

# Exhibit G.

# Magnolia Ridge Logistics Park

# Memorandum of Agreement



# Magnolia Ridge Logistics Park Memorandum of Agreement

This Memorandum of Agreement ("MOA") is entered into between the **BATON ROUGE AREA CHAMBER ("BRAC")**, and the PROPERTY OWNER of Magnolia Ridge Logistics Park (hereinafter collectively referred to as "Property Owner"), to pursue the Certification by Louisiana Economic Development ("LED") of the SUBJECT PROPERTY. SUBJECT PROPERTY consists of approximately 186 acres **more or less**, being that portions of land in Ascension Parish in the State of Louisiana and is generally identified in **Exhibit A**.

Minimum Criteria for Entry into the Louisiana Industrial Sites Certified Site Program requires at least 25 contiguous, buildable acres free of impediments to development such as but not limited to existing structures not appropriate for future commerce, soil contaminants, wetlands, flood plain, and/or protected species. Exact and final certification site boundary is subject to final determination by an ALTA survey and/or the results of certification due diligence and engineering studies required.

BRAC and LED have identified that a strong portfolio of development-ready sites is a critical component of the Region's and State's overall economic development resource inventory. BRAC has created a partnership program with Property Owners and Local EDO's to pursue and secure certification of development-ready sites through the LED Certified Site Program, in order to identify, secure and market development ready sites.

Participation in this program is voluntary, and PROPERTY OWNER acknowledges that BRAC, LED and the EDO intend to pursue Certification of the SUBJECT PROPERTY through LED, with a goal of marketing SUBJECT PROPERTY to potential companies who may be interested in purchasing and developing the site, thus resulting in economic development activity (jobs, capital investments, creation of tax revenues, etc.) that will benefit the region. PROPERTY OWNER retains the right to market SUBJECT PROPERTY, at a price per acre specified by PROPERTY OWNER, **to potential buyers not represented by BRAC, LED and EDO.**

PROPERTY OWNER represents that it is interested in selling the SUBJECT PROPERTY to prospective buyers represented by BRAC, LED and EDO who may be interested in developing the site, and that PROPERTY OWNER hereby states that the sale price is identified in Exhibit B per acre which shall be effective for a period of one year following date of certification. The sale price per acre can be a function of location and the quantity of acres to be purchased. PROPERTY OWNER further agrees to enter into good faith negotiations with prospective purchasers, based on this sale price, with further terms to be defined in a PURCHASE AND SALE AGREEMENT, documented and agreed to between the BUYER and SELLER. PROPERTY OWNER agrees to entertain in good faith, and diligently pursue negotiations from potential purchasers, which shall not be unreasonably rejected, in order to facilitate such sale of SUBJECTPROPERTY.

The terms and conditions of the sale of the SUBJECT PROPERTY negotiated and agreed upon by and between PROPERTY OWNER and the prospective purchaser shall be governed by a separate PURCHASE AND SALE AGREEMENT that is not covered by or made part of this MOA.

PROPERTY OWNER represents, and BRAC, LED and EDO acknowledge, that SUBJECT PROPERTY are not intended for sale or development as a residential or retail use. This Certified Site Program is intended only for uses compatible with economic development goals, namely industrial, light industrial, office, warehouse/distribution, manufacturing or other similar uses that promote economic development activities (i.e., specifically not residential or retail uses).

Throughout the period provided for herein, BRAC, LED, EDO, and their representatives shall have the right to enter the SUBJECT PROPERTY to conduct Due Diligence. Eligible Due Diligence expenses include but are not limited to engineering studies to determine infrastructure cost estimates (utilities, roads, water/wastewater, etc.); environmental studies, site surveys and assessments; acquisition of aerial photos, quadrant maps, zoning maps; geotechnical analysis; threatened and endangered species studies; and archeological

