

Exhibit J.

Magnolia Ridge Logistics Park

Property Deed Report



Magnolia Ridge Logistics Park Property Deed Abstract



LED Deed Abstract
Ascension Parish
Magnolia Ridge Logistics Park Site

Assessment Number 20046526

Tract Y-8-1-A-1 in Sec.35 T9S, R2E

Dates Researched: 1963 – October 23, 2025

Current Ownership:

Magnolia Ridge Logistics Investment, LLC - 100%

Instrument 1	Cash Sale
Entity Acquiring Property	LJG Land Company, LLC
Owner of Property when Acquired	SLC, LLC
File Number	1065981
Acreage/Lot #	Tract Y
Location	Sec. 35 T9S R2E
Date Acquired/Recorded	12/22/2022
Notes:	Correction recorded as COB 1097716
Instrument 2	Act of Transfer
Entity Acquiring Property	LJG Land Company, LLC
Owner of Property when Acquired	SLC, LLC
File Number	1080892
Acreage/Lot #	Y-8-A
Location	Sec. 35 T9S R2E
Date Acquired/Recorded	10/11/2023
Notes:	Act of Correction COB 1084013
Instrument 3	Act of Correction
Entity Acquiring Property	LJG Land Company, LLC
Owner of Property when Acquired	SLC, LLC
File Number	1084013
Acreage/Lot #	Y-8-A
Location	Sec. 35 T9S R2E
Date Acquired/Recorded	12/19/2023
Notes:	Correction added Y-8-A to COB 1080892

Instrument 4	Act of Correction
Entity Acquiring Property	LJG Land Company, LLC
Owner of Property when Acquired	SLC, LLC
File Number	1097716
Acreage/Lot #	Y-8-A-1
Location	Sec. 35 T9S R2E
Date Acquired/Recorded	9/4/2024
Notes:	Act of Correction for COB 1065981
Instrument 5	Cash Sale
Entity Acquiring Property	Magnolia Ridge Logistics Investments, LLC
Owner of Property when Acquired	LJG Land Company, LLC
File Number	1098314
Acreage/Lot #	Y-8-A-1-A
Location	Sec. 35 T9S R2E
Date Acquired/Recorded	9/17/2024
Notes:	Act of Correction recorded as COB 1099850
Instrument 6	Act of Correction
Entity Acquiring Property	Magnolia Ridge Logistics Investments, LLC
Owner of Property when Acquired	LJG Land Company, LLC
File Number	1099850
Acreage/Lot #	Y-8-A-1
Location	Sec. 35 T9S R2E
Date Acquired/Recorded	10/11/2024
Notes:	Act of Correction for COB 1098314

Mortgages/Liens

Mortgage Certificate	Unknown
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Maps/Plats Provided

Map File No. 1096258	Tract Y-8-A-1-A
Map File No. 564340	Tract Y
Map File No.1082232	Tract Y-8-A-1

Ownership Names Researched

Name	Dates Researched
SLC, LLC	2017 - 2022
LJG Land Company, LLC	2022-2024
Magnolia Ridge Logistics Investments, LLC	2024- Present

Tax Information

Parish	Ascension Parish
Tax Year	2025
Assessed Ownership	Magnolia Ridge Logistics Investments, LLC
Assessment Number	20046526
Municipal Address	N/A

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
Total	\$941,230	\$9,412,300	0.00	186.10	\$0

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
Total	104.8200	98,659.73	0.00

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**
GEO SPATIAL



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
 Sec/Twp/Rng 35-09S-02E
 Property Address GONZALES
 District n/a
 Brief Tax Description 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 Address MAGNOLIA RIDGE LOGISTICS INVESTMENT LLC
 3902 LEE ST
 ALEXANDRIA, LA 71302

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





Ascension Parish Clerk of Court
607 E. Worthey St.,
1st Floor
Gonzales, LA 70737
Phone (225) 621-8400

Bridget Hanna
Clerk of Court
Parish of Ascension

Instrument Number: 1065981

Book/Index: COB

Document Type: CASH SALE/DEED

Recording Date: 12/22/22 3:39:12 PM

Page Count: 4 not including this page

Intake Via: eRecording

Grantor 1: SLC LLC

Grantee 1: LJG LAND COMPANY LLC

COB: 1065981

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SHOULD BE RETAINED WITH ANY COPIES.



Jeremy McCrory

Jeremy McCrory

STATE OF LOUISIANA
PARISH OF ASCENSION

ACT OF CASH SALE

BE IT KNOWN, that on this 22 day of December, 2022, before me, the undersigned Notary Public, duly commissioned and qualified, and in the presence of the undersigned competent witnesses, personally came and appeared:

SLC, L.L.C., a Louisiana limited liability company, authorized to do and doing business in the State of Louisiana, represented herein by its Manager, John Grady Melancon, by Certificate of Authority recorded on December 6, 2013 at COB/MOB Instrument No. 00840285 of the official records of Ascension Parish, Louisiana and made a part hereof by reference, whose address is P.O. Box 366, Sorrento, Ascension Parish, Louisiana 70778(hereafter referred to jointly as "SELLER", whether one or more)

who declared that for the price of **SEVEN MILLION TWO HUNDRED TEN THOUSAND THREE HUNDRED FIFTY AND NO/100 (\$7,210,350.00) DOLLARS** The total price may be adjusted to reflect actual acreage if different. Seller shall finance the full purchase price from date of sale at the rate of zero (%) percent for (2) years and thereafter any remaining balance shall accrue interest at the rate of four (4%) percent per annum. SELLER hereby sells and delivers with full warranty of title and subrogation to all rights and actions of warranty SELLER may have, unto:

LJG LAND COMPANY, LLC, a Louisiana Limited Liability Company, domiciled in Ascension Parish, State of Louisiana, represented herein by its duly authorized managing member, L.J. Grezaffi, by Authorization to Act and made a part hereof by reference, whose address is declared to be Post Office Box No. 692, New Roads, Louisiana 70760; (hereafter referred to as "PURCHASER");

the following described property, with all its component parts, including all rights, ways, privileges, servitudes and appurtenances thereto belonging, the possession of which PURCHASER acknowledges:

- I. A certain tract or parcel of ground together with all buildings and improvements situated thereon, situated in Sections 26, 34, 35 & 36, Township 9 South, Range 2 East, Southeastern Land District, East of the Mississippi River, Ascension Parish, Louisiana as shown more clearly on a map or plan of survey, entitled "PLAT SHOWING THE SUBDIVISION OF TRACT X OF THE HERBERT D. HUGHES ESTATE AND THE TRACTS X-1 THROUGH X-8 LOCATED IN SECTIONS 25, 26, 34, 35 & 36, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SOUTHEASTERN LAND DISTRICT, EAST OF THE MISSISSIPPI RIVER, ASCENSION PARISH, LOUISIANA FOR SLC, LLC" dated March 14, 2018 by Daniel J. Poche P.L.S., said map being approved by the Ascension Parish Planning Commission, Matthew Pryor, Chairman on April 26, 2018 and being recorded on April 27, 2018 at COB Instrument No. 00946808 of the official records of Ascension Parish, Louisiana. Said Tract being further described as a portion of Tract # X-8 as per the map of plan of survey above and said parcel being all property situated to the South of and including the existing 150 foot Gulf States Servitude.
- II. A certain tract or parcel of ground together with all buildings and improvements situated thereon, situated in Section 35, Township 9 South, Range 2 East, Southeastern Land District, East of the Mississippi River, Ascension Parish, Louisiana as shown more clearly on a map or plan of survey, prepared by Nathaniel J. Poche, P.L.S., dated March 14, 2018 entitled "PLAT SHOWING THE SUBDIVISION OF TRACT Y OF THE HERBERT D. HUGHES ESTATES, TRACT Y-1 THROUGH Y-8 LOCATED IN SECTION 35 TOWNSHIP 9 SOUTH, RANGE 2 EAST, SOUTHEASTERN LAND DISTRICT, EAST OF THE MISSISSIPPI RIVER, ASCENSION PARISH, LOUISIANA",

approved by the Ascension Parish Planning Commission, Matthew Pryor, Chairman, on April 26, 2018 and recorded for record on April 27, 2018 at COB Instrument No. 00946809 of the official records of Ascension Parish, Louisiana, said map being made a part hereof by reference. Said Tract being designated as Tract Y-8 containing such bearings and dimensions and being subject to such servitudes and setback lines, shown more clearly on a map or plan of survey referenced above and made a part hereof by reference.

