

CONVEYANCE OF PROPERTY from
INTREPID, INC., LAKE LOTS, INC. and
ONE CONSORT INTERNATIONAL, LLC

UNITED STATES OF AMERICA

STATE OF LOUISIANA

To

HOMEOWNERS ASSOCIATION OF
LAKE RAMSEY, INC.

PARISH OF ST. TAMMANY

BE IT KNOWN, that on this 5th day of the month of February, 2014;

BEFORE ME, Thomas H. Huval, a Notary Public, duly commissioned and sworn, in
and for the Parish and State aforesaid, and in the presence of the witnesses hereinafter
named and undersigned, personally came and appeared:

INTREPID, INC., LAKE LOTS, INC. and ONE CONSORT INTERNATIONAL,
LLC, Louisiana corporations, domiciled in Jefferson Parish, Louisiana,
herein represented by Mr. John M. Mamoulides, President, pursuant to the
Resolutions of the Boards of Directors of the corporations attached hereto
the mailing address being: P.O. Box 6831, Metairie, Louisiana 70009;

(Hereinafter collectively "Vendor")

who declared that said corporations hereby and by these presents, grant, bargain, sell,
convey, transfer, assign, set over and deliver with full warranty of title and with full
substitution and subrogation, in and to all rights and actions of warranty, which Vendor
has or may have against all preceding owners and vendors unto:

HOMEOWNERS ASSOCIATION OF LAKE RAMSEY, INC., a Louisiana
nonprofit corporation, appearing herein through it undersigned duly
authorized officer, its mailing address being: 826 Union Street, Suite 200,
New Orleans, La. 70112

(Hereinafter "Vendee")

accepting for itself, its successors and assigns, the following described property, to-wit:

FIRST: ORIGINAL PARCEL

A parcel of property shown to be situated in Sections 10, 11, 14 and 15, Township
6 South, Range 10 East, St. Tammany Parish Louisiana, known as "Lake Ramsey", shown
as Parcel 1-1C containing 364.310 acres on the survey of Varisco Incorporated entitled
"Perimeter Survey" dated August 1, 1985. Said survey, which is attached hereto as
Exhibit A and made a part hereof contains a full legal description of the perimeter and
the legal description shown thereon is specifically incorporated herein by reference.

CERTIFIED TRUE COPY

THOMAS H. HUVAL, ESQ.

Said survey is also referenced in that servitude agreement establishing the said Lake Ramsey as the servient estate which servitude establishes the recreational and access servitudes over Parcel 1-1C (Servient Estate) in favor of all lot owners in Lake Ramsey. Said servitude was granted by Intrepid, Inc. on August 19, 1985 and recorded with the Clerk of Court, St. Tammany Parish, Louisiana as COB Instrument No. 592579. Said servitude amended the previous servitude in favor of only lot owners of Phase 1, Lake Ramsey granted by Intrepid, Inc. on October 12, 1982 and recorded with the Clerk of Court, St. Tammany Parish, Louisiana as COB Instrument No. 496136, in which Intrepid, Inc. acknowledged the eventual obligation to transfer "Lake Ramsey" to the property owners association.

It is specifically acknowledged and understood between the parties hereto that the lake perimeter as defined thereon may have been or may be in the process of being physically altered such that additional lake area has been dredged thereby enlarging the lake and that currently approved and/or preliminarily approved subdivision plats may have established a different perimeter as approved plats were filed with the Clerk of Court or by the preliminary approval plat for Phase 5, Lake Ramsey.

If the description of Parcel 1-1C as conveyed herein overlaps onto any property approved as lots on any currently recorded subdivision plat or on the Phase 5 preliminary plat, then the description is modified to less and except any such "overlap" from this conveyance.

If the perimeter boundary of Lake Ramsey has been enlarged or expanded by said plats such that a different boundary or perimeter has been defined which includes more property than Parcel 1-1C, then this act conveys all property up to the rear lot boundaries of lots created on any recorded plat or the preliminary plat of Phase 5.

SECOND: LAKE AS DETERMINED ON SUBDIVISION PLATS

It is a specific intent of the Vendor to convey all land forming the bottom of Lake Ramsey up to the rear property line of all lots in Lake Ramsey Subdivision contiguous to said Lake as said rear property lines are delineated and described on the various Phase plats of Lake Ramsey Subdivision being more fully described as follows:

