TRACT 1

A TRACT OF LAND LOCATED IN SECTION 8, TOWNSHIP 16 NORTH, RANGE 14 WEST, SHREVEPORT, CADDO PARISH, LOUISIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF MANSFIELD ROAD (U.S. HIGHWAY 171) AND THE SOUTH RIGHT-OF-WAY LINE OF BAIRD ROAD AS DEDICATED IN BOOK 1100, PAGE 45, OF THE RECORDS OF CADDO PARISH, LOUISIANA; THENCE RUN SOUTH 87°18'00" EAST ALONG SAID SOUTH LINE FOR A DISTANCE OF 338.14 FEET TO THE POINT OF BEGINNING;

FROM SAID POINT OF BEGINNING THENCE RUN SOUTH 87°18'00" EAST FOR A DISTANCE OF 1,326.46 TO A FOUND CONCRETE MONUMENT;
THENCE CONTINUE ALONG SAID SOUTH LINE SOUTH 88°48'40" EAST FOR A DISTANCE OF 160.88 TO A POINT;
THENCE RUN SOUTH 04°17'24" WEST FOR A DISTANCE OF 186.75 FEET TO A POINT;
THENCE RUN SOUTH 37°36'39" EAST FOR A DISTANCE OF 497.58 FEET TO A POINT;
THENCE RUN SOUTH 87°18'00" EAST FOR A DISTANCE OF 1,497.58 FEET TO A POINT;
THENCE RUN NORTH 39°58'31" EAST FOR A DISTANCE OF 661.42 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINING 20.730 ACRES

TRACT 2

A TRACT OF LAND LOCATED IN SECTIONS 8 & 9, TOWNSHIP 16 NORTH, RANGE 14 WEST, SHREVEPORT, CADDO PARISH, LOUISIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF MANSFIELD ROAD (U.S. HIGHWAY 171) AND THE SOUTH RIGHT-OF-WAY LINE OF BAIRD ROAD AS DESCRIBED IN BOOK 1100, PAGE 45, OF THE RECORDS OF CADDO PARISH, LOUISIANA THENCE RUN SOUTH 87°18'00" EAST ALONG SAID SOUTH LINE FOR A DISTANCE OF 338.14 FEET TO A POINT;
THENCE RUN SOUTH 39°58'31" WEST FOR A DISTANCE OF 2,388.10 TO A POINT;
THENCE RUN NORTH 50°01'29" WEST FOR A DISTANCE OF 244.88 TO A POINT ON THE EASTERLY LINE OF SAID MANSFIELD ROAD;
THENCE RUN NORTH 23°31'00" EAST ALONG SAID LINE FOR A DISTANCE OF 38.77 FEET TO A POINT OF CURVATURE;
THENCE CONTINUE ALONG SAID LINE AROUND A CURVE IN A CLOCKWISE DIRECTION, SAID CURVE HAVING A RADIUS OF 7,599.50 FEET FOR AN ARC DISTANCE OF 622.46 FEET TO A POINT OF TANGENCY;
THENCE RUN NORTH 28°46'00" EAST ALONG SAID LINE FOR A DISTANCE OF 1,391.76 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINING 14.810 ACRES.

TRACT 3

A TRACT OF LAND LOCATED IN SECTIONS 8, 9, 16, & 17, TOWNSHIP 16 NORTH, RANGE 14 WEST, SHREVEPORT, CADDO PARISH, LOUISIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF MANSFIELD ROAD (U.S. HIGHWAY 171) AND THE SOUTH RIGHT-OF-WAY LINE OF BAIRD ROAD AS DESCRIBED IN BOOK 1100, PAGE 45, OF THE RECORDS OF CADDO PARISH, LOUISIANA THENCE RUN SOUTH 29°45'00" WEST, ALONG SAID EASTERLY LINE, FOR A DISTANCE OF 1281.76 FEET TO A POINT OF CURVATURE;
THENCE CONTINUE ALONG SAID LINE, AROUND A CURVE IN A COUNTERCLOCKWISE DIRECTION, SAID CURVE HAVING A RADIUS OF 7,599.50 FEET FOR AN ARC DISTANCE OF 622.46 FEET TO A POINT OF TANGENCY;
THENCE RUN SOUTH 23°31'00" WEST FOR A DISTANCE OF 38.77 FEET TO THE POINT OF BEGINNING;

