

Exhibit D. Carville Riverfront Development Property Deed Report

Commitment Number: 489605COM

SCHEDULE C

PROPERTY DESCRIPTION

The land referred to in this Commitment is described as follows:

Tract A:

Tract 1:

A certain tract of land situated in the Parish of Iberville, State of Louisiana in Township 9 South Range 1 East, Southern Land District of Louisiana on the left bank of the Mississippi River, and according to a survey of Kleinpeter & Baize, Civil Engineers, dated June 30, 1926, said tract of land measures 2,130 feet on the Mississippi River, 3,200 feet in width in the rear, 5,126 feet on the side towards the Becnel tract and 4,790 feet on the side towards Roussel tract, and contains 297.81 acres more or less, and is part of the plantation known as "Virginia Plantation" and is designated on said plat as "Virginia Plantation NO. 1" and includes that portion of property lying between the River Road at its northern boundary to the mean low water line of the Mississippi River, and lying between and bounded by the extension of the line on the southwest line on the side of Roussel Tract, and by the extension line on the northwest line of the side of the Becnel Tract. The "Virginia Plantation" tract being in Sections 39, 38 and part of 37, and a portion of the "Virginia Plantation", and called "Virginia Plantation No. 1", on survey of Kleinpeter & Blaize, Civil Engineers, dated June 30, 1926. According to a plan of Survey of Carl L. Mistic, R.L.S., dated December 8, 1979, annexed and made part hereof, said property is described as Tract 1, "Virginia Plantation No. 1", consisting of 304.1613 acres and "Batture Tract 2", consisting of 32.2451 acres and is bounded by and has the measurements as is indicated on said plan.

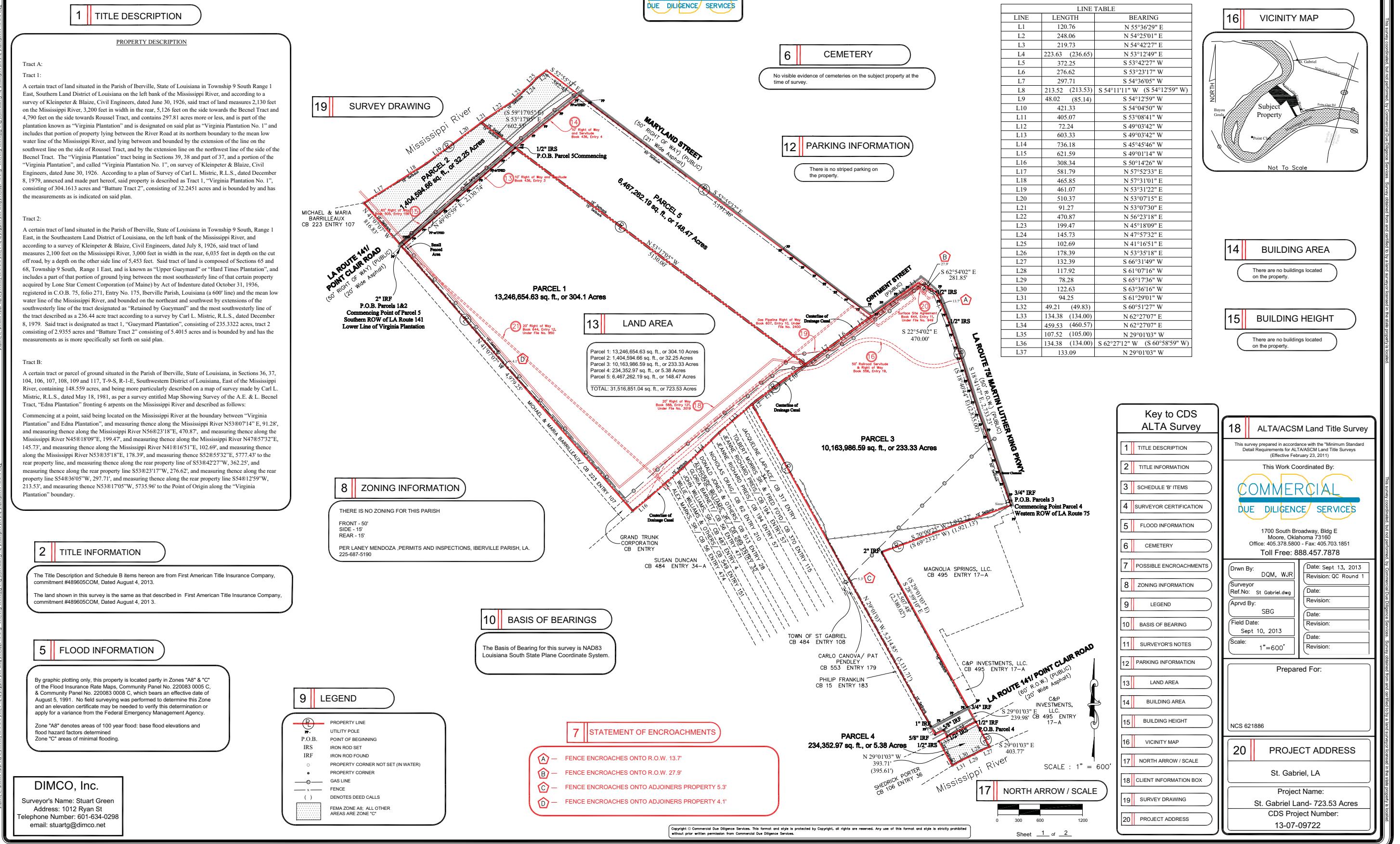
Tract 2:

