

Exhibit A. Hornsby Industrial Park Partial Title Abstract



Baton Rouge Area Chamber®



Hornsby Industrial Park Partial Title Abstract

ORIGINAL TITLE RESEARCH REPORT

OWNER

Mineral Preservation, LLC – 100%

ACQUISITION

Mineral Preservation, LLC

FROM

Joel Emory Sanders

Act of Cash Sale of Immovable Property

Book: 1273

Page: 389

Date: 12/15/2016

Filed: 12/27/2016

DESCRIPTION OF THE PROPERTY

See Attached Deed

CONVEYANCES OF FULL OWNERSHIP

CONVEYANCES OF OTHER RIGHTS

NONE FOUND

EXISTING RIGHT OF WAY

Entergy Louisiana, LLC

FROM

Weyerhaeuser Real Estate Development Company

Electric Line Right of Way Agreement

Book: 1019

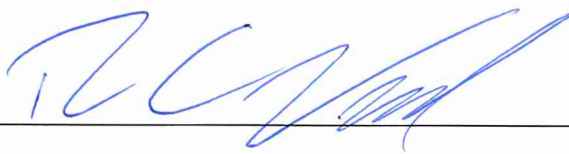
Page: 465

Date: 7/17/2008

Filed: 8/27/1008

N.P.: Lynn A. Day

Thus done and signed at Livingston Parish, Louisiana, on this 14 day of October 2017.



Ryan Voorhies
Real Estate Specialist
CSRS, Inc.

Livingston Parish Recording Page

Thomas L. Sullivan Jr.
Clerk of Court
PO Box 1150
Livingston, LA 70754-1150
(225) 686-2216

Received From :
NAPPER & MADDEN
PO BOX 697
RUSTON, LA 71273

First VENDOR

SANDERS, JOEL EMORY

First VENDEE

MINERAL PRESERVATION LLC

Index Type : Conveyances

File Number : 886793

Type of Document : Deed

Book : 1273 **Page :** 389

Recording Pages : 5

Recorded Information

I hereby certify that the attached document was filed for registry and recorded in the Clerk of Court's office for Livingston Parish, Louisiana

On (Recorded Date) : 12/27/2016

At (Recorded Time) : 1:31:53PM



Doc ID - 012229250005



Deputy Clerk



Return To :

STATE OF LOUISIANA

PARISH OF LIVINGSTON

ACT OF CASH SALE OF IMMOVABLE PROPERTY

BE IT KNOWN AND REMEMBERED, that on the dates hereinafter set forth, before the undersigned Notaries Public, and in the presence of the undersigned legal and competent witnesses, personally came and appeared:

JOEL EMORY SANDERS, (SS#:xxx-xx-3909), husband of Karen Langford Sanders, a person of the full age of majority, whose mailing address is 13856 Old Hammond Hwy., Baton Rouge, LA 70816, contracting herein with his *Separate property*, hereinafter sometimes referred to as "VENDOR",

who declared that, for and in consideration of the sum of FIVE HUNDRED FORTY THOUSAND EIGHT HUNDRED TWELVE AND 50/100THS (\$540,812.50) DOLLARS, and other good and valuable consideration, cash in hand paid, the receipt and sufficiency whereof is hereby acknowledged, VENDOR does by these presents grant, bargain, sell, convey, and deliver with full warranty of title and with complete transfer and subrogation of all rights and actions of warranty against all former proprietors of the property herein conveyed, unto:

MINERAL PRESERVATION, L.L.C., (Tax I.D#:xx-xxx-6092), a Louisiana Limited Liability Company, represented herein by **David L. McKellar**, duly authorized to appear herein, whose present mailing address is 179 Churchwell Road, Purvis, Mississippi 39475, hereinafter sometimes referred to as "VENDEE",

tract of land in Livingston Parish, Louisiana, together with all improvements and appurtenances thereunto belonging, known and described as follows, to-wit:



TOWNSHIP 6 SOUTH - RANGE 4 EAST
LIVINGSTON PARISH, LOUISIANA

Sections 20 & 21:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 20, T 6 S-R 4 E AND BEING THE POINT OF BEGINNING:

THENCE North 89 degrees 21 minutes 51 seconds East for a distance of 1458.98 feet to point and corner;

THENCE South 08 degrees 50 minutes 35 seconds East for a distance of 305.08 feet along said centerline of gravel road and corner;

