

# Exhibit F.

## Crosspoint South Site

### Partial Title Abstract



**GREATER NEW ORLEANS**  
INC  
REGIONAL ECONOMIC DEVELOPMENT

# Crosspoint South Site Partial Title Abstract



## Crosspoint South Partial Title Abstract

Dates Researched: 9/12/1960 to 10/23/2020

Current Owner	Masters Partnerships, LLC
Parcel Numbers	2029405
Acreage	1.00
Location	Sec. 31 T6S R7E
Date Acquired	10/11/2018
Instrument Number	1015715
Book/Page	1490/857
Current Owner	Masters Partnerships, LLC
Parcel Numbers	2044005
Acreage	7.45
Location	Sec. 31 T6S R7E
Date Acquired	10/11/2018
Instrument Number	1015715
Book/Page	1490/857
Current Owner	Masters Partnerships, LLC
Parcel Numbers	5134706
Acreage	1.00
Location	Sec. 31 T6S R7E
Date Acquired	10/11/2018
Instrument Number	1015715
Book/Page	1490/857
Current Owner	Masters Partnerships, LLC
Parcel Numbers	5084407
Acreage	0.68
Location	Sec. 31 T6S R7E
Date Acquired	10/26/2017
Instrument Number	995128
Book/Page	1461/460
Current Owner	Masters Partnerships, LLC
Parcel Numbers	5186404
Acreage	0.84
Location	Sec. 31 T6S R7E
Date Acquired	10/26/2017
Instrument Number	995128
Book/Page	1461/460
Current Owner	Masters Partnerships, LLC

Parcel Numbers	1814508
Acreage	14.51 (includes a parcel in the North side)
Location	Sec. 31 T6S R7E
Date Acquired	8/8/2017
Instrument Number	990327
Book/Page	1454/890
Current Owner	Melvin E. Mathes, Jr. * & Masters Partnership, LLC
Parcel Numbers	2032503
Acreage	0.425
Location	Sec. 31 T6S R7E
Date Acquired	7/10/2017
Instrument Number	988410
Book/Page	1451/887
	*Norman Jenkins bought the .425 acres from Eleanor Mathes, but there are no documents putting it in her position. It is not clear that it was separate property, but she signed as a witness to the sale to LDOTD for a right of way so it appears it was treated as separate property.
Current Owner	SLLR, LLC
Parcel Numbers	6236502
Acreage	2.30
Location	Sec. 31 T6S R7E
Date Acquired	4/23/2007
Instrument Number	749121
Book/Page	1095/810
<b>ROW Document 1</b>	Boundary Agreement
Entity Acquiring ROW	Anna B & The Gang, LLC & One Weekend, LLC
Owner of Property when Acquired	Anna B & The Gang, LLC & One Weekend, LLC
Date	1/10/2005
Instrument Number	882620
Book/Page	1006/590
<b>ROW Document 2</b>	Agreement Establishing Predial Servitude
Entity Acquiring ROW	One Weekend, LLC
Owner of Property when Acquired	Warren S. Bankston
Date	8/10/2004
Instrument Number	671728
Book/Page	993/237
<b>ROW Document 3</b>	ROW-Servitude-Easement
Entity Acquiring ROW	Entergy Louisiana, Inc.
Owner of Property when Acquired	Anna B & The Gang, LLC
Date	10/27/2004

Instrument Number	677446
Book/Page	1000/210

### Sell Offs After Purchase

NONE	NONE
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### Mortgages/Liens

Mortgage Certificate	

### Maps/Plats Provided

<b>Map 1</b>	Anna B and the Gang Mini-Division
Date	4/17/2007
Instrument Number	748537
Book/Page	1095/127
<b>Map 2</b>	Plan of Survey of a Parcel of Land Located as Shown in Section 31, T-6-S, R-7-E, Tangipahoa Parish, LA
Date	6/27/1979
Instrument Number	639935
Book/Page	963/803

### Ownership Names Researched

Name	Dates Researched
Masters Partnerships, LLC	7/10/2017 to Present
SLLR, LLC	4/23/2007 to Present
Melvin E. Mathes, Jr.	9/12/1960 to Present
Norman Ehlert Jenkins	8/26/2004 to 10/11/2018
Rachael L. Martin Jenkins	5/26/1988 to 10/11/2015
Northshore Baptist Association	5/9/2002 to 10/26/2017

Anna B & The Gang LLC	8/27/2004 to 8/8/2017
Ernest Gilbert McLaughlin	8/17/1974 to 7/25/2017
Cloyce Ann McLaughlin, Lous Diann McLaughlin, Ernest E. McLaughlin	10/18/2006 to 7/25/2017
Helena Ruth Martin	8/17/1971 to 7/25/2017
Warren S. Bankston	5/23/1979 to 8/27/2004
Ronald L. Bankston	5/23/1979 to 8/27/2004
Anna Vargo Bankston	5/23/1979 to 8/27/2004
Margaret David Bankston	5/23/1979 to 8/27/2004
Meredith Coates Bankston Bodi	5/23/1979 to 8/27/2004
Edith Myrtle Laird Core, Harvey Ray Core, Gary Willie Core	5/27/1979

### Tax Information

Parish	Tangipahoa Parish
Tax Year	2019
Assessed Ownership	Masters Partnerships, LLC
Assessment Number	1814508
Land	\$180.00
Improvements	\$0.00
Total Value	\$180.00
Taxes	\$21.84
Zoning	Timberlands
Municipal Address	Pumpkin Center Road
Parish	Tangipahoa Parish
Tax Year	2019
Assessed Ownership	Masters Partnerships, LLC
Assessment Number	2029405
Land	\$1,200.00
Improvements	\$0.00
Total Value	\$1,200.00
Taxes	\$137.75

Zoning	Residential
Municipal Address	Pumpkin Center Road
Parish	Tangipahoa Parish
Tax Year	2019
Assessed Ownership	Melvin E. Mathes, Jr. & Masters Partnerships, LLC
Assessment Number	2032503
Land	\$750.00
Improvements	\$0.00
Total Value	\$750.00
Taxes	\$86.12
Zoning	Residential
Municipal Address	Pumpkin Center Road
Parish	Tangipahoa Parish
Tax Year	2019
Assessed Ownership	Masters Partnerships, LLC
Assessment Number	2044005
Land	\$218.00
Improvements	\$0.00
Total Value	\$218.00
Taxes	\$25.02
Zoning	Agricultural
Municipal Address	Pumpkin Center Road
Parish	Tangipahoa Parish
Tax Year	2019
Assessed Ownership	Masters Partnerships, LLC
Assessment Number	5084407
Land	\$1,000.00
Improvements	\$10,283.00
Total Value	\$11,283.00

Taxes	\$1,295.30
Zoning	Residential
Municipal Address	McLaughlin Lane
Parish	Tangipahoa Parish
Tax Year	2019
Assessed Ownership	Masters Partnerships, LLC
Assessment Number	5134706
Land	\$1,200.00
Improvements	\$0.00
Total Value	\$1,200.00
Taxes	\$137.75
Zoning	Residential
Municipal Address	McLaughlin Lane
Parish	Tangipahoa Parish
Tax Year	2019
Assessed Ownership	Masters Partnerships, LLC
Assessment Number	5186404
Land	\$1,200.00
Improvements	\$0.00
Total Value	\$1,200.00
Taxes	\$114.80
Zoning	Residential
Municipal Address	McLaughlin Lane
Parish	Tangipahoa Parish
Tax Year	2019
Assessed Ownership	SLLR, LLC
Assessment Number	6236502
Land	\$27,552.00
Improvements	\$0.00

Total Value	\$1,200.00
Taxes	\$3,162.98
Zoning	Residential
Municipal Address	Pumpkin Center Road



# Tangipahoa Parish Recording Page 183078

Gary T. Stanga  
Clerk of Court  
P. O. Box 667  
110 North Bay Street, Suite 100  
Amite, LA 70422  
(985) 748-4146

**Received From :**

LE FLEUR DE LIS TITLE COMPANY  
41601 VETERANS AVE., SUITE 200  
HAMMOND, LA 70403

**First VENDOR**

JENKINS, NORMAN EHLERT

**First VENDEE**

MASTERS PARTNERSHIPS LLC

**Index Type :** CONVEYANCES

**Instrument # :** 1015715

**Type of Document :** DEED

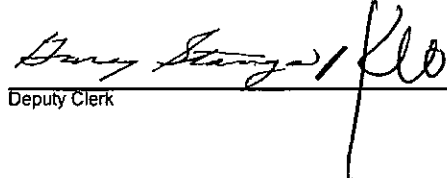
**Book :** 1490

**Page :** 857

**Recording Pages :** 4

**Recorded Information**

I hereby certify that the attached document was filed for registry and recorded in the Clerk of Court's office for Tangipahoa Parish, Louisiana

  
Deputy Clerk

**On (Recorded Date) :** 10/11/2018

**At (Recorded Time) :** 8:40:39AM



Doc ID - 013260360004

SCANNED  
NO

**Return To :**

CASH DEED  
STATE OF LOUISIANA  
PARISH OF TANGIPAHOA

Norman Ehlert Jenkins &  
Rachel L. Martin Jenkins

TO

Masters Partnership, LLC 18-874  
=====

BEFORE ME, the undersigned Notary Public, duly commissioned and qualified, in and for the aforesaid Parish and State, and in the presence of the witnesses hereinafter named and undersigned, personally came and appeared

Norman Ehlert Jenkins & Rachel L. Martin Jenkins, husband and wife, who declared that Norman Ehlert Jenkins has been married three times, first to Iris Lynn Rogers, divorced, second to Sandra Patterson, divorced and third to Rachel L. Martin Jenkins, whom he is presently married to, Rachel L. Martin Jenkins who declared that she has been married once to Noman Ehlert Jenkins whom she is presently married to, whose mailing address P.O. Box 1052, Albany, LA 70711.

herein called SELLER, who declared that for the price of **Eight Hundred Thousand and 00/100 DOLLARS (\$800,000.00)**, cash, receipt of which is acknowledged, SELLER hereby sell and deliver all of their right, title and interest, with full warranty of title and subrogation to all rights and actions of warranty which SELLER may have, unto:

Masters Partnership, LLC, a Louisiana limited liability company, with its principal place of business and domicile in the Parish of Tangipahoa, State of Louisiana, herein represented by David Pevey, its duly authorized member, as per certificate of authority duly recorded, whose mailing address is 10250 Park Place, Suite B, Hammond, LA 70403.

Herein called BUYER, the following described property, the possession and delivery of which BUYERS acknowledge:

Assessment #01986503 - 4.53 acre tract

A PARCEL CONTAINING 4.53 ACRES IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31, T6S, R7E, TANGIPAHOA PARISH, LOUISIANA, MORE PARTICULARLY DESCRIBED AS COMMENCING AT A POINT ON THE SOUTH RIGHT OF WAY LINE OF THE OLD BATON ROUGE HIGHWAY 19.8 FEET NORTH 89 DEG. 26 MIN. EAST OF THE INTERSECTION OF THE SAID RIGHT-OF-WAY LINE OF THE OLD BATON ROUGE HIGHWAY WITH THE SECTION LINE BETWEEN SECTION 21 AND 41, T6S, R7E, THENCE RUN NORTH 89 DEG. 26 MIN. EAST 375.7 FEET; THENCE RUN SOUTH 525 FEET; THENCE RUN SOUTH 89 DEG. 26 MIN. WEST 375.7 FEET; THENCE RUN NORTH 525 FEET TO THE POINT OF BEGINNING, ALL AS PER SURVEY OF ANSIL BICKFORD, DATED APRIL 10, 1972  
Municipal address: 10372 Old Baton Rouge Highway, Hammond, LA 70401

Assessment #02044005 - 7.45 acre tract

A certain piece or parcel of land located in Section 31, T6S, R7E, Parish of Tangipahoa, State of Louisiana being more particularly described as follows to-wit:  
All of Vendor's undivided interest in and to a parcel of land located in fractional Section 31, T6S, R7E and being 7.45 acres out of the original 20 acres parcel acquired by Ernest G. McLaughlin and Mable Irene Hatton McLaughlin from Wilburn B. Cornwell by Act dated February 26, 1944 and recorded in COB 172, page 541 of the official records of Tangipahoa Parish, Louisiana, Less and Except therefrom the properties described in the conveyances recorded at COB 290 page 532, COB 354 page 361, COB 646 page 453, COB 664 page 246 and COB 668 page 744 all of the official records of the Parish of Tangipahoa, Louisiana said

property being subject to a right or way in favor of the Baptist Convention of District Eleven of Louisiana as described in the conveyance recorded at COB 646 page 453.

Assessment #05134706 - 1.00 acre tract

A certain piece or parcel of land situated in Section 31, T6S, R7E, Parish of Tangipahoa, State of Louisiana, more fully described as beginning at a point 425.68 feet South 89 degrees 55 minutes 00 seconds West of the intersection of the North line of Lot 4 of Section 31, T6S, R7E, and the apparent West R/W line of Pumpkin Center Road; thence South 02 degrees 40 minutes 42 seconds West 191.98 feet; thence North 85 degrees 35 minutes 12 seconds West 109.22 feet; thence North 89 degrees 58 minutes 12 seconds West 52.86 feet; thence South 62 degrees 53 minutes 30 seconds West 76.83 feet; thence North 02 degrees 40 minutes 42 seconds East 218.25 feet; thence North 89 degrees 55 minutes 00 seconds East 228.92 feet to the Point of Beginning, containing ONE ACRE, all as shown on map by Wallace Adams, Engineer, dated April 29, 1987.

Assessment #02029405 - 1.00 acre tract

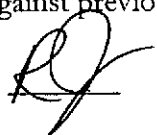
One acre of land in Section 31, T6S, R7E, in Tangipahoa Parish, Louisiana being more specifically described as commencing at a point on Service Road measure North 375 feet and corner; thence measure East 236 feet and corner on West boundary of Service Road; thence measure Southwesterly 443 feet along West boundary of said Service Road to point of beginning forming a triangular plot of land. Being a portion of the same property acquired by vendors under deed passed before Joseph M. Blache, Jr., Notary Public on February 26, 1944 between Wilburn B. Cornwell and Murphy Thomas Martin & Helena Ruth McLaughlin Martin.

The sale is made and accepted subject to all prior servitudes, easements, reservations, restrictions and covenants of record in the office of the Clerk and Recorder for the aforementioned Parish, State of Louisiana. However, any reference to any mineral reservations, restrictions, servitudes, easements, rights of way or other encroachments adversely affecting the title or physical condition of the herein-above described property shall not be construed as an acknowledgment, confirmation or reestablishment thereof.

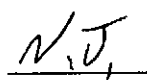
The parties hereby waive the production of a current survey and do hereby relieve and release me, Notary and Fleur de lis Title Company, from any and all liability in connection therewith, including, but not limited to matters of, access, encroachments, servitudes, legal descriptions, easements, etc., which might result from said non-production of survey.

The property sold herein is conveyed "AS IS" and "WHERE IS", Buyer hereby acknowledging that it has relied solely on its own inspection of the Property and not on any warranties or representations from the Seller. Seller has made no representations or warranties with respect to the property, including without limitation, the income derived therefrom or expenses to be incurred with respect thereto or with respect to information or documents previously furnished to Buyer or furnished to Buyer pursuant to this agreement; and Buyer acknowledges that there are no agreements, warranties or representations expressed or implied, affecting the Property relating to title, merchantability, conditions or fitness for a particular purpose or of quality, design, condition, capacity, suitability or performance all of which are hereby disclaimed by Seller and expressly waived by Buyer. Additionally, Seller does not warrant that the property is free from redhibitory or latent defects or vices and Buyer hereby expressly waives all rights in redhibition pursuant to Louisiana Civil Code article 2520, et seq., as well as the warranty imposed by Louisiana Civil Code article 2475 and releases Seller from any liability for redhibitory or latent defects or vices under Louisiana Civil Code articles 2520 through 2548. However, the Seller hereby subrogates the Buyer in and to all rights and actions in warranty that the Seller has or may have against previous owners and Sellers of the property.

Buyer's Initials



Seller's Initials



All parties signing the within instrument have declared themselves to be of full legal capacity.

All taxes assessed against the property herein conveyed for 2017 have been paid. Taxes for the year of 2018 shall not be pro-rated and will be the buyer's responsibility.

All agreements and stipulations herein contained and all the obligations herein assumed shall inure to the benefit and be binding upon the heirs, successors, and assigns of the respective parties, and the **BUYER(S)**, their heirs and assigns shall have and hold the described property in full ownership

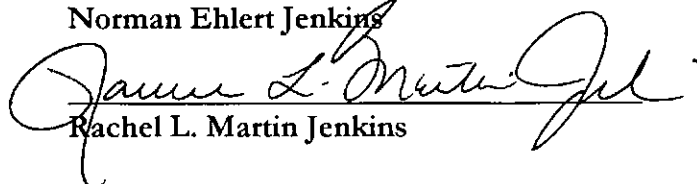
forever.

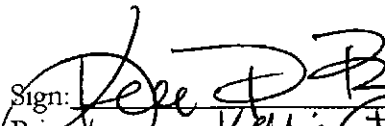
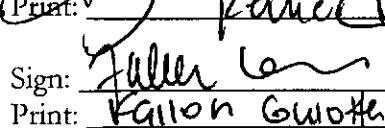
The certificate required by Article 3364 of the Revised Civil Code of this State is waived by the parties, who agree to hold me, Notary, harmless for the non-production thereof.

Thus done, read and passed at my office in Hammond, Parish of Tangipahoa, Louisiana, in the presence of me, Notary, and the undersigned competent witnesses who have signed in the presence of the parties and me, Notary, on this 9<sup>th</sup> day of October 2018.

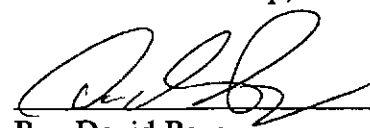
WITNESSES:

  
Norman Ehlert Jenkins

  
Rachel L. Martin Jenkins

Sign:   
Print: David Pevey  
Sign:   
Print: Fallon Gwote

Masters Partnership, LLC

  
By: David Pevey

  
NOTARY PUBLIC

Jeff Alan LeSaicherre  
Notary Public  
State of Louisiana  
Notary # 82564  
My Commission is for life

TAX NOTICES: BUYERS are responsible for the property taxes. Tax Notices should be sent to Masters Partnership, LLC at 10250 Park Place, Suite B, Hammond, LA 70403

## Tangipahoa Parish Recording Page

BATCH 116 7047

Gary T. Stanga  
Clerk of Court  
P. O. Box 667  
110 North Bay Street, Suite 100  
Amite, LA 70422  
(985) 748-4146

**Received From :**  
LE FLEUR DE LIS TITLE COMPANY  
41601 VETERANS AVE., SUITE 200  
HAMMOND, LA 70403

**First VENDOR**

NORTHSHORE BAPTIST ASSN

**First VENDEE**

MASTERS PARTNERSHIP LLC

**Index Type :** CONVEYANCES

**Instrument # :** 995128

**Type of Document :** DEED

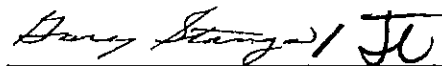
**Book :** 1461

**Page :** 460

**Recording Pages :** 5

### Recorded Information

I hereby certify that the attached document was filed for registry and recorded in the Clerk of Court's office for Tangipahoa Parish, Louisiana

  
Deputy Clerk

**On (Recorded Date) :** 10/26/2017

**At (Recorded Time) :** 4:19:37PM



Doc ID - 012787920005

**SCANNED**

**Return To :**

CASH DEED  
STATE OF LOUISIANA  
PARISH OF TANGIPAHOA

Northshore Baptist Association

TO

Masters Partnership, LLC

17-591

=====

BEFORE ME, the undersigned Notary Public, duly commissioned and qualified, in and for the aforesaid Parish and State, and in the presence of the witnesses hereinafter named and undersigned, personally came and appeared

Northshore Baptist Association, a non-profit, religious organization, whose members are Baptist Churches of the Southern Baptist Convention, herein represented by Lonnie Wascom, its duly authorized member, as per Resolution attached hereto and made a part hereof, whose mailing address is 11411 McLaughlin Lane, Hammond, LA 70403.

herein called SELLER, who declared that for the price of **One Hundred Thousand and 00/100 DOLLARS (\$100,000.00)**, cash, receipt of which is acknowledged, SELLER hereby sell and deliver with full warranty of title and subrogation to all rights and actions of warranty SELLER may have, unto:

Masters Partnership, LLC, a Louisiana limited liability company, with its principal place of business and domicile in the Parish of Tangipahoa, State of Louisiana, herein represented by David Pevey, its duly authorized member, as per certificate of authority duly recorded, whose mailing address is 10250 Park Place, Suite B, Hammond, LA 70403.

Herein called BUYER, the following described property, the possession and delivery of which BUYERS acknowledge:

Tract 1: A certain piece or parcel of land situated in Section 31, Township 6 South, Range 7 East, Parish of Tangipahoa, State of Louisiana, more fully described as: Beginning at a point 434.65 feet West and 192.39 feet South of the intersection of the North line of Lot #4 of Section 31, T6S, R7E, and the apparent West R/W line of Pumpkin Center Road; thence South 01 degree 24 minutes 18 seconds West 32.19 feet; thence South 41 degrees 27 minutes 10 seconds West 128.51 feet; thence South 87 degrees 47 minutes 45 seconds West 183.92 feet; thence North 03 degrees 45 minutes 05 seconds East 92.05 feet; thence North 62 degrees 53 minutes 30 seconds East 114.44 feet; thence South 89 degrees 58 minutes 12 seconds East 52.86 feet; thence South 85 degrees 35 minutes 12 seconds East 109.22 feet to Point of Beginning. Containing 0.6813 Acre, all as shown on survey of Wallace Adams, R.P.S. & C. E., dated 4/29/87.

Tract 2:

A certain piece or parcel of land situated in Section 31, Township 6 South, Range 7 East, Parish of Tangipahoa, State of Louisiana, more fully described as: beginning at a point 236.10 feet South and 698.28 feet West of the intersection of the North line of Lot # 4 of Section 31, Township 6 South, Range 7 East and the apparent West right of way line of Pumpkin Center Road; thence proceed South 03 degrees 45 minutes 05 seconds West 92.05 feet; thence proceed South 88 degrees 55 minutes 05 seconds West 398.00 feet; thence North 02 degrees 30 minutes 32 seconds East 91.90 feet; thence North 88 degrees 55 minutes 05 seconds East 400.00 feet back to the point of beginning. Containing 0.8402 acres. All as per map and survey by Wallace Adams, P.L.S. & P.C.E., dated June 16, 1988.

And a servitude of passage in favor of the above described property as is described as follows: A twenty (20 ft.) foot servitude of passage from Pumpkin Center Road to the Northeast Corner of the property described as Tract 1 above, which servitude is on property described as beginning at a Point 434.65 feet West and 192.39 feet South of the intersection of the North line of Lot #4 of Section 31, T6S, R7E, and the apparent West R/W line of Pumpkin Center Road; thence North 85 degrees 35 minutes 12 seconds West 25.03 feet; thence North 62 degrees 40 minutes 55 seconds East 62.72 feet; thence North 14 degrees 38 minutes 25 seconds East 147.34 feet; thence North 88 degrees 03 minutes 15 seconds East 366.79 feet to the apparent

West R/W line of Pumpkin Center Road, thence along said apparent R/W line South 00 degrees 32 minutes 14 seconds West 20.02 feet; thence South 88 degrees 03 minutes 15 seconds West 351.01 feet; thence South 14 degrees 38 minutes 25 seconds West 141.34 feet; thence south 62 degrees 40 minutes 55 seconds West 54.09 feet; thence North 01 degree 24 minutes 18 seconds East 7.80 feet to Point of Beginning. Contains 0.2556 acre, all as shown on survey map by Wallace Adams, R.P.S. & C.E., dated 4/29/87.