Initials: JF. / RR  
Property Owner / BRAC

**Certified Memorandum of Agreement**  
**Magnolia Ridge Logistics Park**

investigations. Proposals for eligible Due Diligence, including scope of work and cost estimates, are subject to preapproval by LED. Copies of service agreements, invoices, evidence of payment, and final work product will be available to PROPERTY OWNER, BRAC, LED and EDO at the completion of the project. All parties to this MOA acknowledge that, prior to any work being undertaken, BRAC, LED and its representatives shall review the SUBJECT PROPERTY for eligibility with the Program. BRAC and LED must approve the SUBJECT PROPERTY prior to any work being undertaken. BRAC and LED will provide PROPERTY OWNER with a NOTICE TO PROCEED prior to any eligible work being undertaken. All work completed will be reviewed by LED to determine if the SUBJECT PROPERTY meets the Minimum Criteria for Entry into the Louisiana Industrial Sites Certified Site Program prior to final certification.

All parties to this MOA acknowledge that prior to any work being undertaken, that LED shall review the SUBJECT PROPERTY for eligibility with the program and must approve the SUBJECT PROPERTY prior to any work being undertaken. BRAC will issue PROPERTY OWNER with a Notice to Proceed prior to any eligible work being undertaken. Minimum Criteria for Entry into the Louisiana Industrial Sites Certified Site Program requires at least 25 contiguous, buildable acres free of impediments to development such as but not limited to existing structures not appropriate for future commerce, soil contaminants, wetlands, flood plain, and/or protected species. Final certification site boundary is subject to LED's approval based on the outcome of Due Diligence and engineering studies.

PROPERTY OWNER, has agreed to share costs of pursuing the Certified Site designation with LED, based on the following percentages. The State, through LED, will be paying only up to and not to exceed 75% of these costs and the amount paid by LED shall not exceed the sum of \$1,000.00 per acre, unless a higher amount is specifically approved by LED. BRAC, EDO, and landowner will be responsible for the rest of funds needed to pay remaining certification costs outside of LED's contribution.

The overall certification budget for the SUBJECT PROPERTY is calculated based on the preliminary acreage aforementioned in the MOA. PROPERTY OWNER, LED, BRAC, and EDO acknowledge the outcome of the certification engineering studies and due diligence reports could reduce the final certification acreage for the SUBJECT PROPERTY in accordance with the Minimum Criteria for Entry into the Louisiana Certified Sites Program. PROPERTY OWNER, BRAC, and EDO further acknowledge the LED \$1,000 per acre cost share limit and agree, in good faith to pay any additional cost outside of the overall certification budget cost sharing breakdown should the SUBJECT PROPERTY final certification acreage be altered.

PROPERTY OWNER agrees to share 25% of costs of pursuing the Certified Site designation.

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Initials: J.T. / RR  
Property Owner / BRAC



Certified Memorandum of Agreement  
Magnolia Ridge Logistics Park

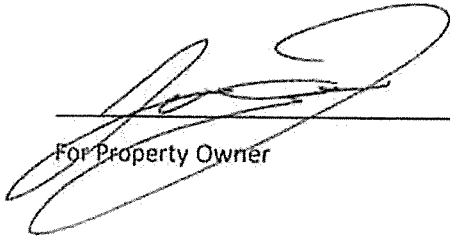
Exhibit B – Sale Price per Acre

Lots 1.0 – 5.0 acres: \$7.25 PSF  
Lots 5.1 – 10.0 acres: \$6.75 PSF  
Lots 10.1 – 25.0 acres: \$6.25 PSF


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Signed on Behalf of:

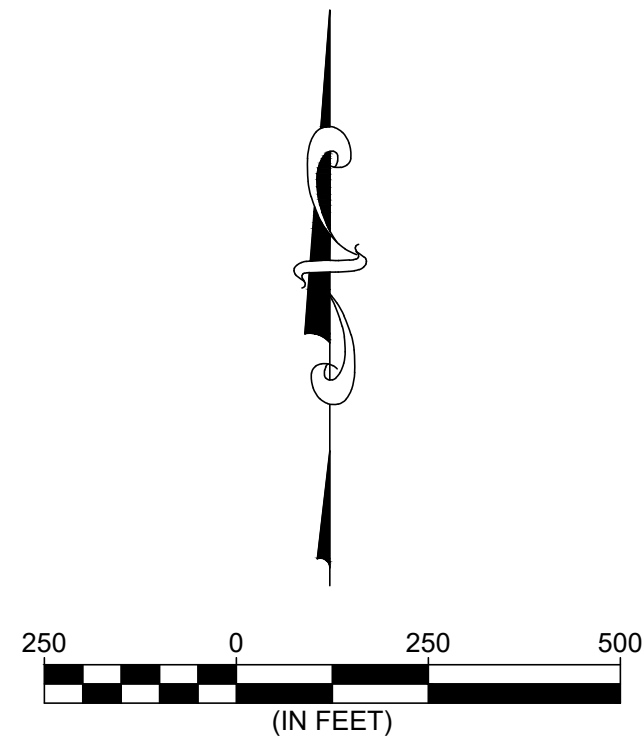
  
\_\_\_\_\_  
For Property Owner

Date: 7/22/2025

  
\_\_\_\_\_  
For BRAC Signature

Date: 7/22/2025

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**GENERAL INFORMATION**

ZONINGS: MI (MEDIUM INDUSTRIAL) AS PER ASCENSION PARISH ZONING MAP DATED 2/19/2015  
 BUILDING SETBACKS: FRONT - (M) 25'  
 REAR - (M) 15'  
 SIDE - (M) 10'  
 LI (LIGHT INDUSTRY) AS PER ASCENSION PARISH ZONING MAP DATED 2/19/2015  
 BUILDING SETBACKS: FRONT - (M) 25'  
 REAR - (M) 15'  
 SIDE - (M) 10'  
 CURRENT LAND USE: AGRICULTURAL  
 PROPOSED LAND USE: INDUSTRIAL  
 TRACT Y-8-A-1: 250.065 ACRES  
 TRACT Y-8-B-5-A: 14.783 ACRES  
 TOTAL: 264.828 ACRES  
 DEVELOPED ACREAGE: 186.103 ACRES  
 NO. OF LOTS: 14 LOTS  
 STREETS: STREETS TWENTY FOUR (24') FEET WIDE 5" ASPHALT OVER 12" SOIL CEMENT TREATED BASE  
 SEWER: PRIVATE COMMUNITY TREATMENT PLANT  
 WATER: ASCENSION WATER COMPANY  
 ELECTRIC/GAS: ENTERGY/ATMOS  
 TELEPHONE: EATEL  
 CABLE: EATEL  
 FLOOD ZONE: A & X-PER FIRM 22005C0105E  
 100 YR. B.F.E.: 13'-14' ACCORDING TO THE FLOODPLAIN ADMINISTRATOR  
 FINISH FLOOR ELEV.: BASED ON B.F.E.=14

**REFERENCE PLAT**

1-MAP SHOWING EXCHANGE OF PROPERTY FOR ASCENSION COMMERCE CENTER II BY QUALITY ENGINEERING AND SURVEYING, LLC. DATED OCTOBER 28, 2023, RECORDING NUMBER 1082232.

**BASIS OF BEARING**

LA STATE PLANE COORDINATE SYSTEM, GRID NORTH, NAD 83, SOUTH ZONE.

**FLOOD ZONE NOTE**

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONES "X" AND "A" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 220013, MAP NO. 22005C0105E WHICH BEARS AN EFFECTIVE DATES OF 08/16/2007. ZONE "X" INDICATES AN AREA DETERMINED TO BE OUTSIDE THE 1% ANNUAL CHANCE FLOOD, BASE FLOOD INDICATED AS 13' TO BE CONFIRMED BY PARISH. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THESE ZONES AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

**MAINTENANCE SURETY**

UPON COMPLETION OF THE STREET IMPROVEMENTS, A SURETY BOND SHALL BE PROVIDED BY THE DEVELOPER TO ASCENSION PARISH FOR MAINTENANCE OF THE STREET AND DRAINAGE IMPROVEMENTS WITHIN THE 75' ROADWAY RIGHT-OF-WAY. THIS SURETY SHALL BE IN EFFECT FOR A PERIOD OF 60 MONTHS IN ACCORDANCE WITH SECTION 17-4034-STREETS: CONSTRUCTION STANDARDS, OF THE UNIFIED LAND DEVELOPMENT CODE.

