

# Exhibit I.

# Magnolia Ridge Logistics Park

# 2025 Tax Assessment



# Magnolia Ridge Logistics Park 2025 Tax Assessment

## Summary

Parcel Number 20046526  
 Physical Address  
 Ward 7  
 Property Type RE  
 Legal 186.10 AC SEC 26,34,35 & 36-9-2, TRACT Y-8-A-1-A  
 (Note: Not to be used on legal documents.)

## Owner

Primary Owner  
 MAGNOLIA RIDGE LOGISTICS INVESTMENT LLC  
 3902 LEE ST  
 ALEXANDRIA, LA 71302

## Locations

Subdivision	Block	Lot	Section	Township	Range	Tract
7.1 VL		Y8A	35	09S	02E	

## Valuation

Property Class	Assessed Value	Market Value	Units	Acres	Homestead
COM ACREAGE (MV) 3+ Acres	\$941,230	\$9,412,300	0.00	186.10	\$0
<b>Total</b>	<b>\$941,230</b>	<b>\$9,412,300</b>	<b>0.00</b>	<b>186.10</b>	<b>\$0</b>

## Deeds

Deed Number	Type	Date	Amount	Book	Page
1099850	ACT OF CORRECTION	10/11/2024	\$0		
1098314	CASH SALE	9/17/2024	\$10,960,850		
1097716	ACT OF CORRECTION	9/4/2024	\$0		
1096258	MAP	8/8/2024	\$0		
1092464	MAP	6/13/2024	\$0		
1084013	ACT OF CORRECTION	12/19/2023	\$0		
1082232	MAP	11/9/2023	\$0		
1080892	TRANSFER	10/11/2023	\$100		
1079839	MAP	9/21/2023	\$0		
1065981	CASH SALE	12/22/2022	\$7,210,350		
962359	MAP	1/4/2019	\$0		
961307	MAP	12/13/2018	\$0		
946808	MAP	4/27/2018	\$0		
918386	CASH SALE	3/2/2017	\$3,000,000		
812219	CASH SALE	11/19/2012	\$1,225,000		
564340	MAP	12/18/2003	\$0		
201723	MAP	5/9/1983	\$0	329	664

Notes: (337/628-MAP #201723) (520/516)(595/529)(MAP #564340)(COB/840285)(COB/918386)(MAP#946808)(MAP#946809) (COB/947749)(MAP#959203) (MAP#961307)(MAP#962359)

## Ownership History

Homestead?	Name	Primary	% Ownership	% Tax	From	To	Address
No	MAGNOLIA RIDGE LOGISTICS INVESTMENT LLC	Yes	100	100	9/17/2024		3902 LEE ST
No	LJG LAND COMPANY LLC	Yes	100	100	10/11/2023	9/17/2024	PO BOX 692
No	SLC LLC	Yes	100	100	3/2/2017	11/19/2012	P O BOX 366
No	SLC LLC	Yes	100	100	11/19/2012	10/11/2023	PO BOX 366
No	HUGHES, HERBERT D	Yes	100	100	1/1/1990	3/2/2017	ESTATE TRUST, ELIZABETH H. DEPASS, TRUSTE P O BOX 55939

## Parish

Millage	Mills	Taxpayer Tax	Homestead Tax
PARISH ASSESSMENT DIST	1.7800	1,675.39	0.00
EAST ASCENSION DRAINAGE	4.8800	4,593.20	0.00
PARISH HEALTH	1.9800	1,863.64	0.00
LIGHTING DIST #6	4.7300	4,452.02	0.00

Millage	Mills	Taxpayer Tax	Homestead Tax
PARISH LIBRARY	5.5300	5,205.00	0.00
PARISH MENTAL HEALTH	1.9800	1,863.64	0.00
PARISH TAX	2.7100	2,550.73	0.00
PARISH COUNCIL ON AGING	1.5000	1,411.84	0.00
PARISH LAW ENFORCEMENT	14.4800	13,629.01	0.00
PONTCHARTRAIN LEVEE DIST	3.5300	3,322.54	0.00
PARISH SCHOOL (BUILDINGS)	2.5000	2,353.07	0.00
PARISH SCHOOL (SALARIES)	21.0000	19,765.83	0.00
PARISH SCHOOL (CONSTITUTIONAL)	3.6100	3,397.84	0.00
PARISH SCHOOL (GEN OPERATIONS)	7.4000	6,965.10	0.00
PARISH SCHOOL (FACILITIES)	4.0000	3,764.92	0.00
PARISH SCHOOL (TECHNOLOGY)	8.0000	7,529.84	0.00
PARISH JUVENILE DETENTION	0.9800	922.41	0.00
PARISH SCHOOL (2005 BOND)	2.2100	2,080.12	0.00
PARISH SCHOOL (2009 BOND)	1.1500	1,082.41	0.00
PARISH SCHOOL (2016 BOND)	2.3700	2,230.72	0.00
PARISH ANIMAL SHELTER	0.9800	922.41	0.00
PARISH SCHOOL (2020 BOND)	5.3200	5,007.34	0.00
PARISH SCHOOL (2024 BOND)	2.2000	2,070.71	0.00
<b>Total</b>	<b>104.8200</b>	<b>98,659.73</b>	<b>0.00</b>

### Recent Sales In Area

**Sale date range:**

From:

10/22/21

To:

10/22/21

Distance:

1500

Units:

Feet



Search Sales by Distance

### Map



### Generate Owner List by Radius

Distance:

100

Feet



**Use Address From:**

Owner  Property

Select export file format:

Address labels (5160)



Show All Owners

Show Parcel ID on Label

Skip Labels

0

International mailing labels that exceed 5 lines are not supported on the Address labels (5160). For international addresses, please use the xlsx, csv or tab download formats.

Download

No data available for the following modules: City, Photos.

The information contained on this page has been compiled from the most accurate source data available from Ascension Parish, including legal descriptions from property acts of transfer, aerial photographs, assessor records, survey maps, parish ordinances and an assortment of other data sets. The information is accurate to the best of the Parish's knowledge and belief, but the accuracy is not guaranteed.

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[Last Data Upload: 10/22/2025, 1:20:15 AM](#)

Contact Us

Developed by  
 **SCHNEIDER**  
GEOSPATIAL



Results:

Parcel ID - 20046526  
Owner - MAGNOLIA RIDGE LOGISTICS INVESTMENT LLC  
Acres - 186.1  
Calculated Acres: 1,486.84  
Calculated Sq Ft: 64,766,737  
View: [Report](#) | [Google Maps](#)

Parcel ID	20046526	Calculated Acres	1,486.84
Sec/Twp/Rng	35-09S-02E	Calculated Sq. Ft.	64,766,737
Property Address	GONZALES	Acreage	186.1
District	n/a	Class	COM ACREAGE (MV) 3+ Acres
Brief Tax Description	186.10 AC SEC 26,34,35 & 36-9-2, TRACT Y-8-A-1-A <i>(Note: Not to be used on legal documents)</i>		

**Owner Address** MAGNOLIA RIDGE LOGISTICS INVESTMENT LLC  
3902 LEE ST  
ALEXANDRIA, LA 71302

Last 2 Sales		
Date	Price Reason	Qual
10/11/2024	0 ACT OF CORRECTION	U
9/17/2024	0 CASH SALE	Q

