

VICINITY MAP  
NOT TO SCALE

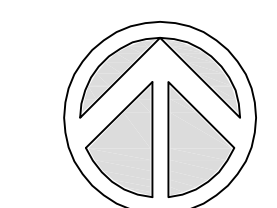
SYMBOL LEGEND

- R/W - Right-of-Way
- P.O.B. - Place/Point of Beginning
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- (X) - Schedule B-Section II Item
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- - Gas Meter
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- - Electric Transformer
- - Electric Box
- - Telephone Pedestal
- - Telephone Vault
- - Bollard Post
- - Handicap Space
- - Sign
- - Catch Basin
- - Mail Box
- - Light Pole
- - Utility Pole
- - Guy Wire
- X - Fence (As Noted)
- - Wood Fence (As Noted)
- g - Underground Gas Pipeline
- - Wall (As Noted)
- - No Parking Area
- - Building Area
- - Shaded Easement Area

ALTA/NSPS LAND TITLE  
SURVEY PREPARED FOR:

**LEON CAPITAL  
GROUP**  
3500 Maple Avenue  
Suite 1600  
Dallas, Texas 75219

798 East I-10 Service Road  
City of Slidell  
Parish of St. Tammany  
State of Louisiana



**NORTH**  
GRAPHIC SCALE  
0 20 40  
1 INCH = 20 FT.

CERTIFICATION:

To: LG Acquisitions, LLC, a Texas limited liability company and Fidelity National Title Insurance Company.  
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 13, 16, 17, 18 and 19 of Table A thereof. The field work was completed on August 15, 2018.

I certify that this plat represents an actual ground survey made by me or under my direction, and it does conform to the requirements for the minimum standards for property boundary surveys as found in Louisiana administrative code title 46: LXI, chapter 25 for a class B survey.

By: Alfred J. Kessler, PLS  
Louisiana Professional Land Surveyor No. 5051

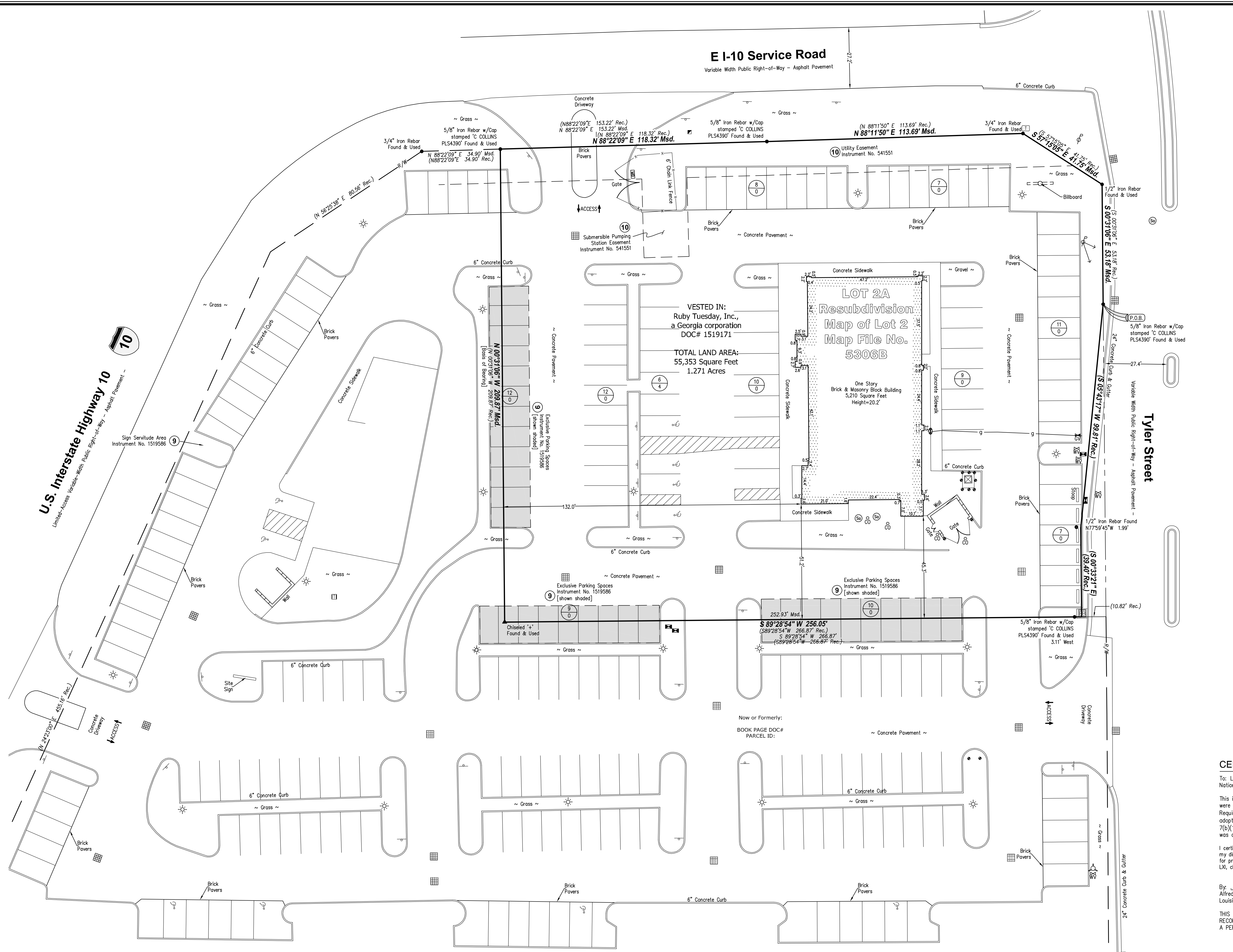
THIS PRELIMINARY SURVEY IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE, SALES, OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT.

