

Exhibit F.

Crosspoint North Site Partial Title Abstract



GREATER NEW ORLEANS
INC
REGIONAL ECONOMIC DEVELOPMENT

Crosspoint North Site Partial Title Abstract



Crosspoint North Partial Title Abstract

Dates Researched: 8/11/1969 to 10/23/2020

Current Owner	Masters Partnerships, LLC
Parcel Numbers	1986503
Acreage	4.53
Location	Sec. 31 T6S R7E
Date Acquired	10/11/2018
Instrument Number	1015715
Book/Page	1490/857
Current Owner	Masters Partnerships, LLC
Parcel Numbers	1737708
Acreage	1.07
Location	Sec. 31 T6S R7E (SE/4 of NW/4)
Date Acquired	2/8/2018
Instrument Number	1000665
Book/Page	1469/114
Current Owner	Masters Partnerships, LLC
Parcel Numbers	1738305/1737902
Acreage	2.16
Location	Sec. 31 T6S R7E (SE/4 of NW/4)
Date Acquired	2/2/2018
Instrument Number	1000549
Book/Page	1469/13
Current Owner	Masters Partnerships, LLC
Parcel Numbers	1814508
Acreage	14.51 (includes a parcel in the South side)
Location	Sec. 31 T6S R7E
Date Acquired	8/8/2017
Instrument Number	990327
Book/Page	1454/890
ROW Document 1	ROW-SERVITUDE-EASEMENT
Entity Acquiring ROW	Richard E. Bankston
Owner of Property when Acquired	Anna B. & The Gang, LLC
Date	1/18/2017
Instrument Number	976916
Book/Page	1434/767
ROW Document 2	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
ROW Document 3	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
ROW Document 4	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
ROW Document 5	Right of Way for Driveway
Entity Acquiring ROW	Richard E. Bankston and Margaret Relan Bankston
Owner of Property when Acquired	Anna Vargo Bankston and Ronald Louis Bankston
Date	9/4/1979
Instrument Number	269429
Book/Page	480/882

Sell Offs After Purchase

NONE	NONE
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Mortgages/Liens

Mortgage Certificate	

Maps/Plats Provided

Map 1	Anna B and the Gang Mini-Division
Date	5/18/2007
Instrument Number	751304
Book/Page	1098/877

Map 2	Plat of Survey Showing Property Located in Section 31, T6S-R7E, Parish of Tangipahoa, State of Louisiana
Date	4/14/03
Instrument Number	633423
Book/Page	958/437

Ownership Names Researched

Name	Dates Researched
Masters Partnerships, LLC	8/8/2017 to Present
Anna Vargo Bankston	8/11/1969 to 6/3/2015
Richard E. Bankston, Jr.	8/11/1969 to 6/3/2015
Margaret Relan Bankston	8/11/1969 to 6/3/2015
Warren S. Bankston	8/11/1969 to 6/3/2015
Ronald L. Bankston	8/11/1969 to 6/3/2015
Norman Jenkins and Rachel L. Jenkins	4/24/2003 to 10/11/2018
Margaret David Bankston	8/11/1969 to 8/27/2004
Meredith Coates Bankston Bodi	8/11/1969 to 8/27/2004
T. Wayne Kitchens and Imagene Kinchen Kitchens	6/26/1972 to 4/23/2003

Tax Information

Parish	Tangipahoa Parish
Tax Year	2019
Assessed Ownership	Masters Partnerships, LLC
Assessment Number	1737708
Land	\$3,000.00
Improvements	\$11,323.00
Total Value	\$14,373.00
Taxes	\$1,650.02
Zoning	Residential
Municipal Address	43209 Sweetpea Lane

Parish	Tangipahoa Parish
Tax Year	2019
Assessed Ownership	Masters Partnerships, LLC
Assessment Number	1737902
Land	\$3,240.00
Improvements	\$10,252.00
Total Value	\$13,492
Taxes	\$1,548.87
Zoning	Residential
Municipal Address	43229 Sweetpea Lane
Parish	Tangipahoa Parish
Tax Year	2019
Assessed Ownership	Masters Partnerships, LLC
Assessment Number	1738305
Land	\$3,240.00
Improvements	\$0.00
Total Value	\$3,240.00
Taxes	\$371.94
Zoning	Residential
Municipal Address	Old Baton Rouge Highway
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	1986503
Land	\$937.00
Improvements	\$10,858.00
Total Value	\$11,795.00
Taxes	\$1,354.07
Zoning	Residential
Municipal Address	10372 Old Baton Rouge Highway

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 Norman 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.

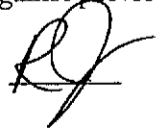
Assessment #02029405 - 1.00 acre tract

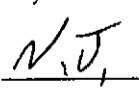
One acre of land in Section 31, T6S, R7E, in Tangipahoa Parish, Louisiana being more specifically described as commencing at a point on Service Road measure North 375 feet and corner; thence measure East 236 feet and corner on West boundary of Service Road; thence measure Southwesterly 443 feet along 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.

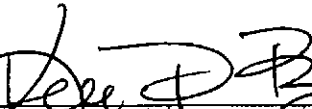
The certificate required by Article 3364 of the Revised Civil Code of this State is waived by the parties, who agree to hold me, Notary, harmless for the non-production thereof.

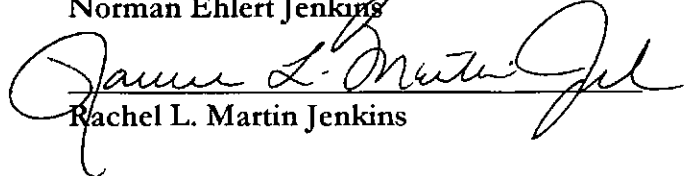
Thus done, read and passed at my office in Hammond, Parish of Tangipahoa, Louisiana, in the presence of me, Notary, and the undersigned competent witnesses who have signed in the presence of the parties and me, Notary, on this 9th day of October 2018.

WITNESSES:

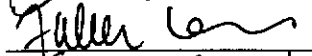


Norman Ehlert Jenkins

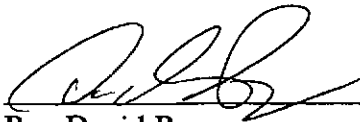
Sign: 
Print: Kevin D. Dwyer



Rachel L. Martin Jenkins

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

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

BANKSTON, RICHARD E JR

First VENDEE

MASTERS PARTNERSHIP LLC

Index Type : CONVEYANCES

Instrument # : 1000665

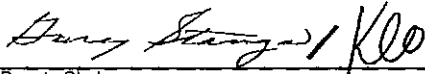
Type of Document : DEED

Book : 1469 **Page :** 114

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


Deputy Clerk

On (Recorded Date) : 02/06/2018

At (Recorded Time) : 8:47:16AM



Doc ID - 012846460003

SCANNED

Return To :

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

**Richard E. Bankston Jr. &
Margaret Relan Bankston**

TO

Masters Partnership, LLC

18-56

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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

Richard E. Bankston Jr. & Margaret Relan Bankston, husband and wife, resident(s) of 43209 Sweetpea Lane, Hammond, LA 70403

herein called SELLER, who declared that for the price of **ONE HUNDRED SEVENTY EIGHT THOUSAND FIVE HUNDRED AND 00/100 DOLLARS (\$178,500.00)**, 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 parcel of land containing 1.07 acres in the Southeast Quarter of the Northwest Quarter of Section 31, T6SR7E, 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 South right-of-way of the Old Baton Rouge Highway with the Section line between Sections 31 and 41, T6S, R7E, thence continue North 89 deg. 26 min. East 375.7 feet; thence run South 350 feet to the point of beginning; thence run North 89 deg. 26 min. East 269.0 feet; thence South 0 deg. 11 min. West 175 feet; thence South 89 deg. 26 min. West 268.5 feet; thence North 175 feet to the point of beginning, all as per survey of Ansil Bickford dated April 10, 1972. Together with an act of Predial Servitude recorded at 1434, page 767

Municipal address: 43209 Sweetpea Lane, Hammond, LA 70403

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.