LESS AND EXCEPT of the following:

Tracts Y-8-B-1, Y-8-B-2, Y-8-B-3, Y-8-B-4 and a portion of Y-8-B-5, all is set forth on that certain map or plan of survey entitled " PLAT SHOWING THE RESUBDIVISION OF TRACT Y-8-B OF THE PROPERTY OF SLC, LLC INTO TRACTS Y-8-B-1, Y-8-B-2, Y-8-B-3, Y-8-B-4 AND Y-8-B-5, LOCATED IN SECTION 25, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SOUTHEASTERN LAND DISTRICT, EAST OF THE MISSISSIPPI RIVER, ASCENSION PARISH, LOUISIANA", approved by Ascension Parish Planning Commission, Matthew Pryor, Chairman, on January 3, 2019 and recorded on January 4, 2019 at COB Instrument No. 00962359. Said lot having such bearings and dimensions and being subject to such servitudes and setback lines, as shown more clearly on the map or plan of survey referred to herein. The portion of Tract Y-8-B- 5 being that portion of Tract located due North of Lot Y-8-B- 4.

SELLER hereby reserves one-half (1/2) of the oil, gas, sulphur, salt and any other minerals, solid, liquid, or gaseous, lying in, under or which may be produced from the above described property, but this mineral servitude does not include the right to use the surface of the subject property for any mineral exploration, development or production.

WARRANTY WAIVER: Purchaser hereby acknowledges and agrees that Seller is hereby transferring its right, title and interest in and to the Property without any warranty or recourse whatsoever (other than warranty of title), but with full substitution and subrogation in and to all of the rights and actions of warranty which Seller has or may have against all preceding owners or vendors.

Purchaser acknowledges and agrees that the Property is being sold by Seller to Purchaser as is, where is, with all faults, and without any warranties (other than warranty of title), express or implied, including but not limited to warranties of condition, fitness for a particular purpose or habitability. Purchaser acknowledges and agrees that Seller has made no representation, warranty or guaranty, express or implied, oral or written, past, present or future, of, as to, or including: (a) the condition or state of repair of the Property, including, without limitation, any condition arising in connection with the generation, use, transportation, storage, release or disposal of hazardous substances (which includes all substances listed as such by applicable law, all pollutants or contaminants, whether harmful or not, petroleum and natural gas and their components and distillates, asbestos and naturally-occurring but harmful substances such as methane or radon) on, in, under, above, upon or in the vicinity of the Property; (b) the quality, nature, adequacy and physical condition of the Property, including but not limited to, the structural elements, environmental issues, wetlands issues, appurtenances, access, landscaping, parking facilities and the electrical, mechanical, plumbing, sewage, and utility systems and facilities; (c) the quality, nature, adequacy and physical conditions of soils and geology and the existence of ground water, including without limitation, soil compaction, grading and drainage; (d) the existence, quality, nature, adequacy and physical conditions of utilities serving the Property; (e) the development potential of the Property, its habitability, or the fitness, suitability or adequacy of the Property for any particular purpose; (f) the zoning of the Property; (g) the Property or its operations' compliance with any applicable codes, laws, regulations, statutes, ordinances, covenants, conditions, and restrictions of any

governmental or quasi-governmental entity or of any other person of entity; and (h) the quality of any labor and materials.


Purchaser hereby acknowledges and declares relying solely on its own inspection and evaluation of the Property and not on any warranties or representations, express or implied, from Seller. Any and all warranties, express or implied, with respect to the Property, including but not limited to those related to the condition of the Property or fitness of the Property for a particular purpose, are hereby disclaimed by Seller and are hereby expressly waived by Purchaser.

Purchaser shall have absolutely no right or cause of action against Seller, whether in tort, contract, quasi-contract or otherwise, to assert in any controversy or litigation any claim or demand arising from the sale or purchase of, or in any way related to or in connection with, the Property, and the same are hereby waived and relinquished by Purchaser, except as to warranty of title.

Purchaser hereby expressly waives and renounces any and all rights in redhibition pursuant to Louisiana Civil Code Article 2520, et seq., the warranty imposed by Louisiana Civil Code Article 2476, and its ability to rescind the sale of the Property or seek a reduction in the Purchase Price for any reason whatsoever, and Purchaser hereby releases Seller from any and all liability whatsoever in connection therewith.

Purchaser acknowledges and agrees that Purchaser has been afforded the opportunity to conduct and complete, and has conducted and completed, all inspections of the Property and all component parts thereof, as deemed necessary or advisable by Purchaser, and Purchaser hereby accepts the Property in its existing "AS IS" and "WHERE IS" condition, and this waiver and disclaimer of express and implied warranties of fitness and the condition of the Property has been taken into consideration and is reflected in the terms of the Purchase Price.

PURCHASER HEREBY ACKNOWLEDGES THAT: (I) THE FOREGOING WAIVERS AND DISCLAIMERS HAVE BEEN BROUGHT TO THE ATTENTION OF PURCHASER, (II) THE FOREGOING WAIVERS AND DISCLAIMERS HAVE BEEN READ AND ARE UNDERSTOOD BY PURCHASER, (III) THE AGREEMENT OF PURCHASER WITH AND TO ALL OF THE TERMS AND CONDITIONS OF THESE WAIVERS AND DISCLAIMERS IS AN INTEGRAL PART OF THIS AGREEMENT BETWEEN SELLER AND PURCHASER WITHOUT WHICH THIS AGREEMENT WOULD NOT HAVE BEEN ENTERED INTO BY SELLER, AND (IV) THE PURCHASE PRICE REFLECTS, AND TAKES INTO CONSIDERATION, THE FOREGOING WAIVERS AND DISCLAIMERS.



Seller's
Initials



Purchaser's
Initials

Ad valorem taxes for the tax year 2022 shall be paid by Seller. In accordance with La. R.S. 9:2721(A), from and after the date of this Act of Cash Sale, (a) the name of the person responsible for all property taxes and assessments is Purchaser, and (b) all property taxes and assessment notices should be mailed to the following address: Post Office Box No. 692, New Roads, Louisiana 70760.

Taxes for the current year will be pro-rated.

All parties signing the within instrument have declared themselves to be of full legal capacity and have declared that the name, marital status, domicile and address of each is correct as set forth above.

All agreements and stipulations herein and all the obligations assumed herein shall inure to the benefit of and be binding upon the heirs, successors and assigns of the respective parties, and the PURCHASER, PURCHASER's heirs and assigns shall have and hold the described property in full ownership forever.

Appearers recognize that, except to the extent separately certified in writing, no title examination of said property has been performed by any undersigned Notary.

THUS DONE AND PASSED at Gonzales, Louisiana, in the presence of the undersigned competent witnesses on the 4 day of October, 2022, who sign with appearers and me, Notary, after due reading of the whole.

WITNESSES:

Sign: Atacue Guzman

Print: Atacue Guzman

Sign: Angelle Bergeron

Print: Angelle Bergeron

SLC, LLC, Seller

John Grady Melancon
BY: JOHN GRADY MELANCON, Managing Member

LJG LAND COMPANY, LLC, Purchaser

L.J. Grezaffi
L.J. Grezaffi, Managing Member

DDP
NOTARY PUBLIC
NOTARY/BAR ROLL # 24570



Ascension Parish Clerk of Court
607 E. Worthey St.,
1st Floor
Gonzales, LA 70737
Phone (225) 621-8400



Clerk use only

Bridget Hanna
Clerk of Court
Parish of Ascension

Instrument Number: 1080892

Book/Index: COB
Document Type: TRANSFER
Recording Date: 10/11/23 2:32:36 PM
Page Count: 4 not including this page

Grantor 1: SLC LLC
Grantee 1: LJG LAND COMPANY LLC

COB: 1080892

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SHOULD BE RETAINED WITH ANY COPIES.



Shelby Landry

Shelby Landry, Deputy Clerk

STATE OF LOUISIANA
PARISH OF ASCENSION

ACT OF TRANSFER OF REAL ESTATE

BE IT KNOWN, that on the 5th day of October, 2023, before the undersigned Notaries Public, duly commissioned and qualified, and in the presence of the undersigned witnesses, personally came and appeared:

SLC, L.L.C., a Louisiana limited liability company, authorized to do and doing business in the State of Louisiana, represented herein by its Manager, John Grady Melancon, by Certificate of Authority recorded on December 6, 2013 at COB/MOB Instrument No. 00840285 of the official records of Ascension Parish, Louisiana and made a part hereof by reference, whose address is P.O. Box 366, Sorrento, Ascension Parish, Louisiana 70778; (hereafter referred to as "SELLER");

who declared that for the consideration hereinafter mentioned, SELLER does by these presents sell, transfer, convey and deliver any and all interest he may be deemed to have unto:

LJG LAND COMPANY, LLC, a Louisiana Limited Liability Company, domiciled in Ascension Parish, State of Louisiana, represented herein by its duly authorized managing member, L.J. Grezaffi, by Authorization to Act and made a part hereof by reference, whose address is declared to be Post Office Box No. 692, New Roads, Louisiana 70760; (hereafter referred to as "PURCHASER");

the following property, with all its component parts, including all rights, ways, privileges, servitudes and appurtenances thereto belonging, said PURCHASER acknowledging delivery and possession thereof:

TRACT X-7

1. A certain tract or parcel of ground together with all buildings and improvements situated thereon, situated in Sections 35 & 36, Township 9 South, Range 2 East, Southeastern Land District, East of the Mississippi River, Ascension Parish, Louisiana as shown more clearly on a map or plan of survey, entitled "PLAT SHOWING THE SUBDIVISION OF TRACT X OF THE HERBERT D. HUGHES ESTATE INTO TRACTS X-1 THROUGH X-8 LOCATED IN SECTIONS 25, 26, 34, 35 & 36, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SOUTHEASTERN LAND DISTRICT, EAST OF THE MISSISSIPPI RIVER, ASCENSION PARISH, LOUISIANA FOR SLC, LLC" dated March 14, 2018 by Daniel J. Poche P.L.S., said map being approved by the Ascension Parish Planning Commission, Matthew Pryor, Chairman on April 26, 2018 and being recorded on April 27, 2018 at COB Instrument No. 00946808 of the official records of Ascension Parish, Louisiana. Said Tract being further described as Tract X-7 as per the map of plan of survey above.

