

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

THERE WILL BE A REGULAR MEETING OF THE SULPHUR CITY COUNCIL, MONDAY, MARCH 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. WOMEN IN HISTORY MONTH PROCLAMATIONS presented to:
I02-26 (Melinda Hardy)

Dr. Katherine Clophus, Sulphur High School Principal
Jackie Green, Calcasieu Council on Aging Executive Director
Carla Sigler, Attorney

2. PUBLIC HEARING on 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). ORD12-26 (Mayor Danahay)
3. PUBLIC HEARING on 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. ORD13-26 (Mayor Danahay)
4. PUBLIC HEARING on ordinance granting a rezone to Nayah, LLC, from Residential to Commercial to allow for future development not known at this time, for property located at southeast on ramp onto I-10 off Hwy. 1256 (property north of Fairfield). ORD14-26 (Nick Nezat)
5. RESOLUTION accepting petition for annexation from Michael Paul Willis (Willis Ford South Properties, LLC) for property located at 2010 Patton Street. ORD15-26 (Melinda Hardy)
6. PUBLIC HEARING on ordinance enlarging the boundaries of the City of Sulphur for the annexation for Michael Paul Willis (Willis Ford South Properties, LLC) for property located at 2010 Patton Street. ORD16-26 (Melinda Hardy)

7. PUBLIC HEARING on ordinance granting a Special Exception to Johnny Thomas, 1020 Sunset Street, to allow for home to be rebuilt, due to Hurricane Laura, on a non-conforming lot size. ORD 17-26 (Nick Nezat)
8. RULE TO SHOW CAUSE for the condition of the following addresses:
 - a. To condemn building or structure located at 916 South Irwin Street, in accordance with Article IX, Section 5-286 through 5-296 of the Code of Ordinances.
(Nick Nezat)
 - b. To condemn building or structure located at 509 Lewis Street, in accordance with Article IX, Section 5-286 through 5-296 of the Code of Ordinances.
(Dru Ellender)
9. RESOLUTION accepting Substantial Completion for Central Fire Station.
RES07-26 (Mayor Danahay)
10. RESOLUTION in support of Calcasieu Parish Police Jury Government Channel to broadcast free of charge the Sulphur City Council meetings. RES08-26 (Mayor Danahay)
11. PUBLIC COMMENT

This ends the public comment section of the meeting.

ADJOURNMENT

The next regular City Council meeting will be held on Monday, April 13, 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 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 statues regarding sale of surplus immovable property. If the City of Sulphur City Council does not pass this ordinance authorizing the sale and appraisal not being more than the sales price, the agreement is null and void.

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

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

JOY ABSHIRE, Chairman

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

ARLENE BLANCHARD, Clerk

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

ARLENE BLANCHARD, Clerk

EXHIBIT "A"

AGREEMENT TO BUY AND SELL

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

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

and

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

who entered into the following agreement:

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

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

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

surface of the Property.

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

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

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

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

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

6. Closing:

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

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

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

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

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

of any documents evidencing such releases.

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

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

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

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

8. Default Remedies:

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

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

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

10. Miscellaneous:

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

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

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

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

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

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

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

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

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

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

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

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

PURCHASER:

INSTITUTE OF CHRIST THE KING SOVEREIGN PRIEST INC.

BY: _____
Canon Olivier Meney

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

SELLER:

CITY OF SULPHUR, LOUISIANA

Mayor Mike Danahay

APPRAISAL OF REAL PROPERTY



LOCATED AT

802 Ruth St
Sulphur, LA 70663

LOTS 84 & 85 PG LOOK SUB OF PART OF W/2 SEC 34 & 35 ALONG WITH ABANDONED ALLEY ON SOUTH

FOR

City of Sulphur
101 N Huntington Street
Sulphur, LA 70663

OPINION OF VALUE

91,000

AS OF

10/14/2025

BY

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

Lake Area Appraisal Firm
3611 Kirkman 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 70663

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

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

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

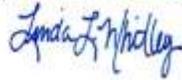
The purpose of the appraisal is to develop an opinion of market value for the property described in this appraisal report, as improved, in unencumbered fee simple title of ownership.

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

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

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

Since  is not a verified user, please call 478-704-0100



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


License # 4788943
sign.la.state.gov/verify

Appraiser	N/A	File No.	202310014A
Property Address	802 Ruth St	County	Calaveras
City	Sulphur	State	CA
Zip Code	95663		
Under/Client	City of Sulphur		

APPRAISAL AND REPORT IDENTIFICATION

This Report is one of the following types:

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

Restricted Appraisal Report (A written report prepared under Standards Rule 2-2(b), 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 person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

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

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

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

Comments on Appraisal and Report Identification

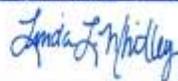
Note any USPAP-related issues requiring disclosure and any state mandated requirements:

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

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

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

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

<p>APPRaiser:</p> <p></p> <p>Signature: _____</p> <p>Name: <u>Linda Leigh Washam-Whites</u></p> <p>Owner/Appraiser: _____</p> <p>State Certification #: <u>2110</u></p> <p>or State License #: _____</p> <p>State: <u>CA</u> Expiration Date of Certification or License: <u>12/31/2028</u></p> <p>Date of Signature and Report: <u>11/08/2023</u></p> <p>Effective Date of Appraisal: <u>10/14/2023</u></p> <p>Inspection of Subject: <input type="checkbox"/> None <input checked="" type="checkbox"/> Interior and Exterior <input type="checkbox"/> Exterior-Only</p> <p>Date of Inspection (if applicable): <u>10/14/2023</u></p>	<p>SUPERVISORY or CO-APPRAISER (if applicable):</p> <p>Signature: _____</p> <p>Name: _____</p> <p>State Certification # or State License #: _____</p> <p>State: _____ Expiration Date of Certification or License: _____</p> <p>Date of Signature: _____</p> <p>Inspection of Subject: <input type="checkbox"/> None <input type="checkbox"/> Interior <input checked="" type="checkbox"/> Exterior-Only</p> <p>Date of Inspection (if applicable): _____</p>
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RESTRICTED APPRAISAL REPORT

File No: 202510014A.J

Property Address: 802 Ruth St City: Sulphur State: LA Zip Code: 70663
 County: Calcasieu Legal Description: LOTS 8A,8B F.O. LOCK SUB OF PART OF NW 9E 96C.34 & 35 ALONG WITH ABANDONED ALLEY
 On SOUTH Assessor's Parcel #: 00624225
 Tax Year: 2025 R.E. Taxes \$ 0 Special Assessments \$ 0 Rentroll (if applicable): N/A
 Current Owner of Record: City of Sulphur Occupant: Owner Tenant Vacant Manufacture Housing
 Property Type: SFR 2-4 Family # of Units: 1 Ownership Restrictions: None PUD Condo Care
 Market Area Name: F.G. LOCK NW SE 340910 Map Reference: 29340 Census Tract: 0030.00 Flood Hazard

The purpose of this appraisal is to develop an opinion of: Market Value (as defined, or other type of value (describe)
 This report reflects the following value (if not Current, see comments): Current (the Inspection Date is the Effective Date) Retrospective Prospective
 Approaches developed for this appraisal: Sales Comparison Approach Cost Approach Income Approach Other
 Property Rights Appraised: Fee Simple Leasehold Leased Fee Other (describe)

Intended Use: Market Value Determination
 Under USPAP Standard Rule 2-2(b), this is a Restricted Appraisal Report, and is intended only for the use of the client and any other named intended users.
 Users of this report must clearly understand that the report may not contain supporting rationale for all of the appraisals and conclusions set forth in the report.
 Client: City of Sulphur Address: 101 N Huntington Street, Sulphur, LA 70663
 Appraiser: Linda Leigh Washam-Whitley Address: 3611 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	800 S Stanford St Sulphur, LA 70663
Proximity to Subject		0.08 miles NE	0.32 miles SE	0.22 miles NW
Sale Price	\$	\$ 100,000	\$ 73,000	\$ 72,000
Sale Price/GA	\$	\$ 42.94/sq ft	\$ 43.12/sq ft	\$ 51.43/sq ft
File Source(s)	Pa 00624225	SVL24002877, DOM 142	SVL24001916, DOM 338	SVL26000638, DOM 22
Verification Source(s)	Inspection/PR	Inspection/PR	MLS/Tax Assessor	MLS/Tax Assessor
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION
Sales or Financing		ArmLth	ArmLth	ArmLth
Concessions		Cash.0	UNK.0	Cash.0
Date of Sale/Time		#11/24, c10/24	#04/25, c03/25	#03/25, c03/25
Rights Appraised	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Location	N,Res,Res	N,Res,Res	N,Res,Res	N,Res,Res
Site	11000 sf	27878 sf	10890 sf	7841 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	G4	G4	G4	G4
Age	-85	87	85	86
Condition	C5	C5	C4	C4
Above Grade	Total Items: Baths	Total Items: Baths	Total Items: Baths	Total Items: Baths
Room Count	6 2 1.0	8 4 2.0	8 3 2.0	8 3 2.0
Gross Living Area	1,473 sq ft	2,329 sq ft	1,883 sq ft	1,400 sq ft
Basement & Finished Rooms Below Grade	Def	Def	Def	Def
Functional Utility	Typical	Typical	Typical	Typical
Heating/Cooling	FWA,CAC	FWA,CAC	FWA,CAC	FWA,CAC
Energy Efficient Items	Standard	None	None	None
Garage/Carport	1cp1dr	2cp2dr	0cp1dr	0cp2dr
Porch/Patio/Deck	Patio/None	Entry/None	0 Entry/Patio	0 Porch/Patio/Deck
Fence/Pool/Spa	None/None	None/Fence	0 None/None	0 Fence/None
Outbuilding	Bonus/Bath/627 sf	Appt/Wkshp/Dm	None	Wkshp
Pool/Other	None	None	None	None
Net Adjustment (Total)		+ -14,733	+ 6,715	+ 14,489
Adjusted Sale Price of Comparables		Net 14.7 % Gross 58.1 %	Net 9.2 % Gross 47.4 %	Net 20.1 % Gross 47.9 %

Summary of Sales Comparison Approach: Sales selected are from the subject market area and are in acceptable proximity to the subject. They are the most recent and most comparable sales found, and considered the best market indicators as of the effective date of the appraisal report. All values affecting dissimilarities were adjusted according to market reaction. Matched pairs analysis was used to determine these adjustments when available. All adjustments are contributory and do not reflect exact costs for each item. The indicated range of values brackets the final value opinion of the subject property. A weighted technique of distributing value was utilized in the final opinion of value. The final value was rounded.

