

COMMERCIAL [X] RESIDENTIAL [] NEW HOME SALE [] RESALE [] FORECLOSURE []

SCHEDULE A
ALTA Owner's Policy
First American Title Insurance Company

SCHEDULE A

Issuing Office File No.: **A-15740**

Policy No.: **FA- 33-64430**

Date of Policy: **March 14, 2007 @ 3:45:00 PM**

Amount of Insurance: **\$65,000.00**

Premium Amount: **\$289.00**

1. Name of Insured:

ALL STATE FINANCIAL COMPANY

2. The estate or interest in the land which is covered by this policy is:

FEE SIMPLE

3. Title to the estate or interest is vested in:

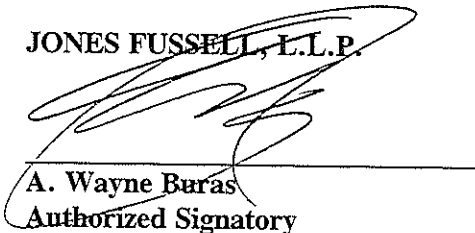
ALL STATE FINANCIAL COMPANY

4. The land referred to in this policy is described as follows: **5.637 acres, more or less, situated in Section 12, Township 7 South, Range 10 East, St. Tammany Parish, Louisiana. (See Attached Exhibit A, Schedule A, for complete legal description.)**

Issued Date: July 17, 2007

JONES FUSSELL, L.L.P.

By:


A. Wayne Buras
Authorized Signatory

Schedule B
ALTA Owner's Policy
(with printed mineral exception)

FATIC-600
Continuation Sheet

First American Title Insurance Company

SCHEDULE A - Exhibit A

Issuing Office File No.: A-15740

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A certain piece or parcel of ground in the Parish of St. Tammany, Louisiana, in Section 12, in Township 7 South, of Range 10 East containing ten (10) acres, designated and bounded as follows, on the North by lands of Charles W. Bradley and Isaac West, with a front of three (3) acres on said boundary, running back three (3) acres and one-third (1/3) between parallel lines, and bounded East, South and West by vendors' lands.

LESS AND EXCEPT a portion of the above property acquired by the State of Louisiana in an instrument dated in July, 1973, recorded at COB 709, folio 461, State Project No. 454-04-04, Interstate Highway State Route I-12, St. Tammany Parish, Parcel 41-1-R-1 described as follows:

One (1) certain tract or parcel of land together with all the improvements situated wholly or partially thereon, together with all the rights, ways, servitudes, privileges and advantages thereunto belonging or in anywise appertaining situated in Section 12, Township 7 South, Range 10 East, Greensburg land District, St. Tammany Parish, Louisiana identified as PARCEL NO. 41-1-R-1 on the property survey map made for and required to accommodate the construction of STATE PROJECT NO. 454-04-04, F.A.P. NO. I-12-1 (19) 39, HAMMOND - COVINGTON INTERSTATE HIGHWAY, STATE ROUGH I-12, ST. TAMMANY PARISH, LOUISIANA, prepared by Barnard & Burk and Howard, Needles, Tammen & Bergendoff, Joint Venture, Consulting Engineers, dated July 28, 1965 a copy of said map being on file in the office of the Louisiana Department of Highways in the City of Baton Rouge, Louisiana, said tract or parcel of land is more particularly described in accordance with said map as follows:

PARCEL NO. 41-1-R-1:

Begin at the 3/4" iron pipe marking the 1/4, 1/4 Section corner between Sections 11 and 12, Township 7 South, Range 10 East, Greensburg Land District from said point of beginning proceed North 01°07'50" West along the section line between Sections 11 and 12 a distance of 1,115.99 feet to the point of intersection of the southerly required right of way line of the aforementioned State Project; thence North 01°07'50" West along said section line a distance of 217.38 feet to a point thence North 01°07'50" West along said section line a distance of 100.29 feet to a point and corner, said point and corner being the point of intersection of the northerly required right of way line of the aforementioned State Project; thence South 72°00'59" East along said northerly required right of way line a distance of 1,100.89 feet (320.61 feet + 780.28 feet) to the point of commencement, from said point of commencement proceed South 72°99'59" East along said northerly required right of way line a distance of 665.07 feet to the point of intersection of Vendor's easterly property line and corner; thence South 01°45'04" East along said easterly property line a distance of 238.87 feet to the point of intersection of Vendor's southerly property line and corner; thence South 89°19'20" West along said southerly property line a distance of 234.91 feet to the point of intersection of the southerly required right of way

First American Title Insurance Company

SCHEDULE A - Exhibit A (Cont'd)

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line of the aforementioned State Project; thence North 72°00'59" West along said southerly required right of way line a distance of 415.55 feet to the point of intersection of Vendor's westerly property line and corner; thence North 01°45'04" West along said westerly property line a distance of 318.72 feet to the point of commencement and embracing a net required area of 4.365 acres, more or less, exclusive of Parcel Nos. 40-3-R-1 and 40-4-R-1 and 40-4-R-2.

