of the northerly right of way line of Kostmayer Avenue and the easterly right of way line of U.S. Highway No. 11 – Pontchartrain Drive, said point being the "POINT OF COMMENCEMENT" and labeled "P.O.C."
Then, continuing along the easterly right of way line of U.S. Highway No. 11 (Pontchartrain Drive), North 26 degrees 37 minutes 00 seconds East a distance of 449.04 feet to the "POINT OF BEGINNING" and labeled "P.O.B. 2".

Then, North 26 degrees 37 minutes 00 seconds East a distance of 150.02 feet to a point;
Then, departing said right of way line, South 63 degrees 32 minutes 31 seconds East a distance of 161.34 feet to a point;
Then, South 26 degrees 37 minutes 51 seconds West a distance of 150.02 feet to a point;
Then, North 63 degrees 32 minutes 31 seconds West a distance of 161.50 feet to the "POINT OF BEGINNING."

LEGAL DESCRIPTION:

A certain tract or portion of ground designated as "LOT 3-A-1-C" Tammany Mall Subdivision, containing 0.405 acres or 17,849 square feet, located in Section 44, Township 9 South, Range 14 East, City of Slidell, St. Tammany Parish, Louisiana and being more particularly described as follows:

Commencing at a point being the intersection of the northerly right of way line of Kostmayer Avenue and the easterly right of way line of U.S. Highway No. 11 – Pontchartrain Drive, said point being the "POINT OF COMMENCEMENT" and labeled "P.O.C."
Then, continuing along the easterly right of way line of U.S. Highway No. 11 (Pontchartrain Drive), North 26 degrees 37 minutes 00 seconds East a distance of 342.00 feet to the "POINT OF BEGINNING" and labeled "P.O.B. 3".

Then, North 26 degrees 37 minutes 00 seconds East a distance of 109.04 feet to a point;
Then, departing said right of way line, South 63 degrees 32 minutes 31 seconds East a distance of 161.50 feet to a point;
Then, South 26 degrees 37 minutes 51 seconds West a distance of 109.53 feet to a point;
Then, North 63 degrees 22 minutes 09 seconds West a distance of 161.48 feet to the "POINT OF BEGINNING."

NOTES:

1.) Zoning: C-4 (Highway Commercial)
Setbacks:
Front: 20 feet landscaped in accordance with section 2.2513. No access to storage units shall be permitted from the front yard or any yard facing a public right-of-way. Side: Five feet each side minimum or ten percent of lot width, whichever yard abuts a residentially zoned property, then the side yard building setback shall be the same as required in adjacent residential district. Rear: 25 feet. When the rear yard abuts a residentially zoned property then the rear ten feet must be landscaped in accordance with section 2.2207.

2.) Reference Maps:
A.) Plat of resubdivision of a portion of Lot "A", Tammany Mall Subdivision, into Lots 3-A and 3-A. Prepared By: Bruce W. Pape II Dated: October 6, 1999 Filed: March 10, 2000, Map File No. 1811
B.) Lot 3-A Tammany Mall Subdivision, Section 44, Township 9 South, Range 14 East, City of Slidell, St. Tammany Parish, Louisiana. Prepared By: Ronald W. Brown, P.L.S. Dated: October 12, 2000 Filed: October 30, 2000, Map File No. 1887

3.) Basis of Bearing: Reference Map "A"

4.) Flood Note: In accordance with FEMA Flood Insurance Rate Map Panel Number 220204 0010D, dated April 21, 1986, for St. Tammany Parish, Louisiana, the property hereon is located in Flood Zone "AE (B.F.E. = 9' MSL)" (Base flood elevations determined.) In accordance with Panel 66-40 dated January 16, 2006 of the Hurricane Katrina Advisory Base Flood Elevation (ABFE) Maps for St. Tammany Parish, the site is located inside the limits of the ABFE "Zone AE-10".
City of Slidell Design Flood Elevation for this site is 11' (ABFE 10' + 1' freeboard)

5.) Utilities: The underground utilities shown have been located from "LA. ONE CALL Ticket Number 130275817," visible utility features, and previous construction drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated. The surveyor has not physically located the underground utilities, except for above ground visible utility features. No excavations were made during the progress of this survey to locate buried utilities/ structures.

UTILITY COMPANIES NOTIFIED VIA LOUISIANA ONE CALL TICKET NUMBER 130275817:
Cleco Power, LLC
City of Slidell
AT&T Distribution
Atmos Energy

6.) No attempt has been made by Acadia Land Surveying, L.L.C. to verify title, actual legal ownership, deed restrictions servitudes, easements, alleys, right-of-ways or other burdens on the property, other than that furnished by the client or his representative. 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.

7.) Acadia Land Surveying, L.L.C. has not and does not provide Delineation of Jurisdictional Wetlands. Acadia Land Surveying, L.L.C. did not receive nor research the location of wetland areas as delineated by the appropriate authorities.

