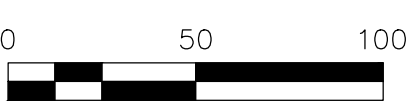


BOUNDARY SURVEY
 Situated in:
**THE SOUTHEAST QUARTER OF SECTION 19,
 TOWNSHIP 10 SOUTH, RANGE 8 WEST, LOUISIANA
 MERIDIAN, CALCASIEU PARISH, LOUISIANA**

RECORD LEGAL DESCRIPTION:
 Commencing on the South right of way line of West McNeese Street 1513.5' West of the Northeast corner of the Southeast Quarter of Section 19, T-10-S, R-8-W, being the Southwest corner of the intersection of West McNeese Street and University Drive; thence West along the South line of West McNeese Street 555.5 feet to the Southeast corner of the intersection of Sheridan Avenue and West McNeese Street; thence Southerly along the East side of Sheridan Avenue 95.9 feet to a point of Curvature of a curve to the South and West (Radius 775.63 feet, Angle = 7 degrees, 23 minutes 15 seconds); thence South and West along curve and East side of Sheridan Avenue to a point of tangency of said curve; thence Southerly along the East side of Sheridan Avenue 56 feet to the Northeast corner of the intersection of Sheridan Avenue and State Street; thence Easterly along the North side of State Street 554.8 feet to the Northwest corner of the intersection of State Street and University Drive; thence Northerly along the West side of University Drive 582.7 feet to the point of commencement.
 (NOTE: This description reads counter clockwise.)

SURVEYOR'S DESCRIPTION:
 All that certain parcel or tract of land containing 6.136 Acres, more or less, and being Block 11 of University Place Part "M", situated in the Southeast Quarter of Section 19, Township 10 South, Range 8 West, Southwestern Land District, Louisiana Meridian, Calcasieu Parish, Louisiana, and being more particularly described as follows:
 Commencing on the Northeast corner of the Southeast Quarter of Section 19, T-10-S, R-8-W, being the Southwest corner of the intersection of West McNeese Street and University Drive; thence North 89°16'30" West along the North line of said Southeast Quarter for a distance of 1513.50 feet to a point; thence leaving said North line run South 00°43'30" West for a distance of 36.00 feet to a set 5/8 inch rebar with cap stamped Collins 4390 at the intersection of the South right of way line of West McNeese Street and the West right of way line of University Drive, and the Point of Beginning of herein described tract; said set 5/8 inch rebar being the beginning of a horizontal curve to the right, having a radius of 2242.01 feet, and a delta angle of 14°46'28"; thence in a Southwesterly direction along said curve to the right for an arc length of 578.13 feet to a found 1 inch iron pipe, subtended by a chord bearing of South 09°47'27" West, and a chord distance of 576.53 feet; thence North 71°01'18" West along the North right of way line of State Street for a distance of 550.22 feet to a set 5/8 inch rebar with cap stamped Collins 4390 at the intersection of said North right of way line of State Street and the East right of way line of Sheridan Street; thence North 18°42'03" East along said East right of way line for a distance of 64.86 feet to a set 5/8 inch rebar with cap stamped Collins 4390 at the beginning of a horizontal curve to the left, having a radius of 775.63 feet, and a delta angle of 17°58'40"; thence in a Northeasterly direction along said curve to the left for an arc length of 243.37 feet to a set X in concrete, subtended by a chord bearing of North 09°42'43" East, and a chord distance of 242.37 feet; thence North 00°43'23" East along said East right of way line for a distance of 95.90 feet to a set 5/8 inch rebar with cap stamped Collins 4390 at the intersection of said East right of way line of Sheridan Street and the South right of way line of West McNeese Street; thence South 89°16'30" East along said South right of way line for a distance of 555.50 feet to the Point of Beginning, containing 6.136 acres, more or less.



BUILDING DATA		
ADDRESS	SQUARE FEET	TENANT
# 103	1,018	STRANDS ETC.
# 105	1,810	H & R BLOCK
# 109	1,368	H & R BLOCK
# 111	2,070	LITTLE CAESARS
# 115	20,846	RITE AID
# 119	1,472	PRETTY NAILS
# 125	1,472	SUBWAY
# 129	6,925	C.A.R.C.
# 139	49,979	KROGER FAMILY CENTER
TOTAL SQUARE FEET: 86,960		
# 135	TOTAL SQUARE FEET 2,854	IBERIA BANK

