Exhibit D. Moseley South Site Property Deed Report

# Report

# OWNERSHIP

Title Run By: Jennifer Tassin Date: 4/9/2015

~~FOR OFFICE USE ONLY~~

LOCATE _____ REFNO _____ MAPREF _____

LINES _____ AGENT _____

FIELD _____ UNIT _____

Sec 6, 8, 9, 10, 12, 13 & 41 Twnsp 4S RNG 11E Parish Pointe Coupee

Sec _____ Twnsp _____ RNG _____ Parish _____

Sec _____ Twnsp _____ RNG _____ Parish _____

TOTAL TRACT Approx. 845.547 acres

**DESCRIPTION:**

See attached Exhibit A

**TYPE OWNERSHIP: SURFACE X FEE _____**

| OWNER(S): | % INTEREST |
|---|---|
| Joel R. Moseley, et al. | 100 |
| See attached Exhibit B | |
| | |
| | |

~~COMPLETE IF FEE OWNER~~

HBP ____ Leased ____ Open____ Lease Date _____ Lease Term _____ RX DATE_____

Leasehold Owner _____

NOTES: SEE ATTACHED EXHIBIT A FOR PROPERTY DESCRIPTION.
SEE ATTACHED EXHIBIT B FOR OWNERSHIP
SEE ATTACHED EXHIBIT C FOR NOTES.
FOR SUMMARY OF TITLE, SEE ATTACHED EXHIBIT D.

# MINERAL OWNERSHIP

| OWNER | MINREF/ACRES | % INTEREST |
|---|---|---|
| N/A | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

HBP ____ Leased ____ Open_____ Lease Date _____ Lease Term _____ RX DATE _____

Leasehold Owner: N/A

NOTES: N/A

Exhibit A

Description of Property

1. Assessment Number 00299110- 43.34 acres being designated as Tract 2-1-A as shown on Map recorded in Map Book 5, Entry 182, being a portion of Green Acres Farm located in Sections 6, 8, 9, 10, 12, 13, & 41, Township 4 South, Range 11 East, bounded on the North by Tract 2-3-A, South by Tract 2-2-A, West by the West boundary line of Original Tract 2, East by centerline of 60 ft. servitude.

2. Assessment Number 00299120- 79.71 acres being designated as Tract 2-1-B as shown on Map recorded in Map Book 5, Entry 182, being a portion of Green Acres Farm located in Sections 6, 8, 9, 10, 12, 13, & 41, Township 4 South, Range 11 East, bounded on the North by Tract 2-4-A and Texas Eastern Transmission Co., South by Tract 2-2-B, West by centerline of 60 ft. servitude, East by centerline of Hwy 981.

3. Assessment Number 00299130- 40.54 acres being designated as Tract 2-3-A as shown on Map recorded in Map Book 5, Entry 182, being a portion of Green Acres Farm located in Sections 6, 8, 9, 10, 12, 13, & 41, Township 4 South, Range 11 East, bounded on the North by Tract 2-4-B, South by Tract 2-1-A, West by west boundary line of Original Tract 2, East by centerline of 60 ft. servitude.

4. Assessment Number 00299140- 7.88 acres being designated as Tract 2-1-C as shown on Map recorded in Map Book 5, Entry 182, being a portion of Green Acres Farm located in Sections 6, 8, 9, 10, 12, 13, & 41, Township 4 South, Range 11 East, bounded on the North by Texas Eastern Transmission Co., South by Tract 2-2-C, West by centerline of Hwy 981, East by Mississippi River.

5. Assessment Number 00299160- 18.40 acres being designated as Tract 2-3-B as shown on Map recorded in Map Book 5, Entry 182, being a portion of Green Acres Farm located in Sections 6, 8, 9, 10, 12, 13, & 41, Township 4 South, Range 11 East, bounded on the North by Original Tract 3A, South by Tract 2-4-A, West by centerline of 60 ft. servitude, East by Texas Eastern Transmission Co.

