

CASH SALE

UNITED STATES OF AMERICA

FROM: LIFESTYLE VENTURE GROUP, INC.

STATE OF LOUISIANA

TO: ST. CHARLES PARISH

PARISH OF ST. CHARLES

BE IT KNOWN, that on this ^{23rd}~~22nd~~ day of May, in the year two thousand and one (2001).

BEFORE ME, a Notary Public in and for the Parish of St. Charles, State of Louisiana, duly commissioned and qualified, and in the presence of the witnesses hereinafter named and undersigned, personally came and appeared:

LIFESTYLE VENTURE GROUP, INC. (FED. ID NO. 72-1241420) a corporation organized and existing under the laws of the State of Louisiana, herein represented by Rudy P. Brown, Sr. duly authorized by virtue of a corporate resolution annexed hereto, and whose mailing address is 2236 Manhattan Blvd., Harvey, Louisiana, 70058,

hereinafter designated as "vendor" who declared that for the consideration and upon the terms and conditions hereinafter expressed, said vendor does by these presents sell, grant, bargain, assign, transfer, deliver, and abandon and set over under all lawful warranties and with substitution and subrogation to all rights and actions of warranty against all preceding owners and vendors, unto

ST. CHARLES PARISH, a political subdivision of the State of Louisiana, herein represented by Albert D. Laque, its Parish President, and whose mailing address is P. O. Box 302, Hahnville, Louisiana, 70057; and pursuant to Ordinance No. 01-4-10 adopted by the St. Charles Parish Council on 4-16-01 a copy of which is attached hereto and made a part hereof;

hereinafter designated as "purchaser", here present, accepting and purchasing and acknowledging delivery and possession of the following described property, to wit:

ONE CERTAIN PORTION OF GROUND, together with all the buildings and improvements thereon and all the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in St. Charles Parish, Louisiana, in what is now known as REMAINING PORTION OF LAKEWOOD WEST PROPERTIES LONE STAR PLANTATION, a subdivision of a portion of the Lone Star Plantation near Boutte in St. Charles Parish, Louisiana, according to plan by

J. J. Krebs & Sons, Inc. entitled Remaining Portion of Lakewood West Properties Lone Star Plantation. Said portion of ground contains approximately 1.925 acres and is more particularly found and described as follows:

Commencing at the intersection of the westerly line of Lakewood Drive and the southerly line of Section 7, Lakewood West Subdivision, proceed S17°02'00''W a distance of 258.56 feet to a point; thence N72°58'00W'' a distance of 555.41 feet, said point being the point of beginning. At point of beginning, proceed S72°58'00''E a distance of 50.00 feet to a point; thence S17°02'00''W a distance of 1,671.22 feet to a point; thence N81°21'05''W a distance of 50.54 feet to a point; thence N17°02'00''E a distance of 1,678.59 feet to the point of beginning. All in accordance with a plan by Dufrene Surveying and Engineering, Inc. dated January 22, 2001.

To have and to hold the said property unto the said purchaser forever. This present sale and conveyance is made and accepted for and in consideration of the sum and price of TWENTY THOUSAND AND NO/100 (\$20,000.00) DOLLARS, lawful current money of the United States of America, which amount the said purchaser has paid in ready CASH, receipt of which is hereby acknowledged by the vendor, and full discharge and acquittance granted therefor.

Taxes for 2000 are paid. The parties hereto waive any conveyance, mortgage, tax and any other certificates and relieve and release me, Notary, from any and all responsibility in connection therewith. The parties also acknowledge that no examination of the title has been made by me, Notary, and agree to relieve, release, defend, save, hold harmless, and indemnify me, Notary, from any and all claims, liabilities, and responsibilities in connection therewith.

Whenever the word "vendor" is used in this act, it shall be construed to include "vendors," and whenever the word "purchaser" is used it shall be construed to include "purchasers."

All the agreements and stipulations herein contained, and all

the obligations herein assumed shall inure to the benefit of and be binding upon the heirs, successors, and assigns of the respective parties hereto.

The certificate of mortgages required by Article 3364 of the revised Civil Code of Louisiana is hereby dispensed with by the parties hereto.

THUS done, read and passed at my office in the Town of Destrehan, Parish and State aforesaid, in the presence of undersigned competent witnesses who have hereunto signed their names with the parties and me, said Notary, the day, month and year first above written.

WITNESSES:

LIFESTYLE VENTURE GROUP

[Signature]

BY: RUDY P. BROWN, SR.

[Signature]

PARISH OF ST. CHARLES

[Signature]
BY: ALBERT D. LAQUE
PARISH PRESIDENT

[Signature]
ROBERT L. RAYMOND
NOTARY PUBLIC

CORPORATE RESOLUTION

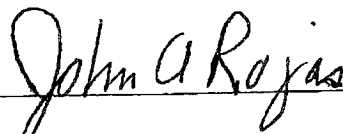
Minutes of a special meeting of the board of directors of Lifestyle Venture Group, Inc. held at the office of the Corporation on the 15th day of March 2001, at which time a quorum was present to notices previously given.

The meeting was called to order by the president.

Upon motion duly made, seconded and adopted, it was resolved that Rudy P. Brown Sr., of this corporation is fully authorized in the name and on behalf of this corporation, to purchase any real estate in the State of Louisiana, or elsewhere, for such amount and on such terms and conditions and with such clauses and stipulations contained in the Act of Purchase as said officer thinks proper and advisable and also to sell any real estate for such amount and on such terms and conditions as said officer may determine or think advisable, and to receive and receipt for the selling price and to give fully acquittance and discharge therefor; to mortgage real estate owned by this corporation under a conventional mortgage or to any homestead association to sell the property to the association under a vendor's lien and in accordance with the rules and regulations of the homestead association, for such amounts and on such terms and conditions as said representative may determine; with authority in the case of a homestead association to sell the property to the association and to repurchase same and subscribe to any mortgage installment stock as may be necessary, all in accordance with its rules and regulations, with full authority on the part of said designated representative to sign and execute any act or acts to contain such clauses, stipulations and obligations as said representative may deem advisable, including confession of judgement, sale by executory process, waiver of appraisalment and the non-alienation clauses; with further authority to sign and execute any and all documents or deeds, notes, and mortgage notes, building contracts necessary or advisable, carry out fully the foregoing objects and purposes; to build and construct houses and other improvements on, or make repairs or additions to the property owned by this corporation for itself, or to construct residences or other buildings for other property owned by them, under contracts direct with such owners, or through any lending agency and with or without bond, and for such amount and on such terms as such officer may deem advisable, the intent of this resolution being to place full authority with said representative to transact completely the business of this corporation as outlined in its charter, in which its objects and purposes are set forth, all without the necessity of the adoption by the Board of Directors or a separate resolution to cover each transaction, or to cover each sale, purchase or mortgage or the construction of any improvements of the property of this corporation for itself, or under building contract as contractor for the account of others; with further authority to do anything in the premises which may be necessary or advisable to carry out fully all or any of the purposes of this resolution.

There being no further business, the meeting was adjourned.

I certify that I am President of Lifestyle Venture Group, Inc. and that the above resolution is a true and correct copy of a resolution unanimously adopted at a meeting of the Board of Directors of said corporation held at its office in Jefferson Parish, Louisiana, all members of the Board and all shareholders being present and voting.



John A. Rojas
President