A PORTION OF TRACT Y-8-B-5 & LOT X-8-A-1-A

2. A portion of a certain tract or parcel of ground designated as Tract Y-8-B-5 together with all buildings and improvements situated thereon, situated in Section 35, Township 9 South, Range 2 East, Southeastern Land District, East of the Mississippi River, Ascension Parish, Louisiana as shown more clearly on a map or plan of survey, entitled "PLAT SHOWING THE RESUBDIVISION OF TRACT Y-8-B OF THE PROPERTY OF SLC, LLC INTO TRACTS Y-8-B-1, Y-8-B-2, Y-8-B-3, Y-8-B-4, & Y-8-B-5, LOCATED IN SECTION 35, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SOUTHEASTERN LAND DISTRICT, EAST OF THE MISSISSIPPI RIVER, ASCENSION PARISH, LOUISIANA FOR SLC, LLC", dated December 18, 2018 by Daniel J. Poche, P.L.S., said map being approved by the Ascension Parish Planning Commission, Matthew Pryor, Chairman on January 3, 2019 and being recorded on January 4, 2019 at COB Instrument No. 00962359 of the official records of Ascension Parish, Louisiana, and A portion of a certain tract or parcel of ground designated as Lot X-8-A-1-A together with all buildings and improvements situated thereon, situated in Section 35, Township 9 South, Range 2 East, Southeastern Land District, East of the Mississippi River, Ascension Parish, Louisiana as shown more clearly on a map or plan of survey, entitled "MAP SHOWING EXCHANGE OF PROPERTY

41

BETWEEN TRACT X-8-A-1 & TRACT X-8-B OF THE PROPERTY OF SLC, LLC INTO TRACT X-8-A-1-A & TRACT X-8-B-1, LOCATED IN SECTIONS 25, 26, 34, 35, & 36, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SOUTHEASTERN LAND DISTRICT, EAST OF THE MISSISSIPPI RIVER, ASCENSION PARISH, LOUISIANA FOR ASCENSION COMMERCE CENTER II", dated September 14, 2023 by Jamie M. Bordelon, P.L.S., said map being approved by the Ascension Parish Planning Commission, Max J. Nassar, Chairman on September 21, 2023 and being recorded on September 21, 2023 at COB Instrument No. 1079839 of the official records of Ascension Parish, Louisiana, and more fully described as follows:

COMMENCING at the northeastern corner of Tract Y-8-B-4 as shown on the as shown more clearly on a map or plan of survey, entitled "PLAT SHOWING THE RESUBDIVISION OF TRACT Y-8-B OF THE PROPERTY OF SLC, LLC INTO TRACTS Y-8-B-1, Y-8-B-2, Y-8-B-3, Y-8-B-4, & Y-8-B-5, LOCATED IN SECTION 35, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SOUTHEASTERN LAND DISTRICT, EAST OF THE MISSISSIPPI RIVER, ASCENSION PARISH, LOUISIANA FOR SLC, LLC", dated December 18, 2018 by Daniel J. Poche, P.L.S., said map being approved by the Ascension Parish Planning Commission, Matthew Pryor, Chairman on January 3, 2019 and being recorded on January 4, 2019 at COB Instrument No. 00962359 of the official records of Ascension Parish, Louisiana, said point being the POINT OF BEGINNING;

Thence, S89°13'50" W for a distance of 450.43 feet to a point and corner;

Thence, N03°16'43" W for a distance of 482.02 feet to a point and corner;

Thence, S56°03'57" W for a distance of 485.51 feet to a point and corner;

Thence, N89°05'03" E for a distance of 63.40 feet to a point and corner;

Thence, S03°16'43" E for a distance of 205.50 feet to the POINT OF BEGINNING; containing 3.349 acres (145,897 square feet).

This sale is made with full warranty of title subrogation to all rights and actions against previous owners.

The consideration for this sale is ONE HUNDRED AND NO/100 (\$100.00) DOLLARS cash in hand paid and other good and valuable consideration, for which acquittance is herein granted. Property taxes for the current year are not prorated in connection with this sale.

PURCHASER expressly waives all warranties as to the property herein sold, whether implied by this or any other writing or representation, as well as all warranties provided by law. This waiver applies to all warranties of any nature, express or implied, including without limitation warranties of fitness for a particular purpose, or of merchantability, or otherwise. PURCHASER understands that under Articles 2520 through 2548 of the Louisiana Civil Code and other provisions of law this sale would ordinarily include a warranty, implied by law, against certain defects in the property sold. PURCHASER expressly waives any and all such warranties with respect to all defects, whether apparent or latent, visible or not, and regardless of whether PURCHASER is presently aware of such defects. This waiver of warranty extends to all defects, even if the defect or defects render the property absolutely useless, or so inconvenient and imperfect that PURCHASER would not have purchased it had PURCHASER known of the defect. PURCHASER has examined the property thoroughly and is fully satisfied with its condition. In addition, PURCHASER waives, relieves, discharges, relinquishes and releases SELLER from any and all demands, claims, causes of action or other rights to payment, performance, remedy or relief, which PURCHASER may have or may be otherwise entitled to, whether affecting person and/or property, including, but

without limitation: (a) those arising under LSA - C.C. Article 2315.3, Statewide Order 29-B by Office of Conservation, Department of Natural Resources, State of Louisiana, the Louisiana Environmental Quality Act, the Louisiana Abandoned Oilfield Waste Site Law, the Comprehensive Environmental Response, Compensation and Liability Act, The Resource Conservation and Recovery Act, the Superfund Amendments and Reauthorization Act of 1986, the Toxic Substance Control Act and/or any other federal, state or local law, ordinance, rule, regulation, order, decree, penalty or requirement concerning, affecting, regulating or involving hazardous, toxic or harmful substances or the environment. PURCHASER has read and understands the foregoing waiver of warranty, the waiver has been pointed out and explained, and questions or doubts PURCHASER has concerning the same have been answered satisfactorily. SELLER and PURCHASER acknowledge and stipulate that the sale price was negotiated and agreed upon after consideration of the waiver of warranty herein set forth. PURCHASER and SELLER acknowledge reading and understanding of the warranty waiver provisions contained in this instrument by their initials:

PURCHASER: 

SELLER: 

Seller further ratifies the Act of Cash Sales, both dated December 22, 2022, by and between SLC, LLC, as Seller, and LJG LAND COMPANY, LLC, as Purchaser, recorded at COB Instrument No. 1065980 and COB Instrument No. 1065981 in the official records of the Clerk and Recorder for the Parish of Ascension, State of Louisiana. In said Sale, SLC, LLC sold the properties to LJG LAND COMPANY, LLC described therein.

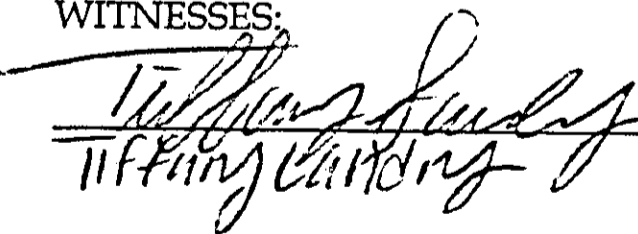
Appearer further declares that to the extent that SLC, LLC, is deemed to own any of the above described property, does hereby sell, assign, convey and quit-claim unto LJG LAND COMPANY, LLC, its vendees, successors and assigns, the above described property for the previously stated consideration.

