

CASH SALE DEED

BE IT KNOWN, that effective this 8th day of April, 2016, , before the undersigned Notaries Public, in and for the Parish \ County and State(s), duly commissioned and qualified as such, personally came and appeared:

EVANGELINE PROPERTIES, L.L.C., a Louisiana limited liability company ("Seller"), appearing herein through Jeffrey Alan Henderson or Janet Henderson Cagley, its duly authorized Agent pursuant to the authority attached hereto and made a part hereof, which has a mailing address of 13340 Florida Blvd., Baton Rouge, LA 70754;

who declared that for the consideration hereinafter mentioned it does by these presents, sell, transfer and deliver with full guarantee of title and free from all encumbrances and with subrogation to all of its rights and actions of warranty against previous owners, unto:

SDC 31 LAFAYETTE, LLC, an Alabama limited liability company ("Buyer"), authorized to do business in Louisiana, being represented herein by Gregory Saad, its duly authorized Agent pursuant to the authority attached hereto and made a part hereof, which has a mailing address of 3601 Spring Hill Business Park, Suite 200, Mobile, AL 36608;

present, accepting and purchasing for itself and its assigns, and acknowledging delivery and possession thereof, the following described property (hereinafter the "Property"), to-wit:

A certain piece or parcel of land situated in Sections 99 and 100, Township 8 South, Range 4 East, Southwestern Land District, City of Carencro, Lafayette Parish, Louisiana, being more particularly described as follows: Beginning at a 1/2" iron rod found at the intersection of the reported line common to Sections 98 and 99, Township 8 South, Range 4 East and the easterly right of way line of Interstate Highway 49; thence S79°23'35"E along said reported section line a distance of 717.19 feet to a 5/8" iron rod set; thence S19°12'41"E a distance of 2524.69 feet to a mag nail in asphalt found; thence N80°53'34"W a distance of 853.88 feet to a 1/2" iron rod found along the easterly right of way of Interstate Highway 49; thence along said right of way line for the following 3 courses: N15°51'13"W a distance of 1245.40 feet to a concrete right of way marker; N32°29'32"W a distance of 52.61 feet to a concrete right of way marker; N15°53'20"W a distance of 1183.77 feet to the point of beginning. The above parcel contains 39.98 acres as shown on that certain plat of survey prepared by Ryan J. Fuselier, P.E., P.L.S. dated May 9, 2015, last revised December 2, 2015 and attached hereto and made a part hereof.

Being the same property acquired by Evangeline Properties, LLC in that act recorded December 30, 2010 under Entry No. 2010-51753 of the records of Lafayette Parish, Louisiana as shown on a survey entitled "Old Evangeline Downs, Portion of Sections 98, 99, 100, 115, 130, Township 8 south, Range 4 East, City of Carencro, Lafayette Parish, Louisiana," dated May 9, 2007, revised August 3, 2010, prepared by Turner Surveys, LLC, describing Tract A-1-A, containing 40.00 acres recorded under Entry No. 2010-51750 of the records of the Clerk and Recorder for the Parish of Lafayette, State of Louisiana.

The Property is sold by Seller, and accepted by Buyer, subject to: (a) any lien for the current year's property taxes (which are to be pro-rated as of this Act of Sale), (b) any zoning rights and ordinances affecting the Property, and (c) the matters more fully listed below:

1. Those certain reservation of minerals contained in those act recorded under Entry Nos. 2007-24477 and 2010-51753 of the records of Lafayette Parish, Louisiana, which contain prohibitions against the use of the surface.

