

636.704± Acre Tract
Millhaven Plantation
Section 5, T-17-N, R-5-E
Sections 29 & 32, T-18-N, R-5-E
Land District North of Red River
Ouachita Parish, Louisiana
L&A, Inc. Project No. 17E026.01

LEGAL DESCRIPTION

A certain tract or parcel of land situated in Section 5, Township 17 North, Range 5 East and Sections 29 and 32, Township 18 North, Range 5 East, Land District North of Red River, Ouachita Parish, Louisiana and being more particularly described as follows:

Commence at a found ¾" iron pipe at the northeast corner of Section 5, Township 17 North, Range 5 East, Land District North of Red River, Ouachita Parish, Louisiana, and the **POINT OF BEGINNING**; proceed South 00°24'04" East along the east line of said Section 5, a distance of 721.19 feet to a found 5/8" rebar on the north right-of-way line of Kansas City Southern Railroad (formerly Illinois Central Railroad) (100' R.O.W.); thence proceed North 85°05'03" West along the north right-of-way line of Kansas City Southern Railroad, a distance of 5,222.08 feet to found 5/8" rebar at the southeast corner of a certain tract of land conveyed to Louisiana Gas Service Company by deed recorded in Conveyance Book 1373, Page 583 of the records of Ouachita Parish, Louisiana; thence proceed North 00°34'25" West along the east line of the said Louisiana Gas Service Company Tract, a distance of 20.00 feet to a found 5/8" rebar at the northeast corner of said Louisiana Gas Service Company Tract and also the southeast corner of a certain tract of land conveyed to the Department of Transportation and Development of the State of Louisiana (LDOTD) by deed recorded in Conveyance Book 2551, Page 188 of the records of Ouachita Parish, Louisiana; thence proceed North 00°30'48" West along the east line of said LDOTD Tract, a distance of 76.42 feet to a found 5/8" rebar at the southwest corner of a certain 80.244 acre tract conveyed to VEREIT ID Monroe, LA, LLC by deed recorded in Conveyance Book 2684, Page 346 of the records of Ouachita Parish, Louisiana; thence proceed South 89°51'35" East along the south line of said VEREIT ID Monroe, LA, LLC Tract, a distance of 48.12 feet to a found 5/8" rebar; thence proceed South 85°05'03" East along the south line of said VEREIT ID Monroe, LA, LLC Tract, a distance of 3,110.90 feet to a found 5/8" rebar at the southeast corner of said VEREIT ID Monroe, LA, LLC Tract; thence proceed North 62°04'14" West along the east line of said VEREIT ID Monroe, LA, LLC Tract, a distance of 428.12 feet to a found 5/8" rebar; thence proceed North 00°24'47" West along the east line of said VEREIT ID Monroe, LA, LLC Tract, a distance of 1,212.00 feet to a found 5/8" rebar at the northeast corner of said VEREIT ID Monroe, LA, LLC Tract and also at the southeast corner of the right-of-way dedicated for Centennial Drive (80' R.O.W.) by plat recorded in Plat Book 28, Page 63 of the records of Ouachita Parish, Louisiana; thence continue North 00°24'47" West along the east right-of-way line of Centennial Drive, a distance of 160.01 feet to a found 5/8" rebar at the northeast corner of the right-of-way dedicated for Centennial Drive; thence proceed South 89°35'13" West along the north right-of-way line of Centennial Drive, a distance of 105.50 feet to a found 5/8" rebar; thence proceed in a southwesterly direction along the north right-of-way line of Centennial Drive and a curve to the left, an arc distance of 125.66 feet (Radius=80.00 feet, Chord= South 44°35'13" West – 113.14 feet) to a found 5/8" rebar; thence proceed South 89°35'13" West along the north right-of-way line of Centennial Drive, a distance of 2,560.16 feet to a found 5/8" rebar; thence proceed North 45°24'47" West along the north right-of-way line of Centennial Drive, a distance of 47.13 feet to a found LDOTD right-of-way monument at the southeast corner of a certain 2.094 acre tract conveyed to the Department of Transportation and Development of the State of Louisiana (LDOTD) by deed recorded in Conveyance Book 2677, Page 614 of the records of Ouachita Parish, Louisiana and also the east right-of-way line of LA Highway 594 (Millhaven Road Extension) (R.O.W. Varies); thence proceed North 00°27'10" West along the east line of said LDOTD Tract and east right-of-way line of LA Highway 594, a distance of 2,536.13 feet to a found LDOTD right-of-way monument; thence proceed North 01°38'27" West along the east line of said LDOTD Tract and east right-of-way line of LA Highway 594, a distance of 1,254.27 feet to a found LDOTD right-of-way monument; thence proceed