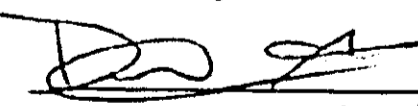
All parties signing the within instrument have declared themselves to be of full legal capacity and have declared that the name, marital status, domicile and address of each is correct as set forth above.

All agreements and stipulations herein and all the obligations assumed herein shall inure to the benefit of and be binding upon the heirs, successors and assigns of the respective parties, and the PURCHASER, PURCHASER'S heirs and assigns shall have and hold the described property in full ownership forever.

THUS DONE AND SIGNED at Gonzales, Louisiana, in the presence of the undersigned competent witnesses on the 5th day of October, 2023, who sign with appearers and me, Notary, after due reading of the whole.

WITNESSES:


Tiffany Carding


Denee Smith

SLC, LLC


BY: JOHN GRADY MELANCON, Duly Authorized, Seller


DWIGHT D. POIRRIER, NOTARY PUBLIC
NOTARY/BAR ROLL #20570

Dwight D. Poirrier, Notary Public
Bar Roll #20570
Commissioned for Life

THUS DONE AND SIGNED at Gonzales, Louisiana, in the presence of the undersigned competent witnesses on the ____ day of _____, 2023, who sign with appearers and me, Notary, after due reading of the whole.

WITNESSES

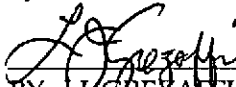


Tanja Moore



Gretel LaCour

LJG LAND COMPANY, LLC



BY: L. GREZAFFI, Duly Authorized,
Purchaser



STEPHEN JEWELL, NOTARY PUBLIC
NOTARY/BAR ROLL # 23146

Stephen P. Jewell
NOTARY PUBLIC
La. Bar Roll No. 23146
My Commission Is for Life





Ascension Parish Clerk of Court
607 E. Worthey St.,
1st Floor
Gonzales, LA 70737
Phone (225) 621-8400



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Bridget Hanna
Clerk of Court
Parish of Ascension

Instrument Number: 1084013

Book/Index: COB
Document Type: CORRECTION
Recording Date: 12/19/23 10:06:11 AM
Page Count: 5 not including this page

Grantor 1: SLC LLC
Grantee 1: LJG LAND COMPANY LLC

COB: 1084013

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SHOULD BE RETAINED WITH ANY COPIES.



Laneika White
Laneika White, Deputy Clerk

STATE OF LOUISIANA
PARISH OF ASCENSION

ACT OF CORRECTION

BEFORE ME, the undersigned Notary Public, duly commissioned and qualified in and for the State and Parish aforesaid, and in the presence of the good and competent undersigned witnesses, personally came and appeared:

SLC, L.L.C., a Louisiana limited liability company, authorized to do and doing business in the State of Louisiana, represented herein by its Manager, John Grady Melancon, by Certificate of Authority recorded on December 6, 2013 at COB/MOB Instrument No. 00840285 of the official records of Ascension Parish, Louisiana and made a part hereof by reference, whose address is P.O. Box 366, Sorrento, Ascension Parish, Louisiana 70778; (hereafter referred to as "SELLER") and

LJG LAND COMPANY, LLC, a Louisiana Limited Liability Company, domiciled in Ascension Parish, State of Louisiana, represented herein by its duly authorized managing member, L.J. Grezaffi, by Authorization to Act and made a part hereof by reference, whose address is declared to be Post Office Box No. 692, New Roads, Louisiana 70760; (hereafter referred to as "PURCHASER");

who did declare that by Act of Transfer of Real Estate dated October 5, 2023 and being recorded on October 11, 2023 at Instrument No. 1080892 of the official records of Ascension Parish, Louisiana, SELLERS did convey to PURCHASER certain property described therein as:

TRACT X-7

1. A certain tract or parcel of ground together with all buildings and improvements situated thereon, situated in Sections 35 & 36, Township 9 South, Range 2 East, Southeastern Land District, East of the Mississippi River, Ascension Parish, Louisiana as shown more clearly on a map or plan of survey, entitled "PLAT SHOWING THE SUBDIVISION OF TRACT X OF THE HERBERT D. HUGHES ESTATE INTO TRACTS X-1 THROUGH X-8 LOCATED IN SECTIONS 25, 26, 34, 35 & 36, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SOUTHEASTERN LAND DISTRICT, EAST OF THE MISSISSIPPI RIVER, ASCENSION PARISH, LOUISIANA FOR SLC, LLC" dated March 14, 2018 by Daniel J. Poche P.L.S., said map being approved by the Ascension Parish Planning Commission, Matthew Pryor, Chairman on April 26, 2018 and being recorded on April 27, 2018 at COB Instrument No. 00946808 of the official records of Ascension Parish, Louisiana. Said Tract being further described as Tract X-7 as per the map of plan of survey above.

A PORTION OF TRACT Y-8-B-5 & LOT X-8-A-1-A

2. A portion of a certain tract or parcel of ground designated as Tract Y-8-B-5 together with all buildings and improvements situated thereon, situated in Section 35, Township 9 South, Range 2 East, Southeastern Land District, East of the Mississippi River, Ascension Parish, Louisiana as shown more clearly on a map or plan of survey, entitled "PLAT SHOWING THE RESUBDIVISION OF TRACT Y-8-B OF THE PROPERTY OF SLC, LLC INTO TRACTS Y-8-B-1, Y-8-B-2, Y-8-B-3, Y-8-B-4, & Y-8-B-5, LOCATED IN SECTION 35, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SOUTHEASTERN LAND DISTRICT, EAST OF THE MISSISSIPPI RIVER, ASCENSION PARISH, LOUISIANA FOR SLC, LLC", dated December 18, 2018 by Daniel J. Poche, P.L.S., said map being approved by the Ascension Parish Planning Commission, Matthew Pryor, Chairman on January 3, 2019 and being recorded on January 4, 2019 at COB Instrument No. 00962359 of the official records of Ascension Parish, Louisiana, and a portion of a certain tract or parcel of ground designated as Lot X-8-A-1-A together with all buildings and improvements situated thereon, situated in Section 35, Township 9 South, Range 2 East, Southeastern Land District, East of the Mississippi River, Ascension Parish, Louisiana as shown more clearly on

51

a map or plan of survey, entitled "MAP SHOWING EXCHANGE OF PROPERTY BETWEEN TRACT X-8-A-1 & TRACT X-8-B OF THE PROPERTY OF SLC, LLC INTO TRACT X-8-A-1-A & TRACT X-8-B-1, LOCATED IN SECTIONS 25, 26, 34, 35, & 36, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SOUTHEASTERN LAND DISTRICT, EAST OF THE MISSISSIPPI RIVER, ASCENSION PARISH, LOUISIANA FOR ASCENSION COMMERCE CENTER II", dated September 14, 2023 by Jamie M. Bordelon, P.L.S., said map being approved by the Ascension Parish Planning Commission, Max J. Nassar, Chairman on September 21, 2023 and being recorded on September 21, 2023 at COB Instrument No. 1079839 of the official records of Ascension Parish, Louisiana, and more fully described as follows:

COMMENCING at the northeastern corner of Tract Y-8-B-4 as shown on the as shown more clearly on a map or plan of survey, entitled "PLAT SHOWING THE RESUBDIVISION OF TRACT Y-8-B OF THE PROPERTY OF SLC, LLC INTO TRACTS Y-8-B-1, Y-8-B-2, Y-8-B-3, Y-8-B-4, & Y-8-B-5, LOCATED IN SECTION 35, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SOUTHEASTERN LAND DISTRICT, EAST OF THE MISSISSIPPI RIVER, ASCENSION PARISH, LOUISIANA FOR SLC, LLC", dated December 18, 2018 by Daniel J. Poche, P.L.S., said map being approved by the Ascension Parish Planning Commission, Matthew Pryor, Chairman on January 3, 2019 and being recorded on January 4, 2019 at COB Instrument No. 00962359 of the official records of Ascension Parish, Louisiana, said point being the POINT OF BEGINNING;

Thence, S89°13'50" W for a distance of 450.43 feet to a point and corner;

Thence, N03°16'43" W for a distance of 482.02 feet to a point and corner;

Thence, S56°03'57" W for a distance of 485.51 feet to a point and corner;

Thence, N89°05'03" E for a distance of 63.40 feet to a point and corner;

Thence, S03°16'43" E for a distance of 205.50 feet to the POINT OF BEGINNING; containing 3.349 acres (145,897 square feet).

