

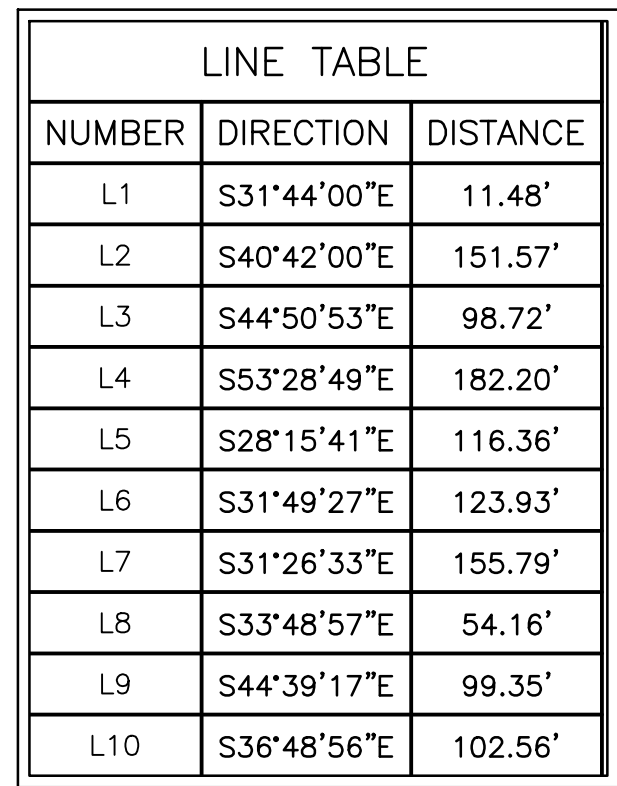
Exhibit C.

