

EXHIBIT "A"

A CERTAIN TRACT OF LAND, together with all the buildings and improvements thereon, and all servitudes, rights and appurtenances thereunto applying, situated in the Parish of Jefferson, State of Louisiana, being a portion of Lot 2, Tract F, Bissonet Plaza, being part of the Elmwood Lafreniere Tract and said portion of ground is designated as Lot 2-X on a print of survey made by Adloe Orr, Jr. & Associates, C.E., dated March 13, 1970, approved by the Jefferson Parish Council under Ordinance No. 9589, recorded Instrument No. 484822 in COB 713, folio 692 and as per Act of Dedication passed before Bernhardt C. Heebe, Notary Public, dated April 28, 1970, recorded Instrument No. 486336 in COB 714, folio 506 and said portion of ground is more particularly described as follows:

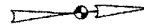
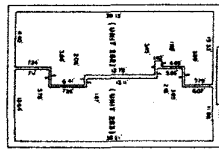
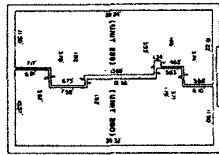
Said Lot 2-X forms the corner of Ackel Street and Olympic Drive and measures 612.14 feet front on Ackel Street, a depth and front on Olympic Drive of 355.25 feet, a depth on its opposite side line adjoining Lot 2-Y of 364.43 feet and has a first width across the rear commencing at Olympic Drive of 145.83 feet to a point, a further width across the rear of 218.20 feet to a point, a further width across the rear of 218.20 feet to a point and a further width across the rear of 39.42 feet to its intersection with its rear line of Lot 2-Y, all as per the aforesaid plan of resubdivision made by Adloe Orr, Jr. & Associates, C.E., dated March 13, 1970.

Being the same property acquired by Vendors in part from Vernon Bratten, Jr. on December 31, 1975 before Peter G. Burke N.P., recorded in COB 852, folio 237; further acquired by Vendors from Berkshire Lands on May 31, 1974 recorded in COB 818, folio 983; further acquired by Vendors herein from Coffee King Corporation on May 10, 1972 recorded in COB 818, folio 989; and further acquired by Streuby L. Drumm, Sr., Streuby L. Drumm, Jr. and Hughes Drumm by virtue of an Amended Judgment of Possession rendered on June 20, 1983 from the Civil District Court, Orleans Parish, Proceeding No. 82-1619, and recorded in the Conveyance Office of Jefferson Parish on June 20, 1983, in COB 1050, folio 263, Entry No. 8323615.

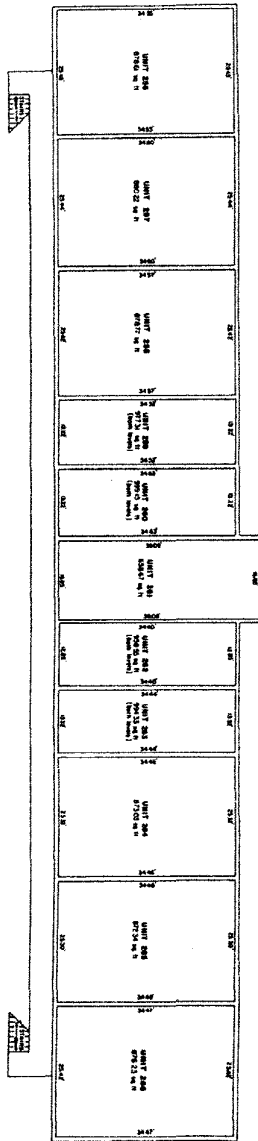
Together with all of Vendor's right, title, and interest in and to all leases affecting the real property described above and all furniture, fixtures, machinery, equipment and all other moveable property whether attached to the improvements situated on the real property described above or standing separate and apart therefrom, including all inventory owned by Vendors and employed in the use, operation, management and enjoyment of the real property as an apartment complex.

Riverside

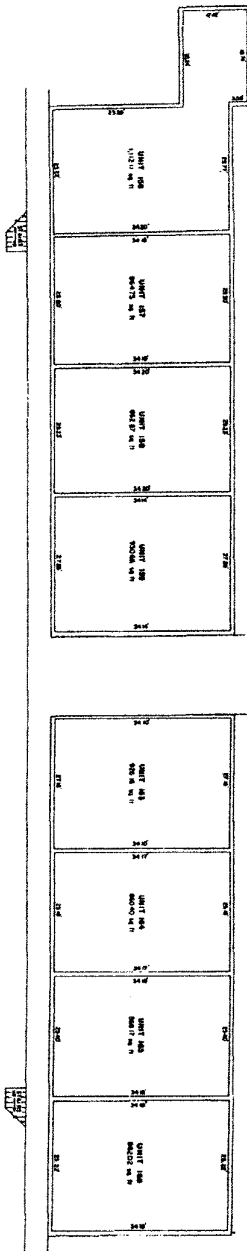
THIRD FLOOR
F. 1.240
C. 1.241



SECOND FLOOR
F. 1.242
C. 1.243



FIRST FLOOR
F. 1.244
C. 1.245



Commission: Spring 84, Albany, Georgia, James G. J. H. Harris
New Order: November 28, 1983
Contract: 12/1/83
Civil Engineer

THE
RIVERSIDE COURT CONDOMINIUM
PHASE II

BUILDING NO 17

Scale: 1" = 10'

GENERAL NOTES

1. All dimensions shown are in feet and inches.
2. All dimensions shown are in feet and inches.
3. All dimensions shown are in feet and inches.
4. All dimensions shown are in feet and inches.

OFFICE OF
WALKER & AVERY, INC.

