

**WARRANTY DEED**

Holy Cross Medical Arts Plaza, L.L.C., a Louisiana Limited Liability Company, whose mailing address is: c/o Daniel J. Daigle, Esq., 1013 N. Causeway Blvd., Suite 201, Metairie, LA, 70001, for consideration, grants to Holy Cross Medical Arts Plaza, L.L.C., a Louisiana Limited Liability Company, whose mailing address is: c/o Daniel J. Daigle, Esq., 1013 N. Causeway Blvd., Suite 201, Metairie, LA, 70001, the real estate legally described on the Exhibit entitled "Parcel 4-B" attached hereto and hereby made a part hereof, with Warranty Covenants, and subject to current real estate taxes not yet due and payable and to the Easements, Covenants, Conditions, Reservations and Restrictions of Record; and to Conditions on the ground listed on the Exhibit entitled "Exceptions" attached hereto and hereby made a part hereof.

Together with a perpetual and exclusive easement for drainage and for utilities and a perpetual and non-exclusive easement for parking across the real estate legally described on the Exhibit entitled "Parcel 4-A" attached hereto and hereby made a part hereof, and subject to an easement for access, ingress and egress, for utilities, and for parking in favor of the real estate legally described on said Exhibit entitled "Parcel 4-A", all as indicated upon that certain Plat of Survey and Administrative Land Division prepared by Eagle Peak Land Surveying, Inc., Mark W. Shadburn, NMPS No. 17532, Job Number 1819.01, filed in Plat Cabinet F at Page 16-B, Records of Taos County, New Mexico.

WITNESS my hand and seal this 25<sup>th</sup> day of JULY, 2013.

Holy Cross Medical Arts Plaza, LLC,  
a Louisiana Limited Liability Company

By

Daniel J. Daigle  
Daniel J. Daigle, Managing Member

STATE OF LOUISIANA )

PARISH OF IBERIA )

)SS:

On this 25<sup>th</sup> day of JULY, 2013, before me personally appeared Daniel J. Daigle, Managing Member of Holy Cross Medical Arts Plaza, LLC, to me known to be the person described in and who executed the foregoing instrument as his own free act and deed on behalf of said Limited Liability Company.



Mike Louviere  
Notary Public

My Commission Expires: \_\_\_\_\_

MIKE LOUVIERE

ID #055431

IBERIA PARISH

COMMISSION EXPIRES AT DEATH

PARCEL 4-A

A TRACT OF LAND IN THE TOWN OF TAOS, TAOS COUNTY, NEW MEXICO WITHIN THE CRISTOVAL DE LA SERNA GRANT AND BEING PORTIONS OF TRACT 1, MAP 5 AND TRACT 17, MAP 6 BOTH OF SURVEY 1 OF THE 1941 TAOS COUNTY REASSESSMENT SURVEY LOCATED WITHIN PROJECTED SECTION 29, TOWNSHIP 25 NORTH, RANGE 13 EAST, N.M.P.M. DESCRIBED AS FOLLOWS:

BEGINNING AT A REBAR WITH AN ALUMINUM CAP MARKED "LS 5213 1312" AT THE NORTHWESTERLY CORNER OF PARCEL 4 AS DEPICTED ON A PLAT OF SURVEY ENTITLED "TAOS HOLDING CO." PREPARED BY AGS LAND SURVEYING, ANN GILMOR STEWART, NMPS No. 11183, AS JOB No. 617, DATED NOVEMBER 5, 1998 AND FILED FOR RECORD IN CABINET D, PAGE 80-A IN THE OFFICE OF THE COUNTY CLERK, COUNTY OF TAOS, STATE OF NEW MEXICO;

THENCE NORTH 89°21'38" EAST A DISTANCE OF 126.73 FEET TO A REBAR WITH A CAP MARKED "LS 12441";

THENCE, NORTH 89°21'38" EAST A DISTANCE OF 239.84 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY OF WEIMER ROAD, FROM WHENCE A REBAR WITH AN ALUMINUM CAP MARKED "LS 5213 1310" BEARS N 89°21'38" W, 0.17 FEET, SAID POINT ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 834.56 FEET AND WHOSE LONG CHORD BEARS S 43°13'13" E, 61.01 FEET;

THENCE ALONG SAID RIGHT-OF-WAY AND ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 4°11'21" AN ARC DISTANCE OF 61.02 FEET TO A POINT FROM WHENCE A REBAR WITH AN ALUMINUM CAP MARKED "PC 111" BEARS S 23°17'01" W, 0.33 FEET;

THENCE CONTINUING ALONG SAID RIGHT-OF-WAY, SOUTH 45°18'54" EAST A DISTANCE OF 95.27 FEET TO A ½" REBAR SET WITH A CAP MARKED "NMPS 17532";

THENCE LEAVING SAID RIGHT-OF-WAY, SOUTH 37°40'04" WEST A DISTANCE OF 302.26 FEET TO A ½" REBAR SET WITH A CAP MARKED "NMPS 17532";

THENCE, NORTH 45°18'54" WEST A DISTANCE OF 146.22 FEET TO A REBAR WITH AN ALUMINUM CAP MARKED "LS 5213 1314" AT THE BEGINNING OF A CURVE TO THE RIGHT, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1,134.56 FEET AND WHOSE LONG CHORD BEARS N 37°00'24" W, 327.89 FEET;

THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 16°37'00" AN ARC DISTANCE OF 329.04 FEET TO THE POINT OF BEGINNING.