Buyer's herein assume all responsibility and liability in connection with reading and reviewing any and all Declarations, Restrictions and/or Covenants of record before this transfer and do hereby waive and release me, Notary, from any and all liability and responsibility in connection therewith.

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 MB

Seller's Initials MB

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 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 5th day of February, 2018

WITNESSES:

Richard E. Bankston Jr.
Richard E. Bankston Jr.

Sign: Michelle
Print: Lisa Ellis

Margaret Relan Bankston
Margaret Relan Bankston

Sign: Halle Rufford
Print: Halle Rufford

Masters Partnership, LLC

David Pevey
By: David Pevey

Jeff Alan LeSaichere
NOTARY PUBLIC

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

TAX NOTICES: BUYERS are responsible for the 2018 property taxes. Tax Notices should be sent to Masters Partnership, LLC at 10250 Park Place, Suite B, Hammond, LA 70403

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

BANKSTON, WARREN S

First VENDEE

BANKSTON, RONALD L

Index Type : CONVEYANCES

Instrument # : 1000548

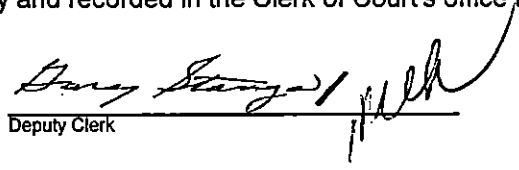
Type of Document : CORRECTION

Book : 1469 **Page :** 13

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


Deputy Clerk

On (Recorded Date) : 02/02/2018

At (Recorded Time) : 3:47:48PM



Doc ID - 012845200002

SCANNED

Return To :

ACT OF CORRECTION

STATE OF LOUISIANA

PARISH OF TANGIPAHOA

BE IT KNOWN that on this 1st day of February, 2018, before me, a Notary Public, duly commissioned and qualified in and for the State of Louisiana, Parish of Tangipahoa, and in the presence of the undersigned competent witnesses, personally came and appeared:

John I. Feduccia

Appearer declared that he was one of the Notaries in connection with a Cash Deed from Warren S. Bankston and Kelly Ann Briggs Bankston to Ronald L Bankston and Margaret David Bankston, recorded in COB 1242 Page 111 of the official records of Tangipahoa Parish, for the following described property, to-wit:

A parcel containing 1.08 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 South right-of-way line of the Old Baton Rouge Highway with the Section line between Sections 31 and 41, T6S, R7E, continue North 89 deg. 26 min. 375.7 feet to the point of beginning; thence continue North 89 deg. 26 min. East 270.2 feet; thence South 0 deg. 11 min. West 175 feet; thence South 89 deg. 26 min. West 259.6 feet; thence North 175 feet to the point of beginning, all as per survey of Ansil Bickford dated April 10, 1972

WHEREAS, there was an error committed in the legal description of the property on the Cash Deed and that the description should be and is hereby corrected and reformed to read as follows, to-wit:

A parcel containing 1.08 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 South right-of-way line of the Old Baton Rouge Highway with the Section line between Sections 31 and 41, T6S, R7E, continue North 89 deg. 26 min. East 375.7 feet to the point of beginning; thence continue North 89 deg. 26 min. East 270.2 feet; thence South 0 deg. 11 min. West 175 feet; thence South 89 deg. 26 min. West 269.6 feet; thence North 175 feet to the point of beginning, all as per survey of Ansil Bickford dated April 10, 1972

NOW THEREFORE, I, Notary Public, pursuant to the provision of R.S. 35:2.1, do herewith correct the Cash Deed as noted above.

The Recorder of Conveyance for the Parish of Tangipahoa, State of Louisiana, is hereby authorized and directed to make mention of this Act of Correction in the margins of the Conveyance Records at COB 1242 Page 111, to serve as occasion may require.

THUS DONE AND PASSED before me, and the undersigned competent witnesses on the date above mentioned in Hammond, Louisiana.

WITNESSES:

Sign: *Cassia McGovern*
Print: Cassia McGovern

Sign: *Linda M. Franks*
Print: Linda M. Franks

John I. Feduccia
John I. Feduccia
Scott Sledge
Notary Public
SCOTT SLEDGE

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

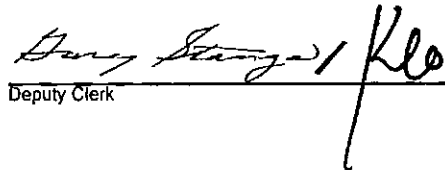
Type of Document : DEED

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: USA LLC

Masters Partnership, LLC

[Signature]
By David Pevey

Sign: [Signature]
Print: Kevin D Pevey

[Signature]
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

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 7th day of August 2017.

Anna B and the Gang, LLC

Warren Bankston
Warren Bankston

Meredith Coates Bodi
Meredith Coates Bodi

Richard E. Bankston
Richard Bankston

Ronald Bankston
Ronald Bankston

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 :
RICHARD BANKSTON

First VENDOR

ANNA B & THE GANG LLC

First VENDEE

BANKSTON, RICHARD E

Index Type : CONVEYANCES

Instrument # : 976916

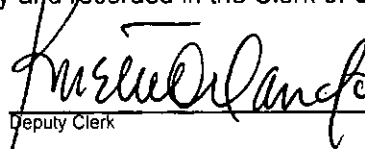
Type of Document : ROW-SERVITUDE-EASEMENT

Book : 1434 Page : 767

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


Deputy Clerk

On (Recorded Date) : 01/18/2017

At (Recorded Time) : 1:46:40PM



Doc ID - 012593370003

SCANNED

Return To :

ACT OF PREDIAL SERVITUDE

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

**TO: RICHARD EDWARD BANKSTON
AND MARGARET RELAND BANKSTON**

BEFORE ME, the undersigned Notary and in the presence of the two undersigned competent witnesses, personally came and appeared:

ANNA B. AND THE GANG, L.L.C., a Limited Liability Corporation organized under the laws of the State of Louisiana, domiciled in the Parish of Tangipahoa, with the mailing 43229 Sweet Pea Lane Hammond, Louisiana 70403, represented herein by **WARREN S.**

BANKSTON, RONALD L. BANKSTON AND RICHARD E. BANKSTON Members of **ANNA B. AND THE GANG L.L.C.** hereinafter referred to as "GRANTOR", who declared that under the covenants, terms, conditions, provisions and stipulations hereinafter recited, it does by these presents hereby grant, transfer, convey and deliver unto:

RICHARD EDWARD BANKSTON AND MARGARET RELAN BANKSTON as husband and wife with a mailing address of 43209 Sweet Pea Lane Hammond, Louisiana 70403 hereinafter referred to as "GRANTEE", here present and accepting this grant, and possession and delivery of a certain predial servitude of passage over and across 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; 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 any Sell Off.

