

TRACT 45324 - Caddo Parish, Louisiana

A certain Tract of land, excluding the beds and bottoms of all navigable waters, belonging to and not presently under mineral lease from Caddo Parish School Board on April 8, 2020, being more fully described as follows: Certain tracts of land belonging to the Caddo Parish School Board situated in Section 8, Township 17 North, Range 15 West, Caddo Parish, Louisiana, known as the Oak Hill Site, being more fully described as follows: Tract 1: A certain tract of land described as the South 646.16 feet of the North 941.32 feet of the East 162 feet of the West 15.06 chains (993.96 feet) of the Southwest Quarter (SW/4) of Section 8, Township 17 North, Range 15 West, and the West 259 feet of the North 941.32 feet of the East Half of the East Half of the Northwest Quarter of the Southwest Quarter (E/2 of E/2 of NW/4 of SW/4) of said Section 8, as per deed filed and recorded in Book 454, Page 575, of the Conveyance Records of Caddo Parish, Louisiana, containing approximately 8 acres. Tract 2: From the Northwest corner of the Southwest Quarter (SW/4) of Section 8, Township 17 North, Range 15 West, Caddo Parish, Louisiana, go East 993.96 feet to the point of beginning; thence South 295.16 feet; thence West 295.16 feet; thence North 295.16 feet; thence East 295.16 feet to the point of beginning, containing approximately 2 acres. The above two tracts contain, in the aggregate, approximately **10 acres**, all as more particularly outlined on a plat on file in the Office of Mineral Resources, Department of Natural Resources. The description is based on information provided by the State Agency regarding location and ownership of surface and mineral rights. All bearings, distances and coordinates, if applicable, are based on Louisiana Coordinate System of 1927, (North or South Zone).

NOTE: The above description of the Tract nominated for lease has been provided and corrected, where required, exclusively by the nomination party. Any mineral lease selected from this Tract and awarded by the Louisiana State Mineral and Energy Board shall be without warranty of any kind, either express, implied, or statutory, including, but not limited to, the implied warranties of merchantability and fitness for a particular purpose. Should the mineral lease awarded by the Louisiana State Mineral and Energy Board be subsequently modified, cancelled or abrogated due to the existence of conflicting leases, operating agreements, private claims or other future obligations or conditions which may affect all or any portion of the leased Tract, it shall not relieve the Lessee of the obligation to pay any bonus due thereon to the Louisiana State Mineral and Energy Board, nor shall the Louisiana State Mineral and Energy Board be obligated to refund any consideration paid by the Lessor prior to such modification, cancellation, or abrogation, including, but not limited to, bonuses, rentals and royalties.

NOTE: The Caddo Parish School Board requires a minimum bonus of \$1,500.00 per acre and minimum royalty of twenty-two and one-half (22.5%) percent.

NOTE: No deductions from Lessor's royalty except severance taxes.

NOTE: After the original term of the Lease, production from the leased premises, or from land unitized or pooled therewith, shall only maintain

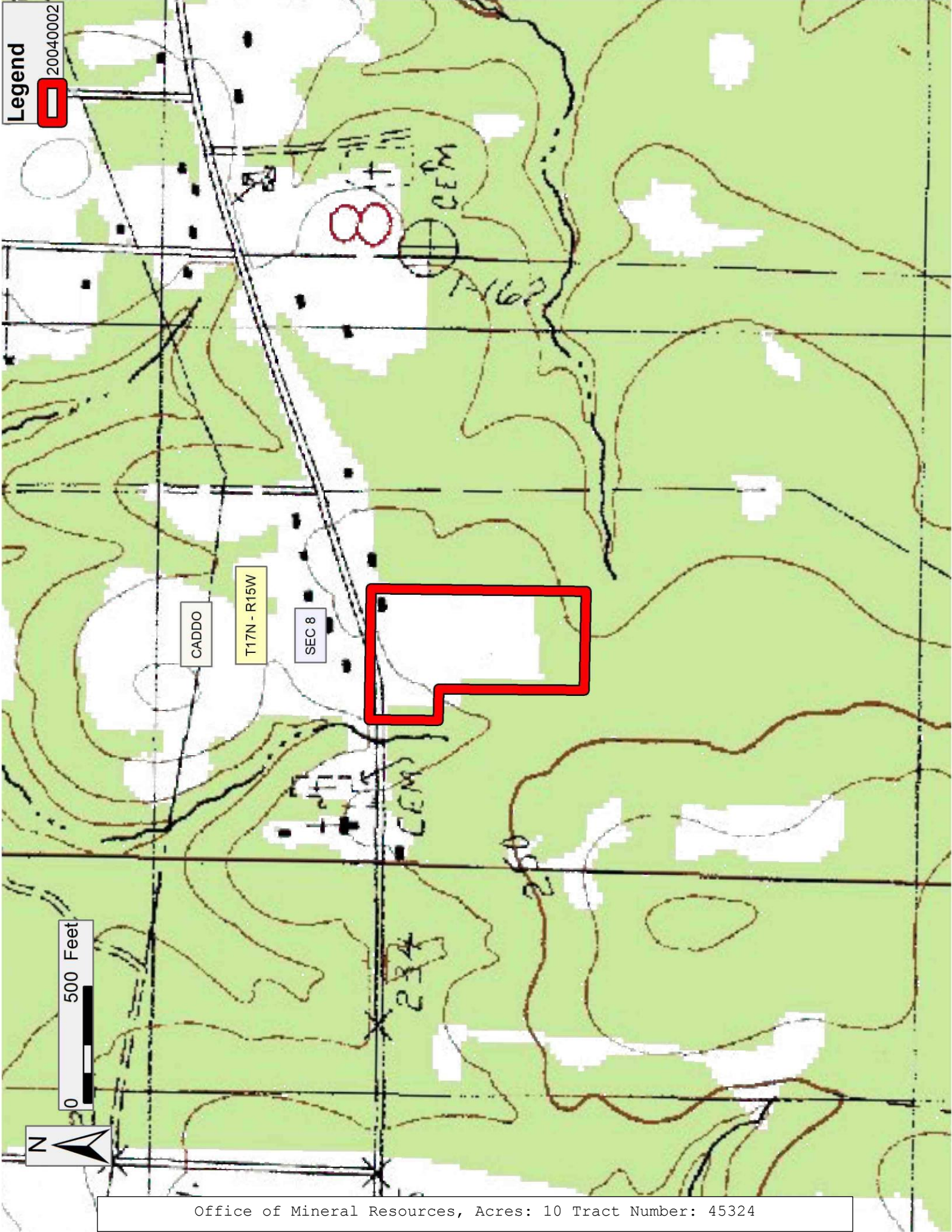
this Lease as otherwise provided herein and from the surface of the earth to one hundred feet (100') below the base of the deepest then producing formation. After the primary term has expired, the Lease shall terminate as to all deeper strata. Lessee shall execute a recordable release as to such released depths upon Lessor's request.

