

**ACT OF DEDICATION
BY 310 DEVELOPMENT, LLC
TO PARISH OF ST. CHARLES**

**UNITED STATES OF AMERICA
STATE OF LOUISIANA
PARISH OF ST. CHARLES**

BE IT KNOWN, that on this _____ day of _____, in the year of Our Lord two thousand and twenty (2020),

BEFORE ME, the undersigned authority, a Notary Public duly commissioned and qualified in and for the aforesaid Parish and State, therein residing, and in the presence of the two competent witnesses hereinafter named and undersigned,

PERSONALLY CAME AND APPEARED:

310 DEVELOPMENT, LLC, a Louisiana limited liability company appearing herein by and through Todd P. Trosclair, duly authorized as evidenced by the Certificate of Authority dated April 20, 2020, which is attached hereto and which is issued in accordance with the Articles of Organization dated January 12, 2017, and which are on file with the Louisiana Secretary of State;

and

P & L INVESTMENTS IX, LLC, sole member Perri Igor, a limited liability company, organized and existing under and by virtue of the laws of the State of Louisiana, represented herein by Paul J. Muray, III, by virtue of a Certificate of Authority which is recorded at Entry No. 418594 in the records of St. Charles Parish.

Who after being duly sworn, declared unto me, Notary, that it is the owner of a certain tract of real property situated on the East Bank of St. Charles Parish, which lands are designated as **PLANTATION BUSINESS CAMPUS 2**, described as follows:

Resubdivision of Lot E-3B of Plantation Business Campus Section 1 & Lot C-2-A & Lot C-3-A of Tract C of Plantation Business Campus into lots herein designated as Lot E-3B-1 Plantation Business Campus Section 1 & Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, & 15, Lot C-4-A Plantation Business Campus Section 2 Situated in Section 4, T-13-S, R-8-E, Destrehan, St. Charles Parish, Louisiana.

310 DEVELOPMENT, LLC further declared unto me that it has caused that portion of the above property designated as **PLANTATION BUSINESS CAMPUS 2** on the survey by Stephen P. Flynn., PLS, dated April 20, 2020, to be laid out in lots on the plan of survey and/or resubdivision referred to above, a copy of which is attached and made part hereof; and

310 DEVELOPMENT, LLC further declared unto me, Notary, that on the aforesaid plan of resubdivision it has laid out a certain street within **PLANTATION BUSINESS CAMPUS 2**

which is named and identified in accordance with the annexed plan of Stephen P. Flynn., PLS, dated April 20, 2020, as West Alpha Drive. Also by this Act, 310 DEVELOPMENT, LLC does hereby create the street identified below including the portion thereof dedicated by it and by P & L Investments IX, LLC, as being a part of PLANTATION BUSINESS CAMPUS 2, the description of which street is as follows, to-wit:

That piece or portion of ground being the West Alpha Drive right of way of Plantation Business Campus Section 1, situated in Section 4, T-13-S, R-8-E, Destrehan, St. Charles Parish, Louisiana per a subdivision plat entitled "Final Plan Plantation Business Campus Section 1 & Section 2" by Stephen P. Flynn, P.L.S. dated April 20, 2020 and being more fully described as follows:

Beginning at a point being the southwest intersection of Alpha Drive and West Alpha Drive. Thence proceed in a northwesterly direction along the south right of way of West Alpha Drive being the north

line of Lot E-3B-1 a bearing of N64°02'13"W a distance of 437.19' to a point;

Thence proceed in a northeasterly direction along the west right of way of West Alpha Drive being the east line of Lot C-4-A a bearing of N43°48'57"E a distance of 52.24' to a point;

Thence proceed in a northeasterly direction a bearing of N43°50'05"E a distance of 6.19' to a point;

Thence proceed in a northeasterly direction a bearing of N55°32'24"E a distance of 19.27' to a point;

Thence proceed in a northeasterly direction a bearing of N50°14'48"E a distance of 78.64' to a point;