Continuation Survey for Albany County, New York
 New Orleans, November 28, 1983
 Certified Surveyor: *J.R. King, Jr.*
 Civil Engineer

THE RIVERSIDE COURT CONDOMINIUM
PHASE II

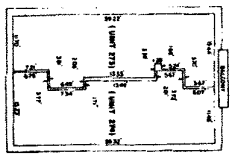
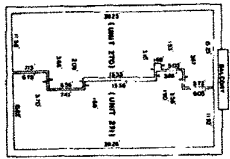
BUILDING NO 16

OFFICE OF
WALKER & AVERY, INC.

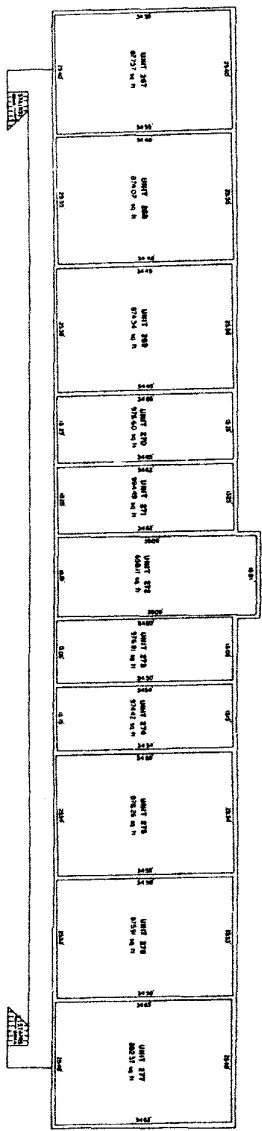
GENERAL NOTES

1. The boundaries shown on this plan are based on the survey of the building and the survey of the lot on which the building is located.
2. The boundaries shown on this plan are based on the survey of the building and the survey of the lot on which the building is located.
3. The boundaries shown on this plan are based on the survey of the building and the survey of the lot on which the building is located.
4. The boundaries shown on this plan are based on the survey of the building and the survey of the lot on which the building is located.

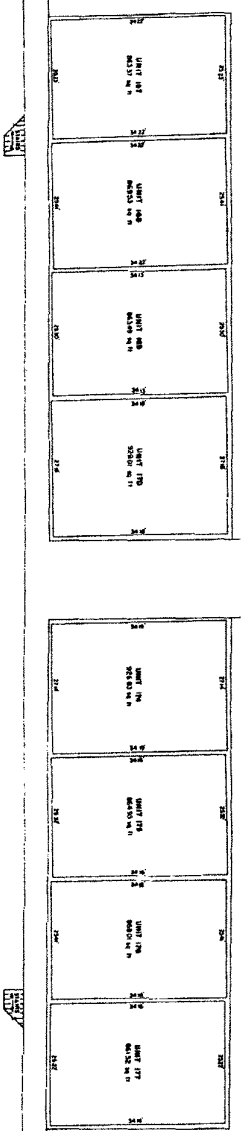
THIRD FLOOR
 11-1310
 11-1320



SECOND FLOOR
 11-1400
 11-1410



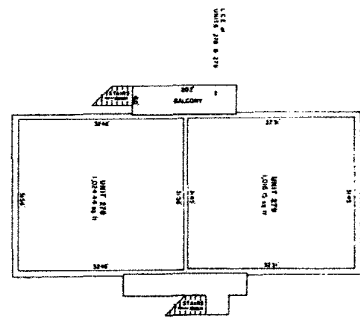
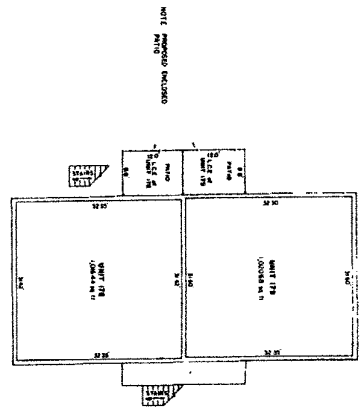
FIRST FLOOR
 11-1100
 11-1110



Order: Survey for Plans for Rivers Court Phase II & J.M. House
 New Orleans, Louisiana 70112
 Dated: 10/1/82
J.M. House
 Civil Engineer

**THE
 RIVERSIDE COURT CONDOMINIUM
 PHASE II**

BUILDING NO 19

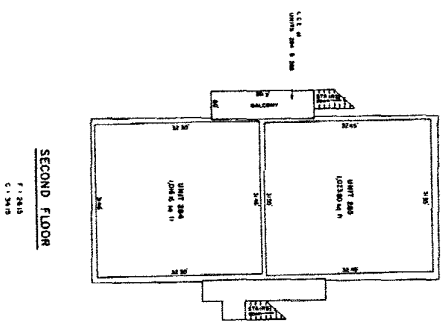
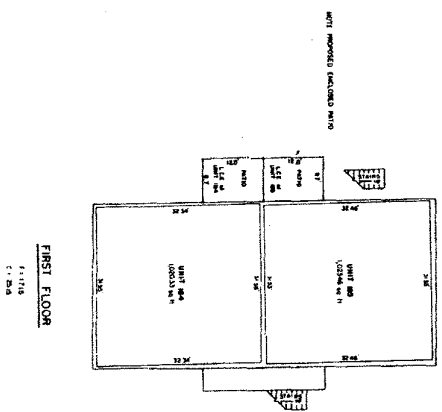