NOTE: This Lease is granted without warranty of any kind or nature, express, implied, or statutory, not even as to the return of any monies or benefits received under any of the terms hereof, but with full subrogation of all rights of warranty to which Lessor may be entitled.

NOTE: As long as the Caddo Parish School Board owns the surface of the leased premises: 1. Lessee agrees at all times to use reasonable care in all of Lessee's operations on the leased premises. Lessee shall not unreasonably interfere with the activities of any surface or other mineral lease with respect to the leased premises. The surface of the leased premises may be used by Lessor for farming, cattle grazing and routine operations and/or recreational activities. All operations by or for Lessee on the leased premises shall be conducted in such a manner as to not unduly interfere with the use of the surface. Lessee agrees to consult the Lessor before conducting any surface operations on the leased premises and that it shall not locate a well, or use any equipment, structure or implement in the drilling or producing of a well, or the storage or transportation of produced minerals, on any portion of the leased premises within 600 feet of any man made structure on the leased premises, including perimeter (but no other) fencing, without the written permission of Lessor. This paragraph shall have no implications on lands other than the leased premises. 2. Lessee may not utilize any portion of the surface leased hereby without payment to Lessor of a minimum \$5,000.00 per acre for each surface acre used, such use to include, but not be limited to, drill site locations, roads, or the placement of any equipment or facilities not located on the well site. Lessee also shall pay lessor for the reasonable value of any growing crops, trees, fences, roads or other improvements damaged as a result of Lessee's operations on the leased premises. 3. Lessee agrees to conduct its operations in a manner that will be compatible with and not unreasonably interfere with any rights of Lessor or its assigns to use the surface of the leased premises or to exploit any sub-surface zones not covered by the lease. 4. Any oil, mineral or gas development and/or exploration under the provisions of the lease shall not interfere, hinder or disrupt the educational program or activities under the direction of the Caddo Parish School Board.

Applicant: NADEL AND GUSSMAN N.V., LLC to Agency and by Resolution from the Caddo Parish School Board authorizing the Mineral Board to act in its behalf

Bidder	Cash Payment	Price/ Acre	Rental	Oil	Gas	Other



Legend

20040002

CADD0

T17N - R15W

SEC 8

CEM

CEM

284

T-162

250

0 500 Feet

N

Office of Mineral Resources, Acres: 10 Tract Number: 45324

TRACT 45325 - Bienville Parish, Louisiana

A certain Tract of land, excluding the beds and bottoms of all navigable waters, belonging to and not presently under mineral lease from Town Of Ringgold on April 8, 2020, being more fully described as follows: Beginning at a point having Coordinates of X = 1,756,587.67 and Y = 608,536.48; thence South 89 degrees 16 minutes 13 seconds East 5,259.68 feet to a point having Coordinates of X = 1,761,846.92 and Y = 608,469.51; thence South 00 degrees 27 minutes 30 seconds West 5,309.50 feet to a point having Coordinates of X = 1,761,804.45 and Y = 603,160.17; thence North 89 degrees 16 minutes 12 seconds West 5,251.09 feet to a point having Coordinates of X = 1,756,553.78 and Y = 603,227.08; thence North 00 degrees 21 minutes 56 seconds East 5,309.51 feet to the point of beginning, more fully described as follows:

A certain lot or parcel of land situated in the East One-Half of North-west Quarter (E/2 of NW/4) described as: Commence at a point 20 yards South of the Northwest corner of the Southeast Quarter of Northwest Quarter (SE/4 of NW/4) and run thence North 580 feet to the point of beginning; thence run North 20 feet; thence run East 210 feet; thence run South 20 feet; thence run West 210 feet to the point of beginning, containing 0.096 acres.

A lot or parcel of land situated and lying in the Northeast Quarter of Northwest Quarter (NE/4 of NW/4) more particularly described as: Commencing at the Northwest corner of the Northeast Quarter of Northwest Quarter (NE/4 of NW/4) and from this point of beginning run East along the North boundary line of said forty a distance of 210 feet; thence run South a distance of 30 feet; thence run West a distance of 210 feet; thence run North along the West boundary line of said forty a distance of 30 feet, more or less, to the point of beginning, containing 0.150 acres.

A strip of land dedicated to the Town of Ringgold by act of record at Conveyance Book 252, page 42, described as commencing at a point 660 feet North of the Southeast corner of the Southeast Quarter of Northeast Quarter (SE/4 of NE/4); thence run in a Westerly direction intersecting the street located on the West line as of June 30, 1962, said strip of land being eighty (80') feet in width, containing 2.802 acres.

That roadway designated as Conly Street of the Conly Subdivision situated in Lot 22 of the Town of Ringgold, Bienville Parish, Louisiana, and being in the Southwest Quarter of Northeast Quarter (SW/4 of NE/4) and Southeast Quarter of Northwest Quarter (SE/4 of NW/4), in accordance with map and survey by Quintin F. Perritt dated January 30, 1953, the original map and survey on file and of record in Map Book A, page 62 of the Conveyance Records of Bienville Parish, Louisiana, containing 0.655 acres.