A certain tract of land situated in the Parish of Iberville, State of Louisiana in Township 9 South, Range 1 East, in the Southeastern Land District of Louisiana, on the left bank of the Mississippi River, and according to a survey of Kleinpeter & Blaize, Civil Engineers, dated July 8, 1926, said tract of land measures 2,100 feet on the Mississippi River, 3,000 feet in width in the rear, 6,035 feet in depth on the cut off road, by a depth on the other side line of 5,453 feet. Said tract of land is composed of Sections 65 and 68, Township 9 South, Range 1 East, and is known as "Upper Gueymard" or "Hard Times Plantation", and includes a part of that portion of ground lying between the most southeasterly line of that certain property acquired by Lone Star Cement Corporation (of Maine) by Act of Indenture dated October 31, 1936, registered in C.O.B. 75, folio 271, Entry No. 175, Iberville Parish, Louisiana (a 600' line) and the mean low water line of the Mississippi River, and bounded on the northeast and southwest by extensions of the southwesterly line of the tract designated as "Retained by Gueymard" and the most southwesterly line of the tract described as a 236.44 acre tract according to a survey by Carl L. Mistic, R.L.S., dated December 8, 1979. Said tract is designated as tract 1, "Gueymard Plantation", consisting of 235.3322 acres, tract 2 consisting of 2.9355 acres and Batture Tract 2" consisting of 5.4015 acres and is bounded by and has the measurements as is more specifically set forth on said plan.

Tract B:

A certain tract or parcel of ground situated in the Parish of Iberville, State of Louisiana, in Sections 36, 37, 104, 106, 107, 108, 109 and 117, T-9-S, R-1-E, Southwestern District of Louisiana, East of the Mississippi River, containing 148.559 acres, and being more particularly described on a map of survey made by Carl L. Mistic, R.L.S., dated May 18, 1981, as per a survey entitled Map Showing Survey of the A.E. & L. Becnel Tract, "Edna Plantation" fronting 6 arpents on the Mississippi River and described as follows:

Commencing at a point, said being located on the Mississippi River at the boundary between "Virginia Plantation" and "Edna Plantation", and measuring thence along the Mississippi River N53°07'14" E, 91.28', and measuring thence along the Mississippi River N56°23'18"E, 470.87', and measuring thence along the Mississippi River N45°18'09"E, 199.47', and measuring thence along the Mississippi River N47°57'32" E, 145.73', and measuring thence along the Mississippi river N41°16'51"E, 102.69', and measuring thence along the Mississippi river N53°35'18" E, 178.39', and measuring thence S52°55'32"E, 5777.43' to the rear property line, and measuring thence along the rear property line of S53°42'27"W, 362.25', and measuring thence along the rear property line S53°23'17"W, 276.62', and measuring thence along the rear property line S54°36'05"W, 297.71', and measuring thence along the rear property line S54°12'59" W, 213.53', and measuring thence N53°17'05"W, 5735.96' to the Point of Origin along the "Virginia Plantation" boundary.





