

AGENDA  
SULPHUR CITY COUNCIL MEETING  
**MONDAY, FEBRUARY 9, 2026, AT 5:30 P.M.**

THERE WILL BE A REGULAR MEETING OF THE SULPHUR CITY COUNCIL, MONDAY, FEBRUARY 9, 2026, AT 5:30 P.M., IN THE COUNCIL CHAMBERS LOCATED AT 501 WILLOW AVENUE, SULPHUR, LOUISIANA, TO DISCUSS AND ADOPT THE FOLLOWING:

CALL TO ORDER  
INVOCATION  
PLEDGE OF ALLEGIANCE  
ROLL CALL  
APPROVAL OF MINUTES  
APPROVAL OF AGENDA

1. PUBLIC HEARING on ordinance amending the previously adopted Ordinance No. 1775, M-C Series, which subdivided lots for Arena Road Hospitality, LLC located at 2580 and 2600 Ruth Street for Zaveri Subdivision to reword paragraph dealing with right of ways and work commencing prior to obtaining permits. ORD06-26 (Nick Nezat)
2. PUBLIC HEARING on ordinance amending previously adopted Ordinance No. 1928, M-C Series, that granted a rezone to 2209 Carr Lane from Residential to Business to remove stipulation that states parking and driveway must be concrete. ORD07-25 (Melinda Hardy)
3. PUBLIC HEARING on ordinance entering into a Cooperative Endeavor Agreement with Calcasieu Parish Police Jury for overlaying a portion of Sara Street. ORD08-26 (Mayor Danahay)
4. PUBLIC HEARING on ordinance authorizing Mayor Danahay to enter into an Act of Donation with the Town of Evergreen Police Department for the purpose of donating a Motorola Mobile Radio. ORD09-26 (Mayor Danahay)
5. INTRODUCTION OF ORDINANCE declaring certain surplus movable and immovable property of the City of Sulphur and providing for the disposal thereof (house and property located at 802 South Ruth Street). ORD10-26 (Mayor Danahay)
6. INTRODUCTION OF ORDINANCE authorizing Mayor Danahay to execute a Buy/Sell Agreement between the City of Sulphur and Institute of Christ the King Sovereign Priest Inc. and authorize the sale of property located at 802 South Ruth Street. ORD11-26 (Mayor Danahay)
7. PUBLIC COMMENT

*This ends the public comment section of the meeting.*

## ADJOURNMENT

The next regular City Council meeting will be held on Monday, March 9, 2026, at 5:30 p.m. in the Council Chambers located at 501 Willow Avenue, Sulphur, LA.

In accordance with Louisiana Revised Statute (R.S. 42:14, persons with an ADA recognized disability who needs accommodations to participate in this meeting must submit a request online at [www.sulphur.org](http://www.sulphur.org) via “ADA to address Council” form or contact the City Clerk by phone at 337-527-4571 before 8:00 a.m. of the designated day of the meeting.

ORDINANCE NO.                      M-C SERIES

ORDINANCE AMENDING PREVIOUSLY ADOPTED ORDINANCE NO. 1775, M-C SERIES WHICH SUBDIVIDED LOTS FOR ARENA ROAD HOSPITALITY, LLC LOCATED AT 2580 AND 2600 RUTH STREET FOR ZAVERI SUBDIVISION.

WHEREAS, on May 9, 2022, the City Council of the City of Sulphur, Louisiana, adopted Ordinance No. 1775, M-C Series which subdivided lots for Arena Road Hospitality, LLC for property located at 2580 and 2600 Ruth Street for Zaveri Subdivison (see Exhibit A); and

WHEREAS, the following amendment shall be made to the previously adopted ordinance:

**DELETE THE FOLLOWING PARAGRAPHS:**

This subdivision is granted by the City of Sulphur and may be withdrawn by the City of Sulphur should said subdivision interfere with the rights and privileges owned by the City of Sulphur pursuant to a pre-existing right of way, servitude, or easement. If withdrawn, any improvements constructed thereon shall be removed at the expense of owner thereof.

**No work shall commence until all applicable permits are obtained. In the event work is commenced prior to obtaining all applicable permits, this subdivision shall be withdrawn and considered null and void.**

**REPLACE THE ABOVE PARAGRAPHS WITH THE FOLLOWING:**

This subdivision is granted by the City of Sulphur subject to any pre-existing apparent rights of way, servitudes, or easements currently in use and any pre-existing rights of way, servitudes, easements of record in Calcasieu Parish, Louisiana. Any and all improvements are subordinate to any such right of way, servitudes or easement.

No work shall commence on any lot in this subdivision until all applicable permits are obtained. In the event work is commenced prior to obtaining all applicable permits, any owner of a lot in said subdivision shall be subject to all available remedies available at law, including, but not limited to fines, penalties, damages, and/or injunctive relief.

BE IT ORDAINED by the City Council of the City of Sulphur, the governing authority thereof, that they do hereby amend Ordinance No. 1775, M-C Series which subdivided lots to Arena Road Hospitality, LLC located at 2580 and 2600 Ruth Street for Zaveri Subdivision.

APPROVED AND ADOPTED by  
the City Council of the City of Sulphur,  
Louisiana, on this \_\_\_\_\_ day of  
\_\_\_\_\_ 2026.

\_\_\_\_\_  
JOY ABSHIRE, Chairman

I HEREBY CERTIFY that the foregoing Ordinance has been presented to the Mayor on this \_\_\_\_\_ day of \_\_\_\_\_, 2026, at \_\_\_\_\_ o'clock \_\_\_\_\_.m.

\_\_\_\_\_  
ARLENE BLANCHARD, Clerk

I HEREBY CERTIFY that I have received from the Mayor at \_\_\_\_\_ o'clock \_\_\_\_\_.m. on this \_\_\_\_\_ day of \_\_\_\_\_, 2026, the foregoing ordinance which has approved/vetoed by the Mayor.

\_\_\_\_\_  
ARLENE BLANCHARD, Clerk

# EXHIBIT A

## ORDINANCE NO. 1715 M-C SERIES

### ORDINANCE GRANTING THE SUBDIVIDING OF LOTS TO ARENA ROAD HOSPITALITY, LLC, 2580 AND 2600 RUTH STREET – ZAVERI SUBDIVISION.

WHEREAS, in accordance with Chapter 18, Section 4 of the Code of Ordinances of the City of Sulphur, Louisiana, a subdivision is needed when the division of land exceeds one acre; and

WHEREAS, approval is contingent upon City approving Predial Servitude in favor of Lot 1 and 2 to provide for adequate frontage.

BE IT ORDAINED by the City Council of the City of Sulphur, Louisiana, that they do hereby grant the subdividing of lots to Arena Road Hospitality, LLC, 2580 and 2600 Ruth Street – Zaveri Subdivision for the following described property:

#### LOT 1

THAT CERTAIN TRACT OR PARCEL OF LAND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT A POINT WHICH IS THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION THREE (3), TOWNSHIP TEN (10) SOUTH, RANGE (10) WEST, SOUTHWEST LAND DISTRICT, THENCE N 89°36'43" W A DISTANCE OF 94.00'; THENCE MEASURED N 00°18'37" E (RECORD N 00°15'00" E) A DISTANCE OF 390.40' TO POINT OF BEGINNING; THENCE MEASURED N 89°36'58" W (RECORD N 89°36'43" W) A DISTANCE OF 300.00' TO A POINT; THENCE N 00°20'53" E A DISTANCE OF 132.42'; THENCE A DISTANCE OF 161.58' ALONG A CURVE TO THE LEFT, OF WHICH SAID CURVE IS THE SOUTH RIGHT OF WAY LINE OF INTERSTATE HIGHWAY 10, TO A POINT-SAID CURVE HAS A RADIUS OF 366.89' AND A LONG CHORD WITH A BEARING OF S 77°01'19" E A DISTANCE OF 160.28'; THENCE MEASURED S 88°26'41" E A DISTANCE OF 19.49 (RECORD S 89°02'56" E, 19.52') ALONG SAID INTERSTATE HIGHWAY 10 RIGHT OF WAY TO A POINT; THENCE MEASURED S 51°36'01" E (RECORD S 51°28'02" E) A DISTANCE OF 157.61' ALONG SAID INTERSTATE HIGHWAY 10 RIGHT OF WAY TO THE POINT OF BEGINNING. ALL SITUATED AND BEING IN THE SOUTHWEST QUARTER (SW) OF SECTION THREE (3), TOWNSHIP TEN (10) SOUTH, RANGE TEN (10) WEST, CALCASIEU PARISH, LOUISIANA.

#### LOT 2

THAT CERTAIN TRACT OR PARCEL OF LAND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT A POINT WHICH IS THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION THREE (3), TOWNSHIP TEN (10) SOUTH, RANGE (10) WEST, SOUTHWEST LAND DISTRICT, THENCE N 89°36'43" W A DISTANCE OF 94.00'; THENCE N 00°15'00" E A DISTANCE OF 390.40'; THENCE N 89°36'43" W A DISTANCE OF 300.00' TO POINT OF BEGINNING; THENCE MEASURED S 00°20'53" W (RECORD S 00°15'00" W) A DISTANCE OF 200.00'; THENCE MEASURED N 89°31'20" W (RECORD N 89°36'43" W) A DISTANCE OF 50.00'; THENCE MEASURED N 00°20'50" E A DISTANCE OF 208.08' (RECORD N 00°15'00" E, 208.00'); THENCE MEASURED N 89°30'37" W A DISTANCE OF 185.13' (RECORD N 89°36'43" W, 185.00'); THENCE MEASURED N 46°39'08" W A DISTANCE OF 354.17' (RECORD N 46°44'28" W, 354.00'); THENCE MEASURED N 43°24'16" E A DISTANCE OF 221.75' (RECORD N 43°15'32" E, 222.09') TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF INTERSTATE HIGHWAY 10; THENCE MEASURED S 74°16'11" E A DISTANCE OF 27.66' (RECORD S 71°33'56" E, 27.75') ALONG SAID INTERSTATE HIGHWAY 10 RIGHT OF WAY; THENCE MEASURED S 46°27'23" E A DISTANCE OF 312.90' (RECORD S 46°44'28" E, 311.84') ALONG SAID INTERSTATE HIGHWAY 10 RIGHT OF WAY; THENCE A DISTANCE OF 105.93' ALONG A CURVE TO THE LEFT, OF WHICH SAID CURVE IS THE SOUTH RIGHT OF WAY LINE OF



INTERSTATE HIGHWAY 10, TO A POINT-SAID CURVE HAS A RADIUS OF 366.89' AND A LONG CHORD WITH A BEARING OF S 56°08'00" E A DISTANCE OF 105.57'; THENCE S 00°20'53" E A DISTANCE OF 132.42' TO POINT OF BEGINNING. ALL SITUATED AND BEING IN THE SOUTHWEST QUARTER (SW) OF SECTION THREE (3), TOWNSHIP TEN (10) SOUTH, RANGE TEN (10) WEST, CALCASIEU PARISH, LOUISIANA.

This subdivision is granted by the City of Sulphur and may be withdrawn by the City of Sulphur should said subdivision interfere with the rights and privileges owned by the City of Sulphur pursuant to a pre-existing right of way, servitude, or easement. If withdrawn, any improvements constructed thereon shall be removed at the expenses of owner thereof.

Grantee hereby agrees and contracts to hold Grantor harmless from any damages created and/or caused by the granting of this subdivision, including, but not limited to, litigation defense, litigation costs, violation of subdivision restrictive covenants, building code violations or any other damages, property and/or monetary or otherwise, relating thereto.

Upon approval of this subdivision the owner of this subdivision shall be responsible for the recordation thereof, with the Clerk of Court, Calcasieu Parish, Louisiana, and shall provide the City of Sulphur a receipt evidencing recordation within 10 days of the effective date of this rezone.

**No work shall commence until all applicable permits are obtained. In the event work is commenced prior to obtaining all applicable permits, this subdivision shall be withdrawn and considered null and void.**

BE IT FURTHER ORDAINED by the City Council of the City of Sulphur, Louisiana, that they do hereby grant the subdividing of lots to Arena Road Hospitality, LLC, 2580 and 2600 Ruth Street – Zaveri Subdivision with approval being contingent upon City approving Predial Servitude in favor of Lot 1 and Lot 2 to provide for adequate frontage.

APPROVED AND ADOPTED by  
the City Council of the City of Sulphur,  
Louisiana, on this 9<sup>th</sup> day of  
May, 2022.

Mandy Thomas  
MANDY THOMAS, Chairman

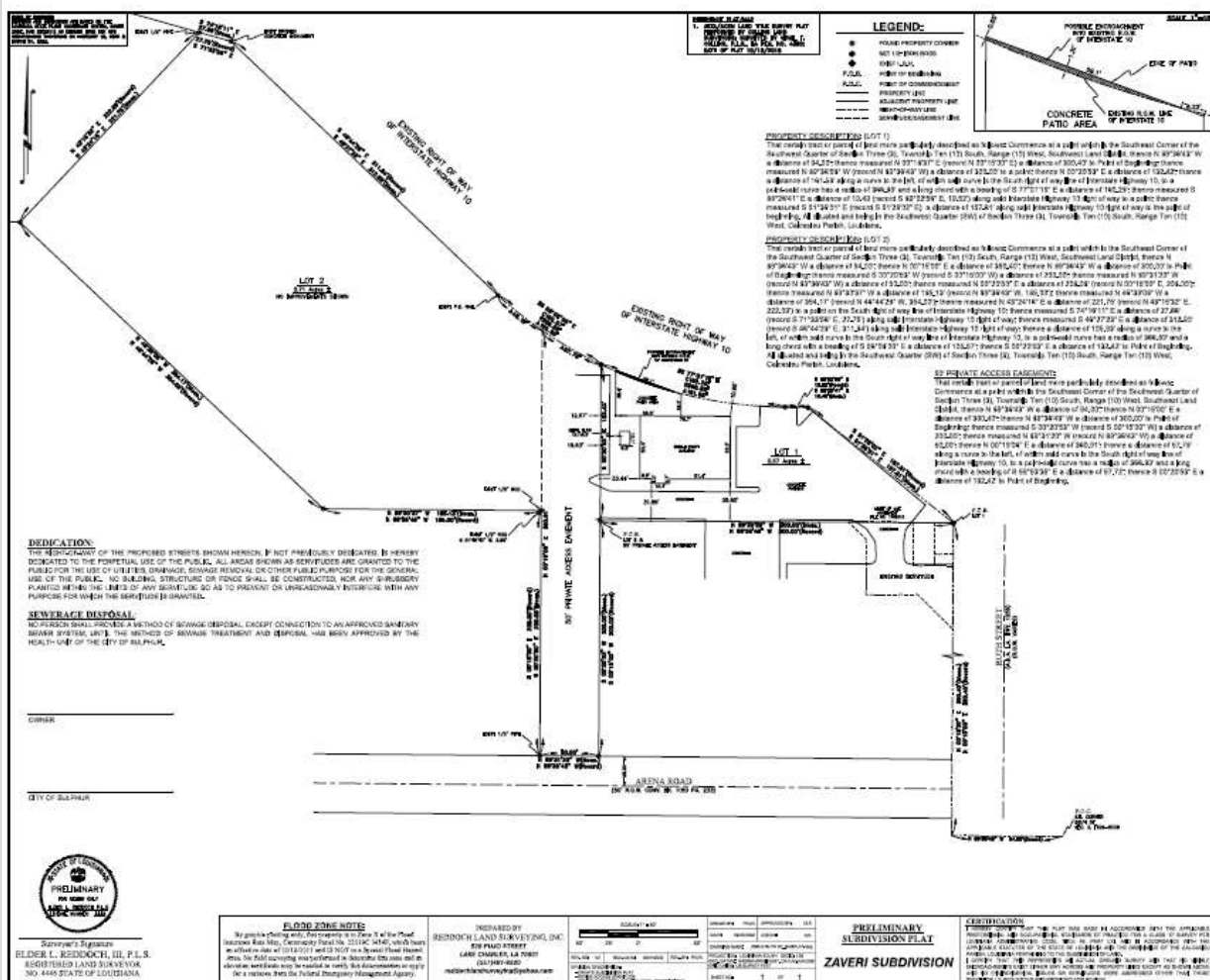
I HEREBY CERTIFY that the  
foregoing Ordinance has been  
presented to the Mayor on this  
11<sup>th</sup> day of May,  
2022, at 10:00 o'clock a.m.

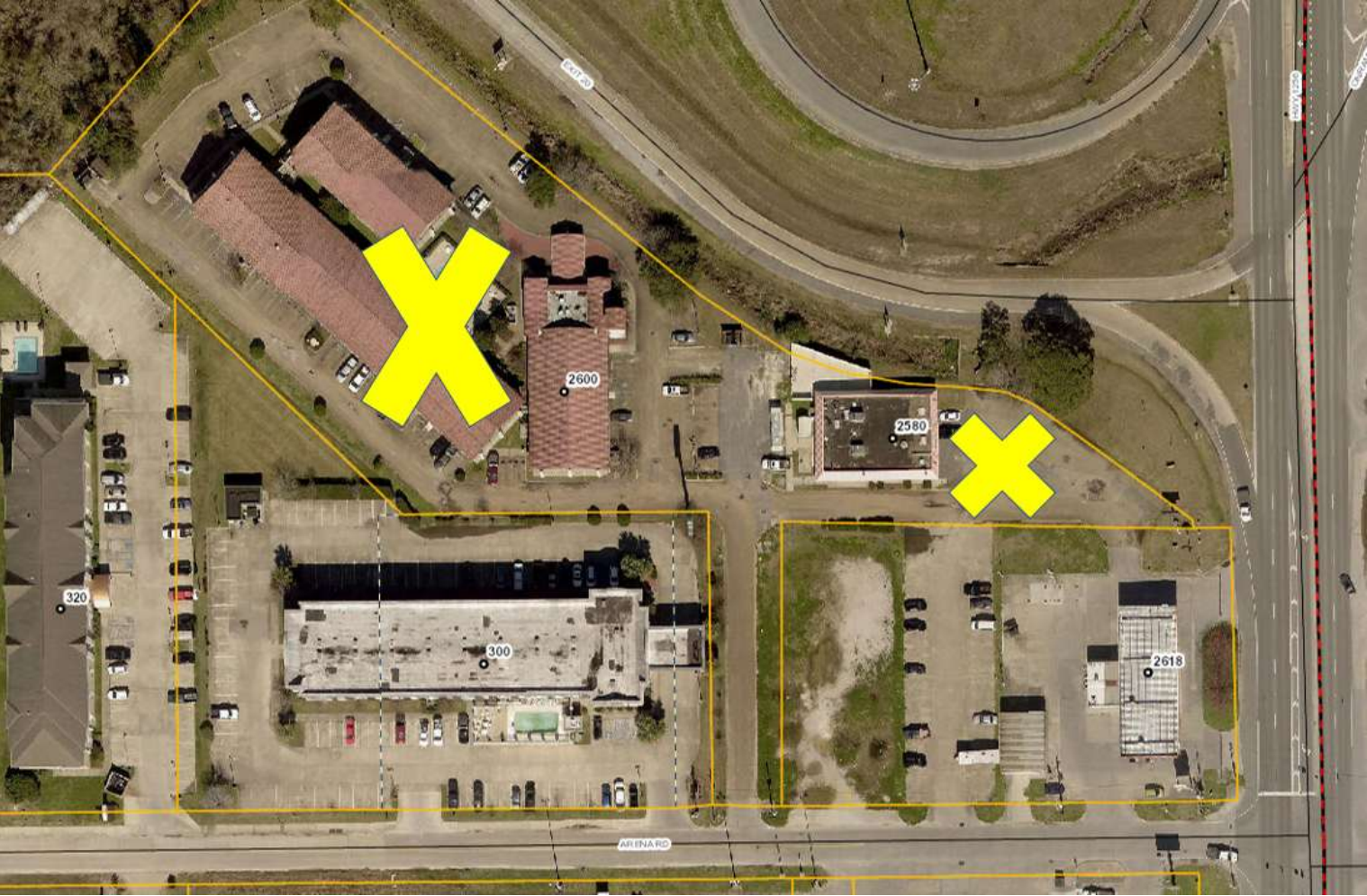
Arlene Blanchard  
ARLENE BLANCHARD, Clerk

I HEREBY CERTIFY that I have received  
from the Mayor at 11:00 o'clock a.m.  
on this 11<sup>th</sup> day of May,  
2022, the foregoing ordinance which has  
approved/vetoed by the Mayor.