Those three (3) roadways designated as Pine Street, Scott Avenue, and Beech Street, and that part of the roadway designated as Conly Street lying within the boundaries of Shady Acres Subdivision situated in the Town of Ringgold, Bienville Parish, Louisiana, all of said roadways and the dimensions thereof being shown on that map and plat of survey of said subdivision by Robert L.

Pate, C.E., dated May 10, 1960, being on file and of record in Map Book "C", page 8 of the Conveyance Records of Bienville Parish, Louisiana, containing 2.116 acres.

Those portions of the four (4) roadways located in the Northeast Quarter of Southeast Quarter (NE/4 of SE/4) of said Section 34 and which roadways are not named but which are designated as "Street" and "Existing Street" on that map and survey by Wayne E. Williamson, dated January 29, 1963, entitled "CAREY LESHE SUBDIVISION - UNIT NO. 2," the original of which survey is on file and of record in Map Book C, page 27 of the records of Bienville Parish, Louisiana, containing 1.409 acres.

A strip of land described as follows: Starting at the center of Section 34, and run East 324 feet to a point on the North line of Lot 25 thirty-one (31') feet West of the Northeast corner of said Lot 25 for the point of beginning; thence run South 2° West 548.6 feet to the North line of the Street described below as Tract 187 of subject property; thence run South 88° East 30 feet; thence run North 2° East parallel with and one (1') foot West of the East line of Lot 25 to the North line of Lot 25; thence run West 30 feet to the point of beginning; and A street 38.3 feet in width, which said strip of land was dedicated to the public for use as a street and road and is more particularly described as: Commencing at the center of Section 34, and run West 74 feet; thence South 0°10' East 535.3 feet, more or less, for point of beginning; thence South 88° East a distance of 409.2 feet to the East line of Lot 25; thence South 2° West a distance of 38.3 feet along the East line of Lot 25; thence North 88° West a distance of 407.8 feet to the West line of Lot 25; thence North 0°10' West 38.3 feet to the point of beginning, containing 0.735 acres.

(1)An extension of Tucker Street, being a strip of land lying between parallel lines forty (40') feet apart, running from the Western right of way line of the Sibley, Lake Bistineau & Southern Railroad (hereinafter referred to as "**SLB&S RR**") a distance of 186 feet, the centerline of said street to be the division line between Lot No. 104 and Lot No. 105 of the Town of Ringgold as per plat and survey of James A. Lupo, C.E., dated August 10, 1928, filed of record at Map Book A, page 65 of the records of Bienville Parish, Louisiana; and (2) A further extension of Tucker Street, being a strip of land twenty (20') feet wide by 186 feet in length, being the North twenty (20') feet of Lot No. 105 of the Town of Ringgold as per plat and survey of James A. Lupo, C.E., dated August 10, 1928, filed of record at Map Book A, page 65 of the records of Bienville Parish, Louisiana, containing 0.085 acres.

Beginning at Engineer Station 866 plus 14 in the survey of the SLB&S RR in the Northwest Quarter of Southwest Quarter (NW/4 of SW/4) of said Section 34, and proceed in a Northerly direction at a width of 200 feet equidistant on either side of the centerline of the right of way to Engineer Station 865 plus 00; from this point continue in a Northerly direction 40 feet at a width of 100 feet equidistant on either side of the centerline of the right of way

to a point designated as Engineer Station 864 plus 54, containing 0.190 acres.

(1) All that part of the SLB&S RR right of way lying West of Tucker Street, being from Station 859 plus 51 to Station 860 plus 01;
(2) The West 30 feet of Lots 10 and 9, and the West 30 feet of the South One-half (S/2) of Lot 8 of the G. D. Norman Subdivision as per map and survey made by Quentin F. Perritt filed in the Clerk's Office of Bienville Parish, Louisiana, at Map Book A, page 62; (3) The West 25 feet of the SLB&S RR right of way from Station 860 plus 01 to Station 860 plus 14; and (4) The West 15 feet of Lots 1, 2, 3, 4, 5, 6, & 7 and the West 15 feet of the North One-half (N/2) of Lot 8, all of the G. D. Norman Subdivision as per map and survey made by Quentin F. Perritt filed in the Clerk's Office of Bienville Parish, Louisiana, at Map Book A, page 62, containing 0.523 acres.

The North 38 feet of Lot No. 105 of the Town of Ringgold as per plat and survey of James A. Lupo, C.E., dated August 10, 1928, filed of record at Map Book A, page 65 of the records of Bienville Parish, Louisiana, containing 0.162 acres.

Those two (2) roadways designated as Scott Street and Thomas Street lying within the boundaries of Scott Subdivision situated in Lot No. 93 of the Town of Ringgold as per plat and survey of James A. Lupo, C.E., dated August 10, 1928, filed of record at Map Book A, page 65 of the records of Bienville Parish, Louisiana, and the map and survey of Scott Subdivision prepared by Q. F. Perritt, C.E., dated May 6, 1954, filed of record at Map Book B, page 10 of the records of Bienville Parish, Louisiana, containing 0.526 acres.

Those three (3) roadways designated as Tucker Street, Hill Street, and Norman Street lying within the boundaries of D. R. Norman Addition situated in Lot No. 142 of the Town of Ringgold as per plat and survey of James A. Lupo, C.E., dated August 10, 1928, filed of record at Map Book A, page 65 of the records of Bienville Parish, Louisiana, and the map and survey of D. R. Norman Addition prepared by Q. F. Perritt, C.E., dated January 24, 1954, filed of record at Map Book B, page 9 of the records of Bienville Parish, Louisiana, containing 1.707 acres.

That roadway designated as Broad Street lying within the boundaries of D. R. Norman Addition situated in Lot No. 142 of the Town of Ringgold as per plat and survey of James A. Lupo, C.E., dated August 10, 1928, filed of record at Map Book A, page 65 of the records of Bienville Parish, Louisiana, and the map and survey of D. R. Norman Addition prepared by Q. F. Perritt, C.E., dated January 24, 1954, filed of record at Map Book B, page 9 of the records of Bienville Parish, Louisiana, containing 0.537 acres.

