

ACT OF DEDICATION

UNITED STATES OF AMERICA

BY: MURRAY PARTNERSHIP, LLC

STATE OF LOUISIANA

TO: PARISH OF ST. CHARLES

BE IT KNOWN, that on this 19 day of August, in the year of Our Lord Two Thousand

Four (2004),

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

PERSONALLY CAME AND APPEARED;

MURRAY PARTNERSHIP, LLC, Tax ID # 72-1482435, a Louisiana Corporation organized and existing under the laws of the state of Louisiana and whose office is in Destrehan in the Parish of St. Charles, herein represented by its duly authorized Managing Member, Paul J. Murray, Jr., by virtue of a corporate resolution which is attached hereto and made part hereof.

Mailing Address: P.O. Box 426, Destrehan, Louisiana 70047

The above named appearers declared unto me, Notary, that they are owners of that certain tract of real property situated in the Parish of St. Charles, State of Louisiana.

The appearers further declared unto me, Notary, that it has caused the aforesaid land to be laid out in lots on a plan by BFM Corporation, dated June 21, 2004 creating the CYPRESS COVE SUBDIVISION, PHASE II (Being a Resubdivision of a portion of Lot 8 Cypress Cove Subdivision Phase I), a print of which is annexed hereto and made part hereof; and has also designated and labeled "Cypress Cove Subdivision Phase II", along with that land on which Cypress Lane and Cove Lane occupies together with the utilities installed thereon, which is more fully described as follows:

A CERTAIN PORTION OF GROUND, together with all the buildings and improvements thereon and all the rights, ways, privileges, servitudes, advantages, and appurtenances thereunto belonging or in anywise appertaining, situated in the State of Louisiana, Parish of St. Charles District, City of Destrehan in that part known as CYPRESS COVE SUBDIVISION PHASE 2, designated as DEDICATED STREETS, and is more fully described as follows:

COMMENCE at the intersection of the easterly right-of-way line of Ormond Boulevard and the southerly right-of-way line of Louisiana and Arkansas Railroad;

THENCE, along a curve in a southerly direction, with a radius of 1,336.21 feet, having an arc length of 295.46 feet, along a chord bearing of S 11°48'20" W a distance of 294.87 feet to the POINT OF BEGINNING;

THENCE, along a curve to the right, in a easterly direction, with a radius of 776.32 feet, having an arc length of 234.55 feet, along a chord bearing of N 80°04'23" W a distance of 233.76 feet to a point of tangent;

THENCE, S 71°51'36" E a distance of 436.34 feet to a point;

THENCE, along a curve to the right, in a westerly direction, with a radius of 50.00 feet, having an arc length of 192.48 feet, along a chord bearing of S 44°34'34" W a distance of 93.80 feet to a point of tangent;

THENCE, N 18°11'30" W a distance of 42.20 feet to a point;

THENCE, N 71°51'36" W a distance of 180.72 feet to a point;

THENCE, along a curve to the right, in a southerly direction, with a radius of 936.21 feet, having an arc length of 302.09 feet, along a chord bearing of S 10°26'26" E a distance of 300.78 feet to a point of tangent;

THENCE, along a curve to the right, in a westerly direction, with a radius of 50.00 feet, having an arc length of 261.78 feet, along a chord bearing of S 68°59'28" W a distance of 50.01 feet to a point of tangent;

THENCE, along a curve to the right, in a northerly direction, with a radius of 986.21 feet, having an arc length of 336.87 feet, along a chord bearing of N 09°57'57" W a distance of 335.23 feet to a point of tangent;

THENCE, N 71°51'36" W a distance of 136.04 feet to a point;

THENCE, along a curve to the right, in a westerly direction, with a radius of 776.32 feet, having an arc length of 222.56 feet, along a chord bearing of N 80°04'23" W a distance of 221.80 feet to a point of tangent;

THENCE, along a curve in a southerly direction, with a radius of 1,336.21 feet, having an arc length of 50.05 feet, along a chord bearing of N 04°23'51" E a distance of 50.05 feet to the POINT OF BEGINNING;

The above described portion of ground contains 62,562 square feet or 1.436 acres. All in accordance with a plan of survey by John S. Teegarden, Registered Professional Land Surveyor, dated June 21, 2004. Drawing No. F-5163-2003/Proj. No. 3363.

The said appearers further declared unto me, Notary, that on the aforesaid plan it has also designated and labeled various servitudes for utility and drainage purposes.

The said appearers further declared unto me, Notary, that under the covenants, conditions, and stipulations hereinafter recited it does, by these presents, dedicate Cypress Lane and Cove Lane as herein above described and does hereby grant the various servitudes for utility and drainage purposes, all as shown in said subdivision on the annexed plan by BFM CORPORATION, to the public use, unto and in favor of the Council for the Parish of St. Charles, the inhabitants of the Parish of St. Charles and to the public in general.

