

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 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 Subdivision (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.

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

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 9th day of
May, 2022.


MANDY THOMAS, Chairman

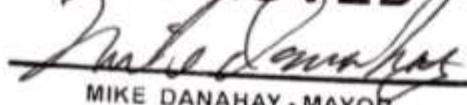
I HEREBY CERTIFY that the foregoing Ordinance has been presented to the Mayor on this 11th day of May, 2022, at 10:00 o'clock a.m.

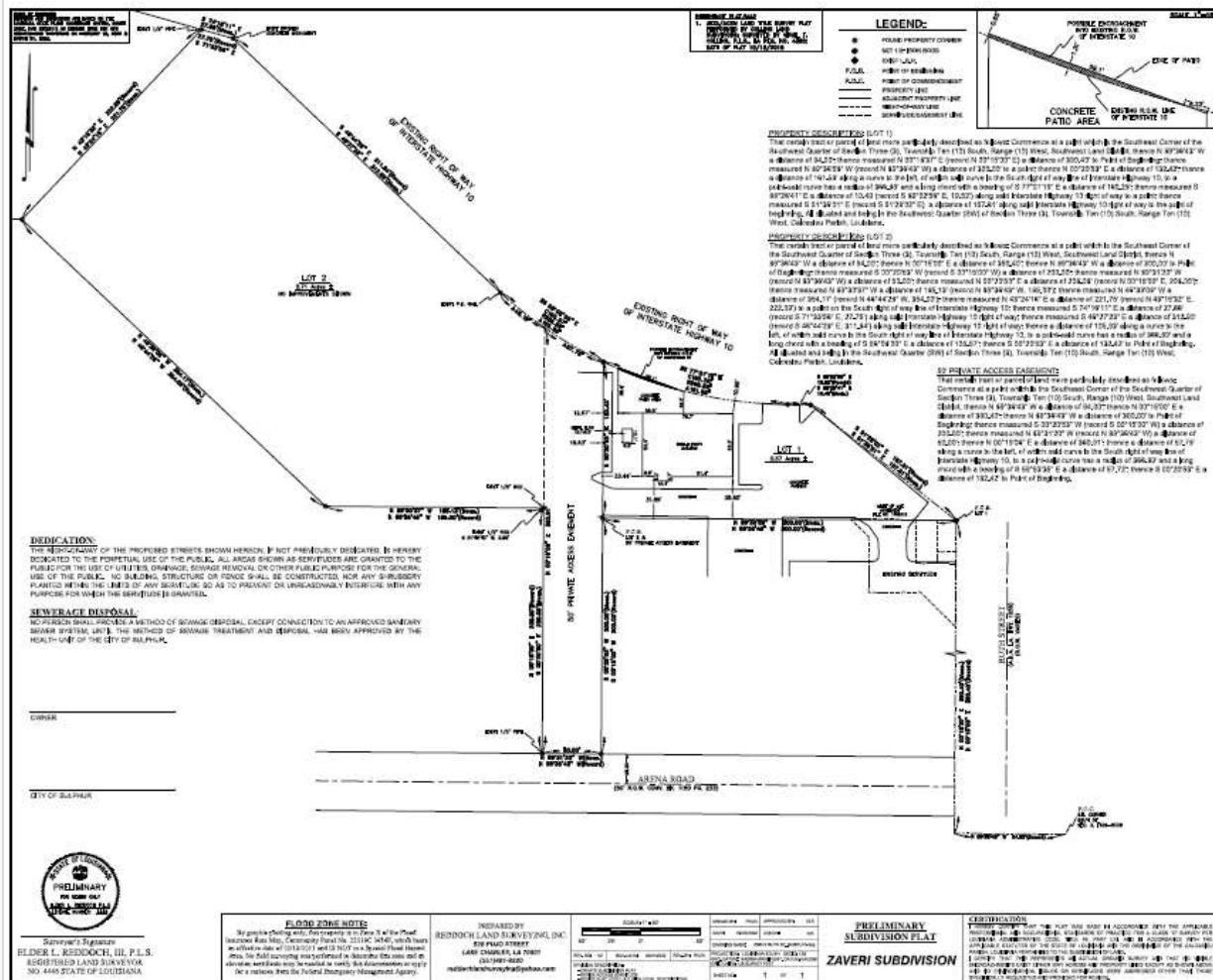

ARLENE BLANCHARD, Clerk

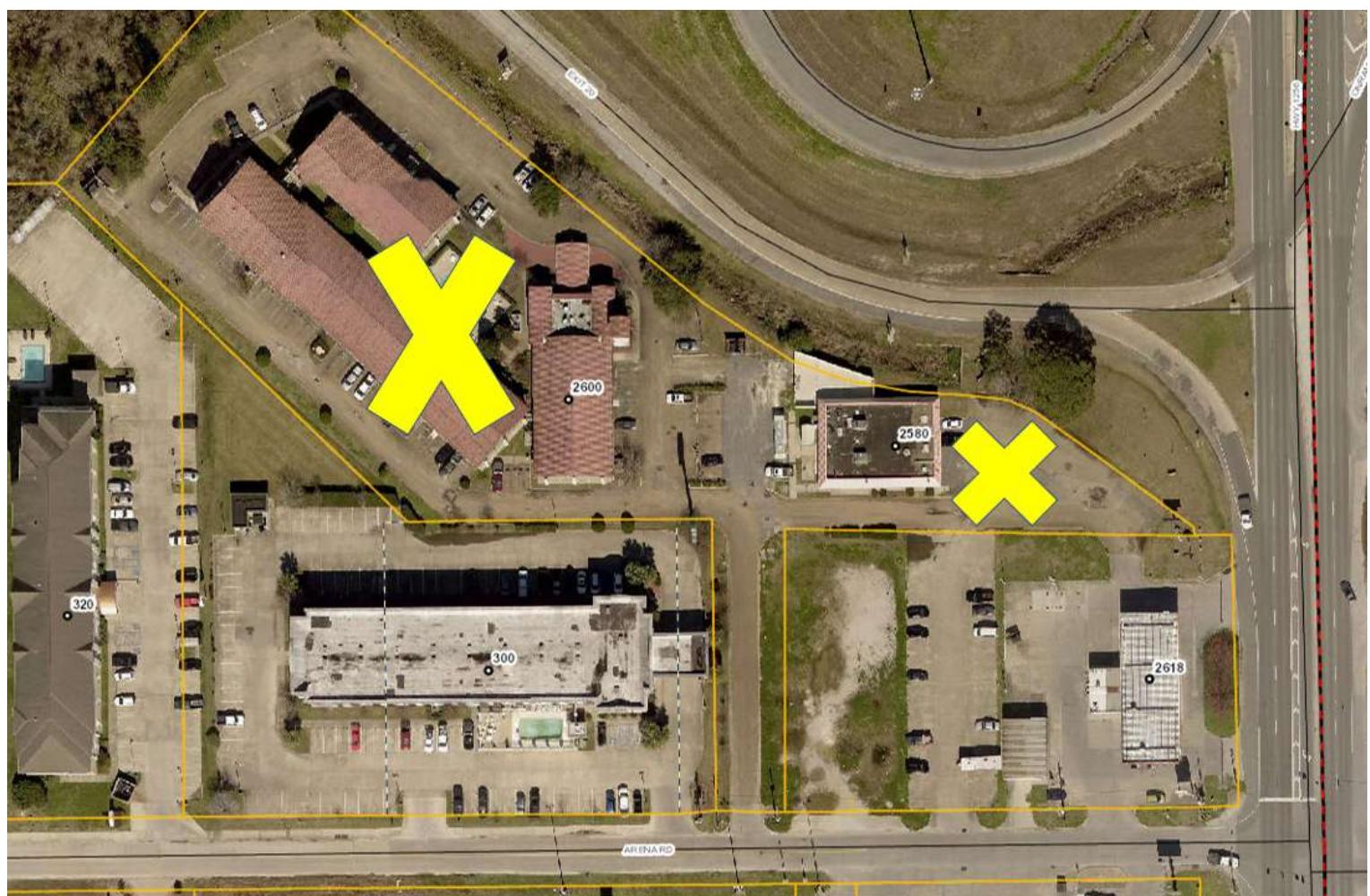
I HEREBY CERTIFY that I have received from the Mayor at 11:00 o'clock a.m. on this 11th day of May, 2022, the foregoing ordinance which has approved/vetoed by the Mayor.


ARLENE BLANCHARD, Clerk

APPROVED


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.