HAS Ltd. Business Site

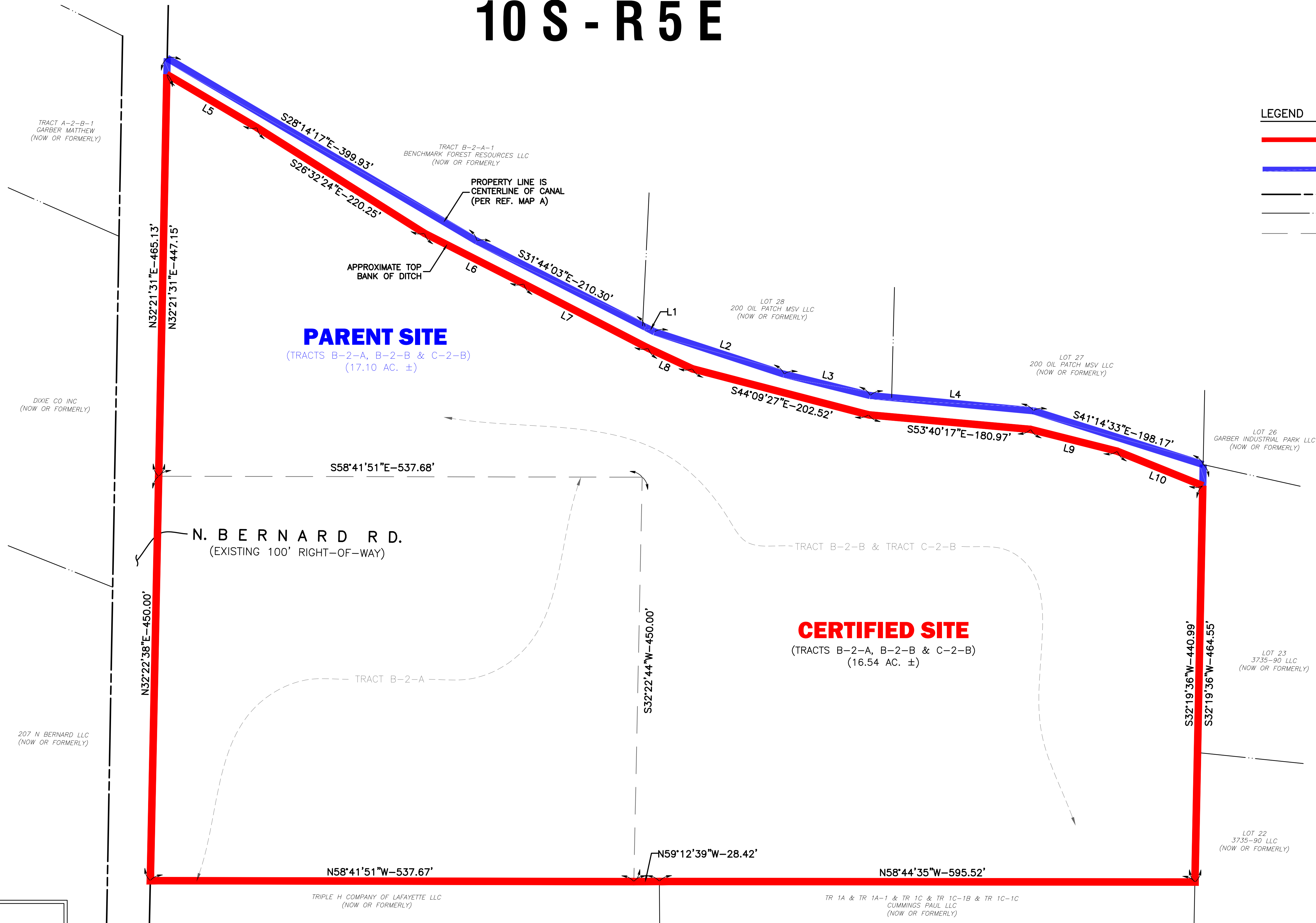
Property Boundary Exhibit



10 S - R 5 E



1. REFERENCE DOCUMENTS:
 - A.) "BOUNDARY SURVEY OF LAND TO BE ACQUIRED BY ALLEN STUART TRACTS B-2-B & C-2-B," BY PIONEER SURVEYING, DATED AUGUST 21, 2024. (FILE # 2024-29109)
 - B.) "PLAT OF SURVEY SHOWING PROPERTY TO BE ACQUIRED BY LESTER LEBOUFF PIERRE PAUL PROPERTIES, BEING 11.552 ACRES ALSO BEING KNOWN AS TRACTS B-2-B & C-2-B OF STELLA ROY SOULIER ESTATE," BY CRAIG P. SPIKES, DATED AUGUST 29, 2013. (FILE # 2013-40545)
 - C.) "PLAT OF SURVEY SHOWING PROPERTY TO BE ACQUIRED BY PROFESSIONAL MEDICAL RESEARCH, L.L.C., BEING TRACT B-2-A," BY CRAIG P. SPIKES, DATED JANUARY 29, 2008. (FILE # 2008-5441)
 - D.) "PLAT OF SURVEY SHOWING A PARTITION OF PROPERTY OF ESTATE OF STELLA ROY SOULIER," BY RICHARD C. SPIKES, RECORDED DATED MAY 9, 1989. (FILE # 1989-00013007)
2. NO ATTEMPT HAS BEEN MADE BY CSRS, INC. TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, DEED RESTRICTIONS, SERVITUDES, EASEMENTS, OR OTHER BURDENS ON THE PROPERTY, OTHER THAN THAT FURNISHED BY THE CLIENT OR HIS REPRESENTATIVE.
3. THIS IS NOT A PROPERTY BOUNDARY SURVEY AND IS NOT INTENDED TO MEET THE LOUISIANA STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS. BEARINGS AND DISTANCES OF TRACTS WERE OBTAINED FROM DOCUMENT REFERENCED ABOVE.
4. THE PROPERTY BOUNDARY SHOWN HEREON IS BASED ON THE METES AND BOUNDS DESCRIPTION CONTAINED IN THE RECORDED PROPERTY DEED. THE METES AND BOUNDS DESCRIPTION WAS MATHEMATICALLY VERIFIED TO CLOSE AND HAS BEEN RECORDED ACCURATELY TO REPRESENT THE PROPERTY AS DESCRIBED IN THE OWNERSHIP DOCUMENTATION. THIS EXHIBIT IS PROVIDED FOR SITE CERTIFICATION AND PLANNING PURPOSES.
5. RIGHTS OF WAY, EASEMENTS, AND SERVITUDES SHOWN HEREON HAVE NOT BEEN VERIFIED IN THE FIELD AND ANY SHOWN ARE FOR GENERAL LOCATIVE INFORMATION ONLY.