Appraiser notes: the second floor does not meet the ANSI ceiling height requirements for GLA, therefore the second floor is considered bonus space and value is applied on a separate line item.

RESTRICTED APPRAISAL REPORT

File No.: 202510014AJ

My search SO do not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Data Source(s): MLS/Tax Assessor

1st Prior Subject Sale/Transfer: 3/14/2025 Analysis of sale/transfer history and/or any current agreement of sale/lease: 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.

Date: 08/00

Source(s): MLS/Tax Assessor

2nd Prior Subject Sale/Transfer: _____

Date: _____

Price: _____

Source(s): _____

Subject Market Area and Marketability: See attached addenda.

Site Area: 11000 sq. ft. Site View: N-Res-Res Topography: Appears Typical Drainage: Appears Adequate

Zoning Classification: Res Zoning Description: Residential

Compliance: Legal Legal nonconforming (grandfathered) Illegal No zoning

Highest & Best Use: Present use, or Other use (specify): _____

Actual Use as of Effective Date: Single Family Residence Use as appraised in this report: Single Family Residence

Option of Highest & Best Use: Highest and best use is single family residential.

FEMA Spec Flood Hazard Area: Yes No FEMA Flood Zone: X FEMA Map #: 22019C0432F 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 conditions 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 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 CS was assigned as per UAD definitions provided in the addendum of this report.

Indicated Value by Sales Comparison Approach \$ \$1,000

Indicated Value by Cost Approach (if developed) \$ \$1,000

Indicated Value by Income Approach (if developed) \$ _____

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 land value. The Income Approach to value was not provided, as the subject is not a known income producing property. This approach was not included in the Scope of Work, determined by the client. Adjusted sales price ranges from \$70,000-\$112,000. The final opinion of market value is reconciled within this range and is as of the effective date of this appraisal report.

This appraisal is made "as is," subject to conditions per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, subject to the following required repairs 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.

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: \$ \$1,000 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.

A true and complete copy of this report contains 43 pages, including addenda which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report.

Attached Addenda:

Scope of Work Limiting Cond./Certifications Narrative Addendum Photograph Addenda Sketch Addendum

Map Addenda Additional Sales Cost Addendum Flood Addendum Market House Addendum

Hypothetical Conditions Extraordinary Assumptions _____

Client Contact: Ashley Dickerson Client Name: City of Sulphur

E-Mail: adickerson@sulphur.org Address: 101 N Huntington Street, Sulphur, LA 70663

APPRaiser: ajane@ajane.com Serial: 410-59953

APPRaiser Name: Linda Leigh Vlahar-Wheley SUPERVISORY APPRAISER (if required) or CO-APPRaiser (if applicable)

Company: Lake Area Appraisal Firm

Phone: (337) 502-5222 Fax: _____

E-Mail: ajane@lakeappraisalfirm@gmail.com

Date of Report (Signature): 11/08/2025 Date of Report (Signature): _____

License or Certification #: 2110 State: LA License or Certification #: _____ State: _____

Designation: Owner/Appraiser Designation: _____

Expiration Date of License or Certification: 12/31/2026 Expiration Date of License or Certification: _____

Inspection of Subject: Interior & Exterior Exterior Only None Inspection of Subject: Interior & Exterior Exterior Only None

Date of Inspection: 10/14/2025 Date of Inspection: _____

Assumptions, Limiting Conditions & Scope of Work

File No.: 20251001AAJ

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

STATEMENT OF ASSUMPTIONS & LIMITING CONDITIONS

- The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
 - The appraiser may have provided a sketch in the appraisal report to show approximate dimensions of the improvements, and any such sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size. Unless otherwise indicated, a Land Survey was not performed or provided by the client. Extraordinary assumptions are applied.
 - If so indicated, the appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantee, express or implied, regarding this determination.
 - The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand. Fee apply for court testimony, per client signed Letter of Engagement.
 - If the cost approach is included in this appraisal, the appraiser has estimated the value of the land in the cost approach at its highest and best use, and the improvements at their contributory value. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used. Unless otherwise specifically indicated, the cost approach value is not an insurance value, and should not be used as such.
 - The appraiser has noted in the appraisal report any adverse conditions (including, but not limited to, needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property, or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property, or adverse environmental conditions (including, but not limited to, the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantee or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.
 - The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
 - The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and any applicable federal, state or local laws.
 - If this appraisal is indicated as subject to satisfactory completion, repairs, or alterations, the appraiser has based his or her appraisal report and valuation conclusion on the assumption that completion of the improvements will be performed in a workmanlike manner.
 - An appraiser's client is the party (or parties) who engage an appraiser in a specific assignment. Any other party acquiring this report from the client does not become a party to the appraiser-client relationship. Any persons receiving this appraisal report because of disclosure requirements applicable to the appraiser's client do not become intended users of this report unless specifically identified by the client at the time of the assignment.
 - The appraiser's written consent and approval must be obtained before this appraisal report can be conveyed by anyone to the public, through advertising, public relations, news, sales, or by means of any other media, or by its inclusion in a private or public database.
 - An appraisal of real property is not a "home inspection" and should not be construed as such. As part of the valuation process, the appraiser performs a non-invasive visual inventory that is not intended to reveal defects or detrimental conditions that are not readily apparent. The presence of such conditions or defects could adversely affect the appraiser's opinion of value. Clients with concerns about such potential negative factors are encouraged to engage the appropriate type of expert to investigate.
- The Scope of Work is the type and extent of research and analyses performed in an appraisal assignment that is required to produce credible assignment results, given the nature of the appraisal problem, the specific requirements of the intended user(s) and the intended use of the appraisal report. Reliance upon this report, regardless of how acquired, by any party or for any use, other than those specified in this report by the Appraiser, is prohibited. The Opinion of Value that is the conclusion of this report is credible only within the context of the Scope of Work, Effective Date, the Date of Report, the Intended User(s), the Intended Use, the stated Assumptions and Limiting Conditions, any Hypothetical Conditions and/or Extraordinary Assumptions, and the Type of Value, as defined herein. The appraiser, appraisal firm, and related parties assume no obligation, liability, or accountability, and will not be responsible for any unauthorized use of this report or its conclusions.
- Under USPAP Standards Rule 2-2(b), this is a Restricted Appraisal Report, and is intended only for the use of the client and any other named intended user(s). The users of this report must clearly understand that the report may not contain supporting rationale for all of the opinions and conclusions set forth in the report.
- In developing this appraisal, the appraiser has incorporated only the Sales Comparison Approach. The appraiser has excluded the Cost and Income Approaches to Value, due to being inapplicable given the limited scope of the appraisal. The appraiser has determined that this appraisal process is not so limited that the results of the assignment are no longer credible, and the client agrees that the limited scope of analysis is appropriate given the intended use. Cost data was examined and is contained within the appraiser's work file.
- Additional Comments (Scope of Work, Extraordinary Assumptions, Hypothetical Conditions, etc.):



