



1 TITLE DESCRIPTION

RESUBDIVISION OF ORIGINAL PLOT 167, MANSON SUBDIVISION, AND THE NORTHERN ONE-HALF OF HINDEN STREET LYING ADJACENT THERETO INTO LOT 167-A, JEFFERSON PARISH, IN ACCORDANCE WITH A PLAN BY J.J. KREBS AND SONS, INC., DATED SEPTEMBER 15, 1975 IN BOOK 850, PAGE 664 OF THE CONVEYANCE RECORDS OF JEFFERSON PARISH, LOUISIANA. THE LAND SHOWN ON THIS SURVEY IS THE SAME AS THAT DESCRIBED IN LAND TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. NCS905114-HOU2, EFFECTIVE DATE MAY 4, 2018.

2 TITLE INFORMATION

The Title Description and Schedule B Items hereon Effective Date are from First American Title Insurance Company, File No.: NCS-905114-HOU2, Effective Date May 4, 2018.

3 SCHEDULE 'B' ITEMS

NOTES CORRESPONDING TO SCHEDULE "B":
1. Lease Extract by and between Exxon Mobil Oil Corporation, "Lessor" and Viscom Outdoor, Inc., "Lessee", recorded August 21, 2002 in BOOK 382, PAGE 279 of the Conveyance Records of Jefferson Parish, Louisiana. AFFECTS SUBJECT PROPERTY, NON SURVEY ISSUE.

5 FLOOD INFORMATION

The property hereon is located in Flood Zone "AE (EL-S)" and Flood Zone "X" of the Flood Insurance Rate Map Panel Number 22051C0185F, which bears an effective date February 2, 2018, and is located in a special flood zone hazard area. 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 "AE (EL-S)" - No base flood elevations determined. The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The special Flood Hazard Area includes Zones A, AE, AH, AO, AR, V and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.
Zone "X" - Areas determined to be outside the 0.2% annual chance flood with average depths of less than 1 square mile; and areas protected by levees from 1% annual chance flood.

6 CEMETERY

There is no visible evidence of cemeteries on the subject property at the time of survey.

7 STATEMENT OF POSSIBLE ENCROACHMENTS

No encroachments observed at the time of the survey.

8 ZONING INFORMATION

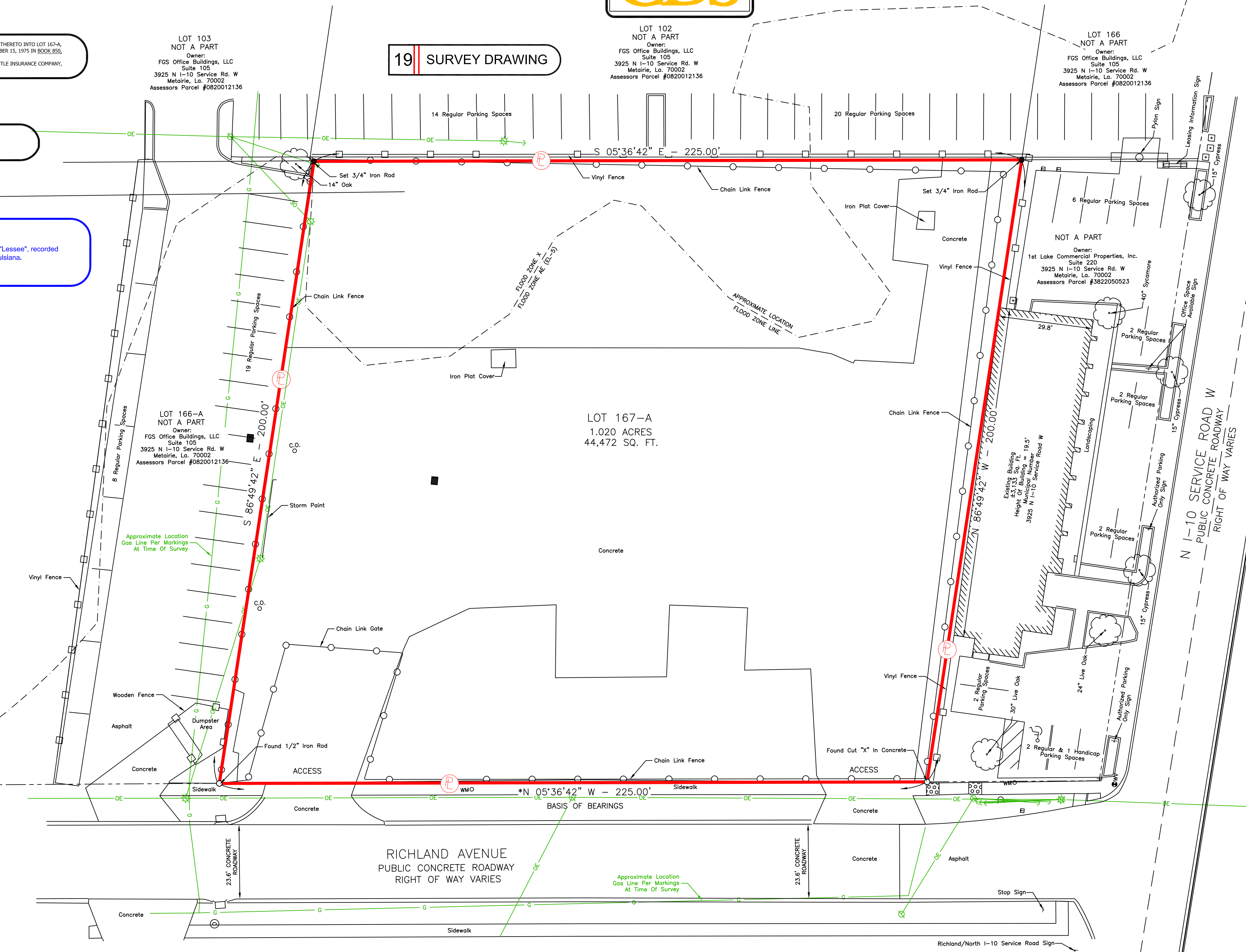
Zoning information (report or letter) to be provided by client Pursuant to table A Items 6(a) and/or 6(b).

