

**FIDELITY NATIONAL TITLE INSURANCE COMPANY
COMMITMENT NO. H9918-J - SCHEDULE A, EXHIBIT "A":**

THAT CERTAIN LOT (LOT)* OF GROUND, TOGETHER WITH ALL BUILDINGS AND IMPROVEMENTS THEREON, AND ALL RIGHTS, WAYS, PRIVILEGES, SERVITUDES AND APPURTENANCES THEREUNTO BELONGING, SITUATED IN THE CITY OF NEW IBERIA, PARISH OF IBERIA, STATE OF LOUISIANA, CONTAINING AND MEASURING 100 FEET FRONT ON THE WEST SIDE OF ADMIRAL DOYLE DRIVE, HAVING A DEPTH BETWEEN PARALLEL LINES, OF 350 FEET, BEING BOUNDED ON THE NORTH BY PROPERTY OF AGNUS COBB AND JAMES M. SEGURA, JR. OR ASSIGNS, ON THE SOUTH** BY PROPERTY OF EVANGELINE COCA-COLA BOTTLING CO., INC. ON THE EAST BY ADMIRAL DOYLE DRIVE, AND ON THE WEST BY COBB AVENUE, BEING THE SAME PROPERTY ACQUIRED BY C. HOWARD FENSTERMAKER, JR. FROM ANGUS B. COBB AND JAMES M. SEGURA, JR. UNDER AN ACT OF PURCHASE DATED JUNE 3, 1968, RECORDED IN CONVEYANCE BOOK 526, AT FOLIO 463, UNDER ENTRY NO. 142946 OF THE RECORDS OF IBERIA PARISH, LOUISIANA.

AND

A CERTAIN LOT OF GROUND, UNIMPROVED, TOGETHER WITH ALL RIGHTS, WAYS, PRIVILEGES, SERVITUDES AND APPURTENANCES THEREUNTO APPERTAINING, SITUATED IN THE CITY OF NEW IBERIA IN THE SIXTH WARD OF THE PARISH OF IBERIA, STATE OF LOUISIANA, CONTAINING AND MEASURING THREE (3) ACRES, MORE OR LESS, AND HAVING A FRONT ON THE WEST SIDE OF ADMIRAL DOYLE DRIVE OF THREE HUNDRED SEVENTY-THREE AND FOUR-TENTHS (373.4) FEET BY A DEPTH BETWEEN EQUAL AND PARALLEL LINES OF THREE HUNDRED FIFTY (350) FEET, AND BEING BOUNDED ON THE NORTH BY ANGUS B. COBB, ET AL, ON THE SOUTH BY FULLEN AVENUE, ON THE EAST BY ADMIRAL DOYLE DRIVE AND ON THE WEST BY COBB AVENUE, AND BEING MORE FULLY SHOWN AND DEPICTED ON A PLAT OF SURVEY MADE BY C. HOWARD FENSTERMAKER, JR., C. E. DATED APRIL 23, 1964, ATTACHED TO THE RECORDED IN CONVEYANCE BOOK 452, UNDER ENTRY NO. 129570 OF THE RECORDS OF IBERIA PARISH, LOUISIANA.

*SCRIVENER'S ERROR - "LOC" SHOULD READ "LOT" PER BOOK 1396, PAGE 93
**SCRIVENER'S ERROR - "OUTH" SHOULD READ "SOUTH" PER BOOK 1396, PAGE 93

**FIDELITY NATIONAL TITLE INSURANCE COMPANY
COMMITMENT NO. H9918-J - SCHEDULE B - SECTION II:**

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

13. General Permit in favor of South Central Bell Telephone Company, recorded August 11, 1977, in File Number 77-6015, Conveyance Book 672, Page 660, aforesaid records.
(AFFECTS THE SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON)

MISCELLANEOUS NOTES:

- There is direct access to the subject property via West Admiral Doyle Drive, Pullen Avenue and Cobb Avenue, all public rights-of-way.
- The location of the underground utilities shown hereon have been obtained by searches of available records, diligent field check, and field verified where accessible only. It is believed that they are essentially correct, but their accuracy or completeness is not guaranteed; therefore the contractor is urged to proceed with caution, follow the procedure for contacting the utility protection service prior to commencing construction, and field verify for accuracy, location and conditions.
- The posted address on site is 403 West Admiral Doyle Drive, New Iberia, 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.
- There are no party walls affecting the subject property.
- The Property surveyed and shown hereon is the same property described in Schedule A of Fidelity National Title Insurance Company Title Commitment No. H9918-J with an effective date of June 19, 2015.

BASIS OF BEARING:

The Basis of Bearing is Geodetic North, based on a Static GPS Observation with a Reference Line of S 25°26'52" E.