This servitude is made for and in consideration of, and as an Amendment and Modification of an Act of Right of Way by Anna Vargo Bankston and Ronald Louis Bankston, ancestors in title to Grantor which Right of Way is dated August 17, 1979 and recorded in COB 480 page 892 of the Official Records of Tangipahoa Parish, Louisiana.

The Grantor agrees to Modify and Amend the Servitude granted by the Ancestors in Title and the Grantor and to convert the Servitude into a Predial Servitude. The appearers have agreed to the creation and establishment of a Servitude to accommodate automobile and other vehicular use as well as for public utilities on the property subject to the Servitude granted herein, and the Grantor hereby creates and Establishes a Predial Servitude of passage and conveys unto the said Grantees, their heirs, successors and assigns Servitude of Passage and for Utilities over, under and across the above described property for the benefit and advantage of the Grantee and the Estate of the Grantee, which servitude is described as follows:

A parcel containing 0.723 acres in the Southeast Quarter of the Northwest Quarter of Section 31, T 6 S, R 7 E, Tangipahoa Parish, Louisiana, more particularly described as commencing at a point on

section line between Sections 31 and 41, T 6 S, R 7 E, continue North 89 deg. 26 min. East 645.9 feet to the Point of Beginning; thence run South 0 deg. 11 min. West 525 feet; thence run South 89 deg. 26 min. East 60 feet; thence North 0 deg. 11 min. East 525 feet; thence run North 89 deg. 26 min. West 60 feet to the Point of Beginning.

The right of way granted herein is limited to vehicular traffic of the type represented by passenger automobiles, farm trucks and service trucks with traffic by and limited to no more than required for house servicing the Grantee or the Grantee's Estate.

The Servitude granted herein shall not permit "through traffic" to the South of the area described in the servitude.

Thus done and signed in my office in the City of Hammond, Tangipahoa Parish, Louisiana on this 29 day of DECEMBER, 2016. The Grantor and Grantee in the presence of the undersigned competent witnesses and me, Notary Public after reading of the whole.

WITNESSES:

[Signature]

STEPHEN P. CURSO
Printed Name

[Signature]

Megan L. Curso
Printed Name

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

GRANTOR:

[Signature]

WARREN S. BANKSTON, MEMBER
WARREN S. BANKSTON

[Signature]

RONALD BANKSTON, MEMBER
RONALD LOUIS BANKSTON

[Signature]
RICHARD E. BANKSTON, MEMBER

GRANTEES:

[Signature]
RICHARD E. BANKSTON, GRANTEE

[Signature]
MARGARET RELAN BANKSTON, GRANTEE

[Signature]
JOHN I. FEDUCCIA
NOTARY PUBLIC, State of Louisiana
Notary ID No. 9705
Commission Expires at Death

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

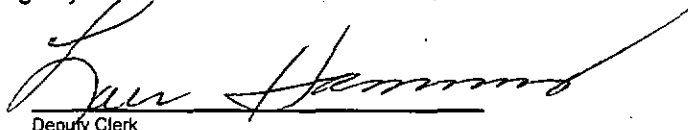
Type of Document : Agreement - Conveyance

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:

Meggy A. Lab
Printed Name: _____

Pat K. Ras
Printed Name: Patrick K Ras

ONE WEEKEND, L.L.C.

BY: *Dan R. Durham, III*
Dan R. Durham, III, Member

Lesli S. Bolner
Lesli S. Bolner, Notary Public, LSBANOTARY #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

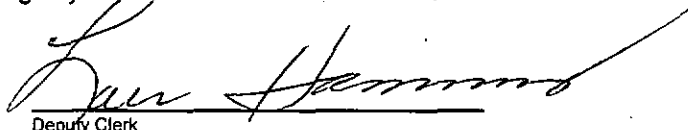
Type of Document : Agreement - Conveyance

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:

Meggy A. Lab
Printed Name: _____

Pat K. Ras
Printed Name: Patrick K Ras

ONE WEEKEND, L.L.C.

BY: *Dan R. Durham, III*
Dan R. Durham, III, Member

Lesli S. Bolner
Lesli S. Bolner, Notary Public, LSBANOTARY #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

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 121st 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.

RB WSB


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
MDE

Agreement Creating Predial Servitude.fnl 2
June 17, 2004

... shall be in accordance with any state and/or federal statutes 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 3
June 17, 2004

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,

RB WSB


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.

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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. Bowen
Daniel M. Noto

Warren S. Bankston
WARREN S. BANKSTON, Grantor

Ronald L. Bankston
RONALD L. BANKSTON, Grantor

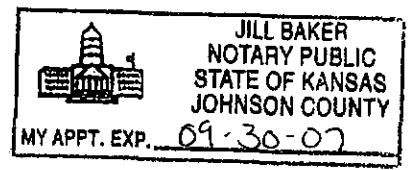
Margaret David Bankston
MARGARET DAVID BANKSTON, Grantor

[Signature]
NOTARY PUBLIC

WITNESSES:

Cynthia Jones
Ju Messer

Meredith Coates Bankston Bodi
MEREDITH COATES BANKSTON BODI, Grantor



Jill Baker
NOTARY PUBLIC

WITNESSES:

Cathy K. Cooney
Dawn Buford

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

[Signature]
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° 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° 33' West 2567.8' to the South line of said Headright; thence along said South line North 89° 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° 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° 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 an 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 21st 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'
00'01" 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;
BACK TO THE POINT OF BEGINNING CONTAINING, 22.57
ACRES, ALL LOCATED IN SECTION 31, T6S-R7E,
ANGIPAHOA PARISH, LOUISIANA.