Thence proceed in a southeasterly direction along the north right of way of West Alpha Drive being the south line of Lot 1 a bearing of S64°03'07"E a distance of 56.56' to a point;

Thence proceed in a southwesterly direction along the east right of way of West Alpha Drive being the west line of Lot E-2 a bearing of S15°41'22"W a distance of 44.80' to a point;

Thence proceed in a southeasterly direction along the north right of way of West Alpha Drive being the south line of Lot E-2 a bearing of S64°02'13"E a distance of 326.91' to a point;

Thence proceed along the east right of way of West Alpha Drive being the west right of way of Alpha Drive along a tangent curve to the right with a radius of 67.86', a curve length of 113.88' and a chord bearing of S33°56'57"W a distance of 100.98' to a point;

The Point of Beginning

AND

That piece or portion of ground being the West Alpha Drive right of way of Plantation Business Campus Section 2. Situated in Section 4, T-13-S, R-8-E, Destrehan, St. Charles Parish, Louisiana per a subdivision plat entitled "Final Plan Plantation Business Campus Section 1 & Section 2" by Stephen P. Flynn, P.L.S. dated April 20, 2020 and being more fully described as follows:

Commence at a point being the southwest intersection of Alpha Drive and West Alpha Drive.

Thence proceed in a northwesterly direction along the south right of way of West Alpha Drive being the north line of Lot E-3B-1 a bearing of N64°02'13"W a distance of 437.19' to a point;

Thence proceed in a northeasterly direction along the west right of way of West Alpha Drive being the east line of Lot C-4-A a bearing of N43°48'57"E a distance of 52.24' to a point;

The Point of Beginning

Thence proceed in a northwesterly direction along the south right of way of West Alpha Drive being the north line of Lot C-4-A a bearing of N38°25'10"W a distance of 102.46' to a point;

Thence proceed in a northwesterly direction along the south right of way of West Alpha Drive being the north line of Lots 10, 11, 12, 13, 14, C-4-A & 15 a bearing of N64°03'07"W a distance of 974.51' to a point;

Thence proceed along the south right of way of West Alpha Drive being the north line of Lot 15 along a tangent curve to the left with a radius of 20.00', a curve length of 19.38' and a chord bearing of S88°11'20"W a distance of 18.63' to a point;

Thence proceed along the south right of way of West Alpha Drive being the north line of Lot 15 along a tangent curve to the right with a radius of 60.00', a curve length of 126.60' and a chord bearing of N59°07'24"W a distance of 104.39' to a point;

Thence proceed in a northwesterly direction along the south right of way of West Alpha Drive being the north line of Lot C-4-A a bearing of N64°03'07"W a distance of 170.46' to a point;

Thence proceed in a northeasterly direction along the west right of way of West Alpha Drive being the east line of Lot C-4-A a bearing of N25°56'53"E a distance of 50.00' to a point;

Thence proceed in a southeasterly direction along the north right of way of West Alpha Drive being the south line of Lot 9 a bearing of S64°03'07"E a distance of 170.46' to a point;

Thence proceed along the north right of way of West Alpha Drive being the south line of Lots 9 & 8 along a tangent curve to the right with a radius of 60.00', a curve length of 127.13' and a chord bearing of S68°43'42"E a distance of 104.65' to a point;

Thence proceed along the north right of way of West Alpha Drive being the south line of Lot 8 along a tangent curve to the left with a radius of 20.00', a curve length of 19.56' and a chord bearing of S36°02'26"E a distance of 18.79' to a point;

Thence proceed in a southeasterly direction along the north right of way of West Alpha Drive being the south line of Lots 8, 7, 6, 5, 4, 3, 2 & 1 a bearing of S64°03'07"E a distance of 1110.27' to a point;