AS SURVEYED LEGAL DESCRIPTION

LEGAL DESCRIPTION PARCEL 1 (VIRGINIA PLANTATION No. 1, Tract No. 1):

Beginning at a 2" iron found on the southern right-of-way line of LA Route 141 and the lower line of the Virginia Plantation and the original line of survey by Kleinpeter & Blaize as referenced to in act of sale from Estell Mary Berthelot to Louisiana Portland Cement Company, as recorded in COB 50, Entry No. 2; thence along the southern right-of-way of said LA Route 141, N 49-05-59 E, 2,130.74 feet to a point on the upper line of Virginia Plantation No. 1; thence leaving said right-of-way, along the upper line of said Virginia Plantation No. 1, S 53-17-05 E, 5,130.00 feet to the centerline of a drainage canal; thence along the centerline of said drainage canal the following bearings and distances: S 54-12-59 W, 48.02 feet; S 54-04-50 W, 421.33 feet; S 53-08-41 W, 405.07 feet; S 49-05-46 W, 736.18 feet; S 49-01-14 W, 621.59 feet; S 50-14-26 W, 308.34 feet to a point along the lower line of aforementioned Virginia Plantation No. 1, thence leaving said drainage canal, along said lower line of Virginia Plantation No. 1, N 41-07-07 W, 4,979.25 feet to the Point of Beginning, containing 304.1 acres, more or less. The above described Parcel being located in and a portion of Sections 108, 110, 113, 114, 37, and 38, Township 9 South, Range 1 East, Southeastern Land District, Iberville Parish, Louisiana.

LEGAL DESCRIPTION PARCEL 2 (VIRGINIA PLANTATION No. 1, Tract No. 2): Beginning at a 2" iron found on the southern right-of-way line of LA Route 141 and the lower line of the Virginia Plantation and the original line of survey by Kleinpeter & Blaize as referenced to in act of sale from Estell Mary Berthelot to Louisiana Portland Cement Company as recorded in COB 50, Entry No. 2; thence along the lower line of the Virginia Plantation No. 1, N 41-07-07 W, 4,979.25 feet to the Point of Beginning, containing 304.1 acres, more or less. The above described Parcel being located in and a portion of Sections 108, 110, 113, 114, 37, and 38, Township 9 South, Range 1 East, Southeastern Land District, Iberville Parish, Louisiana.

LEGAL DESCRIPTION PARCEL 3 (Portion of the Gueymard Plantation Tract Nos. 1&2):

Beginning at a 3/4" iron found on the western right-of-way line of LA Route 75, said point also marking the Northeast Corner of a tract of land retained by Gueymard; thence leaving said right-of-way, S 70-00-25 W, 1,942.22 feet to a 2" iron found, said point marking the Northwest Corner of aforementioned tract retained by Gueymard; thence S 28-59-10 E, 2,507.48 feet to a 3/4" iron found along the northern right-of-way of LA Route 141, thence crossing said LA Route 141, S 29-01-03 E, 239.98 feet to the original line of survey by Kleinpeter & Blaize and referenced to in COB 50 Entry 24 in act of sale from Henry Gueymard et al to Louisiana Portland Cement Company, said point being a 1/2" iron found; thence S 62-27-07 W, 459.53 feet to the Southeast Corner of aforementioned tract retained by Gueymard; thence S 62-27-12 W, 134.38 feet to a 5/8" iron found, said point located on the upper line of the Gueymard Plantation; thence along the upper line of said Gueymard Plantation, N 29-01-03 W, 133.40 feet over and across said LA Route 141 to a 1" iron found, said point located along the northern right-of-way of said LA Route 141; thence continuing along said upper line of Gueymard Plantation, N 29-01-03 W, 5,214.85 feet to the centerline of a drainage canal; thence along said centerline the following bearings and distances: N 49-03-42 E, 72.24 feet; N 53-08-41 E, 405.07 feet; N 54-04-50 E, 48.02 feet; N 54-11-11 E, 213.52 feet; N 54-36-05 E, 297.71 feet; N 53-23-17 E, 276.62 feet; N 53-42-27 E, 372.25 feet; N 53-12-49 E, 223.63 feet; N 54-42-27 E, 219.73 feet; N 54-25-01 E, 248.06 feet; N 55-36-29 E, 120.76 feet; thence leaving said centerline of drainage canal, S 62-54-02 E, 281.85 feet; thence S 22-54-02 E, 470.00 feet to a point along the western right-of-way of aforementioned LA Route 75; thence continuing along said western right-of-way, S 18-41-47 E, 2,733.23 feet to the Point of Beginning, containing 235.33 acres, more or less. The above described Parcel being located in and a portion of Sections 66, 68, 102, 104, 106, 109, 111, and 112, Township 9 South, Range 1 East, Southeastern Land District, Iberville Parish, Louisiana.