The sale is made and accepted subject to all prior servitudes, easements, reservations, restrictions and covenants of record in the office of the Clerk and Recorder for the aforementioned Parish, State of Louisiana. However, any reference to any mineral reservations, restrictions, servitudes, easements, rights of way or other encroachments adversely affecting the title or physical condition of the herein-above described property shall not be construed as an acknowledgment, confirmation or reestablishment thereof.

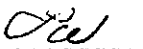
The parties hereby waive the production of a current survey and do hereby relieve and release me, Notary and Fleur de lis Title Company, from any and all liability in connection therewith, including, but not limited to matters of, access, encroachments, servitudes, legal descriptions, easements, etc., which might result from said non-production of survey.

The property sold herein is conveyed "AS IS" and "WHERE IS", Purchaser hereby acknowledging that it has relied solely on its own inspection of the Property and not on any warranties or representations from the Vendor. Vendor has made no representations or warranties with respect to the property, including without limitation, the income derived therefrom or expenses to be incurred with respect thereto or with respect to information or documents previously furnished to Purchaser or furnished to Purchaser pursuant to this agreement; and Purchaser acknowledges that there are no agreements, warranties or representations expressed or implied, affecting the Property relating to title, merchantability, conditions or fitness for a particular purpose or of quality, design, condition, capacity, suitability or performance all of which are hereby disclaimed by Vendor and expressly waived by Purchaser. Additionally, Vendor does not warrant that the property is free from redhibitory or latent defects or vices and Purchaser hereby expressly waives all rights in redhibition pursuant to Louisiana Civil Code article 2520, et seq., as well as the warranty imposed by Louisiana Civil Code article 2475 and releases Vendor from any liability for redhibitory or latent defects or vices under Louisiana Civil Code articles 2520 through 2548. However, the Vendor hereby subrogates the Purchaser in and to all rights and actions in warranty that the Vendor has or may have against previous owners and vendors of the property.

Buyer's Initials



Seller's Initials



All parties signing the within instrument have declared themselves to be of full legal capacity.

All taxes assessed against the property herein conveyed for 2016 have been paid by virtue of exemption.

All agreements and stipulations herein contained and all the obligations herein assumed shall inure to the benefit and be binding upon the heirs, successors, and assigns of the respective parties, and the **BUYER(S)**, their heirs and assigns shall have and hold the described property in full ownership forever.

The certificate required by Article 3364 of the Revised Civil Code of this State is waived by the parties, who agree to hold me, Notary, harmless for the non-production thereof.


Thus done, read and passed at my office in Hammond, Parish of Tangipahoa, Louisiana, in the presence of me, Notary, and the undersigned competent witnesses who have signed in the presence of the parties and me, Notary, on this 26th day of October, 2017.

**WITNESSES:**

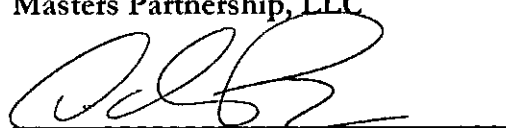
**Northshore Baptist Association**



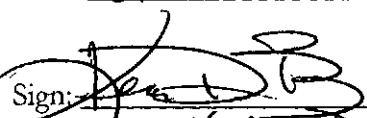
By Lonnie Wascom, Director

Sign:   
Print: USA Ellis

**Masters Partnership, LLC**



By David Pevey

Sign:   
Print: Kellie D. Ponce





**NOTARY PUBLIC**

David Stephen Scherer Jr.  
Notary Public  
Notary ID No. 141864  
Tangipahoa Parish, Louisiana

TAX NOTICES should be sent to Masters Partnership, LLC at 10250 Park Place, Suite B,  
Hammond, LA 70403



**MINUTES OF THE ANNUAL MEETING OF THE MEMBER CHURCHES  
OF THE NORTHSORE BAPTIST ASSOCIATION**

On the 2nd day of October 2017 the annual meeting of the member churches of the Northshore Baptist Association was held with all members being present and/or represented having waived formal notice:

On motion by the Northshore Baptist Association Administrative Council and seconded by (no second required), the following resolution was unanimously adopted:

BE IT RESOLVED THAT Northshore Baptist Association, does hereby authorize and direct Lonnie Wascom, its Director of Missions and Ministries, to appear on behalf of this organization to transfer/sell the immovable property and execute on its behalf any and all necessary documents required to complete the transfer of the following described property from Northshore Baptist Association to Masters Partnership, LLC

Tract 1: A certain piece or parcel of land situated in Section 31, Township 6 South, Range 7 East, Parish of Tangipahoa, State of Louisiana, more fully described as: Beginning at a point 434.65 feet West and 192.39 feet South of the intersection of the North line of Lot #4 of Section 31, T6S, R7E, and the apparent West R/W line of Pumpkin Center Road; thence South 01 degree 24 minutes 18 seconds West 32.19 feet; thence South 41 degrees 27 minutes 10 seconds West 128.51 feet; thence South 87 degrees 47 minutes 45 seconds West 183.92 feet; thence North 03 degrees 45 minutes 05 seconds East 92.05 feet; thence North 62 degrees 53 minutes 30 seconds East 114.44 feet; thence South 89 degrees 58 minutes 12 seconds East 52.86 feet; thence South 85 degrees 35 minutes 12 seconds East 109.22 feet to Point of Beginning. Containing 0.6813 Acre, all as shown on survey of Wallace Adams, R.P.S. & C. E., dated 4/29/87.

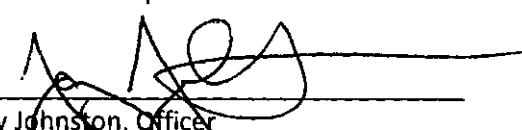
Tract 2:

A certain piece or parcel of land situated in Section 31, Township 6 South, Range 7 East, Parish of Tangipahoa, State of Louisiana, more fully described as: beginning at a point 236.10 feet South and 698.28 feet West of the intersection of the North line of Lot # 4 of Section 31, Township 6 South, Range 7 East and the apparent West right of way line of Pumpkin Center Road; thence proceed South 03 degrees 45 minutes 05 seconds West 92.05 feet; thence proceed South 88 degrees 55 minutes 05 seconds West 398.00 feet; thence North 02 degrees 30 minutes 32 seconds East 91.90 feet; thence North 88 degrees 55 minutes 05 seconds East 400.00 feet back to the point of beginning. Containing 0.8402 acres. All as per map and survey by Wallace Adams, P.L.S. & P.C.E., dated June 16, 1988.

And a servitude of passage in favor of the above described property as is described as follows:

A twenty (20 ft.) foot servitude of passage from Pumpkin Center Road to the Northeast Corner of the property described as Tract 1 above, which servitude is on property described as beginning at a Point 434.65 feet West and 192.39 feet South of the intersection of the North line of Lot #4 of Section 31, T6S, R7E, and the apparent West R/W line of Pumpkin Center Road; thence North 85 degrees 35 minutes 12 seconds West 25.03 feet; thence North 62 degrees 40 minutes 55 seconds East 62.72 feet; thence North 14 degrees 38 minutes 25 seconds East 147.34 feet; thence North 88 degrees 03 minutes 15 seconds East 366.79 feet to the apparent West R/W line of Pumpkin Center Road, thence along said apparent R/W line South 00 degrees 32 minutes 14 seconds West 20.02 feet; thence South 88 degrees 03 minutes 15 seconds West 351.01 feet; thence South 14 degrees 38 minutes 25 seconds West 141.34 feet; thence south 62 degrees 40 minutes 55 seconds West 54.09 feet; thence North 01 degree 24 minutes 18 seconds East 7.80 feet to Point of Beginning. Contains 0.2556 acre, all as shown on survey map by Wallace Adams, R.P.S. & C.E., dated 4/29/87.

Northshore Baptist Association

  
Jay Johnston, Officer

**CERTIFICATE**

I hereby certify that the above Minutes of the Board of Directors of Northshore Baptist Association of the October 2, 2017 meeting are true and correct and were duly adopted by a unanimous vote of all of the members of the Board of Directors of Northshore Baptist Association

  
Annette Gordon, Secretary

## Tangipahoa Parish Recording Page

Gary T. Stanga  
Clerk of Court  
P. O. Box 667  
110 North Bay Street, Suite 100  
Amite, LA 70422  
(985) 748-4146

**Received From :**

LE FLEUR DE LIS TITLE COMPANY  
41601 VETERANS AVE., SUITE 200  
HAMMOND, LA 70403

**First VENDOR**

ANNA B & THE GANG LLC

**First VENDEE**

MASTERS PARTNERSHIP LLC

**Index Type :** CONVEYANCES

**Instrument # :** 990327

**Type of Document :** DEED

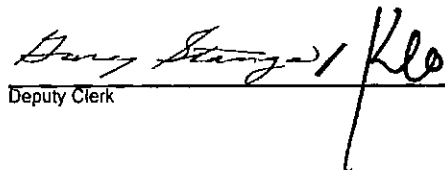
**Book :** 1454

**Page :** 890

**Recording Pages :** 5

### Recorded Information

I hereby certify that the attached document was filed for registry and recorded in the Clerk of Court's office for Tangipahoa Parish, Louisiana

  
Deputy Clerk

**On (Recorded Date) :** 08/08/2017

**At (Recorded Time) :** 4:00:19PM



Doc ID - 012736970005

**SCANNED**

**Return To :**

**CASH DEED**  
**STATE OF LOUISIANA**  
**PARISH OF TANGIPAHOA**

**Anna B and the Gang, LLC**

TO

**Masters Partnership, LLC**

17-396

=====

BEFORE ME, the undersigned Notary Public, duly commissioned and qualified, in and for the aforesaid Parish and State, and in the presence of the witnesses hereinafter named and undersigned, personally came and appeared

**Anna B and the Gang, LLC**, a Louisiana limited liability company, with its principal place of business and domicile in the Parish of Tangipahoa, State of Louisiana, herein represented by Ronald Bankston, its duly authorized member, as per certificate of authority attached hereto and made a part hereof, whose mailing address is 43229 Sweetpea Lane, Hammond, LA 70403.

herein called SELLER, who declared that for the price of **Six Hundred Thirty Thousand and 00/100 DOLLARS (\$630,000.00)**, cash, receipt of which is acknowledged, SELLER hereby sell and deliver with full warranty of title and subrogation to all rights and actions of warranty SELLER may have, unto:

**Masters Partnership, LLC**, a Louisiana limited liability company, with its principal place of business and domicile in the Parish of Tangipahoa, State of Louisiana, herein represented by David Pevey, its duly authorized member, as per certificate of authority duly recorded, whose mailing address is 10250 Park Place, Suite B, Hammond, LA 70403

Herein called BUYER, the following described property, the possession and delivery of which BUYERS acknowledge:

A certain lot or parcel of ground situated in Section 31, T6S, R7E, Parish of Tangipahoa, State of Louisiana, and being more fully described as commencing at a point 19.8 feet East of the Northwest corner of Lot 4; thence North 89 deg. 51 min. East 1082.3 feet to the West side of Pumpkin Center Road; thence North 0 deg. 5 min. West along the West side of Pumpkin Center Road 745.09 feet; thence South 89 deg. 26 min. West 376.09 feet; thence North 0 deg. 11 min. West 525 feet to the South line of Old Baton Rouge Highway; thence South 89 deg. 26 min. West along the South line of Old Baton Rouge Highway 60 feet; thence South 0 deg. 11 min. West 525 feet; thence South 89 deg. 26 min. West 644.2 feet; thence South 737.1 feet to the Point of Beginning, containing 19.11 acres more or less, all as per survey of Clifford G. Webb, dated July 3, 1969.

AND

That particular piece of immovable property lying to the East of the eastern boundary of Headright 41, Township 6 South, Range 7 East in the Parish of Tangipahoa, Louisiana and which lies to the East of the Eastern boundary of the 68.4536 acre parcel acquired by One Weekend, L.L.C. as described in a deed and on a plat and survey of Roy C Edwards, Jr., Registered Land Surveyor dated October 28, 2003 and recorded in COB 980, Page 467 of the official records of Tangipahoa Parish, Louisiana; and also described as the portion of an old abandoned right of way on a survey of William J. Bodin, Jr., Registered Land Surveyor dated July 21, 2004 that is recorded at COB 993, Page 237 of the official records of Tangipahoa Parish, Louisiana; said old abandoned right of way being described as beginning at a point which is 2007.70 feet South, 737.36 feet South 00 deg. 00 min. 01 sec. West, 19.88 feet East and 6.40 South 00 deg. 00 min. 51 seconds west from the Northeast Corner of Headright 41, Township 6 South, Range 7 East, thence proceed South 00 deg. 00 min. 51 sec. West 460 feet to the Southwest corner of Tract-1 on the survey of William J. Bodin, Jr., dated July 21, 2004; thence South 89 deg. 51 min. 00 sec. West 19.88 feet to the East line of Headright 41, T6S, R7E; thence proceed North 00 deg. 01 min. 01 sec. East along the East line of Headright 41, T6S, R7E a distance of 737.54 feet; thence proceed North 89 deg. 25 min. 53 sec. East a distance of 19.88 feet to a Northwest Corner of Tract-2 on the survey of William J. Bodin, Jr. dated July 21, 2004; thence proceed South 00 deg. 00 min. 51 sec. West 277.54 feet to the point of beginning.

LESS AND EXCEPT:

A certain tract or parcel of ground in Section 31, T6S, R7E, more particularly described as follows:

Beginning at a point 2007.70 feet South, 737.36 feet South 00 deg. 01 min. 01 sec. West, 19.88 feet East, 6.40 feet South 00 deg. 00 min. 51 sec. West and North 89 deg. 51 min. 00 sec. East a distance of 727.18 feet from the Northeast corner of Section 41, T6S, R7E; thence proceed North 0 deg. 0 min. 51 sec. East a distance of 282.85 feet; thence North 89 deg. 25 min. 53 sec. East a distance of 103.88 feet; thence South 0 deg. 9 min. 00 sec. East a distance of 283.61 feet; thence South 89 deg. 51 min. 00 sec. West a distance of 104.69 feet to the point or place of beginning, containing 29,536.892 square feet, 0.68 acres and being situated in Section 31, T6S, R7E, Tangipahoa Parish, Louisiana, as described on a plat and survey by William J. Bodin, Jr., Registered Land Surveyor, dated April 17, 2007 and recorded at COB 1098, Page 877 of the official records of Tangipahoa Parish, Louisiana

LESS AND EXCEPT:

A certain tract or parcel of ground more particularly described as follows:

Beginning at a point 2007.70 feet South, 737.36 feet South 00 deg. 01 min. 01 sec. West, 19.88 feet East, 6.40 feet South 00 deg. 00 min. 51 sec. West and North 89 deg. 51 min. 00 sec. East a distance of 831.87 feet from the Northeast corner of Section 41, T6S, R7E; thence North 00 deg. 09 min. 00 sec. West a distance of 283.63 feet; thence North 89 deg. 25 min. 53 sec. East a distance of 250 feet; thence South 00 deg. 04 min. 44 sec. East a distance of 262.53 feet; thence South 88 deg. 53 min. 01 sec. West a distance of 25.27 feet; thence South 1 deg. 49 min. 18 sec. West a distance of 22.49 feet; thence South 89 deg. 51 min. 00 sec. West a distance of 223.63 feet to the point of beginning, containing 70,496.028 square feet, 1.62 acres, and being situated in Section 31, T6S, R7E, Tangipahoa Parish, Louisiana as described on a plat and survey by William J. Bodin, Jr., Registered Land Surveyor, dated April 17, 2007 and recorded at COB 1098, Page 877 of the official records of Tangipahoa Parish, Louisiana.

LESS AND EXCEPT:

A CERTAIN PIECE OR PORTION OF GROUND, together with all the buildings and improvements thereon, and all of the rights, ways, privileges, servitudes, appurtenances, advantages, and prescriptions, both liberative and acquisitive, thereunto belonging or in anywise appertaining, situated in Section 31, Township 6 South, Range 7 East, Parish of Tangipahoa, being a portion of the Anna Bankston Mini Division designated as "Tract-2", which is more fully described as follows: Begin at a point 2007.70 feet South, 737.36 feet South 00° 01' 01" West, 19.88 feet East and 466.40 feet South 00° 00' 51" West, 1 foot North 00° 00' 51" East and North 89° 51' 00" East 790.55 feet from the Northeast Corner of Headright 41, T6S, R7E to the Point of Beginning; thence North 1° 49' 18" East a distance of 399.24 feet; thence North 89° 51' 00" East a distance of 250.48 feet; thence South 1° 49' 18" West a distance of 399.24 feet; thence North 89° 51' 00" West a distance of 250.48 feet; to the Point or Place of Beginning containing 100067.215 square feet, 2.30 acres more or less, according to survey of William J. Bodin, Land Surveyor, dated March 19, 2007, revised April 12, 2007, and filed in the records of the Parish of Tangipahoa at Conveyance Office Book 1095, page 127.

Subject to the following:

1. An Act of Predial Servitude recorded at COB 1434 Page 767, being a modification and amendment of a Right of Way recorded in COB 480 Page 892
2. A Right of Way in favor of Entergy Louisiana, Inc. recorded at COB 1000 Page 210
3. An agreement creating a Predial Servitude over a 1.45 acre parcel, more or less, as described at COB 993 Page 237
4. A boundary agreement recorded at COB 1006 Page 590 and amended at COB 1171 Page 4.
5. An Act of Predial Servitude recorded at COB 1095 Page 810

The sale is made and accepted subject to all prior servitudes, easements, reservations, restrictions and covenants of record in the office of the Clerk and Recorder for the aforementioned Parish, State of Louisiana. However, any reference to any mineral reservations, restrictions, servitudes, easements, rights of way or other encroachments adversely affecting the title or physical condition of the herein-above described property shall not be construed as an acknowledgment, confirmation or reestablishment thereof.

The parties hereby waive the production of a current survey and do hereby relieve and release me, Notary and Fleur de lis Title Company, from any and all liability in connection therewith, including, but not limited to matters of, access, encroachments, servitudes, legal descriptions, easements, etc., which might result from said non-production of survey.

The property sold herein is conveyed "AS IS" and "WHERE IS", Purchaser hereby acknowledging that it has relied solely on its own inspection of the Property and not on any warranties or representations from the Vendor. Vendor has made no representations or warranties with respect to

the property, including without limitation, the income derived therefrom or expenses to be incurred with respect thereto or with respect to information or documents previously furnished to Purchaser or furnished to Purchaser pursuant to this agreement; and Purchaser acknowledges that there are no agreements, warranties or representations expressed or implied, affecting the Property relating to title, merchantability, conditions or fitness for a particular purpose or of quality, design, condition, capacity, suitability or performance all of which are hereby disclaimed by Vendor and expressly waived by Purchaser. Additionally, Vendor does not warrant that the property is free from redhibitory or latent defects or vices and Purchaser hereby expressly waives all rights in redhibition pursuant to Louisiana Civil Code article 2520, et seq., as well as the warranty imposed by Louisiana Civil Code article 2475 and releases Vendor from any liability for redhibitory or latent defects or vices under Louisiana Civil Code articles 2520 through 2548. However, the Vendor hereby subrogates the Purchaser in and to all rights and actions in warranty that the Vendor has or may have against previous owners and vendors of the property.

Buyer's Initials \_\_\_\_\_

Seller's Initials RB

All parties signing the within instrument have declared themselves to be of full legal capacity.

All taxes assessed against the property herein conveyed for 2016 have been paid. All agreements and stipulations herein contained and all the obligations herein assumed shall inure to the benefit and be binding upon the heirs, successors, and assigns of the respective parties, and the **BUYER(S)**, their heirs and assigns shall have and hold the described property in full ownership forever.

The certificate required by Article 3364 of the Revised Civil Code of this State is waived by the parties, who agree to hold me, Notary, harmless for the non-production thereof.

Thus done, read and passed at my office in Hammond, Parish of Tangipahoa, Louisiana, in the presence of me, Notary, and the undersigned competent witnesses who have signed in the presence of the parties and me, Notary, on this .

**WITNESSES:**

**Anna B and the Gang, LLC**

Ronald Bankston  
By Ronald Bankston

Sign: [Signature]  
Print: USC 2111

Sign: [Signature]  
Print: Kevin D. [Signature]

**Masters Partnership, LLC**

[Signature]  
By David Pevey

[Signature]  
NOTARY PUBLIC

**Jeff Alan LeSaicherre**  
Notary Public  
State of Louisiana  
Notary # 82564  
My Commission is for Life

**TAX NOTICES:** BUYERS are responsible for the property taxes. Tax Notices should be sent to Masters Partnership, LLC at 10250 Park Place, Suite B, Hammond, LA 70403

## CERTIFICATE OF AUTHORITY

The undersigned, being all of the members of **Anna B and the Gang, LLC**,

(the Company) and acting in such capacity, hereby certifies:

That, **Ronald Bankston** is hereby authorized and empowered, for and on behalf of the Company, to sell to Masters Partnership, LLC, the following described property to-wit:

A certain lot or parcel of ground situated in Section 31, T6S, R7E, Parish of Tangipahoa, State of Louisiana, and being more fully described as commencing at a point 19.8 feet East of the Northwest corner of Lot 4; thence North 89 deg. 51 min. East 1082.3 feet to the West side of Pumpkin Center Road; thence North 0 deg. 5 min. West along the West side of Pumpkin Center Road 745.09 feet; thence South 89 deg. 26 min. West 376.09 feet; thence North 0 deg. 11 min. West 525 feet to the South line of Old Baton Rouge Highway; thence South 89 deg. 26 min. West along the South line of Old Baton Rouge Highway 60 feet; thence South 0 deg. 11 min. West 525 feet; thence South 89 deg. 26 min. West 644.2 feet; thence South 737.1 feet to the Point of Beginning, containing 19.11 acres more or less, all as per survey of Clifford G. Webb, dated July 3, 1969.

LESS AND EXCEPT ALL SELL-OFFS

That the above-named person is hereby authorized and empowered for and on behalf of the company, to execute any and all contracts, act of sale, any other documents, containing such terms and conditions as he may determine fit and proper, necessary to carry out the authority granted in this resolution.

## CERTIFICATE

The undersigned certify that the above and foregoing act is true and correct.

Executed this 7<sup>th</sup> day of August 2017.

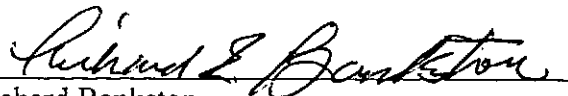
**Anna B and the Gang, LLC**



Warren Bankston



Meredith Coates Bodi



Richard Bankston



Ronald Bankston

## Tangipahoa Parish Recording Page

Gary T. Stanga  
Clerk of Court  
P. O. Box 667  
110 North Bay Street, Suite 100  
Amite, LA 70422  
(985) 748-4146

**Received From :**  
LE FLEUR DE LIS TITLE COMPANY  
41601 VETERANS AVE., SUITE 200  
HAMMOND, LA 70403

**First VENDOR**

JENKINS, NORMAN EHLERT

**First VENDEE**

MASTERS PARTNERSHIP LLC

**Index Type :** CONVEYANCES

**Instrument # :** 988410

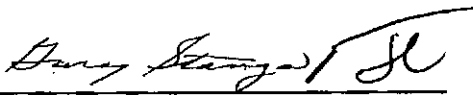
**Type of Document :** DEED

**Book :** 1451 **Page :** 887

**Recording Pages :** 7

### Recorded Information

I hereby certify that the attached document was filed for registry and recorded in the Clerk of Court's office for Tangipahoa Parish, Louisiana

  
Deputy Clerk

**On (Recorded Date) :** 07/10/2017

**At (Recorded Time) :** 4:00:42PM



Doc ID - 012716920007

**SCANNED**

**Return To :**

CASH DEED  
STATE OF LOUISIANA  
PARISH OF TANGIPAHOA

Norman Ehlert Jenkins &  
Rachel Martin Jenkins

TO

Masters Partnership, LLC

17-336K

=====

BEFORE ME, the undersigned Notary Public, duly commissioned and qualified, in and for the aforesaid Parish and State, and in the presence of the witnesses hereinafter named and undersigned, personally came and appeared

Norman Ehlert Jenkins & Rachel Martin Jenkins, husband and wife, who declared that Norman Ehlert Jenkins has been married twice, first to Iris Lynn Rogers divorced, second to Sandra Patterson divorced and third to Rachel Martin Jenkins whom he is presently married to, Rachel Martin Jenkins who declared that she has been married once to Noman Ehlert Jenkins whom she is presently married to, whose mailing address P.O. Box 1052, Albany, LA 70711.

