

144

CONVEYANCE
BOOK PAGE

1702 980

STATE OF LOUISIANA
PARISH OF RAPIDES

ACT OF CASH SALE

BY *[Signature]*
CLERK & RECORDER
RAPIDES PARISH LA.
2004 SEP 15 PM 12:31

FILED & RECORDED
CAROLYN J. PYLAND
RECORDER

BE IT KNOWN, that on days and dates hereinafter expressed, and before the various undersigned Notaries Public, duly commissioned and qualified in and for their respective State and Parish/County, and in the presence of the undersigned witnesses, personally came and appeared:

CAPPEL COMPANY, L.L.C., TIN: 72-6069184, a Louisiana Limited Liability Company, which is domiciled at 451 Florida St., Suite 800, Baton Rouge, Louisiana 70801, appearing herein through its duly authorized Member, Eric H. Cappel, as per Unanimous Consent of Members, recorded in the Conveyance Records of Rapides Parish, Louisiana; hereinafter called "SELLER"; and

who declared that for the price of **ONE MILLION SIX HUNDRED THOUSAND AND NO/100 (\$1,600,000.00) DOLLARS** cash, receipt of which is acknowledged, SELLER hereby sells and delivers with full warranty of title and subrogation to all rights and actions of warranty SELLER may have, unto:

ENGLAND ECONOMIC AND INDUSTRIAL DEVELOPMENT DISTRICT, TIN: 72-1197077, a political subdivision of the State of Louisiana, created, operating and existing under and by virtue of the laws of the State of Louisiana, appearing herein through Jon W. Grafton, Executive Director, its duly authorized representative; hereinafter referred to as "PURCHASER";

the following described property, with all its component parts, including all rights, ways, privileges, servitudes and appurtenances thereto belonging, the possession of which PURCHASER acknowledges:

Lot three (3) of the Oak Isle Plantation, near Alexandria, Rapides Parish, Louisiana, lying in Sections 29-30-31-32-34, T 4 N R 2 W, containing 413 87/100 acres; all of which is more fully described as follows, and is shown on blue print from Plat of H. M. White, dated May 21, 1921 recorded in Plat. Book 5, page 177. From the North West corner of Section 35 T 4 N R 2 W, measure S 81 Degrees 00' E 1 00 chain; thence N 32 Degrees 00' E 25.57 chains; to the point of beginning; thence continue N32 Degrees 00' E 30.83 chains to the Southern right-of-way line of the T&P Railroad; thence S 65 Degrees 40' E. 62.21 chains, along said right-of-way line; thence S.24 Degrees 49' W.20.91 chains; thence S.81 Degrees 00' E. 8.26 chains; thence S. 08 Degrees 38' W. 67.36 chains; thence S.64 Degrees 00' W. 20.00 chains; thence S.59 Degrees 40' W. 1.38 chains; thence N.

18Degrees 00' W. 5.00 chains; thence N. 09 Degrees 00' W. 22.00 chains; thence N. 47 Degrees 00' W. 2.65 chains; N 08 Degrees 20' E. 20.68 chains; thence N. 31 Degrees 10' W. 6.98 chains; thence N. 09 Degrees 10' E. 11.22 chains; thence N 81 degrees 10' W. 1.26 chains thence N. 10 Degrees E. 12. 9 chains; thence N. 82 degrees 00' W. 3.75 chains; thence N 02 degrees 45' W 7.77 chains; thence N 65 degrees, 40' W 32.60 chains to the point of beginning, containing 413.87 acres more or less, situated in the Parish of Rapides , State of Louisiana.

Being that same property acquired from Frederick Selp by Dr. Marvin Cappel, et ux as per deed Recorded at Conveyance book 135 Page 321 under entry No. 105763 as corrected by act of Correction Recorded in Conveyance Book 137 Page 590 under entry No. 109513 and the property acquired by Mrs. Eulalie Cappel from the Prudential Insurance Company of America as per deed Recorded in Conveyance Book 263 Page 291 under entry No 271703.