THENCE along a curve to the left, having a radius of 924.45 feet and an arc length of 400.52 feet, being subtended by a chord of South 30 degrees 25 minutes 18 seconds East for a distance of 397.40 feet along said centerline of gravel road and corner;

THENCE South 49 degrees 39 minutes 53 seconds East for a distance of 382.05 feet along said centerline of gravel road and corner;

THENCE South 54 degrees 24 minutes 30 seconds East for a distance of 315.52 feet along said centerline of gravel road and corner;

THENCE South 57 degrees 55 minutes 37 seconds East for a distance of 503.22 feet along said centerline of gravel road and corner;

THENCE South 53 degrees 46 minutes 30 seconds East for a distance of 310.71 feet along said centerline of gravel road and corner;

THENCE South 46 degrees 07 minutes 00 seconds East for a distance of 240.96 feet along said centerline of gravel road and corner;

THENCE South 40 degrees 41 minutes 27 seconds East for a distance of 316.07 feet along said centerline of gravel road and corner;

THENCE along a curve to the right, having a radius of 960.52 feet and an arc length of 160.00 feet, being subtended by chord of South 36 degrees 59 minutes 28 seconds East for a distance of 159.81 feet along said centerline of gravel road and corner;

THENCE South 81 degrees 39 minutes 11 seconds West for a distance of 3432.73 feet to point and corner;

THENCE North 00 degrees 15 minutes 25 seconds West for a distance of 2542.37' feet back to the Point of Beginning.

Together with and subject to covenants, easements, and restrictions of record. Said property contains 127.250 Acres more or less. All as per survey by McLin & Associates, Inc., dated 12/12/2011, a copy of which is attached hereto. Said property designated thereon as JS-1.

The parties to this act declare that they dispense with the production of any Certificate of Mortgages required by the Civil Code of the State of Louisiana, and exonerate the undersigned Notaries from any liability in the premises.

Taxes for the years 2013, 2014, and 2015 have been paid in full. Taxes for 2016 have been pro-rated and shall be paid by VENDEE.

*Signature Addendum for Attachment to
Act of Cash Sale of Immovable Property
from JOEL EMORY SANDERS
to Mineral Preservation, L.L.C.*

STATE OF Louisiana

COUNTY/PARISH OF East Baton Rouge

IN WITNESS WHEREOF, this instrument has been executed by JOEL EMORY SANDERS, VENDOR, on this 15 day of Dec, 2016, in the presence of the undersigned witnesses, and me, Notary Public, after due reading of the whole.

WITNESSES:

Charlene Graves
Printed Witness Name: Charlene Graves

Joel Emory Sanders
JOEL EMORY SANDERS

Donna Barker
Printed Witness Name: Donna Barker

Joelle H. Chollette
NOTARY PUBLIC
Printed Name: Joelle H. Chollette
Bar Roll/Notary No. 4018
My Commission Expires: upon death



Signature Addendum for Attachment to
Act of Cash Sale of Immovable Property
from JOEL EMORY SANDERS
to Mineral Preservation, L.L.C.

STATE OF MS
COUNTY/PARISH OF Lamar

THIS DONE AND SIGNED by MINERAL PRESERVATION, L.L.C., VENDEE, on this
15th day of December, 2016, before me, Notary, and the undersigned legal and competent
witnesses, after due reading of the whole.

WITNESSES:
Stephanie Shows
Printed Witness Name: Stephanie Shows
Rachel McSwain
Printed Witness Name: Rachel McSwain

MINERAL PRESERVATION, L.L.C.
By: [Signature]
David L. McKellar

Elizabeth Harris
NOTARY PUBLIC
Printed Name: Elizabeth Harris
Bar Roll-Notary No. 73164
My Commission Expires: 4-7-20



EXISTING RIGHT OF WAY

Entergy Louisiana, LLC

FROM

Weyerhaeuser Real Estate Development Company

Electric Line Right of Way Agreement

Book: 1019

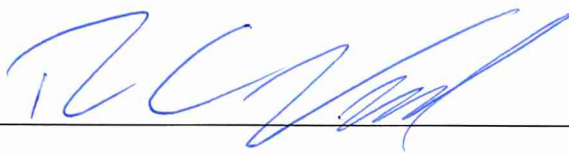
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Ryan Voorhies
Real Estate Specialist
CSRS, Inc.