Rachel Martin Jenkins represented herein by, his agent and attorney-in-fact, as per power of attorney attached hereto.

herein called SELLER, who declared that for the price of **Two Hundred Six Thousand and 00/100 DOLLARS (\$206,000.00)**, cash, receipt of which is acknowledged, SELLER hereby sell and deliver **one half interest** with full warranty of title and subrogation to all rights and actions of warranty SELLER may have, unto:

Masters Partnership, LLC, a Louisiana limited liability company, with its principal place of business and domicile in the Parish of Tangipahoa, State of Louisiana, herein represented by David Pevey, its duly authorized member, as per certificate of authority duly recorded, whose mailing address is 10250 Park Place, Suite B, Hammond, LA 70403.

Herein called BUYER, the following described property, the possession and delivery of which BUYERS acknowledge:

Assessment #02044005 - 7.45 acre tract

A certain piece or parcel of land located in Section 31, T6S, R7E, Parish of Tangipahoa, State of Louisiana being more particularly described as follows to-wit:

All of Vendor's undivided interest in and to a parcel of land located in fractional Section 31, T6S, R7E and being 7.45 acres out of the original 20 acres parcel acquired by Ernest G. McLaughlin and Mable Irene Hatton McLaughlin from Wilburn B. Cornwell by Act dated February 26, 1944 and recorded in COB 172, page 541 of the official records of Tangipahoa Parish, Louisiana, Less and Except therefrom the properties described in the conveyances recorded at COB 290 page 532, COB 354 page 361, COB 646 page 453, COB 664 page 246 and COB 668 page 744 all of the official records of the Parish of Tangipahoa, Louisiana said property being subject to a right or way in favor of the Baptist Convention of District Eleven of Louisiana as described in the conveyance recorded at COB 646 page 453.

Assessment #05134706 - 1.00 acre tract

A certain piece or parcel of land situated in Section 31, T6S, R7E, Parish of Tangipahoa, State of Louisiana, more fully described as beginning at a point 425.68 feet South 89 degrees 55 minutes 00 seconds West of the intersection of the North line of Lot 4 of Section 31, T6S, R7E, and the apparent West R/W line of Pumpkin Center Road; thence South 02 degrees 40 minutes 42 seconds West 191.98 feet; thence North 85 degrees 35 minutes 12 seconds West 109.22 feet;



thence North 89 degrees 58 minutes 12 seconds West 52.86 feet; thence South 62 degrees 53 minutes 30 seconds West 76.83 feet; thence North 02 degrees 40 minutes 42 seconds East 218.25 feet; thence North 89 degrees 55 minutes 00 seconds East 228.92 feet to the Point of Beginning, containing ONE ACRE, all as shown on map by Wallace Adams, Engineer, dated April 29, 1987.

Assessment #02029405 - 1.00 acre tract

One acre of land in Section 31, T6S, R7E, in Tangipahoa Parish, Louisiana being more specifically described as commencing at a point on Service Road measure North 375 feet and corner; thence measure East 236 feet and corner on West boundary of Service Road; thence measure Southwesterly 443 feet along West boundary of said Service Road to point of beginning forming a triangular plot of land. Being a portion of the same property acquired by vendors under deed passed before Joseph M. Blache, Jr., Notary Public on February 26, 1944 between Wilburn B. Cornwell and Murphy Thomas Martin & Helena Ruth McLaughlin Martin.

The sale is made and accepted subject to all prior servitudes, easements, reservations, restrictions and covenants of record in the office of the Clerk and Recorder for the aforementioned Parish, State of Louisiana. However, any reference to any mineral reservations, restrictions, servitudes, easements, rights of way or other encroachments adversely affecting the title or physical condition of the herein-above described property shall not be construed as an acknowledgment, confirmation or reestablishment thereof.

The parties hereby waive the production of a current survey and do hereby relieve and release me, Notary and Fleur de lis Title Company, from any and all liability in connection therewith, including, but not limited to matters of, access, encroachments, servitudes, legal descriptions, easements, etc., which might result from said non-production of survey.

The property sold herein is conveyed "AS IS" and "WHERE IS", Buyer hereby acknowledging that it has relied solely on its own inspection of the Property and not on any warranties or representations from the Seller. Seller has made no representations or warranties with respect to the property, including without limitation, the income derived therefrom or expenses to be incurred with respect thereto or with respect to information or documents previously furnished to Buyer or furnished to Buyer pursuant to this agreement; and Buyer acknowledges that there are no agreements, warranties or representations expressed or implied, affecting the Property relating to title, merchantability, conditions or fitness for a particular purpose or of quality, design, condition, capacity, suitability or performance all of which are hereby disclaimed by Seller and expressly waived by Buyer. Additionally, Seller does not warrant that the property is free from redhibitory or latent defects or vices and Buyer hereby expressly waives all rights in redhibition pursuant to Louisiana Civil Code article 2520, et seq., as well as the warranty imposed by Louisiana Civil Code article 2475 and releases Seller from any liability for redhibitory or latent defects or vices under Louisiana Civil Code articles 2520 through 2548. However, the Seller hereby subrogates the Buyer in and to all rights and actions in warranty that the Seller has or may have against previous owners and Sellers of the property.

Buyer's Initials JP

Seller's Initials NJ

All parties signing the within instrument have declared themselves to be of full legal capacity.

All taxes assessed against the property herein conveyed for 2016 have been paid. Taxes for the year of shall be pro-rated.

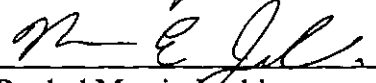
All agreements and stipulations herein contained and all the obligations herein assumed shall inure to the benefit and be binding upon the heirs, successors, and assigns of the respective parties, and the **BUYER(S)**, their heirs and assigns shall have and hold the described property in full ownership forever.

The certificate required by Article 3364 of the Revised Civil Code of this State is waived by the parties, who agree to hold me, Notary, harmless for the non-production thereof.


Thus done, read and passed at my office in Hammond, Parish of Tangipahoa, Louisiana, in the presence of me, Notary, and the undersigned competent witnesses who have signed in the presence of the parties and me, Notary, on this 10<sup>th</sup> day of July 2017.

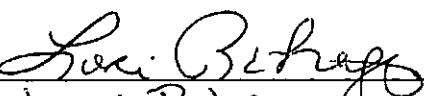
WITNESSES:

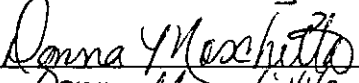
  
\_\_\_\_\_  
Norman Ehlert Jenkins


  
\_\_\_\_\_  
Rachel Martin Jenkins, represented by  
Norman Ehlert Jenkins her agent and  
attorney in fact

Masters Partnership, LLC

  
\_\_\_\_\_  
By: David Pevey

Sign:   
Print: Lori Behage

Sign:   
Print: Donna Moschitto

  
\_\_\_\_\_  
NOTARY PUBLIC

Jeff Alan LeSaichere  
Notary Public  
State of Louisiana  
Notary # 82564  
My Commission is for Life

TAX NOTICES: BUYERS are responsible for the property taxes. Tax Notices should be sent to Masters Partnership, LLC at 10250 Park Place, Suite B, Hammond, LA 70403

## POWER OF ATTORNEY TO SELL REAL ESTATE

BY: RACHEL MARTIN JENKINS

STATE OF LOUISIANA

TO: NORMAN EHLERT JENKINS

COUNTY OF TANGIPAHOA

BE IT KNOWN, that on the 25 day of June, 2017, BEFORE ME, a Notary Public, duly commissioned and qualified, in and for the county and state aforesaid, and in the presence of the witnesses hereinafter named and undersigned, personally came and appeared:

**RACHEL MARTIN JENKINS**, who declared that she has been married once to Norman Ehlert Jenkins whom she is presently married to, residents of Livingston Parish, and whose address is P.O. Box 1052 Albany, LA 70711.;

Who declared that we make, name, constitute and appoint as my agent:

**NORMAN EHLERT JENKINS**, a person of the full age of majority, whose mailing address P.O. Box 1052 Albany, LA 70711.;

My agent shall have the following powers to act in my name, place and stead:

Sell of the hereinafter described immovable property, and appear before any notary and execute an act of sale, transferring and conveying with full warranty of title, the following described property:

### **Assessment #02044005 – 7.45 acre tract**

A certain piece or parcel of land located in Section 31, T6S, R7E, Parish of Tangipahoa, State of Louisiana being more particularly described as follows to-wit:

All of Vendor's undivided interest in and to a parcel of land located in fractional Section 31, T6S, R7E and being 7.45 acres out of the original 20 acres parcel acquired by Ernest G. McLaughlin and Mable Irene Hatton McLaughlin from Wilburn B. Cornwell by Act dated February 26, 1944 and recorded in COB 172, page 541 of the official records of Tangipahoa Parish, Louisiana, Less and Except therefrom the properties described in the conveyances recorded at COB 290 page 532, COB 354 page 361, COB 646 page 453, COB 664 page 246 and COB 668 page 744 all of the official records of the Parish of Tangipahoa, Louisiana said property being subject to a right or way in favor of the Baptist Convention of District Eleven of Louisiana as described in the conveyance recorded at COB 646 page 453.

### **Assessment #05134706 – 1.00 acre tract**

A certain piece or parcel of land situated in Section 31, T6S, R7E, Parish of Tangipahoa, State of Louisiana, more fully described as beginning at a point 425.68 feet South 89 degrees 55 minutes 00 seconds West of the intersection of the North line of Lot 4 of Section 31, T6S, R7E, and the apparent West R/W line of Pumpkin Center Road; thence South 02 degrees 40 minutes 42 seconds West 191.98 feet; thence North 85 degrees 35 minutes 12 seconds West 109.22 feet; thence North 89 degrees 58 minutes 12 seconds West 52.86 feet; thence South 62 degrees 53 minutes 30 seconds West 76.83 feet;

thence North 02 degrees 40 minutes 42 seconds East 218.25 feet; thence North 89 degrees 55 minutes 00 seconds East 228.92 feet to the Point of Beginning, containing ONE ACRE, all as shown on map by Wallace Adams, Engineer, dated April 29, 1987.

**Assessment #02029405 – 1.00 acre tract**

One acre of land in Section 31, T6S, R7E, in Tangipahoa Parish, Louisiana being more specifically described as commencing at a point on Service Road measure North 375 feet and corner; thence measure East 236 feet and corner on West boundary of Service Road; thence measure Southwesterly 443 feet along West boundary of said Service Road to point of beginning forming a triangular plot of land. Being a portion of the same property acquired by vendors under deed passed before Joseph M. Blache, Jr., Notary Public on February 26, 1944 between Wilburn B. Cornwell and Murphy Thomas Martin & Helena Ruth McLaughlin Martin.

**Assessment #02032503 – 0.425 acre tract**

A certain tract or parcel of land in the Parish of Tangipahoa, Louisiana, containing 0.425 acres out of an original 10 acre tract, being more particularly described as follows:

0.42 acres in the SW ¼ of Section 31, T6S, R7E, being the same as described in Conveyance Office Book 248, page 405, Less & Except selloffs and that portion of property expropriated by the State of Louisiana, through the Department of Highways.

Our agent is further authorized to incorporate in the act of sale such terms, conditions and agreements as she may deem proper in her own sole discretion, to sign all papers, documents and acts necessary to transfer and convey the Property, to receive and receipt for the proceeds thereof and to do any and all things my agent, in her sole discretion, deems necessary and proper in connection therewith. Further, we grant to our agent, full power and authority to sign all instruments in writing, acts and documents, to issue all necessary receipts, and to do all acts my agent deems necessary to accomplish the foregoing.

Thus done, read and passed at my office in Hammond, Parish of Tangipahoa State of Louisiana, in the presence of me, Notary, and the undersigned competent witnesses who have signed in the presence of the parties and me, Notary, on the afore-mentioned date.

WITNESSES:

Alexa Lesaichere

Print: Alexa Lesaichere

hll

Print: Lisa Hll

Rachel Martin Jenkins

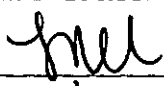
RACHEL MARTIN JENKINS, Principal


[Signature]  
Notary Public




Thus done, read and passed at my office in Hammond, Parish of Tangipahoa State of Louisiana, in the presence of me, Notary, and the undersigned competent witnesses who have signed in the presence of the parties and me, Notary, on the afore-mentioned date.

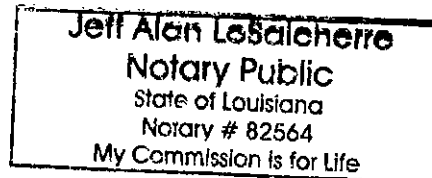
WITNESSES:

  
Print: Lisa Ellis

  
Print: Donna Moschitto

  
NORMAN EHLERT JENKINS, Agent

  
Notary Public



FILE NO. C17-336K

## Tangipahoa Parish Recording Page

Julian E. Dufreche  
Clerk of Court  
P. O. Box 667  
110 North Bay Street, Suite 100  
Amite, LA 70422  
(985) 748-4146

Received From :  
SEALE & ROSS

**First VENDOR**

ANNA B & THE GANG LLC

**First VENDEE**

SLLR LLC

Index Type : Conveyances

Instrument # : 749121

Type of Document : Credit Sale - Conveyance Book

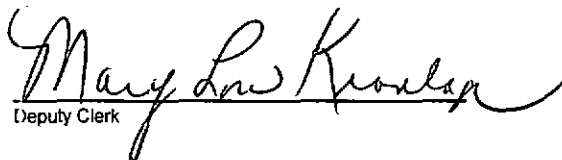
Book : 1095

Page : 810

Recording Pages : 10

### Recorded Information

I hereby certify that the attached document was filed for registry and recorded in the Clerk of Court's office for Tangipahoa Parish, Louisiana

  
Deputy Clerk

On (Recorded Date) : 04/23/2007

At (Recorded Time) : 2:58:14:000 PM



Doc ID - 008963440010



### Additional Index Recordings

<u>Index Type</u>	<u>Book</u>	<u>Page</u>	<u>File Number</u>
MTG	1608	702	749121

SCANNED

Return To :

CREDIT SALE (VENDOR'S LIEN, MORTGAGE, AND SALE), AND PREDIAL SERVITUDE AGREEMENT	UNITED STATES OF AMERICA
BY: ANNA B AND THE GANG, L.L.C.	STATE OF LOUISIANA
TO: SLLR, LLC	PARISH OF JEFFERSON

BE IT KNOWN, that on this 18<sup>th</sup> day of April, 2007;

BEFORE ME, Lesli S. Bolner, a Notary Public, duly commissioned and qualified in and for the Parish of Jefferson, State of Louisiana, and in the presence of the witnesses hereinafter named and undersigned;

PERSONALLY CAME AND APPEARED:

ANNA B AND THE GANG, L.L.C. (Tax Identification No. [REDACTED]), a Louisiana limited liability company, domiciled in the Parish of Tangipahoa, appearing herein through its members, Warren S. Bankston, Richard E. Bankston, Ronald L. Bankston, and Meredith Faye Bodi, and duly authorized by certificate of authority, a duplicate original whereof is hereto attached, who declared that the mailing address of Anna B And The Gang, L.L.C. is in care of Ronald L. Bankston, 43229 Sweetpea Lane, Hammond, LA 70403

(hereafter "Vendor"), who declared that Vendor does by these presents grant, bargain, sell, convey, transfer, assign, abandon, set over, and deliver with all legal warranties and with full substitution and subrogation in and to all the rights and actions of warranty which Vendor has or may have against all preceding owners and vendors, together with all rights of prescription, whether acquisitive or liberative, to which Vendor may be entitled, unto:

SLLR, LLC (Tax Identification No. [REDACTED]) a Louisiana limited liability company, domiciled in the Parish of Jefferson, appearing herein through Madeline L. Suer, as agent and manager, duly authorized by certificate of authority, a duplicate original whereof is hereto attached, who declared that the mailing address of SLLR, LLC is 305 Homestead Avenue, Metairie, LA 70005

(hereafter "Purchaser"), Purchaser here present accepting and purchasing for Purchaser, Purchaser's heirs and assigns, and acknowledging due delivery and possession thereof, the following described property, to-wit:

A CERTAIN PIECE OR PORTION OF GROUND, together with all the buildings and improvements thereon, and all of the rights, ways, privileges, servitudes, appurtenances, advantages, and prescriptions, both liberative and acquisitive, thereunto belonging or in anywise appertaining, situated in Section 31, Township 6 South, Range 7 East, Parish of Tangipahoa, being a portion of the Anna Bankston Mini Division designated as "Tract-2", which is more fully described as follows:

Begin at a point 2007.70 feet South, 737.36 feet South 00° 01' 01" West, 19.88 feet East and 466.40 feet South 00° 00' 51" West, 1 foot North 00° 00' 51" East and North 89° 51' 00" East 790.55 feet from the Northeast Corner of Headright 41, T6S, R7E to the Point of Beginning; thence North 1° 49' 18" East a distance of 399.24 feet; thence North 89° 51' 00" East a distance of 250.48 feet; thence South 1° 49' 18" West a distance of 399.24

feet; thence North 89° 51' 00" West a distance of 250.48 feet; to the Point or Place of Beginning containing 100067.215 square feet, 2.30 acres more or less.

According to survey of William J. Bodin, Land Surveyor, dated March 19, 2007, revised April 12, 2007, and filed in the records of the Parish of Tangipahoa at Conveyance Office Book 1095, page 127.

Being a portion of the property acquired by Anna B And The Gang, L.L.C. from Warren S. Bankston, et al. by act before John Feduccia, Notary Public, dated August 24, 2004, registered in the records of the Parish of Tangipahoa in Conveyance Office Book 995, folio 251

(hereinafter "Property"), to have and to hold the Property unto the Purchaser, Purchaser's heirs, and assigns forever.

The sale is made and accepted subject to:

- a. Taxes for the year 2007, and all subsequent years not yet due and payable,
- b. Discrepancies or shortages in the square footage, acreage, or area of the Property.

The parties declare that they do not hereby intend, by the execution of these presents, to interrupt, or suspend, the running of any prescription or preemption which has run or may run in connection with the foregoing, nor do the parties intend to revive, establish or initiate any one or more of the foregoing which not now or hereafter be binding upon the Property and/or the parties hereto.

**VENDOR DOES FURTHER BY THESE PRESENTS**, grant, transfer, convey and deliver unto Purchaser, Purchaser's heirs, assigns, and future owners, a certain predial servitude of passage over and across the following described property:

A 1.45 acre parcel of land located in Section 31, T6S-R7E, more particularly described as follows:

Beginning at point 2007.70 feet South 737.36 feet South 00 deg. 01 min. 01 sec. West 19.88 feet East and 6.40 feet South 00 deg. 00 min. 51 sec. West from the Northeast Corner of Section 41, T6S-R7E to the Point of Beginning; thence North 89 deg. 51 min. 00 sec. East a distance of 1055.51 feet; thence South 01 deg. 49 min. 18 sec. West a distance of 60.04 feet; thence South 89 deg. 51 min. 00 sec. West a distance of 1053.61 feet; thence North 00 deg. 00 min. 51 sec. East of distance of 60.00 feet; back to the Point of Beginning, containing 1.45 acres, all located in Section 31, T6S-R7E, Tangipahoa Parish, Louisiana

(hereafter collectively "Subservient Estate"; the said servitude being hereafter "Servitude").

It is stipulated and agreed that the Servitude herein described and granted herein is intended to and does confer on the Purchaser the right to use the right of way to the extent herein provided, and that no right of ownership of any nature is transferred to Purchaser in and to the lands over and across which said passageway traverses, the ownership of said lands and said passageway being vested in Vendor.

The Servitude granted herein is limited in scope to the passage of vehicular traffic and pedestrian ingress and egress to the Property (hereafter sometimes "Dominant Estate") from Pumpkin Center Road relating to the commercial purposes of Purchaser on Purchaser's property. The parking or standing of vehicles within the right of way is not authorized except for emergency situations of limited duration or unless otherwise approved by Vendor. Purchaser may also utilize the servitude for the placement of public utilities, which shall be constructed at Purchaser's sole expense and in full conformity with any applicable laws, regulations and



building and safety codes. Vendor shall have the right to benefit from the public utilities that may be placed within the servitude area.

Notwithstanding the grant of the servitude to Purchaser herein, Vendor reserves unto itself, its heirs, and assigns the perpetual right to enter upon and utilize the right of way and the road at no cost to Vendor, its heirs, successors and assigns. Vendor further reserves unto itself, its heirs, and assigns the perpetual right to enter upon and, within the physical confines of the servitude, place utilities for the further development and benefit of the estate and the properties of the Vendor including, but not limited to electrical, telephone, water, gas, fiber optics and cable.

Vendor and Purchaser agree that, for the mutual benefit and commercial development of their respective property interest, neither shall undertake on their respective properties the handling, treatment, storage, or disposal of any hazardous or toxic, substance as defined under any applicable state or federal laws or regulations, including but not limited to, the *Comprehensive Environmental Response Compensation and Liability Act*, as amended, and regulations promulgated under this act and any laws and regulations of the State of Louisiana.

Vendor and Purchaser further agree not to allow for the discharge or release of any sewerage or other such effluent from their respective properties to the adjacent land holdings of the other party or to permit the dumping or storage of unhealthy, unsightly, or noxious materials on their respective properties. No excess noise affecting the peace and serenity of either party or the use of their respective properties shall be permitted. No open fires shall be allowed except for disposal of wooden byproducts remaining from the commercial development of the respective properties of the parties, which disposal shall be in accordance and in compliance with any applicable statutes, laws, ordinances, and regulations.

This sale and grant of Servitude is made and accepted for and in consideration of the price and sum \$400,000.00, in part payment and deduction whereof, Purchaser has paid to Vendor the sum of \$80,000.00, in cash, receipt whereof is hereby acknowledged, and for the balance of the purchase price, to-wit, the sum of \$320,000.00, Purchaser has furnished to Vendor one certain promissory note of even date herewith for the sum of \$320,000.00, payable to the order of Anna B And The Gang, L.L.C., as follows, to-wit:

In 120 consecutive monthly installments consisting of principal and interest, the first 119 of which payments shall be in the amount of \$3,882.48 each, and the 120<sup>th</sup> and final payment in the amount the balance due, said payments to commence on the 1<sup>st</sup> day of June, 2007, and payable on the 1<sup>st</sup> day of each and every month thereafter until paid in full;

said note bearing interest at the rate of 8 percent per annum from date until paid, interest and principal payable at such place as the Vendor or the future holder or holders of said note may designate (hereafter "Note").

Which Note, after being paraphed "Ne Varietur" for identification herewith by me, Notary, has been delivered unto the Vendor, here present, who acknowledge due receipt thereof.

And now, to secure the full and punctual payment of the Note at maturity, together with all interest, costs, attorney's fee and premiums of insurance, and all taxes, paving and all other local improvement assessments, special mortgage and vendor's lien and privilege are hereby retained and granted in favor of the Vendor and any future holder or holders of the Note on the Property herein conveyed, which the Purchaser binds Purchaser not to sell, alienate, or in any wise encumber to the prejudice of this act, which said Property is to remain so mortgaged and hypothecated until the full and final payment of the Note and interest, and all taxes, insurance premiums, attorney's fees, and costs, paving and local improvement assessments.

