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LONG LAKE

DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS,  
SERVITUDES AND BUILDING RESTRICTIONS

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CADDOPARISH LA

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*Handwritten signature*  
NOTARY PUBLIC

BEFORE ME, the undersigned Notary Public, duly commissioned and qualified, and in the presence of the undersigned witnesses, personally came and appeared:

RIDGEWOOD PROPERTIES, L.L.C. (TIN# 72-1269310), a Louisiana Limited Liability Company, whose permanent mailing address is 401 Edwards Street, Suite 1805, Shreveport, Louisiana 71101, herein represented by Richard N. Kinsey, Member; Christopher M. Kinsey, Member; Glenn V. Kinsey, Member; and Rebecca Louise Kinsey Trust, Member, herein represented by Norman V. Kinsey, Glenn V. Kinsey, Christopher M. Kinsey and Richard N. Kinsey, Co-Trustees

AND

PREMIER BANK, N.A. (Formerly The First National Bank of Shreveport), Trustee Under the Will of Mae B. O'Brien for Elizabeth O'Brien (TIN# 72-6076623)

PREMIER BANK, N.A. (Formerly The First National Bank of Shreveport), Trustee for W. J. O'Brien, Jr., Marital Trust (TIN# 72-6132358)

domiciled in Shreveport, Caddo Parish, Louisiana, whose permanent mailing address is 400 Texas, Shreveport, Louisiana 71101

AND

THOMAS W. O'BRIEN (SS# 438-76-8867), husband of and separate in property from Pamela Lewis O'Brien

WILLIAM J. O'BRIEN, III (SS# 439-58-5079), husband of and separate in property from Maria Morris O'Brien

MAE MARIE O'BRIEN GARDNER (SS# 439-58-5051), wife of and separate in property from Chris B. Gardner

MORGAN P. O'BRIEN (SS#439-58-5057), husband of and separate in property from Leigh Ann Lindsey O'Brien

all domiciled in Shreveport, Caddo Parish, Louisiana, whose permanent mailing address is 5925 Line Avenue, P. O. Box 6020, Shreveport, Louisiana 71136-6020

AND

EDNA MARIE WHITMEYER O'BRIEN ALLEN, Trustee of Elizabeth O'Brien Lifetime Trust (TIN# 72-6110470)

EDNA MARIE WHITMEYER O'BRIEN ALLEN (SS# 438-84-4501)

EDNA MARIE WHITMEYER O'BRIEN ALLEN, Trustee for W. J. O'Brien, Jr. Family Trust (TIN# 72-6132357)

domiciled in Shreveport, Caddo Parish, Louisiana, whose permanent mailing address is P. O. Box 1446, Shreveport, Louisiana 71164-1446

AND

1489112

**LAKE FRONT OWNERS ASSOCIATION, INC., a Louisiana non-profit corporation, domiciled in Caddo Parish, Louisiana, whose permanent mailing address is P. O. Box 5369, Shreveport, Louisiana 71135, herein represented by its duly authorized officer**

**AND**

**LONG LAKE DEVELOPMENT COMPANY, L.L.C. (TIN# 72-1197830), a Louisiana Limited Liability Company, whose permanent mailing address is P.O. Box 5369, Shreveport, Louisiana 71135, herein represented by:**

**Steven N. Simon as representative of Steve Simon Construction, Inc., a Member;**

**B. Bruce Simon as representative of Bruce Simon Company, Inc., a Member;**

**Randel J. Mason as representative of Mason Construction Company, Inc., a Member;**

**Alexis Marie Rosenblath as representative of Henry Rosenblath Co., Inc., a Member;**

**John N. Thomas, herein represented by Henry C. Rosenblath, Jr., Agent, a Member; and**

**Aaron Selber, Jr., as representative of 1550 C.N.T. Corporation, a Member**

who declared that:

They are the Owners of certain immovable property in the Parish of Caddo, State of Louisiana, which is more particularly described as follows:

**That certain lake known as “Long Lake”, including its dam and spillway, all of which are located within Sections 21, 27 and 28 of Township 16 North, Range 13 West, Caddo Parish, Louisiana, said Lake having an elevation of 167 feet above mean sea level, and any property located within one hundred (100’) feet of said lake (hereinafter “Long Lake”). Said Long Lake lies entirely within Ridgewood Farms. Ridgewood Farms is described on Exhibit “A” and shown on Exhibit “B”, both of which are attached hereto. Ridgewood Farms is outlined on Exhibit “B” in red. Long Lake is outlined on Exhibit “B” in green.**

In order to protect and enhance the value and desirability of the quality of life on and surrounding said lake, it hereby subjects said property to the following protective covenants, conditions, servitudes and building restrictions, to-wit:

**1 STATEMENT OF DECLARATION**

Long Lake and any property owned by Declarants and located within one hundred (100’) feet of said lake shall be owned, conveyed, encumbered, occupied, maintained, altered and/or improved, subject to these terms, conditions, covenants, restrictions and servitudes.

**2 DEFINITIONS**

As used herein, the following terms shall be defined as:

- 2.1 **Declaration:** This and any other recorded act, as amended, which imposes covenants, conditions, restrictions and/or servitudes upon the subdivision.
- 2.2 **Declarant:** Appearers.