SELLER and PURCHASER acknowledges that the Act of Transfer of Real Estate recorded on October 11, 2023 incorrectly described the property to be transferred. Therefore, SELLER and PURCHASER declare that the correct description of the property conveyed by the Act of Transfer Real Estate recorded on October 11, 2023 at COB Instrument No. 1080892 to be described as follows:

1. A certain tract or parcel of ground together with all buildings and improvements situated thereon, situated in Sections 35 & 36, Township 9 South, Range 2 East, Southeastern Land District, East of the Mississippi River, Ascension Parish, Louisiana as shown more clearly on a map or plan of survey, entitled "PLAT SHOWING THE SUBDIVISION OF TRACT X OF THE HERBERT D. HUGHES ESTATE INTO TRACTS X-1 THROUGH X-8 LOCATED IN SECTIONS 25, 26, 34, 35 & 36, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SOUTHEASTERN LAND DISTRICT, EAST OF THE MISSISSIPPI RIVER, ASCENSION PARISH, LOUISIANA FOR SLC, LLC" dated March 14, 2018, by Daniel J. Poche P.L.S., said map being approved by the Ascension Parish Planning Commission, Matthew Pryor, Chairman on April 26, 2018, and being recorded on April 27, 2018, at COB Instrument No. 00946808 of the official records of Ascension Parish, Louisiana. Said Tract being further described as Tract X-7 as per the map of plan of survey above.

2. A portion of a certain tract or parcel of ground designated as Tract Y-8-B-5 together with all buildings and improvements situated thereon, situated in Section 35, Township 9 South, Range 2 East, Southeastern Land District, East of the Mississippi River, Ascension Parish, Louisiana as shown more clearly on a map or plan of survey, entitled "PLAT SHOWING THE RESUBDIVISION OF TRACT Y-8-B OF THE PROPERTY OF SLC, LLC INTO TRACTS Y-8-B-1, Y-8-B-2, Y-8-B-3, Y-8-B-4, & Y-8-B-5, LOCATED IN SECTION 35, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SOUTHEASTERN LAND DISTRICT, EAST OF THE MISSISSIPPI RIVER, ASCENSION PARISH, LOUISIANA FOR SLC, LLC", dated December 18, 2018 by Daniel J. Poche, P.L.S., said map being approved by the Ascension Parish Planning Commission, Matthew Pryor, Chairman on January 3, 2019, and being recorded on

January 4, 2019, at COB Instrument No. 00962359 of the official records of Ascension Parish, Louisiana, and

3. A portion of a certain tract or parcel of ground designated as Lot X-8-A-1-A together with all buildings and improvements situated thereon, situated in Section 35, Township 9 South, Range 2 East, Southeastern Land District, East of the Mississippi River, Ascension Parish, Louisiana as shown more clearly on a map or plan of survey entitled "MAP SHOWING EXCHANGE OF PROPERTY BETWEEN TRACT X-8-A-1 & TRACT X-8-B OF THE PROPERTY OF SLC, LLC INTO TRACT X-8-A-1-A & TRACT X-8-B-1, LOCATED IN SECTIONS 25, 26, 34, 35, & 36, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SOUTHEASTERN LAND DISTRICT, EAST OF THE MISSISSIPPI RIVER, ASCENSION PARISH, LOUISIANA FOR ASCENSION COMMERCE CENTER II", dated September 14, 2023, by Jamie M. Bordelon, P.L.S., said map being approved by the Ascension Parish Planning Commission, Max J. Nassar, Chairman on September 21, 2023 and being recorded on September 21, 2023 at COB Instrument No. 1079839 of the official records of Ascension Parish, Louisiana, and more fully described as follows:

COMMENCING at the northeastern corner of Tract Y-8-B-4 as shown on the as shown more clearly on a map or plan of survey, entitled "PLAT SHOWING THE RESUBDIVISION OF TRACT Y-8-B OF THE PROPERTY OF SLC, LLC INTO TRACTS Y-8-B-1, Y-8-B-2, Y-8-B-3, Y-8-B-4, & Y-8-B-5, LOCATED IN SECTION 35, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SOUTHEASTERN LAND DISTRICT, EAST OF THE MISSISSIPPI RIVER, ASCENSION PARISH, LOUISIANA FOR SLC, LLC", dated December 18, 2018, by Daniel J. Poche, P.L.S., said map being approved by the Ascension Parish Planning Commission, Matthew Pryor, Chairman on January 3, 2019 and being recorded on January 4, 2019 at COB Instrument No. 00962359 of the official records of Ascension Parish, Louisiana, said point being the POINT OF BEGINNING;

Thence, S89°13'50" W for a distance of 450.43 feet to a point and corner;
Thence, N03°16'43" W for a distance of 482.02 feet to a point and corner;
Thence, S56°03'57" W for a distance of 485.51 feet to a point and corner;
Thence, N89°05'03" E for a distance of 63.40 feet to a point and corner;
Thence, S03°16'43" E for a distance of 205.50 feet to the POINT OF BEGINNING;
containing 3.349 acres (145,897 square feet)

4. A portion of a certain tract or parcel of ground designated as Lot Y-8-A together with all buildings and improvements situated thereon, situated in Section 35, Township 9 South, Range 2 East, Southeastern Land District, East of the Mississippi River, Ascension Parish, Louisiana as shown more clearly on a map or plan of survey entitled "PLAT SHOWING RESUBDIVISION OF PROPERTY BETWEEN TRACTS X-8-A & Y-8 OF THE PROPERTY OF SLC, LLC INTO TRACT X-8-A-1 & TRACT X-8-B, LOCATED IN SECTIONS 25, 26, 34, 35, & 36, TOWNSHIP 9 SOUTH RANGE 2 EAST, SOUTHEASTERN LAND DISTRICT, EAST OF THE MISSISSIPPI RIVER, ASCENSION PARISH, LOUISIANA FOR ASCENSION COMMERCE CENTER II, dated December 1, 2018 by Daniel J. Poche P.L.S., said map being approved by the Ascension Parish Planning Commission, Matthew Pryor, Chairman on December 12, 2018 and being recorded on December 13, 2018 at COB Instrument No. 00961307 of the official records of Ascension Parish, Louisiana, and more fully described as follows:

COMMENCING at the southwestern corner of Tract Y-8-B-5-A as shown more clearly on a map or plan of survey, entitled "MAP SHOWING EXCHANGE OF PROPERTY BETWEEN TRACTS X-8-A-1-A, TRACT X-7, TRACT Y-8-B-5 & Y-8-A OF THE PROPERTY OF SLC, LLC INTO TRACT X-8-A-1-A-1, TRACT Y-8-B-5-A & TRACT X-8-A-1, LOCATED IN SECTIONS 25, 26, 34, 35, & 36, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SOUTHEASTERN LAND DISTRICT, EAST OF THE MISSISSIPPI RIVER, ASCENSION PARISH, LOUISIANA FOR ASCENSION COMMERCE CENTER II", dated October 30, 2023 by Jamie M. Bordelon P.L.S., said map being approved by the Ascension Parish Planning Commission, Matthew Pryor, Chairman on November 8, 2018 and being recorded on November 9, 2023 at COB Instrument No. 1082232 of the official records of Ascension Parish, Louisiana, said point being the POINT OF BEGINNING;

Thence, S89°13'50" W for a distance of 656.43 feet to a point and corner;
Thence, S03°21'36" W for a distance of 67.56 feet to a point and corner;
Thence, N88°40'59" W for a distance of 1012.82 feet to a point and corner;
Thence, N42°26'14" W for a distance of 2254.90 feet to a point and corner;

Thence, N29°46'48" E for a distance of 67.05 feet to a point and corner;
Thence, N27°12'00" E for a distance of 64.08 feet to a point and corner;
Thence, N30°32'43" E for a distance of 56.84 feet to a point and corner;
Thence, N27°39'52" E for a distance of 69.11 feet to a point and corner;
Thence, N16°27'12" E for a distance of 78.56 feet to a point and corner;
Thence, N44°23'56" E for a distance of 115.64 feet to a point and corner;
Thence, N52°26'58" E for a distance of 72.91 feet to a point and corner;
Thence, N55°03'56" E for a distance of 153.40 feet to a point and corner;
Thence, N56°17'35" E for a distance of 24.51 feet to a point and corner;
Thence, N45°12'49" E for a distance of 25.98 feet to a point and corner;
Thence, N23°50'05" E for a distance of 139.77 feet to a point and corner;
Thence, N18°53'21" E for a distance of 43.09 feet to a point and corner;
Thence, N07°45'30" E for a distance of 76.18 feet to a point and corner;
Thence, S56°03'57" E for a distance of 3201.95 feet to a point and corner;
Thence, S00°40'07" E for a distance of 703.56 feet to the POINT OF BEGINNING;
containing 91.469 acres (3,984,405 square feet)

SELLERS and PURCHASERS therefore correct and confirm the Act of Transfer of Real Estate referred to above, and otherwise ratify and approve the same, and request that the Clerk of Court and Recorder of Conveyances and Mortgages for the Parish of Ascension, State of Louisiana make a marginal notation on the Act of Cash sale referred to above reflecting the execution and recordation of this Act of Correction.