REVISION HISTORY		
BY:	DATE:	COMMENT:

Surveyor's Seal

Sheet No. **1** of **2**

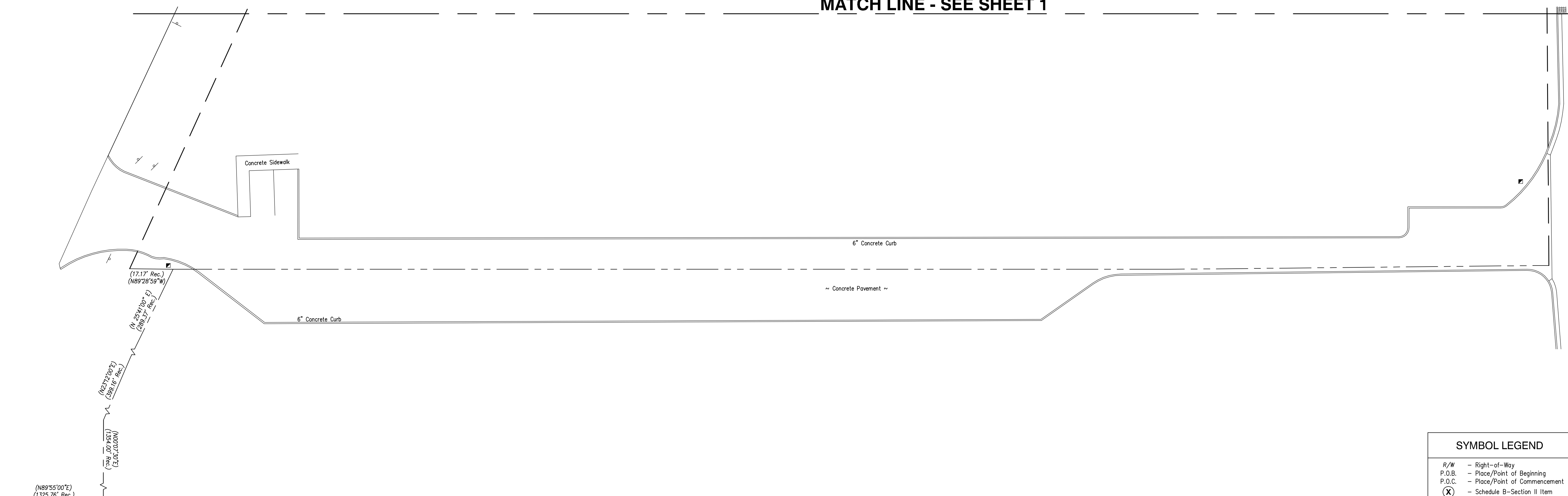
MSI Project No. 43502  
PC: KAW  
PM: TAR Drafter: JLO



