

Exhibit J.

Benoit LA-26 Site

Property Deed Report



Benoit LA-26 Site
Property Deed Report

568030

587

STATE OF LOUISIANA
PARISH OF JEFFERSON DAVIS

RECEIVED AND FILED
FEB 11 AM 9:09
CLERK OF COURSE
JEFFERSON DAVIS PARISH

BE IT KNOWN that on the says, months and year hereinafter set out,
BEFORE US, the undersigned Notaries Public, duly commissioned and qualified, and in
the presence of the witnesses hereinafter named and undersigned,

PERSONALLY CAME AND APPEARED:

LEOLA S. BENOIT,
born Schlesinger, divorced from Rodney Benoit, of the full age of majority, a
resident of Jefferson Davis Parish, whose permanent mailing address is 1120 8th
street, Lake Arthur, Louisiana 70549, whose social security number is [REDACTED]
5771.

hereinafter referred to as "Donor";
who declared unto me, Notary, that she has granted and donated, and does by these presents
grant, give, alienate, confirm and donate, inter vivos, at present and irrevocably, unto:

JENNIFER B. SONNIER,
married to and abiding with Ronald J. Sonnier, of the full age of
majority, a resident of Okaloosa County, whose permanent mailing
address is 320 Briarwood Circle, Fort Walton Beach, Florida
32548, whose social security number is [REDACTED] 1159.

JOAN B. MANDOLA,
married to and abiding with Luke Mandola, of the full age of majority, a resident
of Harris County, whose permanent mailing address is 4706 Bellview, Bellaire,
Texas 77401, whose social security number is [REDACTED] 9722.

JUDITH B. VOELZ,
married to and abiding with Eric Voelz, of the full age of majority, a resident of
Sverige, Sweden, whose permanent mailing address is 94221 Alvsbyn,
Sweden/Sverige, whose social security number is [REDACTED] 9468.

JEANINE B. ROWLAND,
married to and abiding with Paul Rowland, of the full age of majority, a resident of
Bexar County, whose permanent mailing address is 3411 Copper Point, San
Antonio, Texas 78259, whose social security number is [REDACTED] 2967.

(An undivided one-fifth interest to each) and

JONATHAN WILLIAM BENOIT
Of the full age of majority, a resident of Lafayette County, whose permanent mailing
address is 405 Choctaw Drive, Oxford, Mississippi 38655, whose social security number is
[REDACTED] 8857.

JULIE ANNE BENOIT,
of the full age of majority, a resident of Lafayette County, whose permanent
mailing address is 405 Choctaw Drive, Oxford, Mississippi 38655, whose social
security number is [REDACTED] 7644.

An undivided one-tenth interest to each)

hereinafter referred to as "Donees."

Page: 1; Filed: 2/11/00 [jeffersondavis:]

the above named Donees being of full age of majority and accepting with gratitude this donation of all of the Donor's interest in and to the following described property, to-wit:

TRACT 1:

Begin at the Northeast corner of Lot One (1) of Orais Schlesinger partition in Section Fourteen (14), Township 11 South, Range Three (3) West, thence South 16° 48' East along the East line of Lot One (1) 359', thence North 86° 50' 38" West 71', thence North 10° 26' 49" West 353' to the North line of Lot One (1), thence South 76° 40' East along the North line of Lot One (1) 32' to the point of beginning containing 0.394 acres in Jefferson Davis Parish, Louisiana.

TRACT 2:

An undivided 9.04% interest in and to the following described property, to-wit:

Lot Five (5) of the Bomer Ferguson Subdivision located in Section Thirteen (13), Township Eleven (11) South, Range Three (3) West, Louisiana Meridian,

TRACT 3:

Lot Two (2) of the Orais Schlesinger Subdivision located in Section Fourteen (14), Township Eleven (11) South, Range Three (3) West, Louisiana Meridian, less and except the one acre home place located on Eighth Street, Lake Arthur, Louisiana.

This property is valued at \$20,000.00.

This property is not the family home donor, nor is it the family home of donees.

Donor declares that this donation does not divest her of all of her property and she has retained enough property for her subsistence.

The said Donor further declares that this donation is made in consideration of the love and affection which she bears for her children.

