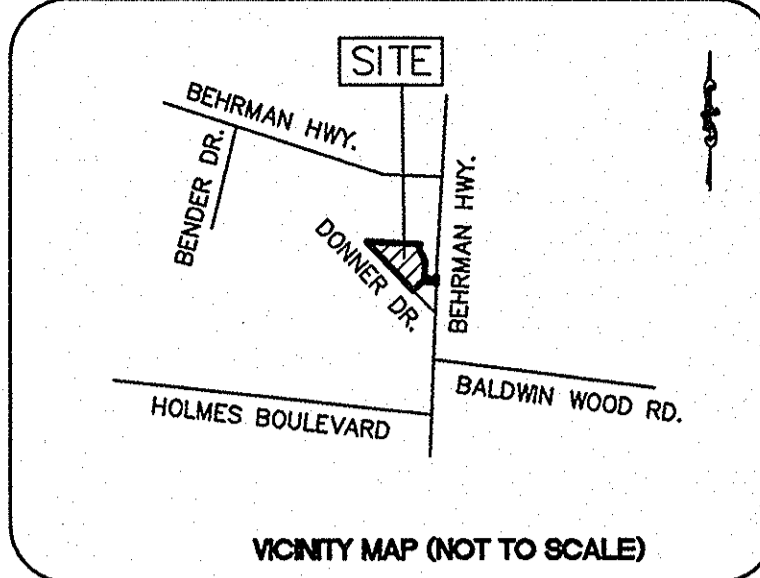


LEGEND:

- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- TBM TEMPORARY BENCHMARK
- IPF NEW IRON PIN (5/8" REBAR)
- IPF EXISTING IRON PIN
- R/W RIGHT-OF-WAY
- PP POWER POLE
- EM LIGHT POLE
- EM ELECTRIC METER
- EM 1 HEAD LIGHT STANDARD
- EM 2 HEAD LIGHT STANDARD
- WM WATER VALVE
- WM WATER METER
- WM FIRE HYDRANT
- SDMH STORM DRAIN MANHOLE
- CB CATCH BASIN
- CB CATCH BASIN DROP INLET
- CBPI REINFORCED CONCRETE PIPE
- CPP CORRUGATED PLASTIC PIPE
- CMP CORRUGATED METAL PIPE
- SSMH SANITARY SEWER MANHOLE
- OT GREASE TRAP MANHOLE
- CO CLEANOUT
- GM GAS METER
- TM TELEPHONE MANHOLE
- T-PED TELEPHONE PEDESTAL
- FOMK FIBER OPTIC CABLE MARKER
- GP GUARD POST
- SN SIGN
- OE OVERHEAD ELECTRIC LINE
- SS SANITARY SEWER LINE
- SDR STORM DRAIN PIPE
- X FENCE



SURVEYOR'S NOTES:

- ZONING PROVIDED BY THE APPROPRIATE GOVERNING AGENCY TO BE USED FOR INFORMATIONAL PURPOSES ONLY.
- SQUARE FOOTAGE AND DIMENSIONS OF STRUCTURE(S) ARE FOR INFORMATIONAL PURPOSES ONLY, NOT FOR LEASE OR SALE PURPOSES.
- THE WORDS "CERTIFY", "CERTIFIED" OR "CERTIFICATION" AS USED HEREIN ARE UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR, BASED UPON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AS SUCH, DO NOT CONSTITUTE A GUARANTEE NOR A WARRANTY, EXPRESSED OR IMPLIED.
- THE UNDERGROUND UTILITIES SHOWN HEREON WERE TAKEN FROM PLANS PROVIDED BY THE UTILITY COMPANIES AND FIELD MARKED BY LOCATOR SERVICES AND VISUAL APPARATUS SUCH AS VALVES AND METERS. CONTRACTOR SHALL CALL LOCATOR SERVICE FOR VERIFICATION PRIOR TO ANY CONSTRUCTION OR EXCAVATION.

Possible Projections:
NONE OBSERVED

LAND AREA:
326,195 SQ. FT.
7.488 ACRES

BASIS OF ELEVATIONS:
BASIS OF ELEVATIONS BASED ON MONUMENT "U 196"

TITLE EXCEPTIONS:

CHICAGO TITLE INSURANCE COMPANY COMMITMENT # 491452COM EFFECTIVE: FEBRUARY 14, 2014

- ACT OF EASEMENTS WITH COVENANTS AND RESTRICTIONS RECORDED IN NOTARIAL ARCHIVES NO. 2000-51315, CIN 208689, AMENDED IN NOTARIAL ARCHIVES NO. 2001-08551, CIN 212901; * AFFECTS, BLANKET IN NATURE, NOTHING TO PLOT.
- UTILITY SERVITUDE RECORDED IN CIN 256588; * DOES NOT AFFECT.
- RIGHT OF WAY TO ENTERGY NEW ORLEANS, INC RECORDED IN CIN 270866; * AFFECTS AS SHOWN.
- DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RECIPROCAL EASEMENT AGREEMENTS RECORDED IN CIN 322468; * AFFECTS AS SHOWN HEREON.
- SERVITUDE TO THE CITY OF NEW ORLEANS RECORDED IN CIN 322469; * AFFECTS AS SHOWN.
- DECLARATION OF RESTRICTIVE COVENANTS RECORDED IN CIN 304996; * AFFECTS, BLANKET IN NATURE, NOTHING TO PLOT.