 CERTIFIED SITE BOUNDARY
 (16.54 ACRES ±)
 PARENT SITE BOUNDARY
 (17.10 ACRES ±)
 RIGHT OF WAY
 ADJACENT PROPERTY LINE
 ORIGINAL LOT LINE

LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L1	S31°44'00"E	11.48'
L2	S40°42'00"E	151.57'
L3	S44°50'53"E	98.72'
L4	S53°28'49"E	182.20'
L5	S28°15'41"E	116.36'
L6	S31°49'27"E	123.93'
L7	S31°26'33"E	155.79'
L8	S33°48'57"E	54.16'
L9	S44°39'17"E	99.35'
L10	S36°48'56"E	102.56'

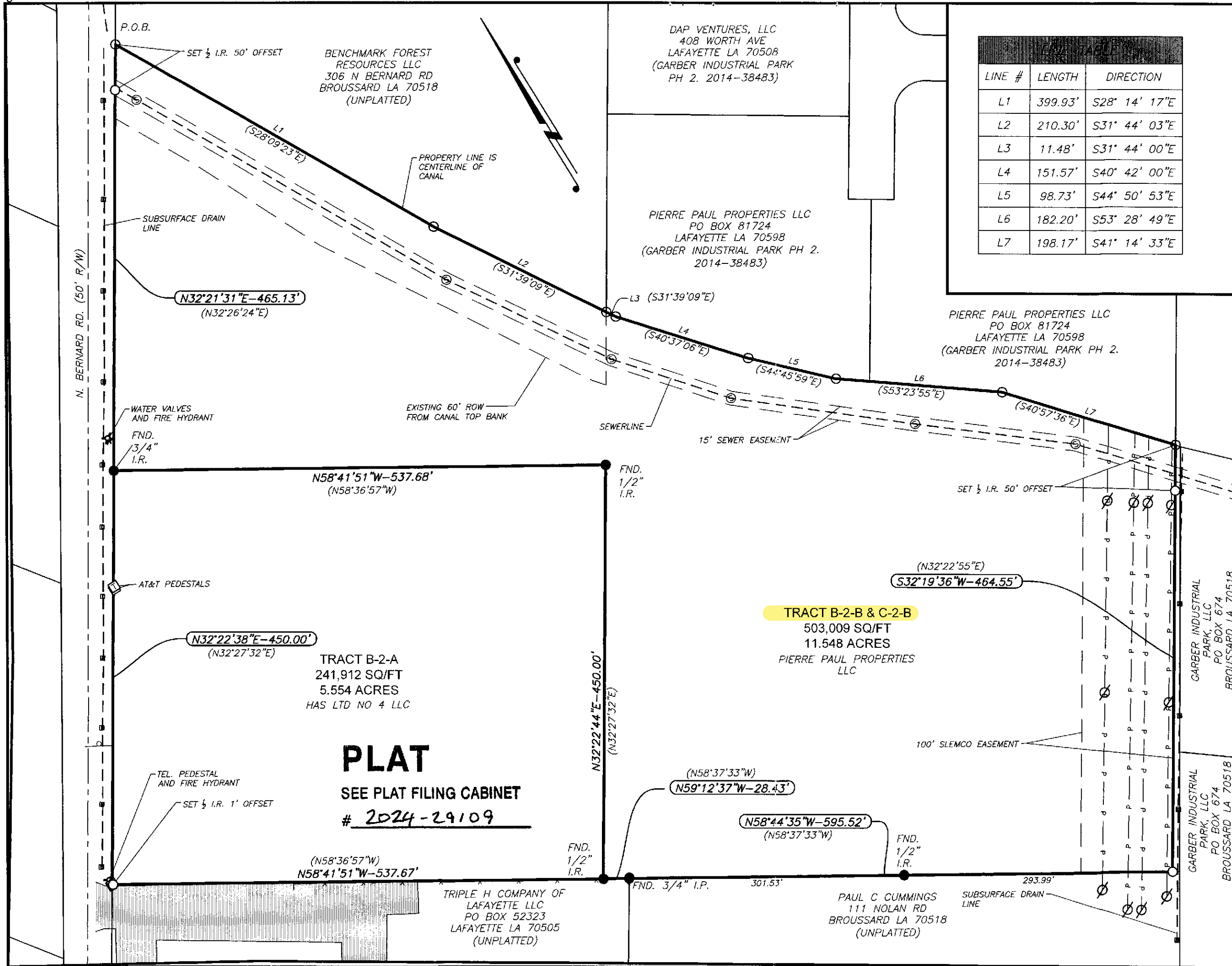
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3. THIS IS NOT A PROPERTY BOUNDARY SURVEY AND IS NOT INTENDED TO MEET THE LOUISIANA STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS. BEARINGS AND DISTANCES OF TRACTS WERE OBTAINED FROM DOCUMENT REFERENCED ABOVE.
4. THE PROPERTY BOUNDARY SHOWN HEREON IS BASED ON THE METES AND BOUNDS DESCRIPTION CONTAINED IN THE RECORDED PROPERTY DEED. THE METES AND BOUNDS DESCRIPTION WAS MATHEMATICALLY VERIFIED TO CLOSE AND HAS BEEN DRAWN ACCURATELY TO REPRESENT THE PROPERTY AS DESCRIBED IN THE OWNERSHIP DOCUMENTATION. THIS EXHIBIT IS PROVIDED FOR SITE CERTIFICATION AND PLANNING PURPOSES.
5. RIGHTS OF WAY, EASEMENTS, AND SERVITUDES SHOWN HEREON HAVE NOT BEEN VERIFIED IN THE FIELD AND ANY SHOWN ARE FOR GENERAL LOCATIVE INFORMATION ONLY.