LEGAL DESCRIPTION TRACT-1
=====

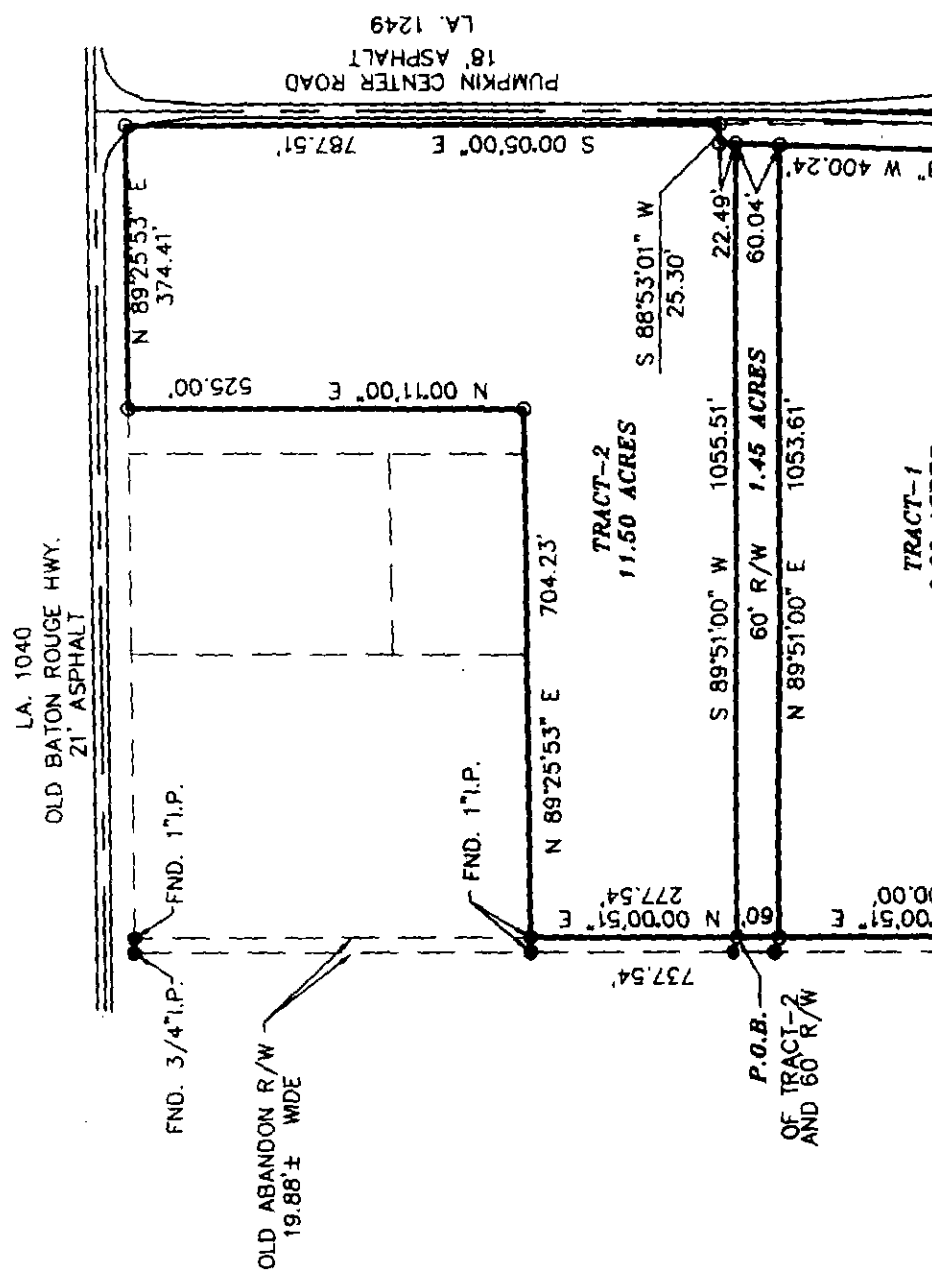
9.62 ACRE PARCEL OF LAND LOCATED IN SECTION 31, T6S-R7E MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT 2007.70' SOUTH, 737.36'
00'01'01" W, 19.88' EAST AND 466.40' S 00'00'51" W
FROM THE N.E. CORNER OF SECTION 41, T6S-R7E
TO THE POINT OF BEGINNING;

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;
BACK TO THE POINT OF BEGINNING CONTAINING 9.62
ACRES, ALL LOCATED IN SECTION 31, T6S-R7E,
ANGIPAHOA 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'
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;
BACK TO THE POINT OF BEGINNING CONTAINING, 1.45
ACRES, ALL LOCATED IN SECTION 31, T6S-R7E,
ANGIPAHOA PARISH, LOUISIANA.



ACT OF RIGHT OF WAY

STATE OF LOUISIANA

PARISH OF TANGIPAHOA

269429

BEFORE ME, the undersigned Notary Public, in and for the said Parish and State, and in the presence of the undersigned competent witnesses, personally came and appeared Anna Vargo Bankston and Ronald Louis Bankston, residents of the Parish of Tangipahoa, State of Louisiana, who declared that they do by these presents grant unto Richard Edward Bankston and Margaret Relan Bankston, wife of Richard Edward Bankston, residents of the Parish of Tangipahoa, State of Louisiana, a right of way for a private driveway for egress/ingress to their property and more particularly detailed and described as follows:

A parcel containing 0.723 acres in the Southeast Quarter of the Northwest Quarter of Section 31, T 6 S, R 7 E, 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 south right of way line of the Old Baton Rouge Highway with the section line between Sections 31 and 41, T 6 S, R 7 E, continue north 89 deg. 26 min. east 645.9 feet to the point of beginning; thence run south 0 deg. 11 min. west 525 feet; thence run south 89 deg. 26 min. east 60 feet; thence north 0 deg. 11 min. east 525 feet; thence run north 89 deg. 26 min. west 60 feet to the point of beginning.

It is understood and agreed that said right of way shall be used for the passage of automobiles and other motor vehicles to and from the property of the grantees and may be used by any persons who find it necessary or proper to visit the property of the grantees.

It is further understood and agreed that in the event of the death of the grantees, heirs or assigns, or in the event they sell their said property or otherwise dispose of it, this right of way granted herein shall be immediately terminated and no rights whatsoever shall exist in the succeeding owners of the property of the said grantees herein.

THUS DONE AND SIGNED in my office in the City of Hammond, Parish of Tangipahoa, State of Louisiana, on this 17th day of August, 1979, in the presence of the undersigned competent witnesses, and me Notary, after due reading.

WITNESSES:

Richard S. Pope

Anna Vargo Bankston
Anna Vargo Bankston

Richard H. McGehee

Ronald L. Bankston
Ronald Louis Bankston

Deanne Williams

Lilka B. Wannemaker

CONV 480 200 891 BK

M. FILM SEP - 4 1979

WITNESSES:

[Signature]
[Signature]

[Signature]
Richard Edward Bankston

[Signature]
[Signature]

[Signature]
Margaret Relan Bankston

[Signature]
Notary Public

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 BANKSTON 225-567-5221

First VENDOR

ANNA B & THE GANG MINI -DIVISION

First VENDEE

TO THE PUBLIC

Index Type : Conveyances

Instrument # : 751304


Type of Document : Plat Map - Conveyance Book

Book : 1098 **Page :** 877

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



Deputy Clerk

On (Recorded Date) : 05/18/2007

At (Recorded Time) : 9:22:04:000 AM

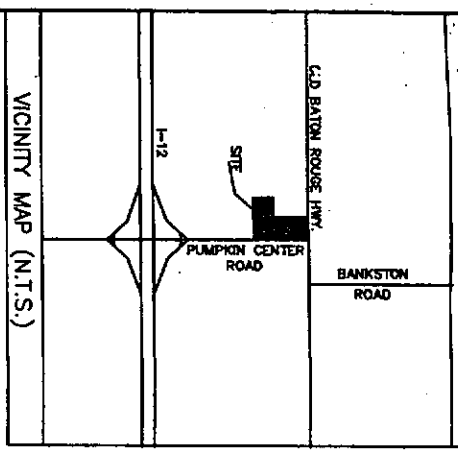


Doc ID - 008987060002

SCANNED

Return To :

S:\JBY\2006\06533\ BANKSTON



ANNA B AND THE GANG MINI-DIVISION

5-04-07
REVISION SHOWING THE ADDITION OF TRACT 2 ON THE
PLAT AND LEGAL DESCRIPTION.

