

Redd May - Unit about 2000 sq ft

**EXHIBIT A
APPEARANCE**

GABRIELLE MARIE PROPERTIES, INC. (XX-XXX8332), a Louisiana Corporation domiciled in Jefferson Parish, State of Louisiana, whose stated address is 3636 South I-10 Service Road West, Suite 216, Metairie, LA 70001, herein represented by Betsy Fischer, president, duly authorized by a virtue of Resolution attached hereto and made a part hereof.

LEGAL DESCRIPTION

TWO CERTAIN LOTS OF GROUND, together with all the buildings and improvements thereon and all the rights, ways, privileges, servitudes, appurtenances, and advantages thereunto belonging or anywise appertaining, situated in the Parish of Jefferson, State of Louisiana, in **ATHANIA PLACE ANNEX**, as per plan of Henry L. Zander, C.E., as per act establishment before Allan R. Beary, Notary Public, dated January 19, 1977, according to said plan said lots are designated by the **NOS. 231 and 232**. Said lots measure each 25 feet front on Hullen Street. According to survey of R.P. Fontcuberta, Jr. Registered Land Surveyor, dated 20 March 1981, a copy of which is annexed to an act dated 28 October 1983, before J. Joseph Blotner, Notary Public, cited here for reference only, **LOT 231** commences at a distance of 5900 feet from the corner of North Hullen Street and Cypress Street and measures 25 feet front on North Hullen Street, same width in the rear by a depth of 163 feet between equal and parallel lines.

LOT 232 commences at a distance of 5925 feet from the corner of North Hullen Street and Cypress Street and measures thence 25 feet front on North Hullen Street, same width in the rear, by a depth of 163 feet between equal and parallel lines.

Said LOT 231 and 232 are in square bounded by North Hullen Street, Cypress Street, East Line of Subdivision and I-10 Service Road (side).

All in further accordance e with a survey by Richard T. Dading, Registered Land Surveyor, dated 30 May 1983.

Being the same property acquired by Gabrielle Marie Properties, Inc. from Raymond L. Peacock by Act of Cash Sale dated December __, 2022 and recorded in the records of Jefferson Parish, Louisiana.

The aforementioned property is subject to the following restrictions:

1. Any outstanding mineral conveyances, mineral reservations, mineral leases, mineral servitudes and any existing easements, servitudes, rights of ways, and leases of any nature or kind whatsoever, of record and in existence.
2. Encroachments, boundary disputes, overlaps, rights of parties in possession, servitudes and other adverse matters, if any, as would be disclosed on a current, accurate survey and inspection of the subject property.
3. Encroachment of fence onto property adjoining on the East Line of Subdivision side of the Property.

Covenants, conditions or restrictions, if any, based upon race, color, religion, sex, handicap, familial status, or national origin are deleted unless and only to the extent that such covenants, conditions or restrictions (a) are exempt under Chapter 42, Section 3607 of the United States Code or (b) relate to handicap but do not discriminate against handicapped persons.

The parties hereto declare that they do not hereby intend, by the execution of these presents, to interrupt, or suspend, the running of any prescription or preemption which has run or may run in connection with the foregoing, nor do the parties intend to revive, establish or initiate any one or more of the foregoing which may not now or hereafter be binding upon the property and/or the parties hereto.

Pursuant to La. R. S. 22:513.1 the Title Insurance Company is _____; Insurance producer is Brandt J. Dufrene, Jr., P.O. Box 512, 13386 Hwy 90, Boutte, LA 70039, Louisiana License Number 259946; Title Opinion provided by Brandt J. Dufrene, Jr., Louisiana Bar #26020.

"NE VARJETUR" for identification with a multiple indebtedness mortgage given before me, Notary, this __ day of December, 2022.

**BRANDT J. DUFRENE, JR. #26020
NOTARY PUBLIC
MY COMMISSION EXPIRES AT DEATH**