Those portions of the following described properties located in the Southeast Quarter of Northwest Quarter (SE/4 of NW/4) of said Section 34, to-wit: Those three (3) roadways designated as Burkett Street, Tucker Street, and Military Street on that plat of survey of the Town of Ringgold as per plat and survey

of James A. Lupo, C.E., dated August 10, 1928, filed of record at Map Book A, page 65 of the records of Bienville Parish, Louisiana, containing 5.153 acres.

That portion of the following described property lying within the Northwest Quarter of Northwest Quarter (NW/4 of NW/4) of said Section 34, to-wit: The West fifteen (15') feet of Lot 1 of the G. D. Norman Subdivision situated in the Northwest Quarter (NW/4) of said Section 34, and being part of the former right of way of the SLB&S RR, containing 0.039 acres.

A lot or parcel of land situated in and being a part of Lot No. 93 of the Town of Ringgold as per plat and survey of James A. Lupo, C.E., dated August 10, 1928, filed of record at Map Book A, page 65 of the records of Bienville Parish, Louisiana, said lot or parcel being more particularly described as follows: Beginning on the North right of way line of Hall Street at a point 40 feet Westerly from the Southeast corner of Lot No. 93 of said Town; thence run North 3° West 200 feet; thence South 79° West 240 feet; thence South 7°30' East 200 feet; thence Easterly along the North right of way line of Hall Street a distance of 225 feet to the point of beginning, containing 1.06 acres.

(1) Lots No. 110 and 111 of Town of Ringgold as per plat and survey of James A. Lupo, C.E., dated August 10, 1928, filed of record at Map Book A, page 65 of the records of Bienville Parish, Louisiana; and

(2) A certain lot in the Town of Ringgold being that part of Lot No. 89 located in the Northwest Quarter of Southwest Quarter (NW/4 of SW/4) of said Section 34, described as follows: Beginning at the Northwest corner of the Bienville Parish School Board Lot on which Ringgold High School is located and thence run South 258 feet; thence West 150 feet; thence North 258 feet to Hall Street; thence East along Hall Street 150 feet to the point of beginning, **LESS AND EXCEPT** Tracts 343, 344, 345, and 346 as described in this same PTO dated March 28, 2013, containing 4.461 acres.

Beginning on the right of way of the SLB&S RR at Hall Street, which is the Northeast corner of Lot No. 108 of the Town of Ringgold as per plat and survey of James A. Lupo, C.E., dated August 10, 1928, filed of record at Map Book A, page 65 of the records of Bienville Parish, Louisiana; thence run South along said right of way 133 feet; thence run West 112 feet to Manning Street; thence run North 123 feet to Hall Street; thence run East 107 feet along Hall Street to point of beginning, containing 0.327 acres.

(1) Commencing at a point 100 feet East of the center of the SLB&S RR right of way on the North side of Mill Street and run thence in a Northerly direction along and parallel to the said right of way a distance of 100 feet; thence East 60 feet; thence in a Southerly direction and parallel to the said right of way 100 feet to the North line of Mill Street; thence run West along the North line of Mill Street 60 feet to the point of beginning, all being situated in the Town of Ringgold; (2) Begin at the point where the East right of way line of the SLB&S RR intersects the South line of Hall

Street in the Town of Ringgold; thence run South 6° East along the East line of said SLB&S RR right of way a distance of 162 feet; thence Westerly and parallel with Hall Street 100 feet to centerline of said SLB&S RR right of way and the East line of Hill Street; thence run North 6° West along the centerline of said SLB&S RR right of way and the East line of Hill Street 162 feet, more or less, to the South line of Hall Street; thence East along the South line of Hall Street 100 feet, more or less, to the point of beginning; and (3) Begin at the point where the East line of the SLB&S RR right of way intersects the North line of Louisiana Highway 154 (formerly Louisiana Highway 13); thence run in a Northerly direction along the East line of said right of way a distance of 93 feet; thence run Westerly and parallel to Hall Street 100 feet to the centerline of said right of way and the East side of Hill Street; thence run in a Southerly direction along the centerline of said right of way and the East side of Hill Street to the North line of Louisiana Highway 154 (formerly Louisiana Highway 13); thence run East along the North line of said highway 100 feet, more or less, to the point of beginning, **LESS AND EXCEPT** a certain tract of land situated in the Northwest Quarter of Southwest Quarter (NW/4 of SW/4) of said Section 34 described as beginning at the intersection of the South right of way of Hall Street and the East right of way of Hill Street and run South 6°00' East along Hill Street 134.50 feet; thence run North 84°00' East 100 feet; thence run North 6°00' West 125 feet to the South right of way of Hall Street; thence run South 89°25' West along Hall Street 100.45 feet to the point of beginning; **AND LESS AND EXCEPT** a parcel of land described as beginning at the Southwest corner of Lot 119 of the Town of Ringgold as per plat and survey of James A. Lupo, C.E., dated August 10, 1928, filed of record at Map Book A, page 65 of the records of Bienville Parish, Louisiana; thence run North 6°00' West a distance of 93 feet; thence run West 80 feet; thence run South 6°00' East 93 feet; thence run East 80 feet to the point of beginning, containing 0.278 acres.

Lot No. 61 of Town of Ringgold as per plat and survey of James A. Lupo, C.E., dated August 10, 1928, filed of record at Map Book A, page 65 of the records of Bienville Parish, Louisiana, more particularly described as follows, to-wit: Beginning at a point 89 feet North of the Southeast corner of Lot No. 61 of said Town, thence run West 60 feet; thence run North 50 feet; thence run East 60 feet; thence run South 50 feet to the point of beginning, containing 0.087 acres.