LESS/EXCEPT #1:

A certain piece, parcel, or tract of land containing on hundred twenty nine and 75/100 (129.75) acres situated in Sections Thirty-two (32) and Thirty-four (34), Township Four (4) North, Range (Two (2) West, and being more particularly described as being a part of Lot Three (3) of the subdivision of the Oak Isle Plantation, as per plat of survey of H.M. White, C.E. , dated May 21, 1921, and being more particularly described as follows:

Begin at the Southeast corner of said Lot Three (3), which said Southeast corner is on the Bayou Rapides Gravel road; thence run North 8 degrees 38 minutes East 67.36 chains to the North line of said Section Thirty-four (34); thence North 81 degrees West 8.26 chains thence North 24 degrees 49 minutes East 19.03 chains to the south line of Highway No.20; thence North 65 degrees 40 minutes West along the South line of said Highway 13.11 chains; thence South 9 degrees 30 minutes West 72.11 chains; thence South 8 degrees West 19.74 chains; thence South 6.82 chains to a point on said Bayou Rapides gravel road; thence Northeasterly along said road, 17.045 chains back to the point of beginning, the said southeast corner of the property herein described being North 4 degrees West 88 feet from Station 511 of the Louisiana coast and geodetic survey, said Station 511 marked by a concrete post.

The property herein described being particularly shown on plat of survey made by H.B. L' Heurreux, on November 24, 1939.

BEING part of the same premises conveyed to The Prudential Insurance Company of America by deed dated April 28, 1934, and recorded in Conveyance Book 197, page 72, of the records of said Rapides Parish, Louisiana. Being that same parcel of land conveyed by the Prudential Insurance Company of America to Guy Sherill, et ux as per deed Recorded in Conveyance Book 249 Page 27, under entry No. 254307.

LESS/EXCEPT # 2:

A certain piece, parcel or tract of land, being, lying and situated in Rapides Parish, Louisiana, containing the quantity of 9.35 acres and being part of Lot Three (3) of the Oak Isle Plantation in Sections 29 and 30, Township Four (4) North Range Two (2) West and being specifically described as follows:

Begin at a point where the northern right of way line of United States Highway No. 20 intersects the center of Big Bayou, thence run North 82 degrees 10 minutes West 22.50 chains; thence run North 37 degrees East 7.87 chains to a point; thence run South 65 degrees 44 minutes East to the center of Big Bayou to the point of beginning, being the tract of land embraced within the red lines on plat of survey by L.J. Daigre, Parish Surveyor, dated August 13, 1941, said plat being annexed to this deed and made a part hereof for greater certainty of description together with all rights, ways and privileges thereto belonging or in anywise appertaining.

Being that same property sold by Mrs. Eulalie S Cappel, et al to Charles Arthur Phillips, et ux as per deed Recorded in Conveyance Book 259 Page 566 under entry No. 271702.

LESS/EXCEPT #3:

Two certain tracts or parcels of land to be taken from the east side of Grantors' property, situated about 3 1/2 miles northwest of the city of Alexandria, in Sections 32 and 34, Township 4 North, Range 2 West, Southwestern District of Louisiana, Rapides Parish, Louisiana. The first parcel, designated as Parcel 1-A, being triangular in shape, and located at the northeast corner of Grantors' property on State Route 20, the secondly described parcel designated as Parcel 1-B, being a narrow strip of land to be taken from the East side of Grantor's property, all of which is fully and more particularly described by reference to a map of survey made by Jno. Mundinger, Registered Civil Engineer, dated January, 1943, certified to January 11, 1943, and filed for recorder of Conveyances for the Parish of Rapides, in plat Book 6, Pages 41,42,43, and 44, February 23, 1943, as follows:

PARCEL 1-A:

Begin at a point on Grantors' east line, which is located North 81 degrees West, 501.0 feet, and North 9 degrees 30 minutes East, 843.8 feet from the southeast corner of section 32, Township 4 North, Range 2 West, opposite and 2811 feet westward from survey station 11 52.53; thence North 80 degrees 38 minutes 50 seconds West, 21.9 feet; thence North 27 degrees 04 minutes 32 seconds West, 810.3 feet to the south right of way line of State Route 20, which is 150 feet, measured at right angles, from the center of existing concrete slab; thence South 65 degrees 18 minutes 50 seconds East, along the south right of way line, 523.01 feet to Grantors'

east line; thence South 9 degrees 30 minutes West, along Grantors' east line, 513.67 feet to the point of beginning and containing 3.140 acres.

