

# Exhibit C. BIDCO Site Property Boundary Aerial Exhibit



# BIDCO SITE PROPERTY AERIAL BOUNDARY EXHIBIT

## T-21-N R-03-W



VICINITY MAP  
Scale: 1"=2000'±

- GENERAL NOTES:**
- REFERENCE DOCUMENTS:
    - "PLAT OF SURVEY FOR MALONE PROPERTIES, INC.", BY CRAIG T. STIFFLER, P.L.S., DATED JANUARY 20, 2023, FILE NO. 2023-004189181, FILED OF RECORD IN UNION PARISH CLERK OF COURT DATE RECORDED 3/13/2023.
    - "CASH SALE", FROM SYDNA PRATT KUYKENDALL TO BERNICE INDUSTRIAL DEVELOPMENT CORP., INC. , FILE NO. 150693, DATED APRIL 27, 1971, FILED OF RECORD IN UNION PARISH LOUISIANA.
    - "ACT OF DONATION", FROM BERNICE INDUSTRIAL DEVELOPMENT CORP., INC. TO BERNICE YOUTH DEVELOPMENT PROGRAM, DATED FEBRUARY 28, 2003, FILE NO. 2003-00313232, FILED OF RECORD IN UNION PARISH LOUISIANA.
    - "RIGHT OF OF PASSAGE AGREEMENT" FROM MRS. KENNETH KUYKENDALL TO CURTIS MILNER, COB-0000-00121158--PAGE 2, FILED OF RECORD IN THE UNION PARISH CLERK OF COURTS, DATED APRIL 16, 1962.
    - "RIGHT OF WAY" FROM SYDNA PRATT TO ARKANSAS LOUISIANA GAS COMPANY, COB 0000-00116022, FILED IN UNION PARISH CLERK OF COURT DATED NOVEMBER 17, 1960.
    - "ENTERGY ELECTRICAL INFRASTRUCTURE MAP" FROM ENTERGY SERVICES, INC., DATED JANUARY 27,2025.
  - NO ATTEMPT HAS BEEN MADE BY CSRS, INC. TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, DEED RESTRICTIONS, SERVITUDES, EASEMENTS, OR OTHER BURDENS ON THE PROPERTY, OTHER THAN THAT FURNISHED BY THE CLIENT OR HIS REPRESENTATIVE.
  - THIS IS NOT A PROPERTY BOUNDARY SURVEY AND IS NOT INTENDED TO MEET THE LOUISIANA STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS, BEARINGS AND DISTANCES OF TRACTS WERE OBTAINED FROM DOCUMENT REFERENCED ABOVE.
  - THE COORDINATE SYSTEM USED IS NAD83 LOUISIANA STATE PLANE SOUTH (US SURVEY FEET). COORDINATES WERE DERIVED BY OVERLAYING THE BOUNDARY ON AN AERIAL PHOTOGRAPH AND ARE WITHIN 100' OF TRUE LOCATION.
  - RIGHTS OF WAY, EASEMENTS, AND SERVITUDES SHOWN HEREON HAVE NOT BEEN VERIFIED IN THE FIELD AND ANY SHOWN ARE FOR GENERAL LOCATIVE INFORMATION ONLY.
  - EXISTING UTILITY LINES POTENTIALLY RUNNING WITHIN OR ALONG RIGHT-OF-WAY OF AIRPORT ROAD ARE NOT SHOWN ON THIS SURVEY.
  - UTILITY COMPANIES TO BE CONTACTED BY LOUISIANA ONE CALL:  
WATER & SEWER-TOWN OF BERNICE-SHELBY KELLEY-(337)285-9071  
TELEPHONE-AT&T-MARK JINKS-(504)202-6583  
GAS-CENTER POINT ENERGY-BARNDON DAVIS-(337)373-1505  
ELECTRIC-ENTERGY-JADE WEST-(318)329-5396

LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L1	S87°53'58"E	322.35'
L2	N78°00'31"W	370.49'
L3	N80°57'10"W	187.10'
L4	N86°06'34"W	176.30'
L5	S89°40'20"W	200.21'
L6	S83°10'25"W	134.53'
L7	N6°52'24"W	564.33'
L8	S83°01'53"W	586.24'
L9	S6°49'40"E	550.24'
L10	N85°18'55"W	108.43'
L11	N81°41'41"W	339.43'
L12	N82°53'37"W	273.33'
L13	N86°00'59"W	352.63'
L14	S89°40'36"W	447.09'
L15	N10°08'36"E	715.31'

BERNICE INDUSTRIAL DEVELOPMENT CORP.  
(NOW OR FORMERLY)  
PARCEL I.D. 4044001025

BERNICE INDUSTRIAL DEVELOPMENT CORP.  
(NOW OR FORMERLY)  
PARCEL I.D. 4044028650

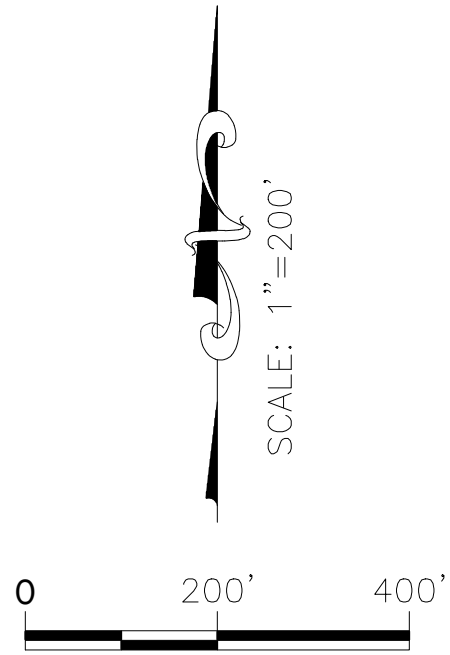
LEWIS A. GATSON  
(NOW OR FORMERLY)  
PARCEL I.D. 0044025900



**COMPILED MAP:**

THIS IS NOT A PROPERTY BOUNDARY SURVEY AND IS NOT INTENDED TO MEET THE LOUISIANA STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS, BEARINGS AND DISTANCES OF TRACTS WERE OBTAINED FROM REFERENCE DOCUMENTS.

NO DATA HAS BEEN FIELD VERIFIED BY THE SURVEYOR IN RESULT TO THIS MAP.



**LEGEND**

- CERTIFIED SITE BOUNDARY (142.251 ACRES ±)
- SECTION LINES
- RIGHT OF WAY
- ADJACENT PROPERTY LINE

Revisions:


**CSRS**

8555 United Plaza Blvd. Baton Rouge, LA 70809  
Telephone: 225 769-0546 Fax: 225 767-0060  
www.csrsinc.com

**PROPERTY AERIAL  
BOUNDARY EXHIBIT**

OF  
**BIDCO SITE**

LOCATED IN  
SECTIONS 2 AND 3  
T-21-N R-03-W  
SOUTHWESTERN LAND DISTRICT  
UNION PARISH  
LOUISIANA

FOR  
**LED**

Date:	APRIL 21, 2025
Project Number:	216269
Drawn By:	EMC
Checked By:	DWA
Sheet:	