ADDITIONAL COMPARABLE SALES

File No: 202510014AJ

NATURE	SUBJECT	COMPARABLE SALE # 4	COMPARABLE SALE # 5	COMPARABLE SALE # 6
Address	802 Ruth St Sulphur, LA 70663	701 S Stanford St Sulphur, LA 70663	517 Custer St Sulphur, LA 70663	
Proximity to Subject		0.22 miles W	0.48 miles SW	
Sale Price	\$	\$ 104,000	\$ 70,000	\$
Sale Price/GA	\$ /sq ft	\$ 86.88 /sq ft	\$ 43.29 /sq ft	\$ /sq ft
Data Source(s)	Pa 00624225	SWL24007112,DOM 54	SWL24005390,DOM 16	
Verification Source(s)	Inspection/PR	MLB/Tax Assessor	MLB/Tax Assessor	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION
Sale or Financing		ArmLth	ArmLth	
Concessions		Unk:2000	Unreported:0	
Date of Sale/Term		03/25,02/25	10/24,02/24	
Right Appraised	Fee Simple	Fee Simple	Fee Simple	
Location	N,Res,Res	N,Res,Res	N,Res,Res	
Site	11500 sq ft	8970 sq ft	11890 sq ft	
View	N,Res,Res	N,Res,Res	N,Res,Res	
Design (Style)	DT1,5,Cottage	DT1,Cottage	DT1,Ranch	
Quality of Construction	G4	G4	G4	
Age	-85	91	0	
Condition	C5	C4	C5	
Room Count	Total Rooms Baths	Total Rooms Baths	Total Rooms Baths	Total Rooms Baths
Gross Living Area	1,473 sq ft	1,197 sq ft	1,617 sq ft	1,473 sq ft
Basement & Finished Rooms Below Grade	Def	Def	Def	
Functional Utility	Typical	Typical	Typical	
Heating/Cooling	FWA,GAC	FWA,GAC	FWA,GAC	
Energy Efficient Items	Standard	None	None	
Garage/Covered	1car/dw	2car/dw	0/dw	
Porch/Patio/Deck	Patio/None	Porch/Porch	0/Porch/CoPatio	
Fence/Fencing	None/None	Fence/None	0/Fence/None	
Outbuilding	Bonus/Bath/827 sq ft	Storage	None	
Pool/Other	None	None	None	
Net Adjustment (Total)		8,143	20,583	
Adjusted Sale Price of Comparable		112,143	90,583	
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, Using Area=1000-2400, Poses=30000-125000, Status=ACT,AUG,S,D, PEND, and Postal Code=70663			
A total of 49 listings were returned and researched.				
The data sources and the search parameters used result in the best available true comparables for the subject property. Use of less comparable sales would result in a deficient analysis because the sales would not be capable of rendering a more reasonably supported opinion of value. All sales used were the closest due to similarities in size, amenities, location and market appeal. Interior photos provided by SWLA MLS were consulted, when available, to determine interior condition and quality of comparable sales, in addition to drive by inspections of comparable sales and listings.				
The subject is noted in C5 condition as of the effective date of this report with many components estimated to be near or at end of life expectancy. The second floor height is noted at 6.2 and 6.3 inches at the highest points. This does not meet the ANSI Standard for gross living area. For this reason, the second floor is counted on an additional line item with a lower price per sq ft adjustment rate for functional obsolescence.				
A dollar for dollar adjustment was applied for sales concessions over those typical for new home service warranties and an allowance of \$2500 based on observed market sales.				
Site adjustments were based on market reaction, market location, functional utility and actual costs per unit. Consideration was made for frontage, topography, flood zones, etc.				
Quality of construction adjustments take into consideration overall exterior/interior construction quality, roof pitch, ceiling heights, interior composition, interior and exterior embellishments, mill work, etc. Adjustments rates were applied after analysis of cost data for upgrades and grouped market data. All sales offer similar or competing quality of construction, with no variances noted.				
Condition adjustments were applied to sales that offer variances in interior or exterior remodeling or updates, for example, updated interior or exterior paint, stovetop or siding or similar material grade, or more recent floor covering and based on effective ages calculators contained in the appraiser workfile. Adjustment rates were applied on a straight line depreciation method calculated from cost data and the subject's effective age. Adjustment rates were based on depreciated cost and tested against observed market reactions and actual costs, then reconciled and rounded to the nearest 1000. Sales 1 and 4 had been completely remodeled, therefore a higher condition adjustment was applied. Sales 2 and 3 adjustments account for the partial updates that are not offered by the subject. Two dated sales were provided for added support due to similar C5 condition as the subject.				
GLA adjustments were applied at a rate of \$25 per sq ft, \$5,000 per full bathroom, and \$2,500 per half bathroom. Sale 4 offers one bathroom and Sale 6 offers one and a half bath, therefore, the adjustment for the secondary counted living space is higher. All other line-item adjustments were applied at contributory rates determined by observed market data and not actual costs per each line-item.				

GP RESTRICTED

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Analytics Addendum

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



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



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



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



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

Supplemental Addendum

File No. 20251001AAJ

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

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

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

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

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

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

Cost Approach To Value: Recent land sales were researched. Market analysis of arm's length sales within the subject's nearest similar competing market areas concluded the opinion of site value detailed below. The subject neighborhood is mostly built out with limited number of sample sales available. The second method for site valuation considered researched the allocation site values determined by the local tax authority. Observed sales indicated a market range of \$1.48/sf to a high of \$2.73/sf. A weighted average was applied and reconciled at \$2.27/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 AGR multi-listing services. Actual recorded plats were observed when available. A professional survey is recommended to determine the exact lot size. Measurements are considered to be more or less. The appraiser makes no warranties to the reported data and applied an extraordinary assumption that the data obtained from these services is accurate.

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

Supplemental Addendum

File No. 202510014AJ

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

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

Definition/Source of Value - The purpose of this report is to properly relay the appraisal analysis, opinions, and conclusions in a manner that is objective, impartial, and independent. The value being developed is the most common representation of this 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 named on Page 1 of the major form. No additional intended users are identified by the appraiser. See USPAP Identification.

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

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

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

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

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

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

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

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

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

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

The agreed fee for this report is : \$

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

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

Subject Photo Page

Borrower	N/A				
Property Address	802 Ruth St.				
City	Sulphur	County	Catahoula	State	LA
Zip Code	70683				
Local/State	City of Sulphur				



Subject Front

802 Ruth St
Sales Price
Gross Living Area 1,473
Total Rooms 8
Total Bedrooms 2
Total Bathrooms 1.0
Location N, Res, Res
View N, Res, Res
Site 1,100 sq ft
Quality GA
Age --85



Subject Rear



Subject Street

Subject Photo Page

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



Subject Side

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



Subject Side



All Subject Street

Photo Addendum

Business	N/A						
Property Address	802 Ruth Dr						
City	Budshur	County	Calcasieu	State	LA	Zip Code	70563
Lease/Clerk	City of Budshur						



Kitchen



Kitchen



Kitchen



Dining



Dining



Living

Form PCINT0 - "TOTAL" appraisal software by a la mode, Inc. - 1-800-KLAMODE


Serial# 4759643
www.alamode.com/verify

Photo Addendum

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



Living



Formal Dining



Bedroom 1



Bedroom 1



Bath



Bath

Photo Addendum

Showing	N/A				
Property Address	892 Ruth St				
City	Sulphur	County	Calcasieu	State	LA
Zip Code	70963				
Listing Office	City of Sulphur				



Hallway



Bedroom 2



Bedroom 2



Bonus 1



Bonus 1



Bonus 1

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


Serial #753963
signature@comverity

Photo Addendum

Borrower	N/A				
Property Address	802 Ruth St				
City	Sulphur	County	Catahoula	State	LA Zip Code 70863
Lender/Client	City of Sulphur				



Bonus 2



Bonus 2



Bonus Bath



Bonus Bath



Bonus 3



Ceiling Damage

Photo Addendum

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



Stairs



Stairs/Ceiling and Roof Damage



Alt. Front



Exterior



Exterior



Exterior

Form FICOTS - "TOTAL" appraisal software by a la mode, inc. - 1-800-4LAMODE


Serial# 4763803
aappraisal.com/verify

Photo Addendum

Buyer	N/A				
Property Address	802 South St				
City	Sulphur	County	Catahoula	State	LA
Zip Code	70663				
Land/Clerk	City of Sulphur				



Exterior



Exterior



Exterior



Exterior



Exterior



Exterior

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

Serial# 470 0903
aig@a.lamode.com/willy

Photo Addendum

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



Exterior



Carport



Exterior



Exterior



Exterior



Exterior

Font FRONT'S - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

Serial# 47259003
sign.alamode.com/verify

Photo Addendum

Borrower:	N/A				
Property Address:	802 Ruth St				
City:	Sulphur	County:	Catahoula	State:	LA
Zip Code:	70563				
Lender/Client:	City of Sulphur				



Exterior



Exterior



Exterior



Exterior



Exterior



Exterior

Comparable Photo Page

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



Comparable 1

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



Comparable 2

1306 Dean St
 Prox. to Subject 0.32 miles SE
 Sale Price 73,000
 Gross Living Area 1,693
 Total Rooms 6
 Total Bedrooms 3
 Total Bathrooms 2.0
 Location N/Res/Res
 View N/Res/Res
 Site 10890 sf
 Quality Q4
 Age 65



Comparable 3

600 S Stanford St
 Prox. to Subject 0.22 miles NW
 Sale Price 72,000
 Gross Living Area 1,400
 Total Rooms 5
 Total Bedrooms 3
 Total Bathrooms 2.0
 Location N/Res/Res
 View N/Res/Res
 Site 7841 sf
 Quality Q4
 Age 65

Comparable Photo Page

Screen#	N/A				
Property Address	802 Ruth St				
City	Sulphur	County	Catahoula	State	LA
Landsc/Govt	City of Sulphur			Zip Code	70663



Comparable 4

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



Comparable 5

517 Custer St
 Prox. to Subject 0.46 miles SW
 Sale Price 70,000
 Gross Living Area 1,617
 Total Rooms 6
 Total Bedrooms 3
 Total Bathrooms 1.1
 Location N/Res/Res
 View N/Res/Res
 Site 11890 sf
 Quality C-4
 Age 64