Thence proceed in a southwesterly direction a bearing of S50°14'48"W a distance of 78.64' to a point;
Thence proceed in a southwesterly direction a bearing of S55°32'24"W a distance of 19.27' to a point;
Thence proceed in a southwesterly direction a bearing of S43°50'05"W a distance of 6.19' to a point;

The Point of Beginning

The said appearer further declared unto me, Notary, that under the covenants, conditions, and stipulations hereinafter recited it does, by these presents, dedicate in fee simple title to St. Charles Parish, including the property identified as West Alpha Drive hereinabove described and that portion dedicated by P & L Investments IX, LLC to St. Charles Parish as hereinafter described and does hereby grant the various servitudes for utility and drainage purposes, all as shown on the annexed plan by Stephen P. Flynn., PLS, dated April 20, 2020 to the public use, unto and in favor of the Parish of St. Charles, the inhabitants of the Parish of St. Charles, and to the public in general.

The said appearer further declared unto me, Notary that the aforesaid dedication and grant of servitudes are subject to all of the following terms and conditions, to-wit:

1. The dedication of the fee ownership of the property covered by the street identified hereinabove as West Alpha Drive, only as far as said street is located within the PLANTATION BUSINESS CAMPUS 2.

2. The herein grant of the various servitudes for utility and drainage purposes shall constitute the granting only of a right of use being a limited personal servitude in favor of St. Charles Parish.
3. The appearer does hereby reserve all rights of ownership to all of the oil, gas and other minerals in, on and under the property covered and affected by the aforesaid dedication of PLANTATION BUSINESS CAMPUS 2, and the utility and drainage servitudes granted herein. In that connection the appearer does however, agree to prohibit the use of any part of the surface of any of the property covered by West Alpha Drive and the servitudes granted herein with respect to the exploration, development or production of minerals pursuant to this reservation. This reservation is made in accordance with the appearer's plan and intention to impose a restriction on the entire subdivision against any use of the surface of any lot for the exploration, development or production of minerals.
4. The herein dedication of the street and grant of servitudes for utility and drainage purposes are made by the appearer without any warranty whatsoever, except as provided herein.
5. Appearer warrants that all servitudes and streets have been placed within the servitudes granted herein.
6. The Parish must bind and obligate itself not to use the property dedicated herein for street purposes in any manner which would be inconsistent with or detrimental to such use as a public street. The Parish must further bind and obligate itself to use the utility and drainage servitudes granted herein only for utility and drainage purposes.
7. This dedication and grant are conditioned upon St. Charles Parish maintaining and policing the street dedicated herein and maintaining the various utility and drainage facilities within the various utility and drainage servitude areas.
8. The grant herein of various servitudes for utility and drainage purposes is not exclusive and the appearer reserves the right to use or grant any other rights with respect to said property not inconsistent with the aforesaid servitude grants. The aforesaid grants of servitude for utility and drainage purposes shall not be utilized so as to unreasonably interfere with or impair ingress and egress from the street dedicated herein to any of the lots in the PLANTATION BUSINESS CAMPUS 2.
9. The dedication and grant made herein are made subject to any existing servitudes affecting the PLANTATION BUSINESS CAMPUS 2, such as by way of illustration but not limitation, pipeline servitudes and levees.
10. The herein dedication and grant shall inure to the benefit of St. Charles Parish or any successor governmental body of St. Charles Parish, which shall be bound by all of the terms and conditions hereof.
11. Appearer warrants that the herein dedication of the street and grant of servitudes are free of any liens and/or encumbrances and that no lots in PLANTATION BUSINESS CAMPUS 2 have been sold or alienated prior to the date hereof.

AND NOW COMES P & L INVESTMENTS IX, LLC which does by there presents dedicate in fee simple title to St. Charles Parish a certain portion of property and all improvements thereon identified as follows, to-wit:

That piece or portion of ground being the West Alpha Drive right of Plantation Business Campus Section 1, situated in Section 4, T-1-S, R-8-E, Destrehan, St. Charles Parish, Louisiana per a subdivision plat entitled "Final Plan Plantation Business Campus Section 1 & Section 2" by Stephen P. Flynn, P.L.S. Dated April 20, 2020 and being more fully described as follows:

Beginning at a point being the southwest intersection of Alpha Drive and West Alpha Drive.