GPS POINT DATA:

Point Scale Factor: 0.99992575
Convergence [Degrees]: -0.25392052
Combined Factor: 0.99992913
SPC Zone: 1702 LA S
Datum Used: Horizontal NAD 83
Vertical NAVD 88
Derived By: (GPS Static Point)

SURVEYOR'S OBSERVATIONS:

- Subject's concrete appears to lie a maximum distance of 4.3 feet over southwest property line.
- Subject's downspout flume appears to lie a maximum distance of 3.9 feet over southwest property line.
- Subject's fence appears to lie a maximum distance of 0.9 feet over southwest property line.

FLOOD ZONE:

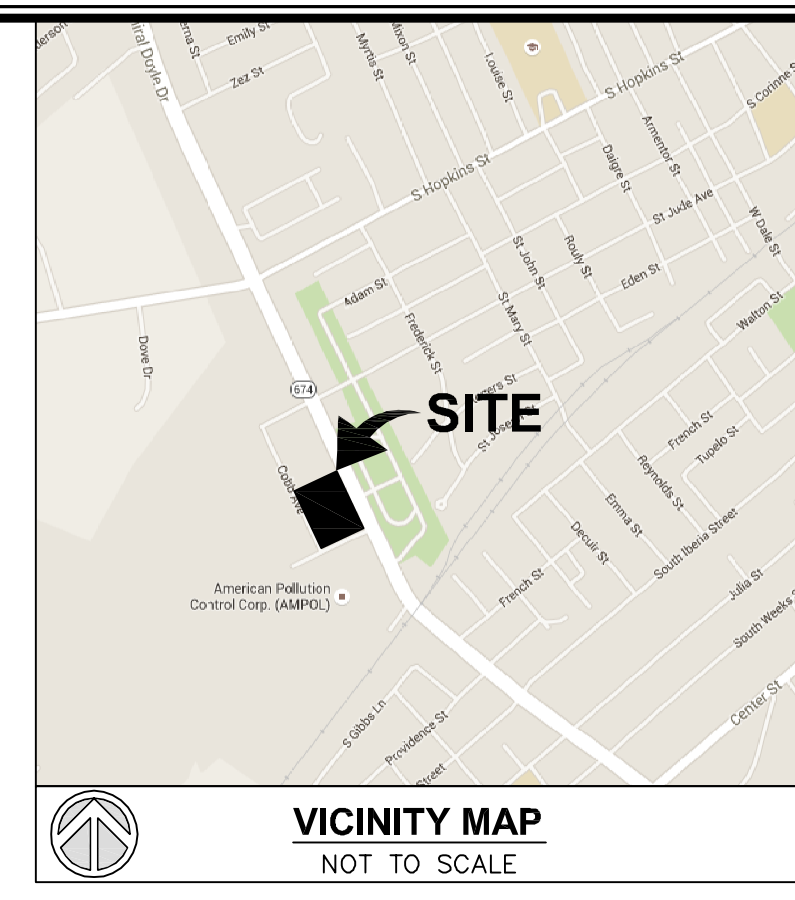
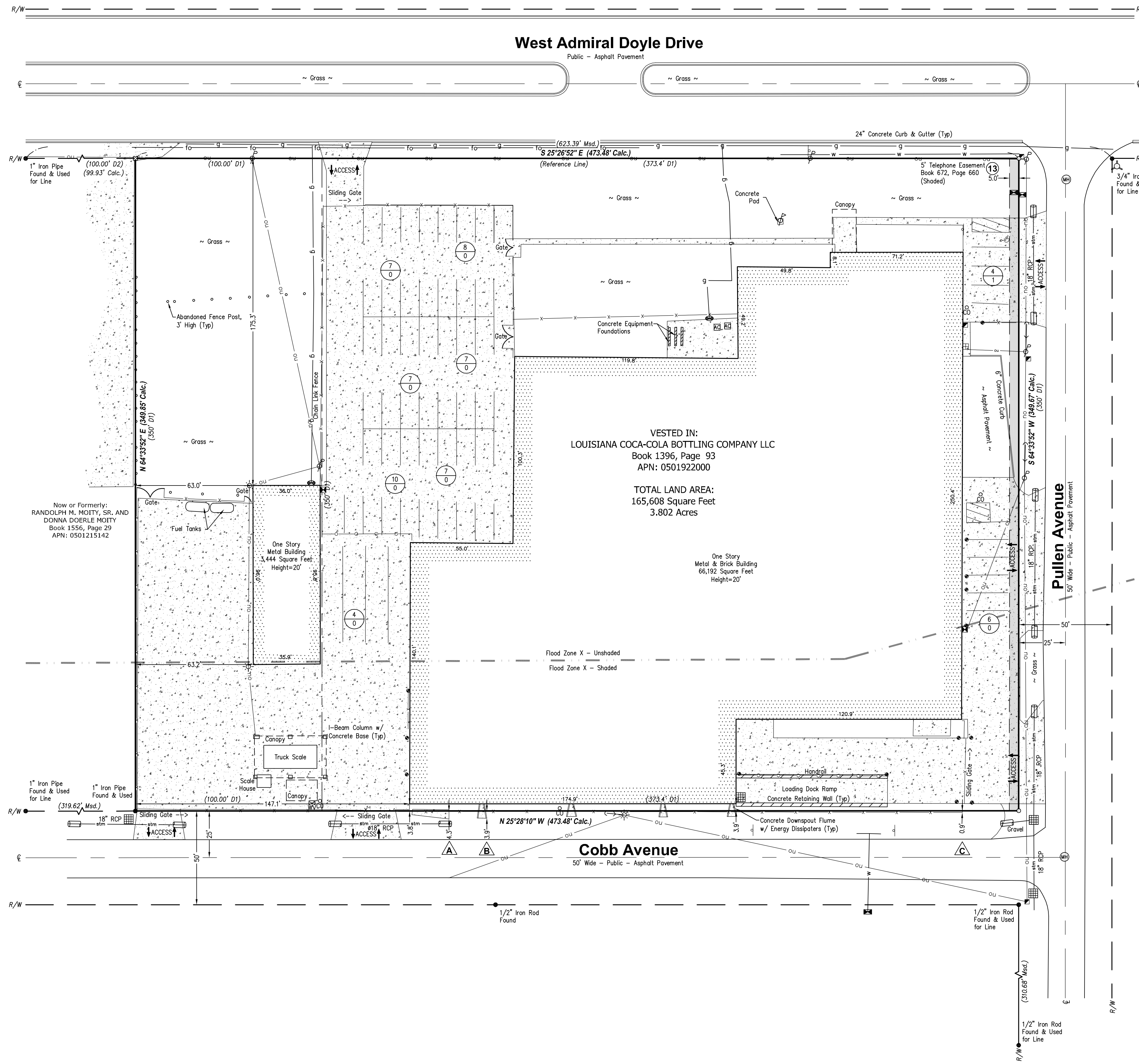
By scaled map location and graphic plotting only, the subject property lies partially in Zone X-Unshaded (Areas determined to be outside the 0.2% annual chance floodplain) and Zone X-Shaded (Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood) according to the Flood Insurance Rate Map for the Parish of Iberia, State of Louisiana, Map No. 22045C0202E, Effective Date December 2, 2011.

