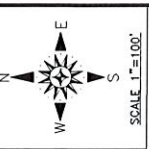
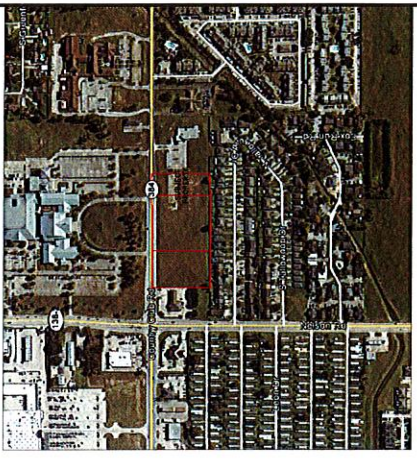


**COUNTRY CLUB RD.**



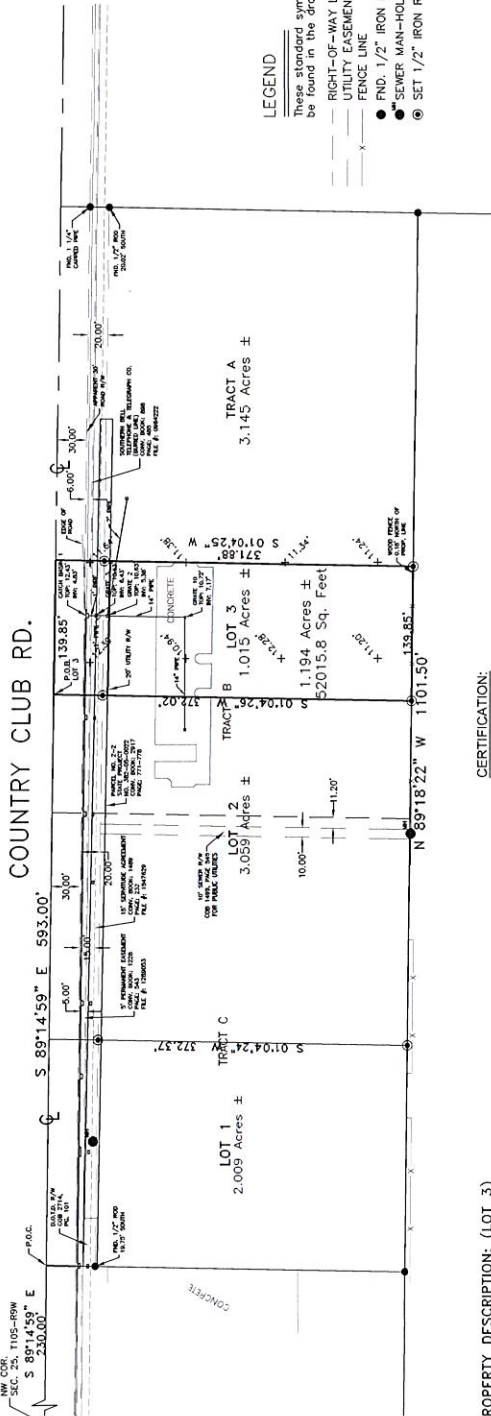
**BASIS OF BEARINGS, BEARINGS AND DIMENSIONS ARE BASED ON THE LOUISIANA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83(2011) AS DERIVED FROM STATIC GPS OBSERVATIONS PERFORMED ON OCTOBER 16, 2019. AREA CALCULATIONS HAVE BEEN MADE RELATIVE TO SAID GRID COORDINATES.**

**VICINITY MAP**  
SCALE 1"=1000'



**LEGEND**

- These standard symbols be found in the drawing.
- RIGHT-OF-WAY LINE
- UTILITY EASEMENT
- FENCE LINE
- FND. 1/2" IRON ROD
- SEWER MAN-HOLE
- SET 1/2" IRON ROD