PARCEL 1-B:

Begin at a point where the line between Sections 32 and 34, Township 4 North, Range 2 West, crosses Grantors' east line, which point is located North 81 degrees West, 501.0 feet from the southeast corner of Section 32, opposite and 30.2 feet westward from Survey Station 19 96.3; thence South 9 degrees 30 minutes West, along Grantors' east line, 3298.0 feet; thence South 8 degrees West, along Grantor's east line, 362.20 feet; thence in a northerly direction, following the arc of a simple curve to the right, with a radius of 1482.39 feet, parallel to and 50.0 feet from the surveyed centerline 15.6 feet; thence in a northerly direction the arc of a spiral curve to the right, parallel to and 50.0 feet from the surveyed centerline 406.96 feet to a point opposite and 50.0 feet from Survey Station T.S. 52 35.85, and 11.4 feet westward from Grantors' east line; thence North 9 degrees 21 minutes 10 seconds East, parallel to and 50.0 feet from the surveyed centerline, 4083.3 feet to a point opposite and 50.0 feet from Survey Station 11 52.53 thence south 80 degrees 38 minutes 30 seconds East, at right angles to the centerline, 21.9 feet to Grantors' east line; thence South 9 degrees 30 minutes West, along Grantors' east line, 843.8 feet to the point of beginning, containing 1.683 acres.

Being that same property acquired by the State of Louisiana Department of Highways from Mrs. Eulalie S. Cappel, et al as per deed Recorded in Conveyance Book 279 page 114 under entry No. 279973.

LESS/EXCEPT #4:

TRACT NO. 8 A strip of land 100 feet in width and 50 feet on each side of the following described center line: Beginning at Sta. 5 plus 71.36 said Sta. Being located 571.36 feet along a 7 deg. 30 min. curve to the right from the T&P RR mile past 19988, THENCE in a southwesterly direction 703.84 feet to the P.T. Sta. 12 plus 76.2 THENCE S 16 degrees 10 min. W 2298.8 feet to Sta. 35 plus 74.0 as staked upon ground, said Sta. Being on east property line of James P Verzwylvelt and being located 3 64 deg. 00 min. E 746 feet from the Southwest corner of Sec. 31. The tract herein described is located in Secs. 31 and 34, T 4 W, R 2 W, Louisiana Meridian, Rapides Parish, Louisiana, and contains 6.89 acres of land, more or less.

TRACT NO. 9 A strip of land 100 feet in width and 50 feet on each side of the following described center line: BEGINNING at Sta. 8 plus 85.6 on the south right of way line of the T&P RR, said Sta. Being 335.6 feet along a 7 def. 30 min curve to the right for the T&P RR mile post 19988, THENCE from said Sta. 3 plus 35.6 southwesterly along said 7 deg. 30 min curve 684 feet to Sta. 4 plus 04 as staked upon ground, said Sta. Being on North right of way line of State Highway 20. The tract herein described is located in Sec. 31 T 4 N, R 2 W, Louisiana, Meridian, Rapides Parish, Louisiana, and contains 0.15 acres of land, more or less.

TRACT NO. 10 A parcel of land being situated in Sec. 34, T 4 N, R 2 W. Louisiana Meridian, Rapides Parish, Louisiana, more particularly described as follows: BEGINNING at a point N 17 deg. 43 min. W 1.99 chains from U.S.G.S.B.M. 511, said point being on a center line of gravel road, THENCE leaving gravel road S. 64 deg. 12 min. W 5.51 chains, THENCE N 18 deg. 00 min W. 4.35 chains, Thence N 9 deg. 00 min. W. 10.12 chains THENCE N. 53 deg. 57 min. E 6.46 chains, THENCE S 36 deg. 03 min. E 3.41 chains to center line of said gravel road, THENCE along said center line S 7 deg. 55 min. W 9.68 chains, THENCE S 4 deg. 26. min. E 4.78 chains to place of beginning, containing 11.47 acres of land, more or less.