TO HAVE AND TO HOLD the said described property unto the said Donee, her heirs and assigns, forever, with full subrogation in and to the rights and actions in warranty of said Donor against all former owners of said property.

AND NOW COMES, JENNIFER B. SONNIER, JOAN B. MANDOLA, JUDITH B. VOELZ, JEANINE B. ROWLAND, JONATHAN WILLIAM BENOIT, JULIE ANNE BENOIT, for the purpose of acknowledging that the above described property is the property of LEOLA S. BENOIT.

THUS DONE AND SIGNED at Jennings, Louisiana, on this 30th day of September, 1999, in the presence of me, Notary, and the undersigned competent witnesses, after reading of the whole.

WITNESSES:

Laura B. Zumbacher

Leola S. Benoit
LEOLA S. BENOIT, Donor

B. Benoit Lang

Donald Gray
NOTARY PUBLIC

THUS DONE AND SIGNED at JENNINGS Louisiana, on this 30
day of September, 1999, in the presence of me, Notary, and the undersigned
competent witnesses, after reading of the whole.

WITNESSES:

Laura B. Zumbacher

Jennifer B. Sonnier
JENNIFER B. SONNIER, Donee

Donald Gray

Donald Gray
NOTARY PUBLIC
MY COMMISSION EXPIRES: 11/11/00

THUS DONE AND SIGNED at HOUSTON, TEXAS - HARRIS County, on this
7 day of DECEMBER, 1999, in the presence of me, Notary, and the
undersigned competent witnesses, after reading of the whole.

WITNESSES:

Samison Rentrice
JAMISON RENTRICE
David Farley
DAVID FARLEY

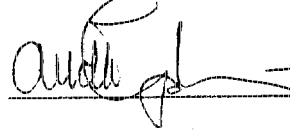
Joan B. Mandola gm
JULIE ANNE BENOFT, Donee
Joan B. Mandola, Donee

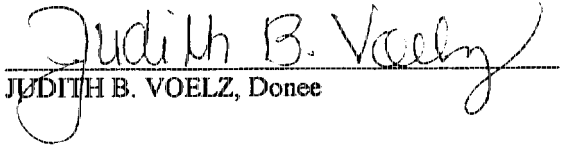
Leigha Brooks
NOTARY PUBLIC
MY COMMISSION EXPIRES: 10-5-2000

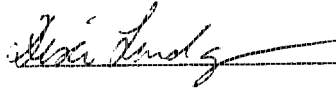


THUS DONE AND SIGNED at Alvsbyn, SWEDEN, on this
27th day of DECEMBER, 1999, in the presence of me, Notary, and the
undersigned competent witnesses, after reading of the whole.

WITNESSES:




JUDITH B. VOELZ, Donee





**Prucklers
Sparbank**

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

THUS DONE AND SIGNED at Bexar, Texas, on this

7 day of January, 1999, in the presence of me, Notary, and the

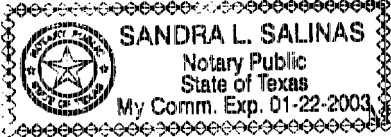
undersigned competent witnesses, after reading of the whole.

WITNESSES:

Paul J. Rowland Jr.
Paul J. Rowland, Sr.

Jeanine B. Rowland
JEANINE B. ROWLAND, Donee

Paul J. Rowland Sr.
Paul J. Rowland, Sr.



Sandra L. Salinas
NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-22-2003

THUS DONE AND SIGNED at Jennings, Louisiana, on this 24th day of January, 2000, in the presence of me, Notary, and the undersigned competent witnesses, after reading of the whole.

WITNESSES:

Arnette Mebe

J. B. Benoit
JONATHAN WILLIAM BENOIT, Donee

Janet G. Marcey

Donald E. Gray
NOTARY PUBLIC
MY COMMISSION EXPIRES: 12/31/00

THUS DONE AND SIGNED at Oxford, Lafayette County, MS, on this
31 day of January, ²⁰⁰⁰~~1999~~, in the presence of me, Notary, and the
undersigned competent witnesses, after reading of the whole.