GENERAL NOTES

1. All dimensions are to the center of wall unless otherwise noted.
2. All walls are 12" thick concrete masonry units (CMU) with 1/2" rebar.
3. All floors are 4" thick concrete on 2" thick polystyrene insulation.
4. All ceilings are 5" thick concrete on 2" thick polystyrene insulation.
5. All doors are 1 3/4" thick solid wood doors with 1 3/4" thick frames.
6. All windows are 1 3/4" thick aluminum windows with 1 3/4" thick frames.
7. All stairs are 10" thick concrete on 4" thick steel reinforcement.
8. All balconies are 4" thick concrete on 2" thick polystyrene insulation.
9. All patios are 4" thick concrete on 2" thick polystyrene insulation.
10. All utility rooms are 4" thick concrete on 2" thick polystyrene insulation.
11. All mechanical rooms are 4" thick concrete on 2" thick polystyrene insulation.
12. All electrical rooms are 4" thick concrete on 2" thick polystyrene insulation.
13. All plumbing rooms are 4" thick concrete on 2" thick polystyrene insulation.
14. All fire escapes are 4" thick concrete on 2" thick polystyrene insulation.
15. All fire exits are 4" thick concrete on 2" thick polystyrene insulation.
16. All fire doors are 1 3/4" thick solid wood doors with 1 3/4" thick frames.
17. All fire windows are 1 3/4" thick aluminum windows with 1 3/4" thick frames.
18. All fire stairs are 10" thick concrete on 4" thick steel reinforcement.
19. All fire balconies are 4" thick concrete on 2" thick polystyrene insulation.
20. All fire patios are 4" thick concrete on 2" thick polystyrene insulation.
21. All fire utility rooms are 4" thick concrete on 2" thick polystyrene insulation.
22. All fire mechanical rooms are 4" thick concrete on 2" thick polystyrene insulation.
23. All fire electrical rooms are 4" thick concrete on 2" thick polystyrene insulation.
24. All fire plumbing rooms are 4" thick concrete on 2" thick polystyrene insulation.

OFFICE OF
 WALKER & AYERT, INC.
 1788-38

Ordinances, Rules for Massachusetts State Courts, B. J. N. 1970
 New Orleans, September 28, 1983
 Certified correct.
J.R. Shea
 Civil Engineer



THE RIVERSIDE COURT CONDOMINIUM
PHASE II

BUILDING NO. 20

GENERAL NOTES

1. The dimensions shown on this plan are for the units only and do not include the common areas.
2. The dimensions shown on this plan are for the units only and do not include the common areas.
3. The dimensions shown on this plan are for the units only and do not include the common areas.
4. The dimensions shown on this plan are for the units only and do not include the common areas.

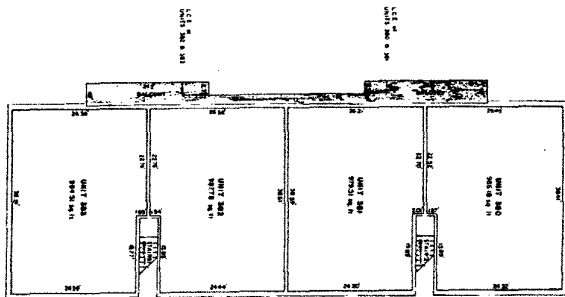
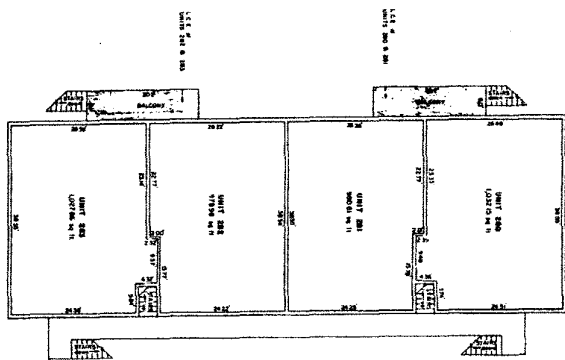
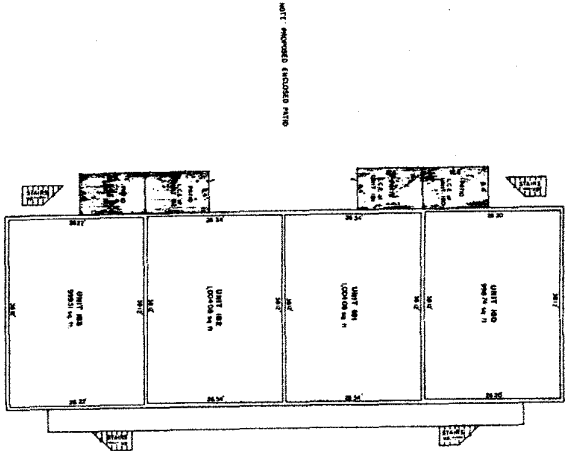
WALKER & AVERY, INC.

Condemned, Survey by Albert S. Swartz, Dated B. J. K. 1971
 New Orleans, December 23, 1967
 Certified correct: *ASL*
 Civil Engineer

**THE
 RIVERSIDE COURT CONDOMINIUMS
 PHASE II**

BUILDING NO 21

SCALE 1" = 10'