MATCH LINE - SEE SHEET 2

Survey Prepared by:  
Southern Geomatics Services, LLC  
P.O. Box 504  
Madisonville, LA 70447  
(985) 801-9990

MATCH LINE - SEE SHEET 1



**FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT  
ORDER NO. GLW1800435 - SCHEDULE A - EXHIBIT "A":**

A certain parcel of land identified as Lot 2A on a Resubdivision Map by J.V. Burkes & Associates, Inc. and recorded at Map File No. 5306B on October 24, 2014 in the records of the 22nd Judicial District Court for the Parish of St. Tammany, State of Louisiana, Lot 2A is located in Section 12; Township 9 South; Range 14 East; St. Tammany Parish, Louisiana; more particularly described as being a portion of the original 3.2 acre Romada Inn Site and portion of Lot 2 & Lot 3 of Square 1, Robert Park Subdivision and more fully described as:

Commence at the Quarter Corner common to Sections 11 & 12, Township 9 South, Range 14 East and run North 89 Degrees 55 Minutes 00 Seconds East a distance of 1325.76 feet;

Thence run North 00 Degrees 07 Minutes 30 Seconds East a distance of 1354.00 feet;

Thence run North 23 Degrees 12 Minutes 00 Seconds East a distance of 399.16 feet;

Thence run North 25 Degrees 41 Minutes 00 Seconds East a distance of 289.37 feet;

Thence run North 89 Degrees 28 Minutes 59 Seconds West a distance of 17.17 feet;

Thence run North 24 Degrees 23 Minutes 00 Seconds East a distance of 455.16 feet;

Thence run North 56 Degrees 25 Minutes 38 Seconds East a distance of 80.56 feet;

Thence run North 88 Degrees 22 Minutes 09 Seconds East a distance of 153.22 feet;

Thence run North 88 Degrees 11 Minutes 50 Seconds East a distance of 113.69 feet;

Thence run South 57 Degrees 15 Minutes 05 Seconds East a distance of 41.75 feet;

Thence South 00 Degrees 31 Minutes 06 Seconds East a distance of 53.18 feet to the POINT OF BEGINNING.

From the Point of Beginning run South 05 Degrees 43 Minutes 17 Seconds West a distance of 99.81 feet;

Thence run South 00 Degrees 33 Minutes 21 Seconds East a distance of 39.40 feet;

Thence run South 89 Degrees 28 Minutes 54 Seconds West a distance of 266.87 feet;

Thence run North 00 Degrees 31 Minutes 06 Seconds West a distance of 209.87 feet;

Thence run North 88 Degrees 22 Minutes 09 Seconds East a distance of 118.32 feet;

Thence run North 88 Degrees 11 Minutes 50 Seconds East a distance of 113.69 feet;

Thence run South 57 Degrees 15 Minutes 05 Seconds East a distance of 41.75 feet;

Thence run South 00 Degrees 31 Minutes 06 Seconds East a distance of 53.18 feet and back to the Point of Beginning.

Being a portion of the same property acquired by Ruby Tuesday, Inc. in an Act of Sale dated October 17, 2005, recorded October 20, 2005 at Inst. No. 1519171.

**FIDELITY NATIONAL TITLE INSURANCE COMPANY  
COMMITMENT ORDER NO. GLW1800435 - SCHEDULE B, SECTION II:**

Numbers correspond with survey-related Schedule B exception items contained in the above referenced Title Commitment.