WITNESSES:

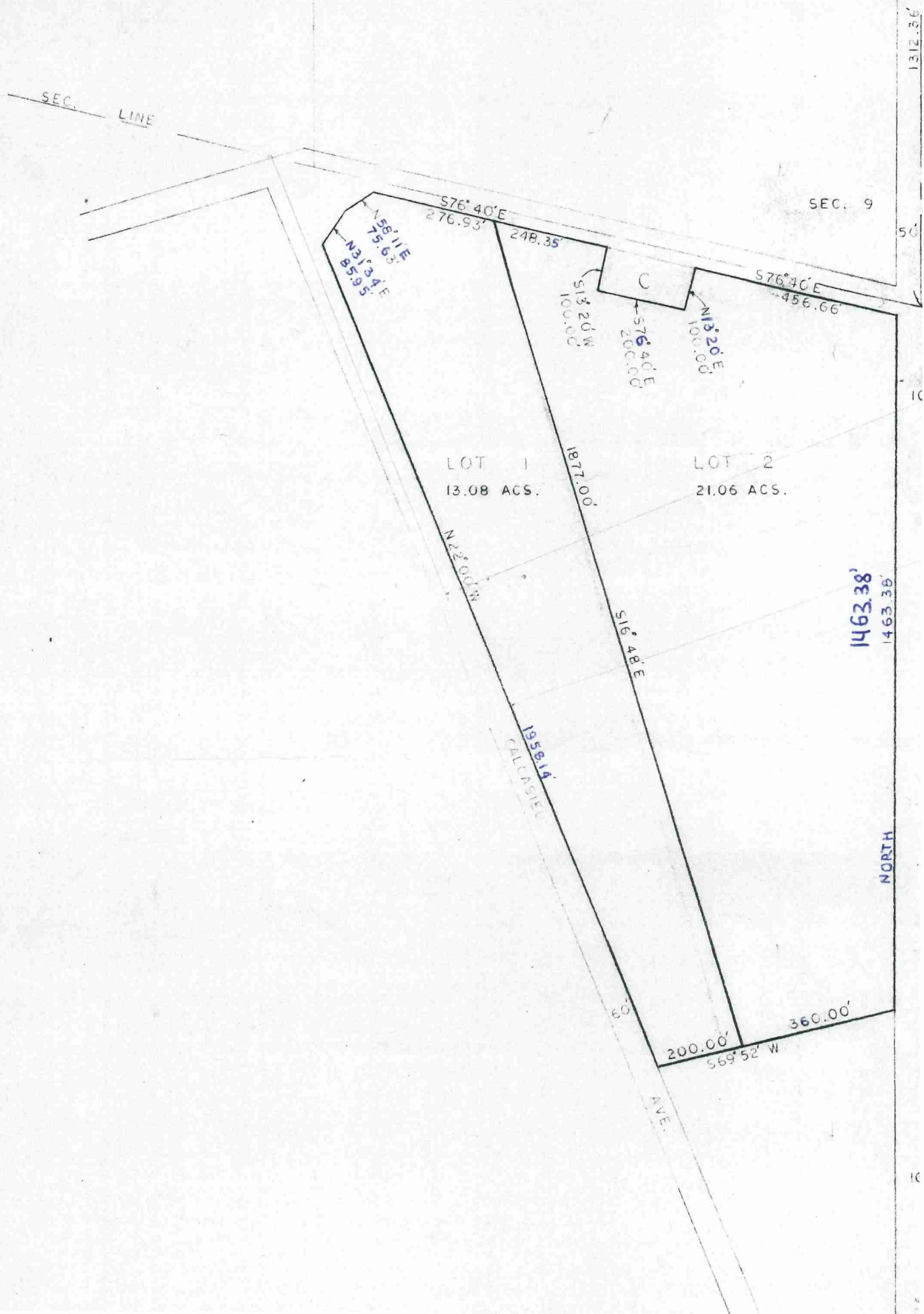
Andre K Hunt

Julie Anne Benoit
JULIE ANNE BENOIT, Donee

Allison Pullen

Lamela J. Bence
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____
MISSISSIPPI STATEWIDE NOTARY PUBLIC
MY COMMISSION EXPIRES MAY 1, 2002
BONDED THRU STEGALL NOTARY SERVICE