PARCEL DESCRIPTION:

Being a certain parcel, lot or tract of land located along the west right of way of Behrman Highway, being known as Lot 1-A, Section C, Elmwood Subdivision, Sections 16 and 17, Township 13 South, Range 24 East, Orleans Parish, State of Louisiana, said subdivision recorded in CIN 312526 and being more particularly described as follows:

Beginning at an X in Concrete located on the west right of way of Behrman Highway being the common corner of Lot A and Lot 1-A and following the common line of Lot A N 42°27'12" W for 42.45 feet to an X in Concrete; thence N 87°17'03" W for 167.75 feet to an X in Concrete; thence S 47°39'15" W for 191.15 feet to an iron pin located on the east right of way of Donner Drive; thence along Donner Drive N 43°10'40" W for 972.19 feet to an iron pin; thence along the common line of Wal-Mart Stores East, Inc. S 87°18'18" E for 778.25 feet to an iron pin; thence along the common line of Lot C S 48°46'25" W for 21.17 feet to an iron pin; thence S 02°35'38" W for 52.20 feet to an iron pin; thence along a curve having a radius of 69.50 feet, an arc of 42.62 feet and a chord of S 14°50'09" E for 48.63 feet to a point; thence S 02°26'10" W for 22.42 feet to a point; thence S 87°33'50" E for 18.92 feet to a point; thence along the common line of Lot B S 02°40'08" W for 247.36 feet to an iron pin; thence S 87°20'16" E for 142.70 feet to an iron pin; thence N 47°35'43" E for 42.41 feet to an iron pin; thence along the right of way of Behrman Highway S 02°40'30" W for 109.95 feet to the Point of Beginning. Said tract contains 7.488 acres or 326,195 square feet more or less.

FREELAND SURVEYORS & ENGINEERS

FREELAND & ASSOCIATES, INC.
325 WEST STONE AVE.
GREENVILLE S.C. 29609
TEL: (864) 271-4924 FAX: (864) 233-0315
EMAIL: info@freeland-associates.com

DRAWN:	CF PARTY CHIEF: CB CHECKED: JCC
REF. PLAT BOOK:	N/A
REF. DEED BOOK:	28968
APN:	5-13-6-125-11
DATE OF SURVEY:	5-31-2014
DATE DRAWN:	6-3-2014
DRAWING NO.:	65355
DATE OF LAST REVISION:	6-24-14

0' 50' 100' 150'
SCALE: 1" = 50'

JAMES R. FREELAND
LICENSE # 0004989
COA # 632

**STATE OF LOUISIANA
PARISH OF ORLEANS
SECT. 16 + 17, T 13 S, R 24 E
LOT 1-A, SECTION C
ELMWOOD SUBDIVISION**

**ALTA/ACSM LAND TITLE
SURVEY FOR
NEW ORLEANS (RIVER
COMMONS) DDP, LLC
APN: 5-13-6-125-11**

CERTIFICATE:

To: NEW ORLEANS (RIVER COMMONS) DDP, LLC and WELLS FARGO BANK, NATIONAL ASSOCIATION, its successors and assigns, and CHICAGO TITLE INSURANCE COMPANY

This is to certify that this map or plot and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1-4, 6b, 7a, 7b, 8, 9, 11a, 13, 16-19 of Table A thereof.

The field work was completed on 5-31-2014.
Date of Plot or Map: 6-3-2014.

JAMES R. FREELAND
LICENSE # 0004989
COA # 632

PARKING INFORMATION

231 REGULAR SPACES
10 HANDICAP SPACES
241 SPACES TOTAL

ZONING INFORMATION:

ZONED: C-1 GENERAL COMMERCIAL

SETBACK LINE:
FRONT: NONE
SIDE: NONE
BACK: NONE
MAXIMUM BUILDING HEIGHT - 100'

FLOOD INFORMATION:

THIS PROPERTY IS LOCATED IN FLOOD ZONE "A2"

AREAS OF 100 YR FLOOD; BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS DETERMINED PER NFIP FIRM COMMUNITY PANEL NO. 2252030180E
EFFECTIVE DATE: 3-1-1984
PONDING AREA #33 ELEVATION (-2.0)

LINE TABLE

LINE	LENGTH	BEARING
L1	42.45'	N 42°27'12" W
L2	167.75'	N 87°17'03" W
L3	21.17'	S 48°46'25" W
L4	52.20'	S 02°35'38" W
L5	84.21'	S 32°30'00" E
L6	22.42'	S 02°26'10" W
L7	18.92'	S 87°33'50" E
L8	142.70'	S 87°20'16" E
L9	42.41'	N 47°36'43" E

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	69.50'	42.62'	22.01'	41.96'	S 14°51'08" E	35°08'23"
C2	80.50'	49.40'	25.51'	48.63'	N 14°50'09" W	35°09'41"

ALWAYS CALL BEFORE YOU DIG

EVERY DIGGING JOB REQUIRES A CALL - EVEN SMALL PROJECTS LIKE PLANTING TREES OR SHRUBS. IF YOU HIT AN UNDERGROUND UTILITY LINE WHILE DIGGING, YOU CAN INJURE YOURSELF OR THOSE AROUND YOU, DAMAGE PROPERTY OR CAUSE A HAZARDOUS SITUATION. CALL 811 TO GET YOUR UNDERGROUND UTILITY LINES MARKED FOR FREE.