STATE OF LOUISIANA
PARISH OF LIVINGSTON

ELECTRIC LINE RIGHT OF WAY AGREEMENT

KNOW ALL MEN BY THESE PRESENTS, that:

WEYERHAEUSER REAL ESTATE DEVELOPMENT COMPANY, a Washington corporation, whose address for these purposes is 1412 Eatonton, Suite 700, Madison, Georgia 30650, represented herein by James D Bowling its duly authorized Vice President hereinafter referred to as GRANTOR,

for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS, the receipt thereof and sufficiency of which is hereby acknowledged, does by these presents and subject to the terms and conditions hereinafter set forth, grant, convey and deliver unto:

ENERGY LOUISIANA, LLC, a Texas limited liability company, or **ENERGY GULF STATES, L.L.C.**, a Louisiana limited liability company, whose address for purposes of this agreement is 1000 Harimaw Court West, Metairie, Louisiana 70001, represented herein by Phillip R. Moore, its duly authorized MANAGER, hereinafter referred to as GRANTEE,

a right of way, servitude and easement for the location, relocation, improvements, repair, construction, reconstruction, operation, inspection, patrol, replacement, removal and maintenance of one or more electric power lines, circuit or circuits and/or communication facilities (said communication facility related to the maintenance and operations related to its electric utility system and no other) now or in the future, including, but not necessarily limited to poles, towers, cross arms, insulators, wires, cables, conduits, hardware, transformers, switches, guy wires, anchors and other equipment, structures, materials and appurtenances, now or hereafter used, useful or desired in connection therewith by Grantee over, across, under or on that land of Grantor in the Parish of Livingston, State of Louisiana described as follows, to-wit:

Township 6 South, Range 4 East

Section 20: One (1) strip of land one hundred (100') feet wide as shown on Exhibit "A" attached hereto and made a part hereof.

GRANTEE shall have the right to open, clear and maintain said right of way and to keep same clear of underbrush, trees and other growths and obstructions and hazards of every kind and description. GRANTOR shall have no obligation to open, clear and maintain the right of way.

GRANTEE shall also have the free right of ingress and egress to and from and upon said right of way upon, over and/or across adjoining lands and roads of GRANTOR for the purpose of constructing, operating and maintaining said electric line. GRANTEE agrees that, wherever possible, existing roads shall be used in exercising the rights of ingress and egress and GRANTEE also agrees to promptly repair and/or reimburse GRANTOR for any damages to said roads or to GRANTOR adjoining lands caused by its operations.

GRANTOR reserves unto itself all merchantable timber and/or pulpwood located within said right of way with the right to remove same before construction of said electric line begins. In the event that GRANTOR is unable to or fails to remove said timber within a reasonable time after notification from GRANTEE that it is ready to begin clearing operations, GRANTEE may proceed to clear said right of way, provided that said timber located thereon is, at GRANTEE'S cost and expense, cut into merchantable lengths and placed on adjoining lands of GRANTOR for salvage by GRANTOR at a later date, if it so desires.

GRANTEE shall have the right to remove any trees adjacent to said right of way that are diseased, decayed, weak, leaning or in danger of falling from other similar causes, which, if in falling could strike said electric line and constitute a hazard thereto, provided that GRANTEE shall have no obligation to remove said trees, and provided further that GRANTEE shall pay to GRANTOR the value if any of such trees as timber when removed.

GRANTEE shall be solely responsible for the construction, operation and maintenance of said electric line to be erected upon said right of way and shall construct, operate and maintain said electric line to meet or exceed the minimum requirements of the National Electrical Safety Code, as well as of the requirements of any Federal, State and/or local laws, ordinances and regulations of any regulatory body having jurisdiction in the premises.

It is understood and agreed that GRANTOR shall have full use of the land included in the right of way herein conveyed at any and all times in its operations, including, but not limited to, the rights to build roads, tracks, pipelines or uses of a like nature, along or across said right of way, as well as grant said rights to others, provided that said uses and the rights so granted to others shall be subordinate to the rights herein granted to GRANTEE; and provided that said uses shall be subject to the safety requirements of GRANTEE (including, without limitation, compliance with the clearances prescribed by and all other applicable provisions of the National Electrical Safety Code) and provided that said uses shall not unreasonably interfere with the enjoyment by GRANTEE of the right of way and easement herein conveyed to it, and provided always that, except for the buildings or structures of GRANTEE, no building or structure of any nature or kind whatsoever, nor any part of same, shall be constructed, installed, placed or permitted upon or over said right of way, or any part thereof without the written permission of GRANTEE.