ALL AS DEPICTED ON A PLAT OF SURVEY & ADMINISTRATIVE LAND DIVISION ENTITLED "HOLY CROSS MEDICAL ARTS PLAZA, LLC" PREPARED BY EAGLE PEAK LAND SURVEYING, INC., MARK W. SHADBURN, NMPS No. 17532, AS JOB No. 1819.01 AND DATED APRIL 25, 2013.

CONTAINING 93,429 SQUARE FEET OR 2.145 ACRES, MORE OR LESS.



PARCEL 4-B

A TRACT OF LAND IN THE TOWN OF TAOS, TAOS COUNTY, NEW MEXICO WITHIN THE CRISTOVAL DE LA SERNA GRANT AND BEING PORTIONS OF TRACT 1, MAP 5 AND TRACT 17, MAP 6 BOTH OF SURVEY 1 OF THE 1941 TAOS COUNTY REASSESSMENT SURVEY LOCATED WITHIN PROJECTED SECTION 29, TOWNSHIP 25 NORTH, RANGE 13 EAST, N.M.P.M. DESCRIBED AS FOLLOWS:

BEGINNING AT A REBAR WITH A CAP MARKED "LS 5040" AT THE NORTHWESTERLY TERMINUS OF THAT CERTAIN COURSE DEPICTED AS "N 50°21'30" W, 10.61' " ON A PLAT OF SURVEY ENTITLED "TAOS HOLDING CO. PREPARED BY AGS LAND SURVEYING, ANN GILMOR STEWART, NMPS No. 11183, AS JOB No. 617, DATED NOVEMBER 5, 1998 AND FILED FOR RECORD IN CABINET D, PAGE 80-A IN THE OFFICE OF THE COUNTY CLERK, COUNTY OF TAOS STATE OF NEW MEXICO, SAID REBAR BEING THE BEGINNING OF A CURVE TO THE RIGHT CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1,999.07 FEET AND WHOSE LONG CHORD BEARS N 47°55'07" W, 181.63 FEET;

THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 5°12'27" AN ARC DISTANCE OF 181.69 FEET TO A REBAR WITH A CAP MARKED "LS 5213 1315";

THENCE, NORTH 45°18'54" WEST A DISTANCE OF 14.03 FEET TO A ½" REBAR SET WITH A CAP MARKED "NMPS 17532";

THENCE, NORTH 37°40'04" EAST A DISTANCE OF 302.26 FEET TO A ½" REBAR SET WITH A CAP MARKED "NMPS 17532" ON THE SOUTHWESTERLY RIGHT-OF-WAY OF WEIMER ROAD;

THENCE ALONG SAID RIGHT-OF-WAY, SOUTH 45°18'54" EAST A DISTANCE OF 50.95 FEET TO A ½" REBAR SET WITH A CAP MARKED "NMPS 17532" AT THE BEGINNING OF A CURVE TO THE LEFT, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1,699.07 FEET AND WHOSE LONG CHORD BEARS S 47°55'03" E, 154.30 FEET;

THENCE CONTINUING ALONG SAID RIGHT-OF-WAY AND ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 5°12'18" AN ARC DISTANCE OF 154.35 FEET;

THENCE LEAVING SAID RIGHT-OF-WAY, SOUTH 37°26'18" WEST A DISTANCE OF 300.19 FEET TO A ½" REBAR SET WITH A CAP MARKED "NMPS 17532";

THENCE, NORTH 50°31'21" WEST A DISTANCE OF 10.61 FEET TO THE POINT OF BEGINNING.

ALL AS DEPICTED ON A PLAT OF SURVEY & ADMINISTRATIVE LAND DIVISION ENTITLED "HOLY CROSS MEDICAL ARTS PLAZA, LLC" PREPARED BY EAGLE PEAK LAND SURVEYING, INC., MARK W. SHADBURN, NMPS No. 17532, AS JOB No. 1819.01 AND DATED APRIL 25, 2013.

CONTAINING 61,747 SQUARE FEET OR 1.418 ACRES, MORE OR LESS.

### Exceptions

Reservations as contained in patent form from the United States of America to Cristoval de La Serna Grant, dated January 19, 1903 as recorded in Book A-16 at Pages 324-344.

Reservations, restrictions, easements and conditions as contained in Warranty Deed dated January 3, 1995 and filed for record in Book A-223 at Pages 707-713.

Restrictions as contained in Warranty Deeds filed for record in Book A-242 at Pages 904-907, M-229 at Pages 546-548, and Book M-229 at Pages 549-551.

Rights of Way Agreement, dated January 1, 1995 and filed for record in Book M-172 at Pages 868-873.

Easement for Encroachment, dated June 26, 2001 and filed for record in Book M-282 at Pages 890-894.

Setback lines, as reflected on survey plat entitled "Taos Holdings, Co.", dated November 5, 1998 by AGS Land Surveying as Job No.617 and filed for record in Plat Cabinet D at Page 80-A.