ZONING:

Zoning information was not available as of September 21, 2015.

PARKING:

- 56 Parking Spaces
- 4 Truck Parking Spaces
- 1 Handicapped Spaces
- 61 Total Parking Spaces



SYMBOL LEGEND

R/W	Right-of-Way
ε	Centerline
▲	Surveyor's Observation
⊗	Schedule B-Section II Item
○	Calculated
Msd.	Measured
D1	Book 1396, Page 93
D2	Book 1556, Page 29
●	Monumentation Found as Noted
○	5/8" Iron Pin w/Cap Set
⊗	Chiseled 'X' Set
⊗	No. of Regular Parking Spaces
⊗	No. of Handicap Parking Spaces
⊗	Manhole
⊗	Catch Basin
⊗	Cleanout
⊗	Fire Hydrant
⊗	Water Valve
⊗	Water Meter
⊗	Gas Meter
⊗	Air Condition Unit
⊗	Electric Meter
⊗	Telephone Pedestal
⊗	Ballard Post
⊗	Handicap Space
⊗	Sign
⊗	Wall (As Noted)
⊗	Utility Pole
⊗	Flag Pole
⊗	Light Pole
⊗	Guy Wire
⊗	6" Chain Link Fence w/ Barbed Wire Top
⊗	6" Wrought Iron Fence
⊗	End of Storm Pipe
⊗	Reinforced Concrete Pipe
⊗	Storm Sewer
⊗	Water Line
⊗	Underground Gas Pipeline
⊗	Underground Fiberoptics
⊗	Overhead Utilities
⊗	Concrete Area
⊗	No Parking Area
⊗	Building Area

CERTIFICATION:

To: Design Group Facility Solutions, Louisiana Coca-Cola Bottling Company LLC and Fidelity National 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 2, 3, 6(b), 8, 9, 10(a), 11(b) and 13 of Table A thereof. The field work was completed on August 31, 2015.

Date of Plat or Map: September 21, 2015.

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. Kesler, PLS
Louisiana Professional Land Surveyor No. 5051

Survey Prepared by:
Southern Geomatics Services, LLC
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akesler@southerngeomatics.com

REVISION HISTORY

BY:	DATE:	COMMENT:

millman
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Transforming the Industry
Real Estate Due Diligence
Zoning
Environmental
Real Support - Title Review

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ALTA/ACSM LAND TITLE
SURVEY PREPARED FOR:

**Design Group
Facility Solutions**

5 Chenell Drive
Box 3
Concord, New Hampshire 03301
Phone 603-225-0010

403 West Admiral Doyle Drive
City of New Iberia
Parish of Iberia
State of Louisiana

GEODETIC NORTH

GRAPHIC SCALE

0 30 60
1 INCH = 30 FT.

**PRELIMINARY
FOR REVIEW ONLY**

Surveyor's Seal

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

MSI Project No. 36687
PM: EF/JFD Drafter: JLO

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