9. Inst. No. 1519586 Terms and Conditions contained in that certain Servitude & Restrictive Agreement by and between Main Street Holdings of St. Tammany, LLC and Ruby Tuesday, Inc. recorded on October 24, 2005 in the Conveyance Records of St. Tammany Parish, Louisiana;

a. Inst. No. 1544511 - As corrected by that Act of Correction recorded March 31, 2006. (ENCUMBERS AND BENEFITS THE SUBJECT PROPERTY - BLANKET IN NATURE OVER DRIVE AISLES ON SUBJECT PROPERTY AND ADJOINING PROPERTY FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS, BLANKET IN NATURE OVER SUBJECT PROPERTY AND ADJOINING PROPERTY FOR UTILITY LINES (BENEFITS THE SUBJECT PROPERTY - BLANKET IN NATURE OVER ADJOINING PROPERTY FOR STORMWATER DRAINAGE; EXCLUSIVE PARKING SPACES PLOTTED AND SHOWN HEREON; LOCATION OF SIGN SERVIDUTE AREA PLOTTED AND SHOWN HEREON)

10. Those restrictions, servitudes, easements, rights of way, setback lines and other matters as shown on the plan of subdivision recorded as Map File No. 4052 and further resubdivided in Map File No. 5306B, namely:

a. Inst. No. 541551 - Utility Servitude recorded in Conveyance Book 1149, Folio 751 of the Records of St. Tammany Parish, Louisiana (Submersible Pumping Station Easement along I-10 Service Road side of property). (ENCUMBERS THE SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON)

**FLOOD ZONE:**

By scaled map location and graphic plotting only, the subject property does not lie within a Special Flood Hazard Area according to the Flood Insurance Rate Map for the Parish of St. Tammany, State of Louisiana, (Panel not printed.)

**ZONING:**

As of August 18, 2018, we have not yet received the current zoning information for the subject property.

**BASIS OF BEARING:**

The basis for all bearings shown hereon is the west line of the subject property, known as being North 00°31'06" West, per Map File No. 5306B of the St. Tammany Parish Records.

**MISCELLANEOUS NOTES:**

- There is direct access to the subject property via East I-10 Service Road, a public right-of-way. There is access to the subject property per an Ingress and Egress easement set forth in Instrument No. 1519586 from Tyler Drive, a public right-of-way.
- The locations of all utilities shown on the survey are from visible surface evidence only.
- The posted address on site is 798 East I-10 Service Road, Slidell, Louisiana.
- At the time of this survey, there was no observable surface evidence of earth moving work, building construction or building additions within recent months.
- At the time of this survey, there was no observable evidence of the subject property being used as a solid waste dump, sump or sanitary landfill.
- At the time of this survey, there was no observable evidence of any recent changes in street right-of-way lines either completed or proposed, and available from the controlling jurisdiction.
- At the time of this survey, there was no observable evidence of any recent street or sidewalk construction or repairs.
- The Property surveyed and shown hereon is the same property described in Schedule A of Fidelity National Title Insurance Company Title Commitment Order No. GLW1800435 with a commitment date of June 27, 2018.
- There were no wetlands flagged on the subject property at the time of the survey, nor has the surveyor been provided with maps or an environmental assessment report showing location of potential wetlands.
- At the time of the survey, the surveyor has not been provided the building setback requirements, height and floor space area restrictions by the insurer.
- All appurtenant easements listed in the above referenced title commitment are plotted and shown hereon.

**SURVEYOR'S OBSERVATIONS:**

At the time of this survey, there was no visible evidence of encroachments or violations.

**PARKING:**

- 101 Parking Spaces
- 4 Handicapped Spaces
- 105 Total Parking Spaces

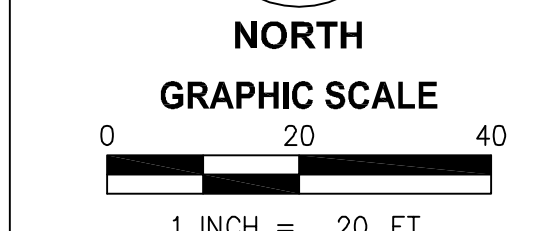
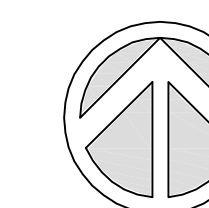
**TOTAL LAND AREA:**

- 55,354 Square Feet
- 1.271 Acres

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798 East I-10 Service Road  
City of Slidell  
Parish of St. Tammany  
State of Louisiana



**PRELIMINARY  
FOR REVIEW ONLY**

Surveyor's Seal

Sheet No. **2** of **2**

MSI Project No. 43502  
PC: KAW  
PM: TAR  
Drafter: JLO