6. Assessment Number 00299065- 18.10 acres being designated as Tract 4-5-B as shown on Map recorded in Map Book 5, Entry 182, being a portion of Green Acres Farm located in Sections 6, 8, 9, 10, 12, 13, & 41, Township 4 South, Range 11 East, bounded on the North by Cajun Electric Power Coop, Inc., South by Tract 4-5-A, West by centerline of Hwy 981, East by Mississippi River.

7. Assessment Number 00299083- 135.12 acres being designated as Tract 4-6-B as shown on Map recorded in Map Book 5, Entry 182, being a portion of Green Acres Farm located in Sections 6, 8, 9, 10, 12, 13, & 41, Township 4 South, Range 11 East, bounded on the North by Cajun Electric Power Coop, Inc., South by Tract 4-6-A, West by west boundary of Tract 4, East by centerline of Hwy 981.

8. Assessment Number 00305514- 135.12 acres being designated as Tract 4-6-A as shown on Map recorded in Map Book 5, Entry 182, being a portion of Green Acres Farm located in Sections 6, 8, 9, 10, 12, 13, & 41, Township 4 South, Range 11 East, bounded on the North by Tract 4-6-B, South by Original Tract 3BN, West by boundary line of Original Tract 4, East by centerline of Hwy 981.

9. Assessment Number 00305515- 44.89 acres being designated as Tract 2-2-A as shown on Map recorded in Map Book 5, Entry 182, being a portion of Green Acres Farm located in Sections 6, 8, 9, 10, 12, 13, & 41, Township 4 South, Range 11 East, bounded on the North by Tract 2-1-A, South by Tract 1N, West by west boundary line of Original Tract 2, East by centerline of 60 ft. servitude.

10. Assessment Number 00305516- 77.94 acres being designated as Tract 2-2-B as shown on Map recorded in Map Book 5, Entry 182, being a portion of Green Acres Farm located in Sections 6, 8, 9, 10, 12, 13, & 41, Township 4 South, Range 11 East, bounded on the North by Tract 2-1-B, South by Tract 1N, West by centerline of 60 ft. servitude, East by centerline of Hwy 981.

11. Assessment Number 00305517- 8.10 acres being designated as Tract 2-2-C as shown on Map recorded in Map Book 5, Entry 182, being a portion of Green Acres Farm located in Sections 6, 8, 9, 10, 12, 13, & 41, Township 4 South, Range 11 East, bounded on the North by Tract 2-1-C, South by batture of Original Tract 1N, West by centerline of Hwy 981, East by Mississippi River.

12. Assessment Number 00305518- 18.40 acres being designated as Tract 2-4-A as shown on Map recorded in Map Book 5, Entry 182, being a portion of Green Acres Farm located in Sections 6, 8, 9, 10, 12, 13, & 41, Township 4 South, Range 11 East, bounded on the North by Tract 2-3-B, South by Tract 2-1-B, West by centerline of 60 ft. servitude, East by Texas Eastern Transmission Co.

13. Assessment Number 00305519- 40.54 acres being designated as Tract 2-4-B as shown on Map recorded in Map Book 5, Entry 182, being a portion of Green Acres Farm located in Sections 6, 8, 9, 10, 12, 13, & 41, Township 4 South, Range 11 East, bounded on the North by Original Tract 3A, South by Tract 2-3-A, West by west boundary of Original Tract 2, East by centerline of 60 ft. servitude.

14. Assessment Number 00305521- 16.71 acres being designated as Tract 4-5-A as shown on Map recorded in Map Book 5, Entry 182, being a portion of Green Acres Farm located in Sections 6, 8, 9, 10, 12, 13, & 41, Township 4 South, Range 11 East, bounded on the North by Tract 4-5-B, South by batture of Tract 3BN, West by centerline of Hwy 981, East by Mississippi River.