The Purchaser does hereby CONFESS JUDGMENT in favor of the Vendor and any future holder or holders of the Note for the full amount thereof, as hereinabove stipulated.

And the Purchaser declared that Purchaser does hereby specially covenant and agree to the faithful fulfillment of the following stipulations in favor of the Vendor and any future holder or holders of the Note, to-wit:

FIRST: To pay the sums of principal and interest provided for in the Note.

SECOND: To keep the buildings and improvements on the Property hereby mortgaged and hypothecated constantly insured against loss by fire, tornado and explosion, and against loss in such other forms of insurance as may be required by the Vendor or by the holder or holders of the Note in amounts satisfactory to the Vendor or to the holder or holders of the Note until the full and final payment of the Note, by companies acceptable to the Vendor or to the holder or holders of the Note, and to transfer the said insurance and all policies of insurance of whatever nature and of whatever amount taken out on said buildings and improvements to the Vendor or to the holder or holders of the Note in such appropriate form as will make the said insurance payable to the Vendor or to the holder or holders of the Note as its or their interest may appear, and to deliver all of the said policies to the Vendor or to the holder or holders of the Note and to pay, before the same shall become delinquent, all taxes, paving, improvement, and assessments, local or otherwise, which may be levied on said herein conveyed Property, and all taxes, assessments or charges which may be levied on the Note secured hereby, or the interest thereon, and to deliver to Vendor within ten days after demand, receipts evidencing the payment of such taxes, assessments or charges.

And in case of failure on the part of the Purchaser to pay such taxes or assessments, or to insure and to deliver such policies, then the Vendor or any future holder or holders of the Note may effect such insurance and pay the premiums thereon and may pay such taxes or assessments and the amounts so paid shall be immediately due and payable by the Purchaser with interest at the rate of eight percent (8%) per annum from date of expenditure until paid, and such amounts, with interest as aforesaid, shall to the extent hereinafter stipulated, be deemed a part of the debt secured by this act, the tax receipt and the receipt of the insurance company showing such payment being hereby declared to be such authentic evidence of said payment as is necessary for executory process; or said holder or holders may, if they see fit, pay said taxes, and be ipso facto subrogated to the rights of the State, the Parish and all political or governmental subdivisions; the Vendor or holder or holders of the Note are authorized in the event of a sale of the Property for non-payment of taxes, to redeem the same, which redemption shall be made in the name of the Purchaser to the same extent as if done by said Purchaser and for the sole benefit and interest of the Vendor or any future holder or holders of the Note regardless of whether such redemption is effected before or after the period allowed by law for redeeming tax sales; provided, however, that none of the above provisions shall be construed as obligatory upon the Vendor or the holder or holders of the Note or as making them liable for loss, damage or injury which may result from the non-insurance of the said buildings and improvements, the non-payment of said taxes, or other failure; and provided further that in case any money is collected by the Vendor or any future holder or holders of the Note on account of loss under such insurance policies such money may, at the option of the Vendor or the holder or holders of the Note, be either paid to the insured or applied upon the items of indebtedness secured hereunder, whether such items be due or not, in such order as the Vendor or the holder or holders of the Note may direct. The Vendor or any holder or holders of the Note is hereby given the privilege and authority to make proof of loss and adjust and collect insurance and to assign the insurance policies to the purchasers at foreclosure sale and the said holder or holders shall be entitled to any unearned premiums on insurance to apply on the indebtedness secured by this act.

THIRD: To keep all fences, buildings and other improvements now on the Property or hereinafter put thereon, in good condition and repair and to permit no waste on said Property, and generally to do no act by which the value of the Property may be impaired. Failure to keep all fences, buildings and other improvements in proper repair shall constitute default hereunder, and the Vendor, or any future holder or holders of the Note, are authorized to put said fences, buildings and other improvements in repair, and all sums expended for such purpose shall be immediately due and payable, together with eight percent (8%) per annum interest from date of expenditure until paid, and shall be secured by the mortgage and vendor's lien herein granted to the extent hereinafter stipulated, but nothing herein contained shall be construed as making the

said repairs obligatory upon the Vendor or any holder or holders of the Note. The Vendor or future holder or holders of the Note are hereby authorized to enter upon the Property for the purpose of inspecting and of making the repairs herein referred to.

FOURTH: Failure by the Purchaser to promptly pay any one of the installments of principal or interest on the Note, or in case of default on the part of the Purchaser in the performance of any one of the above covenants and agreements, or in case any tax or assessment of the United States is levied against the interest of the Purchaser, or in case the Purchaser should become insolvent, or apply to the bankruptcy court to be adjudicated a voluntary bankrupt, or proceedings be instituted against said Purchaser, to put Purchaser in involuntary bankruptcy, or should any proceedings be taken against the Purchaser looking to the appointment of a receiver or syndic, or should the Property be seized under any writ or process of court, or by any trustee acting under any mortgage, then and in either or in any such event the whole indebtedness hereby secured shall, at the option of the Vendor or any future holder or holders of the Note, at once mature and become due and exigible, anything herein contained to the contrary notwithstanding, and it shall be lawful for and the Purchaser does hereby authorize the Vendor or the then holder or holders of the Note (without the necessity of a transfer of said note by authentic evidence, such authentic evidence being expressly waived) and without making a demand and without making the demand now or formerly provided by *Louisiana Code of Civil Procedure Article 2639* or a putting in default, a putting in default being hereby expressly waived, to cause all and singular the Property to be seized and sold under executory or other legal process issued by any competent court, or, in the event that the holder or holders of the Note should not desire to resort to executory process, the said Purchaser does consent, agree and stipulate that the holder or holders of the Note may file suit in any court of competent jurisdiction and obtain judgment immediately by virtue of the confession of judgment herein contained, the Purchaser waiving allotment, citation and all legal notices and delays, and consenting that said judgment may be rendered, signed and executed immediately, either in vacation or in term time; the Purchaser waiving the benefit of any and all laws or parts of laws relative to the appraisalment of property seized and sold under executory or other legal process and consenting that the Property be sold without appraisalment to the highest bidder for cash, or on such terms as the plaintiff in such proceedings may direct, and in the event of any such sale the Property may be sold at the option of the Vendor or the holder or holders of the Note either as a whole or in such lots and parcels as the Vendor or the said holder or holders of the Note may elect.

The maximum amount for which this act of vendor's lien and mortgage shall be deemed to secure the obligations of the Purchaser to reimburse the Vendor or any holder or holders of the Note the amounts paid for premium insurance, taxes, assessments and repairs as aforesaid, is hereby fixed at fifty *per centum* of the face value of the Note.

As further security for the payment of all sums due hereunder, the said Purchaser does by these presents specifically pledge unto the Vendor or any future holder or holders of the Note, all of the rents and revenues which are or may be derived from the Property, and the Purchaser does hereby specially grant unto the Vendor or any future holder or holders of the Note the right to seize the rents and revenues of the above described property immediately on default of any of the obligations herein contained, it being agreed that the right to seize the rents herein given may be exercised either in connection with and as part of proceedings *via executiva*, or *via ordinaria*, or in some other appropriate proceedings at the option of the holder or holders of the said note. Vendor or any future holders of the note may, at their option, elect to be or become the receiver of all such rents and revenues.

It is also agreed that the attorney's fees provided for herein shall be considered to be due and to be secured as hereinabove provided for in the event that the mortgagor herein is adjudicated a bankrupt either voluntarily or involuntarily and the holder or holders of the Note engage the services of an attorney in order to file a claim on their behalf in the said bankruptcy proceedings for the purpose of effecting collection of the Note.

It is further expressly stipulated and agreed by the Purchaser that any covenants or agreements contained in this instrument which might otherwise affect the character of the Note

secured hereby as a negotiable instrument, to the contrary notwithstanding, the Note shall, as regards the Purchaser and in favor of the Vendor and any future holder or holders of the Note, be deemed a negotiable instrument within the meaning and intendment of the laws of the State of Louisiana, with all of the qualities and characteristics thereof stipulated in the said laws.

Any extensions granted or allowed for the payment of the Note or any installment thereof, or for the performance of any other obligations of the Purchaser provided herein or in the Note, shall not be construed as a waiver of any of the rights of the Vendor or any holder or holders of the Note.

The Purchaser waives the benefit of all laws now passed, or which may hereafter be enacted, relative to the foreclosure of mortgages, covenanting and agreeing that they will not, by injunction, rule or any proceedings whatsoever, hinder or delay the foreclosure of the Property in accordance with law, whether it be instituted by executory process, ordinary process, or by means of any hypothecary action, the said agreement herein made being of prime consideration to the lending of the money, as hereinabove set forth.

The Purchaser further declares in favor of the Vendor and any future holder or holders of the Note secured hereby and as regards the Property hereby mortgaged, that they waive any and all homestead exemptions to which they may be entitled under the Constitution and laws of the State of Louisiana.

In case suit be brought for collection of the Note, or the Note has to be collected upon demand of an attorney, Purchaser binds Purchaser to pay all attorney's fees so incurred, which fees are hereby fixed at 10 percent of the amount then owing on the Note in principal and interest.

Purchaser shall have the privilege of prepaying the obligation represented by the Note without penalty.

The parties declare that all taxes due for the year 2006 have been paid. Taxes for the year 2007 ("Actual Taxes") have been estimated based upon the sales price and estimated millage ("Estimated Taxes"). If Estimated Taxes are different from Actual Taxes, the parties agree to promptly make an equitable adjustment in accordance with such difference.

The parties waive production of certificates of the Clerk of Court and Ex-Officio Recorder of Mortgages and Register of Conveyances for the Parish of Tangipahoa (collectively "Certificates") and tax and improvement lien researches issued by Sheriff and Ex-Officio Tax Collector for the Parish of Tangipahoa (collectively "Researches"). The parties have neither requested nor received from the undersigned notary, as an attorney, title agent, or notary, an examination of title to the Property. The parties release Kenneth J. Berke, A Professional Law Corporation, and Kenneth J. Berke, their agents and insurers, from any liability arising out of matters which may have been disclosed by such Certificates, Researches, and Examination. Vendor declares, represents, and warrants that the Property hereinabove described has not been alienated or encumbered by Vendor whatsoever.

In this instrument whenever the context so requires the masculine gender includes the feminine and/or neuter, and the singular number includes the plural. All obligations of Purchaser herein are joint, several, and solidary.

NOW INTERVENE:

MEREDITH COATES BANKSTON BODI, also known as  
MEREDITH FAYE BANKSTON BODI, and  
WARREN S. BANKSTON

each of whom declared that they are parties to that certain Settlement of Community Agreement, registered in the records of the Parish of Tangipahoa in Conveyance Office Book 614, folio 348 ("Settlement"); that all of the terms, conditions, and obligations stated in the Settlement

Agreement have been satisfied; and accordingly that they hereby waive any resolatory conditions that might arise therefrom.

THUS DONE AND PASSED, in duplicate originals, at Metairie, Louisiana, on the day, month, and year first hereinabove written, in the presence of the undersigned competent witnesses, who hereunto signed their names with the said appearers and me, Notary, after due reading of the whole.

WITNESSES TO ALL SIGNATURES:

75  
Printed Name: Fred W. Benz Jr.  
[Signature]  
Printed Name: Kimberly A. Feltner

Vendor:

Anna B And The Gang, L.L.C.  
By: Warren S. Bankston  
Warren S. Bankston, Member  
By: Richard E. Bankston  
Richard E. Bankston, Member  
By: Ronald L. Bankston  
Ronald L. Bankston, Member  
By: Meredith Faye Bodi  
Meredith Coates Bankston Bodi, also known as Meredith Faye Bodi, Member

Purchaser:

SLLR, LLC  
By: Madeline L. Suer  
Madeline L. Suer, Agent and Manager

Intervenors:

Meredith Faye Bodi  
Meredith Coates Bankston Bodi, also known as Meredith Faye Bodi, Individually  
Warren S. Bankston  
Warren S. Bankston, Individually

[Signature]  
Lesli S. Bolner, Notary Public – Bar# 21969

CERTIFICATE OF AUTHORITY OF THE ANNA B AND THE GANG, L.L.C.  
EXECUTED ON APRIL 18<sup>th</sup>, 2007

Pursuant to authority set forth in the Articles of Organization of Anna B And The Gang, L.L.C. ("Company"), the undersigned certifies and warrants on this 18<sup>th</sup> day of April, 2007, that:

Warren S. Bankston and Ronald L. Bankston (collectively "Agents") are authorized to act on behalf of the Company in connection with the following matters:

1. To sell the following described property ("Property") on such terms and conditions as Agents may, in Agents' sole and uncontrolled discretion, deem appropriate.
2. To execute such transfer instruments as Agents, in Agent's sole and uncontrolled discretion, deem appropriate, including, without limitation, an act of credit sale containing such terms and conditions, including without limitation, provisions by which the sale price is \$400,000.00 and \$320,000.00 of the sale price of the Property is deferred and the obligation to pay represented by a promissory note signed by SLLR, LLC ("Purchaser"), as Agents, in Agents' sole and uncontrolled discretion, deem appropriate (collectively or individually "Sale").
3. To make, execute, and deliver, on behalf of the Company, the following instruments: (i) the Sale and such further documents as Agents in Agents' sole, and uncontrolled discretion, shall consider appropriate, including by way of example, but without limitation, act of credit sale, predial servitude, inchoate lien affidavits, HUD-1 and other closing statements, 1099-S IRS forms, receipts for documents, purchase agreements and amendments thereto, alienation and/or encumbrance cancellations, acts of correction, modification, and/or ratification.

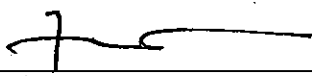
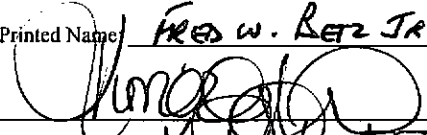
The property that is the subject of this certificate is described as follows:

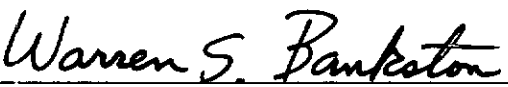
A CERTAIN PIECE OR PORTION OF GROUND, together with all the buildings and improvements thereon, and all of the rights, ways, privileges, servitudes, appurtenances, advantages, and prescriptions, both liberative and acquisitive, thereunto belonging or in anywise appertaining, situated in Section 31, Township 6 South, Range 7 East, Parish of Tangipahoa, being a portion of the Anna Bankston Mini Division designated as "Tract-2", which is more fully described as follows:

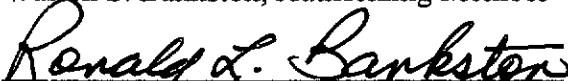
Begin at a point 2007.70 feet South, 737.36 feet South 00° 01' 01" West, 19.88 feet East and 466.40 feet South 00° 00' 51" West, 1 foot North 00° 00' 51" East and North 89° 51' 00" East 790.55 feet from the Northeast Corner of Headright 41, T6S, R7E to the Point of Beginning; thence North 1° 49' 18" East a distance of 399.24 feet; thence North 89° 51' 00" East a distance of 250.48 feet; thence South 1° 49' 18" West a distance of 399.24 feet; thence North 89° 51' 00" West a distance of 250.48 feet; to the Point or Place of Beginning containing 100067.215 square feet, 2.30 acres more or less.

THUS DONE AND PASSED, in Metairie, Louisiana in the presence of the undersigned notary and two witnesses on this 18<sup>th</sup> day of April, 2007.

Witnesses:

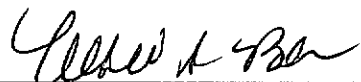
  
Printed Name: FRED W. BETZ JR.  
  
Printed Name: KIMBERLEY A. FULLER

  
Warren S. Bankston, Authorizing Member

  
Ronald L. Bankston, Authorizing Member

  
Meredith Faye Coates Bodi, Member or Former Member

  
Richard E. Bankston, Member

  
Lesli S. Bolner, Notary Public – Bar No. 21969

CERTIFICATE OF AUTHORITY OF SLLR, LLC  
EXECUTED ON APRIL 18, 2007

Pursuant to authority set forth in the Articles of Organization of SLLR, LLC ("Company"), the undersigned certifies on this 18<sup>th</sup> day of April, 2007, that:

Madeline L. Suer ("Agents") is authorized to act on behalf of the Company in connection with the following matters:

1. To purchase the following described property ("Property") on such terms and conditions as Agent may, in Agent's sole and uncontrolled discretion, deem appropriate.
2. To execute such transfer instruments as Agent, in Agent's sole and uncontrolled discretion, deems appropriate including, without limitation, an act of credit sale containing such terms and conditions as Agents, in Agents' sole and uncontrolled discretion, deem appropriate (collectively or individually "Sale").
3. To pay all or any portion of the price of the Property to Anna B And The Gang, L.L.C. ("Seller"), in installments on such terms and conditions as Agent, in Agent's sole and uncontrolled discretion may deem appropriate, which obligation to pay to be represented by a promissory note or notes payable in installments, such note or notes to be in such amount and to contain such terms and conditions as Agent, in Agent's sole and uncontrolled discretion, may deem proper (collectively or individually "Notes").
4. To secure the repayment of the Notes by granting such vendor's lien and mortgage or conventional mortgage, or such other security interest in the Property as Agent, in Agent's sole and uncontrolled discretion, may deem appropriate, including without limitation, Seller on any form of credit sale, vendor's lien, and/or mortgage and containing such security clauses as Agent, in Agent's sole and uncontrolled discretion, deems appropriate, including without limitation, confession of judgment, waiver of appraisalment, waiver of homestead exemption from seizure, waiver of all demands and delays including the notice otherwise or formerly required by *Louisiana Code of Civil Procedure Article 2639*, and *pact de non alienando* (collectively "Mortgage").
5. To make, execute, and deliver, on behalf of the Company, the following instruments: (i) the Sale, (ii) the Notes, (iii) the Mortgage, and (iv) such further documents as Agent in Agent's sole, and uncontrolled discretion, shall consider appropriate, including by way of example, but without limitation, HUD-1 and other closing statements, receipts for documents, encroachment, discrepancy, servitude, and other acknowledgments of matters disclosed on surveys; "as is" clauses; waivers of survey, title examination, tax, tax sale, and improvement researches, mortgage and conveyance certificates; tax identification forms, purchase agreements and amendments thereto, alienation and/or encumbrance cancellations, acts of correction, modification, and/or ratification, insurance information documents.


The property that is the subject of this certificate is described as follows:

A CERTAIN PIECE OR PORTION OF GROUND, together with all the buildings and improvements thereon, and all of the rights, ways, privileges, servitudes, appurtenances, advantages, and prescriptions, both liberative and acquisitive, thereunto belonging or in anywise appertaining, situated in Section 31, Township 6 South, Range 7 East, Parish of Tangipahoa, being a portion of the Anna Bankston Mini Division designated as "Tract-2", which is more fully described as follows:


Begin at a point 2007.70 feet South, 737.36 feet South 00° 01' 01" West, 19.88 feet East and 466.40 feet South 00° 00' 51" West, 1 foot North 00° 00' 51" East and North 89° 51' 00" East 790.55 feet from the Northeast Corner of Headright 41, T6S, R7E to the Point of Beginning; thence North 1° 49' 18" East a distance of 399.24 feet; thence North 89° 51' 00" East a distance of 250.48 feet; thence South 1° 49' 18" West a distance of 399.24 feet; thence North 89° 51' 00" West a distance of 250.48 feet; to the Point or Place of Beginning containing 100067.215 square feet, 2.30 acres more or less.

THUS DONE AND PASSED, at Metairie, Louisiana in the presence of the undersigned notary and two witnesses on this 18<sup>th</sup> day of April, 2007.

Witnesses:

  
Printed Name: Bob Van Den Auken

  
Madeline L. Suer, Authorizing Member

  
Printed Name: Michael G. Montgomery

  
Lesli S. Bolner, Notary Public – Bar No. 21969

# Tangipahoa Parish Recording Page

Julian E. Dufreche  
Clerk of Court  
P. O. Box 667  
110 North Bay Street, Suite 100  
Amite, LA 70422  
(985) 748-4146

**Received From :**  
FEDUCCIA, JOHN  
ATTORNEY AT LAW  
P.O. BOX 2266  
HAMMOND, LA 70404

**First VENDOR**

ANNA B & THE GANG LLC

**First VENDEE**

TO THE PUBLIC

**Index Type :** Conveyances

**Instrument # :** 682620

**Type of Document :** Agreement - Conveyance

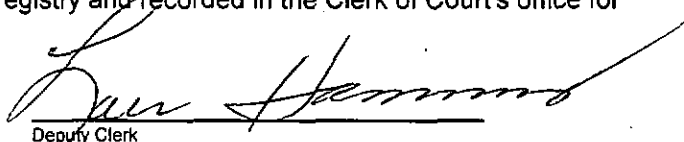
**Book :** 1006

**Page :** 590

**Recording Pages :** 4

**Recorded Information**

I hereby certify that the attached document was filed for registry and recorded in the Clerk of Court's office for Tangipahoa Parish, Louisiana

  
Deputy Clerk

**On (Recorded Date) :** 01/10/2005

**At (Recorded Time) :** 11:05:04:000 AM



Doc ID - 007948570004

SCANNED

**Return To :**

FEDUCCIA, JOHN  
ATTORNEY AT LAW  
P.O. BOX 2266  
HAMMOND, LA 70404

Do not Detach this Recording Page from Original Document



## **BOUNDARY AGREEMENT**

**BY: ANNA B AND THE GANG, L.L.C.**

**STATE OF LOUISIANA**

**AND**

**ONE WEEKEND, L.L.C.**

**PARISH OF TANGIPAHOA**

BE IT KNOWN that on the days, at the places, and before the hereunder signed notaries duly commissioned and qualified in and for the State aforesaid, and in the presence of the witnesses hereinafter named and undersigned,

Personally came and appeared: ANNA B AND THE GANG, L.L.C., a Louisiana limited liability company, through its managers Warren S. Bankston and Ronald L. Bankston, duly authorized by certificate, an original of which is hereto attached, and whose mailing address is 43229 Sweetpea Lane, Hammond, Louisiana; and ONE WEEKEND, L.L.C., a Louisiana limited liability company, appearing herein through Dan R. Durham, III, duly authorized by certificate, an original of which is attached hereto, who each declared that by act dated August 26, 2004 before John I. Feduccia, notary, of record in COB 995, page 251, of the official records of Tangipahoa Parish, Anna B And The Gang, L.L.C., acquired the following described property, to-wit:

A certain lot or parcel of ground situated in Section 31, T6SR7E, Parish of Tangipahoa, State of Louisiana, and being more fully described as commencing at a point 19.8 feet East of the Northwest corner of Lot 4; thence North 89 deg. 51 min. East 1082.3 feet to the West side of Pumpkin Center Road; thence North 0 deg. 5 min. West along the West side of Pumpkin Center Road 745.09 feet; thence South 89 deg. 26 min. West 376.09 feet; thence North 0 deg. 11 min. West 525 feet to the South line of Old Baton Rouge Highway; thence South 89 deg. 26 min. West along the South line of Old Baton Rouge Highway 60 feet; thence South 0 deg. 11 min. West 525 feet; thence South 89 deg. 26 min. West 644.2 feet; thence South 737.1 feet to the Point of Beginning, containing 19.11 acres more or less, all as per survey of Clifford G. Webb, dated July 3, 1969,

Being the property conveyed to Anna B And The Gang, L.L.C. by Warren S. Bankston, Meredith Coates Bodi, Ronald L. Bankston, Margaret David Bankston and Richard E. Bankston.

and, that by acted dated March 29, 2004 before Lesli S. Bolner, notary, of record in COB 980, page 460, of the official records of Tangipahoa Parish, One Weekend, L.L.C., acquired the following described property, to-wit:

A CERTAIN PIECE OR PARCEL OF LAND situated in Headright 41, T6S-R7E, Parish of Tangipahoa, State of Louisiana, more fully described as beginning at a point 2007.70 feet South of the Northeast Corner of Headright 41, T6S-R7E; thence South 00 deg. 01 min. 01 sec. West 2186.39 feet to the north right-of-way line of Interstate Highway 12; thence along said right-of-way line, South 69 deg. 44 min. 40 sec. West 222.77 feet, South 89 deg. 17 min. 43 sec. West 664.62 feet, North 59 deg. 48 min. 47 sec. West

117.05 feet, South 89 deg. 13 min. 54 sec. West 199.76 feet, South 57 deg. 56 min. 11 sec. West 116.95 feet and South 87 deg. 46 min. 08 sec. West 37.16 feet; thence North 00 deg. 01 min. 58 sec. West 2324.31 feet to the South right-of-way line of Louisiana Highway 1040; thence along said right-of-way line North 89 deg. 19 min. 33 sec. East 661.15 feet; thence South 06 deg. 43 min. 03 sec. East 57.70 feet; thence North 89 deg. 37 min. 16 sec. East 644.85 feet to Point of Beginning. Contains 68.4536 acres, all as shown on plat of Roy C. Edwards recorded in COB 980, page 467 of the official records of Tangipahoa Parish, Louisiana.