Arlene Blanchard  
ARLENE BLANCHARD, Clerk

**APPROVED**  
Mike Danahay  
MIKE DANAHAY - MAYOR  
DATE 5-11-22













ORDINANCE NO.                      M-C SERIES

ORDINANCE AMENDING PREVIOUSLY ADOPTED ORDINANCE NO.  
1928, M-C SERIES THAT GRANTED A REZONE TO 2209 CARR LANE  
FROM RESIDENTIAL TO BUSINESS.

WHEREAS, on September 9, 2024, the City Council granted a rezone to 2209 Carr Lane from Residential to Business which included the following stipulations:

- Parking and driveway must be concrete and adhere to the site plan.
  
- The west side property boundary shall install an 8-foot-tall privacy fence in accordance with the city’s buffteryard ordinance.

WHEREAS, the property owner later requested that an amendment be made to change the above stipulation from an 8-foot tall fence to a 6-foot tall fence and on December 9, 2024, the City Council adopted Ordinance No. 1944, M-C Series, which made that amendment; and

WHEREAS, the property has since been sold, and the new property owner is requesting that the following stipulation be removed:

- Parking and driveway must be concrete and adhere to the site plan.

BE IT ORDAINED by the City Council of the City of Sulphur, Louisiana, that they do hereby amend the previously adopted Ordinance No. 1928, M-C Series and remove the following stipulation:

- Parking and driveway must be concrete and adhere to the site plan.

APPROVED AND ADOPTED by  
the City Council of the City of Sulphur,  
Louisiana, on this \_\_\_\_\_ day of  
\_\_\_\_\_, 2026.

\_\_\_\_\_  
JOY ABSHIRE, Chairman

I HEREBY CERTIFY that the foregoing Ordinance has been presented to the Mayor on this \_\_\_\_\_ day of \_\_\_\_\_, 2026, at \_\_\_\_\_ o’clock \_\_\_\_\_.m.

\_\_\_\_\_  
ARLENE BLANCHARD, Clerk

I HEREBY CERTIFY that I have received from the Mayor at \_\_\_\_\_ o’clock \_\_\_\_\_.m. on this \_\_\_\_\_ day of \_\_\_\_\_, 2026, the foregoing ordinance which has approved/vetoed by the Mayor.

\_\_\_\_\_  
ARLENE BLANCHARD, Clerk

**From Dan Smith**

**Good morning, I am including the plans for the new building construction which shows what I'd like to build. There will be concrete in the front of the building for parking. The west side of the lot is where I'd like to put an aggregate such as crushed concrete or crushed asphalt instead of paving with concrete. The area will be approx 20 x 100. Being that this area is not a high traffic area (speeds of 5-10 mph maximum) dust should not be an issue. Furthermore, all existing driveways on Carr Lane are gravel and are high traffic areas. We also have approval from gravity drainage with our current drainage plans. Thankyou for your consideration, I look forward to hearing from you and the board.**

*Consolidated*  
*Gravity Drainage District No. 1 (West Calcasieu)*

OF THE PARISH OF CALCASIEU, LOUISIANA

November 17, 2025

City of Sulphur  
P.O. Box 1309  
Sulphur, La. 70664

Re: Dan Smith Glass Shop

To Whom It May Concern:

I have reviewed the drainage plans submitted by Brandon Bellon Development for a new metal building for Dan Smith Glass Shop to be located at 2209 Carr Lane in Sulphur. After a site visit and discussion with the Board of Commissioners of Consolidated Gravity Drainage District No.1, it was deemed that they have No Objection to the drainage plans. This is subject to approval by the City of Sulphur.

The Board does request that they be advised of any changes in the project scope or intent that may affect our stated position on this matter. We do also reserve the right to evaluate drainage during project development. Should a drainage issue arise, the owner will be required to take corrective action as per City recommendations/regulations.

Sincerely,

*Brandon Mounce*

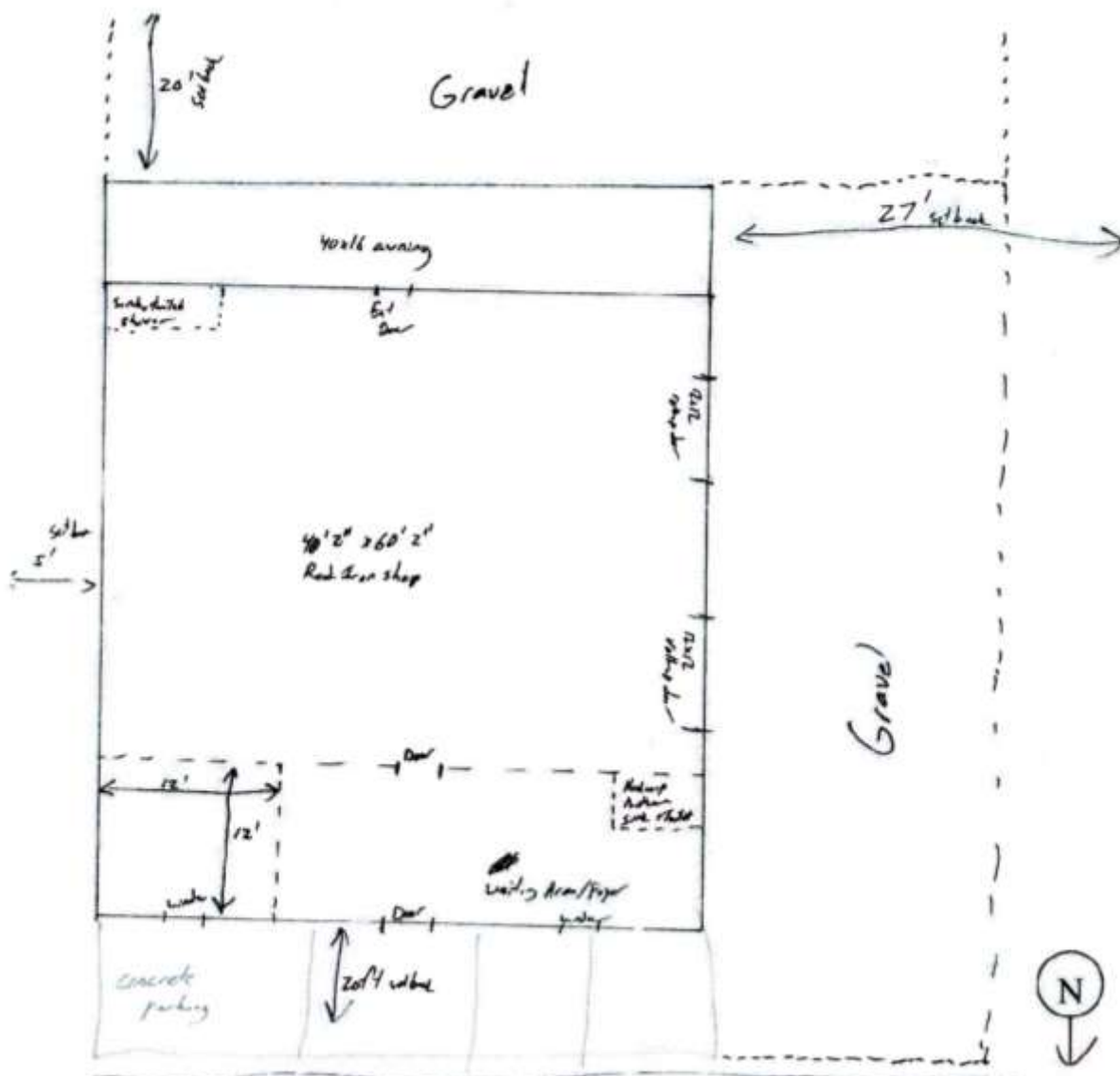
Brandon Mounce, Manager  
Consolidated Gravity Drainage District No. 1 West

BM/mb

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District 5 of Ward 4  
1331 Swisco Road  
Sulphur LA 70665  
Phone: (337) 628-3851  
Email Address: [gravitydrainage5@suddenlinkmail.com](mailto:gravitydrainage5@suddenlinkmail.com)





CARR LN.

Lot Dimensions  
72' x 116'

Building 40' x 60'  
Waiting 10' x 16'  
Total Area 10' x 76'

Notes  
- no more  
on this lot  
- no more  
- 7th

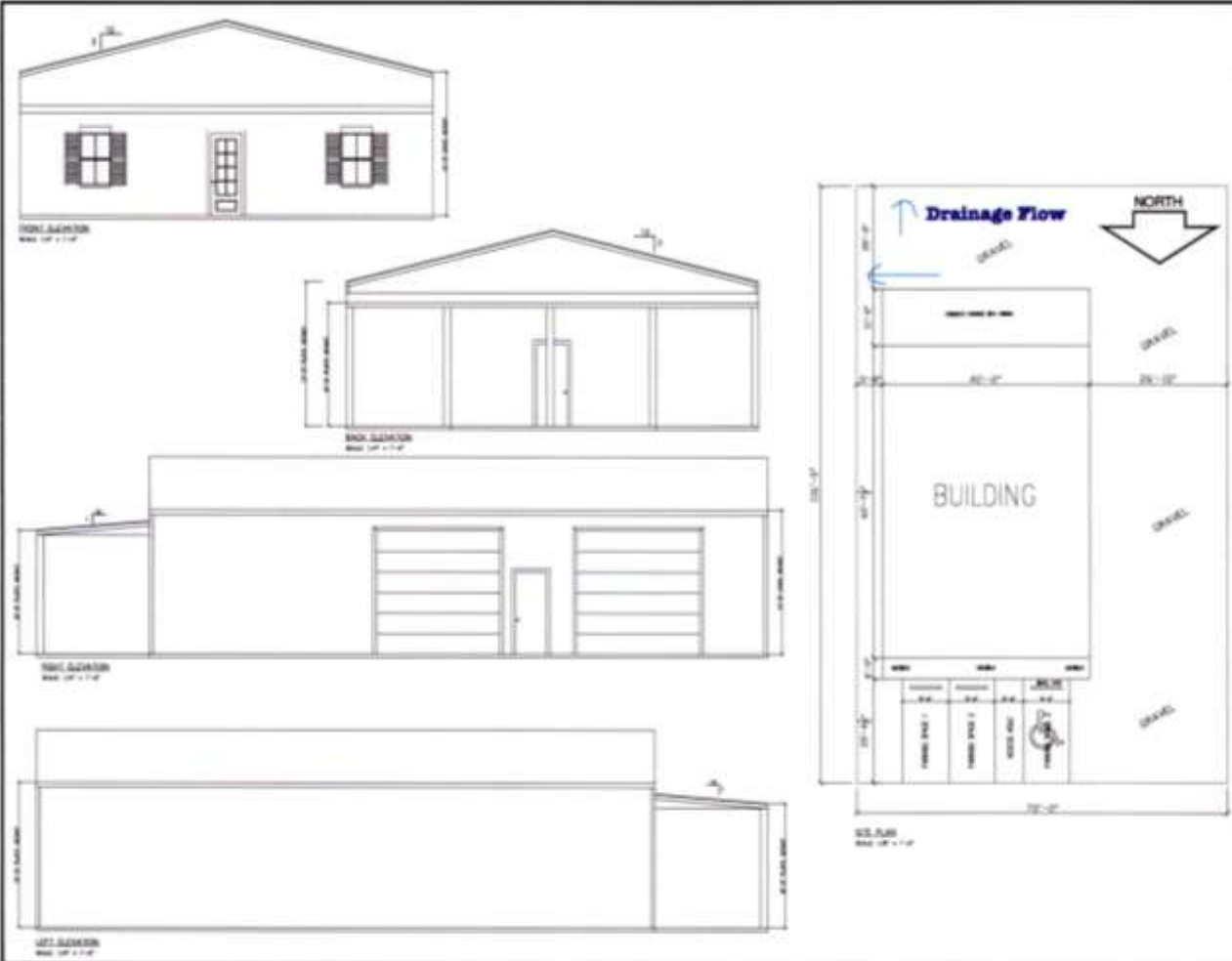
Dec  
- no more  
- 7th

Gravels & drainage  
- site plan  
- browned & gold 1 - color change  
- New, under, crest

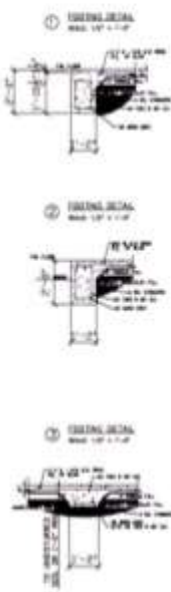
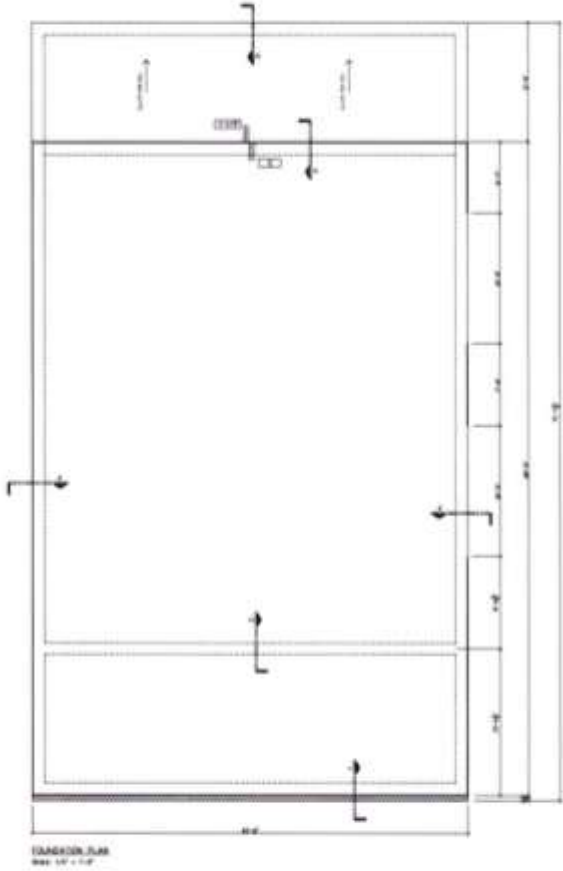
2209 CARR LN.  
DAN SMITH GLASS SHOP

*Metal Building*





DATE: 10 OCTOBER 2025
DRAWN BY: LANA BOON
SHEET: 2 OF 2
DAN SMITH 2209 CARR LN. SULPHUR, LA 70663 337-240-1696
COMMERCIAL BUILDING ELEVATIONS SITE PLAN
MOSS BLUFF DRAFTING LLC P. O. BOX 10847 LAKE CHARLES, LOUISIANA 70602 217-1000 OR 214-8932
DISCLOSURE: MOSS BLUFF DRAFTING, L.L.C. HAS BEEN USED AS A DRAFTING SERVICE ONLY AND WILL NOT BE HELD LIABLE FOR ANY STRUCTURAL OR CODE REQUIREMENTS NOT NOTED. THESE DRAWINGS ARE THE PROPERTY OF MOSS BLUFF DRAFTING, L.L.C. AND ARE TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY NOTED. THE CONTRACTOR IS TO VERIFY ALL CONDITIONS PRIOR TO CONSTRUCTION AND TO NOTIFY OWNER AND MOSS BLUFF DRAFTING FOR ANY CORRECTIONS PRIOR TO CONSTRUCTION.



DATE: 10 OCTOBER 2025
DRAWN BY: LANA BOON
SHEET: 3 OF 3
DAN SMITH 2209 CARR LN. SULPHUR, LA 70663 337-240-1696
COMMERCIAL BUILDING FOUNDATION PLAN
MOSS BLUFF DRAFTING LLC P. O. BOX 10847 LAKE CHARLES, LOUISIANA 70602 217-1000 OR 214-8932
DISCLOSURE: MOSS BLUFF DRAFTING, L.L.C. HAS BEEN USED AS A DRAFTING SERVICE ONLY AND WILL NOT BE HELD LIABLE FOR ANY STRUCTURAL OR CODE REQUIREMENTS NOT NOTED. THESE DRAWINGS ARE THE PROPERTY OF MOSS BLUFF DRAFTING, L.L.C. AND ARE TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY NOTED. THE CONTRACTOR IS TO VERIFY ALL CONDITIONS PRIOR TO CONSTRUCTION AND TO NOTIFY OWNER AND MOSS BLUFF DRAFTING FOR ANY CORRECTIONS PRIOR TO CONSTRUCTION.









ORDINANCE NO. \_\_\_\_\_, M-C SERIES

ORDINANCE AUTHORIZING MAYOR DANA HAY TO ENTER INTO A COOPERATIVE ENDEAVOR AGREEMENT WITH CALCASIEU PARISH POLICE JURY FOR OVERLAYING A PORTION OF SARA STREET.

WHEREAS, Article VII, Section 14 (C) of the Constitution of the State of Louisiana provides that “for a public purpose, the State and its political subdivisions or political corporations may engage in cooperative endeavors with each other, with the United States or its agencies, or with any public or private association, corporation, or individual; and

WHEREAS, the Parish and the City hereby agree to overlay approximately 4,029 feet of Sara Street which the City’s portion is calculated at fifty percent (50%) of the construction cost, or one hundred seventy-eight thousand four hundred seventy-nine dollars and four cents (\$178,479.04); and

WHEREAS, the initial term of this agreement shall commence upon execution of this agreement and shall continue until the completion of the project listed in the Scope of Work and all payments have been made.

APPROVED AND ADOPTED by  
City Council of the City of  
Sulphur, Louisiana, on this \_\_\_\_\_  
day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
JOY ABSHIRE, Chairman

I HEREBY CERTIFY that the foregoing Ordinance has been presented to the Mayor on this \_\_\_\_\_ day of \_\_\_\_\_, 2026, at \_\_\_\_\_ o’clock \_\_\_\_\_.m.

