

STATE OF LOUISIANA  
PARISH OF OUACHITA

**GRANT OF TEMPORARY CONSTRUCTION RIGHT OF USE**

BE IT KNOWN, That on the date set out below, before the undersigned Notary Public, in and for said Parish and State, duly commissioned and sworn, came and appeared:

ALL SEASONS HVAC, LLC, a Louisiana Limited Liability Company organized and doing business in Ouachita Parish, Louisiana, represented herein by Derek Stephenson, its Authorized Signatory, authorized pursuant to that certain Certificate of Authority by the full membership which is attached hereto and made a part hereof, (herein sometimes referred to as "All Seasons")

who declared that it does by these presents, grant unto:

MISC PROPERTIES, LLC, a Louisiana Limited Liability Company organized and doing business in Ouachita Parish, Louisiana, represented herein by Douglas C. Caldwell, its Sole Member, authorized pursuant to that certain Certificate of Authority filed for record in Conveyance Book 2704, Page 607, as DR#1856532, records of Ouachita Parish, Louisiana, whose mailing address for tax purposes is 221 McMillan Road, West Monroe, Louisiana, 71291 (herein sometimes referred to as "MISC")

a temporary construction right of use on, over, and across the following described parcel of property located in Ouachita Parish, Louisiana:

See Attached Exhibit "A"

which is sometimes referred to herein as "Construction Parcel".

This right of use is granted in consideration of the sum of SEVEN THOUSAND AND 00/100 DOLLARS (\$7,000.00), cash in hand paid, the receipt of which is hereby acknowledged.

All Seasons and MISC do herein agree to the following terms and conditions regarding the right of use:

1. MISC shall have the exclusive right to transfer this right of use to any person or entity without the consent of All Seasons or the payment of any assignment fee;
2. MISC shall have the right to construct a 20-foot wide passage in a generally north/south direction to provide access from Royal Street to properties located to the south of the Construction Parcel;
3. MISC shall have the right to construct a 24-foot gate near the northern boundary

- of the Construction Parcel;
4. MISC shall have the right to construct a fence near the southern boundary of the Construction Parcel which shall contain a 24-foot gate;
  5. All constructions shall be at the sole cost and expense of MISC, its successors, or assigns;
  6. This right of use shall terminate upon a notice give by MISC, its successors, or assigns, that the construction right of use is not longer needed.

DONE AND PASSED at my office in Ouachita Parish, Louisiana, in the presence of the undersigned competent witnesses and me, Notary, on this the 6th day of March, 2025.

WITNESSES:

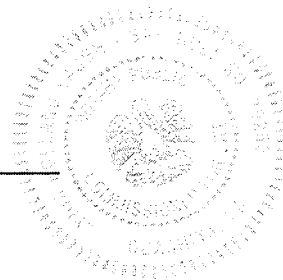
Lisa Stickle  
Printed Name: LISA STICKLE

ALL SEASONS HVAC, LLC

By: [Signature]  
Derek Stephenson, Representative

Lindsay Shepherd  
Printed Name: Lindsay Shepherd

[Signature]  
NOTARY PUBLIC



DONE AND PASSED at my office in Ouachita Parish, Louisiana, in the presence of the undersigned competent witnesses and me, Notary, on this the 6th day of March, 2025.

WITNESSES:

Jennifer Bruce  
Printed Name: Jennifer Bruce

MISC PROPERTIES, LLC

By: [Signature]  
Douglas C. Caldwell, Sole Member

Emily Hornsby  
Printed Name: Emily Hornsby

[Signature]  
NOTARY PUBLIC

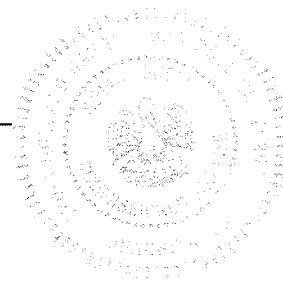


Exhibit "A"

A certain tract or parcel of land being situated in Section 46, Township 18 North, Range 3 East, Land District North of Red River, Ouachita Parish, Louisiana, and being more particularly described as follows:

Commence at a chiseled "X" in concrete flume marking the southwest corner of West Monroe Commercial Center located in Section 46, Township 18 North, Range 3 East, Land District North of Red River, Ouachita Parish, Louisiana and filed in Plat Book 11, Page 123 of the records of Ouachita Parish, Louisiana; thence proceed North 90°00'00" East along the south line of said West Monroe Commercial Center, a distance of 67.19 feet to the POINT OF BEGINNING; thence proceed North 14°49'02" East along the east side of Tract I of said West Monroe Commercial Center, a distance of 132.56 feet to the south right-of-way line of Royal Street; thence proceed North 90°00'00" East along the south right-of-way line of Royal Street, a distance of 56.44 feet; thence proceed South 00°30'38" East, a distance of 128.16 feet to the south line of said West Monroe Commercial Center; thence proceed North 90°00'00" West along the south line of said West Monroe Commercial Center, a distance of 91.48 feet to the POINT OF BEGINNING, containing 0.218 acres, more or less, and being subject to all easements, servitudes, and rights-of-way of record or of use.

This tract is composed of the western portion of Lot 32 and the majority of Lot 33, and the southeasterly corner of Lot 34 of the original subdivision of West Monroe Commercial Center as filed in Plat Book 11, Page 123 of the records of Ouachita Parish.

**LIMITED CERTIFICATE OF MEMBERS AS TO AUTHORITY OF**  
**LIMITED LIABILITY COMPANY**  
**(ALL SEASONS HVAC, L.L.C.)**

The undersigned member hereby certifies to the public and to third persons dealing with this limited liability company that in accordance with the Articles of Organization of ALL SEASONS HVAC, L.L.C. (the "Company") that the undersigned are the only members and the managers of the Company authorized to transact the Company's business, and to grant the authority granted herein. The members hereby certify that the Company is a limited liability company or domestic limited liability company, as such terms are defined in LRS 12:1301, organized under the laws of the State of Louisiana and registered with the Secretary of State of Louisiana in accordance with LRS 12:1301 et seq.

The members hereby certify the authority and does authorize, name, constitute and appoint Derek Stephenson for and in the name and on behalf of the Company, after consideration and approval, to do the following:

1. To grant a temporary construction right of use over property located at 121 Royal Street, West Monroe, Louisiana, upon the price and terms that he deems proper.

The company and the membership thereof shall be bound by all instruments, documents, agreements, and other writings executed by the Derek Stephenson related to the grant of the temporary construction right of use.

Date:

3/06/25



Alan Stephenson, Member

Date:

3/6/25



Joseph Stephenson, Member