GRANTEE agrees that no slash and other debris accumulated as a result of right of way clearing or maintenance shall be placed upon adjacent land of GRANTOR.

GRANTEE obligates itself to use every reasonable means and precaution to prevent forest fires from originating upon and along said right of way during and as a result of the construction, operation and/or maintenance of said electric line and any forest fires so originating shall immediately be reported by GRANTEE to the forest fire fighting crews of the State and of GRANTOR. Any damages to GRANTOR'S timber and other property resulting from such forest fires originating from GRANTEE'S operations shall be determined and GRANTEE shall be obligated to pay GRANTOR for said damages.

As a material part of the consideration for GRANTOR'S execution of this right of way agreement, GRANTEE agrees to indemnify and save and hold harmless GRANTOR, its officers, agents and employees from any and all liens, claims, costs, liability and/or damages for or on account of any injury to or death of persons or damage to property (including but not in any way limited to GRANTOR'S property and costs and attorney fees incurred in defense), in whole or in part caused by acts of commission, omission or negligence on the part of GRANTEE, its suppliers or contractors or their agents or employees, arising or growing out of the condition of said right of way or the exercise of the rights under, or the performance, malperformance or nonperformance of, any part of this right of way agreement.

This right of way grant is made and accepted subject to any and all valid existing rights of way, easements, servitudes, surface leases, mineral leases, mortgages, etc., if any, in favor of other parties, which are of record or which are apparent from a careful inspection of the land.

GRANTEE agrees to use the land for the purpose authorized in this agreement strictly in accordance to all Federal, State and local laws, rules and regulations concerned with the environmental protection and control and to strictly comply therewith.

Furthermore, GRANTEE specifically agrees to comply with the provisions of the Federal Endangered Species Act, 16 U.S.C. Section 1531 et seq., (as amended) and, prior to its use of the described land, to inspect the land subject to this agreement for evidence of habitation by the gopher tortoise (GOPHERUS POLYPHEMUS), the Red-Cockaded Woodpecker (PICOIDES), the Louisiana Black Bear, and such other species of fish, wildlife and plants which may from time to time be listed as threatened or endangered at 50 C.F.R. Section 17. GRANTEE shall report to GRANTOR the presence of, or any evidence of, habitation by any such threatened or endangered species. Notwithstanding anything in this agreement, GRANTEE agrees that, should evidence of habitation by, or presence of, any threatened or endangered species be discovered by GRANTEE or any of its agents, employees or guests of GRANTEE at any time during the term of this agreement, GRANTEE shall advise GRANTOR and the appropriate agency or agencies of such evidence of habitation of threatened or endangered species and of the existence of GRANTEE'S electric line. GRANTEE agrees to adhere to the requirements of such agency or agencies with respect to the continued use and enjoyment, *vel non*, of the electric line, GRANTEE agrees to indemnify and save and hold GRANTOR, its partners, officers, agents and employees free and harmless from any and all, liens, claims, costs, liability, fines, penalties and/or damages for or on account of any violation of the Endangered Species Act which is

caused by or results in whole or in part from acts of commission., omission or negligence on the part of GRANTEE, its agents, employees or guests, arising or growing out of the exercise of the rights under, or the performance or malperformance or nonperformance of any part of GRANTEE'S duties or activities under this agreement.

GRANTOR shall pay all taxes assessed against the lands included in the right of way herein conveyed and GRANTEE shall pay all taxes assessed against GRANTEE'S property situated on said right of way.

After GRANTEE'S initial construction and energization of the first electric line contemplated herein, the right of way and easement herein conveyed shall revert to GRANTOR, its successors and assigns, in the event of nonusage or abandonment of said electric line constructed thereon for a continuous period of twenty-four (24) months (but excluding any period of non-use due to force majeure, e.g., Acts of God, wars, strikes and other reasons beyond GRANTEE'S control). In the event of such termination, GRANTEE shall furnish GRANTOR a recordable release of said right of way and easement within thirty (30) days after written request therefor.