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

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

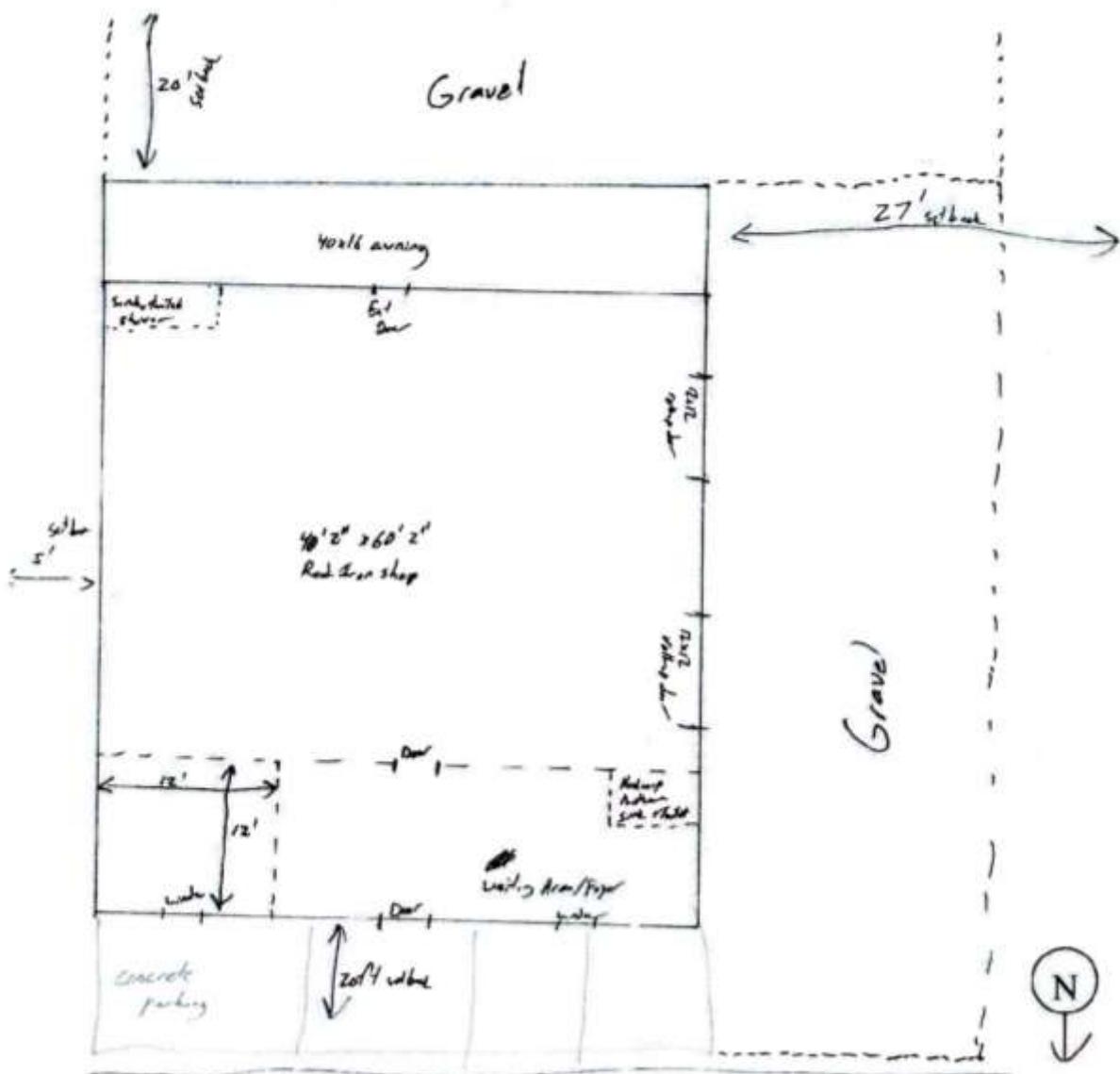
District 5 of Ward 4

1331 Swisco Road

Sulphur LA 70665

Phone: (337) 628-3851

Email Address: gravitydrainage5@suddenlinkmail.com



CARR LN.

Lot Dimensions
72' 11"

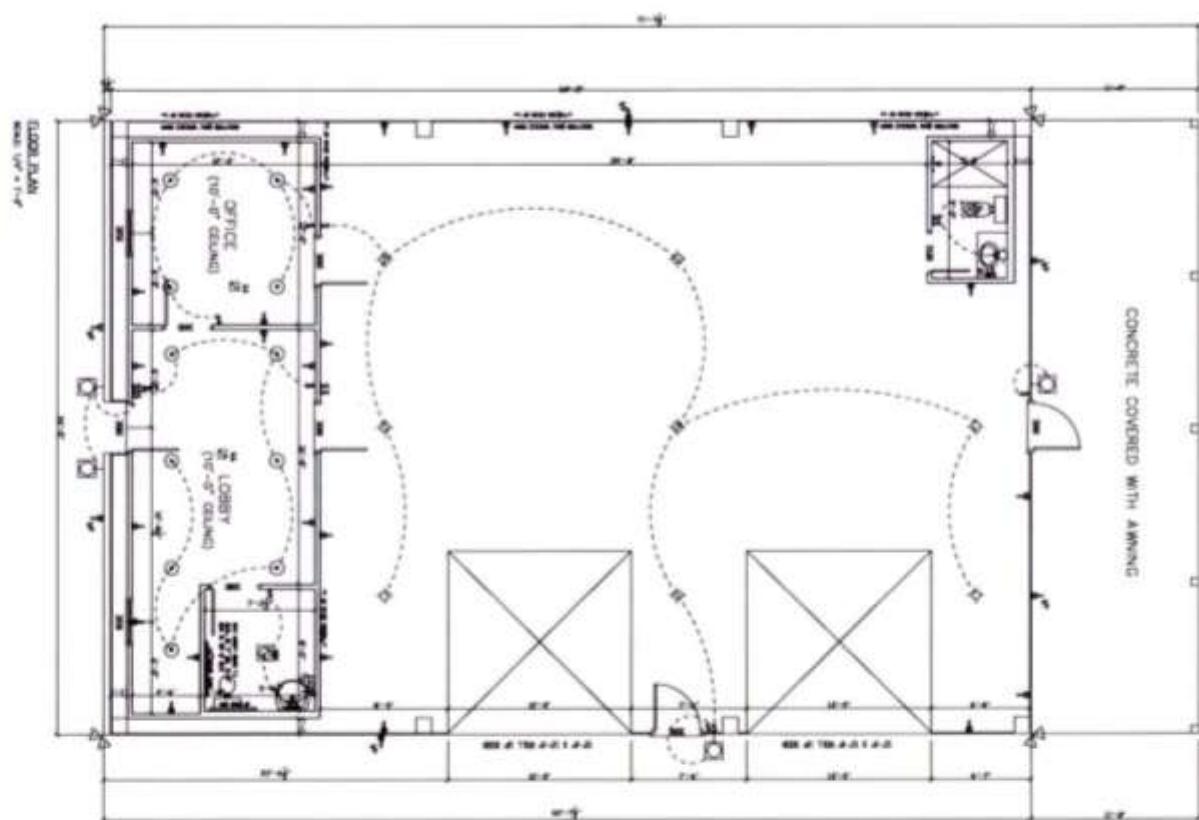
Building 40' 2" x 60' 2"
Addng 10' 2" x 16'
Ext Area 10' 2" x 26' 2"

10' 2" 10' 2" 10' 2"

Gravel & driveway
- Site plan
- Gravel & gold l. - calc
- None, under, sand

2209 CARR LN.
DAN SMITH GLASS SHOP

Metal Building



20' x 20' 16" O.C.
Walls up to 10' 0"



MOSS BLUFF DRAFTING
P. O. BOX 1887
LAKE CHARLES, LOUISIANA 70602
217-1988 OR 214-982

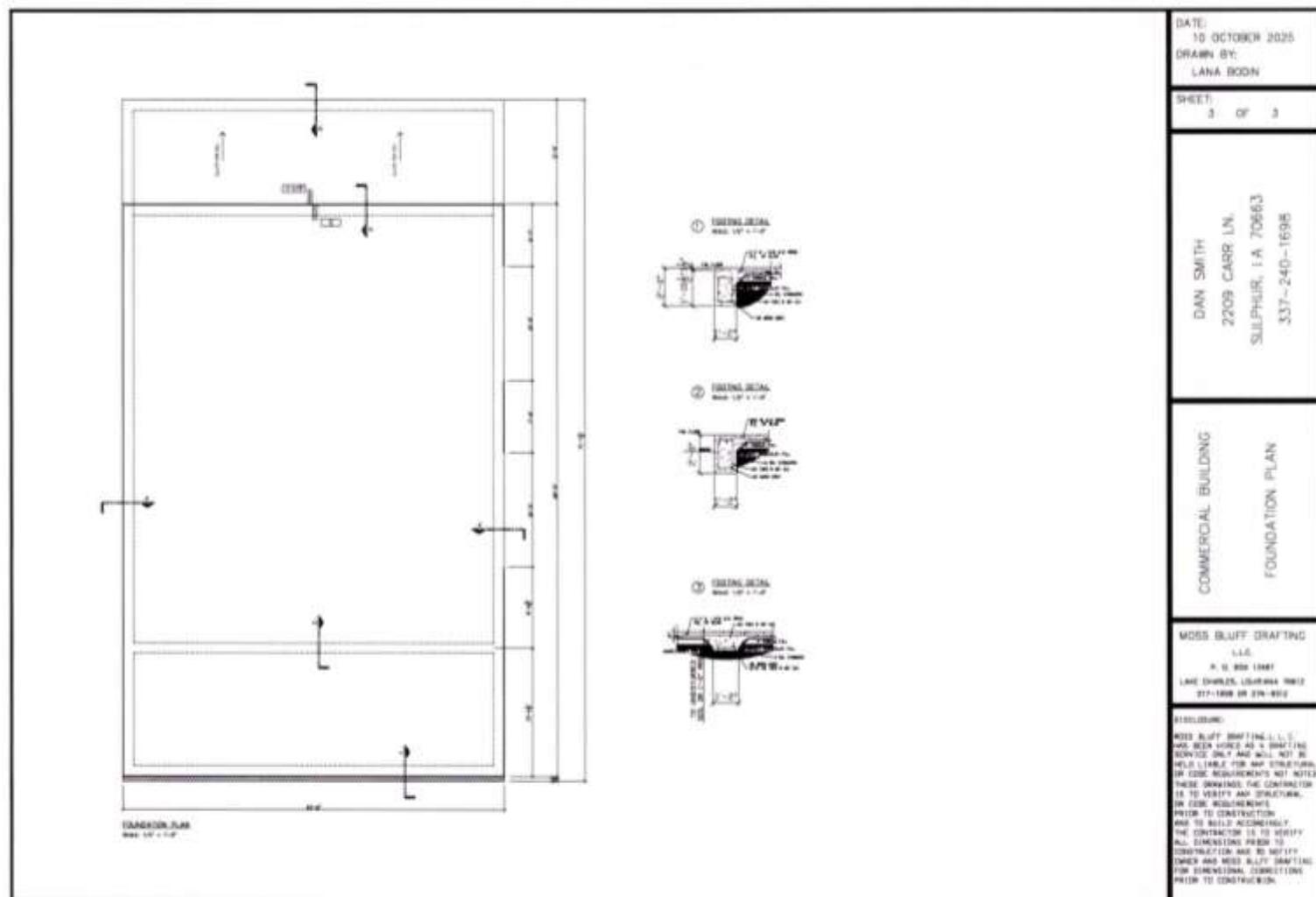
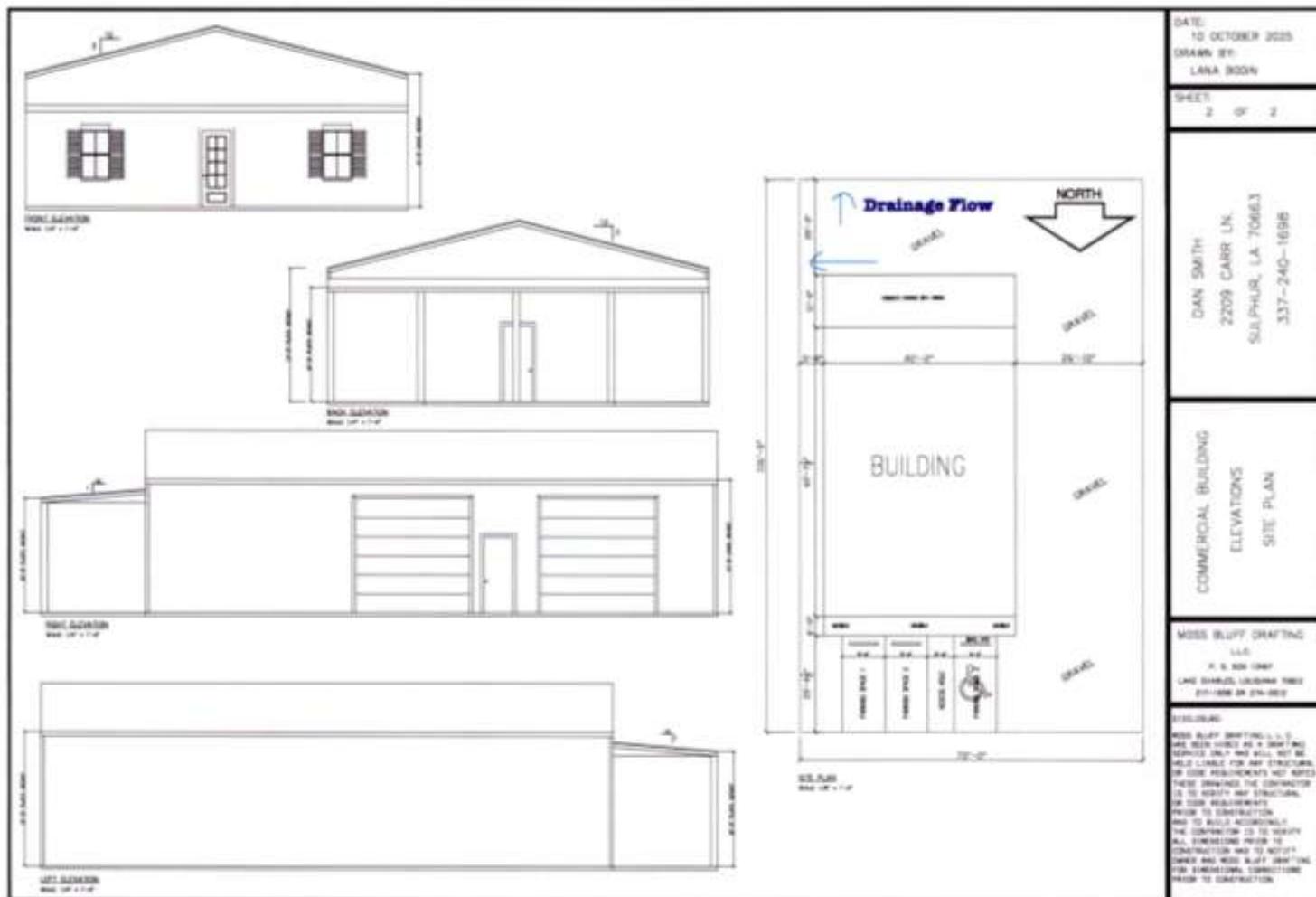
COMMERCIAL BUILDING
FLOOR PLAN
ELECTRICAL PLAN/JOIST LAYOUT