**CERTIFICATION:**

1. THIS SURVEY WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF LOUISIANA.
2. ALL UTILITIES SERVING THE PROPERTY ENTER THROUGH ADJOINING PUBLIC STREETS AND/OR EASEMENTS OF RECORD.
3. THE PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X & X(SHADED) BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP 22019C 0490F, WITH A DATE OF IDENTIFICATION OF 02/18/2011, FOR COMMUNITY NO. 220040, IN CITY OF LAKE CHARLES, STATE OF LOUISIANA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH THE PROPERTY IS SITUATED.
4. THERE ARE NO ENCROACHMENTS ONTO ADJOINING PREMISES, STREETS OR ALLEYS BY ANY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS LOCATED ON THE PROPERTY, AND NO ENCROACHMENTS ONTO THE PROPERTY BY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PREMISES THE PROPERTY HAS DIRECT ACCESS TO REES STREET, A DEDICATED PUBLIC STREET OR HIGHWAY.
5. THE TOTAL NUMBER OF STRIPED PARKING SPACES ON THE PROPERTY IS 0, INCLUDING 0 DESIGNATED HANDICAP SPACES, AND TO THE EXTENT POSSIBLE, ARE GRAPHICALLY SHOWN HEREON.
6. THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE PROPERTY.
7. THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AFFECTING THE PROPERTY.
8. THERE IS NO OBSERVED EVIDENCE OF USE OF THE PROPERTY AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
9. NO EVIDENCE OF POTENTIAL WETLANDS WAS OBSERVED ON THE SUBJECT PROPERTY AT THE TIME OF THE SURVEY WAS CONDUCTED, NOR HAVE WE RECEIVED ANY DOCUMENTATION OF ANY WETLANDS BEING LOCATED ON THE SUBJECT PROPERTY.
10. THERE IS NO OBSERVED EVIDENCE OF ANY CEMETERY OR BURIAL GROUNDS.

**GENERAL NOTES:**

COMMITMENT NUMBER: R2505-010  
 COMMITMENT DATE: MARCH 24, 2020 AT 4:30 PM  
 TITLE COMPANY: FIRST AMERICAN TITLE INSURANCE COMPANY OF LOUISIANA  
 MUNICIPAL ADDRESS: TBD COUNTRY CLUB ROAD, LAKE CHARLES, LA 70605  
 GROSS SITE AREA: 1,194 ACRES, 52015.8 SQ. FT.  
 STREETS: COUNTRY CLUB ROAD  
 SETBACKS: NO SETBACKS  
 Zoning Designation: MIXED USE, CITY  
 MAXIMUM BUILDING HEIGHT: NO MAXIMUM HEIGHT

I CERTIFY THAT THIS SURVEY WAS SUPERVISED BY ME PER LAC TITLE 46:1X1, CHAPTER 25 PER CLASS C MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.  
 I CERTIFY THAT THIS REPRESENTS AN ACTUAL GROUND SURVEY AND THAT NO VISIBLE ENCROACHMENTS EXIST EITHER WAY ACROSS ANY PROPERTY LINES AND NO ENVIRONMENTAL ISSUES OR SERVITUDES WERE ADDRESSED OTHER THAN THOSE SPECIFICALLY REQUESTED AND PROVIDED FOR REVIEW.  
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION, DEPTH, AND SIZE OF ALL UNDERGROUND UTILITIES AND STRUCTURES AND SHALL BE LIABLE FOR ANY DAMAGE CAUSED BY FAILURE TO DO SO.  
 NO ATTEMPT HAS BEEN MADE BY E. LEO REDDOCH, P.L.S. TO VERIFY THE CURRENT ENVIRONMENTAL CONDITIONS, PROPERTY TITLE, ACTUAL LEGAL OWNERSHIP, SERVITUDES, EASEMENTS, RIGHT-OF-WAYS, JURISDICTIONAL WETLANDS OR OTHER BURDENS ON THE PROPERTY OTHER THAN THAT FURNISHED BY THE CHARTER AND/OR ANY APPROPRIATE STATUTE.