15. Assessment Number 00305530- 160.757 acres being designated as Tract 3BN as shown on Map recorded in Map Book 4, Entry 986, being a portion of Green Acres Farm located in Sections 6, 8, 9, 10, 12, 13, & 41, Township 4 South, Range 11 East, 147.757 acres front on the Mississippi River and includes in front thereof, an additional 15 acres of batture, being bounded on the North by Tract 4, South by Tract 3BS, West by property of William Seibert Roberts, East by Mississippi River.

Exhibit B

Ownership of Tracts

Joel Roberts Moseley- 189.87 acres: 100% Surface Ownership

Assessment Number 00299110 being Tract 2-1-A containing 43.34 acres

Assessment Number 00299120 being Tract 2-1-B containing 79.71 acres

Assessment Number 00299130 being Tract 2-3-A containing 40.54 acres

Assessment Number 00299140 being Tract 2-1-C containing 7.88 acres

Assessment Number 00299160 being Tract 2-3-B containing 18.40 acres

Moseley Properties, L.L.C.- 153.22 acres: 100% Surface Ownership

Assessment Number 00299065 being Tract 4-5-B containing 18.10 acres

Assessment Number 00299083 being Tract 4-6-B containing 135.12 acres

The George and Brenda Roberts Living Trust- 502.46 acres: 100% Surface Ownership

Assessment Number 00305514 being Tract 4-6-A containing 135.12 acres

Assessment Number 00305515 being Tract 2-2-A containing 44.89 acres

Assessment Number 00305516 being Tract 2-2-B containing 77.94 acres

Assessment Number 00305517 being Tract 2-2-C containing 8.10 acres

Assessment Number 00305518 being Tract 2-4-A containing 18.40 acres

Assessment Number 00305519 being Tract 2-4-B containing 40.54 acres

Assessment Number 00305521 being Tract 4-5-A containing 16.71 acres

Assessment Number 00305530 being Tract 3BN containing 160.757 acres

Exhibit C

Notes

1. Title was run for surface ownership only. Abstractor did not run ownership of minerals. Acreage amount is based on assessments from the Assessor's Office of Pointe Coupee Parish.

2. The Vendor and Suit records have been researched for the current land owners. Title research was started on 7/16/1971, being the date of death of Dr. James C. Roberts, Sr. husband of Mrs. Bertha Seibert Roberts. Copies of all acquisition deeds to the current owners are included with this report. Prior acquisition deeds when Dr. Roberts acquired the property are not provided with this report, however, they can be upon request.

3. James C. Roberts, Jr., and his wife Sylvia Reed Roberts undivided ¼ interest in the subject property was sold to F. E. & G, Inc. on 2/6/1984. It is subsequently lost in a Sheriffs Sale to the Bank of New Roads on 7/1/1987. The Bank of New Roads is included in the partition deed recorded at COB 316 Entry Number 13 between the heirs of Dr. James C. Roberts, Sr., and his wife Bertha Seibert Roberts. The Bank of New Roads was run in the Vendor indices very sparingly looking only for the selling acquisitions. The Bank of New Roads received Tracts 1N and 3BN in the partition mentioned above. Tract 1N is not part of this report, however, Tract 3BN is. Therefore, the Bank of New Roads was researched until the sale of Tract 3BN.

4. Tract 3BN is not included in the outline maps of the subject area given to the Abstractor. However, Tract 3BN is contiguous to the subject property of this report and is included for additional information, per instructions. This report can be written not to include Tract 3BN if necessary. Total acreage including Tract 3BN is 845.547 acres. Total acreage of tracts as shown on maps provided to Abstractor without Tract 3BN is 684.972 acres.