DAN SMITH
2209 CARR LN.
SULPHUR, LA 70663
337-240-1698

SHEET:
1 OF 2

DATE:
10 OCTOBER 2025
DRAWN BY:
LANA BOON

STRUCTURE:
Moss Bluff Drafting, LLC
has been hired as a drafting
service only, and will not be
held liable for any structural
or code requirements not noted
in these drawings. The contractor
is to verify any structural
or code requirements
prior to construction
and to build accordingly.
The contractor is to verify
all dimensions prior to
construction and to notify
Dana and Moss Bluff Drafting
for dimensional corrections
prior to construction.









ORDINANCE NO. _____, M-C SERIES

ORDINANCE AUTHORIZING MAYOR DANAHAY 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 14th 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:

Witness Signature

Printed Witness Name

Witness Signature

Printed Witness Name

CALCASIEU PARISH POLICE JURY:

BY: _____
JUDD BARES, PRESIDENT

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:

Witness Signature

Printed Witness Name

Witness Signature

Printed Witness Name

CITY OF SULPHUR:

BY: _____
MIKE DANAHAY, MAYOR

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 | Quanity | 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 NO. M-C SERIES

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.

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

By: _____
Mike Danahay, Mayor

Witness Signature

Witness Signature

TOWN OF EVERGREEN

By: _____
Chief Ananise Robinson

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.

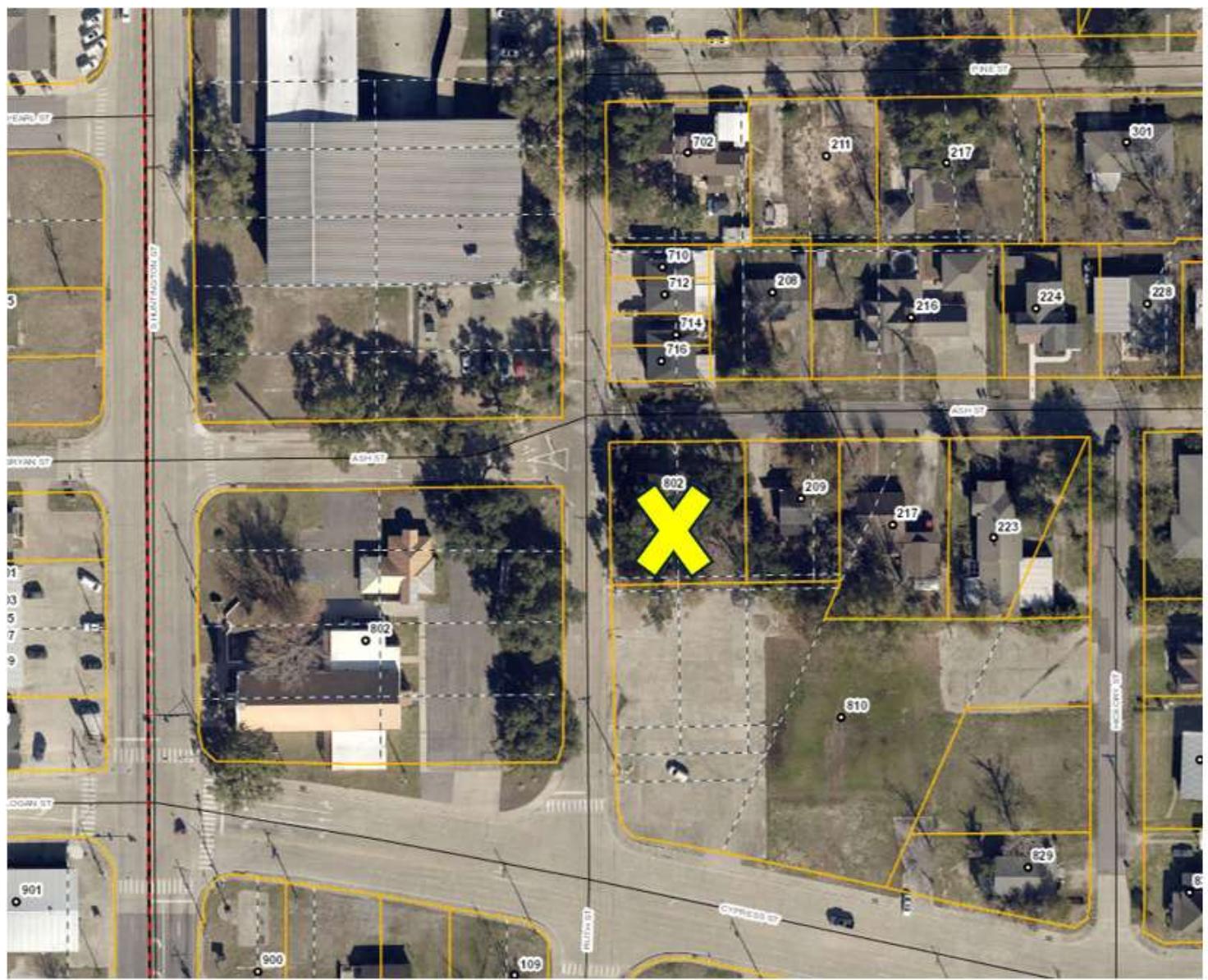
JOY ABSHIRE, Chairman

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 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.

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-adooption 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
LOT 84 OF P G LOOK, SUB OF PART OF NW1/4 SEC 14 & 15 ALONG WITH ABANDONED ALLEY ON SOUTH

FOR

City of Sulphur
101 N Huntington Street
Sulphur, LA 70663

OPINION OF VALUE

\$1,000

AS OF

10/14/2025

BY

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


Linda Leigh Warren-Whitley
BLS# 4723953
Uniglobe Appraisal Company

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

11/06/2025

Ashley Dickerson
City of Sulphur
101 N Huntington Street
Sulphur, LA 70563

Re: Property: 802 Ruth St
Borrower: Sulphur, LA 70663
N/A

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 disclosure 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.

© 2014 Pearson Education, Inc.

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

Serial #0700003
signaturnode.com/inv1

| | |
|-------------------------------|-----------------------|
| Borrower: N/A | File No. 202510014A.J |
| Property Address: 802 Ruth St | |
| City: Sulphur | County: Caddo |
| State: LA | Zip Code: 70663 |
| Lender/Clien: 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(g), 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 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.
- 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 personnel signing this certificate (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.

APPRAYER:

Signature:

Name: Linda Leigh Washam-Whitley
Owner/Appraiser
State Certificate #: 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-APPRAYER (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 Exterior-Only
Date of Inspection (if applicable):

Form ID14E - "TOTAL" appraisal software by a la mode, Inc. - 1-800-ALAMODE
Serial 4751943
signatacademy.com