(1) Lot No. 115 of Town of Ringgold as per plat and survey of James A. Lupo, C.E., dated August 10, 1928, filed of record at Map Book A, page 65 of the records of Bienville Parish, Louisiana; (2) A parcel of land situated in the Northwest Quarter of Southwest Quarter (NW/4 of SW/4) of said Section 34 described as commencing at the Southwest corner of said Section 34 and running thence East with its South line 792 feet, more or less, to the centerline of the SLB&S RR right of way; thence Northerly with said centerline (1) North 8°56' East 1378 feet and (2) on a curve to the left (which curve passes through a central angle of 15°03' in the distance of 600 feet on said centerline) 81 & 3/10 feet to a point which is 420 feet Northerly

of the headblock of the South end of the Ringgold passing track, and the **point of beginning**; thence continuing Northerly with said centerline of the same curve to the left 518 & 7/10 feet and on the course tangent to said curve 124 & 3/10 feet, in all 643 feet, more or less, to the South edge of the pavement of Louisiana Highway 154 (formerly Louisiana Highway 13); thence Westerly with said pavement to a point which is 100 feet distant at right angles Westerly from said centerline, and on the West right of way line of said SLB&S RR; thence Southerly with said West right of way line, parallel with and 100 feet distant Westerly from said centerline, to a point which is opposite the point of beginning, measured radially therefrom; thence Easterly 100 feet to the point of beginning, containing 1.5 acres, more or less; and (3) Beginning at Engineer Station 866 plus 14 in the survey of the SLB&S RR in the Northwest Quarter of Southwest Quarter (NW/4 of SW/4) of said Section 34, proceed in a Northerly direction at a width of 200 feet equidistant on either side of the centerline of said right of way to Engineer Station 865 plus 00; from this point continue in a Northerly direction 40 feet at a width of 100 feet equidistant on either side of the centerline of said right of way to a point designated as Engineer Station 864 plus 54; **LESS AND EXCEPT** that portion of the following described tract lying within the boundaries of the tracts described hereinabove: Lot No. 105-A as per map and survey of the Thomas & Norman Subdivision made by Quentin F. Perritt, filed in Map Book B, page 12 of the records of Bienville Parish, Louisiana, this being a portion of Lot No. 105 of the Town of Ringgold as per plat and survey of James A. Lupo, C.E., dated August 10, 1928, filed of record at Map Book A, page 65 of the records of Bienville Parish, Louisiana, **LESS AND EXCEPT** that portion lying in the Southwest Quarter of Northwest Quarter (SW/4 of NW/4); **AND LESS AND EXCEPT** that portion of the following described tract lying within the boundaries of the tracts described hereinabove: Beginning at the Southeast corner of Lot No. 106 of Town of Ringgold as per plat and survey of James A. Lupo, C.E., dated August 10, 1928, filed of record at Map Book A, page 65 of the records of Bienville Parish, Louisiana; thence run North 6° West 90 feet; thence run North 84° East 50 feet; thence run North 6° West 64 feet; thence run North 84° East 25 feet; thence run South 6° East 131.20 feet; thence run Westerly along Hall Street a distance of 75.5 feet to the point of beginning; **AND LESS AND EXCEPT** that portion of the following described tract lying within the boundaries of the tracts described hereinabove: A parcel of land beginning at a concrete monument at the Northeast corner of Lot No. 109, Town of Ringgold as per plat and survey of James A. Lupo, C.E., dated August 10, 1928, filed of record at Map Book A, page 65 of the records of Bienville Parish, Louisiana, and run North 6°00' West 232.95 feet to an existing iron rod at the South side of Hall Street; thence run North 83°44' East 76.0 feet along said street to an existing cotton spindle at the West right of way of Hill Street; thence run South 6°00' East 232.43 feet along said right of way to an existing cotton spindle; thence run North 83°21' East 4.0 feet to an existing cotton spindle; thence run South 6°00' East 50.0 feet to an existing cotton spindle at the North right of way of Mill Street; thence run South 69° 36'22" West 82.60 feet along said right of way to an "x" cut in the concrete; thence run North 6°00' West 8.54 feet to an "x" cut in the concrete; thence run North 43°26'30" West 15.57 feet to an existing iron rod; thence

run North 15°13' West 54.74 feet to an existing iron rod; thence run South 79°44' East 19.0 feet to the point of beginning, containing 0.5 acres, more or less, as per plat of survey by Paul W. Culpepper, PLS, dated January 19, 1998, a copy of which is attached to and made a part of that act of "Cash Sale" recorded at Conveyance Book 814, page 124 of the records of Bienville Parish, Louisiana; **AND LESS AND EXCEPT** that portion of the following described tract lying within the boundaries of the tracts described hereinabove: (1) Commencing at a point 100 feet East of the center of the SLB&S RR right of way on the North side of Mill Street and run thence in a Northerly direction along and parallel to the said right of way a distance of 100 feet; thence East 60 feet; thence in a Southerly direction and parallel to the said right of way 100 feet to the North line of Mill Street; thence run West along the North line of Mill Street 60 feet to the point of beginning, all being situated in the Town of Ringgold; (2) Begin at the point where the East right of way line of the SLB&S RR intersects the South line of Hall Street in the Town of Ringgold; thence run South 6° East along the East line of said SLB&S RR right of way a distance of 162 feet; thence Westerly and parallel with Hall Street 100 feet to centerline of said SLB&S RR right of way and the East line of Hill Street; thence run North 6° West along the centerline of said SLB&S RR right of way and the East line of Hill Street 162 feet, more or less, to the South line of Hall Street; thence East along the South line of Hall Street 100 feet, more or less, to the point of beginning; and (3) Begin at the point where the East line of the SLB&S RR right of way intersects the North line of Louisiana Highway 154 (formerly Louisiana Highway 13); thence run in a Northerly direction along the East line of said right of way a distance of 93 feet; thence run Westerly and parallel to Hall Street 100 feet to the centerline of said right of way and the East side of Hill Street; thence run in a Southerly direction along the centerline of said right of way and the East side of Hill Street to the North line of Louisiana Highway 154 (formerly Louisiana Highway 13); thence run East along the North line of said highway 100 feet, more or less, to the point of beginning, **AND LESS AND EXCEPT** that portion of the following described tract lying within the boundaries of the tracts described hereinabove: a certain tract of land situated in the Northwest Quarter of Southwest Quarter (NW/4 of SW/4) of said Section 34 described as beginning at the intersection of the South right of way of Hall Street and the East right of way of Hill Street and run South 6°00' East along Hill Street 134.50 feet; thence run North 84°00' East 100 feet; thence run North 6°00' West 125 feet to the South right of way of Hall Street; thence run South 89°25' West along Hall Street 100.45 feet to the point of beginning; **AND LESS AND EXCEPT** that portion of the following described tract lying within the boundaries of the tracts described hereinabove: a parcel of land described as beginning at the Southwest corner of Lot 119 of the Town of Ringgold as per plat and survey of James A. Lupo, C.E., dated August 10, 1928, filed of record at Map Book A, page 65 of the records of Bienville Parish, Louisiana; thence run North 6°00' West a distance of 93 feet; thence run West 80 feet; thence run South 6°00' East 93 feet; thence run East 80 feet to the point of beginning. **AND LESS AND EXCEPT** that portion of the following described tract lying within the boundaries of the tracts described hereinabove: Beginning at the