Being that same property conveyed to the United States of America as per judgment in Civil Suit 757, USDC, Western District of Louisiana as recorded in Conveyance Book 279 Page 633.

LESS/EXCEPT #5:

A plot of ground in Section 31, T4N, R2W, Rapides Parish, Louisiana, located on State Highway Number 20, said plot of ground having a front of 33 feet on said Highway and running back between parallel lines to the Irish Ditch in the rear, having a depth of 54 feet on the western boundary and 36 feet in the eastern boundary, said plot of ground being more fully and accurately shown in the shaded lines on a sketch or survey dated May 12, 1944 which is hereto attached and made a part hereof for greater certainty.

Being that same property sold by Mrs. Eulalie Cappel to the City of Alexandria as per deed Recorded in Conveyance Book 288 Page 357 under entry No. 284757.

LESS/EXCEPT # 6:

That portion of the property comprising Cappel Road as per plat Recorded in Plat Book 7 page 7 and Plat Book 7 Page 10.

LESS/EXCEPT # 7:

A certain piece or parcel of land, together with all rights, ways, privileges and appurtenances thereto belonging or appertaining, situated in the Parish of Rapides, State of Louisiana, being a part of Lot Three (3) of the Oak Isle Plantation in Section 31, Township 4 North, Range 2 West, said parcel of land having an area of 0.223 acres and fronting 100 feet on U.S. Highway No. 20. and being more particularly described as follows, to-wit: Start at the Southeast corner of Section 32, Township 4 North, Range 2 West, and run North 24 degrees East along the boundary line between Sections 32 and 33, Township 4 North, Range 2 West a distance of 1280.3 feet to the Southern boundary of the 100 foot right-of-way of U.S. Highway No 20; thence run North 65 degrees 19 minutes West along the Southern boundary of the 100 foot right-of-way of said Highway and its projection a distance of 1676.57 feet; thence continue along the Southern boundary of the right-of-way of said Highway North 66 degrees West a distance of 18

feet to the point of beginning; from said point of beginning; from said point of beginning so established continue thence along the Southern boundary of the right-of-way of said Highway North 66 degrees West a distance of 100 feet; thence run South 10 degrees 20 minutes West a distance of 100 feet; thence run South 66 degrees East a distance of 100 feet; thence run North 10 degrees 20 minutes East a distance of 100 feet to the point of beginning; said parcel of land being, as aforesaid, in Section 31, Township 4 North, Range 2 West, Rapides Parish, Louisiana; all as is more particularly shown by plat of survey made by Irion Lafargue, Registered Surveyor, dated July 25, 1951, hereto annexed and made part hereof.

Being that same property sold by Mrs Eulalie S Cappel, etal to Central Louisiana Electric Company, Inc as per deed Recorded in Conveyance Book 431 Page 514 Under entry No. 362656.

LESS/EXCEPT #8:

A certain piece, parcel or lot of ground located in Section 31, Township 4 North, Range 2 West, Rapides Parish, Louisiana, being Lot "B" as shown by heavy lines on plat of Soule Butler, Civil Engineer, dated July 11, 1952, fronting 50 feet on Louisiana State Highway #20 and extending Southwesterly between parallel lines for a distance of 54 feet on the Southeast side, and 72 feet on the Northwest side, bounded on the Southeast side by a plot of ground transferred by Eulalie S. Cappel, et als, to the City of Alexandria, Louisiana by deed dated June 5, 1944, and recorded in Conveyance Book 288, page 357 of the records of Rapides parish, Louisiana, and on the other two sides by property of vendors herein, the plat aforesaid being annexed to this deed and paraphed "Ne Varietur" by me, Notary, to identify herewith, and for certainty of description.