GENERAL NOTES

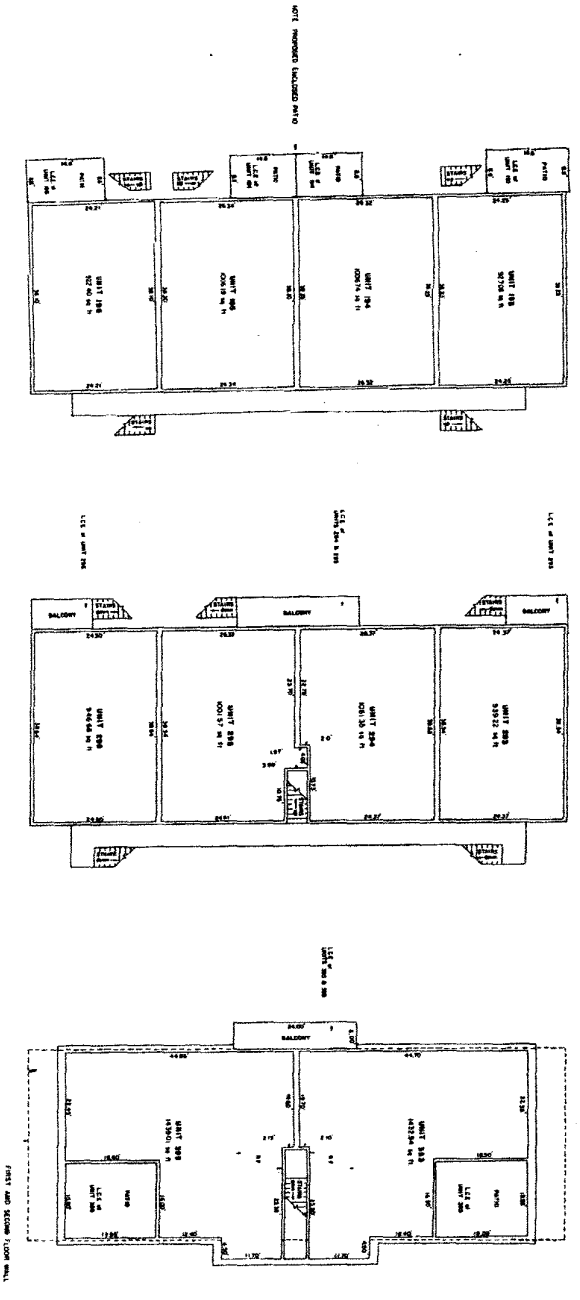
1. THE CONDOMINIUMS ARE TO BE CONVEYED TO THE UNIT OWNERS BY DEED.
2. THE CONDOMINIUMS ARE TO BE CONVEYED TO THE UNIT OWNERS BY DEED.
3. THE CONDOMINIUMS ARE TO BE CONVEYED TO THE UNIT OWNERS BY DEED.
4. THE CONDOMINIUMS ARE TO BE CONVEYED TO THE UNIT OWNERS BY DEED.
5. THE CONDOMINIUMS ARE TO BE CONVEYED TO THE UNIT OWNERS BY DEED.
6. THE CONDOMINIUMS ARE TO BE CONVEYED TO THE UNIT OWNERS BY DEED.
7. THE CONDOMINIUMS ARE TO BE CONVEYED TO THE UNIT OWNERS BY DEED.
8. THE CONDOMINIUMS ARE TO BE CONVEYED TO THE UNIT OWNERS BY DEED.
9. THE CONDOMINIUMS ARE TO BE CONVEYED TO THE UNIT OWNERS BY DEED.
10. THE CONDOMINIUMS ARE TO BE CONVEYED TO THE UNIT OWNERS BY DEED.

OFFICE OF
 WALKER & BENTLEY, INC.

Continuation Survey for Multi-Story Building of J. H. Morris
 New Orleans, November 20, 1963
 Certified correct
J. H. Morris
 Civil Engineer

**THE
 RIVERSIDE COURT CONDOMINIUM
 PHASE II**

BUILDING NO 22



FIRST FLOOR
 F. 1170
 C. 1500

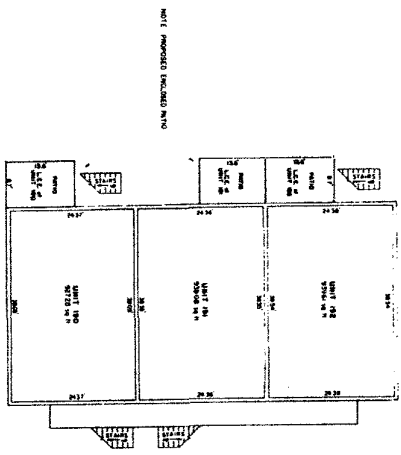
SECOND FLOOR
 F. 1160
 C. 1480

THIRD FLOOR
 F. 1150
 C. 1460

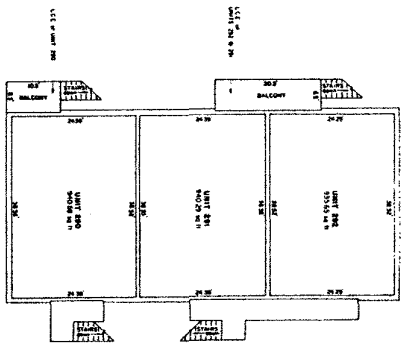
GENERAL NOTES

1. The dimensions shown on this plan are for the exterior walls of the building.
2. The dimensions shown on this plan are for the interior walls of the building.
3. The dimensions shown on this plan are for the exterior walls of the building.
4. The dimensions shown on this plan are for the interior walls of the building.
5. The dimensions shown on this plan are for the exterior walls of the building.
6. The dimensions shown on this plan are for the interior walls of the building.