Thence proceed in a northwesterly direction along the south right of way of West Alpha Drive being the north line of Lot E-3B-1 a bearing of N64°02'13"W a distance of 437.19' to a point;

Thence proceed in a northeasterly direction along the west right of West Alpha Drive being the east line of Lot C-4-A a bearing of N43°48'57"E a distance of 52.24' to a point;

Thence proceed in a northeasterly direction a bearing of N43°50'05"E a distance of 6.19' to a point.

Thence proceed in a northeasterly direction a bearing of N55°32'25"E a distance of 19.27' to a point;

Thence proceed in a northeasterly direction a bearing of N50°14'48"E a distance of 78.64' to a point;

Thence proceed in a southeasterly direction along the north right of way of West Alpha Drive being the south line of Lot 1 a bearing of S64°03'07"E a distance of 56.56' to a point;

Thence proceed in a southwesterly direction along the east right of way of West Alpha Drive being the west line of Lot E-2 a bearing of S15°41'22"W a distance of 44.80' to a point;

Thence proceed in a southeasterly direction along the north right of way of West Alpha Drive being the south line of Lot E-2 a bearing of S64°02'13"E a distance of 326.91' to a point.

Thence proceed along the east right of way of West Alpha Drive being the west right Of way of Alpha Drive along a tangent curve to the right with a radius of 67.86', a curve length of 113.88' and a chord bearing of S33°56'57"W a distance of 100.98' to a point;

The Point of Beginning.

AND NOW, to these presents, personally came and intervened:

ST. CHARLES PARISH, herein appearing through Matthew Jewell, Parish President, duly authorized by virtue of Ordinance of said Parish adopted on _____, a certified copy of which is annexed hereto and made part hereof,

and said St. Charles Parish does hereby accept, approve and ratify the herein dedication and grant under all of the terms and conditions as contained hereinabove, and does also hereby acknowledge that the construction of the street in said subdivision dedicated herein has been satisfactorily completed in accordance with all requirements, and that all water, utility and drainage facilities in PLANTATION BUSINESS CAMPUS 2 have been likewise satisfactorily completed in accordance with all requirements, and St. Charles Parish does hereby accept the said street and water, utility and drainage facilities and assumes the maintenance thereof.

THUS DONE AND PASSED, in triplicate originals, in my office on the day, month and year herein first above written, in the presence of the undersigned competent witnesses, who hereunto sign their names with the said appearer and me, Notary, after reading of the whole.

WITNESSES:

310 DEVELOPMENT, LLC

BY:

TODD P. TROSCLAIR

P & L INVESTMENTS IX, LLC

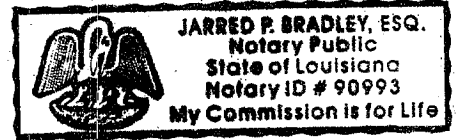
BY:

PAUL J. MURRAY, III

NAME:

NAME:

NOTARY PUBLIC
NAME: JARRED BRADLEY
LSBA BAR NO. 33460



THUS DONE AND PASSED, in triplicate originals, in my office on the day, month and year herein first above written, in the presence of the undersigned competent witnesses, who hereunto sign their names with the said appearer and me, Notary, after reading of the whole.

WITNESSES:

ST. CHARLES PARISH

BY:

NAME:

MATTHEW JEWELL
PARISH PRESIDENT

NAME:

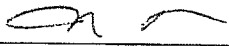
NOTARY PUBLIC
NAME:
LSBA BAR NO.