\_\_\_\_\_  
ARLENE BLANCHARD, Clerk

I HEREBY CERTIFY that I have received from the Mayor at \_\_\_\_\_ o’clock \_\_\_\_\_.m. on this \_\_\_\_\_ day of \_\_\_\_\_, 2026, the foregoing ordinance which has approved/vetoed by the Mayor.

\_\_\_\_\_  
ARLENE BLANCHARD, Clerk



**COOPERATIVE ENDEAVOR AGREEMENT BETWEEN THE  
CALCASIEU PARISH POLICE JURY  
AND  
THE CITY OF SULPHUR**

STATE OF LOUISIANA  
PARISH OF CALCASIEU

THIS AGREEMENT is hereby made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2025, by and between the CALCASIEU PARISH POLICE JURY, hereinafter referred to as "PARISH," a political subdivision of the State of Louisiana, represented herein by its duly authorized President, Judd Bares, and the CITY OF SULPHUR, hereinafter referred to as "CITY," a political subdivision of the State of Louisiana, and represented herein by its duly authorized Mayor, Mike Danahay.

WHEREAS, Article VII, Section 14(C) of the Constitution of the State of Louisiana provides that "for a public purpose, the State and its political subdivisions or political corporations may engage in cooperative endeavors with each other, with the United States or its agencies, or with any public or private association, corporation, or individual;"

WHEREAS, the CITY has a legal obligation of providing and maintaining public infrastructure for the benefit of the citizens of the CITY;

WHEREAS, the PARISH has the authority under Louisiana Revised Statute 33:1236 to provide and maintain public infrastructure for the benefit of the citizens of the PARISH; and

WHEREAS, the PARISH considers the public benefit of overlaying a portion of Sara Street to be proportionate to the costs associated with this activity.

NOW THEREFORE, the PARISH and the CITY do mutually agree to the following terms and conditions of this agreement:

**1. Scope of Agreement**

The PARISH and the CITY hereby agree to overlay approximately 4,029 feet of Sara Street (see attached Exhibit A), hereinafter referred to as "PROJECT." The PARISH shall be responsible for the overall administration and management of the PROJECT in accordance with all plans and specifications of the construction contract, including engineering, inspections, approval of invoices, etc. The CITY shall reimburse the PARISH for the CITY's share of the construction costs based upon the percentage of the PROJECT's roadway located within the CITY limits. Where the road is adjacent to, but not within the city limits, the CITY and PARISH shall equally share the cost as provided for in Louisiana Revised Statute 33:224. The CITY's share of the PROJECT has been determined to be fifty percent (50%).



## **2. Term of Agreement**

The initial term of this agreement shall commence upon execution of this agreement and shall continue until the completion of the project listed in the Scope of Work and all payments have been made.

## **3. Payment Terms**

Under this agreement, the CITY shall reimburse the PARISH for the CITY's share of the construction costs as defined in the scope of work above.

The total construction cost for the overlay of Sara Street is currently estimated to be three hundred fifty-six thousand nine hundred fifty-eight dollars and eight cents (\$356,958.08). The CITY's reimbursement to the PARISH for the PROJECT is calculated at fifty percent (50%) of the construction cost, or one hundred seventy-eight four hundred seventy-nine dollars and four cents (\$178,479.04) as shown in the cost share breakdown attached hereto as Exhibit B. The PARISH will issue an invoice to the CITY for its share of the cost upon completion of the PROJECT. The actual reimbursement amount to be paid by the CITY shall be based on the total actual construction cost incurred for the PROJECT.

If this agreement extends beyond the current fiscal year and notwithstanding anything to the contrary and when applicable, both parties acknowledge and agree that pursuant to the applicable state law, this agreement is subject to an annual appropriation dependency requirement to the effect that the renewal of this agreement is contingent upon the appropriation of funds by either party to fulfill any future payment requirements of this agreement. If either party fails to appropriate sufficient monies to provide for any future payment requirements under this agreement, this agreement shall terminate on the last day of the last fiscal year for which funds were appropriated.

## **4. Amendments and Assignments**

If there is a need to review and/or revise this agreement, the requesting party shall submit a written amendment to the other party, with the understanding that no amendment to this agreement shall be valid unless it is agreed to and signed by both parties. This agreement shall not be assignable by either party without the written consent of the other, except for assignment resulting from merger, consolidation, or reorganization of the assigning party.

## **5. Records and Audits**

For audit purposes, all records will be made available by both parties to any authorized representative of either party and said records will be retained for three (3) years from the final contractual payment under this agreement. It is also agreed that all records shall be made available to either party at no additional charge for such information. If any confidential information is obtained during the course of this agreement, both parties agree not to release that information without the approval of the other party unless instructed otherwise by court order, grantor, auditor, public information request or as required by law.

Act 290 of the 2011 Legislative Session requires that a governmental entity that provides funding to a quasi-public agency or body shall notify each such quasi-public agency or body of the requirement to provide the Legislative Auditor with the name of the individual responsible for filing annual financial reports with the Legislative Auditor. The quasi-public agency or body shall notify the Legislative Auditor of the name and address of the person so designated.

## **6. Liability, Indemnity and Insurance**

The PARISH is responsible for the maintenance, upkeep and any insurance requirements related to the operations or activities associated with this agreement. All related costs associated with this requirement are the sole responsibility of the PARISH.

This agreement is intended for the benefit of the PARISH and the CITY and does not confer any rights upon any other third parties. All rights by and between the PARISH and the CITY are limited to the actions outlined in the applicable local, state and federal laws, regulations and policies.

The PARISH will indemnify, defend, and hold harmless the CITY, including the CITY's employees and agents, from and against any and all claims or liabilities arising from the fault of the PARISH, its employees or agents in carrying out the PARISH's duties and obligations under the terms of this agreement. The CITY will indemnify, defend, and hold harmless the PARISH, including the PARISH's employees and agents, from and against any and all claims or liabilities arising from the fault of the CITY, its employees or agents in carrying out the CITY's duties and obligations under the terms of this agreement. This section will survive the termination of this agreement. In the event that either party takes any action to enforce this mutual indemnity provision, the prevailing party shall be entitled to recover reasonable attorney's fees and costs arising as a result thereof.

## **7. Termination of Agreement and Dispute Resolution**

While both parties agree to negotiate all contractual disputes in good faith, the PARISH and the CITY both reserve the right to terminate this agreement at any time upon written notice of termination, in which event, the CITY shall reimburse the PARISH for its share of construction costs for all PROJECT activity satisfactorily provided up to the time of termination. If the parties are unable to independently and satisfactorily resolve any disagreement then both parties agree that any contractual disagreement will be resolved under the jurisdiction of the 14<sup>th</sup> Judicial District Court for Calcasieu Parish, Louisiana. In the event that court action is necessary then the parties agree that whoever prevails in the litigation is entitled to reasonable attorney's fees and costs as fixed by the Court.

## **8. Severability, Entire Agreement and Captions**

This agreement shall be governed by and construed in accordance with the laws of the State of Louisiana. If any provision of this agreement is held invalid, void or unenforceable under any law or regulation or by a court of competent jurisdiction, such provision will be deemed amended in a manner which renders it valid, or if it cannot be so amended, it will be deemed to be deleted. Such amendment or deletion will not affect the



validity of any other provision of this agreement. This agreement, any attached documents, and any referenced documents represent the entire agreement between the PARISH and the DISTRICT and supersede all prior negotiations, representations or agreements, either written or oral. In the event of a conflict between this agreement and other documents, the terms of this agreement shall control.

Each paragraph of this agreement has been supplied with a caption to serve only as a guide to the contents. The caption does not control the meaning of any paragraph or in any way determine its interpretation.

#### **9. No Authorship Presumptions**

The PARISH and the CITY have had an opportunity to negotiate the language of this agreement in consultation with legal counsel prior to its execution. No presumption shall arise or adverse inference be drawn by virtue of authorship. The PARISH and the CITY hereby waive the benefit of any rule of law that might otherwise be applicable in connection with the interpretation of this agreement, including but not limited to, any rule of law to the effect that any provision of this agreement shall be interpreted or construed against the party who (or whose counsel) drafted that provision. The rule of no authorship presumption set forth in this paragraph is equally applicable to any person that becomes a party by reason of assignment and/or assumption of this agreement and any successor to a signatory party.

#### **10. Address of Notices and Communications**

All notices between the PARISH and the CITY provided for pursuant to this agreement shall be in writing. The name and address of the PARISH's representative is:

Mr. Dane R. Bolin, Administrator  
Calcasieu Parish Police Jury  
P.O. Box 1583  
Lake Charles, Louisiana 70602

The name and address of the CITY's representative is:

Honorable Mike Danahay, Mayor  
Sulphur City Hall  
101 N. Huntington Street  
Sulphur, Louisiana 70663

In the event that the mailing address of the PARISH or the CITY changes during the terms of this agreement, or that there is a change in the designated points of contact, the party with the address change or change of contact shall immediately notify the other party of the change.

THUS DONE AND SIGNED on the \_\_\_\_ day of \_\_\_\_\_, 2025, in Lake Charles, Louisiana, and in the presence of the undersigned witnesses and Notary Public, after a due reading of the whole.

WITNESSES: **CALCASIEU PARISH POLICE JURY:**

\_\_\_\_\_  
Witness Signature

BY: \_\_\_\_\_  
JUDD BARES, PRESIDENT

\_\_\_\_\_  
Printed Witness Name

\_\_\_\_\_  
Witness Signature

\_\_\_\_\_  
Printed Witness Name

\_\_\_\_\_  
NOTARY PUBLIC

\_\_\_\_\_  
Notary Printed/Stamped Name  
and Identification Number

THUS DONE AND SIGNED on the \_\_\_\_ day of \_\_\_\_\_, 2025, in Sulphur, Louisiana, and in the presence of the undersigned witnesses and Notary Public, after a due reading of the whole.

WITNESSES: **CITY OF SULPHUR:**

\_\_\_\_\_  
Witness Signature

BY: \_\_\_\_\_  
MIKE DANAHAAY, MAYOR

\_\_\_\_\_  
Printed Witness Name

\_\_\_\_\_  
Witness Signature

\_\_\_\_\_  
Printed Witness Name

\_\_\_\_\_  
NOTARY PUBLIC

\_\_\_\_\_  
Notary Printed/Stamped Name  
and Identification Number





EXHIBIT B

CPPJ & CITY OF SULPHUR OVERLAY COST SHARE - 25-103-4567							
Sara Street 2 of 2 (Kim Street - Picard Town Road)							
Item Number	Item Description			Quantity	Unit	Cost	
401-03-00100	AGGREGATE SURFACE COURSE (CRUSHED CONCRETE NOT ALLOWED)			72.000	TON	\$9,144.00	
502-01-00100	ASPHALT CONCRETE			1046.000	TON	\$129,704.00	
509-01-00150	ASPHALT CONCRETE (ATB SHOULDERS)			184.000	TON	\$22,448.00	
509-01-00201	MILLING ASPHALT PAVEMENT (2" AVG) (PARISH TO RETAIN 50% OF THE MATERIAL)			9203.000	SQYD	\$92,030.00	
510-04-00100	PAVEMENT PATCHING (12" MINIMUM THICKNESS)			486.000	TON	\$68,040.00	
713-01-00100	TEMPORARY SIGNS AND BARRICADES			0.060	LUMP SUM	\$3,000.00	
713-02-00600	TEMPORARY PAVEMENT MARKINGS			0.130	LUMP SUM	\$858.00	
713-03-02001	TEMPORARY PAVEMENT MARKINGS (BROKEN LINE) (4" WIDTH) (10' LENGTH) (YELLOW)			0.754	MILE	\$618.28	
713-04-01001	TEMPORARY PAVEMENT MARKINGS (SOLID LINE) (4" WIDTH) (YELLOW)			0.265	MILE	\$318.00	
713-04-02002	TEMPORARY PAVEMENT MARKINGS (SOLID LINE) (6" WIDTH) (WHITE)			1.509	MILE	\$1,961.70	
727-01-00100	MOBILIZATION			0.060	LUMP SUM	\$15,000.00	
732-02-02001	PLASTIC PAVEMENT STRIPING (SOLID LINE) (4" WIDTH) (THERMOPLASTIC 90 MIL) (EXTRUDED) (YELLOW)			0.265	MILE	\$1,404.50	
732-02-02022	PLASTIC PAVEMENT STRIPING (SOLID LINE) (6" WIDTH) (THERMOPLASTIC 90 MIL) (EXTRUDED) (WHITE)			1.509	MILE	\$10,261.20	
732-03-02001	PLASTIC PAVEMENT STRIPING (BROKEN LINE) (4" WIDTH) (THERMOPLASTIC 90 MIL) (EXTRUDED) (YELLOW)			0.754	MILE	\$1,960.40	
CPS-01-00100	PRECONSTRUCTION VIDEO (USB FLASH DRIVE FORMAT ONLY)			0.060	LUMP SUM	\$210.00	
Totals	COS	50%	\$ 178,479.04	CPPJ	50%	\$ 178,479.04	\$ 356,958.08

As of : 10/16/2025

ORDINANCE AUTHORIZING MAYOR DANA HAY TO ENTER INTO AN  
ACT OF DONATION WITH THE TOWN OF EVERGREEN POLICE  
DEPARTMENT FOR THE PURPOSE OF DONATING A MOTOROLA  
MOBILE RADIO.

BE IT ORDAINED by the City Council of the City of Sulphur, Louisiana, the governing authority thereof, and after duly declaring the Motorola Mobile Radio surplus pursuant to Art. VII, Sec. 14(e) of the Louisiana Constitution, that they do hereby donate said Motorola Mobile Radio, which is valued at approximately \$250.00, to the Town of Evergreen Police Department.

BE IT FURTHER ORDAINED that this Ordinance shall become effective upon the Mayor's approval, or upon proper re-adoption by the Council pursuant to Section 2-13(C) of the Home Rule Charter of the City of Sulphur.

APPROVED AND ADOPTED by  
City Council of the City of  
Sulphur, Louisiana, on this \_\_\_\_\_  
day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
JOY ABSHIRE, Chairman

I HEREBY CERTIFY that the  
foregoing Ordinance has been  
presented to the Mayor on this  
\_\_\_\_\_ day of \_\_\_\_\_,  
2026, at \_\_\_\_\_ o'clock \_\_\_\_\_.m.

\_\_\_\_\_  
ARLENE BLANCHARD, Clerk

I HEREBY CERTIFY that I have received  
from the Mayor at \_\_\_\_\_ o'clock \_\_\_\_\_.m.  
on this \_\_\_\_\_ day of \_\_\_\_\_,  
2026, the foregoing ordinance which has  
approved/vetoed by the Mayor.

\_\_\_\_\_  
ARLENE BLANCHARD, Clerk

State of Louisiana

ACT OF DONATION

Parish of Calcasieu

This Act of Donation is entered into between the City of Sulphur and the Town of Evergreen Police Department, appearing herein through their undersigned duly authorized representatives.

WHEREAS, the parties are authorized to enter into such Act of Donation pursuant to Art. VII, Sec. 14(e) of the Louisiana Constitution; and

WHEREAS, the City of Sulphur has a Motorola Mobile Radio that is no longer needed by the City of Sulphur and is excess to needs, and the Town of Evergreen Police Department has a need for the surplus radio to promote public safety with the State of Louisiana;

WHEREAS, the City of Sulphur and the Town of Evergreen Police Department have agreed to this Act of Donation whereby the Motorola Mobile Radio shall be donated to the Town of Evergreen Police Department.

NOW, THEREFORE, IT IS HEREBY AGREED that the Town of Evergreen Police Department agrees to accept the Motorola Mobile Radio from the City of Sulphur.

THUS DONE AND SIGNED on the dates shown below in the presence of the undersigned witnesses and notaries public, after due reading of the whole.

CITY OF SULPHUR

TOWN OF EVERGREEN

By: \_\_\_\_\_  
Mike Danahay, Mayor

By: \_\_\_\_\_  
Chief Ananise Robinson

\_\_\_\_\_  
Witness Signature

\_\_\_\_\_  
Witness Signature

\_\_\_\_\_  
Witness Signature

\_\_\_\_\_  
Witness Signature

Sworn and subscribed before me on this \_\_\_\_\_ day of \_\_\_\_\_, 2026

\_\_\_\_\_  
Notary Public, Id No. \_\_\_\_\_

\_\_\_\_\_  
Notary Public, Id No. \_\_\_\_\_

\_\_\_\_\_  
Notary Printed Name:

\_\_\_\_\_  
Notary Printed Name:



ORDINANCE DECLARING CERTAIN SURPLUS MOVABLE AND IMMOVABLE PROPERTY OF THE CITY OF SULPHUR AND PROVIDING FOR THE DISPOSAL THEREOF FOR HOUSE AND PROPERTY LOCATED AT 802 SOUTH RUTH STREET.

BE IT ORDAINED by the City Council of the City of Sulphur, Louisiana, the governing authority thereof, and in accordance with LA. R.S. 33:4712, that the following described surplus movable and immovable property of the City of Sulphur, not needed for public purposes, after having been duly advertised be declared surplus:

Structure and property located on the following described property bearing municipal address of 802 South Ruth Street, Sulphur, Louisiana:

LOTS 64, 65 F G LOCK SUB OF PART OF NW SE SEC 34.9.10 ALONG WITH ABANDONED ALLEY ON SOUTH

BE IT FURTHER ORDAINED that said property shall be sold at a minimum appraised value of Ninety-One Thousand Dollars (\$91,000.00) and the purchase price shall be payable at closing date.

BE IT FURTHER ORDAINED that Mayor Mike Danahay is authorized to dispose of the afore-mentioned surplus immovable and movable property and to sign all documents in connection therewith.

BE IT ALSO FURTHER ORDAINED that this ordinance shall become effective immediately upon the Mayor’s signature.

APPROVED AND ADOPTED by  
the City Council of the City of Sulphur,  
Louisiana, on this \_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
JOY ABSHIRE, Chairman

I HEREBY CERTIFY that the foregoing ordinance has been presented to the Mayor on this \_\_\_\_ day of \_\_\_\_\_, 2026, at \_\_\_\_ o’clock \_\_\_\_ .m.

\_\_\_\_\_  
ARLENE BLANCHARD, Clerk

I HEREBY CERTIFY that I have received from the Mayor at \_\_\_\_ o’clock \_\_\_\_ .m. on this \_\_\_\_ day of \_\_\_\_\_, 2026, the forgoing ordinance which has been approved/ vetoed by the Mayor.

\_\_\_\_\_  
ARLENE BLANCHARD, Clerk











ORDINANCE NO. \_\_\_\_\_, M-C SERIES

ORDINANCE AUTHORIZING MAYOR DANA HAY TO EXECUTE A BUY/SELL AGREEMENT BETWEEN THE CITY OF SULPHUR AND INSTITUTE OF CHRIST THE KING SOVEREIGN PRIEST INC. AND AUTHORIZE THE SALE OF PROPERTY LOCATED AT 802 SOUTH RUTH STREET.