- 2.3 **Developer:** Long Lake Development Company, L.L.C., its assigns and/or successors.
- 2.4 **Lot:** Any land located within one hundred (100') feet of Long Lake.
- 2.5 **Owner:** The record Owner of title to any Lot.
- 2.6 **Corporation:** Lake Front Owners Association, Inc., a Louisiana non-profit corporation.
- 2.7 **Board:** The Board of Directors of Corporation.
- 2.8 **Officers:** The Officers of Corporation.
- 2.9 **Committee:** The Board of Directors of Corporation, or such committee as established by the Board.
- 2.10 **Person:** Any natural individual, firm, corporation, partnership, limited liability company, association, trust or legal entity capable of holding title to immovable property under Louisiana law.
- 2.11 **Improvement:** Any work, including but not limited to, grading, excavation, tree removal, planting, demolition, construction or building of any nature, including, but not limited to, residences, greenhouses, garages, storage buildings or sheds, driveways, fences, walls, landscaping, gardens, satellite receiving or transmitting dishes, antennas, sea walls, boat houses, piers, patios, gazebos, and/or swimming pools.
- 2.12 **The Kinsey Family:** This means all members of Ridgewood Properties, L.L.C., and the immediate family members of its members.
- 2.13 **The O'Brien Family:** This means Edna Marie Whitmeyer O'Brien Allen, Individually and as Trustee of both the Elizabeth O'Brien Lifetime Trust and the W. J. O'Brien, Jr., Family Trust, William J. O'Brien, III, Morgan P. O'Brien, Mae Marie O'Brien Gardner, Thomas W. O'Brien, and Premier Bank, N.A., as Trustee under the will of Mae B. O'Brien for Elizabeth O'Brien and for the W. J. O'Brien, Jr., Marital Trust, and their immediate family members.
- 2.14 **Member:** The original members of this corporation are Long Lake Homeowners Association, Inc., the Kinsey Family and the O'Brien Family. Purchasers of property with lakefront footage on Long Lake from the Kinsey and O'Brien Families shall become Members.

### **3 ARCHITECTURAL CONTROL**

- 3.1 There is hereby created a Committee which shall regulate the external design, construction, appearance and location of Improvements on Lots to foster a harmonious relationship among structures and topography which will foster the attractiveness of all lots, thus protecting the value, desirability and quality of life of all owners.
- 3.2 The Committee shall be comprised of a minimum of five (5) and a maximum of eleven (11) natural persons, with each Director of Lake Front Owners Association, Inc., having the right to appoint one (1) member of the Committee. In the event of a vacancy, then the remaining members of the Committee shall select a natural person to serve until a successor is chosen.
- 3.3 The Committee shall act by majority vote. The entire Committee or each member thereof may designate a representative to act for it.
- 3.4 No Improvements shall be commenced, erected, demolished, or maintained upon any Lot, nor shall any exterior addition to or change or alteration therein be made until the plans, specifications and landscaping plans showing the nature, kind, shape, height, materials and location of the same shall have been submitted to, and approved in writing, by the Committee.
- 3.5 The plans, specifications, and landscaping plans for any Improvements shall be submitted to the Committee in duplicate for approval prior to the commencement of any work. Approval shall be marked upon both sets of plans, one of which shall be returned to the applicant and the other shall be retained by the Committee. In the event the Committee fails to approve or disapprove in writing such plans and specifications within fourteen (14) days of receipt of the plans and specifications, approval will be deemed granted.

- 3.6 In making its decision as to any work, the Committee shall consider the following design standards:
- 3.6.1 **Validity of Concept:** The basic idea of the change must be sound and appropriate to its surroundings.
  - 3.6.2 **Landscape and Environment:** The change must not unnecessarily destroy or blight the landscape or environment.
  - 3.6.3 **Relationship:** The proposed Improvements must relate harmoniously among themselves and to existing buildings and terrain.
  - 3.6.4 **Protection of Neighbors:** The interests of neighboring Owners must be protected by making reasonable provisions for such matters as drainage, sound, sight, views, light and air and other aspects of design which may affect neighboring property.
  - 3.6.5 **Design Compatibility:** The proposed change must be compatible with the design characteristics of the applicable Lot, adjoining properties, and the setting as to scale, materials, color and construction details.
  - 3.6.6 **Workmanship:** The quality of work must be equal to or better than that of the surrounding Lots.
- 3.7 The Committee shall have the right, by unanimous vote, to waive any covenant, condition, servitude and/or restriction when, and in the event, it deems it appropriate to do so.

#### **4 USE RESTRICTIONS**

- 4.1 No Improvements shall be erected, altered, placed, built or permitted to remain on any property without the consent of the Committee.
- 4.2 Construction of an Improvement, once started, must be diligently pursued and completed within a reasonable time.
- 4.3 No building or improvement of any type shall be located on the Property nearer than thirty (30) feet to Long Lake. This prohibition specifically denies to any Owner the right to build sea walls, boat houses, piers, patios, gazebos, swimming pools, fences or construction of any type within thirty (30) feet of the elevation of 167 feet above mean sea level of Long Lake.
- 4.4 No noxious, obnoxious or offensive activity shall be carried on upon any Lot nor shall anything be done thereon which may be or may become an annoyance or nuisance to another Owner. No unsightly condition shall be created on any Lot or permitted to remain thereon.
- 4.5 No private sewerage disposal system shall be permitted on any Lot.
- 4.6 Each Owner shall keep their Lot and the Improvements thereon in a neat, clean and sanitary condition.
- 4.7 Each Owner shall use their best efforts to control siltation and minimize runoff from any and all types of chemicals, including fertilizer, in order to protect against pollution and contamination of the bed and waters of Long Lake.
- 4.8 No gas powered or internal combustion motors are permitted on Long Lake, it being the intent of this restriction to minimize noise on the lake; therefore, the only motors allowed on the lake of any type will be silent electric powered motors. As long as the Class B and C members have the right to elect a majority of the Directors of the Corporation, then this restriction shall not apply to their immediate families. The Corporation may use such boats and motors as it deems appropriate.
- 4.9 No pumps of any type are allowed to withdraw water from the lake for use with home sprinkler systems and any other use not approved by the Committee. Emergency use for extinguishing fires is permitted.