Approved CDS Surveyor
ACADIA
LAND SURVEYING, LLC
LOUISIANA • MISSISSIPPI • TEXAS
208 EAST 2ND STREET, THIBODAX, LOUISIANA 70301
PHONE: (985) 488-0004 FAX: (985) 488-0008
EMAIL: ACADIA@ACADIALANDSURVEYING.COM

4 SURVEYOR CERTIFICATION

To Commercial Due Diligence Services, First American Title Insurance Company, Plaza Street Partners, GAH Enterprises, LLC a Louisiana Limited Liability Company and its successors and/or assigns.
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 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, 11, 13, 14, 16, 20, and 21(a) of the Standard Detail Requirements for ALTA/NSPS Land Title Surveys.
The field work was completed on June 14, 2018.
THIS PRELIMINARY DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, NEGOTIATION, CONVEYANCE, SALES, OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT.
Date of Plat or Map: June 14, 2018
Michael P. Blanchard, R.L.S., Reg. No. 486T
This survey plat is not valid without the raised or colored seal and signature of the Registered Land Surveyor.

19 SURVEY DRAWING



9 LEGEND

PROPERTY LINE	—	EXISTING CURB INLET CATCH BASIN	□
FOUND PROPERTY CORNER (AS NOTED)	●	EXISTING DRAINAGE DROP INLET	■
SET 3/4" IRON ROD (UNLESS NOTED OTHERWISE)	○	BUILDING SETBACK LINE	---
EXISTING POWER POLE	⊗	EXISTING TELEPHONE PEDESTAL	□
EXISTING POWER POLE WITH LIGHT	⊗	EXISTING SEWER CLEANOUT	□
EXISTING PARKING LOT LIGHT	⊗	EXISTING SEWER MANHOLE	□
EXISTING ELECTRIC PEDESTAL	⊗	EXISTING FIRE HYDRANT	□
EXISTING OVERHEAD POWER LINE	—	EXISTING WATER METER	□
EXISTING WATER VALVE	⊗	EXISTING GAS LINE	—
EXISTING MAILBOX	□		

11 SURVEYOR'S NOTES

- No observable evidence of earth moving work, building construction or building additions within recent months.
- No observable evidence of changes in street right of way lines completed, and available from the controlling jurisdiction and no observable evidence of recent street or sidewalk construction or repairs.
- Lot 167-A has direct access to Richland Avenue which is a public roadway / right of way.
- All statements within the certification, and other references located elsewhere hereon, related to: utilities, visible improvements, structures, buildings, party walls, parking easements, servitudes, and visible encroachments are based solely on above ground, visible evidence, unless another source of information is specifically referenced hereon.