BE IT ORDAINED by the City Council of the City of Sulphur, Louisiana, the governing authority thereof, that they do hereby authorize Mayor Mike Danahay to execute a Buy/Sell Agreement between the City of Sulphur and Institute of Christ the King Sovereign Priest Inc. (See Exhibit "A") and authorize the execution of all documents necessary to facilitate the sale of property according to same which is located at 802 South Ruth Street more fully described as follows, to-wit:

LOTS 64, 65 F G LOCK SUB OF PART OF NW SE SEC 34.9.10 ALONG WITH ABANDONED ALLEY ON SOUTH

(Hereinafter sometimes referred to as the "Property")

BE IT FURTHER ORDAINED that the Property is not needed for public purposes.

BE IT FURTHER ORDAINED that Institute of Christ the King Sovereign Priest Inc. shall pay to the City of Sulphur Ninety-One Thousand Dollars (\$91,000.00). The purchase price shall be payable at closing date. Additionally, the property shall not be sold for less than the appraised value.

BE IT FURTHER ORDAINED that the attached agreement is contingent upon City of Sulphur City Council approval pursuant to any and all statutes regarding sale of surplus immovable property. If the City of Sulphur City Council does not pass this ordinance authorizing the sale and appraisal not being more than the sales price, the agreement is null and void.

BE IT FURTHEREST ORDAINED that this Ordinance shall become effective upon the Mayor's approval, or upon proper re-adoption by the Council pursuant to Section 2-13(C) of the Home Rule Charter of the City of Sulphur.

APPROVED AND ADOPTED by  
the City Council of the City of  
Sulphur, Louisiana, on this \_\_\_\_\_  
day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
JOY ABSHIRE, Chairman

I HEREBY CERTIFY that the foregoing Ordinance has been presented to the Mayor on this \_\_\_\_\_ day of \_\_\_\_\_, 2026, at \_\_\_\_\_ o'clock \_\_\_\_\_.m.

\_\_\_\_\_  
ARLENE BLANCHARD, Clerk

I HEREBY CERTIFY that I have received from the Mayor at \_\_\_\_\_ o'clock \_\_\_\_\_.m. on this \_\_\_\_\_ day of \_\_\_\_\_, 2026, the foregoing ordinance which has approved/vetoed by the Mayor.

\_\_\_\_\_  
ARLENE BLANCHARD, Clerk

# EXHIBIT "A"

## AGREEMENT TO BUY AND SELL

BE IT KNOWN, before us, Notaries Public, duly commissioned and qualified, and in the presence of the undersigned witnesses, personally came and appeared:

**INSTITUTE OF CHRIST THE KING SOVEREIGN PRIEST INC.** TIN XX-XXX-\_\_\_\_\_, a Louisiana limited liability company, represented herein by its duly authorized Canon Olivier Meney whose current mailing address is 802 Huntington St., Sulphur, LA., 70663(hereinafter collectively referred to as "Purchaser");

and

**CITY OF SULPHUR, LOUISIANA**, whose mailing address is 101 N. Huntington Street, Sulphur, Louisiana 70663 (hereinafter referred to as "Seller");

who entered into the following agreement:

1. Agreement of Purchase and Sale: For good and valuable consideration, the receipt and sufficiency of which are acknowledged and in further consideration of the mutual covenants contained in this agreement, Seller agrees to sell and Purchaser agrees to buy the property described on Exhibit "A", attached to and made a part of this agreement, together with all the rights, ways, privileges, servitudes, appurtenances, and advantages belonging, or in any way appertaining to the property, in its present condition upon the terms and provisions contained in this agreement.

2. Purchase Price: The consideration of this transfer shall be a total of Ninety-One Thousand Dollars (\$91,000.00) ("Purchase Price") payable at closing.

3. Minerals: Seller, expressly reserves and except to themselves all of the oil, gas, and minerals in, on and under the Property. Seller, and each of them, declares that any operation or production of oil, gas and the reserved minerals from the Property relating to or from any type of unit, regardless of whether such unit is a conventional, declared or compulsory unit, which includes all or a part of the Property interrupts prescription as to the entirety of the contiguous tract of the Property from which the operation or production relate, regardless of whether the operation or production relates to or is from a well situated on the Property or not, and this interruption of prescription shall apply to all rights and through the entire horizontal and vertical extent of the contiguous tract regardless of the location of the well and regardless of whether all or only a part of the Property is included in the unit. Seller waives the right to use the

surface of the Property.

4. Survey: Purchaser may obtain, at Purchaser's sole discretion, cost and expense, a survey ("Survey") of the Property. Seller is not obligated to accept legal descriptions of the Property set forth on the Survey unless Seller approves the Survey in writing prior to the Closing. If Seller has approved the Survey prior to Closing, legal descriptions on the approved Survey may be used in the Deed conveying the Property to Purchaser.

5. Title: If title to the Property is merchantable in accordance with this agreement, the sale shall be closed within 180 days from date of execution of this agreement by the last party to do so. If title to all or portions of the Property is defective, Seller shall have 30 days from notice by Purchaser of the defect(s) to remedy same at Seller's expense and shall use every reasonable effort to do so. If Seller elects not to cure the defect(s) or if they cannot be cured, Purchaser may, at Purchaser's option, accept the Property with such exceptions existing or may remove from this agreement those portions of the Property to which the title defects are not cured. Purchaser has a period of three business days after notice from Seller that the objections cannot or will not be cured within which to make its election, and Purchaser shall give Seller written notice of its election within the three-business day period. If Purchaser does not give notice to Seller, Purchaser accepts Seller's title as then existing and the parties shall proceed to Closing as to all of the Property.

5.a. Inspection Period: It is understood and agreed that during the thirty (30) days after execution by the last party to execute this Agreement to Purchase and Sell, Purchaser shall have reasonable access to the property and may conduct, at Purchaser's sole cost and expense, and with Seller's written consent not to be unreasonably withheld, non-destructive inspections with respect to the property as Purchaser deems necessary; and it is agreed that Purchaser shall defend, indemnify, and hold Seller harmless from any and all claims, demands, or cause of action and liabilities and damages incurred in relation to or in any manner arising out of Purchaser's inspections or other entry into the property. Purchaser may, at its own expense, choose to conduct a Phase I Environmental Survey and upon additional prior



written consent by Seller, other environmental surveys as it may deem necessary during the Ninety (90) day period.

Seller agrees that in the event Purchaser determines (such determination to be made in Purchaser's sole and absolute discretion) that the Property is not suitable for its purposes, or Purchaser determines, for any or for no reason whatsoever, not to proceed with the purchase of the Property, Purchaser shall have the right to terminate this Agreement by giving written notice thereof to Seller prior to the expiration of the Inspection Period. If Purchaser does not give written notice to Seller on or before the last day of the Inspection Period, this Agreement shall remain binding and in full force and effect.

6. Closing:

(A) Possession of the Property will be delivered to Purchaser at Closing.

(B) At Closing, Purchaser shall deliver to Seller the Purchase Price.

(C) At Closing, Seller shall deliver to Purchaser a warranty deed to be recorded at Purchaser's expense conveying good and merchantable title to the Property subject to the following: (a) existing easements for public roads and highways, public utilities, railroads, and pipelines; (b) reservations or conveyances of oil, gas, and/or other minerals; (c) easements, covenants, rights-of-way, restrictions, or reservations which may appear on record in the office of the Calcasieu Parish Clerk of Court where the Property is located; (d) portions of the Property lying within the boundary of a road or roadway; and (e) discrepancies, conflicts or shortages in the area of boundary recitations which a survey of the Property would reflect.

(D) The following shall be considered as permitted exceptions to Seller's title: (a) liens for real estate taxes that are not yet due and payable at the time of the Closing; (b) liens, mortgages or other encumbrances that may be discharged out of the Purchase Price payable to Seller; and (c) all other matters appearing of record as of the Closing to which Purchaser does not object in writing before the Closing.

(E) Seller must pay: (a) fees of its counsel representing it in connection with this transaction and (b) costs of discharging or releasing any liens, mortgages, or other encumbrances on the Property, including without limitation recordation fees for the filing



of any documents evidencing such releases.

(F) Purchaser must pay: (a) fees of its counsel representing it in connection with this transaction; (b) costs of the survey, abstract, title commitment and title policy, if obtained; (c) costs of all inspections, including all environmental assessments; (d) costs of recording the Act of Cash Sale conveying the Property to Purchaser and any transfer tax, documentary stamp tax or similar tax that becomes payable by reason of the transfer of the Property; (e) cost of any necessary abstract; and (f) all other closing costs.

(G) Real estate taxes and other assessments for the Property shall be prorated as of the date of the Closing. If the Closing occurs before the tax rate is fixed for the then current year, the apportionment of taxes will be upon the basis of the tax rate for the preceding year applied to the latest assessed valuation. There will be no post-Closing adjustments to the tax proration. This provision shall survive the Closing.

7. Deed Provisions: The act of sale shall contain the following provisions, or provisions containing language to the same effect:

The Purchaser acknowledges that, before executing this transfer, Purchaser had ample opportunity to examine and inspect the Property, and the consideration of this transfer was determined and agreed upon only after Purchaser had fully and completely inspected the Property to determine fitness and soundness. It is expressly agreed that the Property and all improvements and component parts, and all other items located thereon, are conveyed by Seller and accepted by Purchaser "AS IS, WHERE IS," without any warranties of any kind whatsoever, except as set forth herein, even as to the metes and bounds, zoning, operation, or suitability of the property for the Purchaser's intended use, without regard to the presence of apparent or hidden defects and with the Purchaser's full and complete waiver of any and all rights for the return of all or any part of the Purchase Price by reason of any such defects. Purchaser expressly waives the warranty of fitness and the warranty against redhibitory vices and defects, whether apparent or latent, imposed by Louisiana Civil Code Articles 2520 through 2548, inclusive, and any other applicable state or federal law and the jurisprudence thereunder. Purchaser also waives any rights Purchaser may have in redhibition to a return of the purchase price or to a reduction of the purchase price paid pursuant to Louisiana Civil Code Articles 2520 to 2548, inclusive, in connection with the property hereby conveyed to Purchaser by Seller. By Purchaser's signature, Purchaser expressly acknowledges all such waivers and Purchaser's exercise of Purchaser's right to waive warranty pursuant to Louisiana Civil Code Article 2520 and 2548, inclusive. It is understood and agreed by Seller and Purchaser that this clause shall be made a part of and included in the Act of Sale.

8. Default Remedies:

(A) If Purchaser breaches this agreement, except in the case of Seller's prior default, Seller may enforce specific performance.

(B) If Seller breaches this agreement, except in the case of Purchaser's default or termination of this agreement pursuant to its terms, Purchaser may enforce specific performance or terminate this agreement by written notice to Seller as its sole and exclusive remedy.

9. Assignment: Neither Seller nor Purchaser may assign its rights under this agreement without the prior written consent of the other party, which consent may be withheld in the other party's sole and unlimited discretion, except for an accommodation of a 1031 Tax Free Exchange, which may be required under Federal and/or State regulation.

10. Miscellaneous:

(A) This agreement is governed by and construed in accordance with the laws of Louisiana.

(B) This agreement binds and inures to the benefit of the permitted successors and assigns of the parties to this Agreement.

(C) Each party agrees that it will, without further consideration, execute and deliver other documents and instruments and take other action, whether prior or subsequent to the Closing, that may be reasonably requested by the other party to consummate the purposes or subject matter of this Agreement.

(D) This agreement and the documents to be executed and delivered at the Closing are and will be for the benefit of Purchaser and Seller only and are not for the benefit of any third party. No third party has the right to enforce the provisions of this agreement or of the documents to be executed and delivered at the Closing.

(E) All notices and other communications required or permitted hereunder must be in writing and are deemed delivered upon receipt if hand-delivered or whether received or not, upon deposit in a regularly maintained receptacle for the United States mail, by certified mail, postage prepaid, return receipt requested, at the above addresses.



(F) Time is of the essence of this agreement.

(G) This agreement contains the entire agreement of the parties and supersedes all prior agreements and understandings, if any, relating to the Property and may be amended only in writing.

(H) This Agreement may be executed in two (2) or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

(J) Prior to the closing of this transaction, Seller may cause mineral deeds relating to the Property and/or acknowledgments and/or interruptions of prescription relating to mineral servitudes burdening the property to be filed of public record. While Seller intends to continue to conduct business in the ordinary course of business, except for the mineral/mineral servitude situation identified above, Seller will not cause or permit any new or additional burdens to be placed on the property. Notwithstanding, prior to closing, Seller retains the right to remove anything from the property that Seller wishes to remove, including but not limited to building materials from existing structures or otherwise on the property.

(K) This agreement is contingent upon City of Sulphur City Council Approval pursuant to any and all statutes regarding sale of surplus immovable property. If the City of Sulphur City Council does not pass an ordinance authorizing this sale, the agreement is null and void. The Mayor's signature on this document is to confirm his intent to present this to the City of Sulphur City Council at the next available meeting and the Purchaser is authorized to begin due diligence pending City Council approval.

(L) This agreement is also contingent upon appraisal, not being more than the sales price. This Agreement is Null and Void if any appraisal suggests the value of the property is more than the Purchase Price unless the Purchaser agrees to pay the higher price.

THUS DONE AND SIGNED, on this \_\_\_\_ day of January 2026.

PURCHASER:  
INSTITUTE OF CHRIST THE KING SOVEREIGN PRIEST INC.

BY: \_\_\_\_\_  
Canon Olivier Meney

THUS DONE AND SIGNED, on this \_\_\_\_ day of January 2026.

SELLER:  
CITY OF SULPHUR, LOUISIANA

\_\_\_\_\_  
Mayor Mike Danahay



**APPRAISAL OF REAL PROPERTY**



**LOCATED AT**

802 Ruth St  
Sulphur, LA 70663  
LOTS 54, 55 F & G LOCK SUB OF PART OF WYSE SEC 34 & 35 ALONG WITH ABANDONED ALLEY ON SOUTH

**FOR**

City of Sulphur  
101 N Huntington Street  
Sulphur, LA 70663

**OPINION OF VALUE**

91,000

**AS OF**

10/14/2025

**BY**

Linda Leigh Washien-Whitley  
Lake Area Appraisal Firm  
3611 Kilman Street  
Lake Charles, LA 70607  
(337) 602-6222  
lakeareappraisalfirm@gmail.com  
www.lakeareappraisalfirm.com

Lake Area Appraisal Firm  
3611 Kirkman Street  
Lake Charles, LA 70607  
(337) 602-6222  
www.lakeareaappraisalfirm.com

11/06/2025

Ashley Dickerson  
City of Sulphur  
101 N Huntington Street  
Sulphur, LA 70663

Re: Property: 802 Ruth St.  
Sulphur, LA 70663  
Borrower: N/A  
File No.: 202510014AJ

Opinion of Value: \$ 91,000  
Effective Date: 10/14/2025

In accordance with your request, we have appraised the above referenced property. The report of that appraisal is attached.

The purpose of the appraisal is to develop an opinion of market value for the property described in this appraisal report, as improved, in unencumbered fee simple title of ownership.

This report is based on a physical analysis of the site and improvements, a locational analysis of the neighborhood and city, and an economic analysis of the market for properties such as the subject. The appraisal was developed and the report was prepared in accordance with the Uniform Standards of Professional Appraisal Practice.

The opinion of value reported above is as of the stated effective date and is contingent upon the certification and limiting conditions attached.

It has been a pleasure to assist you. Please do not hesitate to contact me or any of my staff if we can be of additional service to you.

Since  Serial #7570403

Linda Leigh Washam-Whitley  
Owner/Appraiser  
License or Certification #: 2110  
State: LA Expires: 12/31/2028  
lakeareaappraisalfirm@gmail.com

  
Serial #7570403  
sign.lakearea.com/verify

Buyer: N/A		File No. 202510014A	
Property Address: 802 Ruth St			
City: Sulphur	County: Calcasieu	State: LA	Zip Code: 70663
Under Client: City of Sulphur			

**APPRAISAL AND REPORT IDENTIFICATION**

This Report is one of the following types:

☐ Appraisal Report (A written report prepared under Standards Rule 2-2(b), pursuant to the Scope of Work, as disclosed elsewhere in this report.)

☒ Restricted Appraisal Report (A written report prepared under Standards Rule 2-2(g), pursuant to the Scope of Work, as disclosed elsewhere in this report, restricted to the stated intended use by the specified client or intended user.)

**Comments on Standards Rule 2-3**

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

**Reasonable Exposure Time** (USPAP defines Exposure Time as the estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal.)

My Opinion of Reasonable Exposure Time for the subject property at the market value stated in this report is: 3-6 months

Given prudent marketing efforts are made. The average DOM for the comparable sales utilized was rounded up to 96. The subject is expected to fall within this range.

**Comments on Appraisal and Report Identification**

Note any USPAP-related issues requiring disclosure and any state mandated requirements:

The intended user of this appraisal report is City of Sulphur. The intended use is to evaluate the property that is the subject of this appraisal to determine the current market value, subject to the stated Scope of Work, purpose of the appraisal, reporting requirements of this appraisal form, and Definition of Market Value. No additional Intended Users are identified by the appraiser. Any other party receiving a copy of this report, for any reason, is not considered to be identified as an intended user by the appraiser. The appraiser-client relationship is not extended to parties not identified as intended users in this appraisal report.


This report is not intended for the use of securing a mortgage finance transaction.

This appraisal report was prepared in compliance with the Uniform Appraisal Dataset from Fannie Mae and Freddie Mac. A UAD definitions addendum is provided.

I certify that, to the best of my knowledge and belief, I have performed a prior service regarding the subject property, as an appraiser, or in any other capacity, within the 3 years prior immediately preceding acceptance of this appraisal assignment. The appraiser has no personal interest in the subject property or the outcome of this transaction.