Comparable 6

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

Location Map

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



Form MAP.LDC - TOTAL* approval software by a la mode, inc. - 1-800-ALAM3DE

Serial# 4TE89651
<http://almode.com/verify>

Aerial View

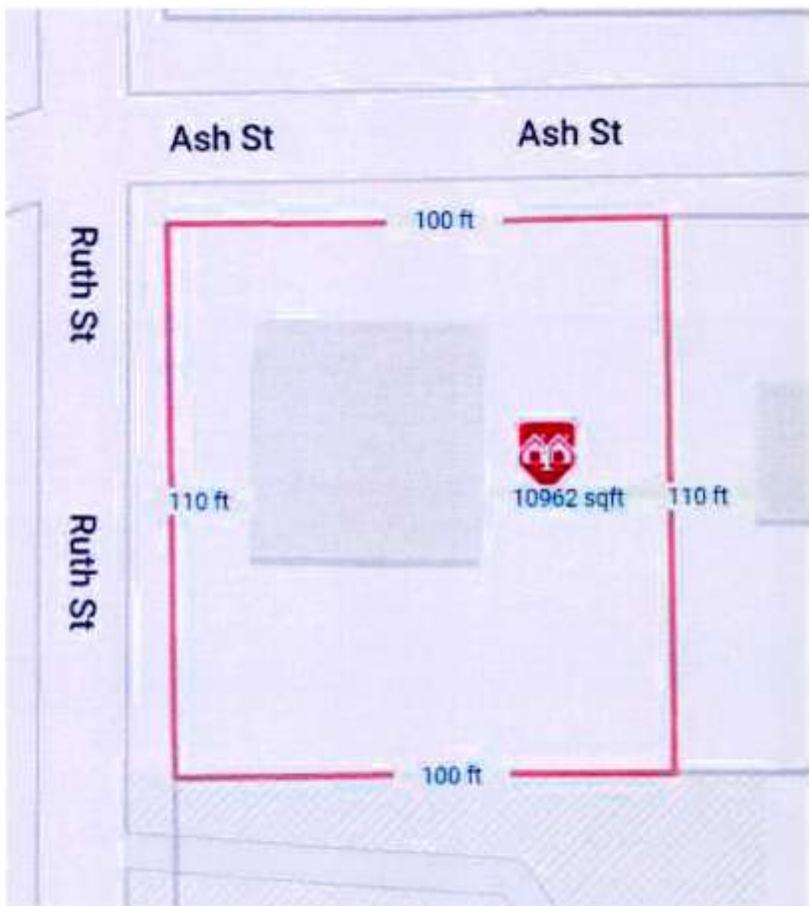
Map ID No. 30218016A1, Page # 25 of 91



Port SOLAR - TOTAL, appraisal software by a/a trade, inc. - 1-800-ALANCOE

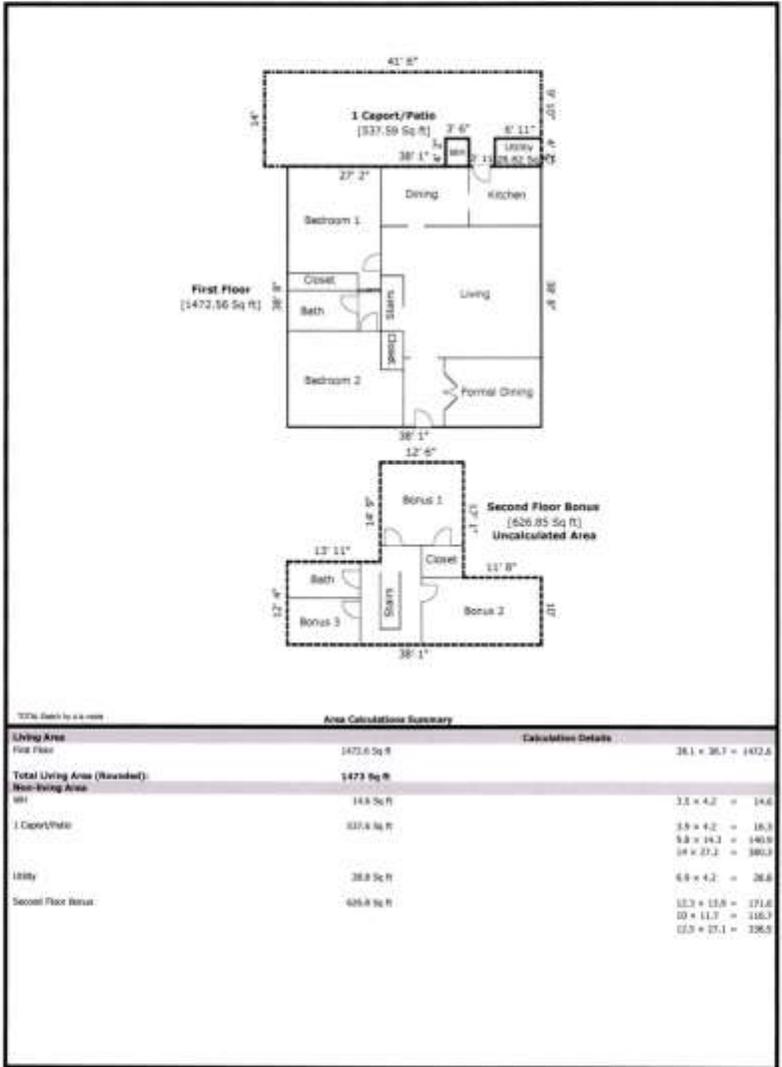

Serial# 4705003
a/a.trade.com/verity





Building Sketch

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



Parcel Listing - Page 1

10/14/25, 3:24 PM

Print

Calcasieu Parish Assessor
2026 Assessment Listing

Values are not final until approved by the LTC

Parcel#
00624225

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

Ward
45

Type
EXEMPT

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

Physical Address
602 RUTH S

Parcel Items

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

Deeds

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

Ownership History

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

Locations

Subdivision	Block	Lot	Section	Township	Range	Tract
F G L DCK NW SE 340910		X054	34	09	10	(
F G L DCK NW SE 340910		0064	34	09	10)
F G L DCK NW SE 340910		0065	34	09	10)
F G L DCK NW SE 340910		X055	34	09	10	(Phone: 706) 333-1111

<https://www.caldwellassessor.org/Details?parcelNumber=00624225&taxYear=0&captureTaken=0&F0W6A50&25&SP=1&...> 1/2

Parcel Listing - Page 2

10/14/25, 3:24 PM

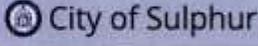
File

PARISH

Millage	Mills	Taxpayer Tax	Exempt Tax
003 PARTTMT(3L4S4W6D7V)	2.0600	0.00	22.02
004 CONS75SCHOOL MT(ALL)	5.0600	0.00	54.09
005 SPECIAL SCHOOL (ALL)	11.9400	0.00	127.64
008 ROAD MAINT MT (ALL)	4.0600	0.00	43.40
009 CAL-LC HEALTH MT(ALL)	2.4800	0.00	26.52
010 JUV DET MT (ALL)	3.4900	0.00	37.31
012 MOSQ CDNT MT(ALL)	2.4100	0.00	25.77
013 ASSESSOR MT (ALL)	1.2500	0.00	13.36
017 CRIMINAL JUST MT(ALL)	3.1600	0.00	33.79
030 SCHOOL #30 (*4,*4S)	4.9500	0.00	52.91
034 WCCH MT(4,4S,4W7,7V)	6.9500	0.00	74.29
042 LIBRARY MT (ALL)	5.9900	0.00	64.03
062 LAW ENF #1 MT(ALL)	7.0900	0.00	75.79
067 COLISEUM MT (ALL)	1.5000	0.00	16.04
086 CHENLT AUTH MT(ALL)	5.3800	0.00	57.51
087 CRHSE JAIL MT(ALL)	3.2700	0.00	34.95
090 LAW ENF #2 MT(ALL)	7.0000	0.00	74.03
093 COMM CTR #2 (*4,4S)	10.0000	0.00	106.90
073 GR#1W(4,4S4W56,6D7,7V)	4.5100	0.00	48.21
TOTALS	92.5500	0.00	1,158.68

CITY

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



REPORT FOR PARCEL 06624225
2024 DATA

PARCEL LOCATION(S)

802 RUTH S

PARCEL OWNERS	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	2,975.00	0.00
SINGLE FAMILY RESIDENCE	7,720.00	0.00
TOTALS	10,695.00	0.00

PARISH TAXES		
TAX DISTRICT	MILLAGE	TAX DUE
003 PARTIMT(3L4S4W6D7V)	2.08	\$0.00
004 CONSTSCHDOL MT(ALL)	5.06	\$0.00
005 SPECIAL SCHOOL (ALL)	11.84	\$0.00
008 ROAD MAINT MT (ALL)	4.06	\$0.00
009 CAL LC HEALTH MT(ALL)	3.48	\$0.00
010 JUV DET MT (ALL)	3.49	\$0.00
013 MOSQ CONT MT(ALL)	2.27	\$0.00
013 ASSESSOR MT (ALL)	1.25	\$0.00
017 CRIMINAL JUST MT(ALL)	2.98	\$0.00
030 SCHOOL #30 (PA,AMS)	4.95	\$0.00
034 WCCH MT(4,4S,4W7,7V)	8.95	\$0.00
042 LIBRARY MT (ALL)	5.99	\$0.00
062 LAW ENF #1 MT(ALL)	7.09	\$0.00
067 COLISEUM MT (ALL)	1.5	\$0.00

Page 1 of 4
Report generated on 10/14/2025 at 3:03:16 PM

CITY OF SULPHUR		REPORT FOR PARCEL 00624225 2024 DATA	
PARISH TAXES			
TAX DISTRICT	MEASG	TAX DUE	
075 GR1W4.454W56.007.7V	4.51	\$0.00	
086 CHENLY A(TH M)ALL	8.38	\$0.00	
087 CRTGSE (A)L M)YALS	3.27	\$0.00	
090 LAW ENF #2 M)YALS	8.62	\$0.00	
093 CGMM CTR #2 (*4.48)	10.31	\$0.00	
TOTALS		\$0.00	
CITY TAXES			
TAX DISTRICT	MEASG	TAX DUE	
143 SULPHUR CITY TAX EXEMPT	16.42	\$0.00	
TOTAL		\$0.00	
CITY OF SULPHUR LAND USES			
VALUE	DESCRIPTION		
II	RESIDENTIAL		
FIRM PANEL AND EFF DATE			
VALUE	DESCRIPTION		
Panel and Date	FIRM PANEL: 22019C04326, EFF DATE: 2/18/2011		
FLOOD ZONES			
VALUE	DESCRIPTION		
Zone II	AREAS OUTSIDE THE 0.2% ANNUAL CHANCE (OR 500-YEAR FLOOD) FLOOD.		
LEGAL DESCRIPTION			
0340110-1136-0064 (000 0340110-1136-0065 0000-802 S RUTH-LOYS 64.65 F G LOCK SUB OF PART OF NW SE SEC 34 S. 10 REXY- ASSESSED W J BONNIN-05 802-W J BONNIN EST B2562 P167-95 REFS GRANGER, THERESA MAY BONNIN ET AL B 2590 P 111-96			
SHIPPABLE ATTRIBUTES			
FIELD	VALUE		
ASSESSMENT	00624225		

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

City of Sulphur		REPORT FOR PARCEL 00624225 2024 DATA
PARCEL ATTRIBUTES		
FIELD	VALUE	
NAME	SULPHUR, CITY OF	
ADDRESS1	101 N HUNTINGTON ST	
ADDRESS2	SULPHUR LA 70663 0000	
SHAPE.STAREA	1308.095572	
SHAPE.STLENGTH	144.049246	
WARD	45	
PINS	340910-1136- 0065,340910-1136- 0064,340910-1136- 4045-05,340910-1136- 4064-05	



Page 4 of 4
Report generated on 1/14/2025 at 3:43:16 PM

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.