- 4.10 No trees greater than four (4) inches in diameter (at a height of three (3) feet from the ground) located within fifty (50) feet of the elevation of 167 above mean sea level of Long Lake can be removed without the consent of the Committee.
- 4.11 Trot lines, unattended lines, bank lines, bottle lines, nets, wire baskets and traps shall not be allowed, it being the intent to only allow sport fishing by those having the right to use Long Lake.
- 4.12 No trash may be dumped into the lake.
- 4.13 No boats may be kept tied to any Lot, except temporarily. All watercraft shall be kept in a dock or storage facility approved by the Committee.
- 4.14 No vehicle, trailer, boat or watercraft shall be stored within fifty (50) feet of the shoreline without approval of the Committee.
- 4.15 No concrete shall be exposed on any elevation facing Long Lake.
- 4.16 No boat canal shall be constructed or installed upon any Lot nor shall any facility or device be constructed or installed which alters the course of or natural boundaries of Long Lake. No Lot shall be increased in size by filling in the Lake.
- 4.17 No boat, hoists, launching facilities or any similar type of structures or equipment shall be installed, constructed or maintained upon any Lot, nor shall any boat trailer be stored on any Lot without the consent of the Committee.
- 4.18 No boat or watercraft of any kind shall be operated upon Long Lake without the prior written approval of the Committee and, if such approval is granted, such operation shall conform to all rules and regulations promulgated by the Committee.
- 4.19 The Corporation expressly reserves unto itself, its successors and assigns every reasonable use and enjoyment of Long Lake in a manner not inconsistent with the scheme of this Declaration. The Corporation shall have the exclusive right, to be exercised with the unanimous consent of the Committee to construct, maintain, operate, regulate and control such recreational facilities, ramps, docks, hoists, launching facilities or other structures as it may determine appropriate.
- 4.20 Rules and regulations for the use and enjoyment of Long Lake and any other Common Area may be promulgated by the Corporation. Such Rules may regulate all access and uses.
- 4.21 All use of Long Lake shall be at the user's own risk and neither the Kinsey Family, O'Brien Family, Owners, Declarants, Developers, nor Corporation shall have any liability arising out of any such use. All users hereby waive any cause of action (for themselves, their children, heirs, invitees, successors, and assigns) against any Owner, Declarant, Developer, and Corporation arising out of use of Long Lake or any other Common Area.
- 4.22 The use restrictions set forth in Sections 4.1, 4.3, 4.5, 4.9, 4.13, 4.14, 4.17, and 4.18 are presently being violated by immediate family members of the Class B and C Members. Such exceptions are hereby accepted and are hereby allowed to continue for the personal use of the Class B and C Members and their immediate family members through December 31st, 2020.

## **5 ENFORCEMENT**

The Developer, the Corporation and any Owner shall have the right, but not the obligation, to enforce, by any proceeding at law or in equity, the restrictions, conditions and covenants now or hereafter imposed by the provisions of this Declaration. Failure to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter.

## **6 MISCELLANEOUS**

- 6.1 Invalidation of any of the provisions of this Declaration shall not affect any other provision hereof which shall remain in full force and effect.

- 6.2 The provisions of this Declaration shall constitute covenants running with the land and shall be binding upon all future Owners, transferees and lessees thereof, and their successors and assigns.
- 6.3 With the exception of Article 4.22, this Declaration may be amended or terminated by a lawful act signed by all members of the Committee. Any amendment or abrogation shall be filed in the Office of the Register of Conveyances of Caddo Parish, Louisiana.
- 6.4 Wherever in this Declaration the context so requires, the singular number shall include the plural, and the converse; and the use of any gender shall be deemed to include all genders.
- 6.5 The headings in this Declaration are for reference purposes only and shall not in any way affect the meaning or interpretation hereof.

THUS DONE AND SIGNED by Ridgewood Properties, L.L.C., in the presence of the undersigned witnesses and notary on this 21st day of September, 1995.

WITNESSES:

RIDGEWOOD PROPERTIES, L.L.C.

Melissa J. Blackburn

BY: Richard N. Kinsey  
Richard N. Kinsey, Member

Stephanie H. Boyle

BY: Christopher M. Kinsey  
Christopher M. Kinsey, Member

BY: Glenn V. Kinsey  
Glenn V. Kinsey, Member

BY: REBECCA LOUISE KINSEY TRUST, Member

BY: Norman Kinsey  
Norman V. Kinsey, Co-Trustee

BY: Glenn V. Kinsey  
Glenn V. Kinsey, Co-Trustee

BY: Christopher M. Kinsey  
Christopher M. Kinsey, Co-Trustee

BY: Richard N. Kinsey  
Richard N. Kinsey, Co-Trustee

Robbie S. Coleman  
NOTARY PUBLIC

ROBBIE S. COLEMAN, Notary Public  
Caddo Parish, Louisiana  
My Commission is for Life

THUS DONE AND SIGNED by Premier Bank, N.A. (Formerly The First National Bank of Shreveport), in the presence of the undersigned witnesses and notary on this 22 day of September, 1995.

WITNESSES:

PREMIER BANK, N.A. (Formerly The First National Bank of Shreveport), Trustee Under the Will of Mae B. O'Brien for Elizabeth O'Brien, and Trustee for W. J. O'Brien, Jr., Marital Trust

Robin Branin

BY: David A. Murphy

Nancy Barton

David A. Murphy  
NOTARY PUBLIC

THUS DONE AND SIGNED by Thomas W. O'Brien; William J. O'Brien, III; Mae Marie O'Brien Gardner; and Morgan P. O'Brien; in the presence of the undersigned witnesses and notary on this 19<sup>th</sup> day of September, 1995.