**APPRAISER:**

Signature: 

Name: Linda Leigh Washam-Whitney

Owner/Appraiser

State Certification #: 2110

or State License #:

State: LA Expiration Date of Certification or License: 12/31/2028

Date of Signature and Report: 11/06/2025

Effective Date of Appraisal: 10/14/2025

Inspection of Subject: ☐ None ☒ Interior and Exterior ☐ Exterior Only

Date of Inspection (if applicable): 10/14/2025

**SUPERVISORY or CO-APPRAISER (if applicable):**

Signature: \_\_\_\_\_

Name: \_\_\_\_\_

State Certification #: \_\_\_\_\_

or State License #: \_\_\_\_\_

State: \_\_\_\_\_ Expiration Date of Certification or License: \_\_\_\_\_

Date of Signature: \_\_\_\_\_

Inspection of Subject: ☐ None ☐ Interior ☒ Exterior Only

Date of Inspection (if applicable): \_\_\_\_\_

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Serial# 475 98853  
espp.alamode.com/verify

## RESTRICTED APPRAISAL REPORT

File No.: 2025100144J

Property Address: 802 Ruth St	City: Sulphur	State: LA	Zip Code: 70663																																																																																																																																																																
County: Calcasieu	Legal Description: LOT 8 & 9 F G LOCK SUB OF PART OF NW 36 SEC 34 & 35 ALONG WITH ABANDONED ALLEY	Assessor's Parcel #: 00624225																																																																																																																																																																	
On SOUTH	R.E. Taxes: \$ 0	Special Assessments: \$ 0	Remains (if applicable): N/A																																																																																																																																																																
Current Owner of Record: City of Sulphur	Occupant: <input type="checkbox"/> Owner <input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Vacant <input type="checkbox"/> Manufactured Housing																																																																																																																																																																		
Property Type: <input checked="" type="checkbox"/> SFR <input type="checkbox"/> 2-4 Family <input type="checkbox"/>	# of Units: 1	Ownership Restrictions: <input checked="" type="checkbox"/> None <input type="checkbox"/> PUD <input type="checkbox"/> Condo <input type="checkbox"/> Coop																																																																																																																																																																	
Market Area Name: F G LOCK NW SE 340910	Map Reference: 29340	Census Tract: 0003.00	<input type="checkbox"/> Flood Hazard																																																																																																																																																																
The purpose of this appraisal is to develop an opinion of: <input checked="" type="checkbox"/> Market Value (as defined, or <input type="checkbox"/> other type of value (describe):																																																																																																																																																																			
This report reflects the following value (if not current, see comments): <input checked="" type="checkbox"/> Current (the Inspection Date is the Effective Date) <input type="checkbox"/> Retrospective <input type="checkbox"/> Prospective																																																																																																																																																																			
Approaches developed for this appraisal: <input checked="" type="checkbox"/> Sales Comparison Approach <input type="checkbox"/> Cost Approach <input type="checkbox"/> Income Approach <input type="checkbox"/> Other:																																																																																																																																																																			
Property Rights Appraised: <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Leased Fee <input type="checkbox"/> Other (describe):																																																																																																																																																																			
Intended Use: Market Value Determination																																																																																																																																																																			
Under USPAP Standard Rule 2-2(b), this is a Restricted Appraisal Report, and is intended only for the use of the client and any other named intended user(s). Users of this report must clearly understand that the report may not contain supporting rationale for all of the opinions and conclusions set forth in the report.																																																																																																																																																																			
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Appraiser: Linda Leigh Washam-Whitley	Address: 3611 Kinnaman Street, Lake Charles, LA 70607																																																																																																																																																																		
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Summary of Sales Comparison Approach: Sales checked are from the subject market area and are in acceptable proximity to the subject. They are the most recent and most comparable sales found, and considered the best market indicators as of the effective date of the appraisal report. All values affecting dissimilarities were adjusted according to market reaction. Matched pairs analysis was used to determine these adjustments when available. All adjustments are contributory and do not reflect exact costs for each item. The indicated range of values brackets the final value opinion of the subject property. A weighted technique of distributing value was utilized in the final opinion of value. The final value was rounded.																																																																																																																																																																			
Appraiser notes: the second floor does not meet the ANSI ceiling height requirements for GLA, therefore the second floor is considered bonus space and value is applied on a separate line item.																																																																																																																																																																			

CP RESTRICTED

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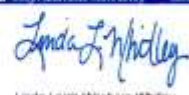
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# RESTRICTED APPRAISAL REPORT

File No.: 20251001AAJ

TRANSFER HISTORY	My research <input checked="" type="checkbox"/> <input type="checkbox"/> did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.	
	Data Source(s): <u>MLS/Tax Assessor</u>	Analysis of sale/transfer history and/or any current agreement of sale/lease: <u>One transfer of the subject property was found within the last 3 years of the effective date of this appraisal report. There are no known sales of the provided comparable sales within the last 12 months prior to the effective date of this appraisal report.</u>
	1st Prior Subject Sale/Transfer: Date: <u>3/14/2025</u> Price: <u>\$9,000</u>	
	Source(s): <u>MLS/Tax Assessor</u> 2nd Prior Subject Sale/Transfer: Date: _____ Price: _____ Source(s): _____	
MARKET	Subject Market Area and Marketability: <u>See attached addenda.</u>	
SITE	Site Area: <u>11000</u> sq. ft.	Site View: <u>N-Res-Res</u>
	zoning Classification: <u>Res</u>	Topography: <u>Appears Typical</u> Drainage: <u>Appears Adequate</u>
	Zoning Compliance: <input checked="" type="checkbox"/> Legal <input type="checkbox"/> Legal nonconforming (grandfathered) <input type="checkbox"/> Illegal <input type="checkbox"/> No zoning Highest & Best Use: <input checked="" type="checkbox"/> Present use, or <input type="checkbox"/> Other use (specify): _____ Actual Use as of Effective Date: <u>Single Family Residence</u> Use as appraised in the report: <u>Single Family Residence</u> Opinion of Highest & Best Use: <u>Highest and best use is single family residential.</u> FEMA Spec Flood Hazard Area: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No FEMA Flood Zone: <u>X</u> FEMA Map #: <u>22019C0432F</u> FEMA Map Date: <u>2/18/2011</u>	
	Site Comments: <u>An extraordinary assumption was made that the subject is constructed at a habitable level above the current flood plain. There were no noted adverse site condition as of the effective date of this appraisal report. Subject is located in FEMA flood zone X and flood insurance may not be required. No warranties are made as to the accuracy of the flood zone information, zoning or site dimensions which are provided by parish municipalities and other government agencies. See page 1 of the General Text Addendum.</u>	
IMPROVEMENTS	Improvements Comments: <u>The subject is a two bedroom, one bath single family residence with a second floor that offers two additional spaces and a bathroom. The second floor does not meet ANSI requirements for gross living area due to ceiling height. The exterior offers a one car attached carport, concrete driveway, covered patio, and exterior laundry room. A condition rating of CS was assigned as per UAD definitions provided in the addendum of this report.</u>	
RECONCILIATION	Indicated Value by Sales Comparison Approach \$ <u>\$1,000</u>	
	Indicated Value by Cost Approach (if developed) \$ <u>\$1,000</u> Indicated Value by Income Approach (if developed) \$ _____	
	Final Reconciliation: <u>Market actions of buyers and sellers are the best analyzed by the Sales Comparison Approach. The Cost Approach was not provided due to Scope of Work determined by the client. Cost Approach data is contained in the appraiser's workfile for the purposes of determining land value. The Income Approach to value was not provided, as the subject is not a known income producing property. This approach was not included in the Scope of Work, determined by the client. Adjusted sales price ranges from \$75,000-\$112,000. The final opinion of market value is reconciled within this range and is as of the effective date of this appraisal report.</u>	
	This appraisal is made <input type="checkbox"/> "as is," <input type="checkbox"/> subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, <input type="checkbox"/> subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, <input checked="" type="checkbox"/> subject to the following required inspection based on the Extraordinary Assumption that the condition or deficiency does not require alteration or repair. <u>Extraordinary assumption is applied that the subject structure is sound and that the repairs necessary are cosmetic and no major structural issues are present.</u> <input checked="" type="checkbox"/> This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda. Based on the degree of inspection of the subject property, as indicated below, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is: \$ <u>\$1,000</u> as of: <u>10/14/2025</u> , which is the effective date of this appraisal. If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda.	
ATTACHMENTS	A true and complete copy of this report contains <u>43</u> pages, including addenda which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report. Attached Findings: <input checked="" type="checkbox"/> Scope of Work <input type="checkbox"/> Limiting Cond./Certifications <input checked="" type="checkbox"/> Narrative Addendum <input checked="" type="checkbox"/> Photograph Addenda <input checked="" type="checkbox"/> Sketch Addendum <input checked="" type="checkbox"/> Map Addenda <input checked="" type="checkbox"/> Additional Sales <input type="checkbox"/> Cost Addendum <input type="checkbox"/> Flood Addendum <input type="checkbox"/> Market House Addendum <input checked="" type="checkbox"/> Hypothetical Conditions <input checked="" type="checkbox"/> Extraordinary Assumptions <input type="checkbox"/> _____	
SIGNATURES	Client Contact: <u>Ashley Dickerson</u> Client Name: <u>City of Sulphur</u> E-Mail: <u>adickerson@sulphur.org</u> Address: <u>101 N Huntington Street, Sulphur, LA 70663</u>	
	APPRAISER: <u>appraisersmode.com/verdy</u> Serial: <u>47659903</u> 	
	Appraiser Name: <u>Linda Leigh Vlacham-Whitney</u> Supervisory or Co-Appraiser Name: _____ Company: <u>Lake Area Appraisal Firm</u> Company: _____ Phone: <u>(337) 602-6222</u> Fax: _____ E-Mail: <u>lwhitneyappraisalfirm@gmail.com</u> E-Mail: _____ Date of Report (Signature): <u>11/08/2025</u> Date of Report (Signature): _____ License or Certification #: <u>2110</u> State: <u>LA</u> License or Certification #: _____      State: _____ Designation: <u>Owner/Appraiser</u> Designation: _____ Expiration Date of License or Certification: <u>12/31/2026</u> Expiration Date of License or Certification: _____ Inspection of Subject: <input checked="" type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None      Inspection of Subject: <input type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None Date of Inspection: <u>10/14/2025</u> Date of Inspection: _____	
	SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable): _____ Signature: _____ Date: _____	

# Assumptions, Limiting Conditions & Scope of Work

File No.: 202510014AJ

Property Address: 802 Ruth St	City: Sulphur	State: LA	Zip Code: 70663
Client: City of Sulphur	Address: 101 N Harrington Street, Sulphur, LA 70663		
Appraiser: Linda Leigh Washam-Whitney	Address: 3611 Kirkman Street, Lake Charles, LA 70607		

**STATEMENT OF ASSUMPTIONS & LIMITING CONDITIONS**

- The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under reasonable ownership.
- The appraiser may have provided a sketch in the appraisal report to show approximate dimensions of the improvements, and any such sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size. Unless otherwise indicated, a Land Survey was not performed or provided by the client. Extraordinary assumptions are applied.
- If so indicated, the appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantee, express or implied, regarding this determination.
- The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand. Fee apply for court testimony, per client signed Letter of Engagement.
- If the cost approach is included in this appraisal, the appraiser has estimated the value of the land in the cost approach at its highest and best use, and the improvements at their contributory value. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used. Unless otherwise specifically indicated, the cost approach value is not an insurance value, and should not be used as such.
- The appraiser has noted in the appraisal report any adverse conditions (including, but not limited to, needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property, or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property, or adverse environmental conditions (including, but not limited to, the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantee or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.
- The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
- The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and any applicable federal, state or local laws.
- If this appraisal is indicated as subject to satisfactory completion, repairs, or alterations, the appraiser has based his or her appraisal report and valuation conclusion on the assumption that completion of the improvements will be performed in a workmanlike manner.
- An appraiser's client is the party (or parties) who engage an appraiser in a specific assignment. Any other party acquiring this report from the client does not become a party to the appraiser-client relationship. Any persons receiving this appraisal report because of disclosure requirements applicable to the appraiser's client do not become intended users of this report unless specifically identified by the client at the time of the assignment.
- The appraiser's written consent and approval must be obtained before this appraisal report can be conveyed by anyone to the public, through advertising, public relations, news, sales, or by means of any other media, or by its inclusion in a private or public database.
- An appraisal of real property is not a "home inspection" and should not be construed as such. As part of the valuation process, the appraiser performs a non-invasive visual inventory that is not intended to reveal defects or detrimental conditions that are not readily apparent. The presence of such conditions or defects could adversely affect the appraiser's opinion of value. Clients with concerns about such potential negative factors are encouraged to engage the appropriate type of expert to investigate.

The Scope of Work is the type and extent of research and analyses performed in an appraisal assignment that is required to produce credible assignment results, given the nature of the appraisal problem, the specific requirements of the intended user(s) and the intended use of the appraisal report. Reliance upon this report, regardless of how acquired, by any party or for any use, other than those specified in this report by the Appraiser, is prohibited. The Opinion of Value that is the conclusion of this report is credible only within the context of the Scope of Work, Effective Date, the Date of Report, the Intended User(s), the Intended Use, the stated Assumptions and Limiting Conditions, any Hypothetical Conditions and/or Extraordinary Assumptions, and the Type of Value, as defined herein. The appraiser, appraisal firm, and related parties assume no obligation, liability, or accountability, and will not be responsible for any unauthorized use of this report or its conclusions.

Under USPAP Standards Rule 2-2(b), this is a Restricted Appraisal Report, and is intended only for the use of the client and any other named intended user(s). The users of this report must clearly understand that the report may not contain supporting rationale for all of the opinions and conclusions set forth in the report.

In developing this appraisal, the appraiser has incorporated only the Sales Comparison Approach. The appraiser has excluded the Cost and Income Approaches to Value, due to being inapplicable given the limited scope of the appraisal. The appraiser has determined that this appraisal process is not so limited that the results of the assignment are no longer credible, and the client agrees that the limited scope of analysis is appropriate given the Intended Use. Cost data was examined and is contained within the appraiser's work file.

Additional Comments (Scope of Work, Extraordinary Assumptions, Hypothetical Conditions, etc.):

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Signature

Signature: LINDA LEIGH WASHAM-WHITNEY  
email: lwasham@aismd.com

10/2019

## Certifications

File No.: 202510014AJ

Property Address: 802 Ruth St	City: Sulphur	State: LA	Zip Code: 70663
Client: City of Sulphur	Address: 101 N Huntington Street, Sulphur, LA 70663		
Appraiser: Linda Leigh Wisham-Whitley	Address: 3611 Kirkman Street, Lake Charles, LA 70607		

**APPRAISER'S CERTIFICATION**

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The credibility of this report, for the stated use by the stated user(s), of the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- I did not base, either partially or completely, my analysis and/or the opinion of value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property, or of the present owners or occupants of the properties in the vicinity of the subject property.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification.

**Additional Certifications:**

**DEFINITION OF MARKET VALUE \*:**

Market value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised and acting in their own best interests;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

\* This definition is from regulations published by federal regulatory agencies pursuant to Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA) of 1989 between July 5, 1990, and August 24, 1990, by the Federal Reserve System (FRS), National Credit Union Administration (NCUA), Federal Deposit Insurance Corporation (FDIC), the Office of Thrift Supervision (OTS), and the Office of Comptroller of the Currency (OCC). This definition is also referenced in regulations jointly published by the OCC, OTS, FRS, and FDIC on June 7, 1994, and in the Interagency Appraisal and Evaluation Guidelines, dated October 27, 1994.

Client Contact: Ashley Dickerson	Client Name: City of Sulphur
E-Mail: Adickerson@sulphur.org	Address: 101 N Huntington Street, Sulphur, LA 70663
APPRaiser:  Linda Leigh Wisham-Whitley	SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)
Appraiser Name: Linda Leigh Wisham-Whitley	Supervisory or Co-Appraiser Name:
Company: Lake Area Appraisal Firm	Company:
Phone: (337) 502-6222	Phone:
E-Mail: lakereareappraisalfirm@gmail.com	E-Mail:
Date Report Signed: 11/06/2025	Date Report Signed:
License or Certification #: 2110	License or Certification #:
Designation: Client/Appraiser	Designation:
Expiration Date of License or Certification: 12/31/2026	Expiration Date of License or Certification:
Inspection of Subject: <input checked="" type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None	Inspection of Subject: <input type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None
Date of Inspection: 10/14/2025	Date of Inspection:

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design: aliamode.com/seriality 12/2019



# ADDITIONAL COMPARABLE SALES

File No.: 2025100144J

PROPERTY	SUBJECT	COMPARABLE SALE # 4	COMPARABLE SALE # 5	COMPARABLE SALE # 6
Address: 802 Ruth St Sulphur, LA 70663	701 S Stanford St Sulphur, LA 70663	517 Custer St Sulphur, LA 70663		
Proximity to Subject	0.22 miles W	0.48 miles SW		
Sale Price	\$	\$ 104,000	\$ 70,000	\$
Sale Price/GA	\$ /sq ft	\$ 86.88 /sq ft	\$ 43.29 /sq ft	\$ /sq ft
Data Source(s)	Pa 00624225	SWL24007112.DOM 54	SWL24005390.DOM 16	
Verification Source(s)	Inspection/PR	MLS/Tax Assessor	MLS/Tax Assessor	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION
Sales or Financing		Arml,th	Arml,th	
Concessions		Unk:2000	Unreported:0	
Date of Sale/Time		a03v25.c02v25	a10v24.c08v24	
Right Appraised	Fee Simple	Fee Simple	Fee Simple	
Location	N Res/Res	N Res/Res	N Res/Res	
Size	11500 sq ft	8970 sq ft	11890 sq ft	
View	N Res/Res	N Res/Res	N Res/Res	
Design (Style)	DT1.5 Cottage	DT1.5 Cottage	DT1 Ranch	
Quality of Construction	G4	G4	G4	
Age	-85	91	0	
Condition	C5	C4	C5	
Above Grade				
Room Count	6 2 1.0	5 2 1.0	6 3 1.1	
Gross Living Area	1,473 sq ft	1,197 sq ft	1,617 sq ft	
Basement & Finished Rooms Below Grade	Def	Def	Def	
Functional Utility	Typical	Typical	Typical	
Heating/Cooling	FWA GAC	FWA GAC	FWA GAC	
Energy Efficient Items	Standard	None	None	
Garage/Covered	1cp1dw	2cp2dw	02dw	
Porch/Patio/Deck	Patio/None	Porch/Porch	0Porch/0Patio	
Fence/Fenceless	None/None	Fence/None	0Fence/None	
Outbuilding	Bonus/Bath/827 sq ft	Storage	None	
Pools/Other	None	None	None	
Net Adjustment (Total)		X + - \$ 8,143	X + - \$ 20,583	
Adjusted Sale Price of Comparables		Net 7.8 % Gross 99.9 %	Net 29.4 % Gross 99.9 %	
Summary of Sales Comparison Approach				
Comparable sales within 90 days were available; the most recent comparable sales were utilized and they are a result of a thorough search of SWLA MLS and Calcasieu Parish Clerk of Courts public records for the subject subdivision and competing areas as outlined in the neighborhood description located in the General Test Addendum. The physical search parameters were: Class=FFE, Close Date=24 Months Back, Parish=Calcasieu, Using Areas=1000-2400, Procs=30000-125000, Status=ACT,AUC,S,D, PEND, and Postal Code=70663				
A total of 49 listings were returned and researched.				
The data sources and the search parameters used result in the best available true comparables for the subject property; use of less comparable sales would result in a deficient analysis because the sales would not be capable of rendering a more reasonably supported opinion of value. All sales used were the closest due to similarities in size, amenities, location and market appeal. Interior photos provided by SWLA MLS were consulted, when available, to determine interior condition and quality of comparable sales, in addition to drive by inspections of comparable sales and listings.				
The subject is noted in C5 condition as of the effective date of this report with many components estimated to be near or at end of life expectancy. The second floor height is noted at 6.2 and 6.3 inches at the highest points. This does not meet the ANSI Standard for gross living area. For this reason, the second floor is counted on an additional line item with a lower price per sq ft adjustment rate for functional obsolescence.				
A dollar for dollar adjustment was applied for sales concessions over those typical for new home service warranties and an allowance of \$2500 based on observed market sales.				
Site adjustments were based on market reaction, market location, functional utility and actual costs per unit. Consideration was made for frontage, topography, flood zones, etc.				
Quality of construction adjustments take into consideration overall exterior/interior construction quality, roof pitch, ceiling heights, interior composition, interior and exterior embellishments, mill work, etc. Adjustments rates were applied after analysis of cost data for upgrades and grouped market data. All sales offer similar or competing quality of construction, with no variances noted.				
Condition adjustments were applied to sales that offer variances in interior or exterior remodeling or updates, for example, updated interior or exterior paint, shovell or siding or similar material grade, or more recent floor covering and based on effective ages calculations contained in the appraiser's workfile. Adjustment rates were applied on a straight line depreciation method calculated from cost data and the subject's effective age. Adjustment rates were based on depreciated cost and tested against observed market reactions and actual costs, then reconciled and rounded to the nearest 1000. Sales 1 and 4 had been completely remodeled; therefore a higher condition adjustment was applied. Sales 2 and 3 adjustments account for the partial updates that are not offered by the subject. Two dated sales were provided for added support due to similar C5 condition as the subject.				
GLA adjustments were applied at a rate of \$25 per sq ft, \$5,000 per full bathroom, and \$2,500 per half bathroom. Sale 4 offers one bathroom and Sale 6 offers one and a half bath; therefore, the adjustment for the secondary counted living space is higher. All other line-item adjustments were applied at contributory rates determined by observed market data and not actual costs per each line-item.				