This agreement shall inure to the benefit of, and be binding on, the respective successors or assigns of the parties hereto, as well as the parties themselves, and the rights, privileges, and obligations herein contained shall not be subject to conveyance and/or assignment (except to a successor company, who acquires all of the assets and liabilities of GRANTEE or the electric transmission system of GRANTEE in the parish in which the right of way is located) without the written consent of GRANTOR, which consent will not be unreasonably withheld.

This act contains the entire agreement between the parties hereto and no changes or amendment shall be made or recognized unless evidenced in a writing signed by the parties.

TO HAVE AND TO HOLD said right of way, easement and privileges unto GRANTEE, its successors and assigns, forever, subject to the terms and conditions hereinabove set forth, without warranty of title, either expressly or impliedly, warranty being expressly excluded.

THUS EXECUTED on this 17th day of July, 2008.

WITNESSES:

**WEYERHAEUSER REAL ESTATE
DEVELOPMENT COMPANY**
a Washington corporation

Linda Johnson
Linda Johnson
(Please Print Name)

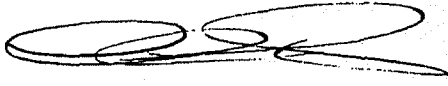
By: James D. Bowler
Its: Vice President

Taylor H. Downey
Taylor H. Downey
(Please Print Name)

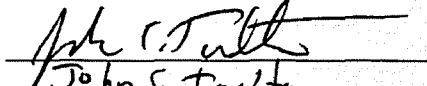


THUS EXECUTED on this 12th day of August, 2008.

WITNESSES:



MARC A LANDRY
(Please Print Name)



John S. Javien
(Please Print Name)

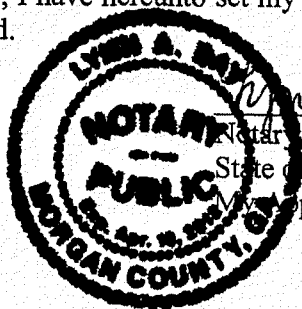
GRANTEE
ENTERGY LOUISIANA, LLC
A Texas Limited Liability Company
or
Entergy Gulf States, L.L.C.

By: Phillip R Moore
MANAGER - TRANSMISSION LINES LOUISIANA
PHILLIP R. MOORE

STATE OF GEORGIA)
) ss.
COUNTY OF MORGAN)

PERSONALLY appeared before me, the undersigned authority in and for the said county and state, on this 17th day of July, 2008, within my jurisdiction, the within named James D Bowling, to me known to be the Vice President of WEYERHAEUSER REAL ESTATE DEVELOPMENT COMPANY, the corporation that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that they were authorized to execute said instrument and that the seal affixed is the corporate seal of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above mentioned.



Lynn A. Day
Notary Public for the State of Georgia
State of Georgia Notary # _____
Appointment Expires: April 16, 2012

STATE OF LOUISIANA
PARISH OF ST. CHARLES

On this _____ day of _____, 2008, before me, the undersigned Notary Public, in and for the above Parish and State, personally came and appeared _____, who being by me first duly sworn, declared that he is the duly authorized _____ of ENTERGY LOUISIANA, LLC, A Texas limited liability company or Entergy Gulf States, L.L.C., and who acknowledged that he signed, executed and delivered the foregoing instrument on behalf of said cooperative for the uses and purposes therein mentioned.

(Please Print Name)

By: _____

(Please Print Name)

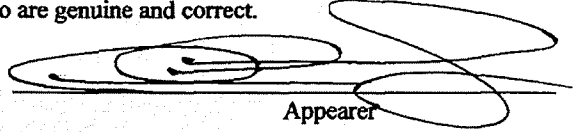
Notary Public

ACKNOWLEDGMENT

STATE OF LOUISIANA

PARISH OF EAST BATON ROUGE

BEFORE ME, the undersigned notary, personally came and appeared MARC A. LANDRY, who being first sworn, did depose and say that he signed the foregoing instrument as a witness in the presence of Grantee, and another subscribing witness, each signing in the presence of all the others, and that all of said signatures thereto are genuine and correct.


Appearer

Sworn to and subscribed before me this 12 day of Aug, 2008.

Cindy L Hawkins
Notary Public

65847
(Notary ID # or LA

Cindy L Hawkins