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NO DATA HAS BEEN FIELD VERIFIED BY THE SURVEYOR IN RESULT TO THIS MAP.

CSRS
a **Westwood** company
8555 United Plaza Blvd., Baton Rouge, LA 70809
Telephone: 225 769-0546 Fax: 225 767-0060
www.csrinc.com | westwoodps.com

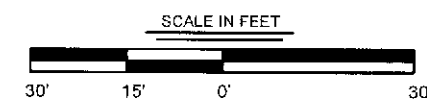
Date:	JUNE 4, 2026
Project Number:	214002
Drawn By:	CDP
Checked By:	CBG
Sheet:	



LINE #	LENGTH	DIRECTION
L1	399.93'	S28° 14' 17"E
L2	210.30'	S31° 44' 03"E
L3	11.48'	S31° 44' 00"E
L4	151.57'	S40° 42' 00"E
L5	98.73'	S44° 50' 53"E
L6	182.20'	S53° 28' 49"E
L7	198.17'	S41° 14' 33"E

GENERAL NOTES:
1. BEARINGS AND DIMENSIONS ARE BASED ON THE LOUISIANA STATE PLANE COORDINATE SYSTEM, LOUISIANA SOUTH ZONE, NAD 83(2011) AS DERIVED FROM GPS OBSERVATIONS. AREA CALCULATIONS HAVE BEEN MADE RELATIVE TO SAID GRID COORDINATES.
2. FIELD WORK PERFORMED ON 7/25/2023 & 8/2/2023.
3. THIS SURVEYOR HAS MADE NO ATTEMPT REGARDING RESEARCH INTO SERVITUDE, EASEMENTS, RIGHT OF WAYS, UTILITIES OR PIPELINES AND SHALL NOT BE RESPONSIBLE FOR SUCH ENCUMBRANCES. IN ADDITION, NO ATTEMPT HAS BEEN MADE BY THIS SURVEYOR TO VERIFY TITLE OR ACTUAL LEGAL OWNERSHIP.
4. I CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL GROUND SURVEY AND MEETS THE STANDARDS FOR PROPERTY BOUNDARY SURVEYS UNDER A CLASS "C" SURVEY AS ADOPTED BY THE LOUISIANA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
5. THIS PLAT DOES NOT DISPLAY FLOODPLAIN INFORMATION.
6. PROPERTY IS LOCATED APPROXIMATELY 707 FEET FROM THE INTERSECTION OF NORTH BERNARD RD. AND GARBER RD.
7. THIS PLAT HAS NOT BEEN PLATTED WITH PLANNING AND ZONING.
8. RECORD BEARINGS AND DISTANCES ARE IN PARENTHESES
9. REFERENCE PLAT BY CRAIG SPIKES RECORDED IN ACT # 2013-40545
10. REFERENCE PLAT BY CRAIG SPIKES RECORDED IN ACT # 2008-5441
11. CIRCLES ON BOUNDARY ALONG CENTERLINE OF CANAL ARE NOT MONUMENTED.