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Signature: [Signature] Date: 4/26/2025 acknowledged and printed: 12/09/13



Analytics Addendum

Serial File No. 2023100154J Page # 3 of 41

Borrower	N/A				
Property Address	802 Ruth St				
City	Sulphur	County	Calcasieu	State	LA Zip Code 70663
Lender/Client	City of Sulphur				



This analysis of the price per sq. ft. in the subject market from 12-20-2023 to 10-22-2025 yields a range of \$35/sf to \$89/sf for properties in the subject market as of 10-14-2025.



This graph represents sales prices versus living area in the subject market from 12-20-2023 to 10-22-2025 and shows a likely value for a property of 1,473 sf to be between \$49,302 and \$107,846.



This analysis of prices in the subject market from 12-20-2023 to 10-22-2025 yields a price range of \$54,096 to \$112,639 for properties in the subject market as of 10-14-2025.



This analysis of listing price per square foot in the subject market from 12-20-2023 to 09-22-2025 shows a likely range of \$49/sf to \$94/sf with a predicted value of \$72/sf.

Supplemental Addendum					File No. 202510014AJ
Borrower	N/A				
Property Address	802 Ruth St				
City	Sulphur	County	Catahoula	State	LA Zip Code 70663
Lender/Client	City of Sulphur				

**Neighborhood Boundaries:** The subject neighborhood is bound to the North by Hwy 90, to the East by Hwy 27, to the South by I-10, and to the West by Picard Rd.

**Neighborhood Description:** The subject neighborhood is generally non-conforming, offering numerous variations in construction style and size. The immediate market area consists of raised and slab constructed single family dwellings as well as manufactured. The site is accessible via an asphalt public street and offers concrete sidewalks, street lights, and storm sewers. The location provides 1.3 miles access to I-10, which is a main thoroughfare of the area. The location provides 10 miles access to amenities that include numerous employment opportunities, residential community facilities, shopping, restaurants, medical facilities, and recreational facilities. Overall, the location is considered to offer adequate marketability.

**Neighborhood Market Conditions:** Appraiser notes: This Special Condition is applied: "As of the effective date of this report, economic conditions are slightly volatile and there is some atypical uncertainty regarding short and long-term effects on future economic conditions as a result of fluctuating interest and insurance rates. SWLA's economy is proven to be historically strong. The appraisal report is developed recognizing these conditions; however, while my analyses are developed conscientiously, I make no warranty that the conclusions presented will, in fact, be achieved. As of the effective date of this report, the overall market conditions are considered to be stable with typical, minor fluctuations.

Market exposure time for the subject is 3-6 months given prudent marketing efforts are made. The subject property falls inline with the noted predominate values of the comparable properties observed and within the range of the highlow values. Housing demand remains stable due to local industrial and gaming employment, Fort Polk Joint Readiness Training Center, as well as numerous employment opportunities within the region. SWLA economic growth is substantial, with a total of \$7 billion in planned industrial projects. The Port of Lake Charles and the areas access to I-10, proximity to Baton Rouge, Houston and the Gulf of Mexico make it easy for firms to ship products nationwide and overseas. The location is excellent for energy firms, aviation, advanced manufacturing and agricultural businesses. Additional offerings include a major rail network and access to five other ports in addition to the Port of Lake Charles (11th largest deepwater port in the nation). All of these are considered to be major contributors to the overall strength of the location economy and real estate market stability.

**Neighborhood Site:** Municipal water and sewer are available at the subject site as of the effective date of this appraisal report. A limited visual observation revealed no obvious or visually apparent signs of failure. All utilities were on and in working order as of the effective date of this report.

**Cost Approach To Value:** Recent land sales were researched. Market analysis of arm's length sales within the subject's nearest similar competing market areas concluded the opinion of site value detailed below. The subject neighborhood is mostly built out with limited number of sample sales available. The second method for site valuation considered researched the allocation site values determined by the local tax authority. Observed sales indicated a market range of \$1.48/sf to a high of \$2.73/sf. A weighted average was applied and reconciled at \$2.27sf (most probable). The subject site is comprised of 11,000 of X \$2.27 (most probable) = \$25,000, rounded.

Site measurements were derived from public record and SWLA AOR multi-listing services. Actual recorded plats were observed when available. A professional survey is recommended to determine the exact lot size. Measurements are considered to be more or less. The appraiser makes no warranties to the reported data and applied an extraordinary assumption that the data obtained from these services is accurate.

If provided, the cost approach has only been developed by the appraiser as an analysis for the opinion of market value. Use of this data in part or in whole for any other purpose is not intended. Nothing set forth in the appraisal should be relied upon for the purpose of determining the amount or type of insurance coverage to be placed on the subject property. The appraiser assumes no liability for and does not guarantee that the reported replacement cost would result in the property being fully insured should any total loss occur due to sustained damages. Further, the cost approach to value may not be a reliable indication of replacement or reproduction cost for any other date other than the effective date of this appraisal report due to the changing cost of materials and labor, changes in building codes or government regulations and requirements. Cost data is contained within the appraiser work file for the purpose of developing credible results.

Supplemental Addendum

File No. 202510014AJ

Borrower	N/A				
Property Address	802 Ruth St				
City	Sulphur	County	Caldesieu	State	LA
Lender/Clerk	City of Sulphur			Zip Code	70663

Software Certification - Any and all references in this (Total) software regarding clients, intended users, intended use, definition of value, assignment conditions, relevant characteristics, scope of work performed, and/or any other conditions/assumptions relative to this assignment are superseded by data expressly entered by the appraiser, respectively.

Definition/Source of Value - The purpose of this report is to properly relay the appraisal analysis, opinions, and conclusions in a manner that is objective, impartial, and independent. The value being developed is the most common representation of this arena participant - market value. By definition, market value is the most probable price a property or properties should bring in an open competitive market under conditions requisite to a fair impartial sale where the buyer and seller are both acting knowledgeably and in their own best interest and assuming the price is not affected by unique stimulus or external forces. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: 1. The buyer and seller are typically motivated, 2. Both parties are knowledgeable and acting in their own best interests, 3. A reasonable time is allowed for the property to be exposed to an open and competitive sale arena, 4. Payment is made in terms of US cash, or equivalent, or in terms of financial arrangements comparable thereto, and 5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sale concessions granted by anyone associated with the sale. This definition is from regulations published by federal regulatory agencies pursuant to Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA) of 1989 between July and August 1990, by the Federal Reserve System (FRS), by the National Credit Union Administration (NCUA), by the Federal Deposit Insurance Corporation (FDIC), by the Office of Comptroller of the Currency (OCC), and by the office of Thrift Supervision (OTS); being further referenced in regulations jointly published in 1994.

Intended User Certification: The ONLY intended User of this report is the client listed herein. The intended use is to perform a market value evaluation of the property that is the subject of this appraisal based as requested by the client named on Page 1 of the major form. No additional intended users are identified by the appraiser. See USPAP identification.

I HAVE NO PRESENT OR PROSPECTIVE INTEREST IN THE PROPERTY THAT IS THE SUBJECT OF THIS REPORT, AND HAVE NO PERSONAL INTEREST WITH RESPECT TO THE PARTIES INVOLVED WITH THIS REPORT.

No one, including the intended user or 3rd party, should rely on these figures for insurance purposes.

No employee, director, officer, or agent of the lender, or any other third party acting as a joint venture partner, independent contractor, appraisal management company, or partner, on behalf of the lender, has influenced or attempted to influence the development, reporting, result or review of this assignment through coercion, extortion, collusion, compensation, instruction, inducement, intimidation, bribery or in any other manner. I have not been contacted by anyone other than the intended user (lender/client as identified on the first page of the report), borrower, or designated contact to make an appointment to enter the property. I agree to immediately report any unauthorized contacts either personally by phone or electronically.

Scope of Work: An interior/exterior inspection of the subject property has been performed as of the effective date of this appraisal report. At a minimum, an exterior inspection was made of each of the comparable properties and listings. Appraiser work files were consulted for comparable information in the instances that a previous physical inspection occurred at the time of sale. The subject's immediate neighborhood was observed. A thorough search of the MLS, courthouse records and appraiser's work files was conducted during the course of comparable selection. All listings within the neighborhood boundaries stated within this report and reported on form 1004MC were carefully analyzed to determine the most current market reactions and range of value for the subject property. My analysis, opinions and conclusions are reported throughout the body of this appraisal report.

The subject property is located 13.3 miles from my office. This assignment requires geographic competency as part of the scope of work. I have spent sufficient time in the subjects market and understand the nuances of the local market and the supply and demand factors relating to the specific property type and the location involved. Such understanding will not be imparted solely from a consideration of specific data such as demographics, costs, sales and rentals. The necessary understanding of local market conditions provides the bridge between a sale and a comparable sale, or a rental and a comparable rental.

On 8/1/2025, the State of Louisiana enacted a new law making the use of handheld devices while operating a vehicle a fineable offense. For this reason, appraiser workfile photos, MLS photos, and live photos are utilized in this report.

Highest and Best Use Analysis: Appraiser notes that within the site section of Page 1 of the major form, the highest and best use is reported. Highest and best use considers that among all options that most fully develops a sites potential utility, it is that most reasonable and probable use that will support the highest value as of the effective date of this appraisal report. It is the use that is found to be most physically possible, legally permitted, economically feasible and most profitable. The subject is physically suitable due to size and the shape and topography of the site. The subject is legally permitted based on zoning restrictions. Existing use appears to be the most profitable based on market location, size, design and surrounding properties. Highest and Best Use was concluded to be as existing improved.

In the site section on page 1 of the UIAR, highest and best use is reported to be single family residential. Highest and best use is defined as the reasonably probable and legal use of vacant land or an improved property that is physically possible, appropriately supported, financially feasible, and that results in the highest value. The subject, as improved and as vacant land, meets all necessary criteria due to market location, surrounding properties and current zoning restrictions.

Zoning - Located in the R1- (Residential) The purpose of this zoning district is to establish areas for individual residential dwelling units where the traditional neighborhood character of single-family homes prevail.

Extraordinary Assumptions: The comparables used contain confidential information related to pricing, motivations, negotiations, concessions, fees, etc., that are not typically made known to those not a part of the agreement or closing. Even when provided an interview that confirms parts of a transaction, the values herein are based on the assumption that the data reported to the sources used is correct and reflects the specific marketable features. When more than one source is stated and there are differences in the levels/amounts of the features relevant for refinement, the source deemed most reliable and reflective of the comparable as of the date of that respective sale will be used for comparison.

The agreed fee for this report is : \$

Estimate of market value regarding the Subject Property was derived according to the information obtained by Real Estate Professionals and Government Entities, such as Realtors, Brokers, parish Tax Assessors, Clerks of Court, and SWLA ACR Multiple Listing Service. Should factual information regarding the subject property or comparable sales conflict in any way with what was provided by above mentioned parties as of the effective date of this report, the appraiser reserves the right to re-evaluate this report and adjust any information accordingly. Final opinion of value based on information provided and all information is assumed to be accurate as of the effective date of this report.

Appraiser notes: variances in Quality and Condition ratings may occur as appraiser's understanding of UAD definitions evolved through the course of CE as well as the opportunities to physically inspect properties post original date of sale.



Subject Photo Page

Borrower	N/A				
Property Address	802 Ruth St.				
City	Sulphur	County	Calcasieu	State	LA Zip Code 70683
Lender/Client	City of Sulphur				



Subject Front

802 Ruth St  
Sales Price  
Gross Living Area 1,473  
Total Rooms 6  
Total Bedrooms 2  
Total Bathrooms 1.0  
Location N/Russ/Russ  
View N/Russ/Russ  
Site 11000 sf  
Quality G4  
Age --B5



Subject Rear



Subject Street

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Serial# 47839493  
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Subject Photo Page

Subject:	N/A				
Property Address:	802 Ruth St				
City:	Sulphur	County:	Catahoula	State:	LA
Zip Code:	70663				
Lender/Client:	City of Sulphur				



Subject Side

802 Ruth St  
Sales Price  
Gross Living Area: 1,473  
Total Rooms: 6  
Total Bedrooms: 2  
Total Bathrooms: 1.0  
Location: N/Res/Res  
View: N/Res/Res  
Size: 11000 sf  
Quality: C-4  
Age: ~65



Subject Side



Alt Subject Street

Photo Addendum

Buyer:	N/A			
Property Address:	802 Ruth Dr			
City:	Sulphur	County:	Calcasieu	State: LA Zip Code: 70663
Lender/Client:	City of Sulphur			



Kitchen



Kitchen



Kitchen



Dining



Dining



Living

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Photo Addendum

Borrower	N/A				
Property Address	802 Ruth St				
City	Sulphur	County	Catahoula	State	LA
Zip Code	70663				
Lender/Clerk	City of Sulphur				



Living



Formal Dining



Bedroom 1



Bedroom 1



Bath



Bath

Photo Addendum

Subject	N/A				
Property Address	892 Ruth St.				
City	Sulphur	County	Calcasieu	State	LA Zip Code 70060
Listing/Client	City of Sulphur				



Hallway



Bedroom 2



Bedroom 2



Bonus 1



Bonus 1



Bonus 1



Photo Addendum

Borrower	N/A				
Property Address	802 Ruth St				
City	Sulphur	County	Caddo	State	LA
Lender/Clerk	City of Sulphur	Zip Code	70663		



Bonus 2



Bonus 2



Bonus Bath



Bonus Bath



Bonus 3



Ceiling Damage

Photo Addendum

Borrower	N/A				
Property Address	602 Ruth St.				
City	Sulphur	County	Calcasieu	State	LA Zip Code 70663
Lender/Client	City of Sulphur				



Stairs



Stairs/Ceiling and Roof Damage



Alt. Front



Exterior



Exterior



Exterior

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Serial# 47638053  
align.apr@alameda.com/verify

Photo Addendum

Reference	N/A				
Property Address	8902 Ryann St				
City	Sulphur	County	Calcasieu	State	LA
Zip Code	70663				
Lender/Client	City of Sulphur				



Exterior



Exterior



Exterior



Exterior



Exterior



Exterior

Form PCNTE - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

Realtor 475 9903  
esign.alamode.com/realty

Photo Addendum

Subject	N/A				
Property Address	802 Ruth St				
City	Sulphur	County	Caddo	State	LA
Zip Code	70063				
Lead/Client	City of Sulphur				



Exterior



Carport



Exterior



Exterior



Exterior



Exterior



Photo Addendum

Borrower:	N/A				
Property Address:	803 Ruth St				
City:	Sulphur	County:	Catahoula	State:	LA Zip Code: 70583
Lender/Client:	City of Sulphur				



Exterior



Exterior



Exterior



Exterior



Exterior



Exterior

Comparable Photo Page

Borrower	N/A				
Property Address	802 Ruth St				
City	Sulphur	County	Catahoula	State	LA
Zip Code	70693				
Lender/Client	City of Sulphur				



Comparable 1

214 Pine St	
Prox. to Subject	0.06 miles NE
Sale Price	150,000
Gross Living Area	2,329
Total Rooms	8
Total Bedrooms	4
Total Bathrooms	2.0
Location	N/Res/Res
View	N/Res/Res
Site	27879 sf
Quality	Q4
Age	87



Comparable 2

1306 Dean St	
Prox. to Subject	0.32 miles SE
Sale Price	73,000
Gross Living Area	1,693
Total Rooms	6
Total Bedrooms	3
Total Bathrooms	2.0
Location	N/Res/Res
View	N/Res/Res
Site	10890 sf
Quality	Q4
Age	86



Comparable 3

600 S Stanford St	
Prox. to Subject	0.22 miles NW
Sale Price	72,000
Gross Living Area	1,400
Total Rooms	5
Total Bedrooms	3
Total Bathrooms	2.0
Location	N/Res/Res
View	N/Res/Res
Site	7641 sf
Quality	Q4
Age	66

Comparable Photo Page

Subject	N/A				
Property Address	802 Ruth St				
City	Sulphur	County	Caddo	State	LA
Zip Code	70663				
Location	City of Sulphur				



Comparable 4

701 S Stanford St.  
Prox. to Subject 0.22 miles W  
Sale Price 104,000  
Gross Living Area 1,197  
Total Rooms 8  
Total Bedrooms 2  
Total Bathrooms 1.0  
Location N/Res/Res  
View N/Res/Res  
Site 6970 sf  
Quality C-4  
Age 91



Comparable 5

517 Custer St  
Prox. to Subject 0.46 miles SW  
Sale Price 70,000  
Gross Living Area 1,617  
Total Rooms 8  
Total Bedrooms 3  
Total Bathrooms 1.1  
Location N/Res/Res  
View N/Res/Res  
Site 11890 sf  
Quality C-4  
Age 64

Comparable 6

Prox. to Subject  
Sale Price  
Gross Living Area  
Total Rooms  
Total Bedrooms  
Total Bathrooms  
Location  
View  
Site  
Quality  
Age

Location Map

Broker	N/A				
Property Address	802 Ruth St				
City	Sulphur	County	Catahoula	State	LA Zip Code 70663
Lead/Client	City of Sulphur				



Form MAP LDC - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAM30E

Serial #TEB9651  
etaps.alamode.com/verify



Aerial View

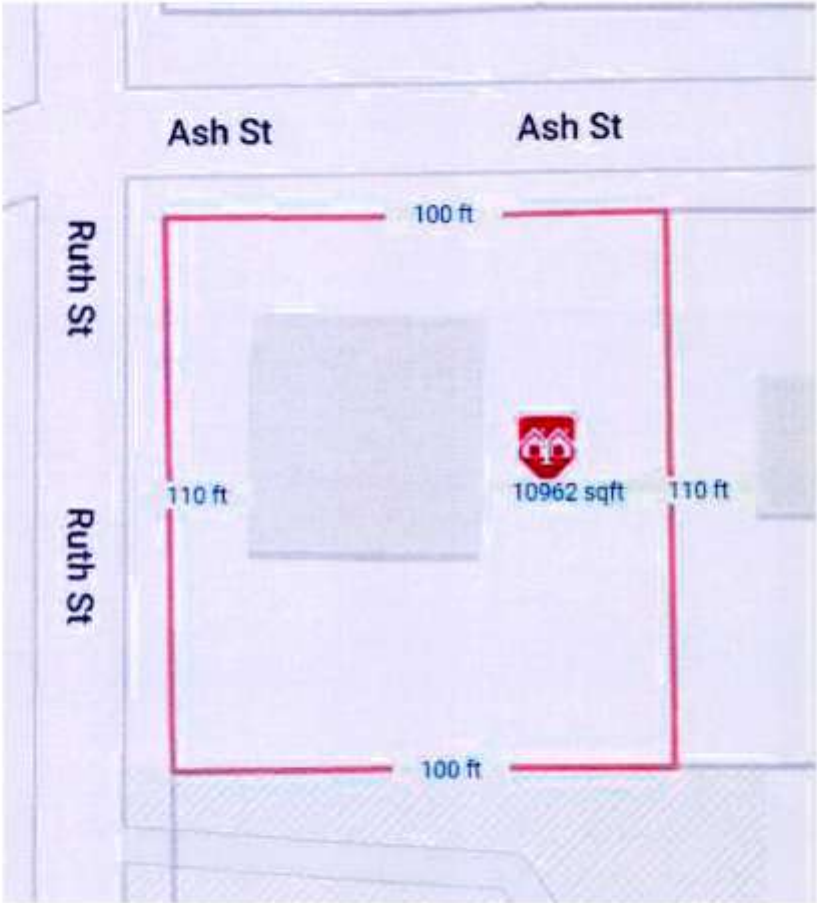
Mail Encl No. 2025180166J 1 Page # 25 of 91