The said appears 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 herein grant of the various servitudes for utility and drainage purposes shall constitute the granting only of a "fee simple servitude of right of use", being a "fee simple servitude" in favor of the Parish of St. Charles.

2. The appearers 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 CYPRESS LANE and COVE LANE, and the utility and drainage servitudes granted herein. In that connection the appearers do however, agree to prohibit the use of any part of the surface of any of the property covered by CYPRESS LANE and COVE LANE or the servitudes with respect to the exploration, development or production of minerals pursuant to this reservation. This reservation is made in accordance with the appearers' plan and intention to reserve all of the mineral rights in, on, and under all of the lots in CYPRESS COVE SUBDIVISION, PHASE II (Being a Resubdivision of a portion of Lot 8 Cypress Cove Subdivision Phase I), CYPRESS LANE and COVE LANE, whereby, however, the appearers will likewise impose a restriction on the entire subdivision against any use of the surface of any lot for the exploration, development or production of minerals.
3. The herein dedication of street and grant of servitudes for utility and drainage purposes are made by the appearers without any warranty whatsoever, except as provided herein.
4. Where appearers have placed said utilities and drainage in said servitude, appearers warrants that said utilities and drainage are within the boundaries of the servitude granted.
5. 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.
6. This dedication and grant are conditioned upon St. Charles Parish maintaining and policing the streets dedicated herein, and maintaining the various utility and drainage facilities within the various utility and drainage servitude areas.
7. The grant herein of various servitudes for utility and drainage purposes is not exclusive and the appearers reserve 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 CYPRESS COVE SUBDIVISION PHASE II (Being a Resubdivision of a portion of Lot 8 Cypress Cove Subdivision Phase I), CYPRESS LANE and COVE LANE.
8. The dedication and grant made herein are made subject to any existing encumbrances affecting the CYPRESS COVE SUBDIVISION PHASE II (Being a Resubdivision of a portion of Lot 8 Cypress Cove Subdivision Phase I), CYPRESS LANE and COVE LANE, such as by way of illustration but not limitation, pipeline servitudes and levees.
9. 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.
10. Grantors warrant that said servitudes for streets, utilities and drainage are free of any liens and/or encumbrances and that no lot has been sold or alienated.
11. The dedication of the fee ownership of the property covered by the streets identified herein above as Cypress Lane and Cove Lane.

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

ST. CHARLES PARISH, herein appearing by and through Albert D. Laque, Parish President, duly authorized by virtue of an Ordinance of said Parish adopted on August 2, 2004, 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 herein above, and does also hereby acknowledge that the construction of all of the streets in said subdivision dedicated herein has been satisfactorily completed in accordance with all requirements and that all utility and drainage facilities in CYPRESS COVE SUBDIVISION (Being a Resubdivision of a portion of Lot 8 Cypress Cove Subdivision Phase I) CYPRESS LANE and COVE LANE have been likewise satisfactorily completed in accordance with all requirements, and St. Charles Parish does hereby accept the said streets and 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 above written, in the presence of the undersigned competent witnesses, who hereunto sign their names with the said appearers and me, Notary, after reading of the whole.

WITNESSES:

APPEARERS:

Vickym. Covert

Paul J. Murray, Jr.
PAUL J. MURRAY, JR.

Timothy J. Dial

ST. CHARLES PARISH

Albert D. Laque
ALBERT D. LAQUE, PARISH PRESIDENT

Robert L. Raymond
NOTARY PUBLIC

ROBERT L. RAYMOND, NOTARY
BAR# 11408

CERTIFICATE OF AUTHORITY
OF
MURRAY PARTNERSHIP, L.L.C.

A meeting of the managers of **MURRAY PARTNERSHIP, L.L.C.** was held on this 21st day of June, 2004, at the municipal address of the limited liability company in the Parish of St. Charles, State of Louisiana, after due notice, with all managers present and voting. The following Certificate of Authority was adopted unanimously:

BE IT HEREBY RESOLVED, that Paul J. Murray, Jr., its Manager of this limited liability company, is hereby authorized and empowered for and on behalf of this company to executed documents required for the Act of Dedication of Cypress Cove Subdivision, Phase II to St. Charles Parish.

BE IT FURTHER RESOLVED that the said Paul J. Murray, Jr. is hereby authorized to sign and execute on behalf of this company any and all documents, notarial acts, or other instruments in order to carry out the purpose of this Certificate of Authority; to do any and all other things as he, in his sole discretion, deem fit or proper to carry out this Certificate of Authority.

I, the undersigned Manager of **MURRAY PARTNERSHIP, L.L.C.**, do hereby certify that the above and foregoing is a true and correct copy of an Excerpt of the Minutes of a meeting of the managers held at the municipal address of the limited liability company on June 21, 2004, with all manager present and voting.

MURRAY PARTNERSHIP, L.L.C.


June L. Murray, Manager


Paul J. Murray, III, Manager