Being that same property sold by Mrs. Eulalie S. Cappel, etal to the City of Alexandria, Louisiana as per deed recorded in Conveyance Book 437 Page 252 under entry No. 366323.

LESS/EXCEPT #9:

A certain piece, parcel or lot of land containing 0.20 in the center line of Louisiana Highway No. 1 where the center line of Louisiana Highway No. 2105 (England Air Force Base Access Road) projected intersects said center line of said Highway No.1, and run thence South 9 degrees 13 minutes West along the center line of said Louisiana Highway No. 2105 the distance of 5,561 feet to the center line of Thunderbird Drive; thence run South 65 degrees 57 minutes West along the center line of Thunderbird Drive the distance of 574 feet to a point in said center line; thence run North 35 degrees 45 minutes West the distance of 781.5 feet to a point in the England Air Force Base property line, the point of beginning of the property herein described; thence from said point of beginning run North 35 degrees 45 minutes West 158.4 feet; thence run North 54 degrees 15 minutes East 75 feet; thence run South 35 degrees 45 minutes East 75 feet; thence run South 6 degrees 15 minutes West 111.8 feet to the point of beginning. All as is more fully shown by plats of survey by T.E. Woodruff, Consulting engineer, dated January 16, 1959, blue prints of which are hereto attached and made part hereof for greater certainty of description; said property

being a part of that property in said Section 34, Township Four (4) North, Range Two (2) West, Rapides Parish, Louisiana, acquired by Mrs. Eulalie S. Cappel, as surviving widow in community of Dr. Marvin Cappel, deceased, and by Samuel Cappel and Marvin Cappel, sole heirs at law of the said Dr. Marvin Cappel as shown by judgment dated, filed and recorded August 17, 1938, Conveyance book 226, page 282, records of Rapides parish, Louisiana. Also all rights of usufruct of the said Mrs. Eulalie S. Cappel in and to said property.

Being that same property sold by Mrs. Eulalie Cappel, et al to Central Louisiana Electric Company Inc as per deed recorded in Conveyance Book 548 Page 277 under entry No. 435102.

LESS/EXCEPT # 10:

Five (5) certain pieces or parcels of land and all of the improvements situated wholly or partially thereon and all of the rights, ways, servitudes, privileges and advantages thereunto belonging or in anywise appertaining, situated in Sections 32, 31, and 30, Township 4 North, Range 2 West, Rapides Parish, Louisiana, being designated as PARCEL NOS. 2-3, 2-4, 2-6, 2-7, 3-1, on the plans for and required to accommodate the construction for STATE PROJECT NO. 53-01-15, ENGLAND AIR FORCE BASE-BOYCE HIGHWAY, ROUTE LA 1, RAPIDES PARISH, LOUISIANA, prepared by Robert D. Vanderlyn, Registered Land Surveyor, dated December 28, 1970, a copy of which is on file in the office of the Department of Highways of the State of Louisiana, in the City of Baton Rouge, Louisiana, and being more particularly described as follows:

PARCEL NO. 2-3: Commence at the intersection of the Northeasterly existing right of way line of State Route La 1 and the Northeasterly right of way line of the Texas and Pacific Railroad spur to England Air Force Base, which point is 79.82 feet measured radially from the project centerline at Highway survey Station 208+19.99, also being the point of beginning; thence from the point of beginning proceed along the arc of a curve to the left, along the Northeastern right of way line of the Texas and Pacific Railroad Spur to England Air Force Base and Vendor's Westerly boundary line, having a radius of 817.80 feet (the long chord of which bears North 37 32'31" West a distance of 30.21 feet) a distance of 30.21 feet to a point and corner on the required right of way line of said project, which point is 94.21 feet measured radially from the project centerline at Highway Survey Station 208+45.96; thence South 65 29'18" East along the required right of way line and Vendor's Northeasterly boundary line for a distance of 357.85 feet to a point and corner on the Northeasterly existing right of way line of State Route La 1, which point is 94.00 feet measure at right angles from the project centerline at Highway Survey Station 204+89.28; thence along the arc of a curve to the left, along said existing right of way line and Vendor's Southwesterly boundary line, having a radius of 3,869.72 feet (the long chord of which bears North 67 56'10" West a distance of 331.46 feet) a distance of 331.56 feet to the point of beginning and containing 0.040 acres.