PLAT

SEE PLAT FILING CABINET

2016-12207

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2. That certain sewer easement granted in favor of Town of Carencro by that act recorded under Entry No. 84-8493 of the records of Lafayette Parish, Louisiana as shown on the plat of survey attached thereto.
3. That certain easement granted in favor of City of Carencro by that act recorded under Entry No. 88-20091 of the records of Lafayette Parish, Louisiana as shown on the plat of survey attached thereto.
4. That certain Memorandum of Lease granted in favor of Bass, LTD by that act recorded under Entry No. 03-55838 of the records of Lafayette Parish Louisiana, as shown on that plat of survey attached thereto. See also that certain Collateral Assignment of said lease recorded under Entry No. 2007-11900 of the records of Lafayette Parish, Louisiana.
5. Those blanket easements granted in favor of SLEMCO by those acts recorded under Entry Nos. 482394 and 482395 of the records of Lafayette Parish.
6. That certain easement granted in favor of Grand Coteau Ridge Soil Conservation District by that act recorded under Entry No. 258879 of the records of Lafayette Parish, Louisiana.
7. That certain easement granted in favor of SLEMCO by that act recorded under Entry No. 482367 of the records of Lafayette Parish, Louisiana, as shown on the plat of survey attached thereto.
8. Those certain easements and other matters as shown on that certain plat of survey prepared by Ryan J. Fuselier dated May 9, 2015, last revised December 2, 2015 and referred to herein as being:
 - a. a twenty-five (25') foot City of Carencro utility easement situated along the southwesterly property line.
 - b. a gas line parallel and adjacent to the southwesterly property line.
 - c. a water line parallel and adjacent to the southwesterly property line.
 - d. a cable line parallel and adjacent to the southwesterly property line.
 - e. a fiber line parallel and adjacent to the southwesterly property line.
 - f. a "Bell Telephone and Telephone and Telegraph Company" (actually SLEMCO per #482394) easement parallel and adjacent to the southwesterly property line.
 - g. a ten (10') foot Lafayette Parish utility easement parallel and adjacent to the northerly property line.
 - h. a drainage ditch parallel and adjacent to the northerly property line.
 - i. a drainage ditch parallel and adjacent to the northeasterly property line.
 - j. those drainage ditches traversing the interior of the property as shown on said plat of survey.
 - k. that certain sewer line parallel and adjacent to the northerly property line.
 - l. that certain "Grave Site - Tiger" as shown on said plat of survey.
 - m. those certain power poles, power lines, guy wires, underground power lines, circuit breakers, gas valves, underground gas storage pumps ("GAS-UST-PUMP"), underground gas storage tanks, fire hydrants, water meters, water valves, hose bibs, force mains, sewer manholes, sewer valves, drainage lines and culverts, cables, cable markers, fiber markers, telephone pedestals, concrete right of way markers, asphalt drives, asphalt parking areas, signs, billboard signs, swales, wetlands, green spaces, gates, fences and other utility appurtenances as shown on said plat of survey.

Seller warrants that the property taxes for all prior years have been paid. The parties assume their prorata share of the payment of all taxes assessed against the property herein sold for the year 2016.

This sale is made and accepted for and in consideration of the sum of **ELEVEN MILLION AND 00/100 DOLLARS (\$11,000,000.00)**, cash in hand paid, for which acquittance is herein granted.

SIGNATURES APPEAR ON FOLLOWING PAGES

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THUS DONE AND PASSED at my office in the Parish of Livingston, State of Louisiana, on the day and date first hereinabove written, in the presence of the undersigned witnesses, who sign with Appearers and me, officer, after due reading of the whole.

WITNESSES:

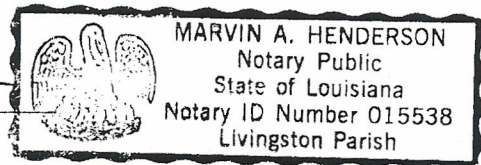
EVANGELINE PROPERTIES, L.L.C.

Rachel S. Gauthier
Printed Name: Rachel S. Gauthier

By: [Signature]

Bunni Freeman
Printed Name: Bunni Freeman

[Signature]
NOTARY PUBLIC



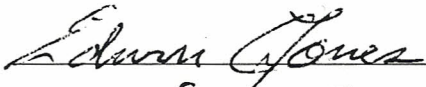
NOTE: Louisiana law requires two (2) witnesses in addition to Notary Public. The Notary cannot be a witness. Do not notarize by acknowledgment or attachment.

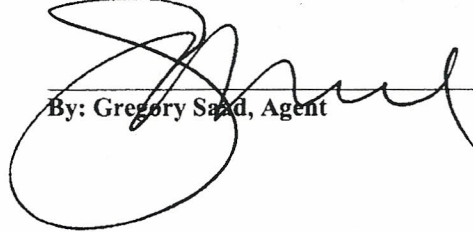
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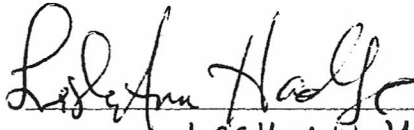
THUS DONE AND PASSED at my office in the County of Mobile State of ALABAMA,
on the day and date first hereinabove written, in the presence of the undersigned witnesses, who sign with Appearers
and me, officer, after due reading of the whole.


WITNESSES:

SDC 31 LAFAYETTE, LLC


Printed Name: EDWIN JONES


By: Gregory Saad, Agent


Printed Name: LEIGH ANN HADLEY


NOTARY PUBLIC
MY Commission Expires: 6.15.17

NOTE: Louisiana law requires two (2) witnesses in addition to Notary Public. The Notary cannot be a witness. Do not notarize by acknowledgment or attachment.

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