WITNESSES:

Linda D. Benedic

Thomas W. O'Brien  
THOMAS W. O'BRIEN

Candy K. O'Bannon

William J. O'Brien III  
WILLIAM J. O'BRIEN, III

Mae Marie O'Brien Gardner  
MAE MARIE O'BRIEN GARDNER

Morgan P. O'Brien  
MORGAN P. O'BRIEN

Martha D. Stanfield  
NOTARY PUBLIC

MARTHA D. STANFIELD, Notary Public  
Caddo Parish, Louisiana  
My Commission is for Life

THUS DONE AND SIGNED by Edna Marie Whitmeyer O'Brien Allen, Individually and as Trustee of the Elizabeth O'Brien Lifetime Trust, and Trustee for W. J. O'Brien, Jr. Family Trust in the presence of the undersigned witnesses and notary on this 20<sup>th</sup> day of September, 1995

WITNESSES:

Isolde Roster

Edna Marie Whitmeyer O'Brien Allen  
EDNA MARIE WHITMEYER O'BRIEN ALLEN,  
Individually and as Trustee of the Elizabeth O'Brien  
Lifetime Trust, and for W. J. O'Brien, Jr. Family Trust

Nora Castore

Content C. Cortese  
NOTARY PUBLIC

Content C. Cortese, Notary Public  
Caddo Parish, Louisiana  
My Commission is for Life

THUS DONE AND SIGNED BY Lake Front Owners Association, Inc., in the presence of the undersigned witnesses and notary on this 21<sup>st</sup> day of September, 1995.

WITNESSES:

LAKE FRONT OWNERS ASSOCIATION, INC.

Melissa J. Blackburn

BY: Richard N. Kinsey  
Richard N. Kinsey, President

Stephanie A. Boyle

Robbie S. Coleman  
NOTARY PUBLIC

ROBBIE S. COLEMAN, Notary Public  
Caddo Parish, Louisiana  
My Commission is for Life

THUS DONE AND SIGNED by Long Lake Development Company, L.L.C., in the presence of the undersigned witnesses and notary on this 21 day of September, 1995

WITNESSES:

LONG LAKE DEVELOPMENT COMPANY, L.L.C.

*Anita Paddy*  
*Melissa L. Simon*

BY: STEVE SIMON CONSTRUCTION, INC., Member

BY: *Steven N. Simon*  
Steven N. Simon

BY: BRUCE SIMON COMPANY, INC., Member

BY: *B. Bruce Simon*  
B. Bruce Simon

BY: MASON CONSTRUCTION COMPANY, INC., Member

BY: *Randel J. Mason*  
Randel J. Mason

BY: HENRY ROSENBLATH CO., INC., Member

BY: *Alexis Marie Rosenblath*  
Alexis Marie Rosenblath

BY: JOHN N. THOMAS, Member

BY: *Henry C. Rosenblath, Jr.*  
Henry C. Rosenblath, Jr.

BY: 1550 C.N.T. CORPORATION, Member

BY: *Aaron Selber, Jr.*  
Aaron Selber, Jr., President

*[Signature]*  
NOTARY PUBLIC

lllake.res  
September 18, 1995



EXHIBIT "A"

ATTACHED TO LONG LAKE DECLARATION OF PROTECTIVE COVENANTS,  
CONDITIONS, SERVITUDES AND BUILDING RESTRICTIONS

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912 acres of land, more or less, in Caddo Parish, Louisiana, more particularly described as follows, to-wit:

FIRST TRACT: Westenhover Property

South Half of the Northeast Quarter of the Southeast Quarter (S/2 NE/4 SE/4) of Section 21, Township 16 North, Range 13 West, Caddo Parish, Louisiana, being 20 acres, more or less, together with all buildings and improvements thereon, known as Geo #161321-000-0015.

SECOND TRACT: Susie Helpman Property

Governmental Lot 1 of Section 22, Township 16 North, Range 13 West, Caddo Parish, Louisiana, containing 11 acres, more or less, together with all buildings and improvements thereon known as Geo #161322-000-0051.

THIRD TRACT: Helpman, et al Tract

East 26 acres of the Northwest Quarter (NW/4) of Section 21, Township 16 North, Range 13 West, Caddo Parish, Louisiana, particularly described as commencing at the Northwest corner of the Northeast Quarter (NE/4) of said Section, running thence West 6-1/2 chains, thence South 40 chains, thence East 6-1/2 chains, thence North 40 chains to place of beginning [sold]; Northeast Quarter (NE/4) [sold] and North Half of Southwest Quarter (N/2 SW/4), less that part lying Southwest of Kansas City Southern Railroad, known as part of Geo #161321-000-0034, of Section 21, Township 16 North, Range 13 West, Caddo Parish, Louisiana, containing 256 acres, more or less, together with all buildings and improvements thereon.

FOURTH TRACT: Bacque Property

All of the following described land located in Township 16 North, Range 13 West, Caddo Parish, Louisiana, containing 600 acres, more or less:

The Northeast Quarter (NE/4) and the East Half of the Northwest Quarter (E/2 NW/4) of Section 28, less that part lying Southwest of Kansas City Southern Railroad, known as part of Geo #161328-000-0018; the Northwest Quarter (NW/4), less that part lying Southwest of Kansas City Southern Railroad; the Northwest Quarter of the Northeast Quarter (NW/4 NE/4); and the North Half of the Southwest Quarter of the Northeast Quarter (N/2 SW/4 NE/4) of Section 27, comprising part of Geo #161327-000-0040; the Southeast Quarter of the Southeast Quarter (SE/4 SE/4) of Section 21, known as Geo #161321-000-0013; the South Half of the Southwest Quarter (S/2 SW/4) of Section 22, less small lot on the East side thereof owned by colored church, known as Geo #161322-000-0126; Lot 4 of Section 22, less and except that portion of Lot 4 lying North of the dirt road now leading from the Ellerbe Road to the colored church located West of said Lot 4, subject to K.C.S. Railway Right-of-Way, known as Geo #161322-000-0130, together with all buildings and improvements thereon.