CERTIFICATE OF AUTHORITY FOR
310 DEVELOPMENT, LLC

The undersigned, being the Manager and Sole Member of 310 DEVELOPMENT, LLC, (the "Company") and acting in such capacity, hereby certifies that:

TODD P. TROSCLAIR, is hereby appointed as the Agent of 310 DEVELOPMENT, LLC, to sign all documents required for the Act of Dedication of Plantation Business Campus 2 in Destrehan, Louisiana.

310 DEVELOPMENT, LLC




By: Todd P. Trosclair
Manager and Sole Member

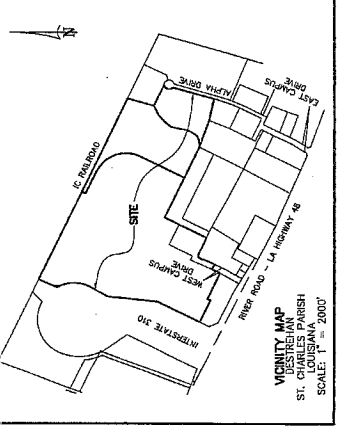
CERTIFICATE

The undersigned duly designated Certifying official does hereby certify that Todd P. Trosclair is the Manager and Sole Member of 310 Development, LLC, and that the foregoing Certificate of Authority has been duly adopted and approved by the Company.