1. Lake Ramsey Phase I, being map file 767 B of the records of St. Tammany Parish

2. Lake Ramsey Phase II, being map file 8703 A of the records of St. Tammany Parish
3. Lake Ramsey Phase III, being map file 872 B of the records of St. Tammany Parish
4. Lake Ramsey Phase 4 (sometimes referred to as Phase IV), being map file 1733 of the records of St. Tammany Parish
5. Lake Ramsey Phase 4 A (Sometimes referred to as Phase IV A) , being map file 5145 of the records of St. Tammany Parish
6. Lake Ramsey Phase 5, as approved by the Parish of St. Tammany as per the final plat of subdivision to be recorded in the public records of St. Tammany Parish, except a 5'X5' area at the end of the drain located in the Lake Bottom, shown on the Phase 5 preliminary approved plans attached hereto as Exhibit B and made a part hereof.
7. Resubdivision of a Parcel of Lake Ramsey Phase II, being map file 1491 of the records of St. Tammany Parish.
8. Resubdivision of Parcel C Lake Ramsey Phase II, being map file 1378 of the records of St. Tammany Parish.
9. Resubdivision of Lake Ramsey Phase II, being map file 1474 of the records of St. Tammany Parish
10. Resubdivision of Parcel D Lake Ramsey, being map file 1634 of the records of St. Tammany Parish.
11. Resubdivision of Parcel D - 3 Lake Ramsey Phase II , being map file 1496 of the records of St. Tammany Parish
12. Resubdivision of Parcel A- 1, Lake Ramsey Subdivision Phase II, being map file 1534 of the records of St. Tammany Parish.

Vendor and Vendee acknowledge that the rear line of various lots may be in the water of the lake, but this transfer is solely the lake bottom beyond the rear lot line of the lots.

LESS AND EXCEPT:

A certain island, being the only island located in the northernmost Lake, known as Lake Ramsey, within Lake Ramsey subdivision, to include 20 feet extending out from the mean water edge. Also having the latitude of 30° 32 min. 14.5 seconds North and a longitude of 90° 10 min. 44 seconds West, all located in Section 10, Township 6 South, Range 10 East, St. Tammany Parish, Louisiana. Said island being designated on the aerial photograph attached hereto and made part hereof as Exhibit C.

Vendor is obligated to transfer the less and excepted parcel described above to Vendee within four (4) weeks of Vendee communicating its acceptance of the Lake Ramsey Boulevard improvements which One Consort International, LLC and John Mamoulides have agreed to install in connection with final subdivision approval of Phase IV-A.

Vendor transfers to Vendee the rights to control the water level in a drain identified in the Third Consent Judgment entered in Proceedings No. 2011-14186 on the docket of the Twenty-Second Judicial District Court, St. Tammany Parish dated February 7, 2014. These rights are subject to all terms and conditions specified in said Third Consent Judgment.

Vendor specifically grants to the owner of each lot contiguous to Lake Ramsey, a perpetual predial servitude of use; being 12 feet extending out from the rear property line of each lot, as shown on the above reference plats, into, over and across the lake and lake bottom. This servitude of use shall include the right to construct decks, boat slips, boat docking or such other use commensurate with the recreational use of Lake Ramsey, subject to the restrictive covenants for the subdivision and after approval from Vendee's architectural control committee.

Vendee agrees to adopt rules, regulations and restrictions relative to the use of Lake Ramsey as a recreational Lake, including regulation of the size of boats, speed, time of use; etc. Failure to do so shall not be considered a resolutive condition and creates no cause to rescind the transfer.

THE PARTIES HERETO ACKNOWLEDGE THAT TITLE TO THE HEREINABOVE DESCRIBED PROPERTY HAS NOT BEEN EXAMINED BY EITHER THE UNDERSIGNED

NOTARY PUBLIC OR BY MARTHA L. JUMONVILLE, THE ATTORNEY FOR VENDEE
HEREIN AND NEITHER ATTORNEY ACCEPTS ANY RESPONSIBILITY ARISING
THEREFROM AND THE PARTIES RELEASE THEM FROM ALL LIABILITY IN
CONNECTION THEREWITH.

TO HAVE AND TO HOLD the above described property, unto the said Vendee, its
successors and assigns forever.

This conveyance is made and accepted to fulfill the contractual and legal
obligation of Vendors to transfer "Lake Ramsey" as defined herein to the Vendee.

All State and Parish taxes up to and including taxes due and exigible for the year
2012 are paid as per declaration of the Vendor. Vendor agrees to pay all the 2013 taxes.

The certificates of mortgage, otherwise required by law, and all other certificates
are waived by the parties to this act, who exonerate me, Notary, from any and all liability
on the account of non-production of same.

THUS DONE AND PASSED, in my office at Covington, Louisiana, 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 due reading of the whole.

[SIGNATURES ON PAGE 6]

INTREPID, INC.

By: [Signature]
Mr. John M. Mamoulides, President of
Intrepid, Inc.

HOMEOWNERS ASSOCIATION OF LAKE
RAMSEY, INC.

By: [Signature]
Mr. CARLA ROSS, President
of Homeowners Association of Lake
Ramsey, Inc.

ONE CONSORT INTERNATIONAL, LLC

By: [Signature]
Mr. John M. Mamoulides, Manager of
One Consort International, LLC

WITNESSES

[Signature]
Printed Name: LUIS J BEALL

[Signature]
Printed Name: Mimi Clifton

LAKE LOTS, INC.

By: [Signature]
Mr. John M. Mamoulides, President of
Lake Lots, Inc.

SWORN TO AND SUBSCRIBED BEFORE ME
THIS 5th day of February, 2014.

[Signature]
THOMAS H. HUVAL, NOTARY
Notary No. 69142
My Commission is for life