**FIFTH TRACT: Bass Tract**

The Northeast Quarter of the Southwest Quarter (NE/4 SW/4) of Section 27, Township 16 North, Range 13 West, Caddo Parish, Louisiana, containing 40 acres, more or less, together with all buildings and improvements thereon, comprising part of Geo #161327-000-0040.

**SIXTH TRACT: McGee Property**

Northwest Quarter of Southwest Quarter (NW/4 SW/4) and South Half of the Southwest Quarter of the Northeast Quarter (S/2 SW/4 NE/4) of Section 27, Township 16 North, Range 13 West, Caddo Parish, Louisiana, containing 60 acres, more or less, together with all buildings and improvements thereon, comprising part of Geo #161327-000-0040.

**SEVENTH TRACT: Williams Tract**

The East 15 acres of Lot 2 of the Jones and Evans Subdivision located in Section 28, Township 16 North, Range 13 West, Caddo Parish, Louisiana, together with all buildings and improvements thereon, known as Geo #161328-005-0014.

**EIGHTH TRACT: Forbing Tract**

The Southeast Quarter of the Southwest Quarter (SE/4 SW/4) of Section 21, Township 16 North, Range 13 West, Caddo Parish, Louisiana, less that part lying Southwest of Kansas City Southern Railroad, together with all buildings and improvements thereon, known as part of Geo #161321-000-0009.

**NINTH TRACT: Bronner & Simon Tract**

North Ten (10) acres of the Southwest Quarter of the Southeast Quarter (SW/4 SE/4) of Section 21, Township 16 North, Range 13 West, Caddo Parish, Louisiana, together with all buildings and improvements thereon, known as Geo #161321-000-0019.

**TENTH TRACT: Arkansas Louisiana Gas Tract**

Northwest Quarter of the Southeast Quarter (NW/4 SE/4) of Section 21, Township 16 North, Range 13 West, Caddo Parish, Louisiana, together with all buildings and improvements thereon, known as Geo #161321-000-0033.

**ELEVENTH TRACT: Hutchinson Tract**

The Southeast Quarter of the Southwest Quarter (SE/4 SW/4) of Section 27, Township 16 North, Range 13 West, Caddo Parish, Louisiana, together with all buildings and improvements thereon, comprising part of Geo #161327-000-0040.

**TWELFTH TRACT: Brooks Tract**

The South 30 acres of the Southwest Quarter of the Southeast Quarter (SW/4 SE/4) of Section 21, Township 16 North, Range 13 West, Caddo Parish, Louisiana, together with all buildings and improvements thereon, known as Geo #161321-000-0018.

THIRTEENTH TRACT: Daniels Tract

A portion of Lot 1 of the Jones & Evans Subdivision located in Section 28, Township 16 North, Range 13 West, Caddo Parish, Louisiana, as per plat of said Subdivision recorded in Conveyance Book 38, Page 391, of the Conveyance Records of Caddo Parish, Louisiana, particularly described as follows:

Commencing at the Northeast corner of Lot 1 of the Jones & Evans Subdivision, run thence in a Southerly direction along the Easterly line of Lot No. 1 of the Jones & Evans Subdivision a distance of 1,000 feet, more or less, to the Southeast corner of Lot No. 1; run thence Westerly along the Southerly line of Lot No. 1 a distance of 668.53 feet; run thence in a Northerly direction on a line parallel to the East line of Lot No. 1 a distance of 439.89 feet; run thence in a Westerly direction along a line parallel to the North boundary line of Lot No. 1 a distance of 1,002.75 feet; run thence in a Northwesterly direction along a line parallel to the West boundary line of Lot No. 1 a distance of 623 feet, more or less, to the North line of Lot No. 1; run thence in an Easterly direction along the North line of Lot No. 1, 1,944.87 feet, more or less, to the Northeast corner of Lot No. 1; the point of beginning, containing 30 acres of land, more or less, together with all buildings and improvements thereon, known as Geo #161328-005-0016.

FOURTEENTH TRACT: Pradd Tract

Southwest Quarter of Southwest Quarter (SW/4 SW/4) of Section 27, Township 16 North, Range 13 West, Caddo Parish, Louisiana, together with all buildings and improvements thereon, comprising part of Geo #161327-000-0040.

FIFTEENTH TRACT: Mt. Pleasant Lots

Lots 27 and 28 of Mt. Pleasant Acres, a Subdivision of Caddo Parish, Louisiana, as per plat of said Subdivision recorded in Book 450, Page 381 of the Conveyance Records of Caddo Parish, Louisiana, together with all buildings and improvements thereon, known as Geo #161322-003-0054.

**LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY:**

A tract of land in Township 16 North, Range 13 West, Caddo Parish, Louisiana, being more particularly described as follows: Beginning at a concrete monument marking the Northeast corner of the Northwest Quarter (NE/c NW/4) of Section 21, proceed East a distance of 408 feet to the point of beginning; thence East a distance of 842.40 feet; thence North 51° 41' East a distance of 944.42 feet; thence South 38° 00' East a distance of 1,399.23 feet along Ellerbe Road; thence South 51° 45' West a distance of 538.02 feet; thence Westerly on the arc of a circle, the radius of which is 819.02 feet, curving to the right a distance of 1,195.36 feet, thence North 40° 20' West a distance of 124.30 feet; thence Westerly on the arc of a circle, the radius of which is 1,910.08 feet, curving to the left, a distance of 1,058.40 feet; thence North a distance of 61.50 feet to the point of beginning, an area containing 42.82 acres, more or less, being the same property sold by Marvin E. Pollard, Ralph R. Gilster and

William J. O'Brien, Jr. to the Diocese of Alexandria by Act of Sale dated July 1, 1963, known as Geo #161321-000-0029.