310 DEVELOPMENT, LLC



By: Todd P. Trosclair
Manager and Sole Member
Date: 4 / 20 / 20



DEVELOPER: 310 DEVELOPMENT, LLC
 1000 BERN STREET
 LAFAYETTE, LA 70508

OWNER: 310 DEVELOPMENT, LLC
 1000 BERN STREET
 LAFAYETTE, LA 70508

PLANNING & ZONING COMMISSION CHAIRMAN
 DATE

PARISH PRESIDENT
 DATE

DEVELOPER
 DATE

RECORDED IN THE CLERK OF COURTS OFFICE
 ST. CHARLES PARISH ON THE
 DAY OF _____ IN BOOK _____
 FOLIO _____ ENTRY # _____

DATE

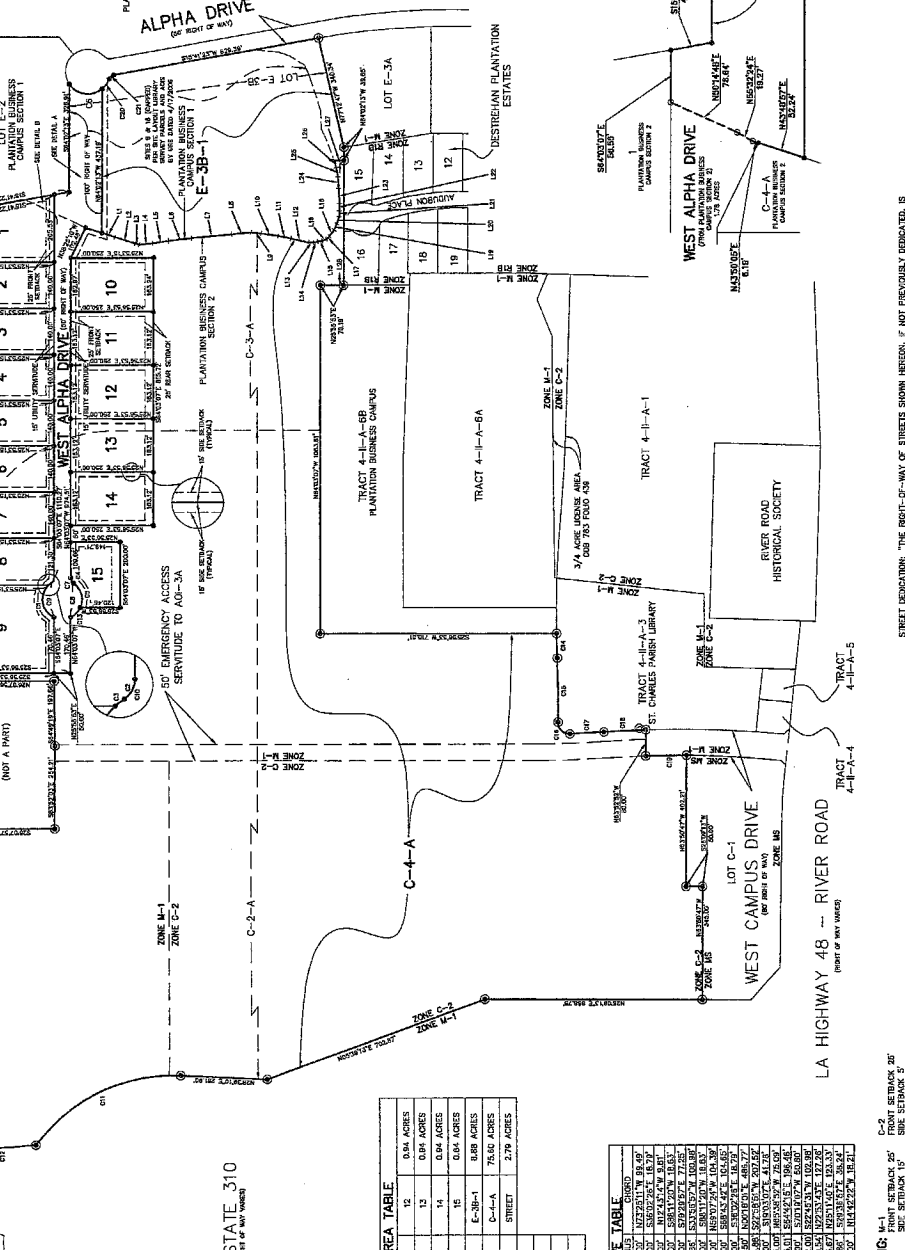
FINAL PLAN

PLANTATION BUSINESS CAMPUS SECTION 1 & SECTION 2

SURVEY PLAT AND RESUBDIVISION OF LOT E-9B OF PLANTATION BUSINESS CAMPUS SECTION 1 & SECTION 2

LOT C-3-A & LOT C-3-B OF TRACT C-3-A OF PLANTATION BUSINESS CAMPUS SECTION 1 & SECTION 2

INTO LOTS HEREBY DESIGNATED AS LOT E-9B-1, LOT E-9B-2, LOT E-9B-3, LOT E-9B-4, LOT E-9B-5, LOT E-9B-6, LOT E-9B-7, LOT E-9B-8, LOT E-9B-9, LOT E-9B-10, LOT E-9B-11, LOT E-9B-12, LOT E-9B-13, LOT E-9B-14, LOT E-9B-15, SITUATED IN SECTION 4, T-13-S, R-9-E, ST. CHARLES PARISH, LOUISIANA



STEPHEN P. FLVYN
 PROFESSIONAL SURVEYOR
 STATE OF LOUISIANA

DATE: APRIL 23, 2019

PROJECT NO. 1 OF 1
 RIVERLANDS SURVEYING COMPANY
 605 HAMMOCK STREET
 LAFAYETTE, LA 70508
 337-486-6099

LEGEND:
 1/2" IRON ROD SET
 1/4" IRON ROD FOUND
 O CALCULATED POINT

SCALE IN FEET
 1" = 200'

ONE-TABLE

1	3.35 ACRES	15	0.54 ACRES
2	1.08 ACRES	16	0.84 ACRES
3	1.08 ACRES	17	0.84 ACRES
4	1.08 ACRES	18	0.84 ACRES
5	1.08 ACRES	19	0.84 ACRES
6	1.08 ACRES	20	0.84 ACRES
7	1.08 ACRES	21	0.84 ACRES
8	1.08 ACRES	22	0.84 ACRES
9	1.08 ACRES	23	0.84 ACRES
10	1.08 ACRES	24	0.84 ACRES
11	1.08 ACRES	25	0.84 ACRES
12	1.08 ACRES	26	0.84 ACRES
13	1.08 ACRES	27	0.84 ACRES
14	1.08 ACRES	28	0.84 ACRES
15	1.08 ACRES	29	0.84 ACRES