THUS DONE AND PASSED on the 15th day of December, 2023, in the City of Gonzales, Parish of Ascension, State of Louisiana, in the presence of the undersigned Notary Public, qualified in said state and parish, and the undersigned witnesses, who have signed with me after due reading of the whole.

THUS DONE AND PASSED at Gonzales, Louisiana, in the presence of the undersigned competent witnesses on the 15th day of December, 2023, who sign with appearers and me, Notary, after due reading of the whole.

WITNESSES:

Sign:

Tiffany Landry

Print:

Tiffany Landry

Sign:

Denee Smith Kopp

Print:

Denee Smith Kopp

SIC, LLC, Seller

John Grady Melancon

BY: John Grady Melancon, Duly Authorized

D. D. Foirrier

NOTARY PUBLIC

NOTARY/BAR ROLL # 20570

Dwight D. Foirrier, Notary Public
Bar Roll #20570
Commissioned for Life

THUS DONE AND PASSED at Gonzales, Louisiana, in the presence of the undersigned competent witnesses on the 15th day of December, 2023, who sign with appearers and me, Notary, after due reading of the whole.

WITNESSES:

Sign: Cindy Major

Print: Cindy Major

Sign: Courtney Chest

Print: Courtney Chenevert

LJG LAND COMPANY, LLC, Purchaser

[Signature]
BY: Lj Grezani, Duly Authorized

[Signature]
NOTARY PUBLIC
NOTARY/BAR ROLL # 20572

Dwight D. Poirrier, Notary Public
Bar Roll #20570
Commissioned for Life

COB: 1084013; Page: 5; Filed: 12/19/2023 10:06:11AM [ascension: LW]

END OF DOCUMENT-APCC



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Gonzales, LA 70737
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Bridget Hanna
Clerk of Court
Parish of Ascension

Instrument Number: 1097716

Book/Index: COB
Document Type: CORRECTION
Recording Date: 9/4/2024 10:14:28 AM
Page Count: 3 not including this page

Grantor 1: SLC LLC
Grantee 1: LJG LAND COMPANY LLC

COB: 1097716

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Laneika White
Laneika White, Deputy Clerk

STATE OF LOUISIANA
PARISH OF ASCENSION

ACT OF CORRECTION

BEFORE ME, the undersigned Notary Public, duly commissioned and qualified in and for the State and Parish aforesaid, and in the presence of the good and competent undersigned witnesses, personally came and appeared:

SLC,L.L.C., a Louisiana limited liability company, authorized to do and doing business in the State of Louisiana, represented herein by its Manager, John Grady Melancon, by Certificate of Authority recorded on December 6, 2013 at COB/MOB Instrument No. 00840285 of the official records of Ascension Parish, Louisiana and made a part hereof by reference, whose address is P.O. Box 366, Sorrento, Ascension Parish, Louisiana 70778; (hereafter referred to as "SELLER") and

LJG LAND COMPANY, LLC, a Louisiana Limited Liability Company, domiciled in Ascension Parish, State of Louisiana, represented herein by its duly authorized managing member, L.J. Grezaffi, by Authorization to Act and made a part hereof by reference, whose address is declared to be Post Office Box No. 692, New Roads, Louisiana 70760; (hereafter referred to as "PURCHASER");

who did declare that by Act of Cash Sale dated December 22, 2022 and being recorded on December 22, 2022 at Instrument No. 1065981 of the official records of Ascension Parish, Louisiana, SELLER did convey to PURCHASER a certain purchase price described therein as:

"who declared that for the price of SEVEN MILLION TWO HUNDRED TEN THOUSAND THREE HUNDRED FIFTY AND NO/100 (\$7,210,350.00) DOLLARS The total price may be adjusted to reflect actual acreage of different. Seller shall finance the full purchase price from the date of sale at the rate of zero (%) percent for (2) years and thereafter any remaining balance shall accrue interest at the rate of four (4%) percent per annum. SELLER hereby sells and delivers with full warranty of title and subrogation to all rights and actions of warranty SELLER may have, unto:"

SELLER and PURCHASER acknowledges that the Act of Cash Sale recorded on December 22, 2022 incorrectly described the purchase price of the property. Therefore, SELLER and PURCHASER declare that the correct purchase price of the property conveyed by the Act of Cash Sale recorded on December 22,2022 at COB Instrument No. 1065981 to be described as follows:

"who declared that for the price of SEVEN MILLION TWO HUNDRED TEN THOUSAND THREE HUNDRED FIFTY AND NO/100 (\$7,210,350.00) DOLLARS, cash, receipt of which is acknowledged, SELLER hereby sells and delivers with full warranty of title and subrogation to all rights and actions of warranty SELLER may have, unto:"

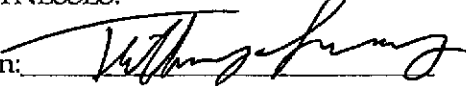
SELLERS and PURCHASERS therefore correct and confirm the Act of Cash Sale referred to above, and otherwise ratify and approve the same, and request that the Clerk of Court and Recorder of Conveyances and Mortgages for the Parish of Ascension, State of Louisiana make a marginal notation on the Act of Cash sale referred to above reflecting the execution and recordation of this Act of Correction.

COB: 1097716; Page: 1; Filed: 9/4/2024 10:14:28AM [ascension: LW]

Apparer, SLC, LLC, releases, relinquishes and cancels any vendor's lien or security interest deemed to be created in the initial sale referenced herein based on the recited language of the sales price which has been hereby corrected.

THUS DONE AND PASSED at Gonzales, Louisiana, in the presence of the undersigned competent witnesses on the 26 day of August, 2024, who sign with appearers and me, Notary, after due reading of the whole.

WITNESSES:

Sign: 

Print: Tiffany Landry


Sign: 

Print: Denee Kopp

SLC, LLC, Seller



BY: John Grady Melancon, Duly Authorized


DWIGHT D. POIRRIER, NOTARY PUBLIC
LA BAR ROLL #20570
MY COMMISSION IS FOR LIFE

THUS DONE AND PASSED at New Roads Louisiana, in the presence of the undersigned competent witnesses on the 27th day of August, 2024, who sign with appearers and me, Notary, after due reading of the whole.

WITNESSES:

Sign: [Signature]

Print: Tanja Moore

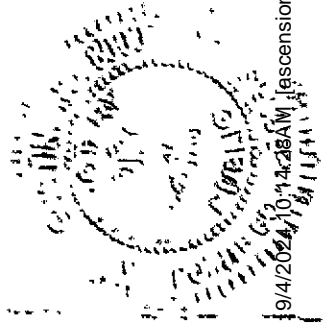
Sign: [Signature]

Print: Rosaline Parks

LJG LAND COMPANY, LLC, Purchaser

Sign: [Signature]
BY: LJ Grezant, Duly Authorized

[Signature]
NOTARY PUBLIC Kami Gustin
NOTARY/BAR ROLL # _____ Notary Public
LA Notary #80007



COB: 1097716; Page: 3; Filed: 9/4/2024 10:14:28AM [escension: LW]

END OF DOCUMENT PAGE



Ascension Parish Clerk of Court
607 E. Worthey St.,
1st Floor
Gonzales, LA 70737
Phone (225) 621-8400



Clerk use only

Bridget Hanna
Clerk of Court
Parish of Ascension

Instrument Number: 1098314

Book/Index: COB

Document Type: CASH SALE/DEED

Recording Date: 9/17/2024 2:51:50 PM

Page Count: 7 not including this page

Intake Via: eRecording

Grantor 1: LJG LAND COMPANY LLC

Grantee 1: MAGNOLIA RIDGE LOGISTICS INVESTMENT LLC

COB: 1098314

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SHOULD BE RETAINED WITH ANY COPIES.