LEGAL DESCRIPTION PARCEL 4 (Portion of Gueymard Plantation Tract No. 3, Batture Area):

Commencing at a 3/4" iron found on the western right-of-way line of LA Route 75, said point also marking the Northeast Corner of a tract of land retained by Gueymard; thence leaving said right-of-way, S 70-00-25 W, 1,942.22 feet to a 2" iron found, said point marking the Northwest Corner of aforementioned tract retained by Gueymard; thence S 28-59-10 E, 2,507.48 feet to a 3/4" iron found along the northern right-of-way of LA Route 141, thence crossing said LA Route 141, S 29-01-03 E, 239.98 feet to the original line of survey by Kleinpeter & Blaize and referenced to in COB 50 Entry 24 in act of sale from Henry Gueymard et al to Louisiana Portland Cement Company, said point being a 1/2" iron found and the Point of Beginning of the herein described Parcel 4; thence S 29-01-03 E, 403.77 feet to the mean low water line of the Mississippi River; thence along said mean low water line the following bearings and distances: S 66-31-49 W, 132.39 feet; S 61-07-16 W, 117.92 feet; S 65-17-36 W, 78.28 feet; S 63-36-16 W, 122.63 feet; S 61-29-01 W, 49.25 feet; S 60-51-27 W, 49.21 feet to the upper line of the Gueymard Plantation; thence along said upper line of Gueymard Plantation, N 29-01-03 W, 393.71 feet to the above mentioned original line of survey by Kleinpeter & Blaize; thence N 62-27-07 E, 593.91 feet to the Point of Beginning, containing 3.38 acres, more or less. The above described Parcel being located in Section 68, Township 9 South, Range 1 East, Southeastern Land District, Iberville Parish, Louisiana.

LEGAL DESCRIPTION PARCEL 5 (A.E. and L. Beonel Tract- Edna Plantation):

Commencing at a 2" iron found on the southern right-of-way line of LA Route 141 and the lower line of the Virginia Plantation, and the original line of survey by Kleinpeter & Blaize, as referenced to in act of sale from Estell Mary Berthelot to Louisiana Portland Cement Company, as recorded in COB 50, Entry No. 2; thence along said southern right-of-way of said LA Route 141, N 49-05-59 E, 2,130.74 feet to a point on the upper line of said Virginia Plantation No. 1, said point marking the Point of Beginning of the herein described Parcel; thence leaving said right-of-way, along the upper line of said Virginia Plantation No. 1, over and across said LA Route 141, N 53-17-05 W, 602.53 feet to a point located on the Mississippi River at the boundary between the Virginia Plantation and Edna Plantation; thence along said Mississippi River the following bearings and distances: N 53-07-30 E, 91.27 feet; N 56-23-18 E, 470.87 feet; N 45-18-09 E, 199.47 feet; N 47-57-32 E, 145.73 feet; N 41-16-51 E, 102.69 feet; N 53-35-18 E, 178.39 feet; thence leaving said Mississippi River, S 52-55-32 E, 582.43 feet to a point at the intersection of the southern right-of-way of said LA Route 141 and the western right-of-way of Maryland Street; thence along the western right-of-way of said Maryland Street, S 52-55-32 E, 5,191.46 feet to a point in the centerline of a drainage canal; thence along said centerline the following bearings and distances: S 53-42-27 W, 372.25 feet; S 53-23-17 W, 276.62 feet; S 54-36-05 W, 297.71 feet; S 54-11-11 W, 213.52 feet to a point on the upper line of said Virginia Plantation No. 1; thence leaving said centerline, along the upper line of said Virginia Plantation No. 1, N 53-17-05 W, 5,130.00 feet to the Point of Beginning, containing 148.47 acres, more or less. The above described Parcel being located in and a portion of Sections 104, 106, 108, 109, 117, 36, and 37, Township 9 South, Range 1 East, Southeastern Land District, Iberville Parish, Louisiana.