RESTRICTED APPRAISAL REPORT

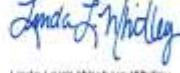
| | | | | | | | | | | | |
|--|--|--|-------|--|-------|--|-------|---------------------------------------|-------|-------------------------|----|
| RESTRICTED APPRAISAL REPORT | | | | | | | | | | Report No.: 20251001442 | |
| Property Address: 802 Ruth St | | City: Sulphur | | State: LA | | Zip Code: 70663 | | | | | |
| County: Calcasieu | | Legal Description: LOT# 5A919 P.0.125 SUB OF PART OF NW 1/4 SEC 24, S.12, ALONG WITH ABANDONED ALLEY | | Assessor's Parcel #: 00524225 | | | | | | | |
| Tax Year: 2025 | | F.E. Taxes \$ 0 | | Special Assessments \$ 0 | | Bankrupt (if applicable) <input checked="" type="checkbox"/> | | N/A | | | |
| Current Owner of Record: City of Sulphur | | Occupant: <input type="checkbox"/> Owner <input checked="" type="checkbox"/> lessee <input checked="" type="checkbox"/> vacant | | Manufactured Housing | | | | | | | |
| Property Type: <input checked="" type="checkbox"/> SFH <input type="checkbox"/> 2-4 Family <input type="checkbox"/> | | # of Units: 1 | | Ownership Registration: <input checked="" type="checkbox"/> New <input type="checkbox"/> PUD <input type="checkbox"/> Condo <input type="checkbox"/> Lease | | | | | | | |
| Market Area Name: F.G. LOCK NW SE 3409-10 | | Map Reference: 29340 | | Current Tract: 0030.00 | | Current Block: 0000 | | Floor Plans: <input type="checkbox"/> | | | |
| 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 (specify)) | | | | | | | | | | | |
| 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"/> Leasedhold <input type="checkbox"/> Leased Fee <input type="checkbox"/> Other (describe) | | | | | | | | | | | |
| Interest Use: Market Value Determination | | | | | | | | | | | |
| Under USPAP Standard Rule 2-3(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. | | | | | | | | | | | |
| Client: City of Sulphur | | Address: 101 N Huntington Street, Sulphur, LA 70663 | | Appraiser: Linda Leigh Washburn-Whitney | | Address: 3811 Kirkman Street, Lake Charles, LA 70607 | | | | | |
| FEATURE | | SUBJECT | | COMPARABLE SALE # 1 | | COMPARABLE SALE # 2 | | COMPARABLE SALE # 3 | | | |
| Address: 802 Ruth St Sulphur, LA 70663 | | 214 Pine St Sulphur, LA 70663 | | 1306 Dean St Sulphur, LA 70663 | | 600 S Stanford St Sulphur, LA 70663 | | | | | |
| Property to Subject: 0.06 miles NE | | | | 0.32 miles SE | | | | 0.32 miles NW | | | |
| Sale Price: \$ 100,000 | | | | \$ 73,000 | | | | \$ 72,000 | | | |
| Sale Price/Unit: \$ 42.94/sq. ft. | | | | \$ 43.12/sq. ft. | | | | \$ 51.43/sq. ft. | | | |
| Sale Date(s): Pv 00624225 | | SWL24002877, DOM 142 | | SWL24001918, DOM 338 | | SWL2000636, DOM 22 | | | | | |
| Verification Source(s): Inspection/PR | | Inspection/PR | | MLS/Tax Assessor | | MLS/Tax Assessor | | | | | |
| VALUE ADJUSTMENTS | | DESCRIPTION | | DESCRIPTION | | DESCRIPTION | | DESCRIPTION | | | |
| Sales or Financing | | Am/Lth | | Am/Lth | | Am/Lth | | Am/Lth | | | |
| Concessions | | Cash/0 | | UHL/0 | | GSH/0 | | | | | |
| Date of Sale/Time | | e11/24/10/24 | | e04/25/03/25 | | e03/25/02/25 | | | | | |
| Rights Appraised | | Fee Simple | | Fee Simple | | Fee Simple | | Fee Simple | | | |
| Location | | N.Res.Res | | N.Res.Res | | N.Res.Res | | N.Res.Res | | | |
| Size | | 11000 sf | | 27878 sf | | 10690 sf | | 6,000 7941 sf | | | |
| View | | N.Res.Res | | N.Res.Res | | N.Res.Res | | N.Res.Res | | | |
| Design (Style) | | DT1.5 Cottage | | DT1 Cottage | | DT1 Cottage | | DT1,Cottage | | | |
| Quality of Construction | | Q4 | | Q4 | | Q4 | | Q4 | | | |
| Age | | 85 | | 87 | | 85 | | 85 | | | |
| Condition | | C5 | | C5 | | C4 | | -10,000 C4 | | | |
| Above Grade | | Total | Rooms | Baths | Total | Rooms | Baths | Total | Rooms | Baths | |
| Room Count | | 6 | 2 | 1.0 | 8 | 4 | 2.0 | 6 | 3 | 2.0 | |
| Gross Living Area | | 1,473 | sf | | 2,329 | sf | | -15,408 | | 1,683 | sf |
| Basement & Finished | | Def | | | Def | | | Def | | Def | |
| Rooms Below Grade | | | | | | | | | | | |
| Functionality | | Typical | | Typical | | Typical | | Typical | | | |
| Heating/Cooling | | F/WA CAC | | F/WA CAC | | F/WA CAC | | F/WA CAC | | | |
| Energy Efficient Items | | Standard | | None | | None | | None | | | |
| Garage/Carport | | 1cp/1dw | | 2cp/2dw | | 0 cp/1dw | | 0 cp/2dw | | | |
| Porch/Patio/Deck | | Patio/None | | Entry/None | | 0 Entry/Patio | | 0 Porch/Patio/Deck | | | |
| Fence/Privacy | | None/None | | None/Replace | | 0/None/None | | Fence/None | | | |
| Carpeting | | Bonus/Bath/627 sf | | Apt/Wkshp/0 Dm | | +10,675 None | | +15,875 Wkshp | | +15,875 | |
| Pool/Other | | None | | None | | None | | None | | | |
| Net Adjustment (Total) | | + X - \$ -14,738 | | X + - \$ 6,715 | | X + - \$ 6,715 | | X + - \$ 14,488 | | | |
| Adjusted Sale Price of Comparable | | Net 14.7 % | | Net 8.2 % | | Net 20.1 % | | | | | |
| Summary of Sales Comparison Approach | | Sales recited 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. Market price 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 reflects 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. | | | | | | | | | | | |

GP RESTRICTED

Copyright 2014 by AIA Media, Inc. This form may be reproduced, unmodified, without written permission from AIA/CI/CTI. "TOTAL" is a registered trademark by AIA Media, Inc. • 1-800-AIA-NAMES

SEARCHED AND SERIALIZED

RESTRICTED APPRAISAL REPORT

| | | | | | | | |
|---|--|--|-------------|------------------|---------|-------------------|--|
| Data Sources: MI, MI Tax Assessor | | My research <input checked="" type="checkbox"/> did <input type="checkbox"/> not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal. | | | | | |
| TRANSFER HISTORY | | Analysis of sale/transfer history and/or any current agreement of sale/transfer: 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. | | | | | |
| 2nd Prior Subject Sale/Transfer | | | | | | | |
| Date: 3/14/2025 | | | | | | | |
| Price: \$8,000 | | | | | | | |
| Source(s): MI, MI Tax Assessor | | | | | | | |
| 2nd Prior Subject Sale/Transfer | | | | | | | |
| Date: | | | | | | | |
| Price: | | | | | | | |
| Source(s): | | | | | | | |
| Subject Market Area and Marketability: See attached addenda. | | | | | | | |
| MARKET | | | | | | | |
| Site Area: 11000 sf. | | Site View: N, Res. Res. | Topography: | Appears Typical: | Orange: | Appears Adequate: | |
| Zoning Classification: Res. | | Zoning Compliance: <input checked="" type="checkbox"/> Legal <input type="checkbox"/> Legal nonconforming (grandfathered) <input type="checkbox"/> Legal <input type="checkbox"/> No zoning | | | | | |
| Highest & Best Use: Present use, or <input type="checkbox"/> Other use (explain): | | Use as appraised in this report: Single Family Residence | | | | | |
| Actual Use as of Effective Date: Single Family Residence | | | | | | | |
| Opinion of Highest & Best Use: Highest and best use is single family residential. | | | | | | | |
| FEMA Spec'd Flood Hazard Area: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> FEMA Flood Zone: X | | FEMA Map #: 22019C045327 FEMA Map Date: 2/18/2011 | | | | | |
| Site Comments: 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 Test Addendum. | | | | | | | |
| IMPROVEMENTS | | Improvements Comments: 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 C6 was assigned as per UAD definitions provided in the addendum of this report. | | | | | |
| RECONCILIATION | | Indicated Value by: Sales Comparison Approach: \$91,000 Indicated Value by: Cost Approach (if developed): \$91,000 Indicated Value by: Income Approach (if developed): \$91,000 Final Reconciliation: 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 just 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 \$79,000-\$112,000. The final opinion of market value is reconciled within this range and is as of the effective date of this appraisal report. | | | | | |
| ATTACHMENTS | | 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. Extraordinary assumption is applied that the subject structure is sound and that the repairs necessary are cosmetic and no major structural issues are present. <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 \$ 91,000, as of 10/14/2025, 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. | | | | | |
| SIGNATURES | | A true and complete copy of this report contains 43 pages including exhibits 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 Exhibits: <input checked="" type="checkbox"/> Scope of Work <input type="checkbox"/> Limiting Cond. Certifications <input checked="" type="checkbox"/> Narrative Addendum <input checked="" type="checkbox"/> Photograph Addendum <input checked="" type="checkbox"/> Sketch Addendum <input checked="" type="checkbox"/> Map Addendum <input checked="" type="checkbox"/> Additional Sales <input type="checkbox"/> Cost Addendum <input type="checkbox"/> Roof Addendum <input type="checkbox"/> Manu. House Addendum <input checked="" type="checkbox"/> Hypothetical Conditions <input checked="" type="checkbox"/> Extraordinary Assumptions | | | | | |
| APPRASIER | | Client Contact: Ashley Dickerson Client Name: City of Sulphur E-Mail: ashley.dickerson@cityofsulphur.org Address: 101 N Huntington Street, Sulphur, LA 70663 APPRASIER: www.lakeareaappraisal.com , Serial #4TE19003  | | | | | |
| APPRASIER | | SUPERVISORY APPRAISER (if required) or CO-APPRASIER (if applicable) | | | | | |
| APPRASIER Name: Linda Leigh Washam-Whitley | | Supervisory or Co-Appraiser Name: _____ Company: _____ Phone: _____ Fax: _____ E-Mail: _____ | | | | | |
| Company: Lake Area Appraisal Firm | | Date of Report (Signature): 11/08/2025 License or Certification #: 2110 State: LA Designation: Owner/Appraiser Expiration Date of License or Certification: 12/31/2026 Inspector of Subject: <input checked="" type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None Date of Inspection: 10/14/2025 Inspection of Subject: <input type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None Date of Inspection: 10/14/2025 | | | | | |

GP RESTRICTED

Copyright 2019 by A-Mode, Inc. This form may be reproduced immediately without written permission. Form

SPPR1470003 12/2013

Form SPPR147003 - "TOTAL" appraisal software by A-Mode, Inc. - 1-800-ALAMODE

Assumptions, Limiting Conditions & Scope of Work

| | | | |
|--|--|-----------|-----------------|
| Property Address: 602 Ruth St. | City: Sulphur | State: LA | Zip Code: 70663 |
| Client: City of Sulphur | Address: 101 N Huntington Street, Sulphur, LA 70663 | | |
| Appraiser: Linda Leigh Wiesham-Whiteley | Address: 3611 Kirkman Street, Lake Charles, LA 70607 | | |
| STATEMENT OF ASSUMPTIONS & LIMITING CONDITIONS | | | |
| <p>- 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.</p> <p>- 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.</p> <p>- 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.</p> <p>- 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.</p> <p>- 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.</p> <p>- 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.</p> <p>- 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.</p> <p>- 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.</p> <p>- 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.</p> <p>- 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.</p> <p>- 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.</p> <p>- 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.</p> | | | |
| <p>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.</p> <p>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.</p> <p>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.</p> <p>Additional Comments (Scope of Work, Extraordinary Assumptions, Hypothetical Conditions, etc.):</p> | | | |