5. Sylvia Reed Roberts, wife of James C. Roberts, Jr. appears to put her interest in the subject property into a trust, to be divided into four other trusts. This agreement is recorded in COB 211 Entry Number 93. The subject property is listed on this agreement. However, she then makes a Donation to the trusts of mineral royalty interest and rights. This donation is recorded in COB 211 Entry Number 94 and this document references COB 164 Entry Number 17, which is a donation of mineral royalty interests and rights. Abstractor has not researched mineral royalty interest or rights or the trusts for this report, however, these documents are included for informational purposes. These documents may need to be reviewed by an attorney to fully determine if Sylvia Reed Roberts did donate her interest in the subject property to the trusts or simply donated the mineral royalty interest and rights. This may be of no concern seeing as the interest of Mr. and Mrs. James C. Roberts, Jr. was sold to the Bank of New Roads in a Sheriffs Sale, as mentioned above. These documents can be found in the Miscellaneous section of this report.

6. There is an Affidavit of Ownership recorded by F.E. & G, Inc. stating they purchased James C. Roberts, Jr and his wife's undivided ¼ interest in the subject property recorded in COB 260 Entry Number 194, requesting Gulf Oil Corporation cancel their Notice of Seizure recorded in COB 260 Entry 103. By written notice, the Notice of Seizure was canceled on its face 6/29/1987. Copies of the Affidavit and Notice of Seizure have been included for informational purposes. These documents can be found in the Miscellaneous section of this report.

7. When title was researched, Abstractor came across an Option Agreement between Moseley Properties, L.L.C. and EDG-Louisiana, L.L.C. to purchase a portion of the subject property for industrial purposes. This agreement is recorded in COB 468 Entry Number 214. Abstractor also found an Option Agreement Superseding and Canceling Prior Agreement which essentially cancels the Option Agreement recorded in COB 468 Entry Number 214. The superseding document is recorded in COB 471 Entry Number 97. There is also an amendment to the superseding agreement recorded in COB 488 Entry Number 99. Abstractor is under the impression this option to purchase for industrial purposes has not been exercised. Copies of these documents are provided for informational purposes. These documents can be found in the Miscellaneous section of this report.

8. Brenda Barrios Roberts, wife of George Pitcher Roberts, is also shown in title to be called Brenda Barrows Roberts. Both names have been researched.

9. Dorothy Robique Roberts, wife of William Seibert Roberts, is also shown in title to be called Dorothy Roubique Roberts. Both names have been researched.

10. It appears through research that E. Donald Moseley, husband of Joel R. Moseley is deceased. There was no probate of record for him recorded in Pointe Coupee Parish.

11. The acquisition deeds are shown in order of executed date.

12. There is provided herein, a list of all maps involving the subject property. These maps can be copied upon request.

13. There is provided herein, a list of all servitudes and right-of-ways involving the subject property of the people who were researched. There is included in this list any servitude/ROW that was listed on a sale found while running these tracts. Copies are also provided. Abstractor cannot guarantee **ALL** servitudes and ROW's have been located as title research was only started in 1971, with the current land owners.

14. There are several servitudes shown on a map found on COB 99 Entry Number 227. This map can be copied upon request.

15. There are numerous servitudes/contracts/leases and agreements that have expired. A list of those are included for informational purposes on the List of Rights of Way, Servitudes and Easements. There is included in the list of expired servitudes/contracts/leases and agreements several oil, gas and mineral leases. A copy of the last oil, gas and mineral lease is included in the copies with this report. Copies of all expired servitudes/contracts/leases and agreements can be copied upon request.

16. Mortgages were checked on Joel R. Moseley, E. Donald Moseley, Moseley Properties, Inc., George Roberts, Brenda Barrios Barrows Roberts and the George and Brenda Roberts Living Trust. Joel R. Moseley and E. Donald Moseley had two mortgages that affected the subject property filed in MOB 188 Entry Number 29 and MOB 197 Entry Number 212. They are both cancelled on the face, however, there is a recorded cancellation for MOB 197 Entry Number 212. The cancellation is recorded in MOB 286 Entry Number 123. Copies of the mortgages and cancellation are provided. There was a Notice of Lis Pendens recorded in MOB 163 Entry Number 019, affecting a portion of the property that is not cancelled on its face. It is a part of an expropriation suit, No. 20,409. See copies for this suit in the Expropriations section of this report.