FLOOD ZONE "X"
(NOT FLOOD PRONE)
MAP NO. 220206-0205-D
DATED: 9-18-91

NOTES
TOTAL ACERAGE
6.97 ACRES
TOTAL TRACTS
03 TRACTS

P.O.B.
ENTIRE TRACT
& TRACT-1

REFERENCE MAP
PLAT OF ANNA BANKSTON MINI DIVISION
BY BODIN AND WEBB
DATED 7-21-2004

APRIL 17, 2007

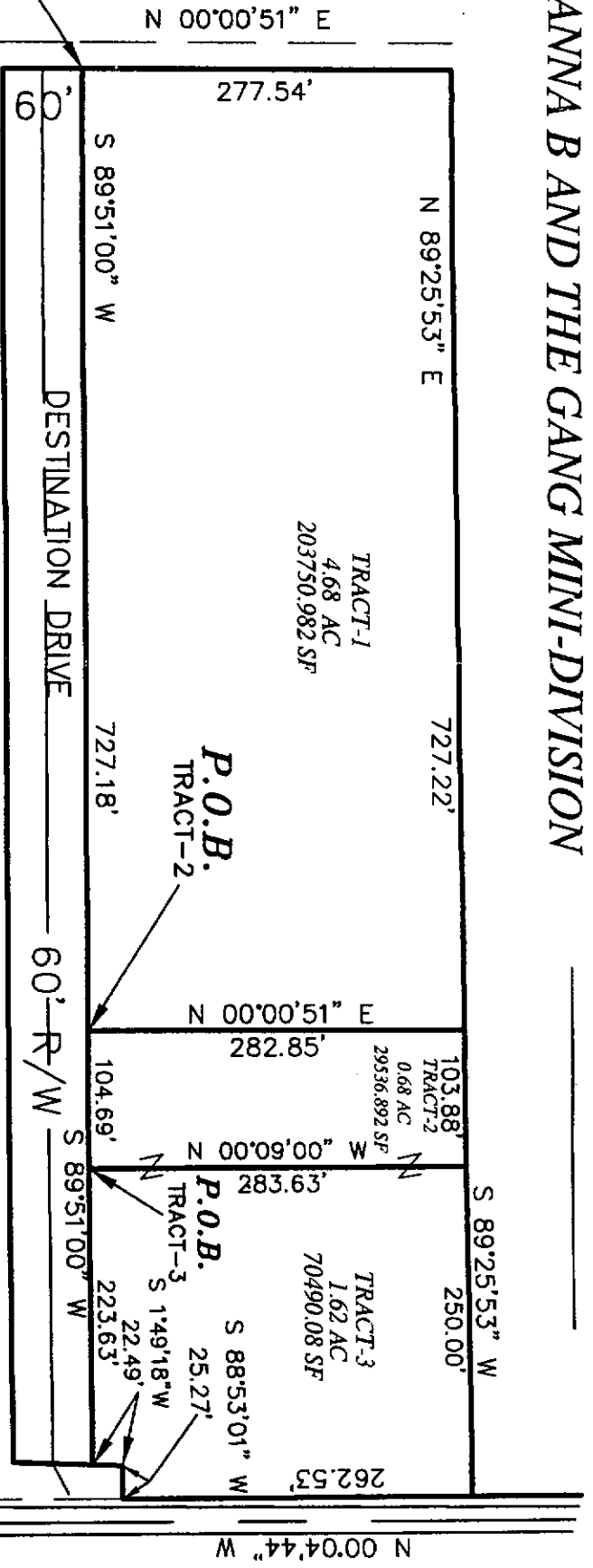
A PLAN OF AN ACTUAL GROUND SURVEY OF A 6.97 ACRE
PARCEL OF LAND DIVIDED INTO THREE TRACTS, SHOWING
IMPROVEMENTS THEREON, CERTIFYING THAT NO
ENCROACHMENTS WERE FOUND TO EXIST EITHER WAY
ACROSS ANY PROPERTY LINES OTHER THAN SHOWN, ALL
LOCATED IN SECTION 31, T6S-R7E, G.L.D., PARISH OF
TANGIPAHOLA, STATE 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 COMPLETES WITH THE LOUISIANA "MINIMUM STANDARDS"
FOR A CLASS "D" SURVEY.

SURVEY FOR:

ANNA B AND THE GANG



DESCRIPTION OF PROPERTY (ENTIRE TRACT)
BEGIN AT A POINT 2007.70' SOUTH, 737.36' S 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; THENCE N 07°51" E A DISTANCE OF 277.54 FEET;
THENCE N 89°25'53" E A DISTANCE OF 1081.10 FEET;
THENCE S 04°44' E A DISTANCE OF 282.53 FEET;
THENCE S 88°53'01" W A DISTANCE OF 25.27 FEET;
THENCE S 1°49'18" W A DISTANCE OF 22.49 FEET;
THENCE S 89°51'00" W A DISTANCE OF 1055.51 FEET;
TO THE POINT OR PLACE OF BEGINNING CONTAINING 303783.902
SQUARE FEET, 6.97 ACRES.

DESCRIPTION OF PROPERTY (TRACT-1)
BEGIN AT A POINT 2007.70' SOUTH, 737.36' S 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; THENCE N 07°51" E A DISTANCE OF
277.54 FEET; THENCE N 89°25'53" E A DISTANCE OF 727.22 FEET;
THENCE S 07°51" W A DISTANCE OF 282.85 FEET; THENCE
S 89°51'00" W A DISTANCE OF 727.18 FEET; TO THE POINT OR PLACE
OF BEGINNING CONTAINING 203750.982 SQUARE FEET, 4.68 ACRES.

DESCRIPTION OF PROPERTY (TRACT-2)
BEGIN AT A POINT 2007.70' SOUTH, 737.36' S 00°01'01" W,
19.88' EAST, 6.40' S 00°00'51" W AND N 89°51'00" E A
DISTANCE OF 727.18 FEET FROM THE N.E. CORNER OF
SECTION 41, T6S-R7E; THENCE N 07°51" E A DISTANCE OF
282.85 FEET; THENCE N 89°25'53" E A DISTANCE OF 103.88
FEET; THENCE S 07°00" E A DISTANCE OF 283.61 FEET;
THENCE S 89°51'00" W A DISTANCE OF 104.69 FEET;
TO THE POINT OR PLACE OF BEGINNING CONTAINING 29536.892
SQUARE FEET, 0.68 ACRES.

DESCRIPTION OF PROPERTY (TRACT-3)
BEGIN AT A POINT 2007.70' SOUTH, 737.36' S 00°01'01" W,
19.88' EAST, 6.40' S 00°00'51" W AND N 89°51'00" E A
DISTANCE OF 831.87 FEET FROM THE N.E. CORNER OF
SECTION 41, T6S-R7E; THENCE N 07°00" W A DISTANCE OF 283.63
FEET; THENCE N 89°25'53" E A DISTANCE OF 250.00 FEET;
THENCE S 04°44' E A DISTANCE OF 282.53 FEET;
THENCE S 88°53'01" W A DISTANCE OF 22.49 FEET;
THENCE S 1°49'18" W A DISTANCE OF 22.49 FEET;
THENCE S 89°51'00" W A DISTANCE OF 223.63 FEET;
TO THE POINT OR PLACE OF BEGINNING CONTAINING 70496.028 SQUARE
FEET, 1.62 ACRES.

