

**ACT OF DEDICATION OF HIDDEN
OAKS SUBDIVISION, PHASE II-A**

UNITED STATES OF AMERICA

BY: JJJ DEVELOPMENT PARTNERS, LLC STATE OF LOUISIANA

TO: ST. CHARLES PARISH PARISH OF ST. CHARLES

BE IT KNOWN, that on this 16th day of April, in the year of our Lord Two Thousand and Seven (2007).

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

PERSONALLY CAME AND APPEARED:

JJJ DEVELOPMENT PARTNERS, LLC, TAX IDENTIFICATION NUMBER 01-0826764, a limited liability company duly organized, validly existing and in good standing under the laws of the State of Louisiana, having as its principal office, an address of 13726 River Road, Destrehan, Louisiana 70047, appearing herein through its duly authorized member and managing partner, Jay A. Roberts, as per certificate of authority recorded at COB 654, folio 45, records of St. Charles Parish, Louisiana;

(Hereinafter sometimes referred to as "JJJ Development")

Mailing Address: 13726 River Road
Destrehan, Louisiana 70047

"JJJ Development" declared unto me, Notary, that it is the owner of a certain tract immovable property situated on the West Bank of St. Charles Parish, which land is designated as "Hidden Oaks Subdivision, Phase II-A" being a portion of Sections 10 and 11, Township 13 South, Range 21 East, St. Charles Parish, Louisiana, as shown on a survey of said resubdivision prepared by L. Lyles Budden, Land Surveyor, dated March 12, 2007, a copy of which survey is attached hereto and made a part of this Act of Dedication; and

"JJJ Development" further declared unto me that it has caused a portion of the above property designated as Hidden Oaks Subdivision, Phase II-A, on the survey referred to above to be laid out into lots, in order to create the Hidden Oaks Subdivision, Phase II-A, and

"JJJ Development" further declared unto me, Notary, that on the aforesaid plan of resubdivision it has laid out a certain street's within the Hidden Oaks Subdivision, Phase II-A, which are named and identified as Allie Lane and Caesar Court in regard to this dedication as is more fully described in Exhibit "A" which is attached hereto and made a part hereof. On all matters of the description of the property on which the street's above named are located, the attached survey shall be controlling.

JJJ Development further declared unto me, Notary, that on the aforesaid plan of resubdivision, it has also designed and labeled various servitudes for water, utility and drainage purposes; and

JJJ Development further declared unto me, Notary, that under the covenants, conditions and stipulations hereinafter recited, it does by these presents, dedicate the following street's located all within Hidden Oaks Subdivision, Phase II-A, namely: Allie Lane and Caesar Court, as hereinabove described and does hereby grant the various servitudes for water, utility and drainage purposes, all

as shown on the annexed plan of subdivision, to 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; and

JJJ Development further declared unto me, Notary, that the aforesaid dedication and grant is subject to all the following terms and conditions, to-wit:

1. The dedication of the fee ownership of the property to Parish of St. Charles which is covered by the street's identified hereinabove as Allie Lane and Caesar Court, but only as far as said streets are located in Hidden Oaks Subdivision, Phase II-A. Along with the fee ownership of Parcel A as more fully described in Exhibit "B" and Parcel B as more fully described in Exhibit "C".
2. The herein grant of the various servitudes for water, utility and drainage purposes shall constitute the granting only of a personal servitude of right of use being a "limited personal servitude" in favor of St. Charles Parish. JJJ Development does hereby reserve all rights of fee ownership to that portion of the aforesaid Hidden Oaks Subdivision, Phase II-A, which comprises the various servitudes for water, utility and drainage purposes.
3. JJJ Development 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 street identified hereinabove and by the aforesaid water, utility and drainage servitudes granted herein. In that connection, JJJ Development does, however, agree to prohibit the use of any part of the surface of any of the property covered by the street and servitudes with respect to the exploration, development or production of minerals pursuant to this reservation. This reservation is made in accordance with JJJ Development's plan and intention to reserve all of the mineral rights in, on and under all of the lots in the Hidden Oaks Subdivision, Phase II-A, whereby, however, JJJ Development will likewise impose a restriction on the entire subdivision against any use of the surface of any lot for exploration, development or productions of minerals, pursuant to this reservation, or by any other binding means of strict surface operations in regard to mineral exploration in this subdivision.
4. The herein dedication of street and grant of servitudes for water, utility and drainage purposes are made by JJJ Development without any warranty whatsoever except as provided for herein areas.
5. St. Charles 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 uses as a public street. St. Charles Parish must further bind and obligate itself to use the water, utility and drainage servitudes for water, utility and drainage purposes.
6. This dedication and granted servitudes are conditioned upon St. Charles Parish maintaining and policing the street dedicated herein, and maintaining the various water, utility and drainage facilities within the various water, utility and drainage servitude areas.
7. The grant herein of various servitudes for water, utility and drainage purposes shall be used