Laura Falcon

Laura Falcon

CASH SALE

BE IT KNOWN that on the dates and at the places designated below, before the respective undersigned witnesses and notaries public, duly commissioned and qualified as such, personally came and appeared:

L.J.G. Land Company, L.L.C., a Louisiana limited liability company whose Articles of Organization were filed with the Secretary of State on March 16, 2020, appearing herein through its Managing Member and Manager, L.J. Grezaffi, whose permanent mailing address is P.O. Box 692, New Roads, LA 70760, and whose taxpayer identification number is xx-xxx9225 (hereinafter referred to as "Seller");

who did declare that for the consideration hereinafter mentioned Seller does, by these presents, sell, transfer and deliver with limited warranty of title (limited to acts arising by, through, or under Seller), but with full substitution and subrogation (including environmental subrogation) in and to all of the rights and actions of warranty which Seller has or may have against all preceding owners and with all rights of prescription, both liberative and acquisitive, unto:

Magnolia Ridge Logistics Investment LLC, a Louisiana limited liability company whose Articles of Organization were filed with the Secretary of State on August 7, 2024, appearing herein through its Manager, Magnolia Ridge Logistics Management LLC, whose permanent mailing address is 3902 Lee Street, Alexandria, LA 71302, and whose taxpayer identification number is xx-xxx1900 (hereinafter referred to as "Purchaser");

for the benefit of Purchaser, and Purchaser's successors and assigns, the following described property:

ITEM I:

That certain piece or parcel of ground, situated in the Parish of Ascension, State of Louisiana, being designated as **Tract Y-8-A-1-A**, as shown on that certain map entitled, "Revised Map Showing Exchange of Property between Tract X-8-A-1-A-1, Tract Y-8-B-5-A & Tract Y-8-A-1 of the Property of L.J.G. Land Company, L.L.C. into Tract X-8-A-1-A-1-A, Tract X-8-A-1-A-1-B & Tract Y-8-A-1-A," prepared by Quality Engineering & Surveying, LLC, dated July 31, 2024 and recorded August 8, 2024 with the Clerk of Court and Recorder of Mortgages for Ascension Parish, Louisiana at Instrument No. 1096258.

ITEM II:

All buildings, improvements, easements, servitudes, appurtenances, rights, privileges belonging or appertaining to the property, including, but not limited to, any land lying in the bed of any street, road or avenue, opened or proposed, adjoining the property and any and all rights and claims, whether personal or real, against third parties arising out damages of any type to said property or in any other manner including, but not limited to, the right to enforce obligations regarding the past, present, or future environmental condition of said property (Items I and II hereinafter referred to as the "Property").

This sale is made and accepted for and in consideration of the sum of **TEN MILLION NINE HUNDRED SIXTY THOUSAND EIGHT HUNDRED FIFTY AND 34/100 (\$10,960,850.34) DOLLARS** cash in hand paid, the receipt and adequacy of which are acknowledged by Seller.

Taxes for the year 2024 will be prorated as of the date of this sale and paid by Purchaser.

In accordance with La. R.S. 9:2721(B), from and after the date of this sale, (a) the name of the person responsible for all property taxes and assessments is Purchaser, and (b) all property taxes and assessment notices should be mailed to the following address: 3902 Lee Street, Alexandria, LA 71302.

All parties signing this instrument have declared themselves to be of full legal capacity.

All agreements and stipulations herein and all the obligations herein assumed shall inure to the benefit of and be binding upon the heirs, successors and assigns of the respective parties, and Purchaser, their heirs, successors and assigns, shall have and hold the Property in full ownership forever.

The Property is conveyed subject to the following servitudes and restrictions of record:

1. Servitude created pursuant to that Stipulated Judgment entitled Shell Pipeline Company, LP versus Elizabeth Hughes DePass, as Trustee of Herbert D. Hughes Estate Trust and L.J. Grezaffi D/B/A L.J.G. Land Company, dated June 30, 2005 and recorded June 30, 2005 with the Clerk of Court and Recorder of Mortgages for Ascension Parish, Louisiana at Instrument Nos. 610034 and 610035.
2. Pipeline Right of Way Agreement by Herbert D. Hughes Estate Trust in favor of Ascension Pipeline Company, L.L.C. dated October 21, 2015 and recorded December 2, 2015 with the Clerk of Court and Recorder of Mortgages for Ascension Parish, Louisiana at Instrument No. 887037.
3. Servitude Grant by SLC, L.L.C. in favor of ExxonMobil Pipeline Company dated January 10, 2020 and recorded February 13, 2020 with the Clerk of Court and Recorder of Mortgages for Ascension Parish, Louisiana at Instrument No. 988035, as amended by that First Amendment of Servitude Grant dated March 23, 2022 and recorded March 28, 2022 at Instrument No. 1049625.
4. Mineral reservation, with waiver of surface rights, created in that Act of Cash Sale by and between SLC, L.L.C. and L.J.G Land Company, LLC dated December 22, 2022 and recorded

December 22, 2022 with the Clerk of Court and Recorder of Mortgages for Ascension Parish, Louisiana at Instrument No. 1065980.

5. Mineral reservation, with waiver of surface rights, created in that Act of Cash Sale by and between SLC, L.L.C. and LJG Land Company, LLC dated December 22, 2022 and recorded December 22, 2022 with the Clerk of Court and Recorder of Mortgages for Ascension Parish, Louisiana at Instrument No. 1065981.
6. Right of Way by Nora B. Wells in favor of United Gas Pipe Line Company dated May 8, 1951 and recorded May 11, 1951 with the Clerk of Court and Recorder of Mortgages for Ascension Parish, Louisiana at Instrument No. 34462, as amended by that Amendment to Right of Way dated July 24, 1969 and recorded August 4, 1969 at Instrument No. 101266.
7. Restrictions, servitudes and fence encroachments shown on that ALTA/NSPS Land Title Survey prepared by Monceaux, Buller & Associates, LLC, dated September 16, 2024.

Any reference to any such restrictions or servitudes above is not intended to nor does it reimpose such restrictions, but merely calls them to the attention of Purchaser. Further, any reference to a prior reservation of mineral rights is not intended to interrupt or suspend prescription of such mineral rights, prolong their existence or to admit to their validity, but only to call them to the attention of the Purchaser.

The sale of the Property is made as-is, where-is as to the condition. Purchaser hereby acknowledges and declares relying solely on its own inspection and evaluation of the Property and not on any warranties or representations, express or implied, from Seller except as set forth in that certain Purchase Agreement by and between Seller and Ratcliff Development, L.L.C. (as predecessor-in-interest of Purchaser) dated as of July 11, 2023, as amended by that certain First Amendment to Purchase Agreement dated as of July 11, 2023, as further amended by that certain Second Amendment to Purchase Agreement dated as of December 4, 2023, as further amended by that certain Third Amendment to Purchase Agreement dated as of March 8, 2024, as further amended by that certain Fourth Amendment to Purchase Agreement dated as of May 24, 2024, as further amended by that certain Fifth Amendment to Purchase Agreement dated as of July 29, 2024, and as further amended by that certain Sixth Amendment to Purchase Agreement dated as of August 27, 2024 (collectively, the "Purchase Agreement"). Except as set forth in the Purchase Agreement, all other warranties, express or implied, with respect to the Property, including but not limited to those related to the condition of the Property or fitness of the Property for a particular purpose, are hereby disclaimed by Seller and are hereby expressly waived by Purchaser.

Purchaser shall have absolutely no right or cause of action against Seller, whether in tort, contract, quasi-contract or otherwise, to assert in any controversy or litigation any claim or demand arising from the sale or purchase of, or in any way related to or in connection with, the Property, and the same are hereby waived and relinquished by Purchaser, except as to warranty of title or as set forth in the Purchase Agreement.

Purchaser hereby expressly waives and renounces any and all rights in redhibition pursuant to Louisiana Civil Code Article 2520, *et seq.*, the warranty imposed by Louisiana Civil Code Article 2476, and its ability to rescind the sale of the Property or seek a reduction in the Purchase

Price for any reason whatsoever, and Purchaser hereby releases Seller from any and all liability whatsoever in connection therewith.

J. GAT Purchaser's initials

The Purchase Agreement contains certain representations, warranties, and covenants made by Seller. Seller hereby certifies that all of Seller's representations, warranties and covenants set forth in the Purchase Agreement are true and correct as of the date of execution of this Cash Sale and such representations, warranties and covenants of Seller shall survive the execution of this Cash Sale, shall not merge into this act of Cash Sale, and shall not be novated thereby.

Seller hereby reserves fifty (50%) percent of the oil, gas and other subsurface minerals and mineral rights in, on, under and otherwise associated with the Property. In accordance with La. R.S. 31:75, any interruption or suspension of prescription of the mineral servitude herein created, resulting from unit operations and/or production, shall extend to the entirety of the Property burdened by the mineral servitude, regardless of the location of the well or of whether all or only part of the Property is included in the unit. It is understood, however, that Purchaser, its successors and assigns, shall have at all times unrestricted use and occupancy of the surface of the Property and that no drilling, mining, exploration, or other activities shall be conducted or carried on upon the surface of said property without the express written consent of Purchaser, its successors and assigns.

Purchaser and Seller dispense with the production of any mortgage certificate, tax receipts or other certificates that may be required by law and the undersigned Notary is released from any responsibility or liability for not producing and/or attaching same. The undersigned Notary has not rendered, nor has he been requested to render, an opinion on the title to the Property transferred pursuant to this instrument; nor has the undersigned Notary made any warranty or representation as to the zoning of the Property.


