

CASH SALE

UNITED STATES OF AMERICA

FROM: PARADIS PLANTATION, LLC

STATE OF LOUISIANA

TO: ST. CHARLES PARISH

PARISH OF ST. CHARLES

BE IT KNOWN, that on this N/A day of N/A, in the year two thousand and nine (2009).

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:

**PARADIS PLANTATION, LLC (Tax ID.20-2258193) a Louisiana Limited Liability Company, domiciled in the Parish of Jefferson, herein represented by Francis T. Rene and Ben B. Mathews, duly authorized by unanimous written consent of the members, attached hereto and made a part hereof, and whose mailing address is 2100 Baratavia Blvd., Marrero, Louisiana, 70072;**

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 V. J. St. Pierre, Jr., its Parish President, and whose mailing address is P. O. Box 302, Hahnville, Louisiana, 70057; and pursuant to Ordinance No. 09-7-15 adopted by the St. Charles Parish Council on July 20, 2009 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:

**Parcel S-1**

That piece or portion of ground being Parcel S-1 of The Matthews/Oliviera Lands. Situated in Sections 3 & 39, T-14-S, R-20-E, Paradis, St. Charles Parish, Louisiana. All in accordance with a survey by Stephen P. Flynn, P.L.S. dated June 9, 2009 attached hereto and made a part hereof and being more fully described as follows:

Commence at the southeast intersection of La. U.S. Highway No. 90 and Louisiana Street thence proceed in a northeasterly direction along the south right of way of La. U.S. Highway No. 90 a bearing of N55°57'09"E a distance of 173.70' to a point; thence proceed in a northeasterly direction along the south right of way of La. U.S. Highway No. 90 a bearing of N56°42'18"E a distance of 126.48' to a point; thence proceed in a northeasterly direction along the south right of way of La. U.S. Highway No. 90 a bearing of

N55°37'58"E a distance of 146.16' to a point; thence proceed in a northeasterly direction along the south right of way of La. U.S. Highway No. 90 a bearing of N54°15'09"E a distance of 15.92' to a point; thence proceed in a northeasterly direction along the south right of way of La. U.S. Highway No. 90 along a curve to the left with a radius of 11474.77', a length of 109.28' and a chord bearing of N55°51'00"E a distance of 109.28' to a point; thence proceed in a northeasterly direction along the south right of way of La. U.S. Highway No. 90 along a curve to the left with a radius of 11474.77', a length of 83.82' and a chord bearing of N55°22'04"E a distance of 83.82' to a point; thence proceed in a northeasterly direction along the south right of way of La. U.S. Highway No. 90 a bearing of N55°09'31"E a distance of 15.46' to a point, the point of beginning; thence proceed in a northeasterly direction along the south right of way of La. U.S. Highway No. 90 a bearing of N55°09'31"E a distance of 59.81' to a point; thence proceed in a southeasterly direction a bearing of S35°23'26"E a distance of 46.06' to a point; thence proceed in a southwesterly direction a bearing of S50°57'21"W a distance of 64.38' to a point; thence proceed in a northwesterly direction a bearing of N30°23'37"W a distance of 50.93' to a point, the point of beginning.

**Said Parcel S-1 contains approximately .0688 acres.**

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 **ELEVEN THOUSAND NINE HUNDRED EIGHT-SIX AND 50/100 (\$11,986.50) 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 2008 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."

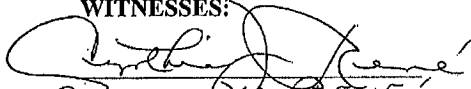
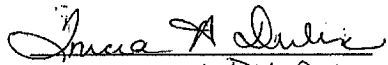
All the agreements and stipulations herein contained, and all the obligations herein assumed shall inure to the benefit of and be binding upon the heirs, successors, and assigns of the respective parties hereto.

The property transferred herein is sold "as is" without any warranty whatsoever (except as to merchantable title), including without any warranty as to the use of the property for a particular purpose.

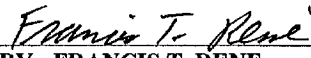
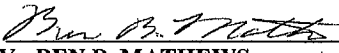
The certificate of mortgages required by Article 3364 of the revised Civil Code of Louisiana is hereby dispensed with by the parties hereto.