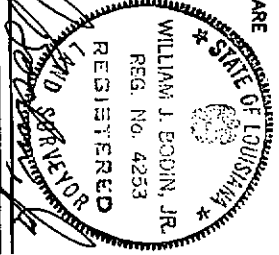
LOT LINE ADJUSTMENT

Walter J. Bodin, Jr.
PARISH ENGINEER

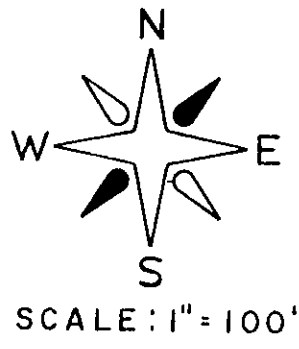
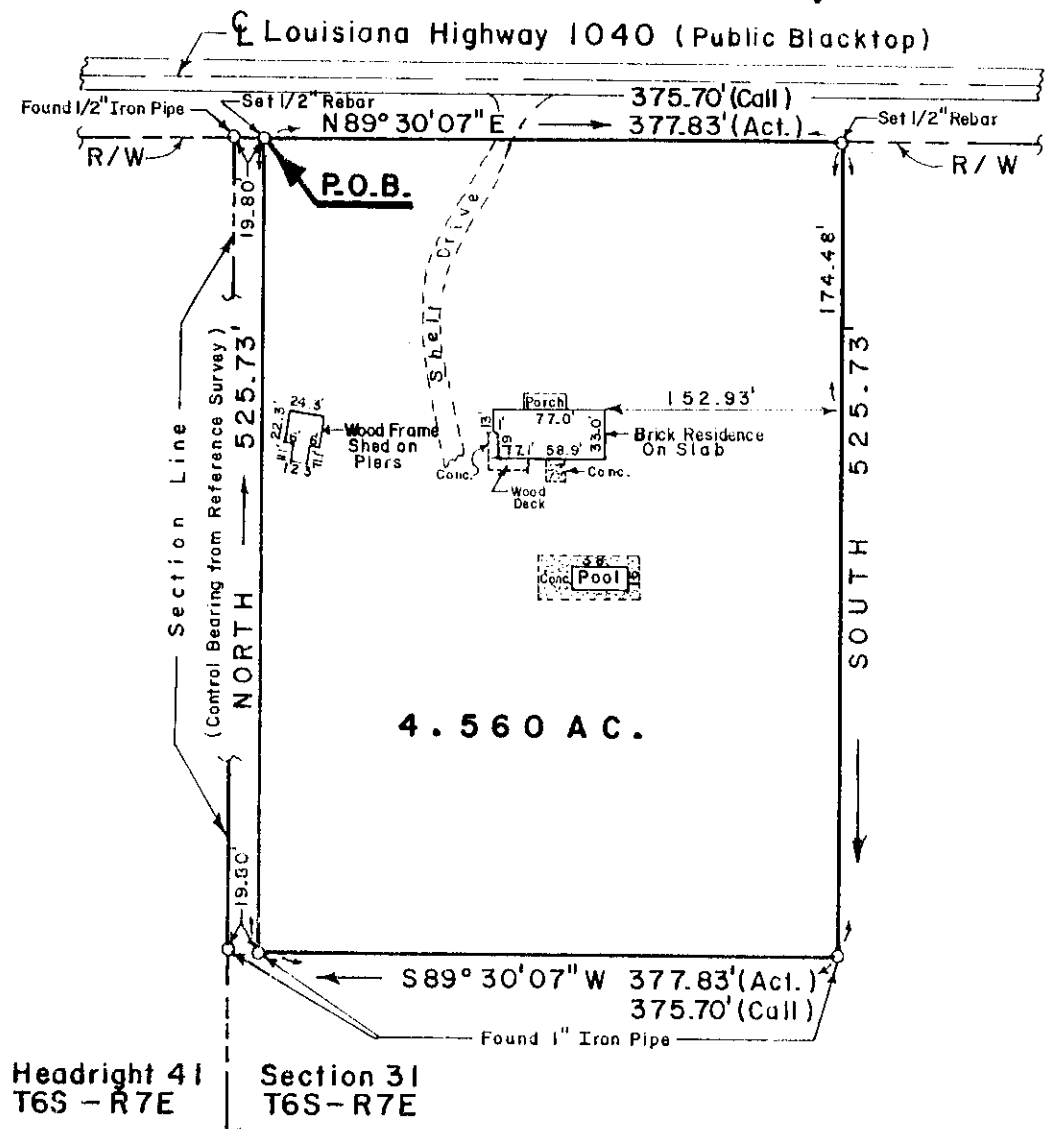
N.A.
HEALTH REPRESENTATIVE

N.A.
DRAINAGE BOARD ADMINISTRATOR

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



PLAT OF SURVEY SHOWING PROPERTY LOCATED IN SECTION 31, T6S - R7E, PARISH OF TANGIPAHOA, STATE OF LOUISIANA.



Alisa Colone
Surveyor

Instr# 633423
Filed Tangipahoa Parish
Date: 04/14/03 Time: 10:37 AM
Conv Book _____ Folio _____
Mtg Book _____ Folio _____

Headright 41
T6S - R7E
Section 31
T6S - R7E

DESCRIPTION OF PROPERTY

An actual ground survey was made of 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 19.80' N89°30'07"E of the intersection of the south right of way line of Louisiana Highway 1040 and the Section Line between Section 31 and Headright 41, T6S - R7E; thence along the south right of way line of Louisiana Highway 1040, N89°30'07"E 377.83'; thence South 525.73'; thence S89°30'07"W 377.83'; thence North 525.73' to P.O.B. Contains 4.560 Acres, all as shown on plat.

Reference: Survey and Plat by Ansil M. Bickford, R. L.S., dated 4-10-1972.

NOTES:

- 1.) I certify that this plat is in accordance with the applicable standards of practice for a Class D survey.
- 2.) This perimeter survey shall not constitute a legal opinion of title, and was made solely according to the information provided to the surveyor.

ORIGINAL

Norm Jenkins - Norman Jenkins - Owner



ROY EDWARDS
LAND SURVEYING, INC.
POST OFFICE BOX 1414
PONCHATOULA, LOUISIANA. 70454
PHONE: (985) 386-6495

Roy C. Edwards, Jr.
Roy C. Edwards, Jr.
Professional Land Surveyor

CONVEYANCE
BOOK 958
PAGE 439

ROY C. EDWARDS, JR.
PROFESSIONAL LAND SURVEYOR
DATE: 3 — 14 — 2003
DRAWN BY: Joseph L. Helg

Tangipahoa Parish - Tax Notice Inquiry
10/18/2020 9:01:06 PM

Tax Notice# 1737708

Tax Year 2019

Taxpayer

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

Taxes	Interest	Cost	Other	Paid	Balance
1,650.02	0.00	1.00	0.00	1,651.02	0.00

Legal

1.07A IN SE1/4 OF NW1/4 IN SEC 31 T6SR7E B333 P37 B364 P392 B1383
 P135 B1469 P114

Parcels

Parcel#	Address	% Tax
1737708	43209 SWEETPEA LANE .	100.0000

History

Date	Description	Amount
11/5/2019	ORIGINAL TAXES	1,651.02

Date	Description	Amount
1/7/2020	PAYMENT	-1,651.02

Items

Class	Value	Units	Homestead
RESIDENTIAL SUBDIVISION LOT	3,000	1.00	0
SINGLE FAMILY RESIDENCE	11,373	1.00	0