3 SCHEDULE 'B' ITEMS

NOTES CORRESPONDING TO SCHEDULE "B":

- ⑬ RIGHT OF WAY & SERVITUDE BY AND BETWEEN APEX LOUISIANA COMPANY AND SOUTH CENTRAL BELL TELEPHONE COMPANY, DATED AUGUST 6, 1990 AND RECORDER AUGUST 17, 1990 IN BOOK 436, ENTRY 3 OF THE CONVEYANCE RECORDS OF IBERVILLE PARISH, LOUISIANA. AFFECTS PARCEL 1 - AS SHOWN
- ⑭ RIGHT OF WAY & SERVITUDE BY AND BETWEEN PETROLEUM FUEL AND TERMINAL COMPANY AND SOUTH CENTRAL BELL TELEPHONE COMPANY, DATED AUGUST 6, 1990 AND RECORDED AUGUST 17, 1990 IN BOOK 436, ENTRY 4 OF THE CONVEYANCE RECORDS OF IBERVILLE PARISH, LOUISIANA. AFFECTS PARCEL 5 - AS SHOWN
- ⑮ RIGHT OF WAY AND RIGHT OF USE BY AND BETWEEN PETROLEUM FUEL AND TERMINAL COMPANY AND NPC, INC. DATED MARCH 18, 1998 AND RECORDED MARCH 26, 1998 IN BOOK 505, ENTRY 156 OF THE CONVEYANCE RECORDS OF IBERVILLE PARISH, LOUISIANA. AFFECTS PARCELS 1, 2, & 5 - AS SHOWN
- ⑯ RAILROAD SERVITUDE AND RIGHT OF WAY AGREEMENT BETWEEN PETROLEUM FUEL AND TERMINAL COMPANY AND ILLINOIS CENTRAL RAILROAD COMPANY DATED JULY 11, 2003 AND RECORDED OCTOBER 3, 2003 IN BOOK 556, ENTRY 19 OF THE CONVEYANCE RECORDS OF IBERVILLE PARISH, LOUISIANA. AFFECTS PARCELS 1 & 3 - AS SHOWN
- ⑰ RIGHT OF WAY BY AND BETWEEN PETROLEUM FUEL AND TERMINAL COMPANY AND CITY OF ST. GABRIEL, DATED FEBRUARY 10, 2004 AND RECORDED MARCH 2, 2004 IN BOOK 558, ENTRY 128 OF THE CONVEYANCE RECORDS OF IBERVILLE PARISH, LOUISIANA. DOES NOT AFFECT
- ⑯ RIGHT OF WAY BY AND BETWEEN PETROLEUM FUEL AND TERMINAL COMPANY AND PIPELINE TECHNOLOGY VI, LLC, DATED JUNE 25, 2007 AND RECORDED JUNE 29, 2007 IN BOOK 588, ENTRY 121 UNDER FILE NO. 3019 OF THE CONVEYANCE RECORDS OF IBERVILLE PARISH, LOUISIANA. AFFECTS PARCELS 1, 2, 3, & 5 - AS SHOWN
- ⑯ RIGHT OF WAY BY AND BETWEEN PETROLEUM FUEL AND TERMINAL COMPANY AND PL OLEFINS, LLC, DATED JUNE 4, 2009 AND RECORDED JUNE 8, 2009 IN BOOK 607, ENTRY 10 UNDER FILE NO. 2400 OF THE CONVEYANCE RECORDS OF IBERVILLE PARISH, LOUISIANA. AFFECTS PARCELS 1, 3, & 5 - AS SHOWN
- ⑯ SURFACE SITE AGREEMENT BY AND BETWEEN PETROLEUM FUEL AND TERMINAL COMPANY AND BOARDWALK LOUISIANA MIDSTREAM, LLC, DATED FEBRUARY 4, 2013 AND RECORDED MARCH 12, 2013 IN BOOK 644, ENTRY 11 UNDER FILE NO. 949 OF THE CONVEYANCE RECORDS OF IBERVILLE PARISH, LOUISIANA. AFFECTS PARCEL 3 - AS SHOWN
- ⑯ RIGHT OF WAY AGREEMENT BY AND BETWEEN PETROLEUM FUEL AND TERMINAL COMPANY AND BOARDWALK LOUISIANA MIDSTREAM, LLC, DATED FEBRUARY 4, 2013 AND RECORDED MARCH 12, 2013 IN BOOK 644, ENTRY 12 UNDER FILE NO. 950 OF THE CONVEYANCE RECORDS OF IBERVILLE PARISH, LOUISIANA. AFFECTS PARCELS 1, 3, & 5 - AS SHOWN