exclusively for those purposes and JJJ Development reserves the right to use or grant any other rights with respect to said property not inconsistent with the aforesaid servitudes for water, utility and drainage purposes. There herein granted water, utility and drainage servitudes shall not be utilized so as to unreasonably interfere with or impair ingress and egress from the street dedication herein to any of the lots in the Hidden Oaks Subdivision, Phase II-A.

8. JJJ Development warrants that the herein dedication of street and grant of servitudes are free of any liens and/encumbrances and that no lots have been sold or alienated prior to the date hereof.
9. The dedication and grant made herein are made subject to any existing servitudes affecting the Hidden Oaks Subdivision, Phase II-A, such as by way of illustration but not limitation, pipeline servitudes and levees.
10. The herein dedication and grant shall insure to the benefit of St. Charles Parish of any successor governmental body of St. Charles Parish, which shall be bound by all of the terms and conditions hereof.
11. JJJ Development warrants that all utilities and streets have been placed within the servitude(s) granted herein.

AND NOW, these presents, personally came and intervened:

ST. CHARLES PARISH, herein appearing by and through Albert D. Laque, Parish President, duly authorized by virtue of Ordinance No. 07-3-4 of the St. Charles Parish Council adopted on March 19, 2007, 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 Allie Lane and the improved portion of Caesar Court dedicated herein have been satisfactorily completed in accordance with all requirements and that all water, utility and drainage facilities have been likewise satisfactorily completed in accordance with all requirements, and St. Charles Parish does hereby accept all of said street and water, utility and drainage facilities and assumes the maintenance thereof.

THIS DONE AND PASSED in triplicate originals, in my office, the undersigned Notary Public in and for the State of Louisiana, Parish of St. Charles, 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 appearers and me, Notary, after reading the whole.

WITNESSES:

Berlinia Bell

Billie Morris

"JJJ DEVELOPMENT", L.L.C.

BY: JAY A. ROBERTS

John M. Chaisson
NOTARY PUBLIC
John M. Chaisson
#25615

THUS DONE AND PASSED in triplicate originals, in my office, the undersigned Notary Public in and for the State of Louisiana, Parish of St. Charles, 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 appearers and me, Notary, after reading the whole.

WITNESSES:

Berinda Poell

Billie Morris

ST. CHARLES PARISH

BY:

Albert D. Laque
ALBERT D. LAQUE
PARISH PRESIDENT

John M. Chaisson
NOTARY PUBLIC
John M. Chaisson
#25615



[illegible]

D. J. H. L. - 3/2/2007
L. WILSON
PROFESSIONAL LAND SURVEYOR #4850

EXHIBIT "A"

Legal Description of Allie Lane and Caesar Court being located within Hidden Oaks Subdivision, Phase II-A, being a resubdivision of a portion of Tract "LE-2" in Sections 10, 11, 53 & 54, T-13-S, R-21-E, and Sections 89 & 90, T-13-S, R-20-E, in Luling, St. Charles Parish, Louisiana more particularly described as follows:

Commencing at the southeast corner of Lot 9 of Hidden Oaks Subdivision, Phase I at the found ½" iron pipe; thence along a non-tangential curve to the left with a radius of 60.00' (feet) and arc of 136.92' (feet) to the point of beginning; thence along a non-tangential curve to the left with a radius of 60.00' (feet) and arc of 51.57' (feet); thence S 33°28'00" W, 418.45' (feet); thence S 32°24'53" W, 368.06' (feet); thence S 56°23'00" E, 98.23' (feet); thence S 33°20'19" W, 50.00' (feet); thence N 56°32'00" W, 97.42' (feet); thence S 33°28'00" W, 126.00' (feet); thence N 56°32'00" W, 50.00' (feet); thence N 33°28'00" E, 126.00' (feet); thence N 56°32'00" W, 102.33' (feet); thence N 32°58'00" E, 50.00' (feet); thence S 56°32'00" E, 101.85' (feet); thence N 32°24'53" E, 368.06' (feet); thence N 33°28'00" E, 418.45' (feet) to the point of beginning, containing 1.330 acres, more or less, and shown more fully on a map entitled "Final Plat of Hidden Oaks Subdivision, Phase II-A, being a resubdivision of a portion of Tract "LE-2" into Lots 18-31 & 68-81 and Parcels "A" and "B", in Luling, St. Charles Parish, LA. for JJJ Development Partners, L.L.C., in Sections 10, 11, 53 & 54 of T13S-R21E and Sections 89 & 90 of T13S-R20E of the Southeastern Land District, West of the Mississippi River," dated March 12, 2007, by L. Lyles Budden, P.L.S.

EXHIBIT "B"

Legal Description of Parcel "A" being located with Hidden Oaks Subdivision, Phase II-A in Sections 10 & 54, T-13-S, R-21-E, Near Luling in St. Charles Parish, Louisiana more particularly described as follows:

Commencing at the southeast corner of Lot 9, Hidden Oaks Subdivision, Phase I at the found $\frac{1}{2}$ " iron pipe and the point of beginning of said Parcel "A"; thence along a non-tangential curve to the left with a radius of 60.00' (feet) and arc of 136.92' (feet); thence S 33°28'00" W, 41.36' (feet); thence N 60°57'10" W, 101.83' (feet); thence N 32°58'00" E, 18.78' (feet); thence N 33°28'00" E, 131.66' (feet); thence S 60°57'10" E, 101.99' (feet) to the point of beginning, containing 0.288 acres, more or less, and shown more fully on a map entitled "Final Plat of Hidden Oaks Subdivision, Phase II-A, being a resubdivision of a portion of Tract "LE-2" into Lots 18-31 & 68-81 and Parcels "A" and "B", in Luling, St. Charles Parish, LA. for JJJ Development Partners, L.L.C., in Sections 10, 11, 53 & 54 of T13S-R21E and Sections 89 & 90 of T13S-R20E of the Southeastern Land District, West of the Mississippi River," dated March 12, 2007, by L. Lyles Budden, P.L.S.

EXHIBIT "C"

Legal Description of Parcel "B" being located with Hidden Oaks Subdivision, Phase II-A in Sections 10, 11, 53 & 54, T-13-S, R-21-E, Near Luling in St. Charles Parish, Louisiana more particularly described as follows:

Commencing at the southeast corner of Lot 9, Hidden Oaks Subdivision, Phase I at the found ½" iron pipe; thence S 60°57'10" E, 50.00' (feet) to the point of beginning of said Parcel "B"; thence S 60°57'10" W, 103.26' (feet); thence S 33°20'19" W, 150.42' (feet); thence N 60°57'10" W, 103.60' (feet); thence N 33°28'00" E, 37.50' (feet); thence along a non-tangential curve to the left with a radius of 60.00' (feet) and arc of 136.92' (feet); thence N 33°28'00" E, 3.86' (feet) to the point of beginning, containing 0.293 acres, more or less, and shown more fully on a map entitled "Final Plat of Hidden Oaks Subdivision, Phase II-A, being a resubdivision of a portion of Tract "LE-2" into Lots 18-31 & 68-81 and Parcels "A" and "B", in Luling, St. Charles Parish, LA. for JJJ Development Partners, L.L.C., in Sections 10, 11, 53 & 54 of T13S-R21E and Sections 89 & 90 of T13S-R20E of the Southeastern Land District, West of the Mississippi River," dated March 12, 2007, by L. Lyles Budden, P.L.S.