PARCEL NO. 2-4: Commence at the intersection of the Southwesterly existing right of way line of State Route La 1 and the Southwesterly existing right of way line of the Texas and Pacific Railroad Spur to England Air Force Base, which point is 22.41 feet measured radially

from the project centerline at Highway Survey Station 208+43.41, also being the point of beginning; thence from the point of beginning proceed along the arc of a curve to the right, along the Southwesterly existing right of way of the Texas and Pacific Railroad Spur to England Air Force Base and Vendor's Easterly boundary line having a radius of 717.80 feet (the long chord of which bears south 28 54' 52" East a distance of 129.78 feet) a distance of 129.96 feet to a point and corner on the required right of way line of said project, which point is 100.00 feet measured at right angles from the project centerline at Highway Survey Station 207+38.90; thence North 65 28'25" West along the required right of way line traversing Vendor's property for a distance of 59.73 feet to a point, which point is 100.00 feet measured at right angles from the project centerline at Highway Survey Station 207+98.63; thence along the arc of a curve to the left, along said required right of way line, traversing Vendor's property having a radius of 3,719.72 feet (the long chord of which bears North 66 59' 02" West a distance of 196.08 feet) a distance of 196.10 feet to a point, which point is 100.00 measured radially from the project centerline at Highway Survey Station 210+11.00; thence North 72 57'56" West along said required right a way line traversing Vendor's property for a distance of 388.95 feet to a point, which point is 110.0 feet measured radially from the project centerline at highway Survey Station 214+00.00; thence North 77 46'26" West along said required right of way line traversing Vendor's property for a distance of 278.82 feet to a point and corner on the Northeasterly existing right of way line of State Route La 1, which point is 115.48 feet measured radially from the project centerline at Highway Survey Station 216+87.32; thence South 81 38'17" East along said existing right of way and Vendor's Northeasterly boundary line for a distance of 118.50 feet to a point and corner, which point is 107.73 feet measured radially from the project centerline at Highway Survey Station 215+65.50; thence North 04 40'45" East along said existing right of way line and Vendor's Northeasterly boundary line for a distance line of 25.99 feet to a point and corner, which point is 81.85 feet measured radially from the project centerline at Highway Survey Station 215+67.98; thence along the arc of a curve to the right, along said existing right of way line and Vendor's Northeasterly boundary line, having a radius of 3,769.72 feet (the long chord of which bears South 76 19'05" feet) a distance of 717.14 feet to the point of beginning and containing 1.013 acres.

PARCEL NO. 2-6: Commence at the intersection of the Southwesterly existing right of way line of State Route La 1 and the Northeasterly existing right of way line of the Texas and Pacific Railroad spur to England Air Force Base, which point is 11.30 feet measured at right angles from the project centerline at Highway Survey Station 206+88.53, also being the point of beginning; thence from the point of beginning proceed along the arc of a curve to the right, along the Northeasterly existing right a way line of State Route La 1 and Vendor's Northeasterly boundary line having a radius of 3,769.72 feet (the chord of which bears South 67 11'55" East a distance of 80.51 feet) a distance of 80.51 feet to a point and corner in the Southeasterly boundary of Vendor's property; thence South 10 10'34" West along the Southeasterly boundary of Vendor's property for a distance of 100.00 feet to a point and corner on the required right of way line of said project; thence North 65 58'25" West along the required right of way line traversing Vendor's property for a distance of 10.57 feet to a point on the Northeasterly existing right of way line of the Texas and Pacific Railroad spur to England Air Force Base; thence along the arc of a curve to the left, along the Northeasterly existing right of way of the Texas and Pacific Railroad spur to England Air Force Base and Vendor's Southwesterly boundary line having a radius of 817.80 feet (the long chord of which bears North 20 32'35" West a distance of 133.74 feet)

a distance of 133.89 feet to the point of beginning and containing 0.096 acres.