 Serial: 47139051

Linda L. Washam-Whiteley

Signature	11/06/2025
Linda Leigh Washam-Whiteley	Date
Appraiser's Name	2110
Owner/Appraiser	State License or Certification #
State Title or Designation	12/31/2026 LA
	Expiration Date of License or Certification State

802 Ruth St, Sulphur, LA 70663
Address of Property Appraised

05/13

Assumptions, Limiting Conditions & Scope of Work

File No: 20251021AAJ

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

STATEMENT OF ASSUMPTIONS & LIMITING CONDITIONS

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

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

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

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

GP RESTRICTED

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 amla.com 47E38683
 10/01/13

Certifications

File No. 202510014A/J

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: 3611 Kikuman Street, Lake Charles, LA 70607		

APPRAISER'S CERTIFICATION

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

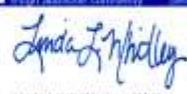
- The statements of fact contained in this report are true and correct.
- The credibility of this report, for the stated use by the stated user(s), of the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial,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

Additional Certifications:

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

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

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

Client Contact: Ashley Dickerson	Client Name: City of Sulphur
E-Mail: Adickerson@sulphur.org	Address: 101 N. Huntington Street, Sulphur, LA 70663
APPRaiser: 	SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)
Appraiser Name: Linda Leigh Washam-Whitley	Supervisory or Co-Appraiser Name: _____
Company: Lake Area Appraisal Firm	Company: _____
Phone: (337) 652-6232	Phone: _____
E-Mail: lakereaaappraisalfirm@gmail.com	E-Mail: _____
Date Report Signed: 11/06/2025	Date Report Signed: _____
License or Certification #: 2110	License or Certification #: _____
Designation: Owner/Appraiser	Designation: _____
Expiration Date of License or Certification: 12/31/2026	Expiration Date of License or Certification: _____
Inspection of Subject: <input checked="" type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None	Inspection of Subject: <input type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None
Date of Inspection: 10/14/2025	Date of Inspection: _____

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

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

STATEMENT OF LIMITING CONDITIONS AND CERTIFICATION

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

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

File No: 202510014AJ

CERTIFICATION: The appraiser certifies and agrees that:

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

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

Appraisal by computer - Serial 4763053

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

<p>APPRAISER: <i>Linda Leigh Whitham-Whitley</i></p> <p>Signature: _____ Name: Linda Leigh Whitham-Whitley Title: Owner/Appraiser State Certification #: 2110 or State License #: State: LA Expiration Date of Certification or License: 12/31/2026 Date Signed: 11/06/2025</p>	<p>SUPERVISORY or CO-APPRAISER (if applicable):</p> <p>Signature: _____ Name: _____ Designation: _____ State Certification #: or State License #: State: _____ Expiration Date of Certification or License: _____ Date Signed: _____ <input type="checkbox"/> Did <input type="checkbox"/> Did not Inspect Property</p>
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ADDITIONAL CERTIFICATION

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

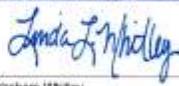
APPRAISER'S CERTIFICATION. The Appraiser certifies and agrees that:

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

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

www.alameda.com/property Search 47810014

APPRAISER:

Signature: 
 Name: Linda Leigh Washam-Whitley
 Date Signed: 11/06/2025
 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



Report Verification

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

To verify the integrity of this document:

1. Visit esign.alamode.com/verify
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.

Sale/Report Data:	
Date of Sale:	Condition: C5
Borrower: N/A	Total Rooms: 6
Lender: City of Sulphur	Bedrooms: 2
Size (Sq Ft): 1,473	Baths: 1 0
Price Per Square Foot:	Appraiser: Linda Leigh Washam-Whitley
Location: N,Res,Res	Effective Date of Value (in a): 10/14/2025
Age: -85	Final Opinion of Value: \$1,000
Signer 1:	Signer 2:
Linda L. Washam-Whitley 3611 Kirkman Street, Lake Charles, LA 70607	
Signature:	Signature:
Serial #: 47E59053	Serial #:
Date Signed: 11/06/2025	Date Signed:

Form 520VERFY2 - "TOTAL" appraisal software by eSign, Inc. - 1-800-ALAMODE


Serial# 47E59053
esign.alamode.com/verify

ORDINANCE GRANTING A REZONE TO NAYAH, LLC, FROM RESIDENTIAL TO COMMERCIAL TO ALLOW FOR FUTURE DEVELOPMENT NOT KNOWN AT THIS TIME, FOR PROPERTY LOCATED AT SOUTHEAST ON RAMP ONTO I-10 OFF HWY. 1256 (PROPERTY NORTH OF FAIRFIELD).

BE IT ORDAINED by the City Council of the City of Sulphur, Louisiana, that they do hereby grant a rezone to Nayah, LLC, from Residential to Commercial to allow for future development not known at this time, for property located at the southeast on-ramp onto I-10 off Hwy. 1256 (property north of Fairfield) for the following described property:

COMMENCING 701.4 FEET NORTH AND 126.37 FEET EAST OF THE SOUTHWEST CORNER OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 10 SOUTH, RANGE 10 WEST, THIS POINT BEING 76.37 FEET EAST OF STATE HIGHWAY, THENCE NORTH 45 DEGREES 27 MINUTES EAST 133.54'; THENCE NORTH 82 DEGREES 39 MINUTES EAST 696.73 FEET, MORE OR LESS, TO THE WEST SIDE OF (ALLEN) STREET; THENCE SOUTH TO A POINT EAST OF THE COMMENCEMENT; THENCE WEST TO THE POINT OF COMMENCEMENT, LESS 0.29 ACRES, MORE OR LESS, FOR RIGHT OF WAY OF LENA STREET, TOGETHER WITH ALL BUILDINGS AND IMPROVEMENTS SITUATED THEREON.

THE PORTION OF THE PROPERTY DEPICTED IN THE ATTACHED PHOTO (EXHIBIT A) THAT IS BORDERED IN RED AND SHADED IN YELLOW HIGHLIGHTING, WHICH IS ALL THE PORTION OF THE PROPERTY BORDERING THE WEST SIDE OF ALLEN FOR APPROXIMATELY 49 FEET, MORE OR LESS, AND WHICH PORTION MEASURES APPROXIMATELY 169 FEET WESTWARD, MORE OR LESS, SHALL NOT BE REZONED.

BE IT FURTHER ORDAINED that the following stipulation shall be placed on said property:

1. Permitted uses are limited to:
 - a. All uses as permitted in Business District classification except single family detached residence
 - b. Hotels and motels

This rezone is granted by the City of Sulphur and may be withdrawn by the City of Sulphur should said rezone 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.

Grantee hereby agrees and contracts to hold Grantor harmless from any damages created and/or caused by the granting of this rezone, 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 rezone the owner of this rezone 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 rezone shall be withdrawn and considered null and void.

BE IT FURTHEREST ORDAINEDs by the City Council of the City of Sulphur, Louisiana, that they do hereby grant a rezone to Nayah, LLC, from Residential to Commercial to allow for future development not known at this time, for property located at southeast on-ramp onto I-10 off Hwy. 1256 (property north of Fairfield)

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

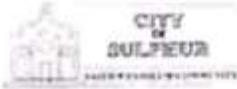
JOY ABSHIRE, Chairman

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



CITY OF SULPHUR
APPLICATION FOR

DEVELOPMENT APPROVAL 1-8-26

Date Received 1-8-26 \$50.00 Fee (Non-Refundable) 1-8-26
(Exact cash or check only)

IT IS APPLICANT'S RESPONSIBILITY TO KEEP SIGN POSTED ON PROPERTY. IF SIGN ISN'T PLACED ON PROPERTY 10 DAYS PRIOR TO MEETING DATE PLEASE NOTIFY CITY. IF SIGN IS REMOVED IT COULD DELAY ACTION ANOTHER MONTH. ONCE COUNCIL APPROVES/DISAPPROVES, APPLICANT MUST REMOVE SIGN FROM PROPERTY.