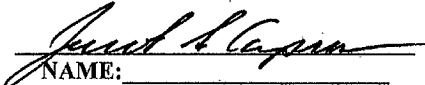
THUS done, read and passed at my office in the City of JEFFERSON, Parish and State aforesaid, in the presence of undersigned competent witnesses who have hereunto signed their names with the parties and me, said Notary, the 3rd day of AUGUST, 2009.

WITNESSES:

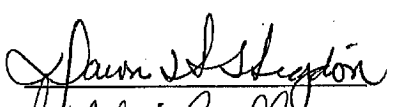
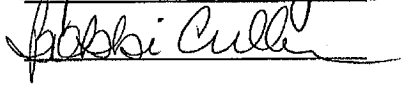
  
CYNTHIA M. RENE  
  
TRICIA A DUBROC

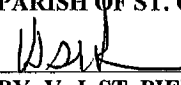
PARADIS PLANTATION LLC

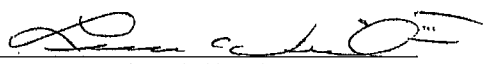
  
BY: FRANCIS T. RENE  
  
BY: BEN B. MATHEWS

  
NAME: \_\_\_\_\_ JACOB S. CAPRARO, #3862  
NOTARY PUBLIC  
Parish of Orleans, State of Louisiana  
My Commission is issued for Life.  
NOTARY PUBLIC  
BAR NO. \_\_\_\_\_

THUS done, read and passed at my office in the City of Hahnville 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 23rd day of July, 2009.

PARISH OF ST. CHARLES  
  
BY: V. J. ST. PIERRE, JR.  
PARISH PRESIDENT

  
LEON C. VIAL, III  
NOTARY PUBLIC  
BAR NO. 13061

**UNANIMOUS WRITTEN CONSENT  
OF THE MEMBERS  
IN LIEU OF A SPECIAL MEETING OF MEMBERS  
OF  
PARADIS PLANTATION, LLC**

In lieu of a special meeting of the Members of **Paradis Plantation, LLC**, a Louisiana Limited Liability Company organized on January 28, 2005 pursuant to LSA-R.S. 12:1301, et. seq. (the "Company") the **Etienne Francis Rene Trust, Francis T. Rene, Marion P. Guirovich, Laura G. Trahan, Audrey L. Simoneaux, Elaine Briggs, and Matmoor, Inc.** (collectively, the "LLC Members"), and being all of the Members of the Company, do hereby take and authorize by written consent such actions as hereinafter set forth. All capitalized terms not otherwise defined herein shall have the meanings ascribed to them in the Operating Agreement for the Company dated March 1, 2005.

**WHEREAS**, the LLC Members acknowledge that due to the death of Elaine Briggs she is no longer deemed a Member of the Company and her heirs have not yet been admitted as Member of the Company pursuant to the procedure established in Article 11 of the Operating Agreement of the Company so that the undersigned Members constitute all of the current Members of the Company; and

**WHEREAS**, the Company desires to authorize the sale of certain property to the Parish of St. Charles, State of Louisiana, or its assignee; and

**WHEREAS**, the Company desires to authorize the donation of certain property to the Parish of St. Charles, State of Louisiana, or its assignee; and

**WHEREAS**, the Company desires to authorize the execution of documents evidencing said sale and donation.

**NOW THEREFORE, IT IS RESOLVED, AGREED AND CONSENTED** by the LLC Members of Paradis Plantation, LLC that:

**Section 1.** The Company is authorized to sell the property described on Exhibit "S-1" hereto for the sum of not less than Eleven Thousand, Nine Hundred, Eighty-Six and 50/100 Dollars, (\$11,986.50) all cash to the Company, and to pay such closing costs from the proceeds of the sale or other available funds as the Authorized Representatives designated in Section 3 hereof deem appropriate. The Authorized Representatives are further authorized to execute on behalf of the Company any and all documents and certificates necessary to accomplish this sale.

**Section 2.** The Company is authorized to donate the property described on Exhibit "S-2" hereto to the Parish of St. Charles, State of Louisiana, or its assignee for public purposes. The Authorized Representatives are further authorized to execute on behalf of the Company any and all documents and certificates necessary to accomplish this donation.

**Section 3. Francis T. Rene and Ben B. Mathews** (collectively, the "Authorized Representatives") are hereby authorized to execute on behalf of the Company and its Members any and all documents and certificates necessary to carry out the purposes of this consent, including but not limited to, Purchase Agreement for the designated property and an Act of Donation for the designated property.