**DRIVEWAY CULVERTS**

CULVERTS FOR EACH DRIVEWAY IN THE SUBDIVISION SHALL BE DESIGNED BY THE ENGINEER OF RECORD AND SIZES SHALL BE IDENTIFIED ON THE CONSTRUCTION PLANS FOR THE INFRASTRUCTURE IMPROVEMENTS.

**GENERAL NOTES**

- NO ATTEMPT HAS BEEN MADE BY MONCEAUX BULLER & ASSOCIATES, L.L.C. TO VERIFY TITLE, ACTUAL OWNERSHIP, SERVICITUDES, EASEMENTS, RIGHTS-OF-WAY OR OTHER BURDENS ON THE PROPERTY, OTHER THAN THAT FURNISHED BY THE CLIENT OR HIS REPRESENTATIVE OR OBSERVED IN CONNECTION WITH THE FIELD WORK.
- LOT AREAS AND LOT FRONTAGE MEET OR EXCEED THE MINIMUM REQUIREMENTS OF ZONING DISTRICT ESTABLISHED BY THE DEVELOPMENT PLAN FOR THE ZONING.
- ADJACENT PROPERTY OWNER INFORMATION AS SHOWN HEREON WAS TAKEN FROM THE LATEST TAX ASSESSORS PROPERTY OWNERS MAP WHEN THIS PLAT WAS PREPARED.
- THE WATER BODIES SHOWN HEREON AS DETENTION PONDS HAVE BEEN DESIGNED FOR STORMWATER MANAGEMENT IN CONJUNCTION WITH THE OVERALL DRAINAGE PLAN OF THIS DEVELOPMENT. THE PONDS SHORELINES AND/OR LEVEES SHALL BE PRIVATELY OWNED AND MAINTAINED. THE PARISH OF ASCENSION SHALL HAVE NO RESPONSIBILITY FOR THE MAINTENANCE THEREOF. NO FILLING OR ALTERING OF ANY POND AREA SHALL BE ALLOWED WITHOUT THE PRIOR APPROVAL OF THE ASCENSION PARISH DEPARTMENT OF PUBLIC WORKS.
- ANY CHANGE IN THE LAYOUT OF THE PLAT THAT CREATES ADDITIONAL LOTS WILL REQUIRE AN ADDITIONAL TRAFFIC IMPACT STUDY AND DRAINAGE IMPACT STUDY.
- NO CURVES EXIST ON PUBLIC STREETS WITHIN 1/4 MILE OF THE PROPOSED DEVELOPMENT ENTRANCE.

**RESTRICTIONS NOTE**

ALL LOTS ARE SUBJECT TO THE DECLARATION OF RESTRICTIVE COVENANTS RECORDED AS AN ADJUNCT HERETO.

**SIDEWALK NOTE**

PER SECTION 17-4020-A-2 - MAJOR SUBDIVISION DESIGN GUIDELINES OF THE UNIFIED LAND DEVELOPMENT CODE, THIS SECTION STATES THAT LIGHT, MEDIUM AND HEAVY INDUSTRIAL ZONING DISTRICTS ARE EXEMPT FROM THESE REQUIREMENTS. THEREFORE SIDEWALKS WILL NOT BE PROVIDED.

**WETLAND NOTE**

THE WETLANDS SHOWN ON THE PREVIOUSLY APPROVED PRELIMINARY PLAT SHALL BE PERMITTED AND MITIGATED TO ALLOW FOR THE CONSTRUCTION OF THE DETENTION PONDS SHOWN HEREON.

