

Exhibit F. Allstar Site Property Deed Report

CASH SALE

STATE OF LOUISIANA

PARISH OF EAST BATON ROUGE

BE IT KNOWN, that on this 8th day of January, 2008, before me, a Notary Public duly commissioned and qualified in and for the state and parish aforesaid, in the presence of the undersigned competent witnesses, personally came and appeared:

A & D MEDICAL, LLC, a limited liability company organized and validly existing under the laws of the State of Louisiana, which has mailing address of 3515 Highway 1 South, Port Allen, Louisiana 70767, represented herein by Meichi Lee, its Member, duly authorized by Certificate of Authority attached hereto and made a part hereof;

(hereinafter referred to as "Seller"), who declared that for the price and sum of **TWO MILLION FIVE HUNDRED TWENTY-THREE THOUSAND THREE HUNDRED TWENTY-SIX AND NO/100 DOLLARS (\$2,523,326.00)** cash, receipt of which is hereby acknowledged, Seller does hereby sell and deliver with full warranty of title and subrogation to all rights and actions of warranty Seller may have unto:

NOLAND-McKAY WBR LLC, a limited liability company organized and validly existing under the laws of the State of Louisiana, which has a mailing address of 450 Laurel Street, Suite 2110, Baton Rouge, Louisiana 70801, represented herein by John B. Noland and Matthew G. McKay, its Managers, duly authorized by Certificate of Authority on file and of record in the office of the Clerk and Recorder for West Baton Rouge Parish, Louisiana;

(hereinafter referred to as "Buyer"), the following described property, the possession and delivery of which Buyer acknowledges (hereinafter referred to as "**the Property**"):

Two (2) certain tracts of land located in Sections 91 and 92, Township 7 South, Range 12 East, West Baton Rouge, Louisiana, and being designated as **TRACT RCR-1A** and **TRACT RCR-1B**, on that certain "Map Showing Survey of the Remaining West Portion of a 253.93 Acre Tract & the Remaining 9.822 West Portion of the Court Street Right of Way of the Bobette A. Cohn Sears et al Property Designated as Tract RCR-1A & RCR-1B Being Located in Sections 91 & 92, T7S-R12E, in the Parish of West Baton Rouge, LA for A & D Medical, LLC", dated November 2, 2005, prepared by C. Mistic Surveyors, Inc., on file and of record in the official records of the Parish of West Baton Rouge, State of Louisiana, and being more fully described as follows:

TRACT RCR-1A:

A certain tract of land containing 194.102 acres and being the remaining west portion of a 253.93 acre tract of the Bobette A. Cohn Sears, et al property, located in Sections 91 & 92 T7S-R12E, in the Parish of West Baton Rouge, La. being more particularly described as follows:

Commencing at the intersection of the west line of West Side Gardens Subdivision and the North right of way line of Court Street (La. Hwy. 76); Thence along said North right of way line S88°00'26"W a distance of 1419.45 feet to the Point of Beginning; Thence from the Point of Beginning continue along said

North right of way line S88°00'26"W a distance of 63.28 feet to a point and turn; Thence leaving said North right of way line N16°11'26"E a distance of 937.13 feet to a point and turn; Thence S88°00'26"W a distance of 804.26 feet to a point and turn; Thence S02°10'50"E a distance of 890.34 feet to a point and turn on the North right of way line of Court Street (La. Hwy. 76); Thence along said North right of way line S88°00'26"W a distance of 2130.57 feet to a point and turn; Thence leaving said North right of way line N02°19'00"W a distance of 2974.82 feet to a point and turn; Thence N87°43'02"E a distance of 3101.79 feet to a point and turn; Thence S07°40'48"W a distance of 562.12 feet to a point and turn; Thence S59°37'32"E a distance of 267.42 feet to a point and turn; Thence S06°13'40"W a distance of 255.81 feet to a point and turn; Thence S02°10'50"W a distance of 69.59 feet to a point and turn; Thence S07°33'34"W a distance of 342.59 feet to a point and turn; Thence S06°58'12"W a distance of 845.98 feet to a point and turn; Thence S17°35'35"W a distance of 545.81 feet to a point and turn; Thence S16°25'46"W a distance of 159.36 feet to a point and turn; Thence S19°10'44"W a distance of 109.16 feet to a point and turn; Thence S17°28'42"W a distance of 31.71 feet to the Point of Beginning; containing within said bounds 8,455,091 square feet or 194.102 acres more or less.