ALSO, LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

A tract of land in Section 21, Township 16 North, Range 13 West, Caddo Parish, Louisiana, being more particularly described as follows: Beginning at a railroad spike marking the Northwest corner of Section 21, Township 16 North, Range 13 West; thence North 89° 58' 04" East with the North line of said section and the centerline of Overton Brooks Road, a distance of 2,194.50 feet to a point; thence South 00° 00' 48" West a distance of 40.0 feet to a 2 inch iron pipe; the True Point of Beginning of this tract; thence South 00° 00' 48" West with the East line of Wildoak Subdivision as recorded in Conveyance Book 1500, Page 337 of the records of Caddo Parish, Louisiana, at a distance of 2,600.83 feet to an iron pipe marking the Southeast corner of the said subdivision, thence continuing for an overall distance of 2,680.83 feet; thence North 89° 45' 39" East, a distance of 70.0 feet; thence North 0° 14' 21" West, a distance of 50.0 feet; thence North 89° 45' 39" East, a distance of 1,455.77 feet; thence South 0° 34' 45" East, a distance of 70.0 feet; thence North 89° 45' 39" East, a distance of 227.26 feet to the West line of Mt. Pleasant Annex Subdivision as recorded in Conveyance Book 650, Page 193, records of Caddo Parish, Louisiana; thence North 0° 03' 00" East, with the said West line, a distance of 100 feet, to a 2" iron pipe; thence North 89° 45' 39" East, with the North line of said subdivision a distance of 1,313.91 feet to a concrete monument, said point being the accepted Northeast corner of the Southeast Quarter of Section 21, Township 16 North, Range 13 West, Caddo Parish, Louisiana; thence North 00° 02' 10" East with the West line of Birnam Woods Subdivision, Unit No. 3, as recorded in Conveyance Book 1750, Page 25, records of Caddo Parish, Louisiana, a distance of 1,834.45 feet to a point in the South right-of-way line of Overton Brooks Road; thence along the said South line of Overton Brooks Road the following five courses: South 51° 41' 00" West a distance of 191.98 feet to a point of curve; along a curve to the right having a radius of 858.54 feet, a central angle of 88° 06' 11", an arc length of 1,320.17 feet, and a chord which bears North 84° 15' 55" West, a distance of 1,193.89 feet, to its point of tangency; North 40° 22' 01" West a distance of 124.19 feet to a point of curve; along a curve to the left having a radius of 1,869.91 feet, a central angle of 49° 40' 00", an arc length of 1,620.93 feet, and a chord which bears North 65° 11' 56" West, a distance of 1,570.65 feet, to its point of tangency; South 89° 58' 04" West a distance of 213.26 feet to the Point of Beginning, and containing 6,375,235 square feet or 146.355 acres of land, more or less, and being the same property sold by Norman V. Kinsey, et al, to Simon Building and Development Corp., by deed dated April 29, 1985, recorded under Registry Number 01040927, Conveyance Records of Caddo Parish, Louisiana, known as Long Lake Estates Subdivision, Units 1 through 8.

**ALSO, LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY:**

The North 30 feet of the East 208.7 feet of the South Half of the Southwest Quarter (S/2 SW/4) of Section 22, Township 16 North, Range 13 West, Caddo Parish, Louisiana, being more particularly described as beginning at the Northeast corner of the South Half of the Southwest Quarter and running thence West 208.7 feet; thence South 30 feet; thence East 208.7 feet; thence North 30 feet to the point of beginning, containing 0.144 acres, more or less, known as Geo #161322-000-0125.

**ALSO, LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY:**

An 18.39 acre, more or less, tract of land located in the Northeast Quarter (NE/4) of Section 27, Township 16 North, Range 13 West, Caddo Parish, Louisiana, and being more particularly described as follows: From an iron pipe marking the center of said Section 27, run thence South 88° 50' 10" East a distance of 201.3 feet to the point of beginning of the tract herein described; run thence North 01° 13' 08" East a distance of 355.61 feet; run thence North 31° 03' 22" East a distance of 465.06 feet; run thence South 89° East a distance of 884.32 feet; run thence South 01° 13' 08" West a distance of 761.33 feet to a found iron pipe; run thence North 88° 50' 10" West a distance of 1,115.73 feet to the point of beginning, known as Geo #161327-000-0036.

**ALSO, LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY:**

A 0.44 acre tract in Section 22, Township 16 North, Range 13 West, Caddo Parish, Louisiana, being more particularly described as follows: From the Southwest corner of said Section 22, run East 2,640 feet; thence run North 1,111.3 feet to the point of beginning; thence run North 190.4 feet; thence run North 64° 04' East 224.4 feet to the West right-of-way of Ellerbe Road; thence run South 36° West 352.3 feet to the point of beginning, known as Geo #161322-000-0129.

**ALSO, LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY:**

Government Lot 1, of Section 22, Township 16 North, Range 13 West, Caddo Parish, Louisiana, containing 8.806 acres, more or less, more fully described as follows:

Beginning at a found concrete monument being at the intersection of the southerly right-of-way line of Overton Brooks Road with the westerly right-of-way line of Ellerbe Road; run thence South 38 deg 04' 46" East along the westerly right-of-way line of Ellerbe Road a distance of 934.07 feet to a set 1/2" diameter iron pipe; thence run South 89 deg 58' 54" West with a fence a distance of 849.90 feet to a set 1/2" diameter iron pipe, being on the west line of fractional Section 22; thence run North 00 deg 02' 10" East along the West line of fractional Section 22 a distance of 520.03 feet to a found 1/4" diameter iron rod being the northeasterly corner of Lot 38 of Long Lake Estates Subdivision, Unit 1 as recorded in Book

2050, Pages 93 to 103, of the Records of Caddo Parish; thence run North 51 deg 45' 43" East along the southerly right-of-way line of Overton Brooks Road a distance of 348.19 feet to the point of beginning, said tract containing 8.806 acres, known as Geo #161322-000-0051.