Port SOLGL - "TOTAL" appraisal software by a is made. inc. - 1-800-ALANCOE

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Point SOURCE - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

Serial# 47919052  
esip.alamode.com/verify





10/14/25, 3:24 PM

Print

Calcasieu Parish Assessor  
2026 Assessment Listing

Values are not final until approved by the LTC

Parcel#  
00624225

Primary Owner  
SULPHUR, CITY OF  
Mailing Address  
101 N HUNTINGTON ST  
SULPHUR, LA 70663

Ward  
45

Type  
EXEMPT

Legal  
@340910-1136- 0064 0000  
@340910-1136- X06405 0000  
@340910-1136- 0065 0000  
@340910-1136- X06505 0000  
-802 S RUTH-  
LOTS 64,65 F G LOCK SUB OF PART OF NW SE SEC 34.9,10 ALONG WITH ABANDONED ALLEY ON SOUTH  
REF1-ASSESSED W J BONNIN-95  
REF2-W J BONNIN EST 82562 P167-95  
REF3-GRANGER, THERESA MAY BONNIN ET AL S 2590 P 111-96

Physical Address  
802 RUTH S

Parcel Items

Property Class	Assessed Value	Market Value	Units	Exempt
001 CITY LOT(S)	2,970	29,700	2.00	2,970
099 RES DMS	7,720	77,200	1.00	7,720
TOTAL	10,690	106,900	3.00	10,690

Deeds

Deed#	Type	Date	Amount	Book	Page
3582582	ABANDONMENT	8/28/2025	0	4724	844
3534417	CORRECTION	3/15/2024	0	4631	605
3534346	WARRANTY DEED	3/14/2024	89,000	4631	500
2795966	CASH SALE	2/5/2007	90,000	3313	803
2747576	CASH SALE	2/2/2006	100,000	3226	494
	CASH SALE	3/5/1997	48,000	2590	111

Ownership History

Homestead?	Name	Primary?	% Ownership	% Tax	From	To	Address
NO	SULPHUR, CITY OF	YES	100.0000	100.0000	3/14/2024		
NO	WOLD, KEVIN SR	YES	100.0000	100.0000	2/5/2007	3/14/2024	
NO	MORGAN, CLAUDETTE JONES	YES	100.0000	100.0000	2/2/2006	2/5/2007	
NO	PONTENDT, SHANNON LOWERY	NO	0.0000	0.0000	1/1/1980	2/2/2006	
NO	PONTENDT, HARRY PIERRE JR	YES	100.0000	100.0000	1/1/1980	2/2/2006	

Locations

Subdivision	Block	Lot	Section	Township	Range	Tract
F G LOCK NW SE 340910		X064	34	09	10	(
F G LOCK NW SE 340910		0064	34	09	10	
F G LOCK NW SE 340910		0065	34	09	10	
F G LOCK NW SE 340910		X065	34	09	10	( Please Note

<https://www.calcasieussessor.org/Details?parcelNumber=0062422500&taxYear=0&captcheToken=0cAf0WeA9Qa25cSPJat>

PDF 1/2

Parcel Listing - Page 2

Main File No. 20250014N Page # 30 of 41

10/14/25, 3:24 PM

Page

PARISH

Millage	Mills	Taxpayer Tax	Exempt Tax
003 PARTTMT(3L4S4W6D7V)	2.0600	0.00	22.02
004 CONSTSCHOOL MT(ALL)	5.0600	0.00	54.09
005 SPECIAL SCHOOL (ALL)	11.9400	0.00	127.64
008 ROAD MAINT MT (ALL)	4.0600	0.00	43.40
009 CAL-LC HEALTH MT(ALL)	2.4800	0.00	26.52
010 JUV DET MT (ALL)	3.4900	0.00	37.31
012 MOSQ CONT MT(ALL)	2.4100	0.00	25.77
013 ASSESSOR MT (ALL)	1.2500	0.00	13.36
017 CRIMINAL JUST MT(ALL)	3.1600	0.00	33.79
030 SCHOOL #30 (*4,*4S)	4.9500	0.00	52.91
034 WCOH MT(4,4S,4W7,7V)	6.9500	0.00	74.29
042 LIBRARY MT (ALL)	5.9900	0.00	64.03
062 LAW ENF #1 MT(ALL)	7.0900	0.00	75.79
067 COLISEUM MT (ALL)	1.5000	0.00	16.04
086 CHENLT AUTH MT(ALL)	5.3800	0.00	57.51
087 CRTHSE JAIL MT(ALL)	3.2700	0.00	34.95
090 LAW ENF #2 MT(ALL)	7.0000	0.00	74.83
093 COMM CTR #2 (*4,4S)	10.0000	0.00	106.90
073 GR#1W(4,4S4W56,6D7,7V)	4.5100	0.00	48.21
TOTALS	92.5500	0.00	1,158.68

CITY

Millage	Mills	Taxpayer Tax	Exempt Tax
143 SULPHUR CITY TAX EXEMPT	15.8400	0.00	169.32
TOTALS	15.8400	0.00	169.32

<https://www.calebasassessor.org/Details?parcelNumber=006342500&taxYear=0&captchaToken=5cAF0WdAGa25dPLet> 1/6 22

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Serial# 47888053  
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City of Sulphur

REPORT FOR PARCEL 06624225  
2024 DATA

PARCEL LOCATION(S)  
802 RUTH S

PARCEL OWNERS:  
SULPHUR, CITY OF

CONTACT INFORMATION:  
SULPHUR, CITY OF  
101 N HUNTINGTON ST  
SULPHUR LA 70663

ASSESSED VALUES AND STATUS


ASSESSMENT STATUS, EXEMPT/TAX FREE	
ASSESSED VALUE	10,690.00
HOMESTEAD EXEMPTION	0.00
TAXABLE VALUE	0.00

VALUATIONS

DESCRIPTION	TOTAL VALUE	TAXABLE VALUE
RESIDENTIAL SUBDIVISION LOT	2,970.00	0.00
SINGLE FAMILY RESIDENCE	7,720.00	0.00
TOTALS	10,690.00	0.00

PAREN TAXES

TAX DISTRICT	MILLAGE	TAX DUE
003 PARTIAL 3L4S4W6D7N	2.08	\$0.00
004 CONST SCHOOL MT(ALL)	5.06	\$0.00
005 SPECIAL SCHOOL (ALL)	11.94	\$0.00
008 ROAD MAINT MT (ALL)	4.06	\$0.00
009 CAL LC HEALTH MT(ALL)	3.48	\$0.00
010 JUV DET MT (ALL)	3.49	\$0.00
013 MOSQ CONT MT(ALL)	2.27	\$0.00
013 ASSESSOR MT (ALL)	1.25	\$0.00
017 CRIMINAL JUST MT(ALL)	2.98	\$0.00
030 SCHOOL #30 (PA,AMS)	4.95	\$0.00
034 WCCH MT(4.4S,4W7,7N)	8.95	\$0.00
042 LIBRARY MT (ALL)	3.99	\$0.00
062 LAW ENF #1 MT(ALL)	7.09	\$0.00
067 COLISEUM MT (ALL)	1.5	\$0.00



City of Sulphur

REPORT FOR PARCEL 00624225

2024 DATA

PARISH TAXES		
TAX DISTRICT	MEASURE	TAX DUE
075 GRANTWAY (4.454W/56.607N)	4.51	\$0.00
086 CHERLY AULTH M(TALL)	8.38	\$0.00
087 CRTHSE JAIL M(TALL)	3.27	\$0.00
090 LAW ENF #2 M(TALL)	8.62	\$0.00
093 COMM CTR #2 (4.45)	10.31	\$0.00
TOTALS		\$0.00

CITY TAXES		
TAX DISTRICT	MEASURE	TAX DUE
143 SULPHUR CITY TAX EXEMPT	16.42	\$0.00
TOTAL		\$0.00

CITY OF SULPHUR LAND USES	
VALUE	DESCRIPTION
II	RESIDENTIAL

FIRM PANEL AND EFF DATE	
VALUE	DESCRIPTION
Panel and Date	FIRM PANEL: 22019C04328, EFF DATE: 2/18/2019

FLOOD ZONES	
VALUE	DESCRIPTION
Zone II	AREAS OUTSIDE THE 0.2% ANNUAL CHANCE (OR 500-YEAR FLOOD) FLOOD.

LEGAL DESCRIPTION

B340910-1236-0064 (000 B340910-1136-0005 0000-802 S RUTH-LOT5 64.65 F G LOCK SUB OF PART OF NW SE SEC 34.5, 10 REF: ASSESSED IN J BONNIN-05 REF: W J BONNIN EST B2562 P167-95 REF: GRANGER, THERESA MAY BONNIN ET AL B 3590 P 111-96

SHAPABLE ATTRIBUTES	
FIELD	VALUE
ASSESSMENT	00624225



City of Sulphur		REPORT FOR PARCEL 00624225
		2024 DATA
PARCEL ATTRIBUTES		
FIELD	VALUE	
NAME	SULPHUR, CITY OF	
ADDRESS1	101 N HUNTINGTON ST	
ADDRESS2	SULPHUR LA 70663 0000	
SHAPE.STAR2A()	1308.095572	
SHAPE.STLENGTH	144.048246	
WARD	45	
.PNT3	340910-1136 -0045.340910-1136 -0064.340910-1136 -0065-05.340910-1136 -0064-05	



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Report generated on 10/14/2025 at 3:43:16 PM

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Serial# 47039003  
[www.alarmace.com/verify](https://www.alarmace.com/verify)

Appraiser Independence Certification

I do hereby certify, I have followed the appraiser independence safeguards in compliance with Appraisal Independence and any applicable state laws I may be required to comply with. This includes but is not limited to the following:

- I am currently licensed and/or certified by the state in which the property to be appraised is located. My license is the appropriate license for the appraisal assignment(s) and is reflected on the appraisal report.
- I certify that there have been no sanctions against me for any reason that would impair my ability to perform appraisals pursuant to the required guidelines.

I assert that no employee, director, officer, or agent of \_\_\_\_\_, City of Sulphur, or any other third party acting as joint venture partner, independent contractor, appraisal management company, or partner on behalf of \_\_\_\_\_, City of Sulphur, influenced, or attempted to influence the development, reporting, result, or review of my appraisal through coercion, extortion, collusion, compensation, inducement, intimidation, bribery, or in any other manner.

I further assert that \_\_\_\_\_, City of Sulphur, has never participated in any of the following prohibited behavior in our business relationship:

- Withholding or threatening to withhold timely payment or partial payment for an appraisal report;
- Withholding or threatening to withhold future business with me, or demoting or terminating or threatening to demote or terminate me;
- Expressly or impliedly promising future business, promotions, or increased compensation for myself;
- Conditioning the ordering of my appraisal report or the payment of my appraisal fee or salary or bonus on the opinion, conclusion, or valuation to be reached, or on a preliminary value estimate requested from me;
- Requesting that I provide an estimated, predetermined, or desired valuation in an appraisal report prior to the completion of the appraisal report, or requesting that I provide estimated values or comparable sales at any time prior to my completion of an appraisal report;
- Provided me an anticipated, estimated, encouraged, or desired value for a subject property or a proposed or target amount to be loaned to the borrower, except that a copy of the sales contract for purchase transactions may be provided;
- Provided to me, or my appraisal company, or any entity or person related to me as appraiser, appraisal company, stock or other financial or non-financial benefits;
- Any other act or practice that impairs or attempts to impair my independence, objectivity, or impartiality or violates law or regulation, including, but not limited to, the Truth in Lending Act (TILA) and Regulation Z, or the USPAP.

 Serial 47159053



Signature	11/06/2025
Linda Leigh Washam-Whiteley	Date
Appraiser's Name	2110
Owner/Appraiser	State License or Certification #
State Title or Designation	12/31/2026 LA
	Expiration Date of License or Certification State
802 Ruth St, Sulphur, LA 70663	
Address of Property Appraised	

05/13

## Assumptions, Limiting Conditions & Scope of Work

File No.: 20251021AAJ

Property Address: 802 Ruth St	City: Sulphur	State: LA	Zip Code: 70663
Client: City of Sulphur	Address: 101 N Huntington Street, Sulphur, LA 70663		
Appraiser: Linda Leigh Wigham-Whitley	Address: 3511 Kirkman Street, Lake Charles, LA 70607		

**STATEMENT OF ASSUMPTIONS & LIMITING CONDITIONS**

- The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
- The appraiser may have provided a sketch in the appraisal report to show approximate dimensions of the improvements, and any such sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size. Unless otherwise indicated, a Land Survey was not performed.
- If so indicated, the appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
- The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.
- If the cost approach is included in this appraisal, the appraiser has estimated the value of the land in the cost approach at its highest and best use, and the improvements at their contributory value. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used. Unless otherwise specifically indicated, the cost approach value is not an insurance value, and should not be used as such.
- The appraiser has noted in the appraisal report any adverse conditions (including, but not limited to, needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property, or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property, or adverse environmental conditions (including, but not limited to, the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.
- The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
- The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and any applicable federal, state or local laws.
- If this appraisal is indicated as subject to satisfactory completion, repairs, or alterations, the appraiser has based his or her appraisal report and valuation conclusion on the assumption that completion of the improvements will be performed in a workmanlike manner.
- An appraiser's client is the party (or parties) who engage an appraiser in a specific assignment. Any other party acquiring this report from the client does not become a party to the appraiser-client relationship. Any persons receiving this appraisal report because of disclosure requirements applicable to the appraiser's client do not become intended users of this report unless specifically identified by the client at the time of the assignment.
- The appraiser's written consent and approval must be obtained before this appraisal report can be conveyed by anyone to the public, through advertising, public relations, news, sales, or by means of any other media, or by its inclusion in a private or public database.
- An appraisal of real property is not a "home inspection" and should not be construed as such. As part of the valuation process, the appraiser performs a non-invasive visual inventory that is not intended to reveal defects or detrimental conditions that are not readily apparent. The presence of such conditions or defects could adversely affect the appraiser's opinion of value. Clients with concerns about such potential negative factors are encouraged to engage the appropriate type of expert to investigate.

The Scope of Work is the type and extent of research and analyses performed in an appraisal assignment that is required to produce credible assignment results, given the nature of the appraisal problem, the specific requirements of the intended user(s) and the intended use of the appraisal report. Reliance upon this report, regardless of how acquired, by any party or for any use, other than those specified in this report by the Appraiser, is prohibited. The Opinion of Value that is the conclusion of this report is credible only within the context of the Scope of Work, Effective Date, the Date of Report, the Intended User(s), the Intended Use, the stated Assumptions and Limiting Conditions, any Hypothetical Conditions and/or Extraordinary Assumptions, and the Type of Value, as defined herein. The appraiser, appraisal firm, and related parties assume no obligation, liability, or accountability, and will not be responsible for any unauthorized use of this report or its conclusions.

Under USPAP Standards Rule 2-2(b), this is a Restricted Appraisal Report, and is intended only for the sole use of the named client. There are no other intended users. The client must clearly understand that the appraiser's opinions and conclusions may not be understood properly without additional information in the appraiser's work file.

In developing this appraisal, the appraiser has incorporated only the Sales Comparison Approach. The appraiser has excluded the Cost and Income Approaches to Value, due to being inapplicable given the limited scope of the appraisal. The appraiser has determined that this appraisal process is not so limited that the results of the assignment are no longer credible, and the client agrees that the limited scope of analysis is appropriate given the intended use.

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Serial# 47E36653  
a1sglatamode.com/verify 121013



## Certifications

Property Address: 802 Ruth St		City: Sulphur		File No.: 202510014AJ	
Client: City of Sulphur		Address: 101 N. Huntington Street, Sulphur, LA 70663		State: LA Zip Code: 70663	
Appraiser: Linda Leigh Westham-Whitley		Address: 3611 Kihuman Street, Lake Charles, LA 70607			

**APPRAISER'S CERTIFICATION**

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The credibility of this report, for the stated use by the stated user(s), of the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- I did not base, either partially or completely, my analysis and/or the opinion of value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property, or of the present owners or occupants of the properties in the vicinity of the subject property.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification.

**Additional Certifications:**


**DEFINITION OF MARKET VALUE \***

Market value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised and acting in what they consider their own best interests;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

\* This definition is from regulations published by federal regulatory agencies pursuant to Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA) of 1989 between July 5, 1990, and August 24, 1990, by the Federal Reserve System (FRS), National Credit Union Administration (NCUA), Federal Deposit Insurance Corporation (FDIC), the Office of Thrift Supervision (OTS), and the Office of Comptroller of the Currency (OCC). This definition is also referenced in regulations jointly published by the OCC, OTS, FRS, and FDIC on June 7, 1994, and in the Interagency Appraisal and Evaluation Guidelines, dated October 27, 1994.


Client Contact: Ashley Dickerson	Client Name: City of Sulphur
E-Mail: Adickerson@cityofsulphur.org	Address: 101 N. Huntington Street, Sulphur, LA 70663

**APPRAISER**  **Supervisory Appraiser (if required)**  
**or CO-APPRAISER (if applicable)**

Appraiser Name: Linda Leigh Westham-Whitley  
Company: Lake Area Appraisal Firm  
Phone: (337) 652-6232 Fax: \_\_\_\_\_  
E-Mail: lakereaaappraisalfirm@gmail.com

Date Report Signed: 11/06/2025  
License or Certification #: 2110 State: LA  
Designation: Owner/Appraiser  
Expiration Date of License or Certification: 12/31/2026  
Inspection of Subject: ☒ Interior & Exterior ☐ Exterior Only ☐ None  
Date of Inspection: 10/14/2025

Supervisory or Co-Appraiser Name: \_\_\_\_\_  
Company: \_\_\_\_\_  
Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
E-Mail: \_\_\_\_\_  
Date Report Signed: \_\_\_\_\_  
License or Certification #: \_\_\_\_\_ State: \_\_\_\_\_  
Designation: \_\_\_\_\_  
Expiration Date of License or Certification: \_\_\_\_\_  
Inspection of Subject: ☐ Interior & Exterior ☐ Exterior Only ☐ None  
Date of Inspection: \_\_\_\_\_

**GP RESTRICTED** Copyright 2013 by a la mode, inc. This form may be reproduced without written permission. "a la mode" Form GPRT02AD - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE **Supervisory Appraiser**  **Designated and Credited** 12/2013

File No. 202510014A

**DEFINITION OF MARKET VALUE:** The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he considers his own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale. (Source: FDIC Interagency Appraisal and Evaluation Guidelines, October 27, 1994.)

\* Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions, such as home warranties. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustments are calculated on a mechanical dollar for dollar cost of the financing or concession based on the appraiser's judgment.

**STATEMENT OF LIMITING CONDITIONS AND CERTIFICATION**

**CONTINGENT AND LIMITING CONDITIONS:** The appraiser's certification that appears in the appraisal report is subject to the following conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is valued on the basis of it being under responsible ownership.
2. Any sketch provided in the appraisal report may show approximate dimensions of the improvements and is included only to assist the reader of the report in visualizing the property. The appraiser has made no survey of the property. Due to variances in sketching programs measurements can vary. Appraiser's sketch may differ from building plans.
3. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
4. Any distribution of valuation between land and improvements in the report applies only under the existing program of utilization. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used.
5. The appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous waste, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. This appraisal report must not be considered an environmental assessment of the subject property.
6. The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
7. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and any applicable federal, state or local laws.
8. The appraiser has based her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that completion of the improvements will be performed in a workmanlike manner.
9. The appraiser must provide her prior written consent before the lender/client specified in the appraisal report can distribute the appraisal report (including conclusions about the property value, the appraiser's identity and professional designations, and references to any professional appraisal organizations or the firm with which the appraiser is associated) to anyone other than the borrower; the mortgagee or its successors and assigns; the mortgage insurer; consultants; professional appraisal organizations; any state or federally approved financial institution; or any department, agency, or instrumentality of the United States or any state or the District of Columbia; except that the lender/client may distribute the property description section of the report only to data collection or reporting service(s) without having to obtain the appraiser's prior written consent. The appraiser's written consent and approval must also be obtained before the appraisal can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.
10. The appraiser is not an employee of the company or individual(s) ordering this report and compensation is not contingent upon the reporting of a predetermined value or direction of value or upon an action or event resulting from the analysis, opinions, conclusions, or the use of this report. This assignment is not based on a required minimum, specific valuation, or the approval of a loan.

File No. 202510014AJ

CERTIFICATION: The appraiser certifies and agrees that:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
4. Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
5. I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
6. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
8. My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
9. Unless otherwise indicated, I have made a personal inspection of the interior and exterior areas of the property that is the subject of this report, and the exteriors of all properties listed as comparables.
10. Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

Amanda Jinks, Louisiana Licensed Appraiser Trainee, License #6355, provided significant assistance with the development of this assignment.

ADDRESS OF PROPERTY ANALYZED: <b>802 Ruth St. Sulphur, LA 70663</b>	
<b>APPRAISER:</b>	<b>SUPERVISORY or CO-APPRAISER (if applicable):</b>
Signature: 	Signature: _____
Name: Linda Leigh Whitham-Whitley	Name: _____
Title: Owner/Appraiser	Designation: _____
State Certification #: 2110	State Certification #: _____
or State License #: _____	or State License #: _____
State: LA Expiration Date of Certification or License: 12/31/2026	State: _____ Expiration Date of Certification or License: _____
Date Signed: 11/06/2025	Date Signed: _____
<input type="checkbox"/> Did <input type="checkbox"/> Did Not Inspect Property	

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Serial# 47E96353  
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# ADDITIONAL CERTIFICATION

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Report	N/A	File No.	202510014AJ
Property Address	802 Ruth St		
City	Sulphur	County	Caddo
Landlord	City of Sulphur	State	LA
		Zip Code	70663

APPRaiser's CERTIFICATION: The Appraiser certifies and agrees that:

- I have researched the subject market area and have selected a minimum of three recent sales of properties most similar and proximate to the subject property for consideration in the sales comparison analysis and have made a dollar adjustment when appropriate to reflect the market reaction to those items or significant variation. If a significant item in a comparable property is superior to, or more favorable than, the subject property, I have made a negative adjustment to reduce the adjusted sales price of the comparable and, if a significant item in a comparable property is inferior to, or less favorable than the subject property, I have made a positive adjustment to increase the adjusted sales price of the comparable.
- I have taken into consideration the factors that have an impact on value in my development of the estimate of market value in the appraisal report. I have not knowingly withheld any significant information from the appraisal report and I believe, to the best of my knowledge, that all statements and information in the appraisal report are true and correct.
- I stated in the appraisal report only my own personal, unbiased, professional analyses, opinions, and conclusions, which are subject only to the contingent and limiting conditions specified in this form. I certify that, to the best of my knowledge and belief, the statements of fact contained in this report are true and correct. The report analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions and conclusions.
- I have no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved. I did not base, either partially or completely, my analysis and/or the estimate of market value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or the present owners or occupants of the properties in the vicinity of the subject property.
- I have no present or contemplated future interest in the subject property, and neither my current or future employment nor my compensation for performing this appraisal is contingent on the appraised value of the property.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice in place, as of the effective date of this appraisal, with the exception of the departure provision of those Standards, which does not apply. I acknowledge that an estimate of a reasonable time for exposure in the open market is a condition in the definition of the market value and the estimate I developed is consistent with the marketing time noted in the neighborhood section of this report, unless I have otherwise stated in the reconciliation section.
- I have made a personal inspection of the property that is the subject of this report. I further certify that I have noted any apparent or known adverse conditions in the subject improvements, on the subject site, or on any site within the immediate vicinity of the subject property of which I am aware and have made adjustments for these adverse conditions in my analysis of the property value to the extent that I had market evidence to support them. I have also commented about the effect of the adverse conditions on the marketability of the subject property.
- No one provided significant professional assistance to the person signing this report.

If I relied on significant professional assistance from any individual in the performance of the appraisal or the preparation of the appraisal report, I have named such individual(s) and disclosed the specific tasks performed by them in the reconciliation section of this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in the report, therefore, if an unauthorized change is made to the appraisal report, I will take no responsibility for it.

ALAMODE COMPANY - 800-476-1002

<b>APPRaiser:</b>	<b>SUPERVISORY APPRAISER (only if required):</b>
Signature: 	Signature: _____
Name: Linda Leigh Wiskam-Whitely	Name: _____
Date Signed: 11/06/2025	Date Signed: _____
State Certification #: 2110	State Certification #: _____
or State License #: _____	or State License #: _____
State: LA	State: _____
Expiration Date of Certification or License: 12/31/2028	Expiration Date of Certification or License: _____
	<input type="checkbox"/> Did <input type="checkbox"/> Did Not Inspect Property

Lake Area Appraisal Firm  
Form ID4 - "TOTAL" appraisal software by a la mode, Inc. - 1-800-ALAMODE

  
Serial 4766082  
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# Report Verification

This appraisal report has been electronically signed. It is as valid and legally enforceable as a wet ink signature on paper. In addition, advanced third party identity verification from Equifax has been used to ensure that the appraiser signing this report is really who they say they are. You can also verify that the salient data points of the report have not been altered in any way.

To verify the integrity of this document:

- 1. Visit [esign.alamode.com/verify](https://esign.alamode.com/verify)
- 2. Enter the Serial Number and Signer Name for this document listed below and click Verify.
- 3. A verification report will be generated showing the profile of the appraiser(s) who signed the report, the date and time the signature were applied, and the salient data from the report at the time of signing.
- 4. Verify the salient data matches the data in this report to quickly reveal if any tampering has taken place.
- 5. Optionally, upload the PDF version of this report to confirm it exactly matches the report when it was signed.

The report below is an example of what you would see when verifying the report.

<b>Salient Data:</b>	
Date of Sale:	Condition: C5
Borrower: N/A	Total Rooms: 6
Under: City of Sulphur	Bedrooms: 2
Size (Sq Ft): 1,473	Baths: 1.0
Price Per Square Foot:	Appraiser: Linda Leigh Washam-Whitley
Location: N.Res./Res	Effective Date of Value (as of): 10/14/2025
Age: ~85	Final Opinion of Value: \$1,000
Signer 1:	Signer 2:
Linda L. Washam-Whitley	
3611 Kirkman Street, Lake Charles, LA 70607	
Signature:	Signature:
Serial #: 47E59053	Serial #:
Date Signed: 11/06/2025	Date Signed:

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Serial# 47E59053  
[esign.alamode.com/verify](https://esign.alamode.com/verify)

RESOLUTION NO. \_\_\_\_\_, M-C SERIES

RESOLUTION APPROVING LIQUOR LICENSE FOR KINGS POINT VI  
LOCATED AT 3350 MAPLEWOOD DRIVE

BE IT RESOLVED by the City Council of the City of Sulphur, Louisiana, the governing authority thereof, that they do hereby approve liquor license for Kings Point VI located at 3350 Maplewood Drive.

APPROVED AND ADOPTED by the  
City Council of the City of Sulphur,  
Louisiana, on this \_\_\_\_\_, day of  
\_\_\_\_\_, 2026.

\_\_\_\_\_  
JOY ABSHIRE, Chairman

ATTEST:

\_\_\_\_\_  
ARLENE BLANCHARD, Clerk



## LIQUOR LICENSE APPLICATION APPROVAL SHEET

The following applicant is applying to the City of Sulphur for a permit to sell beverages of alcohol content at a retail.

Business Name: KINGS POINT VI

Owner: AYUB KHAN & BAJINDER SINGH

Business Location: 3350 MAPLEWOOD DR SULPHUR, LA 70663

Date of Application: JANUARY 28, 2026

Class: ☐ A ☒ B

Content: ☒ High ☐ Low

Applicant has provided all required documentation to the City of Sulphur Licensing Department.

City of Sulphur Issuance Agent [Signature]

Director of Finance [Signature]

☒ Recommend ☐ Deny

City Council Approval: ☐ ACCEPTED ☐ DENIED

Council Representative Signature \_\_\_\_\_

Date: \_\_\_\_\_

Special Comments: \_\_\_\_\_

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Denise Fontenot, Director of Municipal Services

City of Sulphur  
Occupational License  
P O Box 1309  
Sulphur, LA 70664  
Phone: 337-527-4517  
license@sulphur.org



Mike Damann, Mayor  
**CITY OF SULPHUR**

**JAN 28 2026**

City of Sulphur  
Liquor License Application

Name of Business: KINGS POINT VI  
Location of Business: 3350 MAPLEWOOD DR., SULPHUR, LA 70663  
Legal Name of Owner: AYUB KHAN & RAJINDER SINGH  
Home/Corp Address: 3350 maplewood dr. Sulphur, LA 70663  
Mailing Address: Same  
Application is for: ☐ CLASS "A" ☒ CLASS "B"  
Content: ☐ HIGH ☐ LOW ☒ HIGH & LOW  
Sole Proprietor: ☐ Partnership ☒ Corp/LLC  
Has a homeowner petition been signed by residents? ☐ YES ☒ NO  
Have you applied for a state license? ☒ YES ☐ NO  
Are you the owner of the premises to be licensed? ☒ YES ☐ NO  
If NO, do you hold a bona Fide Lease? ☐ YES ☐ NO  
Owner's name and address of the premises Kings Point VI, 3350 maplewood dr.  
Is the business to be conducted wholly by you or by more than one representative? Yes  
Federal Tax #: \_\_\_\_\_ La. State Tax #: \_\_\_\_\_

**SULPHUR ORDINANCE**

**Sec. 3-28. - Location—Affecting Issuance.**

(b) No permit required by this division shall be granted for any premises situated within three hundred (300) feet or less, of a public playground or of a building used exclusively as a church or synagogue, public library, or school, or full-time day care center except a school for business education conducted as a business college or school. This distance shall be measured as a person walk, using the sidewalk, from the nearest point of the property line of the church or synagogue, library, playground, or school to the nearest point of the premises to be licensed.

(Code 1970, § 3-18; Ord. No. 546, 10-14-03) | **State Law reference**— Similar provisions, R.S. 26:80, 280.

Is there a church, synagogue, library, playground, or school located within 300 ft. of premise to be licensed? ☐ YES ☐ NO

If YES, has measurements been taken? ☐ YES ☐ NO ☐ N/A

If YES, what are the measurements in feet? \_\_\_\_\_ Ft. ☐ N/A

Are there any residents located within 300 feet of premise to be licensed? ☐ YES ☐ NO ☐ N/A

If YES, has measurements been taken? ☐ YES ☐ NO ☐ N/A

If YES, what are the measurements in feet? \_\_\_\_\_ Ft. ☐ N/A

**NOTE: The City of Sulphur will validate all measurements**

**FAITH**



**FAMILY**



**COMMUNITY**

Revised 8/11/2023

Page 2 of 5



Post Office Box 4969  
Baton Rouge, LA 70821-4969

KINGS POINT VI LLC  
KINGS POINT VI  
3350 MAPLEWOOD DR  
SULPHUR LA 70663-6206

Date of Notice: December 10, 2025  
Letter ID: L1848075600  
Account ID: 2805048-001-400  
Tax Type: Sales

**State Sales Tax Clearance Certificate  
For Office of Alcohol and Tobacco Control**

Louisiana Revised Statutes 26:78, 26:80, 26:278 and 26:280 provide that the Louisiana Department of Revenue and the local sales tax collection agency or agencies issue a clearance for sales tax purposes before a state Alcoholic Beverage and/or Beer Permit(s) is issued.

This document certifies that you are current in filing and paying your state and/or local sales taxes. This Sales Tax Clearance Certificate must be attached to your Alcoholic Beverage and/or Beer Permit application and submitted to the Office of Alcohol and Tobacco Control of the Louisiana Department of Revenue, and the local Office of Alcoholic Beverage Control.

Clearance will expire one year from date issued

Date: December 10, 2025

Department of Revenue Account Number: 2805048-001

Federal Identification Number:


State ATC Permit Number: APPLIED FOR

Local Sales Tax Agency Account Number:

Local ABC Permit Number:

Location Address of Applicant: 3350 MAPLEWOOD DR  
SULPHUR LA 70663-6206

I hereby certify that the above listed taxpayer is current in filing and paying all required sales tax returns and taxes.

State	 Signature	Director Title	December 10, 2025 Date
Local	 Signature	 Title	 Date



**Sales and Use Tax Department**  
PO Drawer 2050; 2439 6<sup>th</sup> Street Lake Charles, LA 70602-2050

# Calcasieu Parish School Board

[www.calcasieusalestax.org](http://www.calcasieusalestax.org)

(337) 217-4280 Fax (337) 217-4281

## PARISH OF CALCASIEU SALES TAX CLEARANCE CERTIFICATE FOR OFFICE OF ALCOHOL AND TOBACCO CONTROL

Louisiana Statutes require that both state and local revenue or tax offices provide a tax clearance before the issuance or renewal of a state or local Alcoholic Beverage Permit.

In accordance with Act 1016 of the 1995 Regular Session of the Louisiana Legislature, this document certifies that the taxpayer listed herein is current in filing Calcasieu Parish Sales Taxes and there are no delinquent taxes, penalties, or interest due. This Calcasieu Parish Sales Tax Clearance Certificate must be attached to your Alcoholic Beverage Control permit application in all instances, whether initial or renewal, and submitted to the Office of Alcohol and Tobacco Control.

### NOTICE: A STATE TAX CLEARANCE IS REQUIRED IN ADDITION TO THE LOCAL CLEARANCE.

Calcasieu Parish Taxpayer Number: 00063020

Federal Employer Identification Number:

LA Department of Revenue & Taxation No:

Taxpayer Name: KINGS POINT VI LLC

Trade Name (if different): KINGS POINT VI LLC

Location Address: 3350 MAPLEWOOD DR  
SULPHUR, LA 70663

Mailing Address: 3350 MAPLEWOOD DR  
SULPHUR, LA 70663

I hereby certify that there are no delinquent sales taxes, penalties, or interest due the Calcasieu Parish Sales and Use Tax Department from the above listed taxpayer, excluding items under formal appeal pursuant to applicable statutes.

*Donna Dwyer*  
Authorized Signature

Calcasieu Parish Sales & Use Tax Department

// Clerk  
Title

// 12/17/2025  
Date

F032/(5/2017)

#### REPRESENTING

Calcasieu Parish School Board, STX Districts 2 & 3, Calcasieu Parish Police Jury, STX Districts 1 & 4A  
Calcasieu Parish Law Enforcement District, City of DeQuincy, Town of Iowa, City of Lake Charles  
City of Sulphur, Town of Vinton, City of Westlake, SWLA Convention & Visitors Bureau





*John Wall, Police Chief*

**City of Sulphur  
Police Department**  
500B N. Huntington St.  
Sulphur, LA. 70663  
**Phone: 337-527-4594**  
**Fax: 337-527-4561**  
[www.sulphur.org](http://www.sulphur.org)



*Mike Danahay, Mayor*

January 23, 2026

To Whom It May Concern:

On January 23, 2026, a search of this office was made showing good conduct and without presence of a criminal record on file for the said **AYUB KHAN** D.O.B. 03/22/1997 [REDACTED]

This search shows that the subject **AYUB KHAN** has never been arrested, investigated, or otherwise involved directly and/or indirectly of any crimes, misdemeanors or any offense.

This certificate is based upon a personal investigation and upon the records of the Sulphur Police Department Records Division.

Respectfully Submitted,

*Nichole Benoit*

Nichole Benoit  
Records Division  
Sulphur Police Dept

**NOTE: The response to this request for a Criminal Record Check is based on a review of the Sulphur Police Department's Database. This does not include the existence of a record in another local agency such as Sulphur City Court; Sulphur City Marshal's Office; Calcasieu Parish Sheriff's Office; the Louisiana State Police and the FBI Identification Division.**

**FAITH**



**FAMILY**



**COMMUNITY**





*John Wall, Police Chief*

*City of Sulphur  
Police Department  
500B N. Huntington St.  
Sulphur, LA 70663  
Phone: 337-527-4694  
Fax: 337-527-4561  
[www.sulphur.org](http://www.sulphur.org)*



*Mike Danahay, Mayor*

January 23, 2026

To Whom It May Concern:

On January 23, 2026, a search of this office was made showing good conduct and without presence of a criminal record on file for the said **RAJINDER SINGH D.O.B. 01/03/1960** [REDACTED]

This search shows that the subject **RAJINDER SINGH** has never been arrested, investigated, or otherwise involved directly and/or indirectly of any crimes, misdemeanors or any offense.

This certificate is based upon a personal investigation and upon the records of the Sulphur Police Department Records Division.

Respectfully Submitted,

*Nichole Benoit*

Nichole Benoit  
Records Division  
Sulphur Police Dept

**NOTE: The response to this request for a Criminal Record Check is based on a review of the Sulphur Police Department's Database. This does not include the existence of a record in another local agency such as Sulphur City Court; Sulphur City Marshal's Office; Calcasieu Parish Sheriff's Office; the Louisiana State Police and the FBI Identification Division.**

**FAITH**



**FAMILY**



**COMMUNITY**