RECEIVED AND FILED

2003 APR 10 PM 1:24

CARLTON L. DUHON

CLERK OF COURT
JEFFERSON DAVIS PARISHSUCCESSION OF
LEOLA SCHLESINGER BENOIT

: 31ST JUDICIAL DISTRICT COURT

VS. NO. P-141 - 02

: PARISH OF JEFFERSON DAVIS

: STATE OF LOUISIANA

FILED: April 10, 2003: Christy Pickle
DEPUTY CLERK**JUDGMENT PLACING HEIRS IN POSSESSION AND
DISCHARGING SUCCESSION REPRESENTATIVE**

Considering the above joint petition for possession and the record of this proceeding, satisfactory proof having been submitted to the court that no inheritance taxes are due by the heirs, as evidenced by the receipt from the Department of Revenue, and there is no necessity for any further administration of this succession, the law and the evidence entitled petitioners to the relief prayed for, and for the reasons this day orally assigned;

IT IS ORDERED, ADJUDGED AND DECREED that:

JENNIFER B. SONNIER, whose mailing address is 320 Briarwood Circle, Fort Walton Beach, FL 32548;

JUDITH L. VOELZ, whose mailing address is Hemmansgatan 346, 931 56 Skelleftea, Sweden, Europe;

JOAN B. MANDOLA, whose mailing address is 4706 Bellview Drive, Bellaire, TX 77401;

JEANINE B. ROWLAND, whose mailing address is 3411 Copper Point Drive, San Antonio, TX 78259;

JONATHAN W. BENOIT, whose mailing address is 2161 Peachtree Road NE, #602, Atlanta, GA 30309; and

JULIE A. BENOIT, whose mailing address is 405 Choctaw Drive, Oxford, MS 30655;

be recognized as sole legal heirs, and as such sent and placed in possession of all the property the decedent owned at the time of her death, in the proportions of an undivided one-fifth (1/5th) interest

each to **JENNIFER BENOIT SONNIER, JUDITH BENOIT VOELZ, JOAN BENOIT**

MANDOLA AND JEANINE BENOIT ROWLAND, and in the proportions of an undivided one-

tenth (1/10th) interest each to **JONATHAN W. BENOIT AND JULIE A. BENOIT**, less court

costs and expenses of concluding the administration, that property being more particularly described

as follows:

SEPARATE PROPERTY

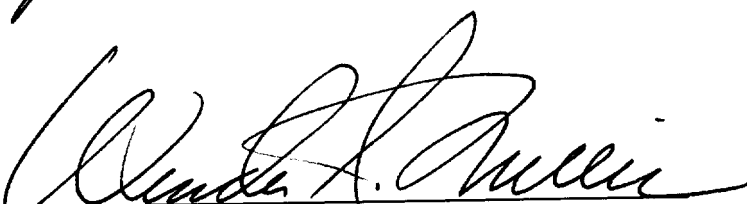
IMMOVABLE PROPERTY
JEFFERSON DAVIS PARISH, LA:

Beginning at a point 494 feet North 76 Degrees, 40 Minutes West and 30 feet South 13 Degrees, 20 Minutes West of the Southeast Corner of Section 9, of T 11 S, R 3 W of La. Meridian; Thence South 13 Degrees, 20 Minutes West, 100 feet; Thence North 76 Degrees, 40 Minutes West 200 feet; Thence North 13 Degrees, 20 Minutes East, 100 feet, to the South Right of Way Line of Street; Thence South 76 Degrees, 40 Minutes East, on and along said Right of Way Line, 200 feet to point of beginning.

All is more fully shown by Plat of Survey for Mr. & Mrs. Rodney Benoit of a 100' x 200' tract located in Section Fourteen (14), Township Eleven (11) South, Range Three (3) West of Louisiana Meridian, in Jefferson Davis Parish, Louisiana, drawn by Jasper L. Bourgeois, Surveyor, dated June 6, 1955, and filed in Conveyance Book 195, Page 75, File No. 224960, Jefferson Davis Parish, Louisiana.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that **JEANINE BENOIT ROWLAND** be relieved as administratrix of this succession, and the bond filed in this proceeding on the 16th day of August, 2002, be cancelled.

JUDGMENT READ, RENDERED AND SIGNED in Chambers at Jennings, Louisiana, on this 10th day of April, 2003.


