

EXHIBIT "B"

Tract 2
0.581 Acre±
Section 32, T-18-N, R-3-E
Land District North of Red River
Ouachita Parish, Louisiana
L & A, Inc. Project No. 25S006.00

LEGAL DESCRIPTION

A certain tract or parcel of land situated in Lot 24 of the Resubdivision of Lots 4, 24, 27A & 27B of West Monroe Commercial Park Subdivision, Units 1 & 2, as per plat recorded in Plat Book 22, Page 37 of the records of Ouachita Parish, Louisiana, and also in the Northeast ¼ of the Southeast ¼ of Section 32, 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 found 5/8" rebar at the northwest corner of Lot 24 of the Resubdivision of Lots 4, 24, 27A & 27B of West Monroe Commercial Park Subdivision, Units 1 & 2, as per plat recorded in Plat Book 22, Page 37 of the records of Ouachita Parish, Louisiana, and the **POINT OF BEGINNING**; proceed South 89°48'39" East along the north line of said Lot 24, a distance of 359.69 feet to a found 5/8" rebar; thence proceed North 00°11'21" East along the west line of said Lot 24, a distance of 308.70 feet to a found 5/8" rebar on the north line of said Lot 24 and the south right-of-way line of Exchange Street (60' R.O.W.); thence proceed North 66°13'26" East along the north line of said Lot 24 and the south right-of-way line of Exchange Street, a distance of 16.01 feet to a found 5/8" rebar at the northeast corner of said Lot 24; thence proceed South 00°11'21" West along the east line of said Lot 24, a distance of 370.60 feet to a found 5/8" rebar; thence proceed North 89°48'39" West, a distance of 374.32 feet to a set 5/8" rebar on the west line of said Lot 24; thence proceed North 00°11'21" East along the west line of said Lot 24, a distance of 55.40 feet to the **POINT OF BEGINNING**; containing 0.581 acres, more or less, and being subject to all easements, servitudes and rights-of-way of record and/or of use.

This description is based on the Boundary Survey and Plat prepared by Ronald J. Riggin, II, Professional Land Surveyor, dated April 22, 2025.

