

June \_\_\_\_\_, 2024

Warhawk Enterprises LLC  
Attn: W. Josephy Trappey, III and James Reneau  
3820 Cypress Street  
West Monroe La, 71291

RE: Louisiana Letter of Intent for Warhawk Enterprises, LLC

Dear Mr. Trappey and Mr. Reneau:

The City of West Monroe ("City") is providing this nonbinding letter of intent to Warhawk Enterprises, LLC ("Company") for the proposed purchase of three tracts of property owned by the City for development as an outdoor recreation park in West Monroe, Louisiana ("Project"). We thank you for the opportunity to learn about your Company's strategic plan and future growth potential in West Monroe. While the final details of the Project and the obligations of the City and the Company have not been finalized, this Letter of Intent seeks to set forth the broad overlay of the City's intent and the Company's responsibilities so that a formal Purchase Agreement can be negotiated between the parties while showing that the City is committed to assisting in the progress of the Company's Project.

The City intends to sell to Company the parcels of property described in the attached Exhibit "A" for the price of \$270,000.00. The City will conduct a survey, at the City's cost, to determine several small exceptions of property from Parcels II and III which are needed for maintaining access to additional tracts owned by the City, maintaining an area which has previously been designated as an emergency debris burn area by DEQ, and limiting public access to wells maintained by the City. The City will provide preliminary plat drafts to the Company so that the Company may provide input during the survey process.

The City will cooperate fully with the Company's attempts with Wetlands Unlimited, LLC to lessen or remove any mitigation covenants or development restriction related to the environmental status of the properties being conveyed. All costs for services provided will be borne by the Company.

The sale from the City will be contingent upon a construction schedule for the Project and a zoning change of the parcels; those items will be established once the Company's plans are finalized and reviewed by the City. Additionally, the Company will be required to fence the perimeter of the properties and allow paid public access to the Project.

We look forward to continuing our discussions and hope we can accommodate your business needs. Upon your acceptance of this Letter of Intent, my office will begin preparing an official purchase agreement which will include, in more detail, the stipulations and conditions set forth in this Letter of Intent. The City of West Monroe is committed to supporting the long-term success of your Company within the City and providing a platform for the future growth of Warhawk Enterprises, LLC.

Sincerely,

Staci Albritton Mitchell  
Mayor

## Exhibit "A"

### Parcel I –

Description of a tract of land situated in the NE1/4 of SE1/4 and the SE1/4 of NE1/4 and the SW1/4 of NE1/4 of Section 32, Township 18 North, Range 3 East, Ouachita Parish, Louisiana, being more particularly described as follows:

BEGIN at a found 1-1/2" iron pipe accepted as the southwest corner of said SW1/4 of NE1/4 of Section 32 and the POINT OF BEGINNING; thence, run N00°08'59"E, along the west line of said SW1/4 of NE1/4, a distance of 190.09 feet, thence, run N79°59'10"E, a distance of 567.53 feet; thence, run N34°10'48"E, a distance of 599.66 feet; thence, run N89°50'09"E, a distance of 141.31 feet; thence run S55°16'50"E, a distance of 519.71

feet; thence, run N79°59'10"E, a distance of 359.89 feet; thence, run in a southerly direction, along a curve to the left, said curve having a radius of 1030.00 feet (the chord of which bears S30°17'25"E, 37.69 feet) for an arc distance of 37.69 feet; thence, run S31°20'19"E, a distance of 265.20 feet; thence, run in a southeasterly direction, along a curve to the right, said curve having a radius of 1970.00 feet (the chord of which bears S30°47'57"E, 37.11 feet) for an arc distance of 37.11 feet; thence, run S59°44'26"W, a distance of 200.00 feet; thence, run S25°21'34"E, a distance of 473.27 feet, to a point 30.00 feet northerly of the centerline of Exchange Road (formerly Old Natchitoches Road); thence, run S69°56'06"W, parallel to the centerline of Exchange Road, a distance of 102.92 feet; thence, run S71°23'55"W, parallel to the centerline of Exchange Road, a distance of 151.11 feet; thence, run S66°13'26"W, parallel to the centerline of Exchange Road, a distance of 280.19 feet; thence, run N09°44'05"W, a distance of 474.99 feet, to the south line of said SE1/4 of NE1/4 of Section 32; thence, run S89°50'10"W, along the south line of said SE1/4 of NE1/4 of Section 32, a distance of 120.00 feet, to the southeast corner of said SW1/4 of NE1/4 of Section 32; thence, run S89°50'10"W, along the south line of said SW1/4 of NE1/4, a distance of 1328.45 feet, back to the POINT OF BEGINNING and containing 25.273 acres of land, more or less.

### Parcel II

Lot 14 of West Monroe Commercial Park Subdivision in Section 29, 32, and 33, Township 18 North, Range 3 East, Ouachita Parish, Louisiana, as recorded in Plat Book 19, Page 143, records of Ouachita Parish, Louisiana.

### Parcel III

Description of a tract of land situated in Section 32, Township 18 North, Range 3 East, Ouachita Parish, Louisiana and being more particularly described as follows:

Commence at a found 1 1/2" iron pipe at the Southeast corner of the northwest 1/4 of the southeast 1/4 of Section 32, Township 18 North, Range 3 East, Ouachita Parish, Louisiana; thence, run N00°11'21"E, along the east line of said northwest 1/4 of the southeast 1/4, a distance of 863.17 feet, to a set 1/2" iron rod and the **POINT OF BEGINNING**; thence, run S62°33'19"W, a distance of 650.00 feet, to a set 1/2" iron rod; thence, run N31°16'29"W, a distance of 675.28 feet, to a set 1/2" iron rod; thence, run N00°09'28"E, a distance of 180.00 feet, to a set 1/2" iron rod on the north line of said northwest 1/4 of the southeast 1/4 ; thence, run N89°50'10"E, along the north line of said northwest 1/4 of the southeast 1/4, a distance of 928.44 feet, to the Northeast corner of the northwest 1/4 of the southeast 1/4 (from whence a found 1/2" iron rod bears S00°11'21"W, 19.00'); thence, run S00°11'21"W, along the east line of said northwest 1/4 of the southeast 1/4, a distance of 460.23 feet back to the **POINT OF BEGINNING**, and containing 11.849 acres of land, more or less, and being subject to any rights-of-way or servitudes, whether in use or of record.