17. There are several Orders of Expropriations and Civil Suits affecting a portion of the property. Copies of the Orders have been provided. A full copy of the suits can be provided upon request.

18. There were no restrictive covenants found.

19. According to the Articles of Organization of Moseley Properties, L.L.C., Mark D. Mese is listed as a registered agent for this company. Joel Roberts Moseley and E. Donald Moseley are listed as the managers. However, as stated earlier it is believed E. Donald Moseley is deceased.

Exhibit D

| Book / Page | Type of Instrument | Date/Instrument / Date/Recorded | GRANTOR / GRANTEE | REMARKS |
|---|---|---|---|---|
| 105 | Judgment of Possession<br>Entry 28 | 6/19/1972 | Succ. Of Dr. James C. Roberts | Green Acres Farm containing 1296.9 acres, and other property<br>½ interest to his wife Bertha S. Roberts and usufruct of the other ½<br>James C. Roberts, Jr., William S. Roberts, Joel R. Moseley, and George P. Roberts to split the other ½ interest, being 1/8 interest each<br><br>See Probate No. 10,739 for more information. |
| N/A | | 6/19/1972 | Mrs. Bertha S. Roberts, et al. | |
| 256 | Judgment of Possession<br>Entry 31 | 11/3/1983 | Succ. Of Bertha Seibert Roberts | Green Acres Farm containing 1296.9 acres, and other property<br>½ interest to his wife Bertha S. Roberts and usufruct of the other ½<br>James C. Roberts, Jr., William S. Roberts, Joel R. Moseley, and George P. Roberts to split the other ½ interest, being 1/8 interest each<br><br>See Probate No. 14,978 for more information |
| 196 | | 11/3/1983 | J.C. Roberts, Jr., et al. | |
| 260 | Agreement to Partition<br>Entry 124 | 1/31/1984 | J.C. Roberts, Jr., et al. | Agreement to partition property received from parents in JOP recorded at COB 105/28 and 256/31<br><br>See Map 4 Entry Number 595 |
| 512 | | 2/17/1984 | Themselves | |
| 260 | Cash Sale<br>Entry 14 | 2/6/1984 | James C. Roberts, et ux | ¼ interest in Green Acres Farm |
| 67 | | 2/6/1984 | F. E. & G., Inc. | |
| 315 | Sheriff's Sale<br>Entry 113 | 7/1/1987 | James C. Roberts, Jr., et ux | ¼ interest in Green Acres Farm<br><br>See Resolution to sign in COB 316/12 |
| 522 | | 7/16/1987 | Bank of New Roads | |
| 316 | Act of Partition<br>Entry 13 | 7/24/1987 | William S. Roberts, et al. | Green Acres Farm containing 1296.9 acres, and other property<br><br>William- Tracts 1S, 3A and 3BS<br>Bank of New Roads- Tracts 1N and 3BN<br>George P. Roberts- ½ of Tracts 2 and 4<br>Joel R. Moseley- ½ of Tracts 2 and 4<br><br>See Map 4 Entry Number 986 |
| 69 | | 7/29/1987 | Themselves | |