8.) The words "Certify," "Certifies" or "Certification" as used herein 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 constitute a guarantee nor a warranty, expressed or implied.

PLAT SHOWING RESUBDIVISION
OF
LOT 3-A-1
TAMMANY MALL SUBDIVISION
INTO
LOTS 3-A-1-A, 3-A-1-B & 3-A-1-C
TAMMANY MALL SUBDIVISION
LOCATED IN SECTION 44,
TOWNSHIP 9 SOUTH – RANGE 14 EAST
CITY OF SLIDELL,
ST. TAMMANY PARISH, LOUISIANA
FOR
TAMMANY MALL, L.L.C.

SCALE: 1" = 40'
SCALE IN FEET
40' 20' 0 40' 80' 120'

CERTIFICATE OF APPROVAL FOR RECORDING
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR SLIDELL, LOUISIANA WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE CLERK OF COURT OF ST. TAMMANY PARISH.

MARY LOU GRIFFITH — PLANNING COMMISSION CHAIRMAN — DATE 10/28/16 — MAP FILE NUMBER 5583
MAYOR — DATE 10/27/16 — DATE FILED FOR RECORD 10-28-2016
PRESIDENT OF CITY COUNCIL — DATE 10/25/16
CLERK OF COURT — DATE

NOTE:
THE CITY OF SLIDELL WILL MAINTAIN UTILITIES AND THE OWNER WILL BE RESPONSIBLE FOR RESTORATION OF THE TOPSIDE MATERIALS AFTER ANY IMPROVEMENTS/REPAIRS.

NOTE:
LOT 3-A-1-1 IS SUBJECT TO THAT CERTAIN DEVELOPMENTAL AGREEMENT BETWEEN TAMMANY MALL LLC AND THE CITY OF SLIDELL DULY RECORDED WITH THE CLERK OF COURT FOR THE PARISH OF ST. TAMMANY.

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HERE ON AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH OUR FREE CONSENT AND ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES.
OWNER: Tammany Mall, LLC
By: OWNER — DATE 10-28-2016

LEGEND

SET 5/8" IRON ROD	EXISTING CHAIN LINK LINE
EXISTING POWER POLE	EXISTING WOOD FENCE LINE
EXISTING POWER POLE WITH LIGHT	EXISTING SEWER MANHOLE
EXISTING PARKING LOT LIGHT	EXISTING SEWER CLEANOUT
EXISTING GUY ANCHOR	EXISTING GRAVITY SEWER LINE
EXISTING TELEPHONE PEDESTAL	EXISTING SEWER FORCE MAIN
EXISTING UNDERGROUND POWER LINE	EXISTING DRAINAGE MANHOLE
EXISTING OVERHEAD POWER LINE	EXISTING CATCH BASIN/DROP INLET
EXISTING TELEPHONE LINE	EXISTING YARD INLET
EXISTING CABLE TV LINE	EXISTING FIRE HYDRANT
EXISTING GAS METER	EXISTING WATER METER
EXISTING GAS VALVE	EXISTING WATER VALVE
EXISTING GAS LINE	EXISTING WATER LINE

CERTIFICATION:
To Tammany Mall, L.L.C.:
This survey was done by me or under my direct supervision and control, that the survey was done on the ground and was done in accordance with the most recent Standards of Practice for Land Surveyors as set forth by the State of Louisiana, Board of Registration for Professional Engineers and Land Surveyors and that the accuracy specification and positional tolerances are in accordance with Class "C" surveys indicated in the above standards. I also certify there are no visible encroachments across any property lines except as shown.

BYRON L. DINGALE — Licensed Professional Surveyor — No. 5011
Byron L. Dingale, P.L.S. — 27-September-2016 — Reg. No. 5011
This survey plat is not valid without the raised or colored seal and signature of the Registered Land Surveyor.

ACADIA LAND SURVEYING, LLC
LOUISIANA • MISSISSIPPI • TEXAS
314 EAST BAYOU ROAD, THIBODAUX, LOUISIANA, 70301
Phone - (985) 449-0094 Fax - (985) 449-0085
EMAIL - ACADIA@ACADIALANDSURVEYING.COM

DATE	REVISION DESCRIPTION	INIT

FIELD BOOK: 274, PG 82 | FIELD WORK COMPLETED ON: JULY 11, 2013 | ALS FILE: 2016/16-190/16-190v3.dwg

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New Orleans, Louisiana 70119
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STAMP

SOUTHSIDE CAFE
3154 Pontchartrain Dr, Slidell, LA 70458
STREET ADDRESS: SLIDELL, LA

DATE ISSUED:
REVISED:
REVISED:
REVISED:
REVISED:
DRAWN BY: KMC
CHECKED BY: Checker
PHASE: DESIGN DEVELOPMENT

18081

TITLE: SURVEY

SHEET: A0.04