**Exhibit “A”**

**Due Diligence Review Material**

#### Copies of all Service Agreements for the Property

1. A copy of the most current survey of the Property
2. Copies of the last three (3) years’ ad valorem tax bills pertaining to the Property or any portion thereof
3. A copy of the most recent environmental report obtained by Seller and pertaining to the Property or any portion thereof
4. Copy of the insurance adjuster’s damage report filed in conjunction with Hurricane Katrina, and all related reports.
5. A listing of Seller’s account numbers for utilities serving the Property
6. Copies of all permits, guaranties and warranties
7. Copies of all existing leases and tenant correspondence
8. A copy of any policy of title insurance obtained by Seller with respect to the Property
9. List of any outstanding commissions on leases
10. Last three (3) years of capital improvements including tenant improvements and list and cost of improvements
11. Rent roll
12. Plans, specifications and as-built plans
13. Any and all citations, notices, and orders from any governmental authorities
14. List of all tenant security deposits and where they are held
15. List of any litigation affecting the Property
16. Flood certification status of the Property
17. Copies of any contracts for deed, easements, or any other instruments in its possession which may affect the Property and which may or may not be filed or recorded
18. Estoppels
19. Copies of existing appraisals
20. Advise Purchaser that tax assessment will reflect 100% of purchase price