Being the properties conveyed to One Weekend, L.L.C., by Patricia Bates, Raymond J. Rawls and Lawrence E. Rawls, as described in the Act of Sale of March 29, 2004.

That the properties hereinabove described are contiguous and adjacent to each other, and differences have arisen between appearers as to the correct location, boundaries and lines of separation of their respective properties, and in order to settle said differences, appearers agree the survey of Roy C. Edwards dated October 28, 2003, a copy of which is attached to Act of Sale by Raymond J. Rawls, Patricia Bates Rawls, and Lawrence E. Rawls to One Weekend, L.L.C. filed in the records of the Parish of Tangipahoa at Conveyance Office Book 980, page 460 shall be used to fix the correct location, boundary and lines of separation of their respective properties.

Appearers further declare that in order to make an amicable settlement of their differences and to fix the line of separation between and the boundaries of said properties, so that there may be no further dispute and so that the boundaries may be forever fixed, they do hereby declare and agree that this boundary agreement shall have the force of things adjudged, and the correct boundary line separating their aforesaid properties, with the appropriate boundary markers, is described as follows:

That certain line running in a North and South direction which is the Section line lying between Section 31, T6S, R7E and Headright 41, T6S, R7E, Parish of Tangipahoa, Louisiana and specifically that line depicted on the plat and survey of Roy C. Edwards, Jr., Professional Land Surveyor dated October 28, 2003 and recorded in COB 980, page 467 of the official records of Tangipahoa Parish, Louisiana and beginning at a point which is 2007.70 feet South of the Northeast corner of Headright 41, T6S, R7E and thence proceeding South 00 deg. 01 min. 01 sec. West to the North right of way line of Interstate Highway 12.

**THUS DONE AND PASSED**, in counterparts and multiple originals, at the places and on the dates listed below before the undersigned competent witnesses and in the presence of the undersigned notaries, after due reading of the whole.

Hammond, Louisiana  
January 7, 2005

WITNESSES:

Linda M. Botkin  
Printed Name: Linda M. Botkin

Sandra M. Noto  
Printed Name: Sandra M. Noto

ANNA B AND THE GANG, L.L.C.

BY: Warren S. Bankston  
Warren S. Bankston, Manager

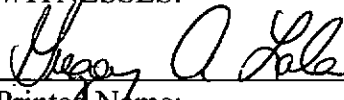
BY: Ronald L. Bankston  
Ronald L. Bankston, Manager


John I. Feduccia  
NOTARY PUBLIC, LSBA/NOTARY # 9705


**JOHN I. FEDUCCIA**  
Notary Public, State of Louisiana  
Notary ID No. 9705  
Commission Expires at Death

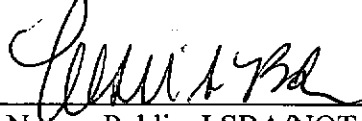
\*\*\*\*\*  
Hammond, Louisiana  
December 30, 2004

WITNESSES:

  
Printed Name: \_\_\_\_\_

  
Printed Name: Patrick K. Raso

ONE WEEKEND, L.L.C.  
BY:   
Dan R. Durham, III, Member

  
Lesli S. Bolner, Notary Public, LSBA/NOTARY #21969

# Tangipahoa Parish Recording Page

✓✓

Julian E. Dufreche  
Clerk of Court  
P. O. Box 667  
110 North Bay Street, Suite 100  
Amite, LA 70422  
(985) 748-4146

Received From :  
FEDUCCIA, JOHN  
ATTORNEY AT LAW  
P.O. BOX 2266  
HAMMOND, LA 70404

BATCH 21515

**First VENDOR**

BANKSTON, WARREN S

**First VENDEE**

ONE WEEKEND LLC

Index Type : Conveyances

Instrument # : 671728

Type of Document : Right Of Way

Book : 993

Page : 237

Recording Pages : 13

**Recorded Information**

I hereby certify that the attached document was filed for registry and recorded in the Clerk of Court's office for  
Tangipahoa Parish, Louisiana

*Alisa Colone*

Deputy Clerk

On (Recorded Date) : 08/10/2004

At (Recorded Time) : 10:21:20 AM



Doc ID - 007563730013



SCANNED

**Return To :**

FEDUCCIA, JOHN  
ATTORNEY AT LAW  
P.O. BOX 2266  
HAMMOND, LA 70404

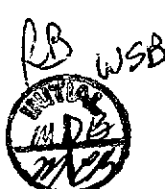
Do not Detach this Recording Page from Original Document

## AGREEMENT CREATING PREDIAL SERVITUDE

This Agreement is made effective as of the dates hereinafter set forth by and between **WARREN S. BANKSTON**, 4201 Bordeaux Dr., Kenner, Louisiana 70065; **MEREDITH COATES BODI**, 11340 West 121<sup>st</sup> Terrace, Overland Park, Kansas 66213-1978; **RONALD L. BANKSTON**, 43229 Sweetpea Lane, Hammond, Louisiana 70403; and **MARGARET DAVID BANKSTON**, 43229 Sweetpea Lane, Hammond, Louisiana 70403 (hereinafter collectively referred to as "Grantor"); and **ONE WEEKEND, L.L.C.**, a Louisiana Limited Liability Company, appearing herein by and through Greg Lala, Member and Manager, duly authorized by membership (hereinafter referred to as "Grantee").

### RECITALS

- A. Grantor is the owner of a certain tract of immovable property fronting on Pumpkin Center Road in the Parish of Tangipahoa, Louisiana.
- B. Grantee is the owner of a certain tract of immovable property situated contiguous and adjacent generally to the west of the Grantor's property.
- C. Grantor agrees to create a predial servitude over and across its immovable property in favor of Grantee, its successors and assigns.
- D. The parties have agreed to the costs and expenses of the servitude granted herein and the construction and placement of a street within the confines of said right of way and other matters attendant thereto.

 In consideration of the above recitals and the terms and conditions of this Agreement, the parties agree as follows:

**Section 1 – Grant of Right of Way:** Grantor, declaring that they are owners of the immovable property described on Exhibit "A" (the "Servient Estate"), declares further that for and in consideration of ONE HUNDRED SIXTY-FIVE THOUSAND (\$165,000.00) DOLLARS, receipt of which is acknowledged, the Grantor does, by these presents, grant, transfer, convey and deliver unto Grantee, a certain servitude of passage over and across the immovable property of the Grantor sixty (60) feet in width running perpendicular to Pumpkin Center Road and extending westerly between parallel lines and approximate distance of One Thousand Eighty-Two (1,082) feet to the eastern boundary of the immovable property of Grantee as described on Exhibit "B" (the "Dominant Estate"). The servitude shall be located in the place currently staked, or at a location selected by Grantor to the South of the staked location, provided that the relocation is made within 45 days of the date hereof.

It is stipulated and agreed that the right of usage of the passage herein described and granted herein is intended to and does confer on the Grantee the right to use right of way to the extent herein provided, and that no right of ownership of any nature is transferred to Grantee in and to the lands over and across which said passageway traverses, the ownership of said lands and said passageway being vested in Grantor. The location of said right of way shall be fixed by the Grantor and Grantee by agreement within forty-five (45) days of the effective date of this act and shall be in accordance with any state and/or federal statutes and regulation regarding distances from the interstate highway system.

**Section 2 – Nature of Servitude:** The predial servitude granted herein is limited in scope to the passage of vehicular traffic and pedestrian ingress and egress to the Dominant Estate from Pumpkin Center Road relating to the commercial purposes of Grantee on Grantee's property. The parking or standing of vehicles within the right of way is not authorized except for emergency situations of limited duration or unless otherwise approved by Grantor. Grantee may also utilize the servitude for the placement of public utilities, which shall be constructed at Grantee's sole expense and in full conformity with any applicable laws, regulations and building and safety codes. Grantor shall have the right to benefit from the public utilities that may be placed within the servitude area.

**Section 3 – Construction of Street:** Grantor agrees to enter on the above described servitude and to grade, level, fill, drain, pave and build a road, together with such culverts and cuts as may be necessary on, over and across the property embraced within the right of way described above, at its sole cost and expense in the following manner:

- a. Grantor, at its sole expense, shall obtain a wetlands determination in accordance with guidelines of the United States Army Corp of Engineers from a registered environmental assessor.
- b. A road shall be constructed twenty (20) feet in width in accordance with applicable Tangipahoa Parish specifications and pursuant to the design of a civil engineer of Grantor's choosing.
- c. The road shall be twenty (20) feet in width with placement of applicable compaction fill, and eight and one-half (8½) inch soil cement base (10% by volume), the application of asphaltic curing membrane to base and the placement of a three (3) inch asphalt wearing course.
- d. Swill ditches and culverts for appropriate drainage shall be installed in accordance with the plans and specifications of Grantor's civil engineer.
- e. Grantor, at its own expense, shall contract for the completion of such improvements as set forth in this section and shall be solely responsible for all permits and bonds for completion of the road and improvements to be placed within the right of way as set forth herein.

RB WSB  
NOTAR  
MDE  
MB

Agreement Creating Predial Servitude.fnl  
June 17, 2004

2

THE PARTIES HERETO HAVE REVIEWED ANY STATE AND REGULATIONS OF THE STATE OF LOUISIANA.

- b. The parties further agree not to allow for the discharge or release of any sewerage or other such effluent from their respective properties to the adjacent land holdings of the other party or to permit the dumping or storage of unhealthy,

Agreement Creating Predial Servitude.fnl  
June 17, 2004

3

**Section 4 – Time of Construction:** Grantor agrees to engage a registered surveyor to fix the location of the right of way as set forth in Section 1 of this Agreement. Within ten (10) days if the execution of this agreement Grantor agrees to contract with a licensed civil engineer for the purpose of designing the road according to Section 3 of this Agreement and to administer a construction contract with a schedule of construction and completion of the road in the most expeditious manner and within a reasonable timeframe, weather permitting. The project shall e completed by November 1, 2004.

**Section 5 – Maintenance:** The repair and maintenance of the road for the two-year period following Grantor's acceptance of the work performed by its contractor shall be repair and maintenance at the sole expense of the Grantee and during said period of time the parties agree to use their best efforts to dedicate the right of way to the public by an Act of Dedication and Acceptance of Maintenance by the Tangipahoa Parish Government. In the event that Tangipahoa Parish Government does not accept the dedication and accept maintenance of the road within the period of two (2) years following acceptance of work, the Grantor shall then and thereafter undertake and perform necessary repairs and maintenance at their sole expense. In the event that a dedication of the road to the public and acceptance of maintenance by the public is not completed within two (2) years following acceptance of the work contemplated by this agreement, the parties agree to allocate future maintenance under terms and conditions which shall be negotiated in good faith by the parties, their assignees and assigns. The warranty of maintenance runs during the period of the contractor's warranty and any extensions thereof agreed upon between Grantor and the contractor.

**Section 6 – Reservation by Grantor:** Notwithstanding the grant of the servitude to Grantee herein, the Grantor reserves unto itself, its heirs and assigns the perpetual right to enter upon and utilize the right of way and the road at no cost to Grantor, its heirs, successors and assigns. Grantor further reserves unto itself, its heirs and assigns the perpetual right to enter upon and, within the physical confines of the servitude, place utilities for the further development and benefit of the estate and the properties of the Grantor including, but not limited to electrical, telephone, water, gas, fiber optics and cable. It is the intentions of the Grantor to clear and grub its remaining property interest and Grantor will commence to do so (weather permitting) within the shortest time after the effective date of this Agreement.

**Section 7 – Environmental Matters:**

- a. Grantor and Grantee agree that for the mutual benefit and commercial development of their respective property interest neither shall undertake on their respective properties the handling, treatment, storage or disposal of any hazardous or toxic substance as defined under any applicable state or federal laws or regulations, including but not limited to, the Comprehensive Environmental Response Compensation and Liability Act, as amended, and regulations promulgated under this act and any laws and regulations of the State of Louisiana.
- b. The parties further agree not to allow for the discharge or release of any sewerage or other such effluent from their respective properties to the adjacent land holdings of the other party or to permit the dumping or storage of unhealthy,



unsightly or noxious materials on their respective properties. No excessive noise affecting the peace and dignity of either party or the use of their respective properties shall be permitted. No open fires shall be allowed except for disposal of wooden byproducts remaining from the commercial development of the respective properties of the parties, which disposal shall be in accordance and in compliance with any applicable statutes, laws, ordinances and regulations.

**Section 8 – Agreement on Signage:** Grantor and Grantee agree that Grantee shall be entitled to place a sign within a twenty-five (20') foot island located in the center of the 60' right of way and the terms and conditions of the Grantee's use of the 20' island for the purpose of placement of a sign is to be governed by a written lease by and between Grantor and Grantee, which lease is of even date herewith and incorporated by reference. The costs of the signage in the island, landscaping, electrical utilities and irrigation and all other costs associated with Grantee's use of this island shall be borne by the Grantee.

**Section 9 – Allocation of Costs and Creation of Escrow Account:**  
In consideration of the terms and conditions as set forth herein, Grantee has paid to Grantor the total sum of One Hundred Sixty-Five Thousand (\$165,000.00) Dollars, which sum shall be placed into the Trust Account of John I. Feduccia (the "escrow agent"), LSBA No. 05496, within three days of execution of this agreement, for proper allocation in the following manner:

- a. The funds paid by Grantee to Grantor shall be first allocated to all costs associated with the confection of this agreement and the construction of the road and the balance shall be attributable to and allocated to the costs of the servitude and right of passage.
- b. The licensed engineer designated by Grantor to design the road contemplated by this Agreement shall enter upon the site of the right of way at anytime for the purpose of making conducting inspections and to recommend progress payments in accordance with the stage of completion accepted by the engineer. Each progress payment shall be made from the escrow account after the escrow agent consults with legal counsel for the Grantee. Ten (10%) percent of each progress payment shall be withheld and maintained in the trust account until thirty (30) days after the entire work has been completely accepted by the Grantor and after a clear lien certificate has been issued pursuant to La.R.S. 9:4811, as amended.

**Section 10 - Entire Agreement:** This Agreement and the Lease which accompanies it constitute the entire Agreement between the parties and any prior understanding or representations of any kind preceding the date of this Agreement shall not be binding on either party except to the extent incorporated in this Agreement and any modifications of this Agreement or additional obligations assumed by either party in connection with this Agreement shall be binding only if evidenced in writing, signed by each party, or an authorized representative of each party.



**Section 11 – Binding Effect:** This Agreement shall be binding upon the heirs, successors and assigns of the parties.

THUS DONE, READ AND SIGNED in Johnson County, KS on the 24th day of June, 2004 in the presence of the undersigned competent witnesses who signed their names with said appearers and me, notary.

**WITNESSES:**

Linda M. Borden  
Linda M. Borden

Warren S. Bankston  
WARREN S. BANKSTON, Grantor  
Ronald L. Bankston  
RONALD L. BANKSTON, Grantor

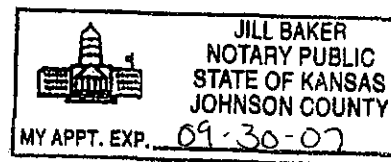
Margaret David Bankston  
MARGARET DAVID BANKSTON, Grantor

[Signature]  
NOTARY PUBLIC

**WITNESSES:**

Cynthia Jones  
Jill Messer

Meredith Coates Bankston Bodi  
MEREDITH COATES BANKSTON BODI, Grantor



Jill Baker  
NOTARY PUBLIC

**WITNESSES:**

Colley K. Caumey  
Dawn Buford

ONE WEEKEND, L.L.C., Grantee  
[Signature]  
BY:

Margaret S. Baker  
NOTARY PUBLIC

## AMENDMENT TO AGREEMENT CREATING SERVITUDE

This Amendment is made effective retroactive to the effective date of the Agreement Creating Servitude by and between the undersigned parties and is in fulfillment of Section 1 of that Agreement.

Pursuant to Section 1, the servitude and right of way granted by the Grantors to the Grantees is described as follows:

A 1.45 acre parcel of land located in Section 31, T6S-R7E, more particularly described as follows: Beginning at point 2007.70 feet South 737.36 feet South 00 deg. 01 min. 01 sec. West 19.88 feet East and 6.40 feet South 00 deg. 00 min. 51 sec. West from the Northeast Corner of Section 41, T6S-R7E to the Point of Beginning; thence North 89 deg. 51 min. 00 sec. East a distance of 1055.51 feet; thence South 01 deg. 49 min. 18 sec. West a distance of 60.04 feet; thence South 89 deg. 51 min. 00 sec. West a distance of 1053.61 feet; thence North 00 deg. 00 min. 51 sec. East of distance of 60.00 feet; back to the Point of Beginning, containing 1.45 acres, all located in Section 31, T6S-R7E, Tangipahoa Parish, Louisiana.

Warren S. Bankston  
WARREN S. BANKSTON  
Ronald L. Bankston  
RONALD L. BANKSTON  
Margaret David Bankston  
MARGARET DAVID BANKSTON  
Meredith Coates Bankston Bodi  
MEREDITH COATES BANKSTON BODI  
ONE WEEKEND, L.L.C.  
ONE WEEKEND, L.L.C.

**EXHIBIT "A" TO  
AGREEMENT CREATING PREDIAL SERVITUDE  
BY AND BETWEEN  
WARREN S. BANKSTON, ET AL AND ONE WEEKEND, L.L.C.**

A certain lot or parcel of ground situated in Section 31, T6SR7E, Parish of Tangipahoa, State of Louisiana, and being more fully described as commencing at a point 19.8 feet East of the Northwest corner of Lot 4; thence North 89 deg. 51 min. East 1082.3 feet to the West side of Pumpkin Center Road; thence North 0 deg. 5 min. West along the West side of Pumpkin Center Road 745.09 feet; thence South 89 deg. 26 min. West 376.09 feet; thence North 0 deg. 11 min. West 525 feet to the South line of Old Baton Rouge Highway; thence South 89 deg. 26 min. West along the South line of Old Baton Rouge Highway 60 feet; thence South 0 deg. 11 min. West 525 feet; thence South 89 deg. 26 min. West 644.2 feet; thence South 737.1 feet to the Point of Beginning, containing 19.11 acres more or less, all as per survey of Clifford G. Webb, dated July 3, 1969.

**EXHIBIT "B" TO  
AGREEMENT CREATING PREDIAL SERVITUDE  
BY AND BETWEEN  
WARREN S. BANKSTON, ET AL AND ONE WEEKEND, L.L.C.**

**TRACT #1**

Property located in Tangipahoa Parish, Louisiana, to-wit: Beginning at a point of intersection of the South right-of-way line of Louisiana Highway No. 1040 with the Range Line between Ranges 6 and 7, Township 6 South, Tangipahoa Parish, Louisiana, thence run North  $89^{\circ} 32'$  East 208.71' and corner, thence run due South 57' and corner, thence run due West 208.70' and corner, thence run due North 55.3' and corner and point of beginning.

Being the same property acquired by Mrs. Bennette R. Rawls, widow of Bennette R. Rawls from Myrle Louise Stewart Dees Peneguy, wife of George B. Peneguy, by act of sale dated March 23, 1974, and filed in the records of the Parish of Tangipahoa at Conveyance Office Book 391, page 578.

**TRACT #2**

80.96 acres of land, more or less, in Headright 41, T6S, R7E, in Tangipahoa Parish, Louisiana, more fully described as beginning at a point 2007.7' South of the Northeast corner of said Headright 41 and measure thence South 122.28'; thence South  $0^{\circ} 33'$  West 2567.8' to the South line of said Headright; thence along said South line North  $89^{\circ} 43'$  West 1311 feet to the West line of said Headright, which is also the Range line dividing Ranges 6 and 7E; thence along said line North  $0^{\circ} 29'$  East 2683.68 feet; thence East 1313 feet to the point of beginning, all as per survey and map by Clifford G. Webb, C.E., dated May 30, 1962. Said property being also described as Lots 5, 6, 7 and 8 of a subdivision of said Headright.

Being the same property acquired by Bennett Raymond Rawls from Robin D. Bauerle, Fredrick E. Bauerle, Mrs. Margaret Beauerle Gomez, and Mrs. Marjorie Bauerle Baker by act created before Allen B. Pierson, Notary Public, dated July 21, 1962, and filed in the records of the Parish of Tangipahoa at Conveyance Office Book 263, page 409.

**Tract II - LESS AND EXCEPT A., B., and C. as follows**

- A.** THAT CERTAIN LOT OF GROUND, together with all the buildings and improvements thereon, and all of the rights, ways, privileges, servitudes, appurtenances, and advantages thereunto belonging or in anywise appertaining, situated in the Parish of Tangipahoa, State of Louisiana, being 2 acres of land, more or less, in Headright 41, T-6-S, R-7-E, in the aforementioned parish, more fully described as beginning at a point 668.6 feet East of the North West corner of lot 6 of a subdivision of Headright 41, T-6-S, R-7-E and measure thence South for 318 feet; thence along this south line N  $86^{\circ} 30'$  E. for

290 feet; thence along this East line North for 300 feet; thence along this North line West for 290 feet to the point of beginning. Said property being also described as the North West 2 acres of lot of a subdivision of Headright 41, T6S, R7E, in the Parish of Tangipahoa. All of this according to a survey of by William H. Pringle dated June 4, 1976.

Being the same property made subject of the Sale of Property from Mrs. Camille T. Rawls and Lawrence E. Rawls to Mrs. Patricia B. Rawls, wife of/and Raymond J. Rawls by act before Thomas C. Stuckey, Jr., Notary Public, dated July 14, 1976, and filed in the records of the Parish of Tangipahoa at Conveyance Office Book 422, page 116.

- B. A CERTAIN TRACT OR PARCEL OF LAND situated in Headright 41, T6S, R7E, Tangipahoa Parish, Louisiana, and being more particularly described as commencing at the Northwest corner of Headright 37, T6S, R7E for a point of beginning; from said point of beginning proceed North 0° 08' 0" East 115.91 feet to the South right-of-way line of Interstate Highway 12; thence along same North 89° 56' 23" East 1,311.27 feet; thence South 0° 30' 40" West 128.03 feet; thence North 89° 31 min. 50" West 1,310.44 feet to the point of beginning, containing 3.6704 acres as per survey of "WR" Engineering, Inc., dated August 5, 1983, a copy of which is attached to act of Cash Deed from Camille Thibodeaux Rawls, Raymond J. Rawls, and Lawrence E. Rawls to James D. McIntyre, by act before Rodney C. Cashe, Notary Public, dated August 10, 1983, and filed in the records of the Parish of Tangipahoa at Conveyance Office Book 572, page 134.