**Section 4.** This Consent may be executed in multiple counterparts.

**Section 5.** This Consent may be executed by facsimile signatures all of which shall be deemed equivalent to manual signatures for purposes of authorizing this Consent and the actions authorized therein.

## Parcel S-1

That piece or portion of ground being Parcel S-1 of The Matthews/Oliviera Lands. Situated in Sections 3 & 39, T-14-S, R-20-E, Paradis, St. Charles Parish, Louisiana. All in accordance with a survey by Stephen P. Flynn, P.L.S. dated June 9, 2009 and being more fully described as follows:

Commence at the southeast intersection of La. U.S. Highway No. 90 and Louisiana Street  
Thence proceed in a northeasterly direction along the south right of way of La. U.S. Highway No. 90 a bearing of  $N55^{\circ}57'09''E$  a distance of 173.70' to a point;

Thence proceed in a northeasterly direction along the south right of way of La. U.S. Highway No. 90 a bearing of  $N56^{\circ}42'18''E$  a distance of 126.48' to a point;

Thence proceed in a northeasterly direction along the south right of way of La. U.S. Highway No. 90 a bearing of  $N55^{\circ}37'58''E$  a distance of 146.16' to a point;

Thence proceed in a northeasterly direction along the south right of way of La. U.S. Highway No. 90 a bearing of  $N54^{\circ}15'09''E$  a distance of 15.92' to a point;

Thence proceed in a northeasterly direction along the south right of way of La. U.S. Highway No. 90 along a curve to the left with a radius of 11474.77', a length of 109.28' and a chord bearing of  $N55^{\circ}51'00''E$  a distance of 109.28' to a point;

Thence proceed in a northeasterly direction along the south right of way of La. U.S. Highway No. 90 along a curve to the left with a radius of 11474.77', a length of 83.82' and a chord bearing of  $N55^{\circ}22'04''E$  a distance of 83.82' to a point;

Thence proceed in a northeasterly direction along the south right of way of La. U.S. Highway No. 90 a bearing of  $N55^{\circ}09'31''E$  a distance of 15.46' to a point;

### **The Point of Beginning**

Thence proceed in a northeasterly direction along the south right of way of La. U.S. Highway No. 90 a bearing of  $N55^{\circ}09'31''E$  a distance of 59.81' to a point;

Thence proceed in a southeasterly direction a bearing of  $S35^{\circ}23'26''E$  a distance of 46.06' to a point;

Thence proceed in a southwesterly direction a bearing of  $S50^{\circ}57'21''W$  a distance of 64.38' to a point;

Thence proceed in a northwesterly direction a bearing of  $N30^{\circ}23'37''W$  a distance of 50.93' to a point;

### **The Point of Beginning**

## Parcel S-2

That piece or portion of ground being Parcel S-2 of The Matthews/Oliviera Lands. Situated in Sections 3 & 39, T-14-S, R-20-E, Paradis, St. Charles Parish, Louisiana. All in accordance with a survey by Stephen P. Flynn, P.L.S. dated June 9, 2009 and being more fully described as follows:

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### **The Point of Beginning**

Thence proceed in a northeasterly direction along the south right of way of La. U.S. Highway No. 90 along a curve to the left with a radius of 11474.77', a length of 83.82' and a chord bearing of N55°22'04"E a distance of 83.82' to a point;

Thence proceed in a northeasterly direction along the south right of way of La. U.S. Highway No. 90 a bearing of N55°09'31"E a distance of 15.46' to a point;

Thence proceed in a southeasterly direction a bearing of S30°23'37"E a distance of 50.93' to a point;

Thence proceed in a southwesterly direction a bearing of S68°04'22"W a distance of 56.35' to a point;

Thence proceed in a northwesterly direction a bearing of N81°13'26"W a distance of 55.80' to a point;

### **The Point of Beginning**

RECORDED IN THE CLERK OF COURTS OFFICE  
ST. CHARLES PARISH ON THE  
DAY OF \_\_\_\_\_ IN BOOK \_\_\_\_\_  
FOID OF \_\_\_\_\_ ENTRY # \_\_\_\_\_

APPROVED:  
CHIEF, PLANNING AND ZONING COMMISSION DATE \_\_\_\_\_  
CHIEF, ST. CHARLES PARISH COUNCIL DATE \_\_\_\_\_  
PARISH PRESIDENT DATE \_\_\_\_\_