| | | | | |
|---|---|---|---|---|
| 316 | Cash Sale<br><br>Entry 91 | 8/5/1987 | Bank of New Roads | Tract 3BN containing 160.757 acres |
| 424 | | 8/5/1987 | George P. Roberts, et ux | |
| 338 | Act of Partition<br><br>Entry 69 | 5/30/1989 | George P. Roberts, et al. | Tracts 2 and 4 into 14 different tracts<br>George- Tracts 2-2-A, 2-2-B, 2-2-C, 2-4-A, 2-4-B, 4-5-A and 4-6-A<br>Joel- Tracts 2-1-A, 2-1-B, 2-1-C, 2-3-A, 2-3-B, 4-5-B, and 4-6-B<br><br>See Map 5 Entry Number 182 |
| 277 | | 6/9/1989 | Themselves | |
| 468 | Act of Contribution<br><br>Entry 184 | 2/15/2001 | Joel Roberts Moseley | Tracts 4-5-B and 4-6-B<br><br>See Articles of Organization recorded at COB 468 Entry Number 183 |
| 597 | | 2/15/2001 | Moseley Properties, L.L.C. | |
| 555 | Donation and Declaration of Separate to Community<br><br>Entry 073 | 7/14/2009 | George P. Roberts | All property received in partition recorded in COB 338 Entry Number 69 |
| 445 | | 7/23/2009 | Brenda B. Roberts | |
| 557 | Extract of Trust<br><br>Entry 004 | 7/28/2009 | George P. Roberts, et ux | All property received in partition recorded in COB 338 Entry Number 69 and Tract 3BN |
| 7 | | 8/26/2009 | Themselves | |
| 557 | Act of Transfer to Trust<br><br>Entry 005 | 7/28/2009 | George P. Roberts, et ux | All property received in partition recorded in COB 338 Entry Number 69 and Tract 3BN |

List of Rights of Ways, Servitudes and Easements

1. COB 117 Entry Number 14- Permit to South Central Bell Telephone Company (map attached)
2. Cob 132 Entry Number 14- Right of Way Servitude Agreement to Colonial Pipeline Company (map attached). This also includes an Advance Construction Damage Release recorded in COB 132 Entry Number 15.
3. COB 145 Entry Number 71- Servitude to Gulf State Utilities Company (map attached)
4. COB 162 Entry Number 208- Servitude to Gulf States Utilities Company (no map attached)
5. COB 214 Entry Number 100- Servitude and Right of Way Agreement to Texas Eastern Transmission Corporation (map attached)
6. COB 272 Entry Number 41- Servitude and Right of Way Agreement to Pointe Coupee Electric Membership Corporation (map attached)

Expired Servitudes/Contracts/Leases

1. COB 139 Entry Number 75- Mineral Lease to Thomas Durham for 5 years, dated 1/6/1977
2. Cob 144 Entry Number 169- Farm Lease to Jerry W. Mann for 5 years; ends 12/31/1981 (map attached)
3. COB 263 Entry Number 85- Farm Lease to Howard and Franklin LeJeune for 1 year; ends 12/31/1984 (no map attached)
4. COB 297 Entry Number 38- Agricultural Lease to LeJeune Farm for 1 year; ends 6/6/1986
5. COB 382 Entry Number 187- Mineral Lease to Rock Chalk Oil Company, Inc. for 5 years, dated 7/16/1993
6. COB 382 Entry Number 188- Mineral Lease to Rock Chalk Oil Company, Inc. for 5 years, dated 7/16/1993
7. COB 401 Entry Number 143- Lease to James E. Saizon, Jr., for 5 years; ends 12/31/2000 (no map attached)
8. COB 407 Entry 8- Mineral Lease to Chesapeake Operating, Inc. for 3 years, dated 3/21/1996
9. COB 409 Entry Number 68- Mineral Lease to Chesapeake Operating, Inc. for 3 years, dated 3/21/1996
10. Cob 420 Entry Number 35- Mineral Lease to Chesapeake Operating, Inc. for 3 years, dated 3/21/1996
11. COB 581 Entry Number 26- Memorandum of Mineral Lease to Basin Properties, Inc. for 3 years, dated 9/26/2011 (Copy Included)
12. COB 581 Entry Number 28- Memorandum of Mineral Lease to Basin Properties, Inc. for 3 years, dated 9/26/2011 (Copy Included)
13. COB 581 Entry Number 29- Memorandum of Mineral Lease to Basin Properties, Inc. for 3 years, dated 10/3/2011 (Copy Included)

List of Maps

1. Map Book 2 Entry 7
2. Map Book 4 Entry 595
3. Map Book 4 Entry 986
4. Map Book 5 Entry 182