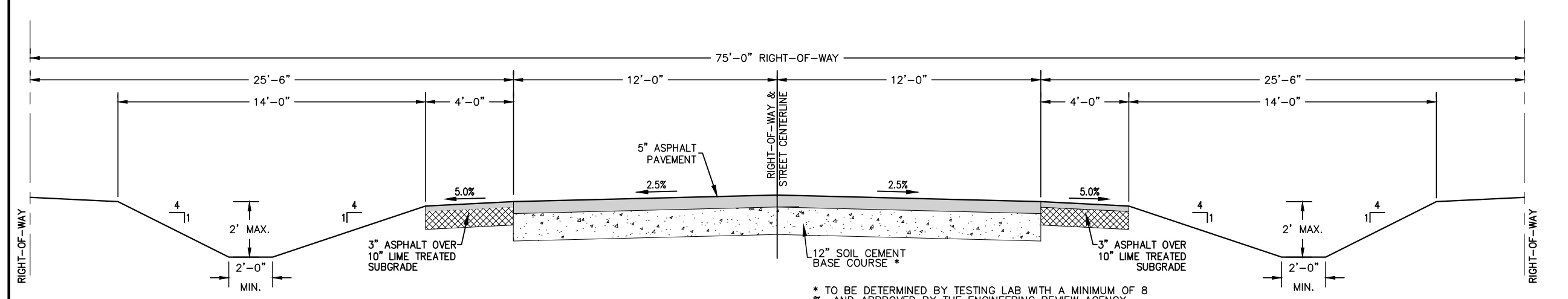
**WAIVER REQUEST**

- A WAIVER IS HEREBY REQUESTED FOR SECTION 17-4035-ALLEY REQUIREMENTS, OF THE UNIFIED LAND DEVELOPMENT CODE. THIS DEVELOPMENT PLAN SHALL PROVIDE PROVISIONS FOR SERVICE ACCESS. THEREFORE THIS REQUEST IS FOR A WAIVER OF THE REQUIREMENT TO PROVIDE ALLEYS AT THE REAR OF ALL LOTS.
- A WAIVER IS HEREBY REQUESTED FOR SECTION 17-4020-A-2 - MAJOR SUBDIVISION DESIGN GUIDELINES OF THE UNIFIED LAND DEVELOPMENT CODE. THIS SECTION STATES THAT LIGHT, MEDIUM AND HEAVY INDUSTRIAL ZONING DISTRICTS ARE EXCEPT FROM THESE REQUIREMENTS.
- A WAIVER IS HEREBY REQUESTED FOR SECTION 17-4034 OF THE DESIGN GUIDELINES OF THE UNIFIED LAND DEVELOPMENT CODE TO ALLOW FOR THE USE OF ASPHALT STREETS IN LIEU OF CONCRETE.

**ADJACENT PROPERTY OWNERS:**

LOT 6M1 NOW OR FORMERLY HENDERSON CLARK 38014 HWY 30 GONZALES, LA 70737	TRACT Y-1 NOW OR FORMERLY KERVIN WINFIELD P.O. BOX 921 PRAIRIEVILLE, LA 70769	LOT Y-8-B-1 NOW OR FORMERLY RAYCHARD HOLLAND & SHANNON SNOWTEN 10221 W ROBERT WILSON RD GONZALES, LA 70737
LOT 6N1 NOW OR FORMERLY PHILIP CLARK P.O. BOX 631 GONZALES, LA 70737	TRACT Y-2 NOW OR FORMERLY LAWRENCE RICE 10163 W ROBERT WILSON DR GONZALES, LA 70737	LOT Y-8-B-2 NOW OR FORMERLY SHAQUILLE LONG & KIM CAUDLE 10221 W ROBERT WILSON RD GONZALES, LA 70737
LOT 6O1 NOW OR FORMERLY CORNELIUS CLARK 39131 OLD BAYOU AVE. GONZALES, LA 70737	TRACT Y-3 NOW OR FORMERLY JOY R MCCELLER 10173 W ROBERT WILSON DR GONZALES, LA 70737	TRACT Y-8-B-3 NOW OR FORMERLY AUSTIN & MACI BRACK 10241 W ROBERT WILSON RD GONZALES, LA 70737
LOT 6P1 NOW OR FORMERLY FANNIE C SHARPER 10101 WEST ROBERT WILSON RD GONZALES, LA 70737	TRACT Y-4 NOW OR FORMERLY JOSHUA MONTOYA 9450 LA 44 CONVENT, LA 70723	TRACT Y-8-B-4 NOW OR FORMERLY RODNEY & SHAMEN VICKERS 10251 W ROBERT WILSON RD GONZALES, LA 70737
LOT 11-A NOW OR FORMERLY SHERWOOD POINT LLC 5135 BLUEBONNET BLVD BATON ROUGE, LA 70809	TRACT Y-5 NOW OR FORMERLY BRYANT KEITH BRUMFIELD 10193 W ROBERT WILSON RD GONZALES, LA 70737	TRACT Y-8-B-5 NOW OR FORMERLY SLC LLC P.O. BOX 366 SORRENTO, LA 70778
LOT 11-A NOW OR FORMERLY SHERWOOD POINT LLC 5135 BLUEBONNET BLVD BATON ROUGE, LA 70809	TRACT Y-6 NOW OR FORMERLY SLC DEVELOPMENT OF ASCENSION LLC 14530 TROY DUPLESS RD GONZALES, LA 70737	LOT X7 NOW OR FORMERLY SLC LLC P.O. BOX 366 SORRENTO, LA 70778
LOT 10 NOW OR FORMERLY SHERWOOD POINT LLC 5135 BLUEBONNET BLVD BATON ROUGE, LA 70809	TRACT Y-7 NOW OR FORMERLY CORY HERBERT 10213 W ROBERT WILSON RD GONZALES, LA 70737	LOT B3 NOW OR FORMERLY GEISMER TERMINAL LLC 4366 MT PLEASANT ST NORTH CANTON, OH 44720