 WENDELL R. MILLER, DISTRICT JUDGE



Jefferson Davis Parish Clerk of Court
P.O. Box 799
Jennings, LA 70546

Phone (337) 824-1160

Richard M. Arceneaux
Clerk of Court
Parish of Jefferson Davis

Instrument Number: 725939

Book/Index: COB

Document Type: DONATION

Recording Date: 7/28/21 2:27:24 PM

Page Count: 9 not including this page

Intake Via: eRecording

Grantor 1: ROWLAND, JEANINE BENOIT

Grantee 1: MANDOLA, JOAN BENOIT

COB: 725939

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



Paige Freeman

Paige Freeman, Deputy Clerk

STATE OF LOUISIANA

ACT OF DONATION

PARISH OF JEFFERSON DAVIS

BEFORE ME, the undersigned Notary Public in and for the County and State of execution and in the presence of the witnesses hereinafter named and undersigned and on the day and date hereinafter written,

PERSONALLY CAME AND APPEARED:

JEANINE BENOIT ROWLAND, (SSN XXX-XX-2967), a person of the full age of majority, domiciled at 24858 Fairway Springs, San Antonio, TX 78260;

JENNIFER BENOIT SONNIER, (SSN XXX-XX-1159), a person of the full age of majority, domiciled at 765 Barley Port Lane, Fort Walton Beach, FL 32547;

JUDITH BENOIT VOELZ, (SSN XXX-XX-9468), a person of the full age of majority, domiciled at 765 Barley Port Lane, Fort Walton Beach, FL 32547, represented herein by her Agent and Attorney in Fact, RONALD J. SONNIER;

JONATHAN WILLIAM BENOIT, (SSN XXX-XX-8857), a person of the full age of majority, domiciled at 351 Paige Circle, Hoover, AL 35226;

JULIE ANNE BENOIT, (SSN XXX-XX-7644), a person of the full age of majority, domiciled at 351 Paige Circle, Hoover, AL 35226;

hereinafter referred to as "Donors" who declared that in consideration of the love and affection they bear for their sister/aunt, they do by these present, give, grant, alienate, confirm and donate inter vivos unto:

JOAN BENOIT MANDOLA, (SSN XXX-XX-9722), a person of the full age of majority, domiciled at 4706 Bellview, Bellaire, TX 77401;

hereinafter referred to as "Donee", the following described property, to-wit:

All of their undivided interest in and to:

That certain tract or parcel of land, containing 3.82 acres, located in Section 14, Township 10 South, Range 3 West of the Louisiana Meridian, Jefferson Davis Parish, Louisiana, situated in Lots 1 and 2 of the Orais Schlesinger Partition as per plat of survey prepared by Norman G. Hutchins, Registered Land Surveyor, dated June 1967, and recorded Presto Drawer 126-B under Original Entry No. 320914, records of Jefferson Davis Parish, Louisiana, and, being further described as TRACT-A of that plat of survey prepared by Ryan J. Fuselier, Registered Land Surveyor, dated December 14, 2020, a copy of which is attached hereto and made a part hereof this description. Being further particularly described as commencing at the intersection of the Southerly right of way of Eighth Street, Town of Lake Arthur, and the Westerly right of way of Louisiana Highway 26, thence go North 75 degrees 42 minutes 15 seconds West a distance of 242.52 feet to a 5/8ths inch iron rod being the Point of Beginning; thence go South 14 degrees 17 minutes 45 seconds West a distance of 320.49 feet to a 5/8ths inch iron rod, thence go North 76 degrees 13 minutes 14 seconds West a distance of 471.74 feet to a 5/8ths

inch iron rod, thence go North 83 degrees 25 minutes 54 seconds West a distance of 86.01 feet to a 5/8ths inch iron rod, thence go North 6 degrees 38 minutes 10 seconds West a distance of 103.50 feet to a 5/8ths inch iron rod, thence go North 7 degrees 16 minutes 10 seconds West a distance of 257.68 feet to a 5/8ths inch iron rod, thence go South 75 degrees 42 minutes 15 seconds East a distance of 28.18 feet to a buggy axle rod, thence go South 75 degrees 42 minutes 15 seconds East a distance of 660.47 feet to a one-half inch iron rod, thence go South 12 degrees 57 minutes 53 seconds West a distance of 145.39 feet to a point, thence go South 76 degrees 29 minutes 44 seconds East a distance of 224.04 feet to a one-half inch iron rod, thence go North 35 degrees 29 minutes 56 seconds East a distance of 150.64 feet to a point, thence go South 75 degrees 42 minutes 15 seconds East a distance of 143.69 feet to a 5/8ths inch iron rod, being the Point of Beginning.