PRINT NAME Jiten Zaveri DATE 1/5/26

PROPERTY OWNER INFORMATION

Name of Property Owner Nayah, LLC
(Owner must provide proof of ownership such as property tax record or recorded deed)
Mailing Address: 3608 W. Prien Lake Rd City Lake Charles State LA Email jzaveri@hotelsbyphm.com
Physical Address: 3608 W. Prien Lake Rd. City Lake Charles State LA
Phone Number (H) (337) 842-3454 (W) _____ (C) _____

PROPERTY INFORMATION

Location Address: N/A (no municipal address) - Parcel #00163163
Present Zoned Classification: Residential

LEGAL DESCRIPTION FROM ABSTRACT OR TAX RECORD (PRINT NEATLY OR TYPE)

See attached Exhibit A

DO YOU CURRENTLY HAVE ANY PENDING VIOLATION WITH ANY ORDINANCE OF THE CITY OF SULPHUR YES NO
YOU, OR A REPRESENTATIVE, MUST ATTEND BOTH LAND USE AND CITY COUNCIL MEETING INITIAL _____

REQUEST INFORMATION

REZONE EXCEPTION SUBDIVISION BILLBOARD PRE. PLAT FINAL PLAT
 DOES REZONE REQUIRE FENCING NAME OF SUBDIVISION _____
Zoning Change: From RESIDENTIAL To COMMERCIAL
Purpose of Request: To Commercially develop the above-described property

I do hereby understand that no petition for a change in the classification of property shall be filed unless such petition is duly signed and acknowledged by the owners or authorized agents of not less than fifty (50) percent of the area of land for which a change of classification is requested; provided however, that where any lot located in the abovesaid area is owned in division, all co-owners must sign the petition for that lot to be included in the fifty (50) percent area provision, as stated in the City of Sulphur Land Use Ordinance, Number 541, M-C Series.

Further, I do certify that the property for which the above request is being made does not hold any restrictions or covenants that would be in conflict with said request.

Furthermore, I, the applicant agree to dispose of the Land Use sign(s) placed on my property after the public hearing

Applicant Signature: Jiten Zaveri Date: Jan 05 2026

	Yes	No	N/A
1. Is site located within the City Limits?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed use be a nuisance to the surrounding area because of odors, vibrations, unsightly areas or other unwarranted elements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Is the capacity of the road and off-street parking facilities adequate for use by the proposed development?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the location be served by a fire protection?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Can the proposed development be expected to adversely affect the character/aesthetics of the area involved?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is property within a designated flood hazard area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Flood zone classification _____ bfc _____ ft			



Memo

To: Land Use and Planning Commissioners
From: Austin Abrahams 
Director, Department of Public Works
CC: Arlene Blanchard, Mayor Mike Danahay
Date: 2/9/2026
Re: **Parcel 00163163** Rezone Request

Comments: **Application:**

Nayah, LLC has requested a rezoning of the referenced area from **Residential District** to **Commercial District**.

Situation:

Applicant has requested a rezone of referenced property to allow for future development. The applicant does not have a specific use at this time. There is an access easement to this lot through the hotel parking lot at 2615 Ruth Street. A portion (roughly 42ft by 170ft) of referenced area with frontage on Allen Street will remain Residential. See attached map.

Findings:

In accordance with Article III, Part 2, Section 5(3) of the Land Use Ordinance (Ordinance), the application has been reviewed. The following findings are offered for your consideration:

1. The Application appears substantially complete.
2. The considered area is bordered by **developed land**.
3. The considered area is bordered by land zoned **Business and Residential**.
4. No **use type I** land use areas are established by zoning adjacent to or within **xxx** feet of the area under consideration.
5. The nearest, contiguously zoned **Commercial** land use area is to the south on Patton Street.
6. The request to amend the land use map may constitute "spot zoning". However, the land zoned Business to the south is currently used as a hotel, which is permitted in **Commercial District**.



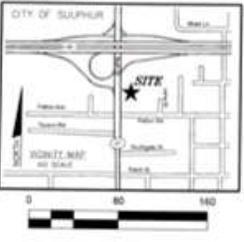
Recommendations:

Absent evidence of the intended use meeting the grandfathering exception, a rezoning of this parcel is required. A recommendation for rezoning is **given** with the following stipulations or restrictions:

Permitted uses are limited to:

- a. all uses as permitted in Business District classification except single family detached residence
- b. Hotels and motels



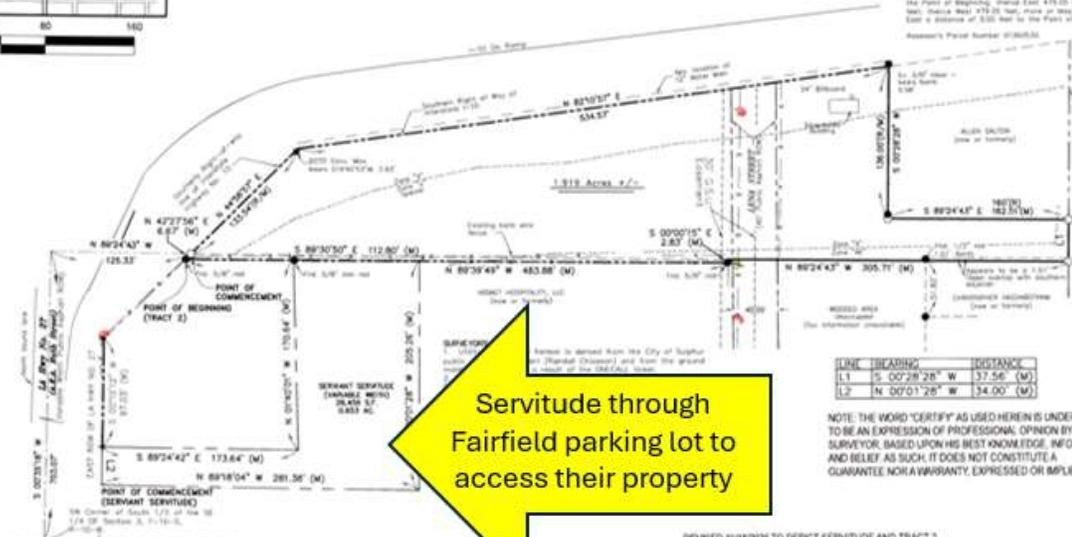


BOUNDARY SURVEY

The Southeast Quarter of Section 3, Township 10 South, Range 10 West,
Southwestern Land District, Louisiana Meridian, Calcasieu Parish,
Louisiana

SECOND LEGAL DESCRIPTION
TRACT 1 - Instrument #2121211
 Commencing at the South end of the Southeast Quarter of Section 3, Township 10 South, Range 10 West, the south being N 37° 56' 30" East of State Highway 2084 North 45 degrees 27 minutes East 133.54 feet North 85 degrees 28 minutes East 488.73 feet, more or less, to the West side of (Street) street, thence South to a point East of the commencement, thence West to the Point of commencement, less 2.25 acres, more or less, the right of way of Lane Street, together with all buildings and improvements situated thereon.
TRACT 2 - Instrument #2474537
 All of that certain half or parcel of land situated in Section 3, Township 10 South, Range 10 West, Calcasieu Parish, Louisiana, and being more particularly described as follows:
 Commencing at a point located 50 feet east and 425.81 feet north of the Southeast Corner of the South end of the Southeast Quarter of Section 3, Township 10 South, Range 10 West, Calcasieu Parish, Louisiana, thence North 42°00'00" East a distance of 100.00 feet to the Point of Beginning, thence East 47°45'00" North, thence South 2°00'00" East a distance of 530 feet to the Point of Beginning.
 Assessor's Parcel Number: 07060530

Survey of Boundary
 All bearings are based upon a
 geoid vertical datum (VDN)
 dated December 31, 1989.



SERVANT SERVITUDE
 Commencing at a point located 50 feet East of the Southeast Corner of the South end of the Southeast Quarter of Section 3, Township 10 South, Range 10 West, Calcasieu Parish, Louisiana, thence North 57°00'00" East a distance of 36.00 feet to a point, thence S 89°34'42" W a distance of 173.64 feet, thence N 01°00'00" W a distance of 173.64 feet to the Southeast boundary line of the 1/4 Section, thence North 89°34'42" W a distance of 173.64 feet, more or less, to the eastern line of the property more particularly described herein, BEYOND which line said eastern boundary line is the commencement.

DATE OF FIELD SURVEY: 7/13/2015



Virgil I. Collins
 Virgil I. Collins, P.L.S., LA #4250

Servitude through
 Fairfield parking lot to
 access their property

LINE	BEARING	DISTANCE
L1	S 00°28'28" W	37.56 (M)
L2	N 00°01'28" W	34.00 (M)

NOTE: THE WORD "CERTIFY" AS USED HEREIN IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR, BASED UPON HIS BEST KNOWN EDGE INFORMATION, AND BELIEF AS SUCH, IT DOES NOT CONSTITUTE A GUARANTEE NOR A WARRANTY EXPRESSED OR IMPLIED.

COLLINS & ASSOCIATES
LAND SURVEYORS, INC.
 Licensed To Survey Louisiana, Texas, Arkansas, Mississippi, and Alabama
 2105 Peach Street,
 DeRidder, LA 70634
 337-239-5902 (Office)

- LEGEND**
- Irons found in place
 - 5/8" iron 42/44 iron nail in place
 - Easement as right of way, then
 - Interior and adjacent lot lines
 - Fenced poles
 - Overhead electric lines
 - X Fences
 - Centroids
 - Right of Way
 - Measured
 - (M) Record