NOTE: ALL BUILDINGS ARE 1-STORY

LA ONE CALL 811
 1) LA ONE CALL 811, WAS CONTACTED ON 9/21/2016, TICKET NO. 160411817, FOR THE ENTIRE BLOCK CONTAINING GULFWAY SHOPPING CENTER, BOUNDED NORTH BY MCNEESE STREET, SOUTH BY STATE STREET, WEST BY SHERIDAN STREET AND EAST BY UNIVERSITY DRIVE. MEMBERS CONTACTED WERE AS FOLLOWS:
 CAM01 - CAMERON PHONE/CARLYSS CABLETV
 CLC01 - CITY OF LAKE CHARLES
 ELA01 - ENTERGY LOUISIANA, LLC
 ETL01 - CENTERPOINT ENERGY
 LA01 - AT&T DISTRIBUTION
 LCW01 - LAKE CHARLES WATER
 LEVEL01 - LEVEL 3 COMMUNICATIONS
 2) AS OF OUR LAST SITE VISIT ON 10/18/2016, THERE HAS BEEN NO UTILITIES MARKS.
 3) A RESPONSE FROM LEVEL 3 COMMUNICATIONS HAS DETERMINED THEIR FACILITIES ARE CLEAR OF THE DIG SITE.
 4) AS OF 9/26/2016, FROM lo@cccinc.com, INDICATED "NOT YET RESPONDED" FOR CITY OF LAKE CHARLES AND CENTERPOINT ENERGY.
 5) A POSITIVE RESPONSE FROM UNIBAR DPG, ON 10/17/2016, INDICATED ENTERGY LA CDC CODE: ENTLA/ELA01, (SITE VISIT NOT IN CONFLICT) AND CENTERPOINT ENERGY - LAKE CHARLES CDC CODE: CNP/ETL01, (SITE VISIT NOT IN CONFLICT)

WE, AT COLLINS AND ASSOCIATES, LAND SURVEYORS, ACCEPT NO RESPONSIBILITY FOR ANY UTILITIES NOT MARKED ON THE GROUND AND THEREFORE NOT SHOWN ON THIS SURVEY. LA ONE CALL 811, WAS CONTACTED AND AFTER SEVERAL SITE VISITS, FOUND NO MARKINGS ALONG THE PERIMETER, NOR IN THE INTERIOR.

CURVE TABLE (MEASURED)					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	2242.01'	578.13'	576.53'	S 09°47'27" W	14°46'28"
C2	775.63'	243.37'	242.37'	S 09°42'43" W	17°58'40"

CURVE TABLE (RECORD)					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C2	775.63'				7°23'15"

AREA DETERMINED FROM APPROXIMATE CENTER OF INTERIOR WALLS TO FACE OF EXTERIOR WALLS.

SURVEYOR'S NOTES:
 1) Coordinates shown hereon are State Plane coordinates, NAD83, South Zone, GEOID 12B and were derived from Static GPS observations obtained with Trimble R-7, and processed by OPUS.
 2) The findings and opinions of Collins & Associates Land Surveyors, Inc. reflected herein are privileged, confidential and intended only for the use of the individual or entity for whom the work was prepared. It is understood that use of, reliance on or reproduction of same, in whole or in part, by others without the express written consent of Collins & Associates Land Surveyors, Inc. is prohibited and without warranty, express or implied. Collins & Associates Land Surveyors, Inc. shall be held harmless against any damages or expenses resulting from such unauthorized use, reliance or reproduction.

LEGEND

●	Irons found in place
○	5/8" rods w/cap set in place
—	Easement or right of way lines.
—	Dead or record lines.
—	Interior and adjacent lot lines.
—○—P	Power poles.
—E—	Overhead electric lines.
—X—	Fences.
—C—	Centerline
—R—	Right of Way
(M)	Measured
(R)	Record
(C)	Calculated

NOTE: THE WORD "CERTIFY" AS USED HEREIN IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR, BASED UPON HIS BEST KNOWLEDGE, INFORMATION, AND BELIEF. AS SUCH, IT DOES NOT CONSTITUTE A GUARANTEE NOR A WARRANTY, EXPRESSED OR IMPLIED.

THE SERVITUDES AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION FURNISHED US AND THIS PLAT IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND RESTRICTIONS ARE SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY.

I CERTIFY THIS SURVEY AND PLAT WAS PREPARED BY ME OR BY THOSE UNDER MY DIRECT SUPERVISION, AND THERE ARE NO VISIBLE ENCROACHMENTS EITHER WAY ACROSS THE PROPERTY OTHER THAN THOSE SHOWN HEREON. MADE AT THE REQUEST OF:

SYDNEY PARTNERS, LLC.

THE SOUTHEAST QUARTER OF SECTION 19,
 TOWNSHIP 10 SOUTH, RANGE 8 WEST,
 LOUISIANA, MERIDIAN, CALCASIEU PARISH,
 LOUISIANA

DATE:	SCALE:	NOTES:	DRAWN BY:	CHECKED BY:	JOB NO.:	PLAT NO.:
10/31/2016	1"=50'	FILE	SRD/GAE	GAE	216191	216191

**COLLINS
 LAND
 SURVEYORS**
 Licensed to Serve Louisiana, Texas, Arkansas, Mississippi, and Alabama

2961 E. Napoleon Street., Suite 3
 Sulphur, LA 70663
 337-313-6110 office
 337-313-6114 fax

THIS SURVEY MEETS THE MINIMUM REQUIREMENTS FOR A CLASS "C" SURVEY ACCORDING TO THE "LOUISIANA MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS."

DATE OF FIELD SURVEY: 10/18/2016

Virgil T. Collins, P.L.S. LA. #4390