4 SURVEYOR CERTIFICATION

To:
First American Title Insurance Company
Petroleum Fuel & Terminal Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1 (except in states that require record monument platting), 2, 3, 4, 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11(a) (location of utilities per visible, above-ground, observed evidence), 13, 14, 16, 18, 21, 23 (to the extent possible, graphically depict on survey drawing the zoning setback lines), and 24 of Table A thereof. The field work was completed on August 30, 2012.

Date: September 10, 2013

(signed) _____ (seal)
Registration No. 4824



11 SURVEYOR'S NOTES

- 1. No observable evidence of earth moving work, building construction or building additions within recent months.
- 2. No observable evidence of changes in street right of way lines completed, and available from the controlling jurisdiction and no observable evidence of recent street or sidewalk construction or repairs.
- 3. No observable evidence of site use as a solid waste dump, sump or sanitary landfill.
- 4. Property has physical access to Point Clair Road, Maryland Street, Ointment Street, & Martin Luther King Parkway.
- 5. All statements within the certification, and other references located elsewhere herein, related to: utilities, improvements, structures, buildings, party walls, parking, easements, servitudes, and encroachments; are based solely on above ground, visible evidence, unless another source of information is specifically referenced hereon.
- 6. Only exterior boundary line fences have been field located and depicted on this plat. Temporary interior fences were too numerous to depict, and they have no influence on the location of actual boundary lines.

Key to CDS ALTA Survey

1 TITLE DESCRIPTION

2 TITLE INFORMATION

3 SCHEDULE 'B' ITEMS

4 SURVEYOR CERTIFICATION

5 FLOOD INFORMATION

6 CEMETERY

7 POSSIBLE ENCROACHMENTS

8 ZONING INFORMATION

9 LEGEND

10 BASIS OF BEARING

11 SURVEYOR'S NOTES

12 PARKING INFORMATION

13 LAND AREA

14 BUILDING AREA

15 BUILDING HEIGHT

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17 NORTH ARROW / SCALE

18 CLIENT INFORMATION BOX

19 SURVEY DRAWING

20 PROJECT ADDRESS

18 ALTA/ACSM Land Title Survey

This survey prepared in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys (Effective February 23, 2011)

This Work Coordinated By:



1700 South Broadway, Bldg E
Moore, Oklahoma 73160

Office: 405.378.5800 - Fax: 405.703.1851

Toll Free: 888.457.7878

Drwn By: DQM, WJR
Surveyor: St Gabriel.dwg
Ref.No.: St Gabriel.dwg
Aprvd By: SBG
Field Date: Sept. 10, 2013
Scale: 1"=600'

Prepared For:
NCS 621886

20 PROJECT ADDRESS

St. Gabriel, LA

Project Name:
St. Gabriel Land- 723.53 Acres
CDS Project Number:
13-07-09722