TRACT RCR-1B:

A certain tract of land containing 9.822 acres and being the remaining west portion of the Court Street (La. Hwy. 76) right of way of the Bobette A. Cohn Sears, et al property, located in Section 91 T7S-R12E, in the Parish of West Baton Rouge, La. being more particularly described as follows:

Commencing at the intersection of the west line of West Side Gardens Subdivision and the North right of way line of Court Street (La. Hwy. 76) Thence along said North right of way line S88°00'26"W a distance of 1419.45 feet to the Point of Beginning; Thence from the Point of Beginning leaving said North right of way line S17°28'42"W a distance of 169.71 feet to a point and turn on the South right of way line of Court Street (La. Hwy. 76); Thence along said South right of way line S88°00'26"W a distance of 2645.27 feet to a point and turn; Thence leaving said South right of way line N02°19'00"W a distance of 160.00 feet to a point and turn on the North right of way line of Court Street (La. Hwy. 76); Thence along said North right of way line N88°00'26"E a distance of 2702.75 feet to the Point of Beginning; containing within said bounds 427,842 square feet or 9.822 acres more or less.

Seller hereby disclaims all warranties of any kind of nature whatsoever (including warranties set forth at Louisiana Civil Code Articles 2520, *et. seq.*, and warranties of habitability and fitness for particular purpose), even as to the return of the purchase price, whether expressed or implied, including but not limited to warranties with respect to the Property, the zoning of the Property, the soil conditions, or the suitability of the Property for Buyer's intended use thereof. Buyer acknowledges that Buyer has conducted its own investigation of the Property with regard to its condition, permitted use, and suitability for Buyer's intended use thereof, as well as all other factors deemed material to Buyer and has employed such independent professionals in connection therewith as deemed necessary by Buyer. Buyer further acknowledges that Buyer is purchasing the Property "AS IS" and in its present condition and that Buyer is not relying upon any representation of any kind or nature made by Seller, or any of its employees or agents with respect to the Property, and that, in fact, no such representations have been made.

Further Seller makes no warranty with respect to the presence on or beneath the Property (or any parcel in proximity thereto) of hazardous substances or materials which are categorized as hazardous or toxic under any local, state or federal law, statute, ordinance, rule, or regulation pertaining to environmental or substance regulation, contamination, cleanup or disclosure. Buyer acknowledges that Buyer has had an opportunity for inspection and investigations of the Property (and other parcels in proximity thereto) that is adequate to enable Buyer to make Buyer's own determination with respect to the presence on or beneath the Property (and other parcels in proximity thereto) of such hazardous substances or materials. Buyer specifically waives any private cause of action against Seller, whether directly or by way of impleader, cross-complaint or counterclaim, which it may have under the Comprehensive Environmental Response

Compensation and Liability Act of 1980, any amendments thereto, the Resource Conservation and Recovery Act (1976), as amended, and any other federal, state or local statute, ordinance, regulation or rule relating to the environmental or other physical condition of the Property.

Buyer Initials: WJ

Mineral rights, if any, owned by Seller are hereby conveyed without warranty.

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

All taxes assessed against the Property have been paid. Taxes for the current year have been prorated between Seller and Buyer and will be paid by Buyer when due.

In accordance with La. R.S. 9:2721(B), from and after the date of this sale, (a) the name of the person responsible for all property taxes and assessments is Buyer, and (b) all property taxes and assessment notices should be mailed to the following address: 450 Laurel Street, Suite 2110, Baton Rouge, Louisiana 70801.

All agreements and stipulations herein contained and all the obligations herein assumed shall inure to the benefit of and being binding upon the heirs, successors, and assigns of the respective parties, and the Buyer, his heirs and assigns shall have and hold the Property in full ownership forever.

THUS DONE AND SIGNED in Baton Rouge, Louisiana, on the day, month and year first above written, in the presence of the undersigned competent witnesses, and me, Notary, after a due reading of the whole.