No title examination was requested of or made by me, Notary Public; the property description was furnished to me by the parties hereto, who hereby absolve Notary of any liability in connection therewith.

AND NOW, JOAN BENOIT MANDOLA, does hereby personally appear in the presence of the undersigned competent witnesses and me, Notary, and accept the said donation made to her for the benefit of herself and her heirs, successors and assigns.

TO HAVE AND TO HOLD the above described property unto the said Donee, her heirs, successors and assigns, forever.

All mortgages, tax and other certificates required by law are hereby waived by the appearers, who exonerate me, the undersigned authority, from any and all liability or responsibility resulting or to result from the non production thereof.

Said appearer estimates the value of the property donated has no value.

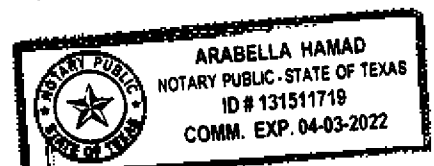
~~Arabella Hamad~~
HARRIS COUNTY TEXAS
THUS DONE AND SIGNED in the City of Houston, County of Harris, State of Texas, on this 5th day of April, 2021, in the presence of the undersigned competent witnesses and me, Notary Public, after a reading of the whole.

WITNESSES:

Ana Medrano
Print Name: Ana Medrano

Joan Benoit Mandola
JOAN BENOIT MANDOLA, DONEE

Hani Elahmad
Print Name: Hani Elahmad



Arabella Hamad
NOTARY PUBLIC

STATE OF FLORIDA

COUNTY OF Ocala

IN WITNESS WHEREOF, JENNIFER BENOIT SONNIER has executed the Act of Donation to
Joan Benoit Mandola, in the presence of the undersigned witnesses and me, Notary
Public, in the City of Fort Walton Beach, County of Ocala, State of Florida,
on the 30th day of March, 2021.

WITNESSES:

X [Signature]
Print Name: JOSEPH LAGANA JENNIFER BENOIT SONNIER, Donor

[Signature]
Print Name: Robert J. Roussel

[Signature]
NOTARY PUBLIC



STATE OF ALABAMA
COUNTY OF JEFFERSON

IN WITNESS WHEREOF, JULIE ANNE BENOIT, has executed the Act of Donation to Joan Benoit Mandola, in the presence of the undersigned witnesses and me, Notary Public, in the City of Irondale, County of Jefferson, State of Alabama, on the 5th day of April, 2021.

WITNESSES:

[Signature]
Print Name: J Brooke Wallace JULIE ANNE BENOIT, Donor

[Signature]
Print Name: Edward McF. Johnson

[Signature]
NOTARY PUBLIC



STATE OF ALABAMA

COUNTY OF JEFFERSON

IN WITNESS WHEREOF, JONATHAN WILLIAM BENOIT, has executed the Act of Donation to Joan Benoit Mandola, in the presence of the undersigned witnesses and me, Notary Public, in the City of Birmingham County of Jefferson, State of Alabama, on the 29 day of March, 2021.

WITNESSES:

[Signature]
Print Name: Jonathan L. Allen

[Signature]
Print Name: Harvey Fox

[Signature]
JONATHAN WILLIAM BENOIT, Donor

[Signature]
NOTARY PUBLIC



STATE OF TEXAS
COUNTY OF Bexar

IN WITNESS WHEREOF, JEANINE BENOIT ROWLAND, has executed the Act of Donation to
Joan Benoit Mandola, in the presence of the undersigned witnesses and me, Notary
Public, in the City of San Antonio County of Bexar, State of Texas,
on the 26 day of March, 2021.