FROM SAID POINT OF BEGINNING RUN SOUTH 60°12'30" EAST FOR A DISTANCE OF 1,074.28 FEET TO A POINT;
THENCE RUN NORTH 29°53'07" EAST FOR A DISTANCE OF 301.05 FEET TO A POINT;
THENCE RUN SOUTH 60°06'53" EAST FOR A DISTANCE OF 491.07 FEET TO A POINT;
THENCE RUN SOUTH 29°53'07" WEST FOR A DISTANCE OF 674.91 FEET TO A POINT;
THENCE RUN SOUTH 39°46'43" WEST FOR A DISTANCE OF 467.09 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF WILLIAMSON WAY AS DEDICATED IN BOOK 1100, PAGE 43;
THENCE RUN SOUTH 89°09'00" WEST ALONG SAID LINE FOR A DISTANCE OF 291.64 FEET TO A POINT;
THENCE RUN NORTH 39°58'31" WEST ALONG SAID LINE FOR A DISTANCE OF 1,358.60 FEET TO A POINT ON THE EASTERLY LINE OF SAID MANSFIELD ROAD;
THENCE RUN NORTH 23°31'00" EAST ALONG SAID LINE FOR A DISTANCE OF 1,567.99 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINING 42.842 ACRES.

TRACT 4

A TRACT OF LAND LOCATED IN SECTION 8, TOWNSHIP 16 NORTH, RANGE 14 WEST, SHREVEPORT, CADDO PARISH, LOUISIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF MANSFIELD ROAD (U.S. HIGHWAY 171) AND THE SOUTH RIGHT-OF-WAY LINE OF BAIRD ROAD AS DESCRIBED IN BOOK 1100, PAGE 45, OF THE RECORDS OF CADDO PARISH, LOUISIANA THENCE RUN SOUTH 87°18'00" EAST ALONG SAID SOUTH LINE FOR A DISTANCE OF 1664.60 FEET TO A FOUND CONCRETE MONUMENT; THENCE CONTINUE ALONG SAID SOUTH LINE SOUTH 88°48'40" EAST FOR A DISTANCE OF 428.73 FEET TO A FOUND IRON PIPE AND THE POINT OF BEGINNING;

FROM SAID POINT OF BEGINNING RUN SOUTH 88°48'40" EAST ALONG SAID LINE FOR A DISTANCE OF 161.97 FEET TO A FOUND IRON PIPE;
THENCE RUN SOUTH 87°21'35" EAST ALONG SAID LINE FOR A DISTANCE OF 177.64 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY LINE OF INTERPORT DRIVE AS DEDICATED IN BOOK 2100, PAGE 101;
THENCE RUN SOUTH 26°40'30" WEST ALONG SAID WESTERLY LINE FOR A DISTANCE OF 141.52 FEET TO A FOUND IRON PIPE;
THENCE RUN NORTH 63°19'23" WEST FOR A DISTANCE OF 308.45 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINING 0.509 ACRE.

TRACT 5

A TRACT OF LAND LOCATED IN SECTIONS 8, 9, & 16, TOWNSHIP 16 NORTH, RANGE 14 WEST, SHREVEPORT, CADDO PARISH, LOUISIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF MANSFIELD ROAD (U.S. HIGHWAY 171) AND THE SOUTH RIGHT-OF-WAY LINE OF BAIRD ROAD AS DEDICATED IN BOOK 1100, PAGE 45, OF THE RECORDS OF CADDO PARISH, LOUISIANA, RUN SOUTH 29°45'00" WEST ALONG SAID SOUTH LINE FOR A DISTANCE OF 1,494.40 FEET TO A FOUND CONCRETE MONUMENT; THENCE CONTINUE ALONG SAID SOUTH LINE SOUTH 88°48'40" EAST FOR A DISTANCE OF 160.88 FEET TO THE POINT OF BEGINNING FOR THE TRACT HEREIN DESCRIBED.