**AND INCLUDING THE FOLLOWING DESCRIBED PROPERTY:**

A 15.939 acre, more or less, tract of land located in the Southwest Quarter of Northwest Quarter (SW/4 of NW/4) of Section 26, Township 16 North, Range 13 West, and the Northeast Quarter (NE/4) of Section 27, Township 16 North, Range 13 West, Caddo Parish, Louisiana, and being more particularly described as follows: From the Center of said Section 27, marked by an iron pipe, run thence South 88° 50' 10" East a distance of 201.3 feet to an iron pipe; thence run North 01° 13' 08" East a distance of 355.61 feet to an iron pipe; thence run North 31° 03' 22" East a distance of 465.06 feet; thence run South 89° East a distance of 884.32 feet to point of beginning of the tract herein described; thence continue South 89° East a distance of 1,450.07 feet to the Westerly right-of-way line of Ellerbe Road; thence run Northwesterly along said Westerly right-of-way line a distance of 717.61 feet to an iron pipe; thence run North 89° West a distance of 1,005.98 feet to an iron pipe; thence run South 01° 13' 08" West a distance of 565.38 feet to the point of beginning, known as Geo #161326-000-0045 and Geo #161327-000-0038; and

A 2.891 acre, more or less, tract of land located in the Southeast Quarter (SE/4) of Section 27, Township 16 North, Range 13 West, Caddo Parish, Louisiana, and being more particularly described as follows: Beginning at an iron pipe marking the South 1/4 corner of said Section 27, run thence South 88° 46' 52" East along the South line of said Section a distance of 314.81 feet; thence run North 20° 15' 41" West a distance of 859.71 feet to a point on the West line of the Southeast Quarter (SE/4) of said Section 27; thence run South 01° 3' 08" West along said West line of the Southeast Quarter (SE/4) of Section 27, a distance of 800 feet to the point of beginning, comprising part of Geo #161327-000-0040.

**ALSO LESS AND EXCEPT THE FOLLOWING:**

A tract of land located in the South Half (S/2) of Section Twenty-one (21), Township Sixteen (16) North, Range Thirteen (13) West, Caddo Parish, Louisiana, said tract being more fully described as follows:

From the northwest corner of Lot 10, Mt. Pleasant Annex, as recorded in Book 650, Page 193 of the records of Caddo Parish, run thence South 00° 03' West along the west line of said Mt. Pleasant Annex a distance of 100.00 feet to the point of beginning of the tract herein described,

From said point of beginning continue thence South 00° 03' West a distance of 360.00 feet,

Thence run South 89° 45' 39" West a distance of 1161.03 feet,

Thence run North 00° 14' 21" West a distance of 429.99 feet,  
Thence run North 89° 45' 39" East a distance of 935.17 feet,  
Thence run South 00° 34' 45" East a distance of 70.0 feet,  
Thence run North 89° 45' 39" East a distance of 227.26 feet to  
the point of beginning,  
Said tract containing 11.105 acres, known as Geo #161321-000-  
0045.

**ALSO LESS AND EXCEPT THE FOLLOWING:**

A tract of land located in the Southeast Quarter of Section 21,  
and the Northeast Quarter of Section 28, Township 16 North,  
Range 13 West, Caddo Parish, Louisiana, said tract being more  
fully described as follows:

Beginning at a found 1/2" diameter iron rod, being the  
Southeast corner of Lot 105, Long Lake Estates Subdivision  
Unit 9, as recorded in Book 2200, Pages 477 and 479, of the  
records of Caddo Parish, run thence South 00° 03' 00" West a  
distance of 467.06 feet to a set 1/2" diameter iron rod;

Thence run North 60° 10' 51" West a distance of 10.88 feet to  
a set 1/2" diameter iron rod;

Thence run South 29° 49' 09" West a distance of 60.00 feet to  
a set 1/2" diameter iron rod;

Thence run South 05° 57' 32" West a distance of 130.81 feet to  
a set 1/2" diameter iron rod;

Thence run South 10° 21' 28" West a distance of 163.89 feet to  
a set 1/2" diameter iron rod;

Thence run South 17° 31' 24" West a distance of 168.57 feet to  
a set 1/2" diameter iron rod;

Thence run South 26° 40' 10" West a distance of 62.56 feet to  
a set 1/2" diameter iron rod;

Thence run South 56° 22' 36" East a distance of 766.86 feet to  
a set 1/2" diameter iron rod;

Thence run South 30° 14' 24" East a distance of 76.93 feet to a  
set 1/2" diameter iron rod;

Thence run South 24° 28' 05" East a distance of 160.31 feet to  
a set 1/2" diameter iron rod;

Thence run South 20° 09' 52" East a distance of 218.00 feet to  
a set 1/2" diameter iron rod;

Thence run South 05° 41' 13" West a distance of 83.09 feet to  
a set 1/2" diameter iron rod;

Thence run South 11° 46' 46" West a distance of 88.26 feet to

a set 1/2" diameter iron rod;

Thence run South 22° 05' 36" West a distance of 163.91 feet to a set 1/2" diameter iron rod;

Thence run South 18° 39' 06" East a distance of 68.28 feet to a set 1/2" diameter iron rod;