Being the same property made subject of the Cash Deed from Camille Thibodeaux Rawls, Raymond J. Rawls, and Lawrence E. Rawls to James D. McIntyre, by act before Rodney C. Cashe, Notary Public, dated August 10, 1983, and filed in the records of the Parish of Tangipahoa at Conveyance Office Book 572, page 134.

- C. A certain tract or parcel of land, and all of the rights, ways, privileges, servitudes and advantages thereunto belonging or in anywise appertaining, situated in the Parish of Tangipahoa, State of Louisiana, and in the South half (S½) of Section Forty-one (41), Township Six (6) South, Range Seven (7) East, GREENSBURG LAND DISTRICT, being designated as Parcel No. 12-1, as shown on a white print of a plat of survey made by Baker-Wibberly and Associates, Inc., Consulting Engineers, dated March 13, 1964, revised to June 15, 1964, annexed to the above entitled and numbered suit, said tract or parcel of land being outlined in red and more particularly described according to said plat of survey as follows:

Commence at a point which marks the Southwest (SW) corner of Section Forty-one (41) and proceed North 35' 39" West along the range and section line between Section 41 and Section 38 a distance of 116.34' to the point of beginning, thence proceed North 35' 39" West along said range and section line a distance of 300.02' to a point, thence North 88° 51' 20" East parallel to and 150' distant in a northerly direction from the centerline of State Project No. 454-03-03, a distance of 40.89' to a point, thence North 57° 53' 30" East a distance of 116.62' to a point, thence North 88° 51' 20" East parallel to and 210' distant in a northerly direction from the centerline of State Project No. 454-03-03, a distance of 200' to a point, thence South 60° 10' 50" East a distance of 116.62' to a point, thence North 88° 51' 20" East parallel to and 150' distant in a northerly direction from the centerline of State Project No. 454-03-03, a distance of 662.88' to a point, thence along the arc of a curve to the left with a radius of 1095.92' (the chord of which bears North 69° 11' 50" East, 220.69' a distance of 221.06' to a

point on the section line between Section 41 and Section 31, thence South 39' 21" East along said section line a distance of 375.41' to a point, thence South 88° 51' 20" West parallel to and 150' distant in a southerly direction from the centerline of State Project No. 454-03-03, a distance of 1311.27' to the point of beginning.

Being the same property made subject of that certain Order of Expropriation rendered in the proceedings before the 21<sup>st</sup> Judicial District Court for the Parish of Tangipahoa, entitled "State of Louisiana, through the Department of Highways v. Bennett Raymond Rawls" numbered 29169 and filed in the records of the Parish of Tangipahoa at Conveyance Office Book 296, folio 454.

### TRACT #3

THAT CERTAIN LOT OF GROUND, together with all the buildings and improvements thereon, and all of the rights, ways, privileges, servitudes, appurtenances, and advantages thereunto belonging or in anywise appertaining, situated in the Parish of Tangipahoa, State of Louisiana, being 2 acres of land, more or less, in Headright 41, T-6-S, R-7-E, in the aforementioned parish, more fully described as beginning at a point 668.6 feet East of the North West corner of lot 6 of a subdivision of Headright 41, T-6-S, R-7-E and measure thence South for 318 feet; thence along this south line N 86° 30' E. for 290 feet; thence along this East line North for 300 feet; thence along this North line West for 290 feet to the point of beginning. Said property being also described as the North West 2 acres of lot of a subdivision of Headright 41, T6S, R7E, in the Parish of Tangipahoa. All of this according to a survey of by William H. Pringle dated June 4, 1976.

Being the same property made subject of the Sale of Property from Mrs. Camille T. Rawls and Lawrence E. Rawls to Mrs. Patricia B. Rawls, wife of/and Raymond J. Rawls by act before Thomas C. Stuckey, Jr., Notary Public, dated July 14, 1976, and filed in the records of the Parish of Tangipahoa at Conveyance Office Book 422, page 116.

### TRACT #4

A certain tract or parcel of land situated in the Parish of Tangipahoa, State of Louisiana, described as being 57.7 foot wide strip of land which lies between the Old Baton Rouge Highway and the property of Bennett Rawls, and being more particularly described as follows: Begin at the Northeast corner of the property of Bennett Rawls, thence West along the North line of the Rawls property 656.5 feet for a point of beginning; thence West 448.5' to the East boundary of the Merle S. Dees property; thence North 0° 29' East 57.7 feet; thence East 448.5' along the South margin of the Old Baton Rouge-Hammond Highway; thence South 0° 33' West 57.7 feet to the point of beginning, being all of the property formerly owned by Otis B. Stewart, Terry Lee Stewart and Ronald Gene Stewart lying between the Old Baton Rouge-Hammond Highway and the Rawls property, all located in Headright Forty-One (41), T6S, R7E, in the Parish of Tangipahoa, State of Louisiana, as is more fully shown on that certain plat of survey by C.G. Webb, dated May 30, 1962.

Being the same property acquired by Bennett Rawls from Otis B. Stewart, Ronald Gene Stewart, and Terry Lee Stewart, by act dated May 23, 1968, and filed in the records of the Parish of Tangipahoa at Conveyance Office Book 322, folio 136.

All of which property is more fully reflected on the survey of Roy Edwards Land Surveying, Inc. dated October 28, 2003, and more fully described as follows:

A CERTAIN PIECE OR PARCEL OF LAND situated in Headright 41, T6S-R7E, Parish of Tangipahoa, State of Louisiana, more fully described as beginning at a point 2007.70' South of the Northeast Corner of Headright 41, T6S-R7E; thence S 00°01' 01" W 2186.39' to the north right-of-way line of Interstate Highway 12; thence along said right-of-way line, S 69° 44' 40" W 222.77', S 89° 17' 43" W 664.62', N 59° 48' 47" W 117.05', S 89° 13' 54" W 199.76', S 57° 56' 11" W 116.95' and S 87° 46' 08" W 37.16; thence N 00°01' 58" W 2324.31' to the south right-of-way line of Louisiana Highway 1040; thence along said right-of-way line N 89° 19' 33" E 661.15'; thence S 06° 43' 03" E 57.70'; thence N 89° 37' 16" E 644.85' to P.O.B. Contains 68.4536 Acres, all as shown on plat, the original of which is attached hereto,

together with all buildings, constructions, and improvements now or hereafter existing on the Premises, all other component parts of the Premises, all component parts of the buildings, constructions, and improvements now or hereafter on the Premises, all appurtenances, attachments, rights, ways, privileges, servitudes, advantages, batture and batture rights belonging or in any wise appertaining to the Premises, affecting the Premises, or now or hereafter forming part of, attached to, or connected with the Premises or used in connection with the Premises

(hereafter collectively "Property") to have and to hold the said described Property unto the said Purchaser, Purchaser's heirs and assigns forever.

Please  
See

Original

ANNA BANKSTON MINI-DIVISION  
IN SECTION 31, T6S-R7E.

24\04318\WARREN BANKSTON

LEGAL DESCRIPTION ENTIRE TRACT

22.57 ACRE PARCEL OF LAND LOCATED IN SECTION 31, T6S-R7E MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT 2007.70' SOUTH, 737.36' WEST, 00°01'01" W, 19.88' EAST AND 466.40' S 00°00'51" W FROM THE N.E. CORNER OF OF HEADRIGHT 41, T6S-R7E TO THE POINT OF BEGINNING;  
HENCE N 00°00'51" E A DISTANCE OF 737.54 FEET;  
HENCE N 89°25'53" E A DISTANCE OF 704.23 FEET;  
HENCE N 00°11'00" E A DISTANCE OF 525.00 FEET;  
HENCE N 89°25'53" E A DISTANCE OF 374.41 FEET;  
HENCE S 00°05'00" E A DISTANCE OF 787.51 FEET;  
HENCE S 88°53'01" W A DISTANCE OF 25.30 FEET;  
HENCE S 01°49'18" W A DISTANCE OF 482.76 FEET;  
HENCE S 89°51'00" W A DISTANCE OF 1040.99 FEET;  
ACK TO THE POINT OF BEGINNING CONTAINING, 22.57 ACRES, ALL LOCATED IN SECTION 31, T6S-R7E, ANGIAPHOA PARISH, LOUISIANA.

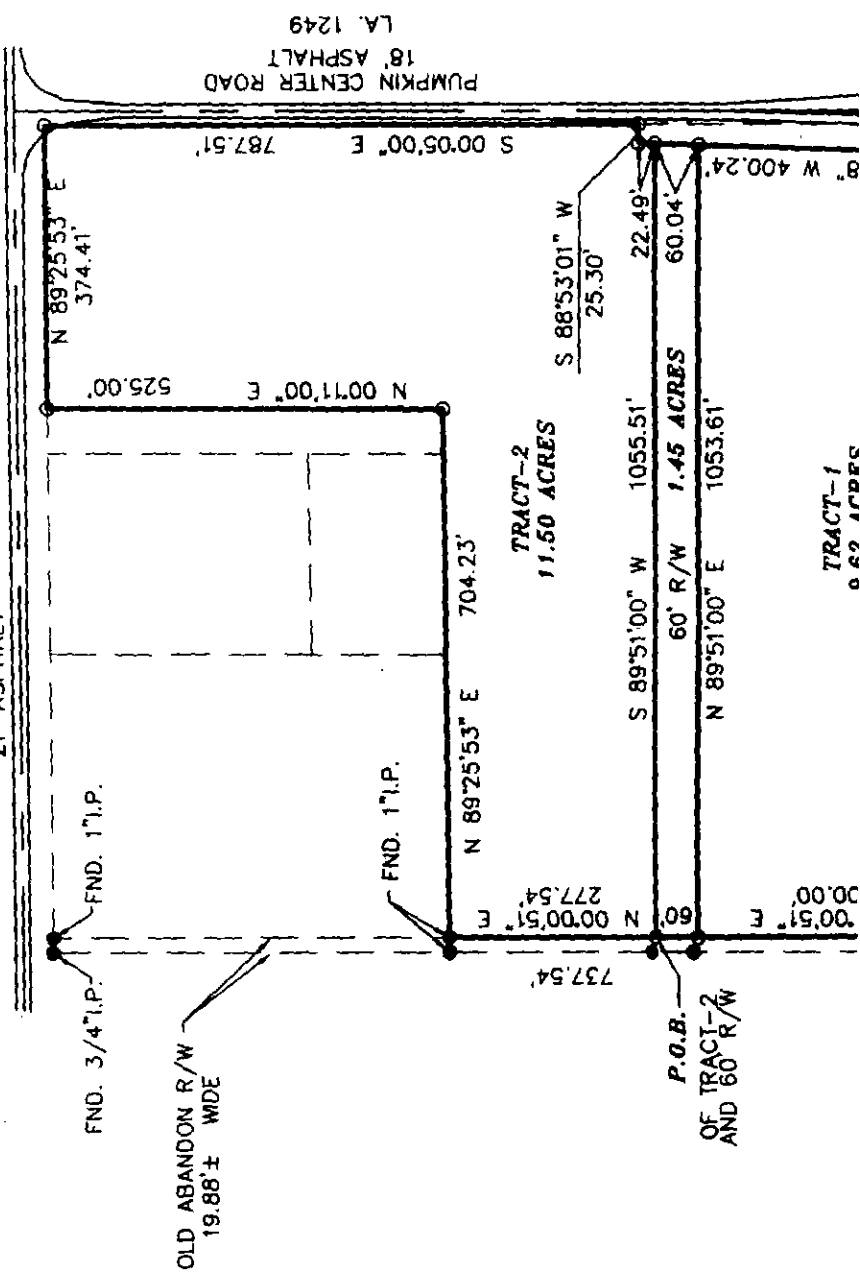
LEGAL DESCRIPTION TRACT-1

9.62 ACRE PARCEL OF LAND LOCATED IN SECTION 31, T6S-R7E MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT 2007.70' SOUTH, 737.36' WEST, 00°01'01" W, 19.88' EAST AND 466.40' S 00°00'51" W FROM THE N.E. CORNER OF SECTION 41, T6S-R7E TO THE POINT OF BEGINNING;  
HENCE N 00°00'51" E A DISTANCE OF 400.00 FEET;  
HENCE N 89°51'00" E A DISTANCE OF 1053.61 FEET;  
HENCE S 01°49'18" W A DISTANCE OF 400.24 FEET;  
HENCE S 89°51'00" W A DISTANCE OF 1040.99 FEET;  
ACK TO THE POINT OF BEGINNING CONTAINING 9.62 ACRES, ALL LOCATED IN SECTION 31, T6S-R7E, ANGIAPHOA PARISH, LOUISIANA.

LEGAL DESCRIPTION OF 60' R/W

1.45 ACRE PARCEL OF LAND LOCATED IN SECTION 31, T6S-R7E, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT 2007.70' SOUTH, 737.36' WEST, 00°01'01" W, 19.88' EAST AND 6.40' S 00°00'51" W FROM THE N.E. CORNER OF SECTION 41, T6S-R7E TO THE POINT OF BEGINNING;  
HENCE N 89°51'00" E A DISTANCE OF 1055.51 FEET;  
HENCE S 01°49'18" W A DISTANCE OF 60.04 FEET;  
HENCE S 89°51'00" W A DISTANCE OF 1053.61 FEET;  
HENCE N 00°00'51" E A DISTANCE OF 60.00 FEET;  
ACK TO THE POINT OF BEGINNING CONTAINING, 1.45 ACRES, ALL LOCATED IN SECTION 31, T6S-R7E, ANGIAPHOA PARISH, LOUISIANA.

LA. 1040  
OLD BATON ROUGE HWY.  
21' ASPHALT



1"=200'



## Tangipahoa Parish Recording Page

Julian E. Dufreche  
Clerk of Court  
P. O. Box 667  
110 North Bay Street, Suite 100  
Amite, LA 70422  
(985) 748-4146

**Received From :**

ENTERGY DISTRIBUTION  
2200 WEST CHURCH STREET  
HAMMOND, LA 70401

**First VENDOR**

ANNA B & THE GANG LLC

**First VENDEE**

ENTERGY LOUISIANA INC

**Index Type :** Conveyances

**Instrument # :** 677446

**Type of Document :** Row-Servitude-Easement

**Book :** 1000

**Page :** 210

**Recording Pages :** 3

### Recorded Information

I hereby certify that the attached document was filed for registry and recorded in the Clerk of Court's office for Tangipahoa Parish, Louisiana

*Michelle Hughes*  
Deputy Clerk

On (Recorded Date) : 10/27/2004

At (Recorded Time) : 9:15:49 AM



Doc ID - 007768710003



SCANNED

**Return To :**

ENTERGY DISTRIBUTION  
2200 WEST CHURCH STREET  
HAMMOND, LA 70401

STATE OF LOUISIANA  
PARISH OF TANGIPAHOA

WR# 413725  
TLN# 25204/66244

**RIGHT-OF-WAY INSTRUMENT**  
**ENTERGY LOUISIANA, INC.**

KNOW ALL MEN BY THESE PRESENTS THAT: ANNA B AND THE GANG, L.L.C.; By: WARREN S. BANKSTON and RONALD L. BANKSTON, members and managers

Grantor(s), acting individually, and for, and on behalf of, my/our heirs, successors, assigns and any other person claiming the ownership to the property hereinafter described, collectively "Grantor", for and in consideration of One Dollar, in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, assign, convey unto and warrant and defend Entergy Louisiana, Inc., and its successors and assigns, collectively "Grantee", a right-of-way, servitude and easement twenty (20') feet in width for the location, construction, reconstruction, improvements, repairs, operation, inspection, patrol, replacement and maintenance of overhead and underground electric power and communication facilities, or the removal thereof, now or in the future, including, but not necessarily limited to, poles, cross arms, insulators, wires, cables, conduits, hardware, transformers, switches, guy wires, anchors and other equipment, structures, material and appurtenances, now or hereafter used, useful or desired in connection therewith by Grantee over, across, under or on that land of Grantor in the Parish of Tangipahoa, State of Louisiana described as follows, to-wit:

A certain lot or parcel of ground situated in Section 31, T6S, R7E, Parish of Tangipahoa, State of Louisiana, and being more fully described as commencing at a point 19.8 feet East of the Northwest corner of Lot 4; thence North 89 deg. 51 min. East 1082.3 feet to the West side of Pumpkin Center Road; thence North 0 deg. 5 min. West along the West side of Pumpkin Center Road 745.09 feet; thence South 89 deg. 26 min. West 376.09 feet; thence North 0 deg. 11 min. West 525 feet to the South line of Old Baton Rouge Highway; thence South 89 deg. 26 min. West along the south line of Old Baton Rouge Highway 60 feet; thence South 0 deg. 11 min. West 525 feet; thence South 89 deg. 26 min. West 644.2 feet; thence South 737.1 feet to the Point of Beginning. Containing 19.11 acres more or less, all as per survey by Clifford G. Webb, dated July 3, 1969.

The location of the right of way and servitude herein granted is more clearly shown, indicated or delineated in red on a sketch by GAC, dated 09/02/04, a copy of which is attached hereto and made a part hereof, together with the right of ingress and egress to and from said right-of-way across the adjoining land of the Grantor and the right to attach wires and cables of any other party to Grantee's facilities.

Unless otherwise herein specifically provided, the center line of the electric power lines initially constructed on this right-of-way shall be the center line of said right-of-way.

Grantee shall have the full and continuing right to clear and keep clear vegetation within or growing into said right-of-way and the further right to remove or modify from time to time trees, limbs, and/or vegetation outside the said right of way which the Grantee considers a hazard to any of its electric power or communications facilities or a hazard to the rendering of adequate and dependable service to Grantor or any of Grantee's customers, by use of a variety of methods used in the vegetation management industry.

Grantor shall not construct or permit the construction of any structure, obstruction or other hazard within the said right-of-way, including but not limited to, house, barn, garage, shed, pond, pool or well, excepting only Grantor's fence(s) and Grantee's facilities. Grantor shall not construct or permit the construction of any buildings or other structures on land adjoining said right-of-way in violation of the minimum clearances from the lines and facilities of Grantee, as provided in the National Electrical Safety Code.

IN WITNESS WHEREOF, Grantor has executed this Right-of-Way Instrument on this 18 day of OCTOBER, 2004.

WITNESSES:

GRANTOR: ANNA B AND THE GANG, L.L.C.

Begae Michelli  
PRINT FULL NAME: Begae Michelli

By: Warren S. Bankston  
Warren S. Bankston, member and manager  
43229 Sweet Pea Lane, Hammond, LA 70403

Linda M. Botkin  
PRINT FULL NAME: Linda M. Botkin

By: Ronald L. Bankston  
Ronald L. Bankston, member and manager  
43229 Sweet Pea Lane, Hammond, LA 70403

**ACKNOWLEDGMENT**

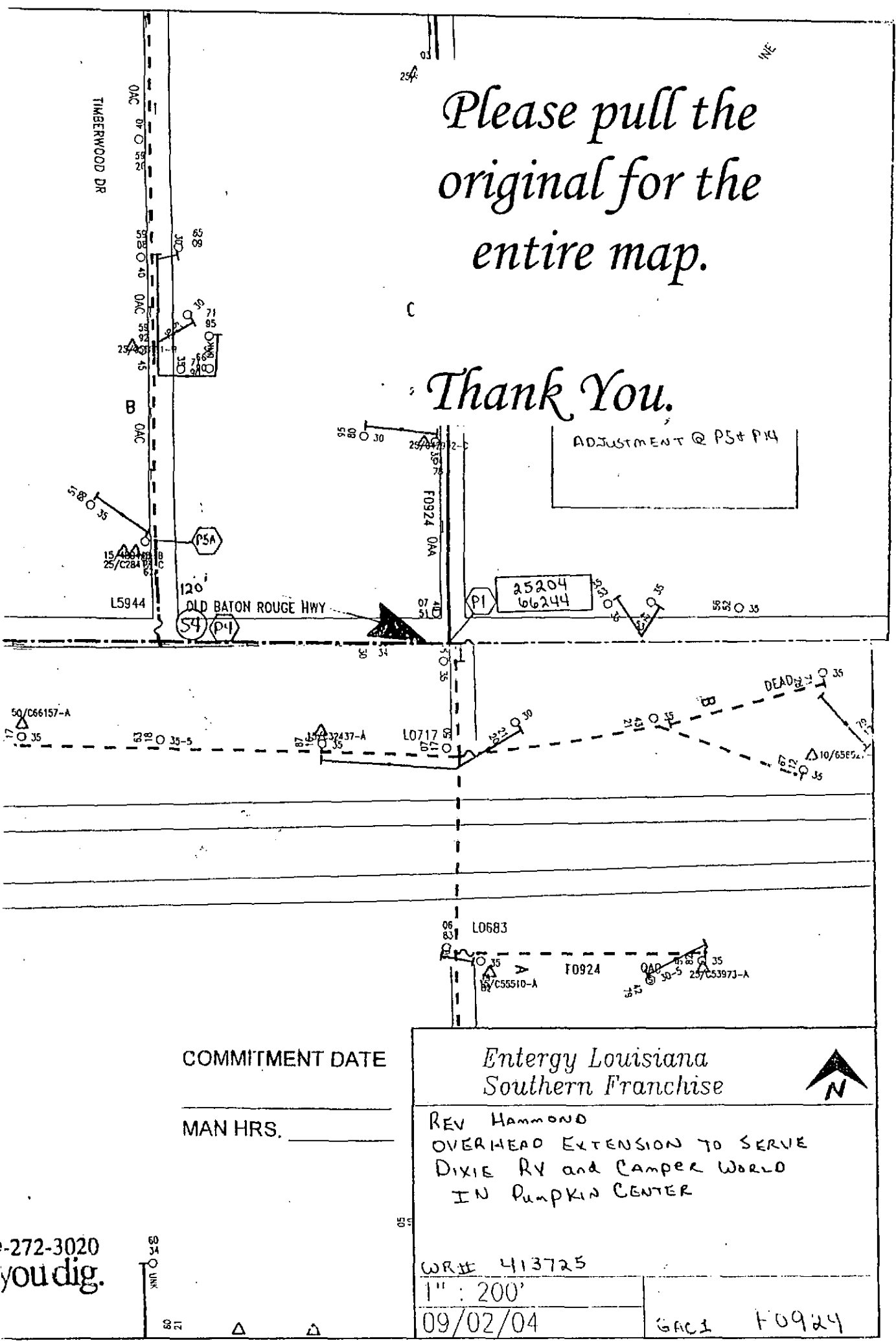
STATE OF LOUISIANA  
PARISH OF TANGIPAHOA

BEFORE ME, the undersigned notary, personally came and appeared Linda Botkin who being first sworn, did depose and say that he/she signed the foregoing instrument as a witness in the presence of Grantor, and another subscribing witness, all of whom signed in my presence, each signing in the presence of all the others, and that all of said signatures thereto are genuine and correct.

Linda M. Botkin  
Appearer

Sworn to and subscribed before me this 25<sup>th</sup> day of OCTOBER, 2004.