The property transferred herein is also described according to legal descriptions prepared by John E. Bonneau & Associates, Inc. as follows:

PARCEL 1:

A certain piece or portion of land situated in Section 12, Township 7 South, Range 10 East, St. Tammany Parish, Louisiana being more fully described as follows:

From the Section corner common to Sections 12, 45, & 46 Township 7 South, Range 10 East, St. Tammany Parish, Louisiana run South 00 degrees 02 minutes 40 seconds East for a distance of 2475.44 feet to a point; thence run South 89 degrees 24 minutes 43 seconds West for a distance of 3118.64 feet to the point of beginning.

From the point of beginning run South 01 degrees 27 minutes 25 seconds East for a distance of 457.36 feet to a point on the North right-of-way of Interstate 12; thence run along said right-of-way North 72 degrees 18 minutes 38 seconds West for a distance of 662.74 feet to a point; thence leaving said right-of-way run North 01 degrees 27 minutes 25 seconds West for a distance of 248.06 feet to a point; thence run North 89 degrees 08 minutes 40 seconds East for a distance of 305.87 feet to a point; thence run North 89 degrees 24 minutes 43 seconds East for a distance of 320.26 feet back to the point of beginning.

Said parcel of land contains 5.04 acres more or less.

PARCEL 2:

A certain piece or portion of land situated in Section 12, Township 7 South, Range 10 East, St. Tammany Parish, Louisiana, being more fully described as follows:

From the section corner common to Sections 12, 45, & 46 Township 7 South, Range 10 East, St. Tammany Parish, Louisiana run South 00 degrees 02 minutes 40 seconds East for a distance of 2475.44 feet to a point; thence run South 89 degrees 24 minutes 43 seconds West for a distance of 3118.64 feet to a point; thence run South 01 degrees 27 minutes 25 seconds East for a distance of 696.23 feet to a point; thence run South 89 degrees 00 minutes 36 seconds West for a distance of 232.13 feet to a point on the South right-of-way Interstate 12 also being the point of beginning.

ATIC-600
Continuation Sheet

First American Title Insurance Company

SCHEDULE A - Exhibit A (Cont'd)

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From the point of beginning and leaving said right-of-way continue South 89 degrees 00 minutes 36 seconds West for a distance of 393.97 feet to a point; thence run North 01 degrees 27 minutes 25 seconds West for a distance of 133.57 feet to a point on the South right-of-way of Interstate 12; thence run along said right-of-way South 72 degrees 18 minutes 38 seconds West for a distance of 417.03 feet back to the point of beginning.

Said parcel of land contains 0.597 acres more or less.

Being the same property acquired by All State Financial Company from Vernell Allen Duczer Guillot, wife of Arthur J. Guillot, Jr. by deed dated March 14, 2007, and recorded at CIN 1609855 of the records of St. Tammany Parish, Louisiana.

First American Title Insurance Company

SCHEDULE B

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EXCEPTIONS FROM COVERAGE

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

1. Any rights, interests, or claims of parties in possession of the land not shown by the public records.
2. Any rights, interests, or claims affecting the land which a correct survey would disclose and which are not shown by the public records.
3. Any lien for services, labor, or materials in connection with improvements, repairs or renovations provided before, on, or after Date of Policy, not shown by the public records.
4. Any dispute as to the boundaries caused by a change in the location of any water body within or adjacent to the land prior to Date of Policy, and any adverse claim to all or part of the land that is, at Date of Policy, or was previously, under water.
5. Taxes or special assessments not shown as liens in the public records or in the records of the local tax collecting authority, at Date of Policy.
6. Any minerals or mineral rights leased, granted or retained by current or prior owners.
7. Taxes and assessments for the year and subsequent years.
8. Discrepancies or shortage in the square footage, acreage or area of the land
9. Taxes and assessments for the year 2007 and subsequent years, not yet due and payable.
10. The Sale by Stephen A. Duczer to the State of Louisiana Department of Highways dated July 9, 1973, recorded in COB 709, folio 461 of the records of St. Tammany Parish, Louisiana and all matters related to control of access and lack of a proper legal access.
11. We except to the vague legal description in the chain of title, matters of overlap with adjacent properties, lack of specific dimensions for the parcels described in the chain of title and lack of proper legal access and road frontage on a public road.
12. All matters arising out of any law, ordinance or governmental regulation (including, but not limited to, building and zoning laws, ordinances or regulations) restricting, regulating, prohibiting or relating to the occupancy, use or enjoyment of the land, including, but not limited to, matters relating to environmental protection and wetlands issues as well as any exercise of governmental police power except to the extent that a notice of the exercise thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records of the Parish in which the land is located.