REVISSED 11/18/2025 TO DEPICT SERVITUDE AND TRACT 2

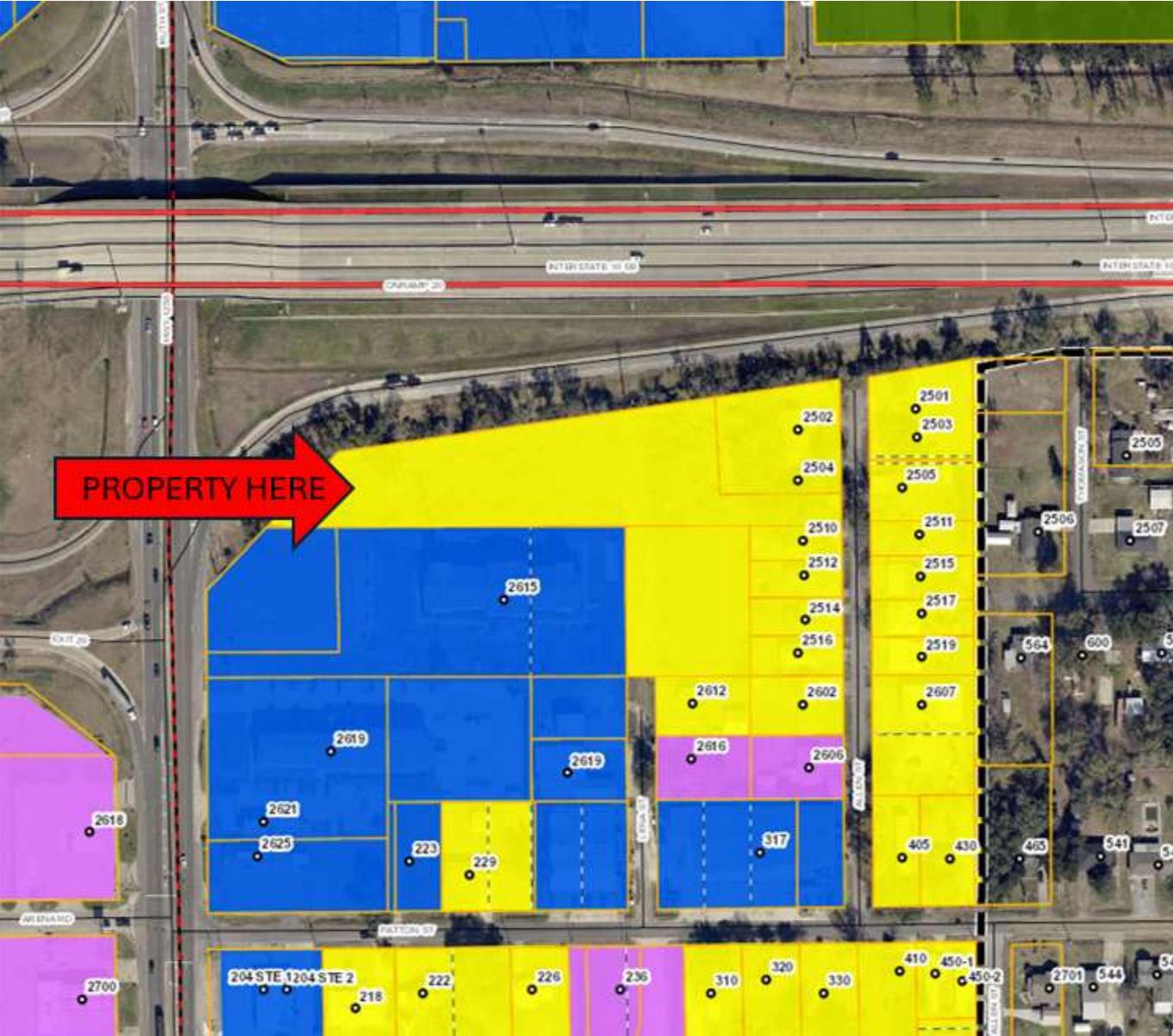
THE SERVITUDES AND RESTRICTIONS SHOWN HEREON ARE THOSE VISIBLE ON THE GROUND OR SET FORTH IN THE DESCRIPTION FURNISHED TO US BY THE CLIENT OR REPRESENTATIVE AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND RESTRICTIONS ARE SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY.

THIS SURVEY MEETS THE MINIMUM REQUIREMENTS FOR A CLASS "C" SURVEY ACCORDING TO THE "LOUISIANA MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS"

I CERTIFY THIS SURVEY AND PLAT WAS PREPARED BY ME OR BY THOSE UNDER MY DIRECT SUPERVISION AND THERE ARE NO ENCUMBRANCES EITHER WAY ACROSS THE PROPERTY OTHER THAN THOSE SHOWN HEREON, MADE AT THE REQUEST OF:

KISMET HOSPITALITY, LLC

11/28/2025	WBS	SERVANT SERVITUDE, BOUNDARY
DATE	MARK	REVISION
DATE	SCALE	DRAWN BY
7/14/2015	1"=80'	JHC
	CHECKED BY	JOB NO.
	VTC	2151107









Pan handle to
remain zoned
Residential

RESOLUTION ACCEPTING PETITION FOR ANNEXATION FROM MICHAEL PAUL WILLIS (WILLIS FORD SOUTH PROPERTIES, LLC) FOR PROPERTY LOCATED AT 2010 PATTON STREET.

WHEREAS, in accordance with Article III, Part 1, Section 1 (6) of the Land Use Ordinance of the City of Sulphur, Louisiana, and 33:171 of the Louisiana Revised Statutes, the City Council is revising the official Land Use map and accepting annexation petition for the following described property:

DESCRIPTION:

That certain tract or parcel of land being a portion of the North Half of the Northeast Quarter of the Northeast Quarter (N/2 of NE/4 of NE/4), Section Eleven (11), Township Ten (10) South, Range Ten (10) West, Calcasieu Parish, Louisiana, lying East of Bayou D'Inde, being more particularly described as follows:

Beginning at the Northeast corner of Section Eleven (11), Township Ten (10) South, Range Ten (10) West, Calcasieu Parish, Louisiana, said point having Louisiana State Plane Coordinates of North 628518.11 and East 2643636.73 (NAD83-2011, South Zone, 1702), from said point a 5/8 inch re-bar was set 30.0 feet South and 30.0 feet West, at the intersection of the South right-of-way line of Patton Street with the West right-of-way line of Post Oak Road;

Thence South 01° 16' 28" West, along the East line of said Section Eleven (11), for a distance of 482.14 feet to the Northeast corner of a tract of land either now or formerly owned by Insight Next Generation, LLC, Calcasieu Parish Parcel Number 00153478B.

Thence North 88° 58' 16" West, along the North line of said Insight Next Generation, LLC tract, passing a found 3/4 inch re-bar at 27.9 feet and continuing for a total distance of 239.85 feet (call 242') to a found P/K Nail at the Northwest corner of said Insight Next Generation LLC tract;

Thence South 01° 07' 42" West, along the West line of said Insight Next Generation, LLC tract, for a distance of 31.29 feet (call 30.96 feet) to a found 3/4 inch re-bar;

Thence North 88° 52' 36" West, along said West line of the Insight Next Generation, LLC tract, for a distance of 35.40 feet (call 35.45 feet), to a found 3/4 inch re-bar;

Thence South 01° 02' 26" West, along said West line of the Insight Next Generation, LLC tract, for a distance of 151.65 feet (call 152.99 feet) to the intersection with the South line of the aforesaid North Half of the Northeast Quarter of the Northeast Quarter (N/2 of NE/4 of NE/4), from said point a found 3/4 inch re-bar lies 1.4 feet South;

Thence North 89° 02' 28" West, along said South line of the North Half of the Northeast Quarter of the Northeast Quarter (N/2 of NE/4 of NE/4), passing a set 5/8 inch re-bar at 323.41 feet and continuing for a total distance of 480.41 feet (call 472.74 feet) to the intersection with the centerline of the aforesaid Bayou D'Inde;

Thence meandering along said centerline of Bayou D'Inde, in a general direction of North 66° 53' 54" West, for a distance of 58.87 feet;

Thence meandering along said centerline of Bayou D'Inde, in a general direction of North 38° 27' 29" West, for a distance of 127.28 feet;

Thence meandering along said centerline of Bayou D'Inde, in a general direction of North 25° 08' 26" West, for a distance of 134.74 feet;

Thence meandering along said centerline of Bayou D'Inde, in a general direction of North 10° 42' 51" West, for a distance of 72.99 feet;

Thence meandering along said centerline of Bayou D'Inde, in a general direction of North 01° 20' 17" East, for a distance of 187.36 feet;

Thence meandering along said centerline of Bayou D'Inde, in a general direction of North 04° 57' 29" East, for a distance of 127.91 feet to the intersection with the South right-of-way line of Patton Street, as per right-of-way grant recorded under Clerk's File Number 3275627, records of Calcasieu Parish, Louisiana, from said point a set 5/8 inch re-bar lies South 88° 50' 56" East, a distance of 82.0 feet;

Thence meandering along said centerline of Bayou D'Inde, in a general direction of North 10° 08' 32" West, for a distance of 37.76 feet to the intersection with the North line of the aforesaid Section Eleven (11);

Thence South 89° 01' 15" East, along said North line of Section Eleven (11), for a distance of 965.12 feet (call 964.47 feet) to the Point of Beginning.

Herein described tract containing 570,953.63 square feet or 13.107 acres, more or less, subject to the right-of-way for Patton Street across the North side thereof, the right-of-way for Post Oak Road across the East side thereof, and subject to any easements, servitudes, or rights-of-way of record or by use.

Current Municipal Address: 2010 Patton Street, Sulphur, LA 70663

WHEREAS, said property, currently zoned as I1 (Light Industrial) land use district by the Parish; and

WHEREAS, said property shall be zoned Commercial District.

BE IT RESOLVED by the City Council of the City of Sulphur, Louisiana, that they do hereby accept petition from Michael Paul Willis (Willis Ford South Properties, LLC) for property located at 2010 Patton Street and designate as Commercial District, with the Official Land Use map updated according.

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.