[Signature]  
Notary Public # 9705



## Tangipahoa Parish Recording Page

Julian E. Dufreche  
Clerk of Court  
P. O. Box 667  
110 North Bay Street, Suite 100  
Amite, LA 70422  
(985) 748-4146

Received From :  
ANNA B AND THE GANG 567-5221

**First VENDOR**

ANNA B AND THE GANG LLC MINI DIVISION

**First VENDEE**

TO THE PUBLIC

Index Type : Conveyances

Instrument # : 748537

Type of Document : Plat Map - Conveyance Book

Book : 1095

Page : 127

Recording Pages : 2

### Recorded Information

I hereby certify that the attached document was filed for registry and recorded in the Clerk of Court's office for Tangipahoa Parish, Louisiana

*Alisa Colson*

Deputy Clerk

On (Recorded Date) : 04/17/2007

At (Recorded Time) : 10:33:15:000 AM



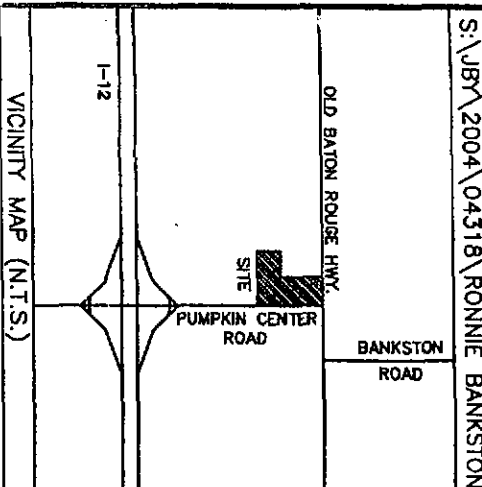
Doc ID - 008957180002



SCANNED

Return To :

S:\JB\2004\04318\RONNIE BANKSTON



*Wm. J. Bodin, Jr.*  
PARISH ENGINEER  
4/16/07  
HEALTH REPRESENTATIVE

*No 1550 E*  
DRAINAGE BOARD ADMINISTRATOR  
4/17/07

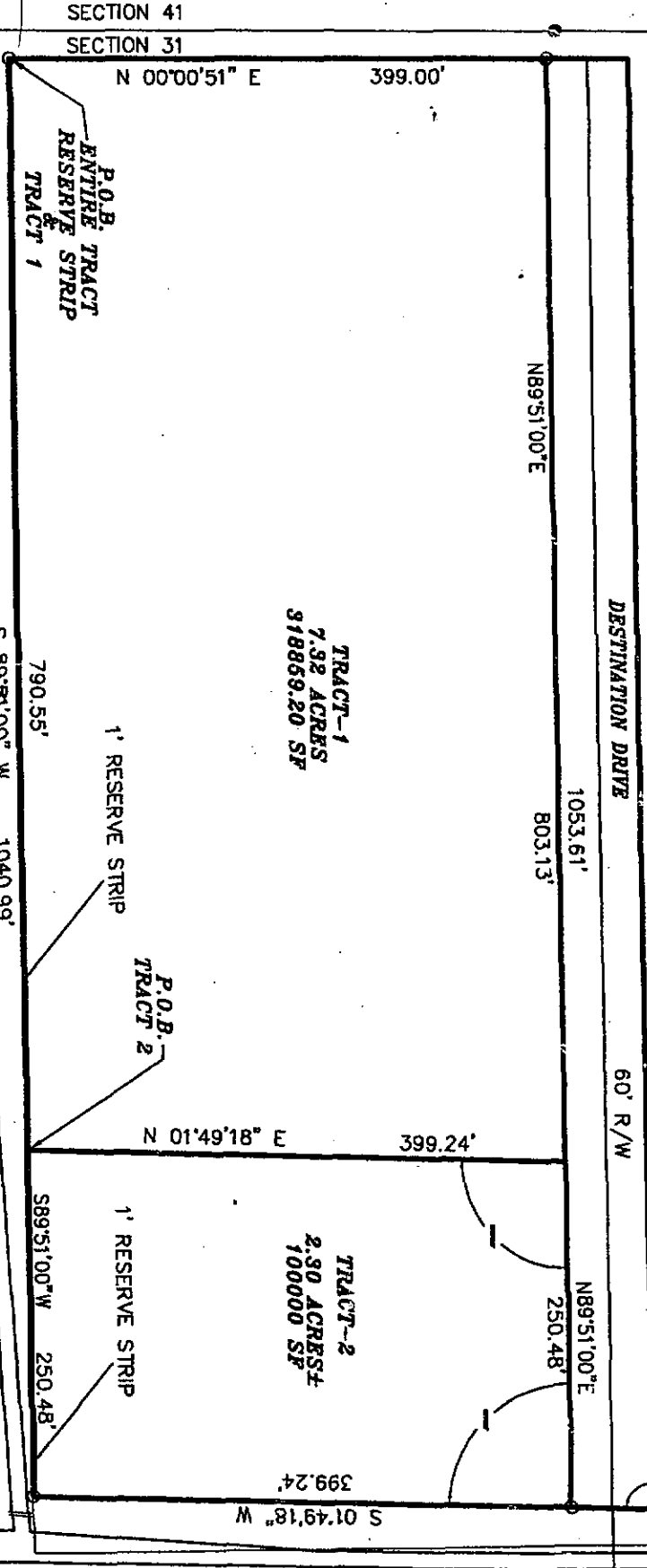
REFERENCE MAP  
PLAT OF ANNA BANKSTON MINI DIVISION  
BY BODIN & WEBB  
DATED 7-21-04

MARCH 19, 2007  
A PLAN OF AN ACTUAL GROUND SURVEY OF A 9.82 ACRE  
PARCEL OF LAND DIVIDED INTO 2 TRACTS, SHOWING  
IMPROVEMENTS THEREON, CERTIFYING THAT NO  
ENCROACHMENTS WERE FOUND TO EXIST EITHER WAY  
ACROSS ANY PROPERTY LINES OTHER THAN SHOWN, ALL  
LOCATED IN SECTION 31, T6S-R7E, G.L.D., PARISH OF  
TANGIPAHOA, STATE OF LOUISIANA.  
THIS PERMETER SURVEY SHALL NOT CONSTITUTE A LEGAL OPINION  
OF TITLE, AND SHALL NOT BE RELIED UPON FOR THAT PURPOSE.  
THERE IS NO WARRANTY THAT IT CONFORMS TO A LEGAL TITLE,  
AND WAS MADE SOLELY ACCORDING TO INFORMATION PROVIDED THE  
SURVEYOR. SURVEY MADE AT THE REQUEST OF: RONNIE BANKSTON.

THIS SURVEY COMPLIES WITH THE LOUISIANA "MINIMUM STANDARDS"  
FOR A CLASS "D" SURVEY.

SURVEY FOR:  
ANNA B AND THE GANG, LLC

# ANNA B AND THE GANG, LLC MINI DIVISION



## DESCRIPTION OF PROPERTY (ENTIRE TRACT)

BEGIN AT A POINT 2007.70' SOUTH, 737.36'  
S 00°01'01" W, 19.88' EAST AND 488.40' S 00°00'51" W  
AND 1 FOOT N 00°00'51" E FROM THE N.E. CORNER OF OF HEADRIGHT  
41, T6S-R7E TO THE POINT OF BEGINNING; THENCE N 00°51' E A  
DISTANCE OF 399.01 FEET; THENCE N 89°51'00" E A DISTANCE OF  
1053.61 FEET; THENCE S 1°49'18" W A DISTANCE OF 399.24 FEET;  
THENCE S 89°51'00" W A DISTANCE OF 1041.02 FEET; TO THE POINT  
OR PLACE OF BEGINNING CONTAINING 417883.583 SQUARE FEET, 9.59  
ACRES.

## DESCRIPTION OF PROPERTY (TRACT-1)

BEGIN AT A POINT 2007.70' SOUTH, 737.36'  
S 00°01'01" W, 19.88' EAST AND 488.40' S 00°00'51" W  
AND 1 FOOT N 00°00'51" E FROM THE N.E. CORNER OF OF  
HEADRIGHT 41, T6S-R7E TO THE POINT OF BEGINNING;  
THENCE N 00°51' E A DISTANCE OF 399.01 FEET;  
THENCE N 89°51'00" E A DISTANCE OF 803.13 FEET;  
THENCE S 1°49'18" W A DISTANCE OF 399.24 FEET;  
THENCE S 89°51'00" W A DISTANCE OF 790.55 FEET;  
TO THE POINT OR PLACE OF BEGINNING CONTAINING  
317841.152 SQUARE FEET, 7.30 ACRES.

## DESCRIPTION OF PROPERTY (RESERVE STRIP)

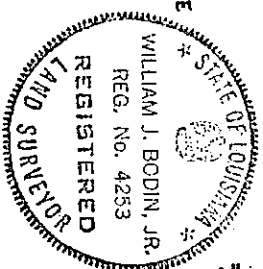
BEGIN AT A POINT 2007.70' SOUTH, 737.36' S 00°01'01" W, 19.88'  
EAST AND 488.40' S 00°00'51" W AND 1 FOOT N 00°00'51" E FROM THE  
N.E. CORNER OF OF HEADRIGHT 41, T6S-R7E TO THE POINT OF  
BEGINNING; THENCE N 89°51'00" E A DISTANCE OF 1041.02 FEET;  
THENCE S 1°49'18" W A DISTANCE OF 1.00 FEET;  
THENCE S 89°51'00" W A DISTANCE OF 1040.99 FEET;  
THENCE N 00°51' E A DISTANCE OF 1.00 FEET;  
TO THE POINT OR PLACE OF BEGINNING CONTAINING 1041.008 SQUARE  
FEET, 0.024 ACRES.

## DESCRIPTION OF PROPERTY (TRACT-2)

BEGIN AT A POINT 2007.70' SOUTH, 737.36' S 00°01'01" W,  
19.88' EAST AND 488.40' S 00°00'51" W, 1 FOOT N 00°00'51" E  
AND N 89°51'00" E 790.55' FROM THE N.E. CORNER OF OF HEADRIGHT  
41, T6S-R7E TO THE POINT OF BEGINNING; THENCE N 1°49'18" E A  
DISTANCE OF 399.24 FEET; THENCE N 89°51'00" E A DISTANCE OF  
250.48 FEET; THENCE S 1°49'18" W A DISTANCE OF 399.24 FEET;  
THENCE N 89°51'00" W A DISTANCE OF 250.48 FEET; TO THE POINT OR  
PLACE OF BEGINNING CONTAINING 100067.215 SQUARE FEET, 2.30 ACRES.

APRIL 12, 2007

REVISION SHOWING OWNER CHANGE, CHANGE TO P.O.B. FOR  
ALL TRACTS AND THE ADDITION OF THE ONE FOOT RESERVE  
STRIP LEGAL DESCRIPTION.



BODIN AND WEBB, INC.  
ENGINEERS & SURVEYORS  
1024 S. CYPRESS ST.  
HAMMOND, LA 70403

ACT OF DONATION

UNITED STATES OF AMERICA

BY: RICHARD E. BANKSTON JR.

STATE OF LOUISIANA

TO: WARREN S. BANKSTON and  
RONALD L. BANKSTON

PARISH OF TANGIPAHOA

BEFORE ME Terry Y. Pisciotta, Notary Public, duly commissioned and qualified, in and for the Parish and State aforesaid, and in the presence of the witnesses hereinafter named and undersigned:

**PERSONALLY CAME AND APPEARED:** RICHARD E. BANKSTON, JR., a person of the full age of majority, married twice, first to Frances D. Barker from whom he is legally divorced, and second to Margaret Relan Bankston, with whom he lives and resides in the Parish of Tangipahoa, State of Louisiana, with a mailing address of 43209 Sweetpea Lane, Hammond, LA 70403, who declared that he is the owner of a 1/3 undivided interest in the following described property:

A certain lot or parcel of ground situated in Section 31, T6SR7E, Parish of Tangipahoa, State of Louisiana, and being more fully described as commencing at a point 19.8 feet East of the Northwest corner of Lot 4; thence North 89 deg. 51 min. East 1082.3 feet to the West side of Pumpkin Center Road; then North 0 deg. 5 min. West along the West side of Pumpkin Center Road 745.09 feet; thence South 89 deg. 26 min. West 376.09 feet; thence North 0 deg. 11 min. West 525 feet to the South line of Old Baton Rouge Highway; thence South 89 deg. 26 min. West along the South line of Old Baton Rouge Highway 60 feet; thence South 0 deg. 11 min. West 525 feet; thence South 89 deg. 26 min. West 644.2 feet; thence South 737.1 feet to the Point of Beginning, containing 19.11 acres more or less, all as per survey by Clifford G. Webb, dated July 3, 1969.

Appearer further declared that in consideration of the love and affection which he bears for his brothers, namely, Warren S. Bankston, of the full age of majority, married three times, first to JoAnn Giannobile from whom he is legally divorced, second to Meredith Coates from whom he is legally divorced and third to Kelly Briggs with whom he lives and resides at 4201 Bordeaux Drive, Kenner, LA 70065; and Ronald L. Bankston, of the full age of majority, married but once to Margaret David with whom he lives and resides at 43229 Sweetpea Lane, Hammond LA 70403, he does give, donate and deliver and does by this formal act of donation irrevocably give and donate inter vivos unto his brothers, Warren S. Bankston & Ronald L. Bankston, the property hereinafter described as follows:

An undivided one-third (1/3) interest in and to the following described property:  
A certain lot or parcel of ground situated in Section 31, T6SR7E, Parish of Tangipahoa, State of Louisiana, and being more fully described as commencing at a point 19.8 feet East of the Northwest corner of Lot 4; thence North 89 deg. 51 min. East 1082.3 feet to the West side of Pumpkin Center Road; then North 0 deg. 5 min. West along the West side of Pumpkin Center Road 745.09 feet; thence South 89 deg. 26 min.

CONVEYANCE  
BOOK PAGE  
0963 803

Instr. 639935  
Filed Tangipahoa Parish  
Date: 06/27/03 Time: 8:31 AM  
Conv Book Folio  
Mtg Book Folio

West 376.09 feet; thence North 0 deg. 11 min. West 525 feet to the South line of Old Baton Rouge Highway; thence South 89 deg. 26 min. West along the South line of Old Baton Rouge Highway 60 feet; thence South 0 deg. 11 min. West 525 feet; thence South 89 deg. 26 min. West 644.2 feet; thence South 737.1 feet to the Point of Beginning, containing 19.11 acres more or less, all as per survey by Clifford G. Webb, dated July 3, 1969.

And Now, in the presence of the undersigned witnesses, personally appears Warren S. Bankston & Ronald L. Bankston, who hereby accept the donation made to them aforesaid, for themselves, their heirs, successors and assigns, and acknowledges due delivery and possession of the above described property so donated to them.

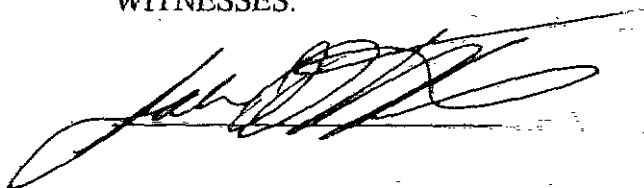
**NO TITLE EXAMINATION REQUESTED, NONE PERFORMED AND THE PROPERTY DESCRIPTION WAS FURNISHED BY THE PARTIES HERETO.**

**TO HAVE AND TO HOLD**, the above described property unto the said donees, their heirs and assigns forever.

Said parties estimate the value of the property donated to Warren S. Bankston and Ronald L. Bankston to be of a value of \$ 10,000.00.

**THUS DONE AND PASSED** in my office in Amite, Louisiana in the presence of John Martens and Kay L. Simpson, competent witnesses who hereunto sign their names with the said appearers and me, Notary, after due reading of the whole.

WITNESSES:



Richard E. Bankston, Jr.  
RICHARD E. BANKSTON, JR.  
Donor

Warren S. Bankston  
WARREN S. BANKSTON  
Donee

Kay L. Simpson

Ronald L. Bankston  
RONALD L. BANKSTON  
Donee

James P. Lavette  
NOTARY PUBLIC

CONVEYANCE  
BOOK PAGE  
0963 804





## TANGIPAHOA PARISH

STATUS: ACTIVE

TAX	TAX ACCOUNT	ASSESSMENT	TAX AUTHORITY	WARD
2019	58232	2032503	TANGIPAHOA PARISH	7Z

TAXPAYER INFORMATION	PROPERTY LOCATION
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MATHES MELVIN E JR & MASTERS,  
PARTNERSHIP LLC  
10250 PARK PLACE SUITE B  
HAMMOND LA, , 70403

PUMPKIN CENTER ROAD .  
LOT NO

## ASSESSED VALUES

HOMESTEAD: NONE

HISTORICAL TAX ABATEMENT:

DESCRIPTION	UNIT	TOTAL	HOMESTEAD	TAXABLE
RESIDENTIAL SUBDIVISION LOT	1.00.A	750	0	750
TOTALS		750	0	750

ESTIMATED TAXES				
DESCRIPTION	MLLAGE	TOTAL	HOMESTEAD	TAXES DUE
ASSESSMENT DISTRICT	4.670M	\$3.50	\$0.00	\$3.50
DRAINAGE DIST 1 MT.	4.960M	\$3.72	\$0.00	\$3.72
DRAINAGE DT.1 MT	4.980M	\$3.74	\$0.00	\$3.74
FIRE PROTECTION DIST 2	10.000M	\$7.50	\$0.00	\$7.50
FIRE PROTECTION DIST. 2	10.000M	\$7.50	\$0.00	\$7.50
FLORIDA PARISH JUVENILE DIST	2.750M	\$2.06	\$0.00	\$2.06
GARBAGE DIST. 1 MAINT	10.000M	\$7.50	\$0.00	\$7.50
HAMMOND ALTERNATE SCHOOL	3.000M	\$2.25	\$0.00	\$2.25
HAMMOND MAGNET SCHOOLS TAX	15.000M	\$11.25	\$0.00	\$11.25
HAMMOND REC. DIST.1	10.000M	\$7.50	\$0.00	\$7.50
HEALTH UNIT	4.000M	\$3.00	\$0.00	\$3.00
LAW ENFORCEMENT #1	7.810M	\$5.86	\$0.00	\$5.86
LIBRARY BOARD	2.810M	\$2.11	\$0.00	\$2.11
LIBRARY BOARD	3.000M	\$2.25	\$0.00	\$2.25
MOSQUITO ABATEMENT	4.700M	\$3.53	\$0.00	\$3.53
PARISH ALIMONY-RURAL	3.060M	\$2.30	\$0.00	\$2.30
SCHOOL DISTRICT #100	4.060M	\$3.05	\$0.00	\$3.05
SHERIFF'S OPERATIONAL	10.000M	\$7.50	\$0.00	\$7.50
TOTALS		\$86.12	\$0.00	\$86.12

## PROPERTY DESCRIPTION

0.425A IN SW1/4 OF SEC 31 T6SR7E B176 P215 B185 P183 B248 P405 B985 P568 B1451 P885

**Tangipahoa Parish - Tax Notice Inquiry**  
**10/18/2020 9:12:28 PM**

**Tax Notice#** 2032503

**Tax Year** 2019

**Taxpayer**

MATHES MELVIN E JR & MASTERS,  
PARTNERSHIP LLC  
\*\*\*\*\* PARK PLACE SUITE B  
HAMMOND LA , \*\*\*\*\*

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Taxes	Interest	Cost	Other	Paid	Balance
86.12	0.00	1.00	0.00	87.12	0.00

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**Legal**

0.425A IN SW1/4 OF SEC 31 T6SR7E B176 P215 B185 P183 B248 P405  
B985 P568 B1451 P885

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**Parcels**

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Parcel#	Address	% Tax
2032503	PUMPKIN CENTER ROAD .	100.0000

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**History**

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Date	Description	Amount
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Date	Description	Amount
11/5/2019	ORIGINAL TAXES	87.12
1/7/2020	PAYMENT	-87.12

Items

Class	Value	Units	Homestead
RESIDENTIAL SUBDIVISION LOT	750	1.00	0

## TANGIPAHOA PARISH

STATUS: ACTIVE

TAX	TAX ACCOUNT	ASSESSMENT	TAX AUTHORITY	WARD
2019	58218	1814508	TANGIPAHOA PARISH	7Z

TAXPAYER INFORMATION	PROPERTY LOCATION
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MASTERS PARTNERSHIP LLC  
10250 PARK PLACE SUITE B  
HAMMOND, LA, 70403

PUMPKIN CENTER ROAD .  
LOT NO

### ASSESSED VALUES

HOMESTEAD: NONE

HISTORICAL TAX ABATEMENT:

DESCRIPTION	UNIT	TOTAL	HOMESTEAD	TAXABLE
TIMBERLANDS CLASS II	14.51.A	180	0	180
TIMBERLANDS CLASS II	0.00.	0	0	0
TOTALS		180	0	180

### ESTIMATED TAXES

DESCRIPTION	MLLAGE	TOTAL	HOMESTEAD	TAXES DUE
ASSESSMENT DISTRICT	4.670M	\$0.84	\$0.00	\$0.84
DRAINAGE DIST 1 MT.	4.960M	\$0.89	\$0.00	\$0.89
DRAINAGE DT.1 MT	4.980M	\$0.90	\$0.00	\$0.90
FIRE PROTECTION DIST 2	10.000M	\$1.80	\$0.00	\$1.80
FIRE PROTECTION DIST. 2	10.000M	\$1.80	\$0.00	\$1.80
FLORIDA PARISH JUVENILE DIST	2.750M	\$0.50	\$0.00	\$0.50
FORESTRY	0.080M	\$1.16	\$0.00	\$1.16
GARBAGE DIST. 1 MAINT	10.000M	\$1.80	\$0.00	\$1.80
HAMMOND ALTERNATE SCHOOL	3.000M	\$0.54	\$0.00	\$0.54
HAMMOND MAGNET SCHOOLS TAX	15.000M	\$2.70	\$0.00	\$2.70
HAMMOND REC. DIST.1	10.000M	\$1.80	\$0.00	\$1.80
HEALTH UNIT	4.000M	\$0.72	\$0.00	\$0.72
LAW ENFORCEMENT #1	7.810M	\$1.41	\$0.00	\$1.41
LIBRARY BOARD	2.810M	\$0.51	\$0.00	\$0.51
LIBRARY BOARD	3.000M	\$0.54	\$0.00	\$0.54
MOSQUITO ABATEMENT	4.700M	\$0.85	\$0.00	\$0.85
PARISH ALIMONY-RURAL	3.060M	\$0.55	\$0.00	\$0.55
SCHOOL DISTRICT #100	4.060M	\$0.73	\$0.00	\$0.73
SHERIFF'S OPERATIONAL	10.000M	\$1.80	\$0.00	\$1.80
TOTALS		\$21.84	\$0.00	\$21.84

### PROPERTY DESCRIPTION

14.51A IN SEC 31 T6SR7E B474 P886 B614 P348 B963 P803 B995 P251 B1006 P590 B1171 P4-7 B1454 P890 MAP 963/805 993/237 1093/336 MAP 1094/44 1095/127 1098/877 MAP 1129/27

Tangipahoa Parish - Tax Notice Inquiry  
10/18/2020 9:03:50 PM

Tax Notice# 1814508

Tax Year 2019

Taxpayer

MASTERS PARTNERSHIP LLC  
\*\*\*\*\* PARK PLACE SUITE B  
HAMMOND LA, \*\*\*\*\*

Taxes	Interest	Cost	Other	Paid	Balance
21.84	0.00	1.00	0.00	22.84	0.00

Legal

14.51A IN SEC 31 T6SR7E B474 P886 B614 P348 B963 P803 B995 P251  
B1006 P590 B1171 P4-7 B1454 P890 MAP 963/805 993/237 1093/336 MAP  
1094/44 1095/127 1098/877 MAP 1129/27

Parcels

Parcel#	Address	% Tax
1814508	PUMPKIN CENTER ROAD .	100.0000

History

Date	Description	Amount
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Date	Description	Amount
11/5/2019	ORIGINAL TAXES	22.84
1/7/2020	PAYMENT	-22.84

Items

Class	Value	Units	Homestead
TIMBERLANDS CLASS II	0	0.00	0
TIMBERLANDS CLASS II	180	14.51	0