GP RESTRICTED

Copyright 2019 by a la mode, inc. This form may be reproduced unmodified without written permission. Version Form QPRTOAD - 'TOTAL' appraisal software by a la mode, inc. - 1-800-4LA-MODE

Default ATTACHMENT
https://alamode.com/secure/

10/2019

Certifications

| | | | |
|--|--|-----------|-----------------|
| 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: 3611 Kirshen Street, Lake Charles, LA 70607 | | |
| APPRASIER'S CERTIFICATION | | | |
| I certify that, to the best of my knowledge and belief: | | | |
| <ul style="list-style-type: none"> - 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:

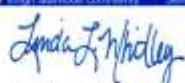
DEFINITION OF MARKET VALUE *

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 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 |
| APPRASIER: <input checked="" type="checkbox"/> www.appraiserscommunity.com Serial #4703965 | SUPERVISORY APPRAISER (if required) or CO-APPRASIER (if applicable) |
|  | |
| Appraiser Name: Linda Leigh Wigham-Whitley | |
| Company: Lake Area Appraisal Firm | |
| Phone: (337) 662-6222 Fax: | |
| E-Mail: lakeareaappraisalfirm@gmail.com | |
| Date Report Signed: 11/06/2020 | |
| License or Certification #: 2110 State: LA | |
| Designation: Owner/Appraiser | |
| Expiration Date of License or Certification: 12/31/2026 | |
| Inspection of Subject: <input checked="" type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None | |
| Date of Inspection: 10/14/2025 | |
| Inspection of Subject: <input type="checkbox"/> Interior & Exterior <input checked="" type="checkbox"/> Exterior Only <input type="checkbox"/> None | |
| Date of Inspection: | |

GP RESTRICTED

Copyright 2019 by a la mode, inc. This form may be reproduced unmodified without written permission. Form
Firm# 4703965 - unmodified and modified
designs available on www.appraiserscommunity.com 10/2019.

ADDITIONAL COMPARABLE SALES

| FEATURE | SUBJECT | COMPARABLE SALE # 4 | COMPARABLE SALE # 5 | COMPARABLE SALE # 6 |
|-----------------------------------|---|--|--|---------------------|
| Address | 802 Ruth St Sulphur, LA 70663 | 101 S Stanford St Sulphur, LA 70663 | 517 Ouster St Sulphur, LA 70663 | |
| Proximity to Subject | | 0.22 miles W | 0.49 miles SW | |
| Sale Price/SLA | \$ 86,680.00 | \$ 104,000 | \$ 70,000 | \$ 86,680.00 |
| Data Source(s) | Re:00624225 | SWL24007112,DOM 54 | SWL26005390,DOM 16 | |
| Verification Source(s) | Inspection/PR | MLSTax Assessor | MLSTax Assessor | |
| VALUE ADJUSTMENTS | DESCRIPTION | +(-) \$ Adj. | (DESCRIPTION) | +(-) \$ Adj. |
| Sales or Financing | Am/Lth | Am/Lth | DESCRIPTION | +(-) \$ Adj. |
| Commissions | Link, 2000 | 0 Unreported | | |
| Date of Sale/Time | 9/03/25, 03:25 | 9/10/24, 09:24 | | |
| Right of Agreed: | Fee Simple | Fee Simple | Fee Simple | |
| Location | N.Res./Res | N.Res./Res | N.Res./Res | |
| Site | 11,000 sf | 6,970 sf | +7,930 11,890 sf | +5,000 |
| View | N.Res./Res | N.Res./Res | N.Res./Res | |
| Design Style | DT1.5 Cottage | DT1.Cottage | DT1.Ranch | 0 |
| Quality of Construction | C4 | C4 | C4 | |
| Age | -85 | 91 | 0.64 | 0 |
| Condition | C5 | C4 | -25,000 C5 | |
| Above Grade | Total: 2,800 1,600 | Total: 2,800 1,600 | Total: 3,000 1,600 | Total: 3,000 1,600 |
| Room Count | 6 2 1,0 | 5 2 1,0 | 6 3 1,1 | 6 3 1,1 |
| Gross Living Area | 1,473 sqft | 1,197 sqft | +4,968 1,617 sqft | -2,592 1,617 sqft |
| Basement & Finished | 0sf | 0sf | 0sf | |
| Rooms Below Grade | | | | |
| Functional Utility | Typical | Typical | Typical | |
| Heating/Cooling | PWA CAC | PWA CAC | PWA CAC | |
| Energy Efficient Items | Standard | None | None | |
| Garage/Carport | 1car1dw | 2car1dw | 0.5dw | 0 |
| Porch/Patio/Deck | Patio/None | Porch/Porch | 0.Porch/0.Patio | 0 |
| Fence/Fencing | None/None | Fence/None | 0.Fence/None | 0 |
| Outbuilding | Bonus/Bath/827 sf | Storage | +20,675 None | +18,175 |
| Perch/Other | None | None | None | |
| Net Adjustment (Total) | <input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 8,143 | <input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 20,593 | <input type="checkbox"/> + <input type="checkbox"/> - \$ | |
| Adjusted Sale Price of Comparable | Net: 78 % Gross: 95.9 % | Net: 29.4 % Gross: 36.9 % | Net: % Gross: % | |

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 Text Addendum. The physical search parameters were: Class=RE, Close Date=24 Months Back, Parish=Calcasieu, Living Area=1000-2400, Price=30000-125000, Status=ACT,AUC,SLO,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 cited 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 rated 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 8.2 and 8.3 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 per dollar adjustment was applied for sales concessions over these 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, drywall 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 reaction 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 8 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.

GP RESTRICTED

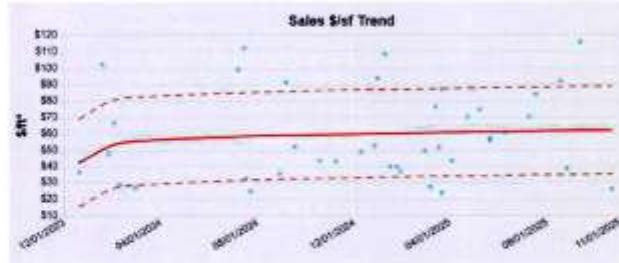
Copyright 2013 by a la mode, inc. This form may be reproduced without written permission. Form GPR103.AC - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

acknowledged and checked
Social AF 47338881 12/2013
sign.electronic.com/verity

Analytics Addendum

File No. 2025100114 | Page # 9 of 41

| | |
|------------------|--------------|
| Borrower | N/A |
| Property Address | 802 Ruth St. |
| City | Sulphur |
| County | Caldwell |
| State | LA |
| Zip Code | 70663 |



Form PCAT-CHART - "TOTAL" appraisal software by a la mode, Inc. - 1-800-ALAMODE

Serial # 4759853
www.alamode.com/val

Supplemental Addendum

File No. 2025100144J

| | |
|------------------|--------------|
| Borrower | N/A |
| Property Address | 802 Ruth St. |
| City | Sulphur |
| County | Cameron |
| State | LA |
| Zip Code | 70663 |

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 area 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 condition 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 predominant values of the comparable properties observed and within the range of the high/low 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's economic growth is substantial, with a total of 97 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 acre'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 \$2.27/sf (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 ADR multi-listing services. Actual recorded plots were observed if 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 date 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.


Brian K. Johnson
Signature does not verify

Form TADD - "TOTAL" appraisal software by a la mode, Inc. - 1-800-ALAHOD2

| | | | | | | | | | | | | | | | | | | | |
|---|---------------|------------------|--------------|------------------|--------------|--|--|------|---------|--------|-----------|-------|----|----------|-------|--|--|--------------|--|
| File No. 202510014A1 | Page # 1 of 1 | | | | | | | | | | | | | | | | | | |
| Supplemental Addendum | | | | | | | | | | | | | | | | | | | |
| <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 10%;">Borrower</td> <td style="width: 10%;">N/A</td> <td style="width: 10%;">Property Address</td> <td colspan="3">802 Ruth St.</td> </tr> <tr> <td>City</td> <td>Sulphur</td> <td>County</td> <td>Calcasieu</td> <td>State</td> <td>LA</td> </tr> <tr> <td>Zip Code</td> <td colspan="3">70663</td> <td colspan="2">Lender/Clien</td> </tr> </table> | | Borrower | N/A | Property Address | 802 Ruth St. | | | City | Sulphur | County | Calcasieu | State | LA | Zip Code | 70663 | | | Lender/Clien | |
| Borrower | N/A | Property Address | 802 Ruth St. | | | | | | | | | | | | | | | | |
| City | Sulphur | County | Calcasieu | State | LA | | | | | | | | | | | | | | |
| Zip Code | 70663 | | | Lender/Clien | | | | | | | | | | | | | | | |

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 the area 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 names 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 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 asset 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 UFRAR, 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 R- (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 ADR 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 my 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 opportunity to physically inspect properties post original date of sale.


 Serial # 4765900
www.appraisers.org/verif

Subject Photo Page

| | |
|-------------------|-----------------|
| Owner: | NOA |
| Property Address: | 802 Ruth St. |
| City: | Sulphur |
| Land/Block: | City of Sulphur |
| County: | Calcasieu |
| State: | LA |
| Zip Code: | 70683 |

**Subject Front**

802 Ruth St
 Sales Price
 Gross Living Area: 1,470
 Total Rooms: 6
 Total Bedrooms: 2
 Total Bathrooms: 1.0
 Location: N/Res Res
 View: N/Res Res
 Site: 11000 sf
 Quality: Q4
 Age: -85

**Subject Rear****Subject Street**

Form PIC355 - "TOTAL" appraisal software by x3 rock, Inc. - 1-800-ALAMO35


Serial #47239913
Signature and date to be entered

Subject Photo Page

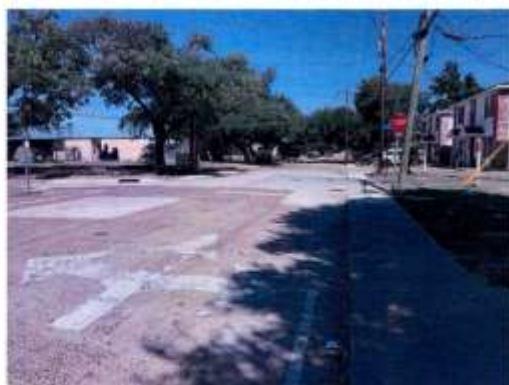


Subject Side

| | |
|-------------------|------------|
| 802 Ruth St | |
| Sales Price | |
| Gross Living Area | 1,473 |
| Total Rooms | 6 |
| Total Bedrooms | 3 |
| Total Bathrooms | 1.0 |
| Location | N/Res/Roof |
| View | N/Res/Roof |
| Site | 11000 sf |
| Quality | Q4 |
| Age | >85 |



Subject Side



Alt Subject Street

Form 20278-51 • 20278-51 special software by a la mode, inc. • 1-800-444-AMODE

Starla@4709903
www.alanwade.com/wifly

Photo Addendum

| | | | | | | | |
|------------------|--------------|--------|-----------|-------|----|----------|-------|
| Owner | N/A | County | Calcasieu | State | LA | Zip Code | 70563 |
| Property Address | 802 Ruth St. | | | | | | |
| City | Bogalusa | | | | | | |



Kitchen

Kitchen



Kitchen

Dining



Dining

Living

Form PCINT6 - "TOTAL" appraisal software by a la mode, Inc. - 1-800-ALAMODE

 6000 47TH STREET
 Suite #1000
 a la mode, Inc.