FROM SAID POINT OF BEGINNING CONTINUE SOUTH 88°48'40" EAST ALONG SAID SOUTH LINE FOR A DISTANCE OF 73.10 FEET TO A FOUND IRON PIPE;
SOUTH RUN SOUTH 04°17'24" WEST FOR A DISTANCE OF 210.72 FEET TO A CAP IN CONCRETE;
THENCE RUN SOUTH 37°36'39" WEST FOR A DISTANCE OF 788.80 FEET TO A POINT;
THENCE RUN SOUTH 14°31'30" WEST FOR A DISTANCE OF 272.39 FEET TO A POINT;
THENCE RUN SOUTH 31°06'05" WEST FOR A DISTANCE OF 466.66 FEET TO A POINT;
THENCE RUN SOUTH 39°58'47" WEST FOR A DISTANCE OF 171.44 FEET TO A POINT;
THENCE RUN SOUTH 39°46'59" WEST FOR A DISTANCE OF 1,238.67 FEET TO A POINT;
THENCE RUN NORTH 37°06'06" WEST FOR A DISTANCE OF 3.16 FEET TO A POINT;
THENCE RUN NORTH 43°06'00" WEST FOR A DISTANCE OF 143.66 FEET TO A POINT;
THENCE RUN NORTH 37°36'39" WEST FOR A DISTANCE OF 165.76 FEET TO A POINT;
THENCE RUN NORTH 62°34'41" EAST FOR A DISTANCE OF 122.02 FEET TO A POINT;
THENCE RUN NORTH 42°37'51" EAST FOR A DISTANCE OF 331.46 FEET TO A POINT;
THENCE RUN SOUTH 29°46'59" EAST FOR A DISTANCE OF 392.73 FEET TO A POINT;
THENCE RUN NORTH 60°13'01" EAST FOR A DISTANCE OF 164.82 FEET TO A POINT;
THENCE RUN NORTH 31°39'11" EAST FOR A DISTANCE OF 664.39 FEET TO A POINT;
THENCE RUN NORTH 37°13'07" WEST FOR A DISTANCE OF 453.10 FEET TO A POINT;
THENCE RUN SOUTH 39°11'29" WEST FOR A DISTANCE OF 217.66 FEET TO A POINT;
THENCE RUN SOUTH 32°06'07" WEST FOR A DISTANCE OF 463.76 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF WILLIAMSON WAY AS DESCRIBED IN BOOK 1100, PAGE 43;
THENCE RUN NORTH 89°09'00" WEST ALONG SAID NORTH LINE A DISTANCE OF 213.89 FEET TO A POINT;
THENCE RUN NORTH 32°06'07" EAST FOR A DISTANCE OF 497.09 FEET TO A POINT;
THENCE RUN NORTH 39°58'29" EAST FOR A DISTANCE OF 674.91 FEET TO A POINT;
THENCE RUN NORTH 60°06'53" WEST FOR A DISTANCE OF 491.07 FEET TO A POINT;
THENCE RUN NORTH 29°53'07" WEST FOR A DISTANCE OF 301.05 FEET TO A POINT;
THENCE RUN SOUTH 60°12'30" WEST FOR A DISTANCE OF 699.72 FEET TO A POINT;
THENCE RUN NORTH 29°46'59" WEST FOR A DISTANCE OF 1,433.06 FEET TO A POINT;
THENCE RUN NORTH 87°18'00" EAST FOR A DISTANCE OF 1,497.58 FEET TO A POINT;
THENCE RUN NORTH 37°36'39" EAST FOR A DISTANCE OF 497.58 FEET TO A POINT;
THENCE RUN NORTH 04°17'24" EAST FOR A DISTANCE OF 186.75 FEET BACK TO THE POINT OF BEGINNING.

SAID TRACT CONTAINING 66.259 ACRES.

SUBJECT SURVEY IS IN THE CITY LIMITS

TRACTS A, B, & C HAVE ACCESS TO A PUBLIC RIGHT OF WAY

ALL BUILDING AREAS ARE GROSS SQUARE FOOTAGE
TOTAL STRIPED PARKING SPACES=3,360
TOTAL HANDICAP SPACES=28

SUBJECT SURVEY IS LOCATED IN ZONES "X" & "A" AS PER FEMA MAP NOS. 22017C0464 F & 22017C0468 F EFFECTIVE DATE APRIL 6, 2000.

CT NO. 241.08

SURVEYED IN ACCORDANCE WITH THE LOUISIANA MINIMUM STANDARD DETAILED REQUIREMENTS FOR A CLASS "B" SURVEY.

BEARINGS ARE BASED ON THE WEST LINE OF SOUTHERN PACIFIC RAILROAD

Research note:

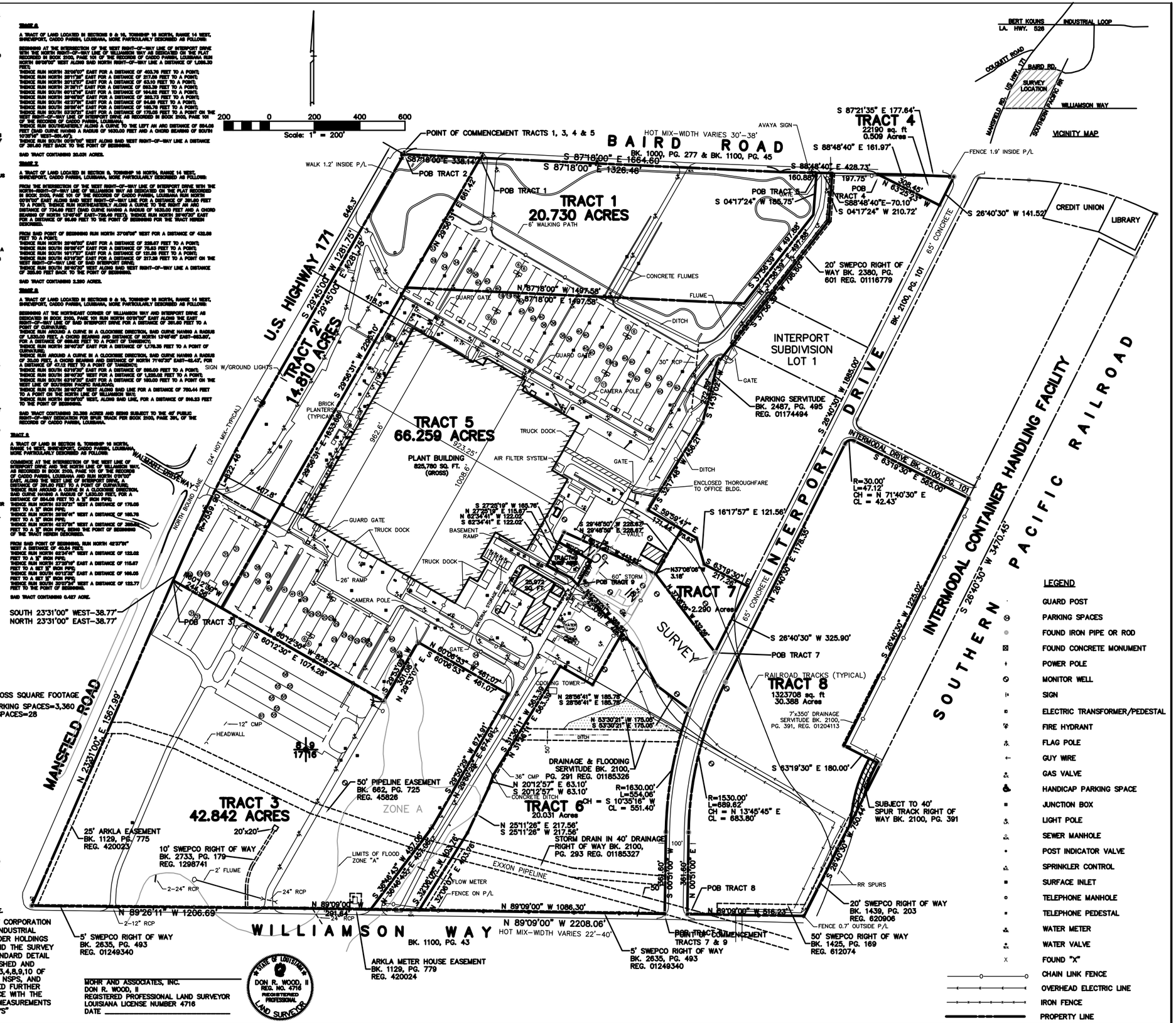
THE SERVITUDES AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET FORTH IN THE INFORMATION FURNISHED TO US, AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND RESTRICTIONS ARE SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA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

THIS SURVEY WAS MADE WITH THE BENEFIT OF FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT DATED FEBRUARY 10, 2003 AT 8:30 A.M. EXCEPTIONS 10,13,20 OF THE FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT ARE NOT MAPPABLE.

THIS IS TO CERTIFY TO (I)WILLIAM M. COMEGYS, III A PROFESSIONAL LAW CORPORATION (II)FIRST AMERICAN TITLE INSURANCE COMPANY (III) IPofA SHREVEPORT INDUSTRIAL PARK, LLC, THEIR RESPECTIVE SUCCESSORS AND/OR ASSIGNS (iv) BOULDER HOLDINGS IX, LLC, ITS SUCCESSORS AND/OR ASSIGNS THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1999, AND INCLUDES ITEMS 1,2,3,4,8,9,10 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS BY ALTA, NSPS, AND SCSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE "MINIMUM ANGLE, DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS"

MOHR AND ASSOCIATES, INC.
DON R. WOOD, II
REGISTERED PROFESSIONAL LAND SURVEYOR
LOUISIANA LICENSE NUMBER 4716
DATE _____

STATE OF LOUISIANA
DON R. WOOD, II
REG. NO. 4716
REGISTERED PROFESSIONAL LAND SURVEYOR



REVISIONS	BY

MOHR AND ASSOCIATES, INC.
CONSULTING CIVIL ENGINEERS & LAND SURVEYORS
6025 BUNCOMBE ROAD SHREVEPORT, LOUISIANA 71129 PHONE : (318) 686-7190

ALTA/ACSM LAND TITLE SURVEY OF TRACTS OF LAND LOCATED IN SECTIONS 8, 9, 16 & 17, T16N-R14W, CADDO PARISH, LA.

FOR: IPofA SHREVEPORT INDUSTRIAL PARK, LLC

Date	9-5-2006
Scale	1"=200'
Drawn	B. ANDERSON
Checked By	
Job	29712
Sheet	of Sheets