DATE: 1-800-372-3033  
DEVELOPER: ST. CHARLES PARISH  
DEPARTMENT OF PUBLIC WORKS / WASTEWATER  
499 DAVIS DRIVE  
88410, LA 70070  
985-783-3102

THE LOCATIONS OF UNDERGROUND AND OTHER MONUMENTS  
SHOWN HEREON HAVE BEEN DETERMINED FROM  
SURVEY DATA AND/OR EXTRACTED FROM RECORDS  
CONTROLLED BY THE AGENCIES CONTROLLING SUCH  
LOCATIONS. THE AGENCIES CONTROLLING SUCH  
LOCATIONS ARE SHOWN. THE ACTUAL MONUMENT LOCATIONS  
SHOULD BE CONTACTED SEPARATELY. EACH AGENCY  
OF ITS UNDERGROUND INSTALLATION PRIOR TO ANY RELIANCE  
INCLUDING PRIOR TO EXCAVATION AND BORING.

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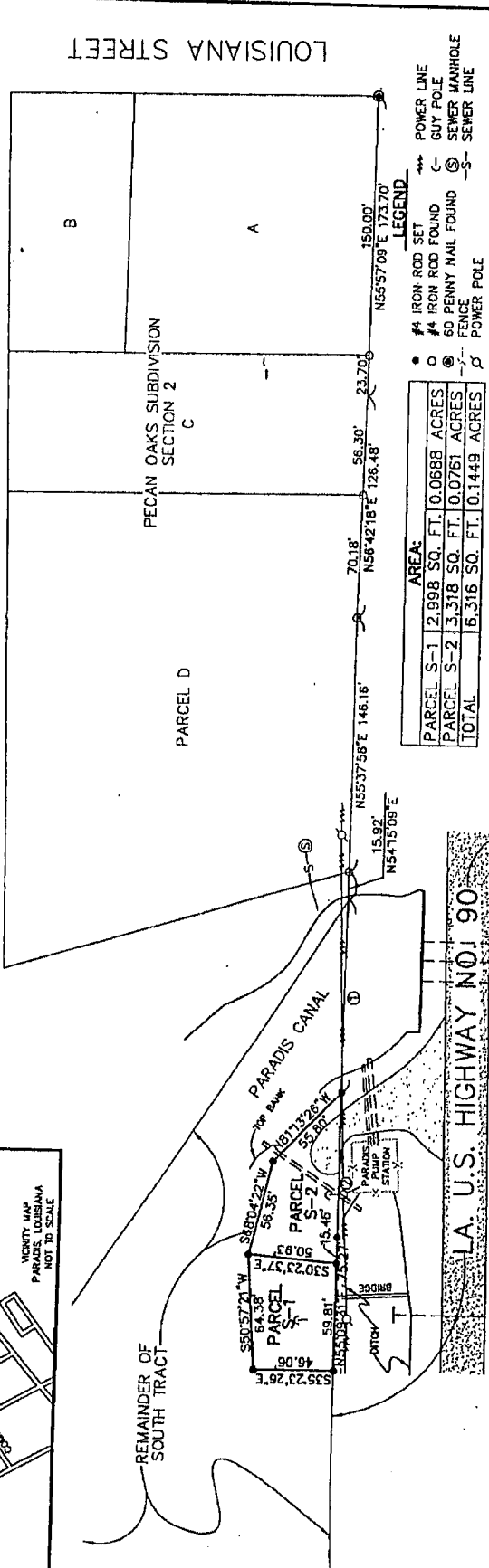
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985-783-3102



AREA:

PARCEL S-1	12.998 SQ. FT.	0.0688 ACRES
PARCEL S-2	3,318 SQ. FT.	0.0761 ACRES
TOTAL	16,316 SQ. FT.	0.1449 ACRES

TITLE: SURVEY PLAT AND RESUBDIVISION OF THE SOUTH TRACT OF THE MATTHEWS/OLIVERA LANDS INTO LOTS 60, 30, 0, 60, 120, 180 SITUATED IN SECTIONS 3 & 39, T-14-S, R-20-E, PARADIS, ST. CHARLES PARISH, LOUISIANA.

DATE: JUNE 9, 2009

SURVEY REFERENCE:

BASIS OF BEARING:

SURVEYOR'S NOTES:

1. SURVEY OF THE EAST TRACT & THE WEST TRACT MATTHEWS/OLIVERA LANDS BEING REMAINING PORTIONS OF LOTS 9, 10, 11 & 12, ALLEMAN, BERNARD, P.L.S. REVISED NOVEMBER 13, 2004.