Photo Addendum

| | | | | | | | | | |
|---------------------|---------|------------------|-----------------|--------|-----------|-------|----|----------|-------|
| Buyer/Buyer's Agent | N/A | Property Address | 302 Ruth St | County | Catahoula | State | LA | Zip Code | 70663 |
| City | Sulphur | Land/Client | City of Sulphur | | | | | | |
| | | | | | | | | | |



Living



Formal Dining



Bedroom 1



Bedroom 1



Bath



Bath

Form POMTB - "TOTAL" appraisal software by a la mode, Inc. - 1-800-ALAMODE

Serial# 4755923
esign.alamode.com/contests

Photo Addendum

| | | | |
|-------------------|-----------------|-----------|---------|
| Owner: | N/A | | |
| Property Address: | 802 Ruth St. | | |
| City: | Sulphur | County: | Cameron |
| Under Contract: | City of Sulphur | State: | LA |
| | | Zip Code: | 70663 |



Hallway



Bedroom 2



Bedroom 2



Bonus 1



Bonus 1



Bonus 1

FIRTS POINTS - "TOTAL" appraisal software by a la mode, Inc. - 1-800-ALAMODE



Version 6.7.0.0001
info@alamode.com

Photo Addendum

| | | | |
|------------------|-----------------|----------|----------|
| Borrower | N/A | | |
| Property Address | 802 Ruth St | | |
| City | Sulphur | County | Cochiseo |
| Landlord/Client | City of Sulphur | State | LA |
| | | Zip Code | 70663 |

**Bonus 2****Bonus 2****Bonus Bath****Bonus Bath****Bonus 3****Ceiling Damage**

Form PCOMTE - "TOTAL" appraisal software by a la mode, Inc. - 1-800-ALAMODE


 800-555-4763
 aalamode.com/total

Photo Addendum

| | | | | |
|------------------|----------------|--------|-----------|-------------------------|
| Borrower | N/A | | | |
| Property Address | 802 Ruth St. | | | |
| City | Biloxi | County | Calcasieu | State LA Zip Code 70663 |
| Loan/Client | City of Biloxi | | | |



Stairs



Stairs/Ceiling and Roof Damage



Alt. Front



Exterior



Exterior



Exterior

Form PONTE - "TOTAL" appraisal software by a la mode, inc - 1-800-ALAMODE
Serial # 47638012
www.alamode.com/serial

Photo Addendum

| | |
|-------------------|--------------|
| Broker: | N/A |
| Property Address: | 1802 15th St |
| City: | Beaumont |
| County: | Cameron |
| State: | LA |
| Zip Code: | 70663 |



Exterior



Exterior



Exterior



Exterior



Exterior



Exterior

Form PCNT6 - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

 800-555-4774
www.alamode.com

Photo Addendum

| | |
|------------------|-----------------|
| Building | N/A |
| Property Address | 802 Ruth St |
| City | Sulphur |
| County | Cameron |
| State | LA |
| Zip Code | 70663 |
| Landlord/Clien | City of Sulphur |



Exterior



Carport



Exterior



Exterior



Exterior



Exterior

Form POINTS - "TOTAL" appraisal software by à la mode, inc. - 1-800-ALAMODE
 Software 472-5993
 www.alamode.com

Photo Addendum

| | | | |
|------------------|-----------------|----------|---------|
| Borrower | N/A | | |
| Property Address | 802 Ruth St. | | |
| City | Sulphur | County | Cameron |
| Land/Client | City of Sulphur | State | LA |
| | | Zip Code | 70663 |



Exterior



Exterior



Exterior



Exterior



Exterior



Exterior

Point POINTS - TOTAL® appraisal software by a la mode, Inc. - 1-800-ALAMODE


Serial# 472DB453
aalamode.com/verifly

Comparable Photo Page

| | |
|------------------|-----------------|
| Owner | N/A |
| Property Address | 302 Ruth St. |
| City | Bogalusa |
| County | Calcasieu |
| State/Zip | LA 70693 |
| Inter/Client | City of Sulphur |



Comparable 1

214 Pine St
 Prox. to Subject: 0.06 miles NE
 Sale Price: 100,000
 Gross Living Area: 2,329
 Total Rooms: 8
 Total Bedrooms: 4
 Total Bathrooms: 2.0
 Location: N.Res/Ras
 View: N.Res/Res
 Size: 27878 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/Ras
 View: N.Res/Res
 Size: 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/Ras
 View: N.Res/Res
 Size: 7841 sf
 Quality: Q4
 Age: 85

Form PIC005.CR - "TOTAL" appraisal software by a la mode, inc - 1-800-4LA-MODE



Comparable Photo Page

| | |
|-------------------|------------------|
| Server: | N/A |
| Property Address: | 802 Ruth St. |
| City: | Bogalusa |
| County: | Catachou |
| Date: | LA |
| Zip Code: | 70423 |
| Land/Client: | City of Bogalusa |



Comparable 4

701 S Stanford St.
 Prox. to Subject: 0.22 miles W
 Sale Price: 104,000
 Gross Living Area: 1,197
 Total Rooms: 6
 Total BedRooms: 2
 Total Bathrooms: 1.0
 Location: N.Res.Res
 View: N.Res.Res
 Site: 8970 sf
 Quality: Q4
 Age: 91



Comparable 5

517 Custer St.
 Prox. to Subject: 0.48 miles SW
 Sale Price: 70,000
 Gross Living Area: 1,817
 Total Rooms: 6
 Total BedRooms: 3
 Total Bathrooms: 1.1
 Location: N.Res.Res
 View: N.Res.Res
 Site: 11800 sf
 Quality: Q4
 Age: 64

Comparable 6

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

From PCGR3.CR - 'TOTAL' appraisal software by a mode, Inc. - 1-800-4LA-MODE
 Serial #476965
 http://www.appraisalsoftware.com/verify

Location Map

| | |
|-------------------|-----------------|
| Ref ID: | N/A |
| Property Address: | 802 Ruth St. |
| City: | Sulphur |
| County: | Calcasieu |
| State: | LA |
| Zip Code: | 70663 |
| Land/Client: | City of Sulphur |



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

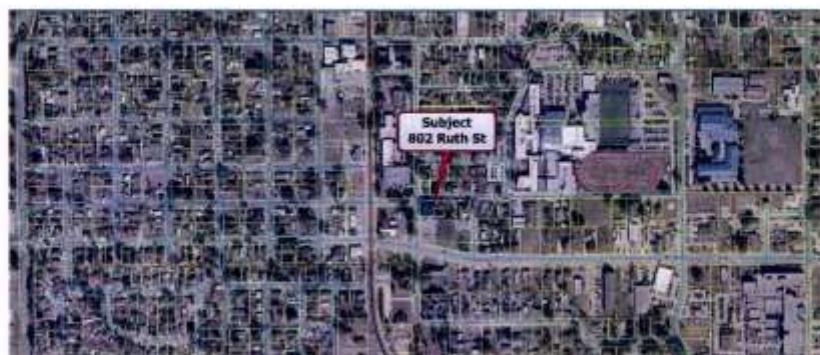
Serial #TE00055
a la mode appraisal company

Aerial View



Point SIGHTL - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE
Serial# 47058623
sign.alamode.com/serial