Condominium Survey for Walker, Stanley Avenue & J.W. Moore
 New Orleans, Louisiana 70112
 Original owner: *J.R. King*
 Civil Engineer



FIRST FLOOR
 P.L. 11728
 C.S. 14122



SECOND FLOOR
 P.L. 11728
 C.S. 14122

BUILDING NO 23

**THE
 RIVERSIDE COURT CONDOMINIUM
 PHASE II**

SCALE 1" = 10'

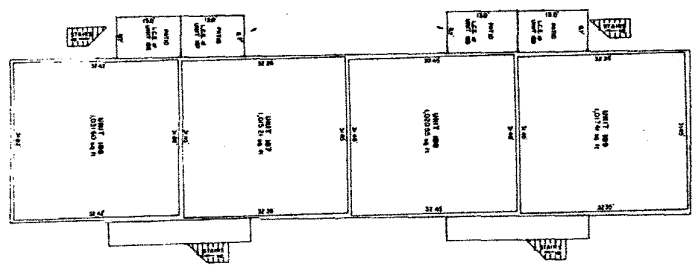
GENERAL NOTES

1. All dimensions shall be in feet and inches.
2. All dimensions shall be taken from the center of the line unless otherwise indicated.
3. All dimensions shall be taken from the center of the line unless otherwise indicated.
4. All dimensions shall be taken from the center of the line unless otherwise indicated.
5. All dimensions shall be taken from the center of the line unless otherwise indicated.
6. All dimensions shall be taken from the center of the line unless otherwise indicated.
7. All dimensions shall be taken from the center of the line unless otherwise indicated.
8. All dimensions shall be taken from the center of the line unless otherwise indicated.
9. All dimensions shall be taken from the center of the line unless otherwise indicated.
10. All dimensions shall be taken from the center of the line unless otherwise indicated.

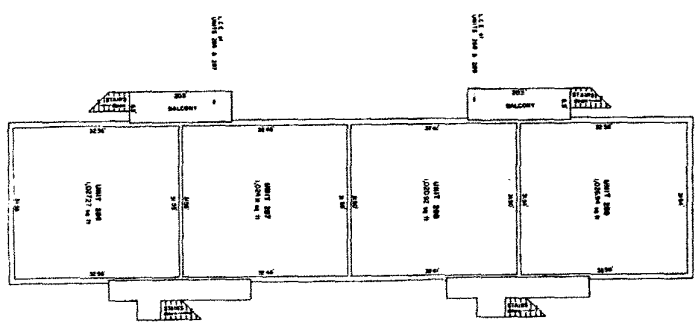
OFFICE OF
 WALKER & AVERY, INC.

Continuation Survey by Albert Stanley Dwyer, B.S., P.E.
 New Orleans, November 26, 1983
 Original Survey
AS Dwyer
 Civil Engineer

NOTE: DIMENSIONS EXCLUDED PER 19



FIRST FLOOR
 4,131.11
 C. 1. 2011



SECOND FLOOR
 4,131.11
 C. 1. 2011

**THE RIVERSIDE COURT CONDOMINIUM
 PHASE II**

BUILDING NO 24

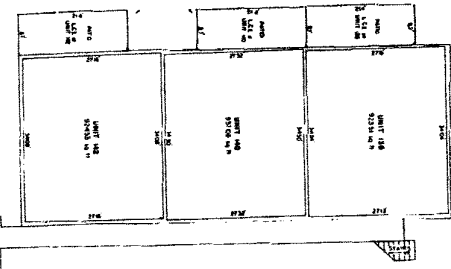
GENERAL NOTES

1. All dimensions shown are in feet and inches.
2. All areas shown are in square feet.
3. All areas shown are in square feet.
4. All areas shown are in square feet.
5. All areas shown are in square feet.
6. All areas shown are in square feet.
7. All areas shown are in square feet.
8. All areas shown are in square feet.
9. All areas shown are in square feet.
10. All areas shown are in square feet.

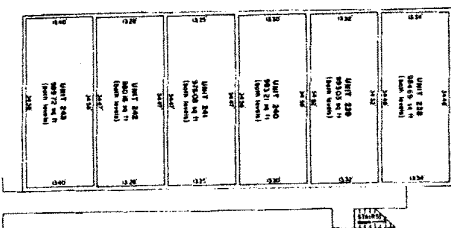
OFFICE OF
WALKER & AVERY, INC.

Continuation Survey for Building Structure Plans, B. J. N. 1981
 New Orleans, November 25, 1983
 Civil Engineer
J.R. King

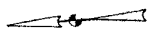
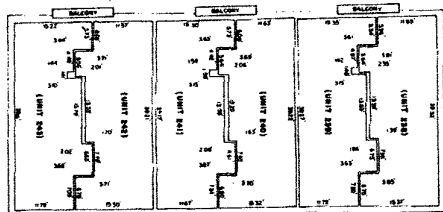
FIRST FLOOR
 C. 1.100
 C. 1.100