TANGIPAHOA PARISH

STATUS: ACTIVE

TAX	TAX ACCOUNT	ASSESSMENT	TAX AUTHORITY	WARD
2019	58219	1737708	TANGIPAHOA PARISH	7Z

TAXPAYER INFORMATION	PROPERTY LOCATION
MASTERS PARTNERSHIP LLC, 10250 PARK PLACE SUITE B HAMMOND LA, , 70403	43209 SWEETPEA LANE . LOT NO

ASSESSED VALUES

HOMESTEAD: NONE

HISTORICAL TAX ABATEMENT:

DESCRIPTION	UNIT	TOTAL	HOMESTEAD	TAXABLE
RESIDENTIAL SUBDIVISION LOT	1.00.A	3000	0	3000
SINGLE FAMILY RESIDENCE	1.00.I	11373	0	11373
TOTALS		14373	0	14373

ESTIMATED TAXES

DESCRIPTION	MLLAGE	TOTAL	HOMESTEAD	TAXES DUE
ASSESSMENT DISTRICT	4.670M	\$67.12	\$0.00	\$67.12
DRAINAGE DIST 1 MT.	4.960M	\$71.29	\$0.00	\$71.29
DRAINAGE DT.1 MT	4.980M	\$71.58	\$0.00	\$71.58
FIRE PROTECTION DIST 2	10.000M	\$143.73	\$0.00	\$143.73
FIRE PROTECTION DIST. 2	10.000M	\$143.73	\$0.00	\$143.73
FLORIDA PARISH JUVENILE DIST	2.750M	\$39.53	\$0.00	\$39.53
GARBAGE DIST. 1 MAINT	10.000M	\$143.73	\$0.00	\$143.73
HAMMOND ALTERNATE SCHOOL	3.000M	\$43.12	\$0.00	\$43.12
HAMMOND MAGNET SCHOOLS TAX	15.000M	\$215.60	\$0.00	\$215.60
HAMMOND REC. DIST.1	10.000M	\$143.73	\$0.00	\$143.73
HEALTH UNIT	4.000M	\$57.49	\$0.00	\$57.49
LAW ENFORCEMENT #1	7.810M	\$112.25	\$0.00	\$112.25
LIBRARY BOARD	2.810M	\$40.39	\$0.00	\$40.39
LIBRARY BOARD	3.000M	\$43.12	\$0.00	\$43.12
MOSQUITO ABATEMENT	4.700M	\$67.55	\$0.00	\$67.55
PARISH ALIMONY-RURAL	3.060M	\$43.98	\$0.00	\$43.98
SCHOOL DISTRICT #100	4.060M	\$58.35	\$0.00	\$58.35
SHERIFF'S OPERATIONAL	10.000M	\$143.73	\$0.00	\$143.73
TOTALS		\$1,650.02	\$0.00	\$1,650.02

PROPERTY DESCRIPTION

1.07A IN SE1/4 OF NW1/4 IN SEC 31 T6SR7E B333 P37 B364 P392 B1383 P135 B1469 P114

Tangipahoa Parish - Tax Notice Inquiry
10/18/2020 9:02:46 PM

Tax Notice# 1737902

Tax Year 2019

Taxpayer

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

Taxes	Interest	Cost	Other	Paid	Balance
1,548.87	0.00	1.00	0.00	1,549.87	0.00

Legal

1.08A IN SE1/4 OF NW1/4 OF SEC 31 T6 SR 7E FULLY DESC B364 P397
 B1469 P15

Parcels

Parcel#	Address	% Tax
1737902	43229 SWEETPEA LANE .	100.0000

History

Date	Description	Amount
11/5/2019	ORIGINAL TAXES	1,549.87

Date	Description	Amount
1/7/2020	PAYMENT	-1,549.87

Items

Class	Value	Units	Homestead
RESIDENTIAL SUBDIVISION LOT	3,240	1.08	0
SINGLE FAMILY RESIDENCE	10,252	1.00	0

TANGIPAHOA PARISH

STATUS: ACTIVE

TAX	TAX ACCOUNT	ASSESSMENT	TAX AUTHORITY	WARD
2019	58220	1737902	TANGIPAHOA PARISH	7Z

TAXPAYER INFORMATION	PROPERTY LOCATION
MASTERS PARTNERSHIP LLC, 10250 PARK PLACE SUITE B HAMMOND LA, , 70403	43229 SWEETPEA LANE . LOT NO

ASSESSED VALUES

HOMESTEAD: NONE

HISTORICAL TAX ABATEMENT:

DESCRIPTION	UNIT	TOTAL	HOMESTEAD	TAXABLE
RESIDENTIAL SUBDIVISION LOT	1.08.A	3240	0	3240
SINGLE FAMILY RESIDENCE	1.00.I	10252	0	10252
TOTALS		13492	0	13492

ESTIMATED TAXES

DESCRIPTION	MLLAGE	TOTAL	HOMESTEAD	TAXES DUE
ASSESSMENT DISTRICT	4.670M	\$63.01	\$0.00	\$63.01
DRAINAGE DIST 1 MT.	4.960M	\$66.92	\$0.00	\$66.92
DRAINAGE DT.1 MT	4.980M	\$67.19	\$0.00	\$67.19
FIRE PROTECTION DIST 2	10.000M	\$134.92	\$0.00	\$134.92
FIRE PROTECTION DIST. 2	10.000M	\$134.92	\$0.00	\$134.92
FLORIDA PARISH JUVENILE DIST	2.750M	\$37.10	\$0.00	\$37.10
GARBAGE DIST. 1 MAINT	10.000M	\$134.92	\$0.00	\$134.92
HAMMOND ALTERNATE SCHOOL	3.000M	\$40.48	\$0.00	\$40.48
HAMMOND MAGNET SCHOOLS TAX	15.000M	\$202.38	\$0.00	\$202.38
HAMMOND REC. DIST.1	10.000M	\$134.92	\$0.00	\$134.92
HEALTH UNIT	4.000M	\$53.97	\$0.00	\$53.97
LAW ENFORCEMENT #1	7.810M	\$105.37	\$0.00	\$105.37
LIBRARY BOARD	2.810M	\$37.91	\$0.00	\$37.91
LIBRARY BOARD	3.000M	\$40.48	\$0.00	\$40.48
MOSQUITO ABATEMENT	4.700M	\$63.41	\$0.00	\$63.41
PARISH ALIMONY-RURAL	3.060M	\$41.28	\$0.00	\$41.28
SCHOOL DISTRICT #100	4.060M	\$54.77	\$0.00	\$54.77
SHERIFF'S OPERATIONAL	10.000M	\$134.92	\$0.00	\$134.92
TOTALS		\$1,548.87	\$0.00	\$1,548.87

PROPERTY DESCRIPTION

1.08A IN SE1/4 OF NW1/4 OF SEC 31 T6 SR 7E FULLY DESC B364 P397 B1469 P15

Tangipahoa Parish - Tax Notice Inquiry
10/18/2020 8:59:18 PM

Tax Notice# 1738305

Tax Year 2019

Taxpayer

MASTERS PARTNERSHIP LLC,
 ***** PARK PLACE
 HAMMOND LA , *****

Taxes	Interest	Cost	Other	Paid	Balance
371.94	0.00	1.00	0.00	372.94	0.00

Legal

1.08A IN SE1/4 OF NW1/4 IN SEC 31 T6SR7E B333 P39 B364 P395 B1242
 P111 B1469 P13-15

Parcels

Parcel#	Address	% Tax
1738305	OLD BATON ROUGE HIGHWAY .	100.0000

History

Date	Description	Amount
11/5/2019	ORIGINAL TAXES	372.94

Date	Description	Amount
1/7/2020	PAYMENT	-372.94

Items

Class	Value	Units	Homestead
RESIDENTIAL SUBDIVISION LOT	3,240	1.08	0

TAX	TAX ACCOUNT	ASSESSMENT	TAX AUTHORITY	WARD
2019	58221	1738305	TANGIPAHOA PARISH	7Z

TAXPAYER INFORMATION	PROPERTY LOCATION
MASTERS PARTNERSHIP LLC, 10250 PARK PLACE HAMMOND LA, , 70403	OLD BATON ROUGE HIGHWAY . LOT NO