WITNESSES:

SIGN HERE: [Signature]
PRINT NAME: Jacob M. Richardson

SIGN HERE: [Signature]
PRINT NAME: Scott Parr

A & D MEDICAL, LLC
TIN: XX-XXX5158

By: [Signature]
Meichi Lee, Member

NOLAND-MCKAY WBR LLC
TIN: XX-XXX6813

By: [Signature]
John B. Noland, Manager

By: [Signature]
Matthew G. McKay, Manager

[Signature]
RALPH E. HOOD, NOTARY PUBLIC
Bar Roll No. 06984

CERTIFICATE OF AUTHORITY

The undersigned, being the certifying official of A & D Medical, LLC, (the "Company") and acting in such capacity, hereby certifies:

That **Meichi Lee**, Member, is authorized, empowered and directed, for an on behalf of the Company, to sell, with all legal warranties and with complete transfer and subrogation of all rights and actions of warranty against all former owners, to any person or persons, firm, partnership, limited liability company or corporation that she may deem advisable, for such price and on such terms and conditions as she may see fit, the following described property:

Two (2) certain tracts of land located in Sections 91 and 92, Township 7 South, Range 12 East, West Baton Rouge, Louisiana, and being designated as **TRACT RCR-1A** and **TRACT RCR-1B**, on that certain "Map Showing Survey of the Remaining West Portion of a 253.93 Acre Tract & the Remaining 9.822 West Portion of the Court Street Right of Way of the Bobette A. Cohn Sears et al Property Designated as Tract RCR-1A & RCR-1B Being Located in Sections 91 & 92, T7S-R12E, in the Parish of West Baton Rouge, LA for A & D Medical, LLC", dated November 2, 2005, prepared by C. Mistic Surveyors, Inc., on file and of record in the official records of the Parish of West Baton Rouge, State of Louisiana, and being more fully described as follows:

TRACT RCR-1A

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TRACT RCR-1B

A certain tract of land containing 9.822 acres and being the remaining west portion of the Court Street (La. Hwy. 76) right of way of the Bobette A. Cohn Sears, et al property, located in Section 91 T7S-R12E, in the Parish of West Baton Rouge, La. being more particularly described as follows:

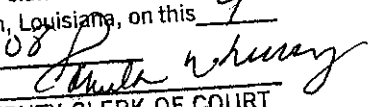
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along said North right of way line S88°00'26"W a distance of 1419.45 feet to the Point of Beginning; Thence from the Point of Beginning leaving said North right of way line S17°28'42"W a distance of 169.71 feet to a point and turn on the South right of way line of Court Street (La. Hwy. 76); Thence along said South right of way line S88°00'26"W a distance of 2645.27 feet to a point and turn; Thence leaving said South right of way line N02°19'00"W a distance of 160.00 feet to a point and turn on the North right of way line of Court Street (La. Hwy. 76); Thence along said North right of way line N88°00'26"E a distance of 2702.75 feet to the Point of Beginning; containing within said bounds 427,842 square feet or 9.822 acres more or less.

That Meichi Lee is hereby further authorized to incorporate in said act of sale such terms, conditions and agreements as she, in her sole discretion, shall deem proper; to sign all papers, documents and acts necessary to transfer and convey the hereinabove described property (including affidavits required by a title company regarding title matters), to receive and receipt for the proceeds thereof, and to do any and all things she, in her sole discretion, deems necessary and proper in connection therewith.

THUS DONE AND SIGNED on this 8th day of January, 2008.


LUKE LEE, CERTIFYING OFFICIAL

STATE OF LOUISIANA
PARISH OF WEST BATON ROUGE
I HEREBY CERTIFY that the within and foregoing is
true and correct copy of the original as recorded on the 9 day of
JANUARY, 2008, in Book 479, Page 1,
Entry Number 42 of the Conveyance Records of
West Baton Rouge Parish Louisiana, at 12:49 A.M. (P.M.)
IN FAITH WHEREOF, Witness my hand and the impression
of the seal of my said office at Port Allen, Louisiana, on this 9
day of JANUARY, AD, 2008

DEPUTY CLERK OF COURT