## TANGIPAHOA PARISH

STATUS: ACTIVE

TAX	TAX ACCOUNT	ASSESSMENT	TAX AUTHORITY	WARD
2019	58216	2029405	TANGIPAHOA PARISH	7Z

TAXPAYER INFORMATION	PROPERTY LOCATION
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MASTERS PARTNERSHIP LLC,  
10250 PARK PLACE SUITE B  
HAMMOND LA, , 70403

PUMPKIN CENTER ROAD .  
LOT NO

**ASSESSED VALUES****HOMESTEAD: NONE****HISTORICAL TAX ABATEMENT:**

DESCRIPTION	UNIT	TOTAL	HOMESTEAD	TAXABLE
RESIDENTIAL NON-SUBDIVISION LO	1.00.A	1200	0	1200
<b>TOTALS</b>		1200	0	1200

<b>ESTIMATED TAXES</b>				
DESCRIPTION	MLLAGE	TOTAL	HOMESTEAD	TAXES DUE
ASSESSMENT DISTRICT	4.670M	\$5.60	\$0.00	\$5.60
DRAINAGE DIST 1 MT.	4.960M	\$5.95	\$0.00	\$5.95
DRAINAGE DT.1 MT	4.980M	\$5.98	\$0.00	\$5.98
FIRE PROTECTION DIST 2	10.000M	\$12.00	\$0.00	\$12.00
FIRE PROTECTION DIST. 2	10.000M	\$12.00	\$0.00	\$12.00
FLORIDA PARISH JUVENILE DIST	2.750M	\$3.30	\$0.00	\$3.30
GARBAGE DIST. 1 MAINT	10.000M	\$12.00	\$0.00	\$12.00
HAMMOND ALTERNATE SCHOOL	3.000M	\$3.60	\$0.00	\$3.60
HAMMOND MAGNET SCHOOLS TAX	15.000M	\$18.00	\$0.00	\$18.00
HAMMOND REC. DIST.1	10.000M	\$12.00	\$0.00	\$12.00
HEALTH UNIT	4.000M	\$4.80	\$0.00	\$4.80
LAW ENFORCEMENT #1	7.810M	\$9.37	\$0.00	\$9.37
LIBRARY BOARD	2.810M	\$3.37	\$0.00	\$3.37
LIBRARY BOARD	3.000M	\$3.60	\$0.00	\$3.60
MOSQUITO ABATEMENT	4.700M	\$5.64	\$0.00	\$5.64
PARISH ALIMONY-RURAL	3.060M	\$3.67	\$0.00	\$3.67
SCHOOL DISTRICT #100	4.060M	\$4.87	\$0.00	\$4.87
SHERIFF'S OPERATIONAL	10.000M	\$12.00	\$0.00	\$12.00
<b>TOTALS</b>		\$137.75	\$0.00	\$137.75

**PROPERTY DESCRIPTION**

1.00A IN SEC 31 T6SR7E FULLY DESC B354 P361 B1125 P444 B1182 P517 B1190 P99 B1451 P887 B1490 P857

Tangipahoa Parish - Tax Notice Inquiry  
10/18/2020 9:11:32 PM

Tax Notice# 2029405

Tax Year 2019

Taxpayer

MASTERS PARTNERSHIP LLC,  
\*\*\*\*\* PARK PLACE SUITE B  
HAMMOND LA , \*\*\*\*\*

Taxes	Interest	Cost	Other	Paid	Balance
137.75	0.00	1.00	0.00	138.75	0.00

Legal

1.00A IN SEC 31 T6SR7E FULLY DESC B354 P361 B1125 P444 B1182 P517  
B1190 P99 B1451 P887 B1490 P857

Parcels

Parcel#	Address	% Tax
2029405	PUMPKIN CENTER ROAD .	100.0000

History

Date	Description	Amount
11/5/2019	ORIGINAL TAXES	138.75



Date	Description	Amount
1/7/2020	PAYMENT	-138.75

Items

Class	Value	Units	Homestead
RESIDENTIAL NON-SUBDIVISION LOT	1,200	1.00	0

## TANGIPAHOA PARISH

STATUS: ACTIVE

TAX	TAX ACCOUNT	ASSESSMENT	TAX AUTHORITY	WARD
2019	25990	2044005	TANGIPAHOA PARISH	7Z

TAXPAYER INFORMATION	PROPERTY LOCATION
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MASTERS PARTNERSHIP LLC,  
10250 PARK PLACE SUITE B  
HAMMOND LA, , 70403

PUMPKIN CENTER ROAD .  
LOT NO

**ASSESSED VALUES**

HOMESTEAD: NONE

HISTORICAL TAX ABATEMENT:

DESCRIPTION	UNIT	TOTAL	HOMESTEAD	TAXABLE
AGRICULTURAL LANDS CLASS II	7.45.A	218	0	218
TOTALS		218	0	218

ESTIMATED TAXES				
DESCRIPTION	MLLAGE	TOTAL	HOMESTEAD	TAXES DUE
ASSESSMENT DISTRICT	4.670M	\$1.02	\$0.00	\$1.02
DRAINAGE DIST 1 MT.	4.960M	\$1.08	\$0.00	\$1.08
DRAINAGE DT.1 MT	4.980M	\$1.09	\$0.00	\$1.09
FIRE PROTECTION DIST 2	10.000M	\$2.18	\$0.00	\$2.18
FIRE PROTECTION DIST. 2	10.000M	\$2.18	\$0.00	\$2.18
FLORIDA PARISH JUVENILE DIST	2.750M	\$0.60	\$0.00	\$0.60
GARBAGE DIST. 1 MAINT	10.000M	\$2.18	\$0.00	\$2.18
HAMMOND ALTERNATE SCHOOL	3.000M	\$0.65	\$0.00	\$0.65
HAMMOND MAGNET SCHOOLS TAX	15.000M	\$3.27	\$0.00	\$3.27
HAMMOND REC. DIST.1	10.000M	\$2.18	\$0.00	\$2.18
HEALTH UNIT	4.000M	\$0.87	\$0.00	\$0.87
LAW ENFORCEMENT #1	7.810M	\$1.70	\$0.00	\$1.70
LIBRARY BOARD	2.810M	\$0.61	\$0.00	\$0.61
LIBRARY BOARD	3.000M	\$0.65	\$0.00	\$0.65
MOSQUITO ABATEMENT	4.700M	\$1.02	\$0.00	\$1.02
PARISH ALIMONY-RURAL	3.060M	\$0.67	\$0.00	\$0.67
SCHOOL DISTRICT #100	4.060M	\$0.89	\$0.00	\$0.89
SHERIFF'S OPERATIONAL	10.000M	\$2.18	\$0.00	\$2.18
TOTALS		\$25.02	\$0.00	\$25.02

**PROPERTY DESCRIPTION**

7.45A IN SEC 31 T6SR7E B172 P541 B315 P400 B354 P361 B1033 P623 B1125 P444 B1451 P887 B1453 P384 B1490 P857

**Tangipahoa Parish - Tax Notice Inquiry****10/21/2020 10:26:12 AM****Tax Notice#** 2044005**Tax Year** 2019**Taxpayer**

MASTERS PARTNERSHIP LLC,  
\*\*\*\*\* PARK PLACE SUITE B  
HAMMOND LA , \*\*\*\*\*

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<b>Taxes</b>	<b>Interest</b>	<b>Cost</b>	<b>Other</b>	<b>Paid</b>	<b>Balance</b>
25.02	0.00	1.00	0.00	26.02	0.00

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**Legal**

7.45A IN SEC 31 T6SR7E B172 P541 B315 P400 B354  
P361 B1033 P623 B1125 P444 B1451 P887 B1453 P384  
B1490 P857

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**Parcels**

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<b>Parcel#</b>	<b>Address</b>	<b>% Tax</b>
2044005	PUMPKIN CENTER ROAD .	100.0000

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**History**

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<b>Date</b>	<b>Description</b>	<b>Amount</b>
11/5/2019	ORIGINAL TAXES	26.02
1/7/2020	PAYMENT	-26.02

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**Items**

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<b>Class</b>	<b>Value</b>	<b>Units</b>	<b>Homestead</b>
AGRICULTURAL LANDS CLASS II	218	7.45	0

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## TANGIPAHOA PARISH

STATUS: ACTIVE

TAX	TAX ACCOUNT	ASSESSMENT	TAX AUTHORITY	WARD
2019	58217	5084407	TANGIPAHOA PARISH	7Z

TAXPAYER INFORMATION	PROPERTY LOCATION
MASTERS PARTNERSHIP LLC, 10250 PARK PLACE SUITE B HAMMOND LA, , 70403	MCLAUGHLIN LANE . LOT NO

## ASSESSED VALUES

HOMESTEAD: NONE

HISTORICAL TAX ABATEMENT:

DESCRIPTION	UNIT	TOTAL	HOMESTEAD	TAXABLE
CLUBS & HOTELS	1.00.I	10283	0	10283
RESIDENTIAL SUBDIVISION LOT	1.00.A	1000	0	1000
TOTALS		11283	0	11283

ESTIMATED TAXES				
DESCRIPTION	MLLAGE	TOTAL	HOMESTEAD	TAXES DUE
ASSESSMENT DISTRICT	4.670M	\$52.69	\$0.00	\$52.69
DRAINAGE DIST 1 MT.	4.960M	\$55.96	\$0.00	\$55.96
DRAINAGE DT.1 MT	4.980M	\$56.19	\$0.00	\$56.19
FIRE PROTECTION DIST 2	10.000M	\$112.83	\$0.00	\$112.83
FIRE PROTECTION DIST. 2	10.000M	\$112.83	\$0.00	\$112.83
FLORIDA PARISH JUVENILE DIST	2.750M	\$31.03	\$0.00	\$31.03
GARBAGE DIST. 1 MAINT	10.000M	\$112.83	\$0.00	\$112.83
HAMMOND ALTERNATE SCHOOL	3.000M	\$33.85	\$0.00	\$33.85
HAMMOND MAGNET SCHOOLS TAX	15.000M	\$169.25	\$0.00	\$169.25
HAMMOND REC. DIST.1	10.000M	\$112.83	\$0.00	\$112.83
HEALTH UNIT	4.000M	\$45.13	\$0.00	\$45.13
LAW ENFORCEMENT #1	7.810M	\$88.12	\$0.00	\$88.12
LIBRARY BOARD	2.810M	\$31.71	\$0.00	\$31.71
LIBRARY BOARD	3.000M	\$33.85	\$0.00	\$33.85
MOSQUITO ABATEMENT	4.700M	\$53.03	\$0.00	\$53.03
PARISH ALIMONY-RURAL	3.060M	\$34.53	\$0.00	\$34.53
SCHOOL DISTRICT #100	4.060M	\$45.81	\$0.00	\$45.81
SHERIFF'S OPERATIONAL	10.000M	\$112.83	\$0.00	\$112.83
TOTALS		\$1,295.30	\$0.00	\$1,295.30

PROPERTY DESCRIPTION
.68A IN SEC 31 T6SR7E B646 P453 B938 P473 B1461 P460

**Tangipahoa Parish - Tax Notice Inquiry**  
**10/18/2020 9:16:42 PM**

**Tax Notice#** 5084407

**Tax Year** 2019

**Taxpayer**

MASTERS PARTNERSHIP LLC,  
\*\*\*\*\* PARK PLACE SUITE B  
HAMMOND LA , \*\*\*\*\*

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Taxes	Interest	Cost	Other	Paid	Balance
1,295.30	0.00	1.00	0.00	1,296.30	0.00

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**Legal**

.68A IN SEC 31 T6SR7E B646 P453 B938 P473 B1461 P460

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**Parcels**

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Parcel#	Address	% Tax
5084407	MCLAUGHLIN LANE .	100.0000

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**History**

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Date	Description	Amount
11/5/2019	ORIGINAL TAXES	1,296.30

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Date	Description	Amount
1/7/2020	PAYMENT	-1,296.30

Items

Class	Value	Units	Homestead
RESIDENTIAL SUBDIVISION LOT	1,000	1.00	0
CLUBS & HOTELS	10,283	1.00	0

## TANGIPAHOA PARISH

STATUS: ACTIVE

TAX	TAX ACCOUNT	ASSESSMENT	TAX AUTHORITY	WARD
2019	25984	5134706	TANGIPAHOA PARISH	7Z

TAXPAYER INFORMATION	PROPERTY LOCATION
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MASTERS PARTNERSHIP LLC,  
10250 PARK PLACE SUITE B  
HAMMOND LA, , 70403

MCLAUGHLIN LANE .  
LOT NO

**ASSESSED VALUES**

HOMESTEAD: NONE

HISTORICAL TAX ABATEMENT:

DESCRIPTION	UNIT	TOTAL	HOMESTEAD	TAXABLE
RESIDENTIAL SUBDIVISION LOT	1.00.A	1200	0	1200
TOTALS		1200	0	1200

ESTIMATED TAXES				
DESCRIPTION	MLLAGE	TOTAL	HOMESTEAD	TAXES DUE
ASSESSMENT DISTRICT	4.670M	\$5.60	\$0.00	\$5.60
DRAINAGE DIST 1 MT.	4.960M	\$5.95	\$0.00	\$5.95
DRAINAGE DT.1 MT	4.980M	\$5.98	\$0.00	\$5.98
FIRE PROTECTION DIST 2	10.000M	\$12.00	\$0.00	\$12.00
FIRE PROTECTION DIST. 2	10.000M	\$12.00	\$0.00	\$12.00
FLORIDA PARISH JUVENILE DIST	2.750M	\$3.30	\$0.00	\$3.30
GARBAGE DIST. 1 MAINT	10.000M	\$12.00	\$0.00	\$12.00
HAMMOND ALTERNATE SCHOOL	3.000M	\$3.60	\$0.00	\$3.60
HAMMOND MAGNET SCHOOLS TAX	15.000M	\$18.00	\$0.00	\$18.00
HAMMOND REC. DIST.1	10.000M	\$12.00	\$0.00	\$12.00
HEALTH UNIT	4.000M	\$4.80	\$0.00	\$4.80
LAW ENFORCEMENT #1	7.810M	\$9.37	\$0.00	\$9.37
LIBRARY BOARD	2.810M	\$3.37	\$0.00	\$3.37
LIBRARY BOARD	3.000M	\$3.60	\$0.00	\$3.60
MOSQUITO ABATEMENT	4.700M	\$5.64	\$0.00	\$5.64
PARISH ALIMONY-RURAL	3.060M	\$3.67	\$0.00	\$3.67
SCHOOL DISTRICT #100	4.060M	\$4.87	\$0.00	\$4.87
SHERIFF'S OPERATIONAL	10.000M	\$12.00	\$0.00	\$12.00
TOTALS		\$137.75	\$0.00	\$137.75

**PROPERTY DESCRIPTION**

1.00A IN SEC 31 T6SR7E B664 P246 B1451 P887 B1490 P857



**Tangipahoa Parish - Tax Notice Inquiry**  
**10/18/2020 9:17:44 PM**

**Tax Notice#** 5134706

**Tax Year** 2019

**Taxpayer**

MASTERS PARTNERSHIP LLC,  
\*\*\*\*\* PARK PLACE SUITE B  
HAMMOND LA , \*\*\*\*\*

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Taxes	Interest	Cost	Other	Paid	Balance
137.75	0.00	1.00	0.00	138.75	0.00

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**Legal**

1.00A IN SEC 31 T6SR7E B664 P246 B1451 P887 B1490 P857

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**Parcels**

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Parcel#	Address	% Tax
5134706	MCLAUGHLIN LANE .	100.0000

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**History**

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Date	Description	Amount
11/5/2019	ORIGINAL TAXES	138.75

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Date	Description	Amount
1/7/2020	PAYMENT	-138.75

Items

Class	Value	Units	Homestead
RESIDENTIAL SUBDIVISION LOT	1,200	1.00	0

## TANGIPAHOA PARISH

STATUS: ACTIVE

TAX	TAX ACCOUNT	ASSESSMENT	TAX AUTHORITY	WARD
2019	25983	5186404	TANGIPAHOA PARISH	7Z

TAXPAYER INFORMATION	PROPERTY LOCATION
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MASTERS PARTNERSHIP LLC,  
10250 PARK PLACE SUITE B  
HAMMOND LA, , 70403

MCLAUGHLIN LANE .  
LOT NO

**ASSESSED VALUES**

HOMESTEAD: NONE

HISTORICAL TAX ABATEMENT:

DESCRIPTION	UNIT	TOTAL	HOMESTEAD	TAXABLE
RESIDENTIAL SUBDIVISION LOT	1.00.A	1000	0	1000
TOTALS		1000	0	1000

ESTIMATED TAXES				
DESCRIPTION	MLLAGE	TOTAL	HOMESTEAD	TAXES DUE
ASSESSMENT DISTRICT	4.670M	\$4.67	\$0.00	\$4.67
DRAINAGE DIST 1 MT.	4.960M	\$4.96	\$0.00	\$4.96
DRAINAGE DT.1 MT	4.980M	\$4.98	\$0.00	\$4.98
FIRE PROTECTION DIST 2	10.000M	\$10.00	\$0.00	\$10.00
FIRE PROTECTION DIST. 2	10.000M	\$10.00	\$0.00	\$10.00
FLORIDA PARISH JUVENILE DIST	2.750M	\$2.75	\$0.00	\$2.75
GARBAGE DIST. 1 MAINT	10.000M	\$10.00	\$0.00	\$10.00
HAMMOND ALTERNATE SCHOOL	3.000M	\$3.00	\$0.00	\$3.00
HAMMOND MAGNET SCHOOLS TAX	15.000M	\$15.00	\$0.00	\$15.00
HAMMOND REC. DIST.1	10.000M	\$10.00	\$0.00	\$10.00
HEALTH UNIT	4.000M	\$4.00	\$0.00	\$4.00
LAW ENFORCEMENT #1	7.810M	\$7.81	\$0.00	\$7.81
LIBRARY BOARD	2.810M	\$2.81	\$0.00	\$2.81
LIBRARY BOARD	3.000M	\$3.00	\$0.00	\$3.00
MOSQUITO ABATEMENT	4.700M	\$4.70	\$0.00	\$4.70
PARISH ALIMONY-RURAL	3.060M	\$3.06	\$0.00	\$3.06
SCHOOL DISTRICT #100	4.060M	\$4.06	\$0.00	\$4.06
SHERIFF'S OPERATIONAL	10.000M	\$10.00	\$0.00	\$10.00
TOTALS		\$114.80	\$0.00	\$114.80

**PROPERTY DESCRIPTION**

.84A IN SEC 31 T6SR7E B668 P744 B938 P473 B1461 P460

Tangipahoa Parish - Tax Notice Inquiry  
10/18/2020 9:18:42 PM

Tax Notice# 5186404

Tax Year 2019

Taxpayer

MASTERS PARTNERSHIP LLC,  
\*\*\*\*\* PARK PLACE SUITE B  
HAMMOND LA , \*\*\*\*\*

Taxes	Interest	Cost	Other	Paid	Balance
114.80	0.00	1.00	0.00	115.80	0.00

Legal

.84A IN SEC 31 T6SR7E B668 P744 B938 P473 B1461 P460

Parcels

Parcel#	Address	% Tax
5186404	MCLAUGHLIN LANE .	100.0000

History

Date	Description	Amount
11/5/2019	ORIGINAL TAXES	115.80

Date	Description	Amount
1/7/2020	PAYMENT	-115.80

Items

Class	Value	Units	Homestead
RESIDENTIAL SUBDIVISION LOT	1,000	1.00	0

## TANGIPAHOA PARISH

STATUS: ACTIVE

TAX	TAX ACCOUNT	ASSESSMENT	TAX AUTHORITY	WARD
2019	58234	6236502	TANGIPAHOA PARISH	7Z

TAXPAYER INFORMATION	PROPERTY LOCATION
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SLLR LLC,  
305 HOMESTEAD AVE  
METAIRIE LA, , 70005

PUMPKIN CENTER ROAD .  
LOT NO

### ASSESSED VALUES

HOMESTEAD: NONE

HISTORICAL TAX ABATEMENT:

DESCRIPTION	UNIT	TOTAL	HOMESTEAD	TAXABLE
RESIDENTIAL NON-SUBDIVISION LO	2.30.A	27552	0	27552
TOTALS		27552	0	27552

ESTIMATED TAXES				
DESCRIPTION	MLLAGE	TOTAL	HOMESTEAD	TAXES DUE
ASSESSMENT DISTRICT	4.670M	\$128.67	\$0.00	\$128.67
DRAINAGE DIST 1 MT.	4.960M	\$136.66	\$0.00	\$136.66
DRAINAGE DT.1 MT	4.980M	\$137.21	\$0.00	\$137.21
FIRE PROTECTION DIST 2	10.000M	\$275.52	\$0.00	\$275.52
FIRE PROTECTION DIST. 2	10.000M	\$275.52	\$0.00	\$275.52
FLORIDA PARISH JUVENILE DIST	2.750M	\$75.77	\$0.00	\$75.77
GARBAGE DIST. 1 MAINT	10.000M	\$275.52	\$0.00	\$275.52
HAMMOND ALTERNATE SCHOOL	3.000M	\$82.66	\$0.00	\$82.66
HAMMOND MAGNET SCHOOLS TAX	15.000M	\$413.28	\$0.00	\$413.28
HAMMOND REC. DIST.1	10.000M	\$275.52	\$0.00	\$275.52
HEALTH UNIT	4.000M	\$110.21	\$0.00	\$110.21
LAW ENFORCEMENT #1	7.810M	\$215.18	\$0.00	\$215.18
LIBRARY BOARD	2.810M	\$77.42	\$0.00	\$77.42
LIBRARY BOARD	3.000M	\$82.66	\$0.00	\$82.66
MOSQUITO ABATEMENT	4.700M	\$129.49	\$0.00	\$129.49
PARISH ALIMONY-RURAL	3.060M	\$84.31	\$0.00	\$84.31
SCHOOL DISTRICT #100	4.060M	\$111.86	\$0.00	\$111.86
SHERIFF'S OPERATIONAL	10.000M	\$275.52	\$0.00	\$275.52
TOTALS		\$3,162.98	\$0.00	\$3,162.98

### PROPERTY DESCRIPTION

2.30A BEING PARTITION OF ANNA B AND THE GANG IN SEC 31 T6SR7E B1095 P810 MAP 1093/336 1094/44 1095/127

**Tangipahoa Parish - Tax Notice Inquiry**  
**10/18/2020 9:20:13 PM**

**Tax Notice#** 6236502

**Tax Year** 2019

**Taxpayer**

SLLR LLC,  
\*\*\* HOMESTEAD AVE  
METAIRIE LA , \*\*\*\*\*

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<b>Taxes</b>	<b>Interest</b>	<b>Cost</b>	<b>Other</b>	<b>Paid</b>	<b>Balance</b>
3,162.98	63.26	398.62	0.00	3,624.86	0.00

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**Legal**

2.30A BEING PARTITION OF ANNA B AND THE GANG IN SEC 31 T6SR7E  
B1095 P810 MAP 1093/336 1094/44 1095/127

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**Parcels**

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<b>Parcel#</b>	<b>Address</b>	<b>% Tax</b>
6236502	PUMPKIN CENTER ROAD .	100.0000

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**History**

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<b>Date</b>	<b>Description</b>	<b>Amount</b>
11/5/2019	ORIGINAL TAXES	3,163.98

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Date	Description	Amount
2/3/2020	ARCHON COLLECTION FEE	322.62
2/3/2020	ARCHON DATA ACQUISITION COST	5.00
2/3/2020	ARCHON CERTIFIED NOTICE	15.00
2/3/2020	ARCHON IP NOTICE	40.00
2/3/2020	ARCHON ACT 384 COMPLIANCE RESEARCH	15.00
2/24/2020	PAYMENT	-3,561.60
2/24/2020	INTEREST CHARGE	63.26
2/24/2020	INTEREST PAYMENT	-63.26

## Items

Class	Value	Units	Homestead
RESIDENTIAL NON-SUBDIVISION LOT	27,552	2.30	0