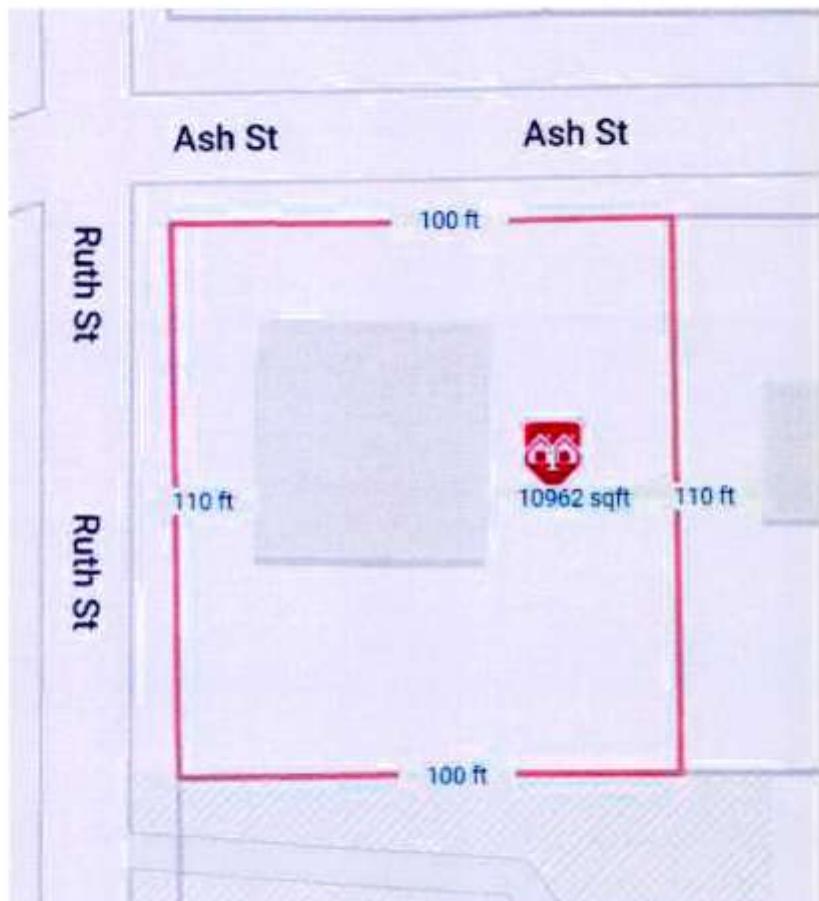
Neighborhood Aerial



from SONGI - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE


Batch #4793883
sign.alamode.com/val

Plat Ref

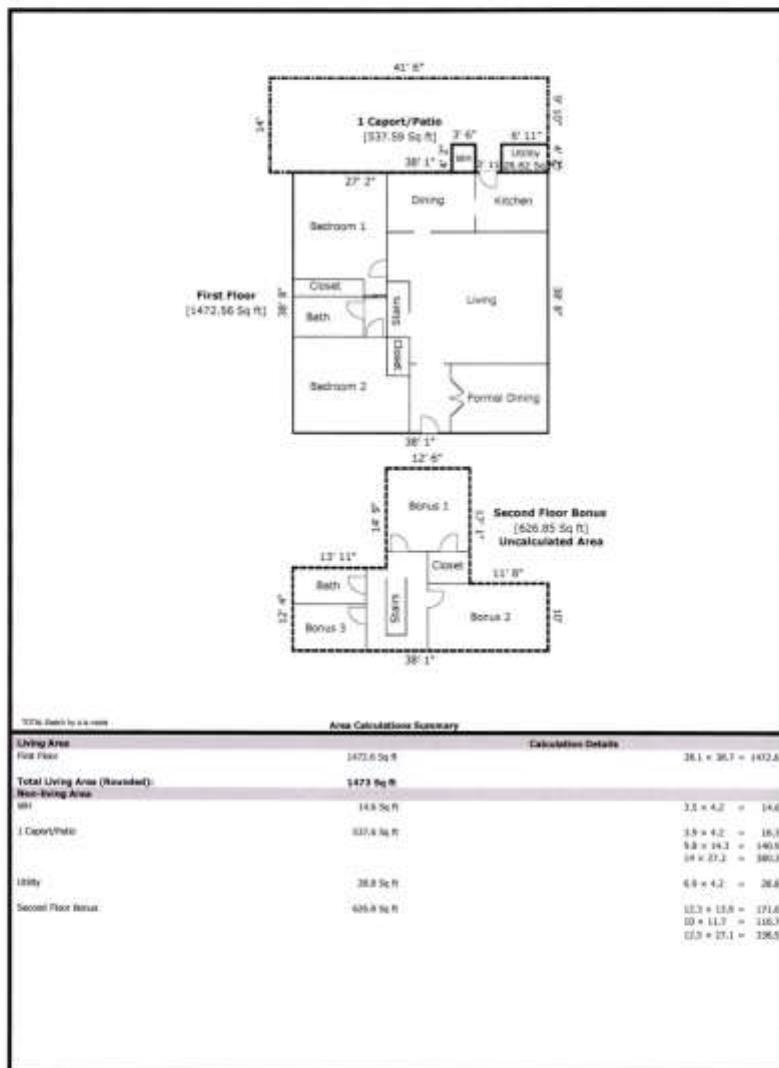


Point SCHLB - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

Serial # 4703933
www.alamode.com/total

Building Sketch

| | | | |
|------------------|-----------------|-------|----|
| Borrower | NVA | | |
| Property Address | 822 Ruth St | | |
| City | Sulphur | | |
| County | Calcasieu | State | LA |
| Zip Code | 70663 | | |
| Lenco Client | City of Sulphur | | |



Form 587-BLD90 - "TOTAL" appraisal software for a la mode, Inc. - 1-800-41-AMERICAN

Bentley 401 998 03
www.alanrodriguez.com/analy

Parcel Listing - Page 1

98/14/255, 5/24/94

107

Calcasieu Parish Assessor
2026 Assessment Listing

Values are not final until approved by the LTC

Parcel#
00534225

Primary Owner
SULPHUR, CITY OF
Mailing Address
101 N HUNTINGTON ST
LA 70503

Ward

Type

Legal
@34910-1136-0064 0000
@34910-1136-X06408 0000
@34910-1136-0065 0000
@34910-1136-X065005 0000
-802 S RUTH-
LOTS 64,65 F G LDCK SUB OF
REF1-ASSESSED W J BONNIN-1
REF2-W J BONNIN EST S2562
REF3-GRANGER, THERESA MAY

Physical Address:
802 BUTH 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 DMPS | 7,720 | 77,200 | 1.00 | 7,720 |
| TOTAL | 10,690 | 106,900 | 3.00 | 10,690 |

Records

| Deed# | Type | Date | Amount | Book | Page |
|---------|---------------|-----------|---------|------|------|
| 3582562 | 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 | 90,080 | 3313 | 803 |
| 2747576 | CASH SALE | 2/2/2006 | 100,000 | 3226 | 494 |
| | CASH SALE | 3/5/1997 | 100,000 | 2590 | 111 |

Ownership History

| Homestead? | Name | Primary? | % Ownership | % Tax | From | To | Address |
|------------|----------------------------|----------|-------------|----------|-----------|-----------|---------|
| NO | SULPHUR, CITY OF | YES | 100.0000 | 100.0000 | 3/14/2026 | | |
| 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 | FONTENDIT, SHANNON LOWERY | NO | 0.0000 | 0.0000 | 1/1/1982 | 2/2/2006 | |
| NO | FONTENDIT, HARRY PIERRE JR | YES | 100.0000 | 100.0000 | 1/1/1986 | 2/2/2006 | |

Locations

| Subdivision | Block | Lot | Section | Township | RANGE | TRACT |
|----------------------|-------|-----|---------|----------|-------|-------|
| FG LOCK NW SE 340910 | X054 | 34 | 09 | 10 | 10 | 10 |
| FG LOCK NW SE 340910 | 0064 | 34 | 09 | 10 | 10 | 10 |
| FG LOCK NW SE 340910 | 0065 | 34 | 09 | 10 | 10 | 10 |
| FG LOCK NW SE 340910 | X055 | 34 | 09 | 10 | 10 | 10 |

<https://www.clinicaltrialsearcher.org/Details?TrialNumber=20024225> | DOI & Year: ClinicalTrials.Toker-0cA7cfWaL00y25d571.htm | Page 1 of 1 | FB... 1/2

Form BCN-811 - "TOTAL" appraisal software by a.a. mode, inc. - 1-800-ALAMODE
Serial# 47058943
www.alamode.com/serial/

Parcel Listing - Page 2

10/14/05, 3:24 PM

PMV

PARISH

| Millage | Mills | Taxpayer Tax | Exempt Tax |
|----------------------------|----------------|--------------|-----------------|
| 003 PARTXMT(3L454W6D7V) | 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) | 4.0800 | 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 | 13.38 |
| 017 CRIMINAL JUST MT(ALL) | 3.1600 | 0.00 | 33.79 |
| 030 SCHOOL #3D (*4,*45) | 4.9500 | 0.00 | 52.95 |
| 034 WCCH MT(4,45,4W7,7V) | 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 | 79.79 |
| 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 |
| 093 COMM CTR #2 (*4,45) | 7.0000 | 0.00 | 74.83 |
| 073 GR#1W(4,454W56,6D7,7V) | 10.0000 | 0.00 | 106.90 |
| 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.ohionlineassessor.org/Details/parcelNumber=00624225030taxYear=02007taxToken=6cAf0fWa5Qqz25qPLea> | Page: 20

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

Serial# 470 00053

www.alamode.com/contests

| City of Sulphur | | REPORT FOR PARCEL 00524225 2024 DATA | |
|------------------------------------|---|---|--|
| PARCEL LOCATION(S) | | | |
| 802 RUTH S | | | |
| PARCEL OWNER(S) | CONTACT INFORMATION | | |
| SULPHUR, CITY OF | 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 | |
| PARCEL TAXES | | | |
| TAX DISTRICT | MILLAGE | TAX DUE | |
| 003 PARTIXM1314548490D7V | 2.06 | \$0.00 | |
| 004 CONSTSCHOOL M1(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 JUN DEF MT (ALL) | 3.48 | \$0.00 | |
| 012 MOSQ CONT MT(ALL) | 2.37 | \$0.00 | |
| 013 ASSESSOR MT (ALL) | 1.25 | \$0.00 | |
| 017 CRIMINAL JUST MT(ALL) | 2.98 | \$0.00 | |
| 030 SCHOOL #30 (PA,44) | 4.95 | \$0.00 | |
| 034 WCH M1(4,45,46,47,7V) | 8.95 | \$0.00 | |
| 042 LIBRARY MT (ALL) | 3.99 | \$0.00 | |
| 062 LAW ENF #1 MT(ALL) | 7.09 | \$0.00 | |
| 067 COLOSIUM MT (ALL) | 15 | \$0.00 | |

Page 1 of 4
Report generated on 12/14/2025 at 3:03:16 PM

Firm: SCHLGL - "TOTAL" appraisal software by a la mode, Inc. - 1-800-ALAMODE



a la mode
integrating technology with property

| REPORT FOR PARCEL 00624225 2024 DATA | | | | |
|--|---|---------|--|--|
| PARISH TAXES | | | | |
| | | | | |
| TAX DISTRICT | MILLAGE | TAX DUE | | |
| 073 GRAYW44454W56.607.7V | 4.51 | \$0.00 | | |
| 086 CHENEY MTAUALL | 3.39 | \$0.00 | | |
| 087 CRTHSE JAIL MTAUALL | 3.27 | \$0.00 | | |
| 090 LAW ENF #2 MTAUALL | 1.62 | \$0.00 | | |
| 093 COMM CTR #2 14.41 | 10.31 | \$0.00 | | |
| TOTALS | | \$0.00 | | |
| CITY TAXES | | | | |
| TAX DISTRICT | MILLAGE | TAX DUE | | |
| 143 SULPHUR CITY TAX EXEMPT | 16.42 | \$0.00 | | |
| TOTAL | | \$0.00 | | |
| CITY OF SULPHUR LAND USES | | | | |
| VALUE | DESCRIPTION | | | |
| R | RESIDENTIAL | | | |
| FIRM PANEL AND EFF DATE | | | | |
| VALUE | DESCRIPTION | | | |
| Panel and Date | FIRM PANEL: 2021004328, EFF DATE: 2/1/2021 | | | |
| FLOOD ZONES | | | | |
| VALUE | DESCRIPTION | | | |
| Zone R | AREAS OUTSIDE THE 0.2% ANNUAL CHANCE (OR 500-YEAR FLOOD) FLOOD. | | | |
| LEGAL DESCRIPTION | | | | |
| 0340910-1126-0064 0000 0340910-1126-0065 0000 0021 RUTH-LOTS 64,65 F G CLOCK SUR OF PART OF NW SE SEC 34,8,10 R87- ASSESSED IN J BONNIN-95 0021 IN J BONNIN EST 82582 P187-35 REFS-GRANGER, THERESA MAY BONNIN ET AL 8 2590 P 115-96 | | | | |
| SHAPABLE ATTRIBUTES | | | | |
| FIELD | VALUE | | | |
| ASSESSMENT | 00624225 | | | |

