

FATIC-530 COMMERCIAL [] RESIDENTIAL [] NEW HOME SALE [] RESALE [] FORECLOSURE []
SCHEDULE A
ALTA Owner's Policy

FIRST AMERICAN TITLE INSURANCE COMPANY
SCHEDULE A

Issuing Office File No.: A-15788

Policy No. : FA-33-644634

Date of Policy: 1631986 at 3:58 P.M.

Amount of Insurance: \$2,521,760.00

Premium Amount: \$7,103.50

1. Name of Insured:
All State Financial Company
2. The estate or interest in the land which is covered by this policy is:
Fee Simple
3. Title to the estate or interest is vested in:
All State Financial Company
4. The land referred to in this policy is described as follows:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

JONES FUSSELL, L.L.P.

By: _____

Authorized Signatory
A. WAYNE BURAS

FIRST AMERICAN TITLE INSURANCE COMPANY

EXHIBIT A

LEGAL DESCRIPTION

Issuing Office File No.: A-15788

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ALL THAT CERTAIN PIECE OR PORTION OF LAND, SITUATED IN SECTION 12, TOWNSHIP 7 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA, DESCRIBED ACCORDING TO A SURVEY BY JOHN E. BONNEAU & ASSOCIATES, INC. DATED DECEMBER 18, 2006, A COPY OF WHICH IS ATTACHED HERETO AND MADE A PART HEREOF AS FOLLOWS, TO-WIT:

FROM THE SECTION CORNER COMMON TO SECTIONS 12, 45, & 46 TOWNSHIP 7 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA RUN SOUTH 00 DEGREES 02 MINUTES 40 SECONDS EAST FOR A DISTANCE OF 2475.44 FEET TO A POINT; THENCE RUN SOUTH 89 DEGREES 24 MINUTES 43 SECONDS WEST FOR A DISTANCE OF 3438.90 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING RUN SOUTH 89 DEGREES 08 MINUTES 40 SECONDS WEST FOR A DISTANCE OF 1042.67 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF INTERSTATE 12; THENCE RUN ALONG SAID RIGHT-OF-WAY NORTH 72 DEGREES 18 MINUTES 38 SECONDS WEST (TITLE: NORTH 71 DEGREES 48 MINUTES 53 SECONDS WEST) FOR A DISTANCE OF 349.84 FEET TO A POINT ON THE SECTION LINE COMMON TO SECTIONS 11 AND 12, TOWNSHIP 7 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA; THENCE LEAVING SAID RIGHT-OF-WAY AND RUNNING ALONG SAID SECTION LINE NORTH 00 DEGREES 37 MINUTES 12 SECONDS WEST (TITLE: NORTH 00 DEGREES 57 MINUTES 00 SECONDS WEST) FOR A DISTANCE OF 1210.85 FEET TO THE SOUTHEAST CORNER OF SHADY LAKE SUBDIVISION; THENCE CONTINUE NORTH 00 DEGREES 37 MINUTES 12 SECONDS WEST (TITLE: NORTH 00 DEGREES 57 MINUTES 00 SECONDS WEST) ALONG THE EAST LINE OF SAID SUBDIVISION FOR A DISTANCE OF 1320.00 FEET TO THE SOUTHWEST CORNER OF EVERGREEN ACRES AND THE SECTION CORNER COMMON TO SECTIONS 1, 2, 11 & 12, TOWNSHIP 7 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA; THENCE LEAVING SAID EAST LINE OF SHADY LAKE SUBDIVISION AND RUNNING ALONG THE SOUTH LINE OF EVERGREEN ACRES SUBDIVISION AND THE SECTION LINE COMMON TO SECTIONS 1 AND 12 THE FOLLOWING CALLS:

THENCE NORTH 89 DEGREES 09 MINUTES 06 SECONDS EAST (TITLE: EAST) FOR A DISTANCE OF 1216.71 FEET TO A POINT; THENCE NORTH 89 DEGREES 04 MINUTES 10 SECONDS EAST (TITLE: EAST) FOR A DISTANCE OF 1600.16 FEET TO THE SOUTHEAST CORNER OF SAID EVERGREEN ACRES SUBDIVISION AND THE SECTION LINE COMMON TO SECTIONS 1 AND 45 TOWNSHIP 7 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA;

THENCE LEAVING SAID SECTION LINE COMMON TO SECTIONS 1 AND 12, TOWNSHIP 7 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA AND SAID EVERGREEN ACRES SUBDIVISION AND RUN ALONG SAID SECTION LINE COMMON TO SECTIONS 1 AND 45 TOWNSHIP 7 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA SOUTH 01 DEGREES 19 MINUTES 47 SECONDS WEST (TITLE: SOUTH 01 DEGREES 19 MINUTES 14 SECONDS WEST) FOR A DISTANCE OF 180.63 FEET (TITLE: 180.70 FEET) TO THE SOUTHWEST CORNER OF SECTION 45, BEING THE COMMON SECTION LINE TO SECTIONS 12 AND 45, TOWNSHIP 7 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA; THENCE RUN ALONG SAID COMMON SECTION LINE NORTH 89 DEGREES 14 MINUTES 57 SECONDS EAST (TITLE: SOUTH 89 DEGREES 40 MINUTES 00 SECONDS EAST) FOR A DISTANCE OF 1185.42 FEET TO A POINT; THENCE LEAVING SAID COMMON SECTION LINE TO SECTIONS 12 AND 45, TOWNSHIP 7 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA AND RUN SOUTH 01 DEGREES 28 MINUTES 25 SECONDS EAST FOR A DISTANCE OF 1147.05 FEET TO A POINT; THENCE RUN SOUTH 89 DEGREES 24 MINUTES 25 SECONDS WEST FOR A DISTANCE OF 2655.55 FEET TO A POINT; THENCE RUN SOUTH 01 DEGREES 21 MINUTES 38 SECONDS EAST FOR A DISTANCE OF 1326.60 FEET BACK TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 157.61 ACRES MORE OR LESS.

NOTE: The Company does not insure acreage content.

FIRST AMERICAN TITLE INSURANCE COMPANY

SCHEDULE B

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EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Any rights, interests, or claims of parties in possession of the land not shown by the public records.
2. Any rights, interests, or claims affecting the land which a correct survey would disclose and which are not shown by the public records.
3. 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.
4. Any dispute as to the boundaries caused by a change in the location of any water body within or adjacent to the land prior to 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.
5. Taxes or special assessments not shown as liens in the public records or in the records of the local tax collecting authority, at Date of Policy.
6. Any minerals or mineral rights leased, granted or retained by current or prior owners.
7. Taxes and assessments for the year 2007 and subsequent years.
8. We except to an oil, gas, and mineral lease dated October 8, 1969, recorded at COB 564, folio 109 but make no requirement.
9. We except to an expropriation of property by the State of Louisiana for the expansion of Interstate Highway 12 recorded at COB 610, folio 319. We require that the current survey appropriately reflect the condemnation of property set forth in such deed and transfer.
10. We except to all matters relating to access and right of way to a public road for matters relating to an enclosed estate and note that the survey of John E. Bonneau reflects one possible connection to Cedar Drive on the north side of the property. We except to all matters relating thereto.
11. We except to an oil, gas, and mineral lease granted by Ben A. Johnston, et al dated January 22, 1976, recorded at COB 778, folio 817, but make no requirement.