Thence run South 27° 02' 37" East a distance of 98.52 feet to a set 1/2" diameter iron rod;

Thence run South 24° 39' 00" West a distance of 49.05 feet to a set 1/2" diameter iron rod;

Thence run South 59° 55' 00" East a distance of 64.61 feet to a set 1/2" diameter iron rod;

Thence run South 19° 36' 07" East a distance of 89.82 feet to a set 1/2" diameter iron rod;

Thence run South 00° 27' 33" West a distance of 58.55 feet to a set 1/2" diameter iron rod;

Thence run South 36° 15' 09" East a distance of 70.00 feet to a set 1/2" diameter iron rod;

Thence run South 11° 21' 43" East a distance of 72.38 feet to a set 1/2" diameter iron rod;

Thence run South 03° 19' 10" West a distance of 259.10 feet to a set 1/2" diameter iron rod;

Thence run South 15° 36' 56" East a distance of 131.78 feet to a set 1/2" diameter iron rod;

Thence run South 35° 06' 05" East a distance of 38.56 feet to a set 1/2" diameter iron rod;

Thence run South 10° 29' 07" East a distance of 45.62 feet to a set 1/2" diameter iron rod;

Thence run South 23° 01' 04" East a distance of 79.56 feet to a set 1/2" diameter iron rod;

Thence run South 82° 44' 05" West a distance of 52.29 feet to a set 1/2" diameter iron rod;

Thence run South 44° 30' 10" West a distance of 122.01 feet to a set 1/2" diameter iron rod;

Thence run North 89° 37' 13" West a distance of 22.27 feet to a set 1/2" diameter iron rod;

Thence run North 63° 16' 37" West a distance of 36.93 feet to a set 1/2" diameter iron rod;

Thence run North 37° 40' 30" West a distance of 101.72 feet to a set 1/2" diameter iron rod;

Thence run North 25° 36' 39" West a distance of 86.18 feet to



a set 1/2" diameter iron rod;

Thence run South 21° 00' 52" West a distance of 109.59 feet to a set 1/2" diameter iron rod;

Thence run South 45° 46' 02" West a distance of 128.66 feet to a set 1/2" diameter iron rod;

Thence run North 78° 41' 38" West a distance of 77.88 feet to a set 1/2" diameter iron rod;

Thence run North 57° 59' 34" West a distance of 140.66 feet to a set 1/2" diameter iron rod;

Thence run North 54° 25' 18" West a distance of 164.09 feet to a set 1/2" diameter iron rod;

Thence run South 81° 07' 32" West a distance of 180.78 feet to a set 1/2" diameter iron rod;

Thence run North 65° 36' 58" West a distance of 111.61 feet to a set 1/2" diameter iron rod;

Thence run North 50° 07' 56" West a distance of 102.98 feet to a set 1/2" diameter iron rod;

Thence run North 42° 51' 00" West a distance of 64.22 feet to a set 1/2" diameter iron rod;

Thence run North 57° 37' 47" West a distance of 124.92 feet to a set 1/2" diameter iron rod;

Thence run North 29° 39' 12" West a distance of 113.28 feet to a set 1/2" diameter iron rod;

Thence run North 05° 43' 17" East a distance of 76.48 feet to a set 1/2" diameter iron rod;

Thence run North 22° 13' 01" East a distance of 175.41 feet to a set 1/2" diameter iron rod;

Thence run North 12° 30' 58" East a distance of 112.48 feet to a set 1/2" diameter iron rod;

Thence run North 02° 06' 19" West a distance of 108.48 feet to a set 1/2" diameter iron rod;

Thence run North 75° 33' 12" West a distance of 106.02 feet to a set 1/2" diameter iron rod;

Thence run North 48° 51' 01" West a distance of 102.74 feet to a set 1/2" diameter iron rod;

Thence run North 45° 19' 04" West a distance of 165.08 feet to a set 1/2" diameter iron rod;

Thence run North 30° 17' 00" East a distance of 27.59 feet to a set 1/2" diameter iron rod;

Thence run North 39° 36' 01" West a distance of 59.32 feet to

a set 1/2" diameter iron rod;

Thence run North 02° 02' 52" West a distance of 158.01 feet to a set 1/2" diameter iron rod;

Thence run North 06° 25' 09" West a distance of 63.14 feet to a set 1/2" diameter iron rod;

Thence run North 71° 42' 38" West a distance of 38.38 feet to a set 1/2" diameter iron rod;

Thence run North 27° 03' 16" East a distance of 64.32 feet to a set 1/2" diameter iron rod;

Thence run North 55° 38' 00" West a distance of 68.09 feet to a set 1/2" diameter iron rod;

Thence run North 44° 15' 32" East a distance of 515.99 feet to a set 1/2" diameter iron rod;

Thence run North 45° 44' 28" West a distance of 460.00 feet to a set 1/2" diameter iron rod;

Thence run North 39° 27' 03" East a distance of 145.85 feet to a set 1/2" diameter iron rod;

Thence run North 29° 41' 37" East a distance of 150.10 feet to a set 1/2" diameter iron rod;

Thence run North 19° 20' 16" East a distance of 163.97 feet to a set 1/2" diameter iron rod;

Thence run North 10° 15' 15" East a distance of 111.57 feet to a set 1/2" diameter iron rod;

Thence run North 03° 10' 10" East a distance of 103.45 feet to a set 1/2" diameter iron rod;

Thence run North 00° 14' 21" West a distance of 480.00 feet to a set 1/2" diameter iron rod being on the South line of Long Lake Estates Subdivision Unit 9;

Thence run North 89° 45' 39" East along the South line of Long Lake Estates Subdivision Unit 9, a distance of 505.85 feet to the Point of Beginning,

Said tract containing 67.4202 acres.

EXHIBIT "B"