Southeast corner of Lot No. 56 of the Town of Ringgold as per plat and survey of James A. Lupo, C.E., dated August 10, 1928, filed of record at Map Book A, page 65 of the records of Bienville Parish, Louisiana; thence run South along an extension of the East boundary of said Lot 56 a distance of 38 feet to a point; thence run West at a right angle to the above mentioned extension of the East boundary of Lot 56 a distance of 60 feet to an iron stake at the Southeast corner of the lot herein described and the point of beginning; thence continue West along the same line a distance of 72 feet to the centerline of the SLB&S RR; thence North 6°07' West along the centerline of said right of way a distance of 96 feet to the South right of way line of Mill Street; thence run Northeasterly along the South right of way line of Mill Street a distance of 86.3 feet to an iron stake which is due North of the Southeast corner of the lot herein described; thence run South parallel with the East boundary of Lot 56 a distance of 113.6 feet to the point of beginning; **AND LESS AND EXCEPT** that portion of the following described tract lying within the boundaries of the tracts described hereinabove: Beginning at the Southeast corner of Lot 56 of the Town of Ringgold as per plat and survey of James A. Lupo, C.E., dated August 10, 1928, filed of record at Map Book A, page 65 of the records of Bienville Parish, Louisiana; thence run South along an extension of the East boundary of said Lot 56 a distance of 38 feet to a point; thence run West at right angle to the above mentioned extension of the East boundary of Lot 56 a distance of 60 feet to an iron stake for a point of beginning; thence run North parallel with the East boundary of Lot 56 a distance of 113.6 feet to the South right of way line of Mill Street; thence run Northeasterly along the South right of way line of Mill Street to the Northeast corner of Lot 56; thence run South along the East boundary line of said Lot 56 and extension thereof a distance of 115 feet; thence run West at a right angle to the above mentioned extension of the East boundary of Lot 56 a distance of 60 feet to an iron stake and the point of beginning; **AND LESS AND EXCEPT** that portion of the following described tract lying within the boundaries of the tracts described hereinabove: Lots No. 4, 5, and 6 as per map and survey of the Woodard Subdivision prepared by Quentin F. Perritt and filed of record at Map Book A, page 42 of the records of Bienville Parish, Louisiana, this being a portion of Lot No. 61 of the Town of Ringgold as per plat and survey of James A. Lupo, C.E., dated August 10, 1928, filed of record at Map Book A, page 65 of the records of Bienville Parish, Louisiana; **AND LESS AND EXCEPT** that portion of the following described tract lying within the boundaries of the tracts described hereinabove: A 0.378 acre tract out of a 1.50 acre tract in the Town of Ringgold, said Section 34 more particularly described as follows: Beginning at a 1/2 inch iron pipe South 75.30 feet from the Southwest corner of Lot No. 163 of the Town of Ringgold as per plat and survey of James A. Lupo, C.E., dated August 10, 1928, filed of record at Map Book A, page 65 of the records of Bienville Parish, Louisiana; thence North 75.30 feet to a 3/4 inch iron pipe at the Southwest corner of said Lot 163; thence North 01°45' West 40.00 feet to a 3/4 inch iron pipe at the West corner common to Lots 59 and 163, Town of Ringgold; thence North 04°23' West 27.90 feet to a 5/8 inch iron rod at the West corner common to Lots 59 and 58, Town of Ringgold; thence North 04°12' West 22.0 feet to a 1/2 inch iron pipe at the West corner

common to Lots 58, and 57, Town of Ringgold; thence North 07°15' West 34.80 feet to a 3/4 inch iron pipe; thence South 89°55' West 80.00 feet to a 3/4 inch iron pipe; thence South 02°41' East 199.69 feet to a 3/4 inch iron pipe; thence East 80.00 feet to the point of beginning; **AND LESS AND EXCEPT** that portion of the following described tract lying within the boundaries of the tracts described hereinabove: Lot No. 1 as per map and survey of the Woodard Subdivision prepared by Quentin F. Perritt and filed of record at Map Book A, page 42 of the records of Bienville Parish, Louisiana, this being a portion of Lot No. 61 of the Town of Ringgold as per plat and survey of James A. Lupo, C.E., dated August 10, 1928, filed of record at Map Book A, page 65 of the records of Bienville Parish, Louisiana;