CURRENT ZONING: M-1 FROM TRACK 20' FROM TRACK 30' REAR SETBACK 10' SIDE SETBACK 10' FRONT SETBACK 20' REAR SETBACK 30'

SURVEY REFERENCE: SURVEY PLAT AND RESUBDIVISION OF A PORTION OF TRACT 4-JI-A-3, A PORTION OF LOT C-3 AND LOT C-3-A OF PLANTATION BUSINESS CAMPUS SECTION 1 & SECTION 2, ST. CHARLES PARISH, LOUISIANA, PLATS DATED DECEMBER 6, 2017. PARCELS 6 OF PLANTATION BUSINESS CAMPUS SECTION 1 & SECTION 2, ST. CHARLES PARISH, LOUISIANA, PLATS DATED DECEMBER 6, 2017. PARCELS 5 OF PLANTATION BUSINESS CAMPUS SECTION 1 & SECTION 2, ST. CHARLES PARISH, LOUISIANA, PLATS DATED DECEMBER 6, 2017. PARCELS 4 OF PLANTATION BUSINESS CAMPUS SECTION 1 & SECTION 2, ST. CHARLES PARISH, LOUISIANA, PLATS DATED DECEMBER 6, 2017. PARCELS 3 OF PLANTATION BUSINESS CAMPUS SECTION 1 & SECTION 2, ST. CHARLES PARISH, LOUISIANA, PLATS DATED DECEMBER 6, 2017. PARCELS 2 OF PLANTATION BUSINESS CAMPUS SECTION 1 & SECTION 2, ST. CHARLES PARISH, LOUISIANA, PLATS DATED DECEMBER 6, 2017. PARCELS 1 OF PLANTATION BUSINESS CAMPUS SECTION 1 & SECTION 2, ST. CHARLES PARISH, LOUISIANA, PLATS DATED DECEMBER 6, 2017.

BASE OF BEARING: ST. CHARLES PARISH PLATS DATED DECEMBER 6, 2017.

FLOOD NOTE: THE SUBMITTED PARCELS ARE IN ZONE X, FEDERAL FLOOD INSURANCE RATE MAP NUMBER 21089C0101G0000, DATED 10/22/2004.

INTERSTATE 310 (PORT OF WAY WYVERN)

ALPHA DRIVE (PORT OF WAY WYVERN)

WEST CAMPUS DRIVE (PORT OF WAY WYVERN)

LA HIGHWAY 48 (PORT OF WAY WYVERN)

RIVER ROAD

WEST ALPHA DRIVE

ALPHA DRIVE

PLANTATION BUSINESS CAMPUS SECTION 1

PLANTATION BUSINESS CAMPUS SECTION 2

DESTREHAN PLANTATION ESTATES

RIVER ROAD HISTORICAL SOCIETY

ST. CHARLES PARISH LIBRARY

3/4 ACRE LOTUS AREA 608 763 ROAD 638

ZONE M-1

ZONE C-2

ZONE C-3-A

ZONE C-3-B

TRACT 4-JI-A-1

TRACT 4-JI-A-2

TRACT 4-JI-A-3

TRACT 4-JI-A-4

TRACT 4-JI-A-5

TRACT 4-JI-A-6

LOT C-1

LOT C-2

LOT C-3

LOT C-3-A

LOT C-3-B

LOT E-9B-1

LOT E-9B-2

LOT E-9B-3

LOT E-9B-4

LOT E-9B-5

LOT E-9B-6

LOT E-9B-7

LOT E-9B-8

LOT E-9B-9

LOT E-9B-10

LOT E-9B-11

LOT E-9B-12

LOT E-9B-13

LOT E-9B-14

LOT E-9B-15