SECOND FLOOR
 C. 1.100
 C. 1.100



THIRD FLOOR
 C. 1.100
 C. 1.100



BUILDING NO 26

THE RIVERSIDE COURT CONDOMINIUM
 PHASE II

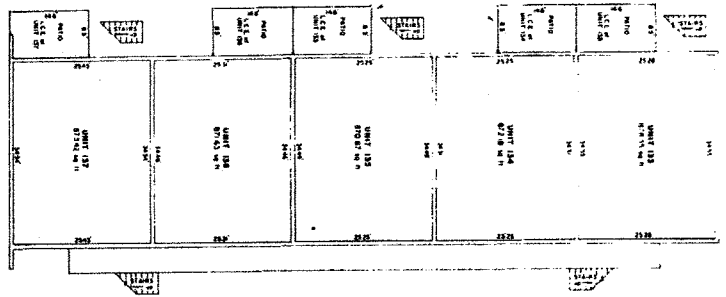
GENERAL NOTES

1. The dimensions shown on this plan are for the building structure only and do not include the thickness of the walls or the width of the columns.
2. The dimensions shown on this plan are for the building structure only and do not include the thickness of the walls or the width of the columns.
3. The dimensions shown on this plan are for the building structure only and do not include the thickness of the walls or the width of the columns.
4. The dimensions shown on this plan are for the building structure only and do not include the thickness of the walls or the width of the columns.
5. The dimensions shown on this plan are for the building structure only and do not include the thickness of the walls or the width of the columns.
6. The dimensions shown on this plan are for the building structure only and do not include the thickness of the walls or the width of the columns.
7. The dimensions shown on this plan are for the building structure only and do not include the thickness of the walls or the width of the columns.
8. The dimensions shown on this plan are for the building structure only and do not include the thickness of the walls or the width of the columns.
9. The dimensions shown on this plan are for the building structure only and do not include the thickness of the walls or the width of the columns.
10. The dimensions shown on this plan are for the building structure only and do not include the thickness of the walls or the width of the columns.

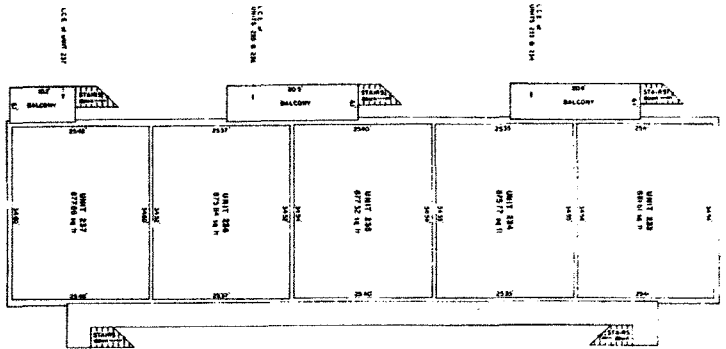
OFFICE OF
 WALKER & AVERY, INC.

Condominium Survey for RIVERSIDE COURT, PHASE II, L.I.C. No. 10
 New York, December 28, 1983
 Certified correct.
W. J. Henry, Jr.
 Civil Engineer

NOTE: UNPAID ENCUMBRANCE



FIRST FLOOR
FLOOR PLAN



SECOND FLOOR
FLOOR PLAN

BUILDING NO. 27
 THE RIVERSIDE COURT CONDOMINIUM
 PHASE II

SCALE: 1" = 10'

GENERAL NOTES:
 1. All dimensions shown herein are in feet and inches, rounded to the nearest 1/8 inch.
 2. The owner shall be responsible for obtaining all necessary permits for the construction of this building.
 3. The owner shall be responsible for obtaining all necessary permits for the construction of this building.
 4. All structural steel members shall be conforming to the requirements of the American Institute of Steel Construction, Inc. (AISC) Specification for Structural Steel Buildings, 1989 Edition.

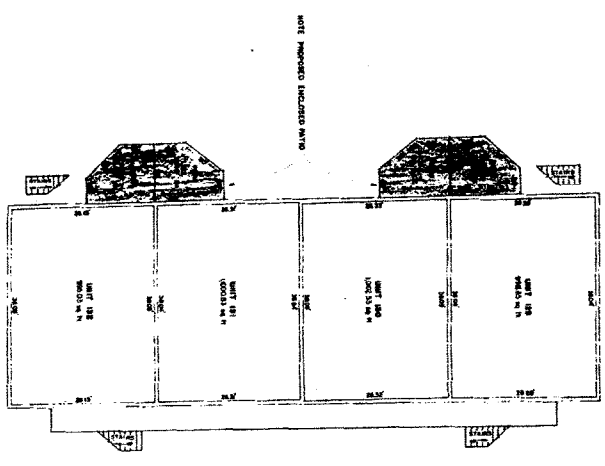
OFFICE OF
WALKER & AVERY, INC.

Commissioner Survey for Master Stanley Dymally & J. H. Varga
 New Orleans, Louisiana 70112
 Certified Survey
Stanley Dymally
 Civil Engineer

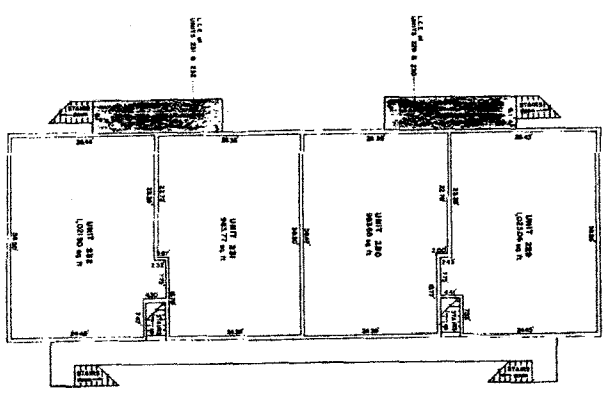
**THE
 RIVERSIDE COURT CONDOMINIUM
 PHASE II**

BUILDING NO 28

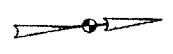
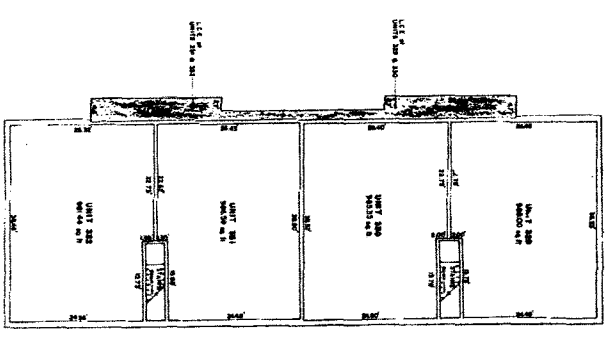
FIRST FLOOR
F. 1-1829
C. 1-1828