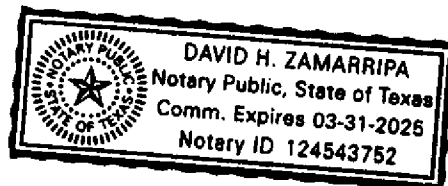
WITNESSES:

David Rowland
Print Name: DAVID ROWLAND

Kenia Martinez
Print Name: Kenia Martinez

Jeanine Benoit Rowland
JEANINE BENOIT ROWLAND, Donor

[Signature]
NOTARY PUBLIC





Sweden
NAME OF COUNTRY

Skellefteå, Västerbotten
NAME OF CITY, PROVINCE
OR OTHER POLITICAL SUBDIVISION

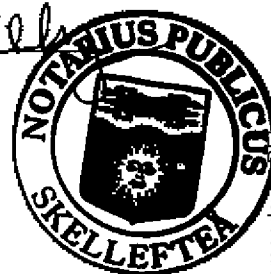
IN WITNESS WHEREOF, JUDITH BENOIT VOELZ,* has executed the Act of Donation to
Joan Benoit Mandola, in the presence of the undersigned witnesses and me, Notary
Public, in the City, Province or Other Political Subdivision of
Skellefteå, Country of Sweden, on the
26th day of April, 2021.

WITNESSES:

[Signature]
Print Name: AUSGAR KOLSSON

[Signature]
Print Name: Gunn Hellegrast

Judith B. Voelz
JUDITH BENOIT VOELZ, Donor,



[Signature]
NOTARY PUBLIC

* Identity proved by Swedish
Driver's Licence # 673411141

Fredrik Elveros
Notary Public in Skellefteå, Sweden
c/o Elveros Advokatbyrå AB
Lasarettsv. 19
SE-931 32 Skellefteå

Phone: +46730-64 83 82
E-mail: fredrik@elveros.se



ACKNOWLEDGMENT

Sweden,

NAME OF COUNTRY

Skellefteå, Västerbotten

NAME OF CITY, PROVINCE
OR OTHER POLITICAL SUBDIVISION

Before the undersigned Fredrik Elveros

NAME OF OFFICER AND OFFICIAL TITLE

duly commissioned or appointed and qualified, this day personally appeared:

JUDITH BENOIT VOELZ, at the place above named, who declared that she knew the contents of the foregoing instrument, and acknowledged it to be her act.

Witness my hand and official seal this 26th day of April 2021.

(seal)