**TYPICAL STREET SECTION (75' RIGHT-OF-WAY)**



**OWNER:**  
LJG LAND COMPANY, LLC  
**DEVELOPER:**  
MAGNOLIA RIDGE LOGISTICS INVESTMENT, LLC  
**ENGINEER:**  
MONCEAUX BULLER & ASSOCIATES, LLC  
**SURVEYOR:**  
MONCEAUX BULLER & ASSOCIATES, LLC

**LEGEND**

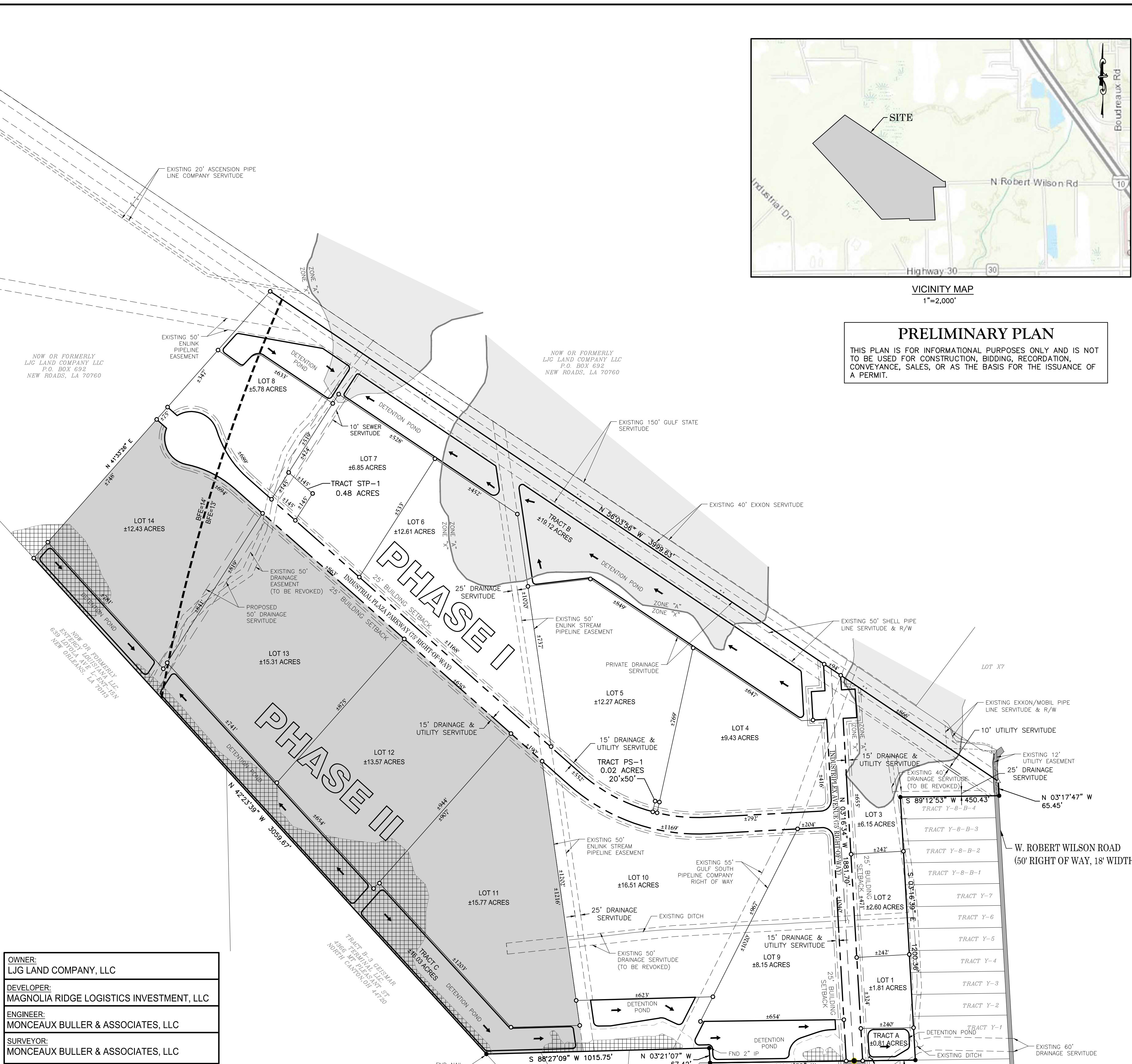
- FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
- SET 1/2" IRON ROD
- △ CALCULATED CORNER
- FLOOD ZONE "A"
- ▨ WETLANDS
- ← DRAINAGE FLOW ARROWS



