

State of Louisiana
Parish of St. Charles

CLERK OF COURT

I, LANCE MARINO, CLERK OF COURT in and for the Parish and State Aforesaid, do hereby certify that I have made a careful examination of the mortgage records of this office from January 1, 1958 to the present date in the name of:

EASTGROUP PROPERTIES

EASTGROUP PROPERTIES GENERAL PARTNERS

and I do not find therein inscribed under said name any mortgages, judgments, liens or encumbrances other than those hereinafter enumerated, bearing upon or affecting the property of which the following is a description to-wit:

DESCRIPTION:

LEGAL DESCRIPTION OF LOT 7-A RIVERBEND BUSINESS PARK

TRACT II

A CERTAIN PIECE OR PORTION OF GROUND, together with all the buildings and improvements thereon, situated in the Parish of St. Charles, State of Louisiana, in that area known as Riverbend Business Park and identified as Lot 7-A on a plan of resubdivision of Gerald W. Swanson, Land Surveyor, dated March 28, 1989, approved by the St. Charles Parish Council on April 21, 1989, filed on April 25, 1989 in COB 404, folio 519, and in accordance with a plan of survey of Krebs, LaSalle, LeMieux Consultants, Inc., Job No. 9701261, File No. G-73-003-60, dated February 26, 1997 (the "Lot 7-A Survey"), Lot 7-A is more particularly described as follows:

Begin at the intersection of the easterly right of way line of Riverbend Boulevard and the northerly right of way line of Y.&M.V. Railroad, thence along the easterly right of way line of Riverbend Boulevard along a curve to the left, with a radius of 193.42 feet, an arc length of 118.17 feet, a chord of N73°40'08"W, a chord length of 116.35 feet, to a reverse curve;

thence along a curve to the right having a radius of 125.40 feet, an arc length of 162.20 feet, a chord of N54°07'02"W, a chord length of 151.13 feet to a point on the southerly right of way line of the L.&A. Railroad right of way line;

thence along said right of way line N72°58'16"E a distance of 434.62 feet to a point on the line common to Lots 7-A and 7-B;

thence S25°02'00"E a distance of 148.69 feet to a point on the northerly right of way line of Y.&M.V. Railroad;

thence S64°58'00"W a distance of 269.65 feet to the point of beginning

EXCEPT

1. Mortgage, Security Agreement, and Assignment of Leases and Rents granted EastGroup Properties, L.P., in favor of Meridan Industrial Trust, Inc., for the sum of \$26,700,000.00, described in Act of Mortgage, passed before Edith Love, on September 23, 1997, and duly recorded in Mortgage Book 645, folio 358.
2. Assignment of Mortgage and Security Agreement and Assignment of Rents and Leases of Meridan Industrial Trust, Inc. to EastGroup Properties, Inc., - Dated: December 24, 1997, duly passed before Mary V. Rhoads, and duly recorded in Mortgage Book 654, folio 911, on January 30, 1998.
3. Assignment of Mortgage and Security Agreement and Assignment of Rents and Leases of EastGroup Properties, L.P. to Deposit Guaranty National Bank, - Dated: January 28, 1998, duly passed before Linda H. Young, and duly recorded in Mortgage Book 654, folio 912, on January 30, 1998.
4. ANY TAXES NOT YET PAID.

IN FAITH WHEREOF, I HAVE SET
MY HAND AND SEAL OF OFFICE

Patricia A. Surfeano
CLERK OF COURT AND RECORDER
OF MORTGAGES IN AND FOR