AND LESS AND EXCEPT that portion of the following described tract lying within the boundaries of the tracts described hereinabove: Lot No. 2 as per map and survey of the Woodard Subdivision prepared by Quentin F. Perritt and filed of record at Map Book A, page 42 of the records of Bienville Parish, Louisiana, this being a portion of Lot No. 61 of the Town of Ringgold as per plat and survey of James A. Lupo, C.E., dated August 10, 1928, filed of record at Map Book A, page 65 of the records of Bienville Parish, Louisiana; and a lot or parcel of land situated in Lot 63 of the Town of Ringgold as per plat and survey of James A. Lupo, C.E., dated August 10, 1928, filed of record at Map Book A, page 65 of the records of Bienville Parish, Louisiana, more particularly described as follows, to-wit: Begin at the Northeast corner of said Lot 63 and run West 105 feet for a point of beginning; thence run West 105 feet; thence run South 90 feet; thence run East 113 feet; thence run North 90 feet to the point of beginning; **AND LESS AND EXCEPT** a lot or parcel of land described as beginning at the centerline of the SLB&S RR right of way at a point 660 feet South of the South edge of the concrete pavement of Mill Street in the Town of Ringgold; thence from this point of beginning run West 112 feet; thence run South 310 feet; thence run East 112 feet, more or less, to the centerline of said right of way; thence run in a Northerly direction along said centerline of said right of way a distance of 310 feet, more or less, to the point of beginning; **AND LESS AND EXCEPT** a lot or parcel of land described as beginning at a point 30 feet East of the Northeast corner of Lot No. 114 of the Town of Ringgold as per plat and survey of James A. Lupo, C.E., dated August 10, 1928, filed of record at Map Book A, page 65 of the records of Bienville Parish, Louisiana, and on the South right of way of Mill Street; thence run in a Southerly direction parallel to the East boundary line of said Lot 114 a distance of 105 feet; thence run East 60 feet to a point 10 feet West of the centerline of the SLB&S RR right of way; thence run in a Northerly direction parallel to the centerline of said railroad right of way a distance of 110 feet, more or less, to a point on the South side of the South right of way line of Mill Street, said point being 10 feet West of the centerline of the said railroad right of way; thence run in a Southwesterly direction along the South right of way line of Mill Street 60 feet, more or less, to the point of beginning; **AND LESS AND EXCEPT** a lot or parcel of land situated in the Northwest Quarter of Southwest Quarter (NW/4 of SW/4) of said Section 34 more particularly described as follows, to-wit: Beginning at a point on the South edge of Louisiana Highway 154 and/or Mill Street of the Town of Ringgold at the centerline of the SLB&S

RR right of way; thence run West along the South side of Mill Street 10 feet; thence South along said centerline of said railroad right of way a distance of 110 feet; thence West 60 feet; thence North 105 feet to the South side of Mill Street; thence West 20 feet; thence South a distance of 67 feet (this point being 10 feet East of the East line of Lot No. 114 of the Town of Ringgold as per plat and survey of James A. Lupo, C.E., dated August 10, 1928, filed of record at Map Book A, page 65 of the records of Bienville Parish, Louisiana); thence run in a Southwesterly direction to the East line of said Lot 114 at a point 14 feet North of the Southeast corner of said Lot 114; thence run in a Southwesterly direction 94 feet to a point 31 feet East of the Southeast corner of Lot No. 113, Town of Ringgold; thence run 31 feet to the Southeast corner of said Lot 113; thence run South following the West line of Lot No. 115, Town of Ringgold, a distance of 221 feet; thence East 160 feet to the centerline of the railroad right of way; thence North following the centerline of said railroad right of way a distance of 402 feet and the point of beginning, LESS AND EXCEPT that tract described immediately hereinbelow; **AND LESS AND EXCEPT** a tract or parcel of land more particularly described as follows, to-wit: Beginning at the Southeast corner of Lot No. 113 of the Town of Ringgold as per plat and survey of James A. Lupo, C.E., dated August 10, 1928, filed of record at Map Book A, page 65 of the records of Bienville Parish, Louisiana, for the point of beginning; thence run South following the West line of Lot No. 115, Town of Ringgold a distance of 221 feet; thence run East 160 feet, more or less, to the centerline of the SLB&S RR right of way; thence run North following the centerline of said right of way a distance of 147 feet to a point that is the centerline of said railroad; thence run West 150 feet, more or less, to the point of beginning or Southeast corner of said Lot 113, containing 0.755 acres.

That roadway designated as Woodard Street lying within the boundaries of the Woodard Subdivision situated in the Northwest Quarter of Southwest Quarter (NW/4 of SW/4) of said Section 34, as per the map and survey of Woodard Subdivision prepared by Quentin F. Perritt, CE, dated November 30, 1960, filed of record at Map Book A, page 42 of the records of Bienville Parish, Louisiana, containing 0.273 acres.

Those portions of the following described properties located in the Northwest Quarter of Southwest Quarter (NW/4 of SW/4) of said Section 34, to-wit: Those roadways designated as Hall Street, Mill Street, Manning Street, Vickers Street, and School Street on that plat of survey of Town of Ringgold as per plat and survey of James A. Lupo, C.E., dated August 10, 1928, filed of record at Map Book A, page 65 of the records of Bienville Parish, Louisiana, containing 6.366 acres.

Lot No. 115 of Town of Ringgold as per plat and survey of James A. Lupo, C.E., dated August 10, 1928, filed of record at Map Book A, page 65 of the records of Bienville Parish, Louisiana, **LESS AND EXCEPT** that portion of said Lot No. 115 lying in the Northwest Quarter of Southwest Quarter (NW/4 of SW/4) of said Section 34, containing 0.105 acres.

Those portions of the following described properties located in the Southwest Quarter of Southwest Quarter (SW/4 of SW/4) of said Section 34, to-wit: Those roadways designated as Mill Street, Burkett Street, Tipton Street, and Simon Street in the Town of Ringgold as per plat and survey of James A. Lupo, C.E., dated August 10, 1928, filed of record at Map Book A, page 65 of the records of Bienville Parish, Louisiana, containing 0.686 acres.

A certain tract or parcel of land situated in said Section 34 more particularly described as follows, to-wit: Commencing at the point of intersection of the North right of way line of Simon Street with the West right of way line of Booth Street, said point also being the Southeast corner of Lot 1 of Lunar Park Subdivision, and proceed South 88°50'10" West along the North right of way line of Simon Street a distance of 82.17 feet to the point of beginning; thence continue South 88°50'10" West along the North right of way line of Simon Street a distance of 24.08 feet; thence proceed North 00°24'44" East a distance of 14.81 feet; thence proceed South 89°11'51" East a distance of 23.63 feet; thence proceed South 01°24'57" East a distance of 14.00 feet to the point of beginning, containing 0.008 acres, more or less, as per survey and plat by John B. Talley, III, PLS, dated September 14, 2001, containing 0.008 acres.