VICINITY MAP  
1"=2,000'

**PRELIMINARY PLAN**

THIS PLAN IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE, SALES, OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT.



**Monceaux Buller & Associates, LLC**  
 civil engineers & land surveyors  
 610 Desoto Street, Alexandria, LA 71301  
 Tel: 318-442-8465

PRELIMINARY PLAT FOR  
 ASCENSION COMMERCE CENTER II  
 1st FILING-MAGNOLIA RIDGE LOGISTICS PARK, PHASES I-II  
 LOTS 1-14, TRACT STP-1, TRACT PS-1, TRACTS A,B & C  
 BEING  
 A RE-SUBDIVISION OF TRACT Y-8-A-1-A  
 LOCATED IN SECTION 35, T8S-R2E, ASCENSION PARISH, LOUISIANA

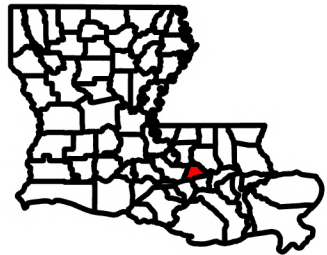
DESIGNED BY: BJM  
 DETAILED: BSS  
 CHECKED: BJM  
 CADFILE: 23-18  
 DATE: 10/1/24

DRAWING NO.  
**1**  
 OF 1

# Magnolia Ridge Logistics Park Lot Map

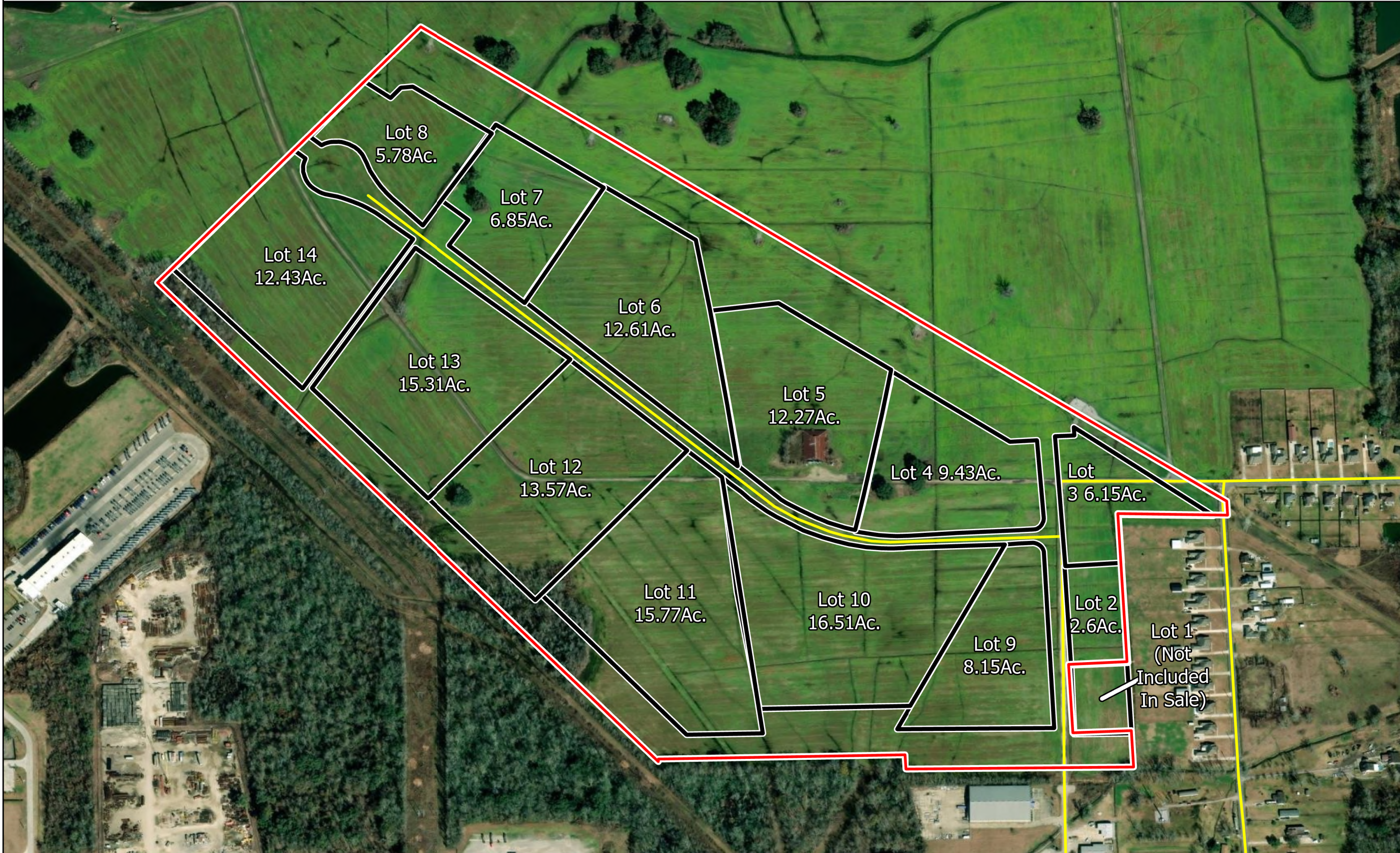
Site Exhibit for  
Magnolia Ridge Logistics Park  
Ascension Parish, LA

**Greater Baton Rouge  
Economic Partnership**



### Legend

- Site Boundary (±183.73 Ac.)
- City Limits
- Local Roads
- Lots



Date: 12/8/2025  
Project Number: 212161  
Drawn By: CFO  
Checked By: EEB

- General Notes:**
- The information presented herein is for planning purposes only. Further detailed due diligence MUST be completed prior to making decisions regarding the site.
  - No attempt has been made by CSRS, Inc. to verify site boundary, title, actual legal ownership, deed restrictions, servitudes, easements, or other burdens on the property, other than that furnished by the client or his representative.
  - Transportation data from 2023 TIGER datasets via U.S. Census Bureau at <https://www.census.gov/geographies/mapping-files/time-series/geo/tiger-line-file.html>.
  - Aerial imagery is compiled from multiple different sources to create one cohesive image and may not reflect current ground conditions.



P:\212161\Sites Under Contract\029 - Magnolia Ridge Logistics Park