10 BASIS OF BEARINGS

The bearing N 05°36'42" W being the West property line of Reference Map prepared by J.J. Krebs & Sons, Inc., dated September 15, 1975, Job 754499 recorded Book 850, Page 964, was used for basis of bearings of this survey.

14 BUILDING AREA

No existing buildings on subject property at time of survey.

15 BUILDING HEIGHT

No existing buildings on subject property at time of survey.

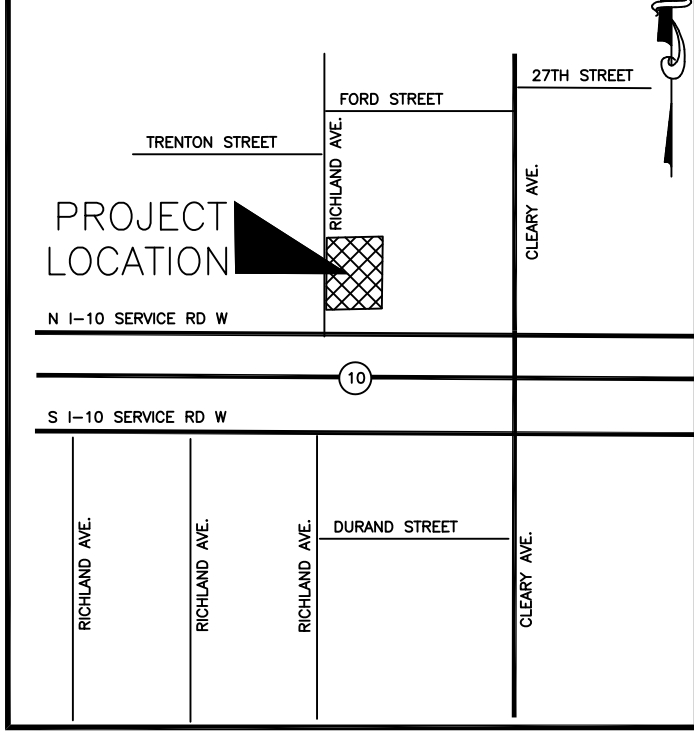
12 PARKING INFORMATION

No Visible Parking Spaces On Subject Property At Time Of Survey

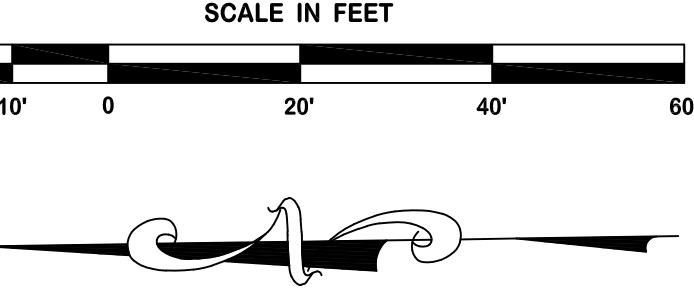
13 LAND AREA

Subject Property = 44,472 Sq ft or 1.020 Ac

16 VICINITY MAP



17 NORTH ARROW / SCALE



PLAT SHOWING SURVEY OF A LOT 167-A LOCATED IN SECTION 47, TOWNSHIP 12 SOUTH - RANGE 3 EAST MANSON SUBDIVISION CITY OF METAIRIE JEFFERSON PARISH, LOUISIANA

Key to CDS ALTA Survey

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18 ALTA/NSPS Land Title Survey

This survey prepared in accordance with the "Standard Detail Requirements for ALTA/NSPS Land Title Surveys (Effective February 23, 2016)"
This Work Coordinated By:
COMMERCIAL DUE DILIGENCE SERVICES
3550 W. Robinson Street, Third Floor Norman, Oklahoma 73072
Office: 405.253-2444 - Fax: 800.986.0586
Toll Free: 888.457.7878

Drwn By: DAT	Date:
Surveyor Ref.No: 18-399s.DWG	Revision:
Aprvd By: MPB	Date:
Field Date: June 14, 2018	Revision:
Scale: 1" = 20'	Date:
	Revision:

Prepared For:

20 PROJECT ADDRESS
2701 Richland Avenue
Metairie, Louisiana
Project Name:
EXXON MOBIL - RICHLAND
CDS Project Number:
18-05-0200