ASSESSED VALUES

HOMESTEAD: NONE

HISTORICAL TAX ABATEMENT:

DESCRIPTION	UNIT	TOTAL	HOMESTEAD	TAXABLE
RESIDENTIAL SUBDIVISION LOT	1.08.A	3240	0	3240
TOTALS		3240	0	3240

ESTIMATED TAXES

DESCRIPTION	MLLAGE	TOTAL	HOMESTEAD	TAXES DUE
ASSESSMENT DISTRICT	4.670M	\$15.13	\$0.00	\$15.13
DRAINAGE DIST 1 MT.	4.960M	\$16.07	\$0.00	\$16.07
DRAINAGE DT.1 MT	4.980M	\$16.14	\$0.00	\$16.14
FIRE PROTECTION DIST 2	10.000M	\$32.40	\$0.00	\$32.40
FIRE PROTECTION DIST. 2	10.000M	\$32.40	\$0.00	\$32.40
FLORIDA PARISH JUVENILE DIST	2.750M	\$8.91	\$0.00	\$8.91
GARBAGE DIST. 1 MAINT	10.000M	\$32.40	\$0.00	\$32.40
HAMMOND ALTERNATE SCHOOL	3.000M	\$9.72	\$0.00	\$9.72
HAMMOND MAGNET SCHOOLS TAX	15.000M	\$48.60	\$0.00	\$48.60
HAMMOND REC. DIST.1	10.000M	\$32.40	\$0.00	\$32.40
HEALTH UNIT	4.000M	\$12.96	\$0.00	\$12.96
LAW ENFORCEMENT #1	7.810M	\$25.30	\$0.00	\$25.30
LIBRARY BOARD	2.810M	\$9.10	\$0.00	\$9.10
LIBRARY BOARD	3.000M	\$9.72	\$0.00	\$9.72
MOSQUITO ABATEMENT	4.700M	\$15.23	\$0.00	\$15.23
PARISH ALIMONY-RURAL	3.060M	\$9.91	\$0.00	\$9.91
SCHOOL DISTRICT #100	4.060M	\$13.15	\$0.00	\$13.15
SHERIFF'S OPERATIONAL	10.000M	\$32.40	\$0.00	\$32.40
TOTALS		\$371.94	\$0.00	\$371.94

PROPERTY DESCRIPTION

1.08A IN SE1/4 OF NW1/4 IN SEC 31 T6SR7E B333 P39 B364 P395 B1242 P111 B1469 P13-15

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	58218	1814508	TANGIPAHOA PARISH	7Z

TAXPAYER INFORMATION	PROPERTY LOCATION
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 9:09:14 PM

Tax Notice# 1986503

Tax Year 2019

Taxpayer

MASTERS PARTNERSHIP LLC

***** PARK PLACE SUITE B

HAMMOND LA, *****

Taxes	Interest	Cost	Other	Paid	Balance
1,354.07	0.00	1.00	0.00	1,355.07	0.00

Legal

4.53A IN SEC 31 T6SR7E FULLY DESC B364 P395 B366 P58 B959 P10
 B1490 P857 MAP 958/439

Parcels

Parcel#	Address	% Tax
1986503	10372 OLD BATON ROUGE HIGHWAY .	100.0000

History

Date	Description	Amount
11/5/2019	ORIGINAL TAXES	1,355.07

Date	Description	Amount
1/7/2020	PAYMENT	-1,355.07

Items

Class	Value	Units	Homestead
AGRICULTURAL LANDS CLASS II	87	3.53	0
RESIDENTIAL SUBDIVISION LOT	850	1.00	0
SINGLE FAMILY RESIDENCE	10,858	2.00	0

TANGIPAHOA PARISH

STATUS: ACTIVE

TAX	TAX ACCOUNT	ASSESSMENT	TAX AUTHORITY	WARD
2019	58222	1986503	TANGIPAHOA PARISH	7Z

TAXPAYER INFORMATION	PROPERTY LOCATION
MASTERS PARTNERSHIP LLC 10250 PARK PLACE SUITE B HAMMOND, LA, 70403	10372 OLD BATON ROUGE HIGHWAY . LOT NO

ASSESSED VALUES

HOMESTEAD: NONE

HISTORICAL TAX ABATEMENT:

DESCRIPTION	UNIT	TOTAL	HOMESTEAD	TAXABLE
SINGLE FAMILY RESIDENCE	2.00.I	10858	0	10858
RESIDENTIAL SUBDIVISION LOT	1.00.L	850	0	850
AGRICULTURAL LANDS CLASS II	3.53.A	87	0	87
TOTALS		11795	0	11795

ESTIMATED TAXES

DESCRIPTION	MLLAGE	TOTAL	HOMESTEAD	TAXES DUE
ASSESSMENT DISTRICT	4.670M	\$55.09	\$0.00	\$55.09
DRAINAGE DIST 1 MT.	4.960M	\$58.51	\$0.00	\$58.51
DRAINAGE DT.1 MT	4.980M	\$58.73	\$0.00	\$58.73
FIRE PROTECTION DIST 2	10.000M	\$117.95	\$0.00	\$117.95
FIRE PROTECTION DIST. 2	10.000M	\$117.95	\$0.00	\$117.95
FLORIDA PARISH JUVENILE DIST	2.750M	\$32.44	\$0.00	\$32.44
GARBAGE DIST. 1 MAINT	10.000M	\$117.95	\$0.00	\$117.95
HAMMOND ALTERNATE SCHOOL	3.000M	\$35.38	\$0.00	\$35.38
HAMMOND MAGNET SCHOOLS TAX	15.000M	\$176.93	\$0.00	\$176.93
HAMMOND REC. DIST.1	10.000M	\$117.95	\$0.00	\$117.95
HEALTH UNIT	4.000M	\$47.18	\$0.00	\$47.18
LAW ENFORCEMENT #1	7.810M	\$92.12	\$0.00	\$92.12
LIBRARY BOARD	2.810M	\$33.14	\$0.00	\$33.14
LIBRARY BOARD	3.000M	\$35.38	\$0.00	\$35.38
MOSQUITO ABATEMENT	4.700M	\$55.44	\$0.00	\$55.44
PARISH ALIMONY-RURAL	3.060M	\$36.10	\$0.00	\$36.10
SCHOOL DISTRICT #100	4.060M	\$47.88	\$0.00	\$47.88
SHERIFF'S OPERATIONAL	10.000M	\$117.95	\$0.00	\$117.95
TOTALS		\$1,354.07	\$0.00	\$1,354.07

PROPERTY DESCRIPTION

4.53A IN SEC 31 T6SR7E FULLY DESC B364 P395 B366 P58 B959 P10 B1490 P857 MAP 958/439