SECOND FLOOR
F. 1-2328
C. 1-2329



THIRD FLOOR
F. 1-2428
C. 1-2429

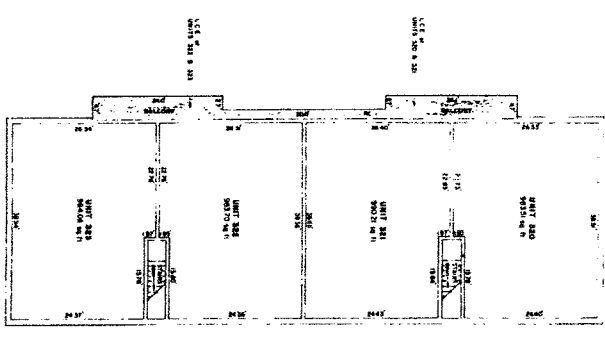
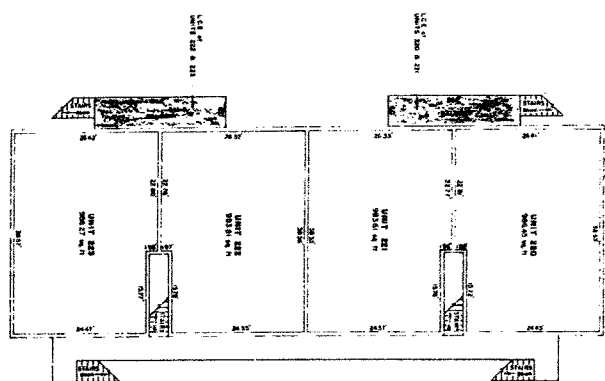
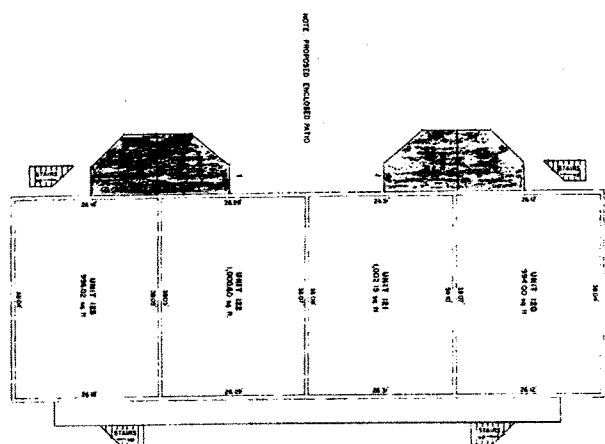


GENERAL NOTES:

1. All measurements shown herein are taken from the original survey data for the first building within the building.
2. All measurements shown herein are taken from the original survey data for the second building within the building.
3. All measurements shown herein are taken from the original survey data for the third building within the building.
4. All measurements shown herein are taken from the original survey data for the fourth building within the building.

OFFICE OF
WALTER B. AVERY, INC.

Continuation Survey for Above Study Plans & J.K. 1977
 New Orleans, November 26, 1978
 Civil Engineer
J.R. J. Henry



**THE RIVERSIDE COURT CONDOMINIUM
 PHASE II**

BUILDING NO. 29

Scale 1" = 4'

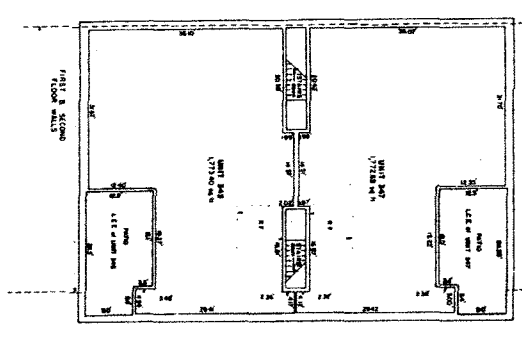
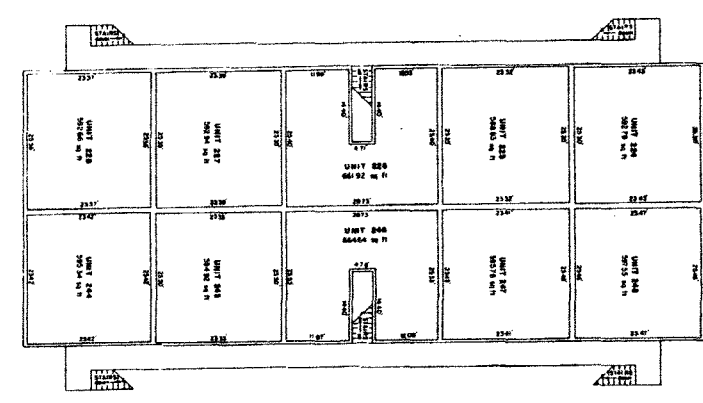
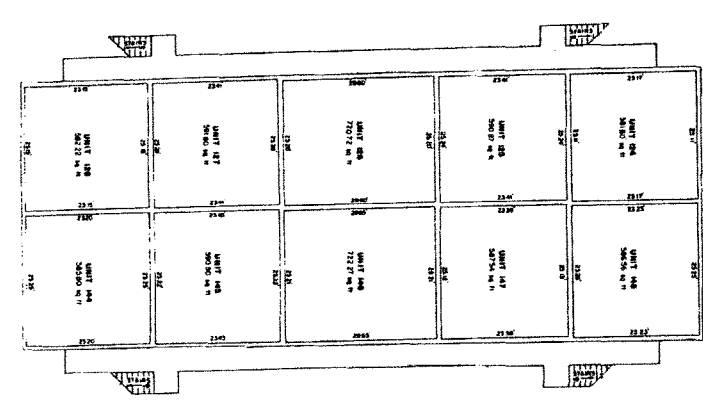
- GENERAL NOTES:**
1. All measurements shown herein are based on the original survey of the site and are subject to the usual conditions of the survey. The owner shall be responsible for any errors or omissions in the original survey.
 2. The owner shall be responsible for any errors or omissions in the original survey.
 3. Existing structures shown herein are shown as they exist on the date of the survey. The owner shall be responsible for any changes or alterations to these structures.
 4. All dimensions shown herein are in feet and inches. Dimensions in feet are shown to the nearest foot and dimensions in inches are shown to the nearest inch.