**PROPERTY DESCRIPTION: (LOT 3)**

COMMENCING AT A POINT ON THE NORTH LINE OF SECTION 25, TOWNSHIP 10 SOUTH, RANGE 9 WEST, CALCASIEU PARISH, LOUISIANA, SAID POINT BEING 30' EAST OF THE NORTHWEST CORNER OF SAID SECTION; THENCE CASUARD SOUTH 89°14'59" EAST ALONG SAID NORTH LINE A DISTANCE OF 93.00 FEET TO THE POINT OF BEGINNING; THENCE MEASURED SOUTH 91°04'25" EAST ALONG SAID NORTH LINE A DISTANCE OF 139.85 FEET; HENCE MEASURED SOUTH 01°04'25" WEST A DISTANCE OF 371.88 FEET; HENCE MEASURED NORTH 89°18'22" WEST A DISTANCE OF 139.85 FEET; HENCE MEASURED NORTH 01°04'26" EAST A DISTANCE OF 372.02 FEET TO THE POINT OF BEGINNING, SUBJECT TO COUNTRY CLUB ROAD RIGHT-OF-WAY LONG THE NORTH SIDE THEREOF.

**SCHEDULE B, PART II - EXCEPTIONS**

- (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
- Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
- Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
- Any lien, for services, labor, or materials in connection with improvements, repairs or renovations provided before, on, or after Date of Policy, not shown by the public records.
- Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
- Any mineral or mineral rights leased, granted or retained by current or prior owners.
- Any dispute as to the boundaries caused by the change in the location of any water body within or adjacent to the land prior to the Date of Policy, and any adverse claim to all or part of the land that is, at Date of Policy, or was previously, under water.
- Discrepancies or shortage in the square footage, acreage or area of the land.
- Taxes and assessments for the year 2020 and subsequent years, not yet due and payable.
- This Commitment/Policy does not insure the square footage, area, or acreage of the insured property.
- Right of way in favor of Southern Belle Telephone and Telegraph Company filed 06/11/1962 at clerk's file number 0883043 in Conveyance book 817, page 344, records of Parish, Louisiana, (does not affect)
- Right of way in favor of Gulf States Utilities Company filed 12/03/1962 at clerk's file number 0901574 in Conveyance Book 0833, page 479, records of Parish, Louisiana, (Cannon Plot, Blanket Easement)
- Right of way in favor of Southern Bell Telephone and Telegraph Company file 08/18/1964 at clerk's file number 0984222 in Conveyance Book 868, page 485, records of Parish, Louisiana.
- Easement Agreement in favor of South Central Bell Telephone Company filed 05/14/1973 at clerk's file number 1289053 in Conveyance Book 1228, page 543, records of Parish, Louisiana.
- Servitude Agreement in favor of The Public filed 02/14/1979 at clerk's file number 1547629 in Conveyance Book 1489, page 232, records of Parish, Louisiana.
- Right of way in favor of City of Lake Charles filed 07/14/2016 at clerk's file number 3237020 in Conveyance Book 4128, page 788, records of Parish, Louisiana, (does not affect)

**SCHEDULE A**

**SURVEYOR'S CERTIFICATE**

To COUNTRY CLUB COMMERCIAL SUBDIVISION, RED RIVER BANK, IRONCLAD TITLE, LLC, its successors and assigns, FIRST AMERICAN TITLE INSURANCE COMPANY OF LOUISIANA.  
 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(b)(2)] 7(c), 8, 9, 10(a), 13, 14, 16, 17, 18, 19, 20, and 21 from Table A thereof. The fieldwork was completed on DECEMBER 30, 2019.

Date of Plat or Map: NOVEMBER 4, 2019  
 Revised TOPO Plat: MARCH 12, 2020  
 Revised ALTA Plat: MAY 4, 2020  
 Revised ALTA Plat: JULY 9, 2020



(Surveyor's Seal)

**ELDER LEO REDDOCH**  
 REGISTERED LAND SURVEYOR NO. 4446  
 TBD COUNTRY CLUB  
 528 PUJO STREET, LAKE CHARLES, LA 70601  
 PH: (337) 491-9528

**ALTANSIPS LAND TITLE SURVEY**  
**OR**  
**COUNTRY CLUB COMMERCIAL SUBDIVISION**

TBD COUNTRY CLUB  
 LAKE CHARLES, LA 70605  
 LOCATED IN SECTION 25, TOWNSHIP 10 SOUTH, RANGE 9 WEST, CALCASIEU PARISH, LOUISIANA  
 PH: (337) 491-9528