PARCEL NO. 2-7: Commence on project centerline at Highway Survey Station 205+10.33; thence proceed South 10 10'34" West a distance of 9.16 feet which is the intersection of the Southwesterly existing right of way line of State Route La 1 and the Westerly boundary of Vendor's property, which is also the point of beginning; thence from the point of beginning proceed South 66 04'48" East along said existing right of way line and Vendor's Northeasterly boundary line for a distance of 177.37 feet to a point and corner on a boundary of Vendor's property which point is 7.00 feet measured at right angles from the project centerline at Highway Survey Station 203+30.70; thence South 24 31'34" West along said boundary for a distance of 72.00 feet to a point and corner; thence South 85 24' 23" east along said boundary for a distance of 53.24 feet to a point; thence North 85 54'57" East along said boundary for a distance of 37.59 feet to a point and corner; thence North 24 31' 34" East along said boundary for a distance of 36.00 feet to a point and corner on the Southwesterly existing right of way line of State Route La 1, which point is 6.85 feet measured at right angles from the project centerline at Highway Survey Station 202+47.65; thence South 66 16' 35" East along said existing right of way line and Vendor's Northeasterly boundary line for a distance of 39.25 feet to a point and corner, which point is 6.30 feet measured at right angles from the project centerline at highway Survey Station 202+08.40; thence South 24 31' 34" West along said existing right of way line and Vendor's Northeasterly boundary line for a distance of 100.00 feet to a point and corner on the required right of way line of said project; thence North 65 21' 38" West along the required right of way line traversing Vendor's property for a distance of 274.87 feet to a point and corner on the Northwesterly boundary of Vendor's property; thence North 10 10' 34" East along the Northwesterly boundary of Vendor's property for a distance of 100.00 feet to the point of beginning and containing 0.544 acres.

PARCEL NO. 3-1: Commence at a point on the Northeasterly existing right of way line of State Route La 1, which point is 63.16 feet measured radially from the project centerline at Highway Survey Station 210+22.68, also being the point of beginning; thence from the point of beginning proceed along the arc of a curve to the left, along said existing right of way line, and Vendor's Southwesterly boundary line having a radius of 3,869.72 feet (the long chord of which bears North 76 59' 34" West a distance of 477.17 feet) a distance of 477.47 feet to a point and corner on the Northwesterly boundary of Vendor's property; thence North 42 24' 59" East along the northwesterly boundary line of Vendor's property for a distance of 139.36 feet to a point and corner on the required right of way line said project, which is also the southerly existing railroad right of way; thence South 62 28' 55" East along the required right of way line a distance of 143.28 feet to a point, which point is 126.81 feet measured radially from the project centerline at Highway Survey Station 212+92.72; thence along the arc of a curve to the right along said required right of way line having a radius of 1,040.90 feet (the long chord of which bears South 57 54' 44" East a distance of 283.92 feet) a distance of 284.81 feet to a point which is 75.00 feet measured radially from the project centerline at Highway Survey Station 210+58.53; thence along the arc curve to the right having a radius of 1,040.90 feet (the long chord of which bears South 51 07' 58" East, 38.38 feet) a distance of 38.38 feet to the point of beginning and containing 0.715 acre.

Being that same property conveyed by Marvin Cappel, Jr. et al to the State of Louisiana Dept of Highways as per deed recorded in Conveyance Book 860 Page 33. under entry No. 642870 and Conveyance Book 860 Page 41, under entry No. 642871.

All of the above described property conveyed herein is now further identified as Tract 1 and Tract 2 on that survey prepared by Pan-American Engineers-Alexandria, Inc, dated the 23rd day of August, 2004, attached hereto and made a part hereof.

The property is conveyed subject to all servitudes and restrictions of record and/or as shown on the referenced survey and to any claim, if any, that Big Bayou is a navigable waterway.