2. RIGHT OF WAY MAP FOR ALLEMAN, BERNARD, STATE PROJECT NO. 3-09-22, SHEETS 9, 10 & 11, DATED JULY 1, 2004 REVISED JANUARY 17, 2005.

3. SYSTEMS HEREON ARE REFERENCED TO GRID NORTH AS ESTABLISHED BY THE LOUISIANA STATE PLANE COORDINATE SYSTEM, ZONE 14 SOUTH ZONE.

A. I CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL GROUND SURVEY MADE BY ME AND CONFORMS TO THE REQUIREMENTS FOR RECORDING AND IS A TRUE AND CORRECT STATEMENT OF THE FACTS AND CONDITIONS FOUND IN THE FIELD.

B. NO TITLE OPINION WAS PROVIDED TO THIS FIRM, THEREFORE NO CERTIFICATION IS MADE AS TO THE ACCURACY OF THE SURVEY DATA OR OTHER SURVEY DATA OR CONDITIONS WHICH MAY EXIST OTHER THAN THOSE SHOWN.

C. NO UNDERGROUND LINES OR CONDITIONS SHOWN.

FOR REVIEW

STEPHEN P. FLYNN  
P.L.S. LA. ST. REG. NO. 4668

RIVERLANDS SURVEYING COMPANY  
505 HEMLOCK STREET  
LAPLACE, LA. 70068  
1-800-248-6982  
985-652-0356

DRAWN BY: TPT DRAWING NO. L1553.PARADIS

SCALE IN FEET  
1"=60'

LOUISIANA STREET

PARADIS CANAL

LA. U.S. HIGHWAY NO. 90

BRIDGE

PARADIS PUMP STATION

POWER LINE

GUY POLE

SEWER MANHOLE

SEWER LINE

IRON ROD SET

IRON ROD FOUND

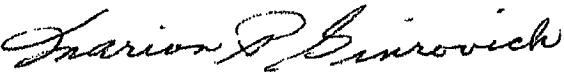
PENNY NAIL FOUND

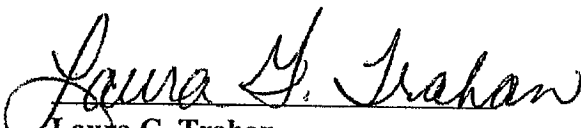
FENCE

POWER POLE



IN WITNESS WHEREOF, we have signed this Unanimous Consent on this 22<sup>th</sup> day of June, 2009, but with an effective date of July 1, 2009.

  
\_\_\_\_\_  
Marion P. Guirovich

Paradis Plantation, LLC,  
BY:  
  
\_\_\_\_\_  
Laura G. Trahan

\_\_\_\_\_  
Audrey L. Simoneaux

\_\_\_\_\_  
Francis T. Rene, individually

**Etienne Francis Rene Trust:**

**Matmoor, Inc.:**

By: \_\_\_\_\_  
Francis T. Rene, Trustee

By: \_\_\_\_\_  
Ben B. Mathews, Secretary

IN WITNESS WHEREOF, we have signed this Unanimous Consent on this 22<sup>th</sup> day of June, 2009, but with an effective date of July 1, 2009.

**Paradis Plantation, LLC,**  
**BY:**

\_\_\_\_\_  
**Marion P. Guirovich**

\_\_\_\_\_  
**Laura G. Trahan**

\_\_\_\_\_  
**Audrey L. Simoneaux**

Francis T. Rene  
**Francis T. Rene, individually**

**Etienne Francis Rene Trust:**

By: Francis T. Rene, Trustee  
**Francis T. Rene, Trustee**

**Matmoor, Inc.:**

By: Ben B. Mathews  
**Ben B. Mathews, Secretary**  
*President*

IN WITNESS WHEREOF, we have signed this Unanimous Consent on this 22<sup>th</sup> day of June, 2009, but with an effective date of July 1, 2009.

**Paradis Plantation, LLC,**  
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\_\_\_\_\_  
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\_\_\_\_\_  
**Laura G. Trahan**

  
**Audrey L. Simoneaux**

\_\_\_\_\_  
**Francis T. Rene, individually**

**Etienne Francis Rene Trust:**

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**Francis T. Rene, Trustee**

By: \_\_\_\_\_  
**Ben B. Mathews, Secretary**