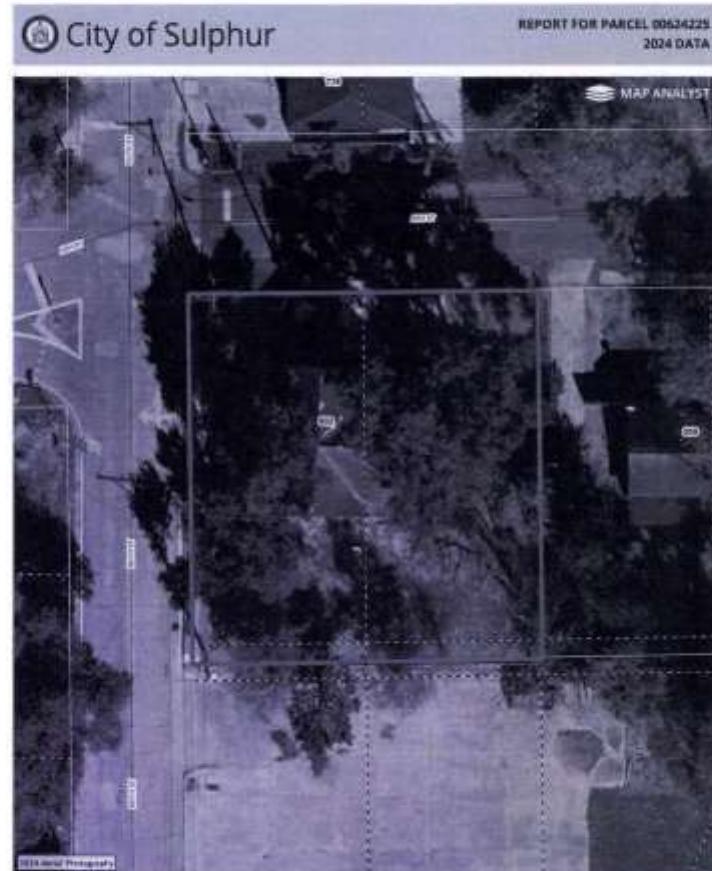
Page 2 of 4
Report generated on 10/14/2025 at 3:03:18 PM

 Brian SCHMID - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMOD

Parcel Report - Page 3

| City of Sulphur | | REPORT FOR PARCEL 00034225 2024 DATA |
|-----------------|---|---|
| FIELD | SHARABLE ATTRIBUTES | |
| NAME | SULPHUR, CITY OF | |
| ADDRESS1 | 101 N HUNTINGTON ST | |
| ADDRESS2 | SULPHUR LA 70663-0000 | |
| SHAPE(STRAED) | 1308.095572 | |
| SHAPE(STLENGTH) | 144.649246 | |
| WARD | 45 | |
| JFS | 340910-1136-0064340910-1136-0064340910-1136-0064-05 | |

Page 3 of 4
Report generated on 10/14/2025 at 3:03:18 PM
Total 470.00003
Design elements.com/total



Page 4 of 61
Report generated on 12/14/2025 at 3:45:15 PM

Parcels
Serial # 4703900
brightstreet.com/parcels

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:

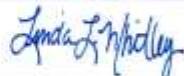
- I am currently licensed and/or certified by the state in which the property to be appraised is located. My license is the appropriate license for the appraisal assignment(s) and is reflected on the appraisal report.
- I certify that there have been no sanctions against me for any reason that would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

- 1) Withholding or threatening to withhold timely payment or partial payment for an appraisal report;
- 2) Withholding or threatening to withhold future business with me, or demoting or terminating or threatening to demote or terminate me;
- 3) Expressly or impliedly promising future business, promotions, or increased compensation for myself;
- 4) 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;
- 5) 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;
- 6) 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;
- 7) 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;
- 8) 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.

 eSign AlamoNet Community Serial#47155051



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

06/13


Form APPR802 - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE
Serial#47155051
eSign AlamoNet Community

Assumptions, Limiting Conditions & Scope of Work

| | | | |
|--|--|-----------|-----------------|
| Property Address: 602 Ruth St | City: Sulphur | State: LA | Zip Code: 70663 |
| Client: City of Sulphur | Address: 101 N Huntington Street, Sulphur, LA 70663 | | |
| Appraiser: Linda Leigh Washam-Whaley | Address: 3811 Kirkman Street, Lake Charles, LA 70607 | | |
| STATEMENT OF ASSUMPTIONS & LIMITING CONDITIONS | | | |
| <ul style="list-style-type: none"> 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. | | | |
| <ul style="list-style-type: none"> 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. | | | |
| <ul style="list-style-type: none"> 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. | | | |
| <ul style="list-style-type: none"> 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. | | | |
| <ul style="list-style-type: none"> If the cost approach is included in the 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. | | | |
| <ul style="list-style-type: none"> 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 an environmental assessment of the property. | | | |
| <ul style="list-style-type: none"> 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. | | | |
| <ul style="list-style-type: none"> 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. | | | |
| <ul style="list-style-type: none"> If this appraisal is indicated as subject to satisfactory completion, repair, 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. | | | |
| <ul style="list-style-type: none"> 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. | | | |
| <ul style="list-style-type: none"> 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. | | | |
| <ul style="list-style-type: none"> 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. | | | |
| <p>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 Use(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.</p> <p>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.</p> <p>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.</p> | | | |

GP RESTRICTED

Copyright 2013 by a la mode, inc. This form may be reproduced unmodified without written permission. Form GPRTD240 - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

Signature: 
Date: 10/09/13
Acknowledged and Notarized:
Signature: 
Notary License #:

Certifications

| | | | |
|--|---|-----------|-----------------|
| 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 Washam-Whitley | Address: 3811 Kinnaman Street, Lake Charles, LA 70607 | | |
| APPRASIER'S CERTIFICATION | | | |
| I certify that, to the best of my knowledge and belief: | | | |
| <ul style="list-style-type: none"> - 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 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 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 |
| APPRASIER:  | SUPERVISORY APPRAISER (if required) or CO-APPRASIER (if applicable) |
| Appraiser Name: Linda Leigh Washam-Whitley | |
| Company: Lake Area Appraisal Firm | |
| Phone: (337) 652-6222 Fax: | |
| E-Mail: lakeareaappraisalfirm@gmail.com | |
| Date Report Signed: 11/09/2025 | |
| License or Certification #: 2110 State: LA | |
| Designation: Owner/Appraiser | |
| Expiration Date of License or Certification: 12/31/2028 | |
| 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: 10/14/2025 |

GP RESTRICTED

Copyright 2003 by a la mode, inc. This form may be reproduced unmodified without written permission. Version Form GPRT0204 - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

Default ATTACHMENT:  unmodified and includes 10/2010

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: FDCI 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 lendee/assignee 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 or 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 services(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.

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 #4355, provided significant assistance with the development of this assignment.

ADDRESS OF PROPERTY ANALYZED: *802 Ruth St, Sulphur, LA 70663*

APPRASIER:

Signature: *Linda Leigh Wetherham-Whitley*
Name: Linda Leigh Wetherham-Whitley
Title: Owner/Appraiser
State Certification #: 2110
or State License #: *LA*
State: LA Expiration Date of Certification or License: 12/31/2026
Date Signed: 11/06/2025

SUPERVISORY or CO-APPRASIER (if applicable):

Signature: *John Whitley*
Name: John Whitley
Designation: *Owner*
State Certification #: *2110*
or State License #: *LA*
State: LA Expiration Date of Certification or License: *12/31/2026*
Date Signed: Did Did Not Inspect Property

Page 2 of 3
Form ACR2_DEF0 - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE
www.alamode.com/avsoft
File No. 202510014AJ Page # 39 of 41

ADDITIONAL CERTIFICATION

File No. 202510014AU Page # 40 of 41

| | | | | | |
|-------------------|----------------|--------|--------|-----------|-------------|
| Owner: | NVA | | | File No.: | 202510014AU |
| Property Address: | 802 Ruth St. | City: | Bethel | County: | Cassadou |
| City: | Bethel | State: | LA | Zip Code: | 70663 |
| Land/Client: | City of Bethel | | | | |

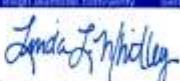
APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

1. 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.
2. 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.
3. 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.
4. 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.
5. 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.
6. 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.
7. 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.
8. 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.
9. 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.

I sign above to certify: Serial #7710031

APPRAYER:

Signature: 
Name: Linda Leigh Washam-Whitley
Date Signed: 11/06/2023
State Certification # 2110
or State License # _____
State: LA
Expiration Date of Certification or License: 12/31/2028

SUPERVISORY APPRAISER (only if required):

Signature: _____
Name: _____
Date Signed: _____
State Certification # _____
or State License # _____
State: _____
Expiration Date of Certification or License: _____
 Did Did Not Inspect Property

LBJ Area Appraisal Firm
Form IDA - "TOTAL" appraisal software by a la mode, Inc. - 1-800-ALARM2E
Serial #7710031
Signature above

Appraiser License




Serial # 4728955
<http://www.alawcode.com/verify>

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 sign.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.

| | | | |
|--|--|---|--|
| Salient Data: | | Condition: C5 | |
| Buyer: N/A | | Total Rooms: 6 | |
| Under: City of Sulphur | | Bedrooms: 2 | |
| Sqr (Sq Ft): 1,473 | | Baths: 1.0 | |
| Price Per Square Foot: | | Appraiser: Linda Leigh Washam-Whitley | |
| Location: N.Res.Res | | Effective Date of Value (in sf): 10/14/2025 | |
| Age: -65 | | 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: 11/08/2025 | | Date Signed: | |

Form 32VERIFY2 - "TOTAL" appraisal software by a la mode, Inc - 1-800-ALAMODE


Serial #: 47E59053
sign.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]*

Recommend Deny

City Council Approval: ACCEPTED DENIED

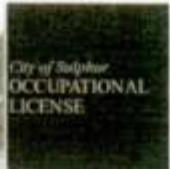
Council Representative Signature

Date:

Special Comments:

www.english-test.net

Digitized by srujanika@gmail.com



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 Daniels, Mayor

JAN 28 2020

BY

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.

Yes

Is the business to be conducted wholly by you or by more than one representative?

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



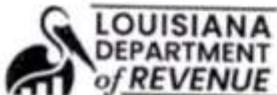
FAMILY



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: 

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 6th Street Lake Charles, LA 70602-2050

Calcasieu Parish School Board

BUILDING FOUNDATIONS FOR THE FUTURE

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 Morgan
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



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.



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**



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.