SELLER reserves all of the oil, gas and other minerals in, on and under the land conveyed herein, but agrees that the surface of the land shall not be used for the exploration for or development of any mineral.

Taxes for the current year will be Prorated. In accordance with Louisiana Revised Statutes Article 9:2721, as amended by Act 949 of 1999, notice is given that the PURCHASER first named above is designated as the party to whom all property tax and assessment notices are to be mailed, said notices to be sent to the address shown above for said PURCHASER.

Certificate of mortgages as required by law is waived and dispensed with by the parties and all taxes due and exigible have been paid.

All parties signing the within instrument have declared themselves to be of full legal capacity and have declared that the name, marital status, domicile and address of each is correct as set forth above.

All agreements and stipulations herein and all the obligations assumed herein shall inure to the benefit of and be binding upon the heirs, successors and assigns of the respective parties, and the PURCHASER, PURCHASER's heirs and assigns shall have and hold the described property in full ownership forever.

Appearers recognize that, except to the extent separately certified in writing, no title examination of said property has been performed by any undersigned Notary.

PURCHASER does hereby waive and renounce all exceptions to title and encroachments and does accept the condition of the Property as fit for its intended purpose.

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THUS DONE AND PASSED on the 25 day of AUGUST, 2004, at the City of PATRICK AFB, Parish of BREVARD COUNTY, State of Louisiana; FLORIDA the undersigned parties having affixed their signatures in the presence of me, Notary, and the undersigned witnesses after due reading of the whole.

WITNESSES:

Judy B. Cappel
Name: Judy B. Cappel

Sarah E. Fischer
Name: SARAH E FISCHER

CAPPEL COMPANY, L.L.C.

BY: E. H. Cappel
ERIC H. CAPPEL,
AUTHORIZED MEMBER

Sarah E. Fischer
Notary Public
Printed Name: SARAH E FISCHER
Notary ID/Bar Roll Number 288047

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STATE OF LOUISIANA
PARISH OF RAPIDES

In the Name and by the Authority of
The England Economic & Industrial Development District

RESOLUTION

BE IT RESOLVED, THAT THE ENGLAND ECONOMIC AND INDUSTRIAL DEVELOPMENT DISTRICT DBA ENGLAND AUTHORITY HEREBY AUTHORIZES EXECUTIVE DIRECTOR TO EXECUTE ALL NECESSARY DOCUMENTS FOR THE PURCHASE OF APPROXIMATELY 240 ACRES ±, KNOWN AS THE CAPPEL PROPERTY, FOR THE UNION TANK CAR PROJECT.

STATE OF LOUISIANA

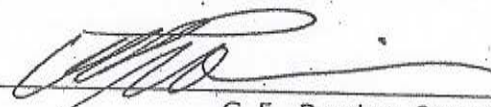
PARISH OF RAPIDES

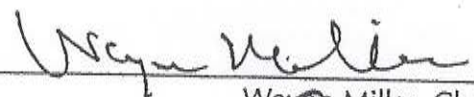
I, C. E. Provine, do hereby certify that I am the duly qualified and acting Secretary of the England Economic and Industrial Development District of the Parish of Rapides, Louisiana governing body of the England Economic and Industrial Development District.

I further certify that the above and foregoing constitutes a true and correct copy of a resolution for the minutes of a **Regular meeting** of the England Economic and Industrial Development District held on **August 26, 2004** as said minutes and resolution are officially of record in my possession.

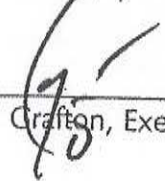
IN WITNESS WHEREOF, I have hereunto subscribed my official signature.

I certify this to be a true and exact copy of the original Resolution Number 109-2004 duly passed at a regular meeting of the Board of Commissioners of the England Economic and Industrial Development District on August 26, 2004.


C. E. Provine, Secretary


Wayne Miller, Chairman

NOTARY Virginia A. McCann


Jon Crafton, Executive Director

NOTARY# 59194