PROJECTION: LOUISIANA SOUTH
GEO. DATUM: NAD83 | VERT. DATUM: NAVD88 GEOID18
SPCS GRID UNITS: US SURVEY FEET



BOUNDARY SURVEY
OF LAND TO BE ACQUIRED BY
ALLEN STUART
TRACTS B-2-B & C-2-B
SECTION 57 T10S-R5E
CITY OF BROUSSARD
LAFAYETTE PARISH, LOUISIANA

STATE OF LOUISIANA
2024
ADAM D. MECHE
REG. No. 5079
LICENSED PROFESSIONAL
LAND SURVEYOR
ADAM D. MECHE, P.L.S.
PROFESSIONAL LAND SURVEYOR NO. 5079

PIONEER SURVEYING
337-371-5179
822 HARDING ST. SUITE 204
LAFAYETTE, LA 70503

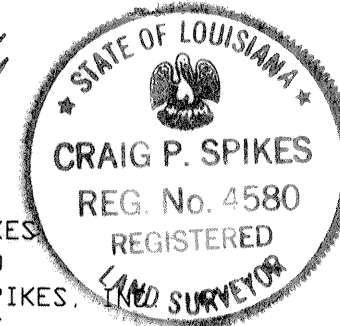
LEGEND:
POWER POLE
SET 1/2" IRON ROD
FOUND PROPERTY CORNER
FND. FOUND
I.P. IRON PIPE
I.R. IRON ROD

DRAWING NAME: 23-205 BNDY.DWG
DRAWN BY: ADM JOB NO: 23-205
APPROVED BY: ADM DATE: 08-21-24

PREPARED FOR:
OLSON & ONEILL
ATTORNEYS AT LAW

PLAT
SEE PLAT FILING CABINET
2008-5441

RICHARD C. SPIKES, INC.
IS NOT RESPONSIBLE FOR ANY
EASEMENTS, RIGHTS OF WAY OR
SERVITUDES NOT SHOWN. THIS FIRM
HAS DONE NO PUBLIC RECORDS SEARCH
TO LOCATE SUCH ITEMS OF RECORD.



CRAIG P. SPIKES
RLS. NO. 4580
RICHARD C. SPIKES,
154 BANKS AVE.
LAFAYETTE, LA. 70506
(337) 237-0907

NOTES

MINIMUM LOT SIZE:	241909 SQ. FT.
MINIMUM LOT FRONTAGE:	450.00
TOTAL AREA:	5553 AC.
MUNICIPAL NUMBERS:	○
LIMITS OF DEDICATION:	A-B-C-D-A
TOTAL NUMBERS OF LOTS:	1

I CERTIFY THAT THE ABOVE PROPERTY IS LOCATED IN
ZONE X ACCORDING TO F.I.R.M. NO. 22055C-0070-G
DATED 1-19-96.

I CERTIFY THAT THIS PLAT AND THE SURVEY ON WHICH IT IS
BASED MEETS THE 'MINIMUM STANDARDS FOR PROPERTY BOUNDARY
SURVEYS' FOR A CLASS C SURVEY, AS ADOPTED BY THE LA.
STATE BOARD OF REGISTRATION FOR PROFESSIONAL
ENGINEERS AND LAND SURVEYORS. (LAC TITLE 46:XXI CH. 25)

I CERTIFY THAT THIS SURVEY WAS PERFORMED BY MYSELF
OR UNDER MY DIRECT SUPERVISION & CONTROL

REFERENCE PLAT BY RICHARD C. SPIKES, RLS
FOR STELLA ROY SOULIER ESTATE 5-06-87 (89-13007)

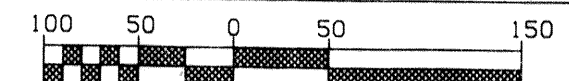
UTILITIES

ELECTRIC POWER:	SLEMCO
WATER:	CITY OF BROUSSARD
SEWER:	INDIVIDUAL SYSTEM
DRAINAGE:	OPEN DITCH
TELEPHONE:	BELLSOUTH

PLAT OF SURVEY
SHOWING PROPERTY TO
BE ACQUIRED BY
**PROFESSIONAL MEDICAL
RESEARCH, L.L.C.**
BEING TRACT B-2-A
(5.553 ACRES)
(A COMMERCIAL DEVELOPMENT)

SECTION 57, T 10 S - R 5 E
LAFAYETTE PARISH, LOUISIANA
CITY OF BROUSSARD

SCALE: 1" = 100' DATE: JANUARY 29, 2008



BASIS OF BEARINGS:
LINE A-E AS PER
REFERENCE PLAT