OFFICE OF
 WALKER & AVERY, INC.
 1-289-39

Continuation Survey by MARSH & SHAW, Surveyors & J.R. 1987/88
 New Orleans, November 28, 1983
 Certified correct.
Mr. J. King
 Civil Engineer

**THE RIVERSIDE COURT CONDOMINIUM
 PHASE II**

BUILDING NO 30



GENERAL NOTES

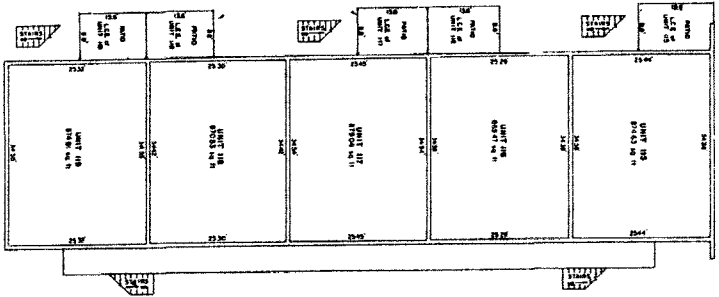
1. All dimensions shown are in feet and inches.
2. All dimensions shown are to the center of the wall unless otherwise noted.
3. All dimensions shown are to the center of the wall unless otherwise noted.
4. All dimensions shown are to the center of the wall unless otherwise noted.



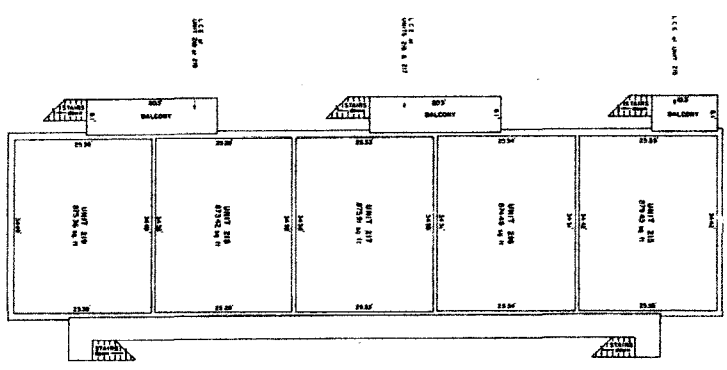
OFFICE OF
 WALKER & AVERY, INC.

Condominium Survey for Project Study Drawn by J.H. Adams
 New York, November 28, 1963
 Certified correct,
J.H. Adams
 Civil Engineer

NOT INCORPORATED IN THIS



FIRST FLOOR
1:1,000
C-11843



SECOND FLOOR
1:1,000
C-11843

BUILDING NO 32
 THE
 RIVERSIDE COURT CONDOMINIUM
 PHASE II

GENERAL NOTES

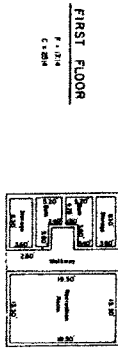
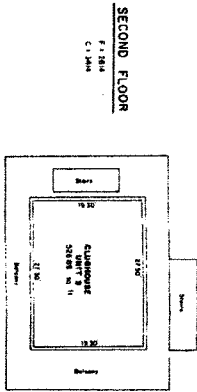
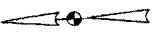
1. All dimensions shown, unless otherwise specified, are to the face of the building unless otherwise indicated.
2. The owner shall be responsible for obtaining all necessary permits and approvals for the construction of this building.
3. The owner shall be responsible for obtaining all necessary permits and approvals for the construction of this building.
4. All dimensions shown herein shall be to the face of the building unless otherwise indicated.

OFFICE OF
WALKER & ADAMS, INC.

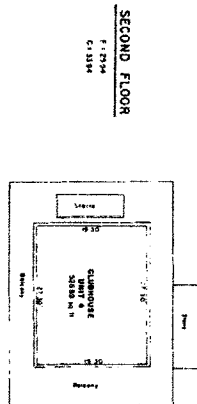
Continuation Survey for Mount St. Marys Dorm B 7/4 NORTH
 New Orleans, April 22, 1983
 Certified correct,
J.R. King
 Civil Engineer

THE
 RIVERSIDE COURT CONDOMINIUM
 PHASE II

Sheet 1-1-D



BUILDING NO 33



BUILDING NO 34

NOTE: See Appendix A and B for details on common elements in the Unit Plan.

GENERAL NOTES

1. All measurements were taken by the Surveyor, and are subject to the usual conditions of accuracy.
2. The Surveyor is not responsible for the accuracy of the information provided by the owner or other persons who may have provided the same.
3. The Surveyor is not responsible for the accuracy of the information provided by the owner or other persons who may have provided the same.
4. All dimensions shown herein are to the center of the wall, unless otherwise noted.

OFFICE OF
 WALKER & AVERN, INC.