--SIGNATURES ON THE FOLLOWING PAGE--


COB: 1098314; Page: 4; Filed: 9/17/2024 2:51:50PM [ascension: LF]

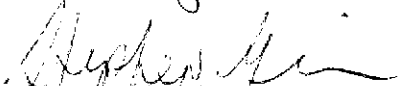
This act has been passed in the Parish of East Baton Rouge, State of Louisiana on the 11th day of September, 2024, in the presence of the undersigned competent witnesses and me, Notary Public, after due reading of the whole, but effective as of September 17, 2004.

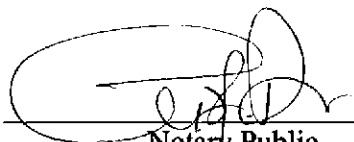
WITNESSES:

SELLER:
L.J.G. Land Company, L.L.C.


Name: Penny Timm

By: 
L.J. Grezaffi, Managing Member and Manager


Name: Stephen Genser


Notary Public

ANDY ST. ROMAIN
NOTARY PUBLIC
State of Louisiana

Name: _____
Bar Roll/Notary No.: _____
Commission Expires: _____

My Commission is issued for Life.
LA Bar Roll No. 29432

This act has been passed in the Parish of _____, State of Louisiana on the _____ day of September, 2024, in the presence of the undersigned competent witnesses and me, Notary Public, after due reading of the whole, but effective as of September 17, 2004.

WITNESSES:

PURCHASER:
Magnolia Ridge Logistics Investment LLC

Name: _____

By: Magnolia Ridge Logistics Management LLC, its Manager

Name: _____

By: _____
Gregg Thompson, Manager

By: _____
Clarke Williams, III, Manager

Notary Public
Name: _____
Bar Roll/Notary No.: _____
Commission Expires: _____

This act has been passed in the Parish of _____, State of Louisiana on the _____ day of September, 2024, in the presence of the undersigned competent witnesses and me, Notary Public, after due reading of the whole, but effective as of September 17, 2004.

WITNESSES:

SELLER:

L.J.G. Land Company, L.L.C.

Name: _____

By: _____
L.J. Grezaffi, Managing Member and
Manager

Name: _____

Notary Public
Name: _____
Bar Roll/Notary No.: _____
Commission Expires: _____

This act has been passed in the Parish of East Baton Rouge, State of Louisiana on the 16 day of September, 2024, in the presence of the undersigned competent witnesses and me, Notary Public, after due reading of the whole, but effective as of September 17, 2004.

WITNESSES:

PURCHASER:

Magnolia Ridge Logistics Investment LLC

Name: David M. Ferraro

By: Magnolia Ridge Logistics Management
LLC, its Manager

Name: Jackelyn H. Gallo

By: _____
Gregg Thompson, Manager

By: _____
Clarke Williams, III, Manager

Notary Public
Name: _____
Bar Roll/Notary No.: _____
Commission Expires: _____



**UNANIMOUS CONSENT OF THE MEMBERS OF
L.J.G. LAND COMPANY, L.L.C.
ADOPTED July 10th, 2024**

The undersigned, being all of the members of L.J.G. Land Company, L.L.C., a Louisiana limited liability company (the "Company"), do hereby take and authorize, by this unanimous written consent, each and all of the following actions and the adoption of these resolutions:

RESOLVED that L.J. Grezaffi and Jude Robillard Grezaffi constitute all of the members of the Company (collectively the "Members").

FURTHER RESOLVED, that the Company is managed by a manager and that L.J. Grezaffi is the manager of the Company ("Manager").

FURTHER RESOLVED, that the Manager has full authority to act on behalf of the Company in any manner he deems appropriate and in the best interests of the Company without the further consent of the Members being required, including but not limited to contracting for, buying, selling, leasing, encumbering, making deposits, disbursing and accepting funds, and any other terms, agreements, or matters incident to the transaction of real property by the Company, all in the Manager's sole discretion.

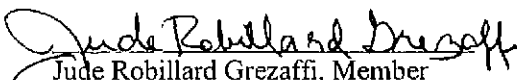
FURTHER RESOLVED, that the Manager is authorized on behalf of the Company to execute all documents required to be executed by or on behalf of the Company in furtherance of the stated purpose herein.

FURTHER RESOLVED, that to avoid any doubt, the Members ratify and adopt all prior actions taken by the Manager for on behalf of the Company consistent with the Manager's authority.

Thus accepted and signed by the Members this 10th day of July, 2024 in New Roads, Louisiana.

L.J.G. Land Company, L.L.C., a Louisiana
limited liability company


L.J. Grezaffi, Member and Manager


Jude Robillard Grezaffi, Member



Ascension Parish Clerk of Court
607 E. Worthey St.,
1st Floor
Gonzales, LA 70737
Phone (225) 621-8400



Clerk use only

Bridget Hanna
Clerk of Court
Parish of Ascension

Instrument Number: 1099850

Book/Index: COB

Document Type: CORRECTION

Recording Date: 10/11/2024 8:48:46 AM

Page Count: 3 not including this page

Intake Via: eRecording

Grantor 1: LJG LAND COMPANY LLC

Grantee 1: MAGNOLIA RIDGE LOGISTICS INVESTMENT LLC

COB: 1099850

THIS PAGE IS RECORDED AS PART OF YOUR DOCUMENT AND
SHOULD BE RETAINED WITH ANY COPIES.



Laneika White

Laneika White

STATE OF LOUISIANA

PARISH OF EAST BATON ROUGE

Notarial Act of Correction

BE IT KNOWN that on the dates designated below, before the respective undersigned witnesses and notaries public, duly commissioned and qualified as such, personally came and appeared:

Andy St. Romain and Cameron S. Miller

(hereinafter referred to as (“**Affiants**”), who declared that:

1. Affiants were the Notaries on a Cash Sale by and between L.J.G. Land Company, L.L.C., as Seller, and Magnolia Ridge Logistics Investment LLC, as Purchaser, executed September 17, 2024 and recorded September 17, 2024 with the Clerk of Court and Recorder of Mortgages for Ascension Parish, Louisiana at Instrument No. 1098314 (the “**Sale**”).

2. The Sale provided an effective date of September 17, 2004.


3. Affiants declare that a clerical error was committed in the preparation of the Sale. In truth and in fact, the effective date of the Sale should have been September 17, 2024.

4. In view of the foregoing, Affiant, the Notaries Public before whom the Sale was executed, hereby correct the aforementioned Sale and state that Paragraph 3 above corrects the effective date as contained in the Sale. Further, Affiants hereby authorize and request the Clerk of Court and Recorder of Mortgages in and for the Parish of Ascension, Louisiana, to make mention of this Notarial Act of Correction in the margin of his records for the Sale at Instrument No. 1098314 to serve as occasion may require.

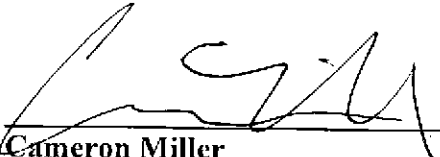
[Signatures on following pages]

Signed in the City of Baton Rouge, State of Louisiana, on the 10th day of October, 2024, before the undersigned witnesses and Notary Public.

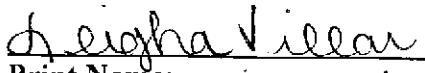
Witnesses:



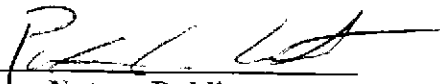
Print Name:



Cameron Miller



Print Name: Leigha Villar



Notary Public

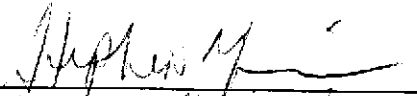


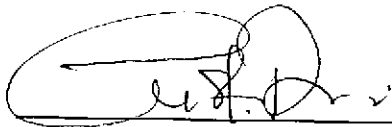
PAXSON C. GUEST
LOUISIANA BAR ROLL NO. 38248
LOUISIANA ATTORNEY/NOTARY PUBLIC
IN AND FOR CADDO PARISH AND
WITH STATEWIDE JURISDICTION
UNDER LA. R.S. 35:191(P)
MY COMMISSION IS FOR LIFE

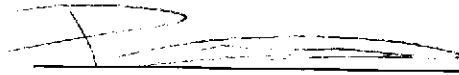
COB: 1098650; Page: 2; Filed: 10/11/2024 8:48:46AM [ascension: LW]

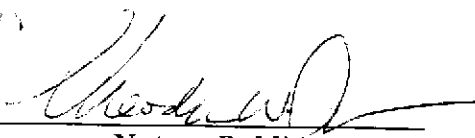
Signed in the City of Baton Rouge, State of Louisiana, on the 10th day of October, 2024, before the undersigned witnesses and Notary Public.

Witnesses:


Print Name: Stephen Gaiser


Andy St. Romain


Print Name: Penny Turner


Notary Public

THEODORE JONES
NOTARY PUBLIC
BAR ROLL #34936
PARISH OF EAST BATON ROUGE
My Commission is for Life