North 00°27'10" West along the east line of said LDOTD Tract and east right-of-way line of LA Highway 594, a distance of 196.00 feet to a found LDOTD right-of-way monument at the northeast corner of said LDOTD Tract; thence proceed South 89°32'50" West along the north line of said LDOTD Tract and east right-of-way line of LA Highway 594, a distance of 19.26 feet to a found LDOTD right-of-way monument at the northwest corner of said LDOTD Tract; thence proceed North 00°26'51" West along the east right-of-way line of LA Highway 594, a distance of 252.47 feet to a found 5/8" rebar; thence proceed North 00°24'31" West along the east right-of-way line of LA Highway 594, a distance of 621.01 feet to a found 1" iron pipe at the southwest corner of Unit 1, Plantation East Subdivision as per plat recorded in Plat Book 17, Page 11 of the records of Ouachita Parish, Louisiana; thence proceed North 89°33'29" East along the south line of Unit 1, Plantation East Subdivision and a projection thereof, a distance of 1,000.00 feet to a found 5/8" rebar at the southeast corner of a certain 40.0 acre tract conveyed to Big Ten Investment Club, Inc. by deed recorded in Conveyance Book 1350, Page 224 of the records of Ouachita Parish, Louisiana; thence proceed North 00°15'01" West along the east line of said Big Ten Investment Club, Inc. Tract, a distance of 1,402.10 feet to a found 5/8" rebar at the southwest corner of a certain 2.83 acre tract conveyed to Fred W. Huenefeld, Jr. by deed recorded in Conveyance Book 2266, Page 400 of the records of Ouachita Parish, Louisiana; thence proceed South 88°40'55" East along the south line of said Huenefeld Tract, a distance of 320.54 feet to a found 5/8" rebar at the southeast corner of said Huenefeld Tract; thence proceed North 01°34'44" East along the east line of said Huenefeld Tract, a distance of 318.19 feet to a found 5/8" rebar at the northeast corner of said Huenefeld Tract; thence proceed North 89°26'17" West along the north line of said Huenefeld Tract, a distance of 387.44 feet to a found 5/8" rebar at the northwest corner of said Huenefeld Tract; thence proceed South 02°36'24" West along the west line of said Huenefeld Tract, a distance of 201.63 feet to a found 5/8" rebar on the north line of the aforementioned Big Ten Investment Club, Inc. Tract; thence proceed South 89°51'35" West along the north line of said Big Ten Investment Club, Inc. Tract, a distance of 233.12 feet to a found 5/8" rebar; thence proceed North 00°15'02" West along the north line of said Big Ten Investment Club, Inc. Tract, a distance of 139.23 feet to a found 5/8" rebar on the south line of a certain 2.473 acre tract conveyed to Evelyn S. Crawley by deed recorded in Conveyance Book 1830, Page 771 of the records of Ouachita Parish, Louisiana; thence proceed South 87°01'13" East along the south line of said Crawley Tract, a distance of 44.14 feet to a found 5/8" rebar at the southeast corner of said Crawley Tract; thence proceed North 02°46'05" East along the east line of said Crawley Tract, a distance of 206.57 feet to a found 5/8" rebar on the south line of a certain 0.57 acre tract conveyed to the Trainer Trust by deed recorded in Conveyance Book 2450, Page 809 of the records of Ouachita Parish, Louisiana; thence proceed South 87°07'31" East along the south line of said Trainer Trust Tract, a distance of 69.12 feet to a found 5/8" rebar at the southeast corner of said Trainer Trust Tract; thence proceed North 00°15'02" West along the east line of said Trainer Trust Tract, a distance of 125.97 feet to a found 3/4" iron pipe at the northeast corner of said Trainer Trust Tract and also on the south right-of-way line of Huenefeld Road (60' Apparent R.O.W.); thence proceed North 89°55'52" East along the south right-of-way line of Huenefeld Road, a distance of 1,398.57 feet to a found 5/8" rebar on the west line of a certain 0.948 acre tract conveyed to King Solomon Missionary Baptist Church by deed recorded in Conveyance Book 1893, Page 456 of the records of Ouachita Parish, Louisiana; thence proceed South 00°31'28" East along the west line of said King Solomon Missionary Baptist Church Tract, a distance of 204.88 feet to a found 5/8" rebar at the southwest corner of said King Solomon Missionary Baptist Church Tract; thence proceed North 89°58'07" East along the south line of said King Solomon Missionary Baptist Church Tract and a projection thereof, a distance of 378.31 feet to a found 5/8" rebar at the southeast corner of a certain 1.093 acre tract conveyed to King Solomon Missionary Baptist Church by deed recorded in Conveyance Book 1893, Page 462 of the records of Ouachita Parish, Louisiana, and also on the east line of the Southwest 1/4 of Section 29, Township 18 North, Range 5 East; thence proceed South 00°26'50" East along the east line of the Southwest 1/4 of said Section 29, a distance of 2,401.24 feet to a found 5/8" rebar at the North 1/4 corner of Section 32, Township 18 North, Range 5 East; thence proceed South 00°28'30" East along the west line of the Northeast 1/4 of said Section 32, a distance of 1,327.50 feet to a found 5/8" rebar at the southwest corner of the Northwest 1/4 of the Northeast 1/4 of said Section 32; thence proceed North 89°53'32" East along the south line of the North 1/2 of the Northeast 1/4 of said Section 32, a distance of

2,647.36 feet to a found 5/8" rebar at the southeast corner of the Northeast ¼ of the Northeast ¼ of said Section 32; thence proceed South 00°25'47" East along the east line of said Section 32, a distance of 3,982.47 feet to the **POINT OF BEGINNING**, containing 636.704 acres, more or less, and being subject to all easements, servitudes and rights-of-way of record and/or of use.

This description is based on the Boundary Survey and Plat prepared by Ronald J. Riggan, II, Professional Land Surveyor dated October 6, 2022.