OFFICIAL SEAL



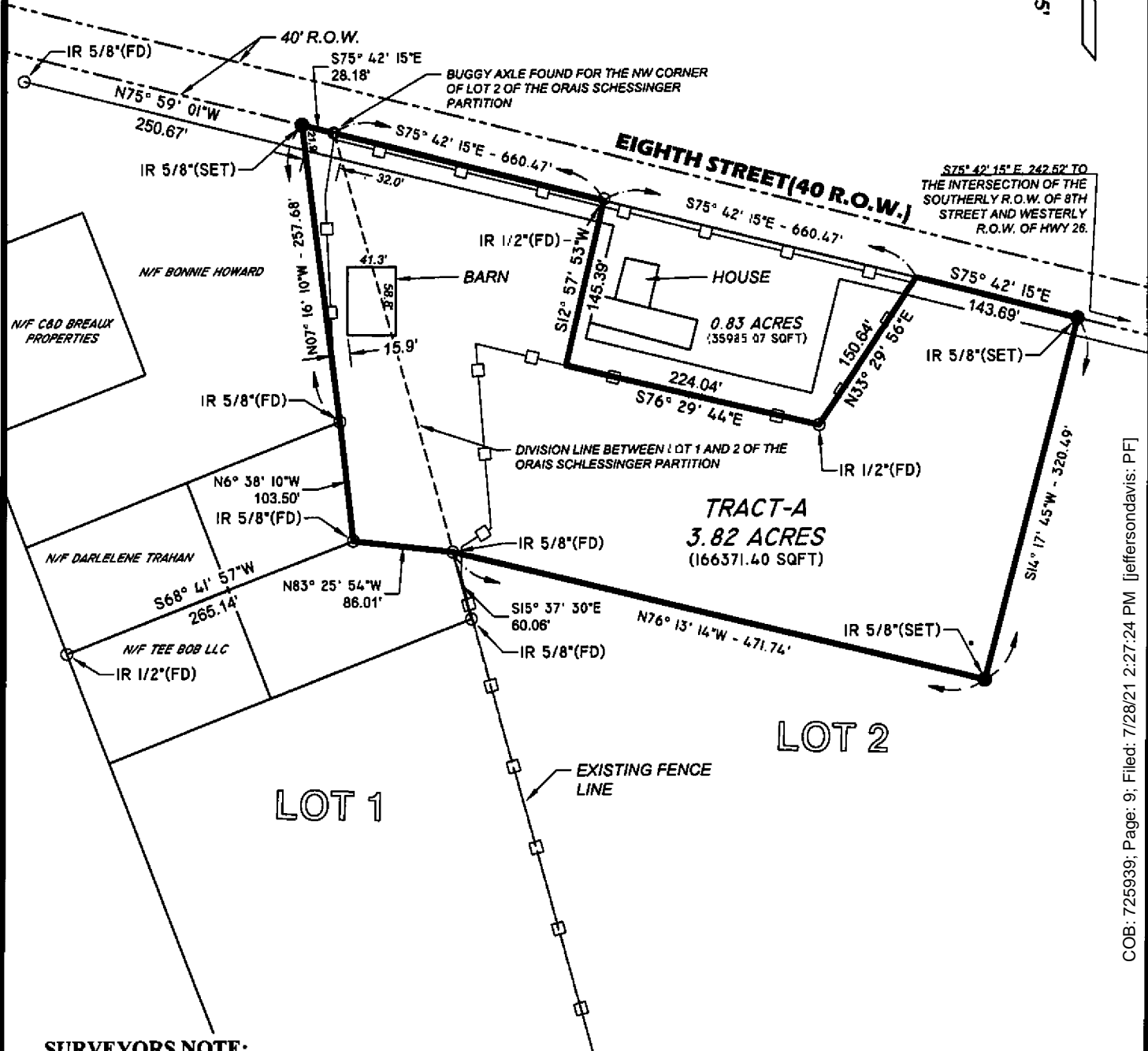
NAME OF OFFICER

Fredrik Elveros
Notary Public in Skellefteå, Sweden
c/o Elveros Advokatbyrå AB
Laserstr. 19
SE-931 32 Skellefteå

Phone: +46730-64 83 82
E-mail: fredrik@elveros.se

SECTION 14
T11S - R3W
JEFFERSON DAVIS PARISH, LA.

SCALE: 1" = 125'



COB: 725939; Page: 9; Filed: 7/28/21 2:27:24 PM [jeffersondavis: PF]

SURVEYORS NOTE:

THIS SURVEY DID NOT REQUIRE NOR DID IT INCLUDE ANY RESEARCH AND INVESTIGATION OF SERVITUDE'S OR EASEMENTS.

BEARING BASIS/REFERENCE PLAT:

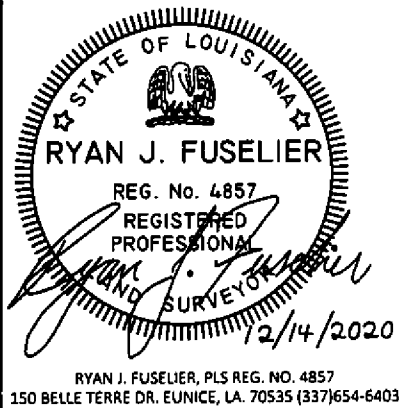
BEARINGS BASED ON GRID NORTH AS PER THE LOUISIANA STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE (1702). COORDINATES IN US SURVEY FEET. REFERENCE MAP OF ORAIS SCHLESSINGER PARTITION SURVEYED BY NORMAN G. HUTCHINGS, DATED JUNE 1967. REFERENCE ACT OF DONATION RECORDED AS 568030 OF JEFFERSON DAVIS PARISH.

CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL GROUND SURVEY MADE BY ME IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF PRACTICE AS STIPULATED IN LAC TITLE 46, PART LXI, CHAPTER 29" BASED ON THE CURRENT SURVEY CLASSIFICATION "D - RURAL SURVEY" AND NO ENCROACHMENTS EXIST OTHER THAN WHAT IS SHOWN.

**Map of Survey Made For
Joan Mandola**

A tract or parcel of land, more particularly described as Tract-A, containing 3.82 acres situated in Section 14, Township 11 South, Range 3 West of the Louisiana Meridian, Jefferson Davis Parish, Louisiana



PROJ. No.	20FA112			
DETAILED:	JMP			
DATE:	12/04/12			
SHEET:	01	DATE	REVISION DESCRIPTION	BY