Those portions of the following described properties located in the Southeast Quarter of Southwest Quarter (SE/4 of SW/4), to-wit: Those roadways designated as Military Road, Broad Street, Booth Street, and Simon Street of the Town of Ringgold as per plat and survey of James A. Lupo, C.E., dated August 10, 1928, filed of record at Map Book A, page 65 of the records of Bienville Parish, Louisiana, containing 6.140 acres.

The above described tracts contain an aggregate of **37.431 acres**, all as more particularly outlined on a plat on file in the Office of Mineral Resources, Department of Natural Resources. The description is based on information provided by the State Agency regarding location and ownership of surface and mineral rights. All bearings, distances and coordinates, if applicable, are based on Louisiana Coordinate System of 1927, (North or South Zone).

NOTE: The above description of the Tract nominated for lease has been provided and corrected, where required, exclusively by the nomination party. Any mineral lease selected from this Tract and awarded by the Louisiana State Mineral and Energy Board shall be without warranty of any kind, either express, implied, or statutory, including, but not limited to, the implied warranties of merchantability and fitness for a particular purpose. Should the mineral lease awarded by the Louisiana State Mineral and Energy Board be subsequently modified, cancelled or abrogated due to the existence of conflicting leases, operating agreements, private claims or other future obligations or conditions which may affect all or any portion of the leased Tract, it shall not relieve the Lessee of the obligation to pay any bonus due thereon to the Louisiana State Mineral and Energy Board, nor shall the Louisiana State Mineral and Energy Board be obligated to refund any

consideration paid by the Lessor prior to such modification, cancellation, or abrogation, including, but not limited to, bonuses, rentals and royalties.

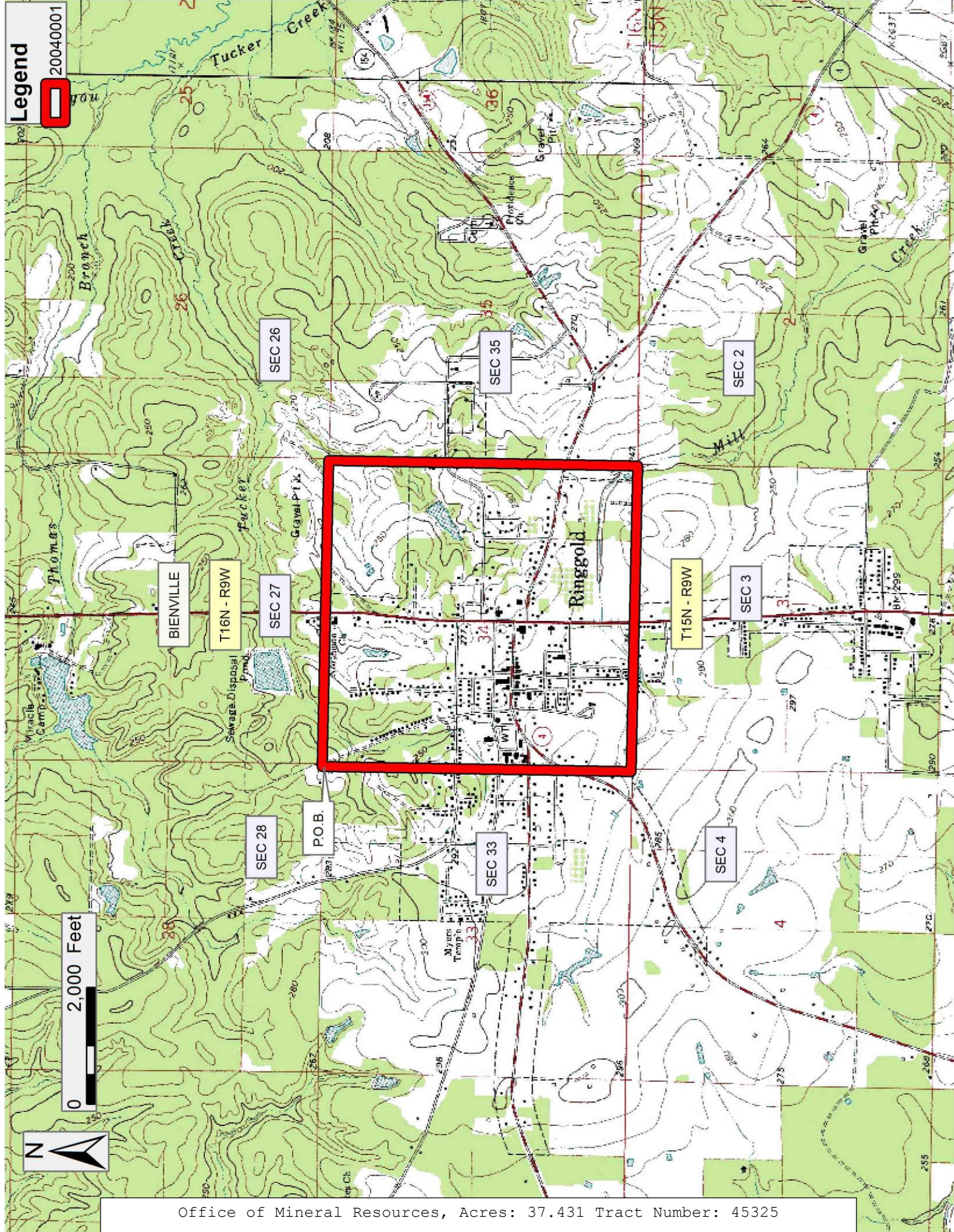
NOTE: The Town of Ringgold requires a minimum price of \$2,000 per Net Mineral Acre and a 22.5% Production Royalty.

Applicant: HUNTER ENERGY CORPORATION to Agency and by Resolution from the Town Of Ringgold authorizing the Mineral Board to act in its behalf

Bidder	Cash Payment	Price/ Acre	Rental	Oil	Gas	Other

Legend

20040001



2,000 Feet