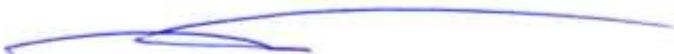
ARLENE BLANCHARD, Clerk

PETITION FOR ANNEXATION OF PROPERTY
INTO THE CITY OF SULPHUR, LOUISIANA

1. Michael Paul Willis
FULL NAME, INCLUDING MAIDEN NAME
2. 930 Begis Parkway (337) 625-3030
CONTACT ADDRESS CONTACT TELEPHONE
3. mwillis@mikewillisford.com
EMAIL ADDRESS
4. 2010 Patton Street, Sulphur, La 70663
ADDRESS OF PROPERTY PROPOSED FOR ANNEXATION
5. STATUS: (CHECK AS MANY AS APPLY)
- I OWN THE PROPERTY PROPOSED FOR ANNEXATION
(THE ADDRESS IN NUMBER 4 ABOVE)
- I RESIDE AT THE ADDRESS OF THE PROPERTY PROPOSED FOR
ANNEXATION (THE ADDRESS IN NUMBER 4 ABOVE)
- I AM REGISTERED TO VOTE AT THE ADDRESS OF THE
PROPERTY PROPOSED FOR ANNEXATION (THE ADDRESS IN
NUMBER 4 ABOVE)
- COMPLETE SURVEY OF PROPERTY TO BE ANNEXED IS
ATTACHED
6. FULL NAMES OF ALL REGISTERED VOTERS IN YOUR HOUSEHOLD (if
applicable)
- _____
- _____
7. VOTING LOCATION (SCHOOL NAME, FIRE STATION NUMBER, ETC.) (if
applicable)
- _____

I HEREBY PETITION TO HAVE THE PROPERTY OWNED AND/OR OCCUPIED BY ME TO BE ANNEXED INTO THE CITY OF SULPHUR, LOUISIANA.

SIGNATURE(S):

 _____ Signature	_____ Signature
Michael Paul Willis _____ Print Name	Willis Ford South Properties, LLC _____ Print Name

_____ Signature	_____ Signature
_____ Print Name	_____ Print Name

3. Commercial

HOW DO YOU WISH ANNEXED PROPERTY TO BE ZONED

2. A CERTIFIED SURVEY OF AREA TO BE ANNEXED MUST BE ATTACHED.

✓ See attached & emailed originals 01/20/20

DESCRIPTION OF GENERAL AREA TO BE ANNEXED



Memo

To: Land Use and Planning Commissioners
From: Austin Abrahams *AA*
Director, Department of Public Works
CC: Arlene Blanchard, Mayor Mike Danahay
Date: 2/9/2026
Re: **2010 Patton Street** Annexation Petition

Comments: **Application:**

Willis Ford South Properties, LLC has issued a petition for annexation of the referenced area.

Situation:

Michael Willis (Willis Ford South Properties, LLC) proposed a petition for annexation of the referenced property. The property is currently zoned light industrial by CPPJ. The adjacent lot at 2211 Patton Street has a **Commercial District** zoning classification. The proposed use is Ford Pro Service Center.

Recommendations:

A recommendation is given in favor of the annexation with a **Commercial District** zoning classification.

2010 Patton Street



This map does not represent a legal survey or document. *See Disclaimer

0 163 326 feet

MAP ANALYST
powered by
esri







ORDINANCE NO. M-C SERIES

ORDINANCE ENLARGING AND EXTENDING THE BOUNDARIES OF THE CITY OF SULPHUR FOR THE ANNEXATION FOR MICHAEL PAUL WILLIS (WILLIS FORD SOUTH PROPERTIES, LLC) FOR PROPERTY LOCATED AT 2010 PATTON STREET.

WHEREAS, in accordance with R.S. 33:172, the Land Use Commission has received a petition from Michael Paul Willis, for the annexation of certain property which is adjacent to and contiguous to the existing corporate limits of the City of Sulphur, which said property is generally described herein; and

WHEREAS, a public hearing will be held in accordance with state law and will be duly advertised with public notice to enlarge and extend the boundaries to include said property. At time of the public hearing, a complete description of the geographic boundaries of the City of Sulphur will be included; and

WHEREAS, said property is currently zoned as I1 (Light Industrial) land use district by the Calcasieu Parish Police Jury; and

WHEREAS, said property shall be zoned Commercial District.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Sulphur, Louisiana, that the boundaries of the City of Sulphur, Louisiana, be and the same are hereby enlarged and extended to include the following described property situated in the Parish of Calcasieu, State of Louisiana, to-wit:

DESCRIPTION:

That certain tract or parcel of land being a portion of the North Half of the Northeast Quarter of the Northeast Quarter (N/2 of NE/4 of NE/4), Section Eleven (11), Township Ten (10) South, Range Ten (10) West, Calcasieu Parish, Louisiana, lying East of Bayou D'Inde, being more particularly described as follows:

Beginning at the Northeast corner of Section Eleven (11), Township Ten (10) South, Range Ten (10) West, Calcasieu Parish, Louisiana, said point having Louisiana State Plane Coordinates of North 628518.11 and East 2643636.73 (NAD83-2011, South Zone, 1702), from said point a 5/8 inch re-bar was set 30.0 feet South and 30.0 feet West, at the intersection of the South right-of-way line of Patton Street with the West right-of-way line of Post Oak Road;

Thence South 01° 16' 28" West, along the East line of said Section Eleven (11), for a distance of 482.14 feet to the Northeast corner of a tract of land either now or formerly owned by Insight Next Generation, LLC, Calcasieu Parish Parcel Number 00153478B.

Thence North 88° 58' 16" West, along the North line of said Insight Next Generation, LLC tract, passing a found 3/4 inch re-bar at 27.9 feet and continuing for a total distance of 239.85 feet (call 242') to a found P/K Nail at the Northwest corner of said Insight Next Generation LLC tract;

Thence South 01° 07' 42" West, along the West line of said Insight Next Generation, LLC tract, for a distance of 31.29 feet (call 30.96 feet) to a found 3/4 inch re-bar;

Thence North 88° 52' 36" West, along said West line of the Insight Next Generation, LLC tract, for a distance of 35.40 feet (call 35.45 feet), to a found 3/4 inch re-bar;

Thence South 01° 02' 26" West, along said West line of the Insight Next Generation, LLC tract, for a distance of 151.65 feet (call 152.99 feet) to the intersection with the South line of the aforesaid North Half of the Northeast Quarter of the Northeast Quarter (N/2 of NE/4 of NE/4), from said point a found 3/4 inch re-bar lies 1.4 feet South;

Thence North 89° 02' 28" West, along said South line of the North Half of the Northeast Quarter of the Northeast Quarter (N/2 of NE/4 of NE/4), passing a set 5/8 inch re-bar at 323.41 feet and continuing for a total distance of 480.41 feet (call 472.74 feet) to the intersection with the centerline of the aforesaid Bayou D'Inde;

Thence meandering along said centerline of Bayou D'Inde, in a general direction of North 66° 53' 54" West, for a distance of 58.87 feet;

Thence meandering along said centerline of Bayou D'Inde, in a general direction of North 38° 27' 29" West, for a distance of 127.28 feet;

Thence meandering along said centerline of Bayou D'Inde, in a general direction of North 25° 08' 26" West, for a distance of 134.74 feet;

Thence meandering along said centerline of Bayou D'Inde, in a general direction of North 10° 42' 51" West, for a distance of 72.99 feet;

Thence meandering along said centerline of Bayou D'Inde, in a general direction of North 01° 20' 17" East, for a distance of 187.36 feet;

Thence meandering along said centerline of Bayou D'Inde, in a general direction of North 04° 57' 29" East, for a distance of 127.91 feet to the intersection with the South right-of-way line of Patton Street, as per right-of-way grant recorded under Clerk's File Number 3275627, records of Calcasieu Parish, Louisiana, from said point a set 5/8 inch re-bar lies South 88° 50' 56" East, a distance of 82.0 feet;

Thence meandering along said centerline of Bayou D'Inde, in a general direction of North 10° 08' 32" West, for a distance of 37.76 feet to the intersection with the North line of the aforesaid Section Eleven (11);

Thence South 89° 01' 15" East, along said North line of Section Eleven (11), for a distance of 965.12 feet (call 964.47 feet) to the Point of Beginning.

Herein described tract containing 570,953.63 square feet or 13.107 acres, more or less, subject to the right-of-way for Patton Street across the North side thereof, the right-of-way for Post Oak Road across the East side thereof, and subject to any easements, servitudes, or rights-of-way of record or by use.

BE IT FURTHER ORDAINED by the City Council of the City of Sulphur, Louisiana, that they do hereby recommend that the aforesaid property be designated as a Commercial land use district and revise the City of Sulphur official map.

BE IT FURTHER ORDAINED that the boundaries of the City of Sulphur, Louisiana, be and the same are hereby defined as follows, to-wit:

DESCRIPTION OF GEOGRAPHIC BOUNDARIES:

SULPHUR CITY LIMITS DESCRIPTION:

WAITING ON GEOGRAPHIC BOUNDARIES

BE IT FURTHEST ORDAINED that this ordinance shall become effective in accordance with R.S. 33:172 (B) which Notice of Filing Petition was published in the Official Journal on Tuesday, February 24, 2026.

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

SS



Memo

To: Land Use and Planning Commissioners
From: Austin Abrahams *AA*
Director, Department of Public Works
CC: Arlene Blanchard, Mayor Mike Danahay
Date: 2/9/2026
Re: **2010 Patton Street** Annexation Petition

Comments: **Application:**

Willis Ford South Properties, LLC has issued a petition for annexation of the referenced area.

Situation:

Michael Willis (Willis Ford South Properties, LLC) proposed a petition for annexation of the referenced property. The property is currently zoned light industrial by CPPJ. The adjacent lot at 2211 Patton Street has a **Commercial District** zoning classification. The proposed use is Ford Pro Service Center.

Recommendations:

A recommendation is given in favor of the annexation with a **Commercial District** zoning classification.

2010 Patton Street









ORDINANCE NO. M-C SERIES

ORDINANCE GRANTING AN EXCEPTION TO JOHNNY THOMAS, 1020 SUNSET STREET, TO ALLOW HOME TO BE REBUILT, DUE TO HURRICANE LAURA, ON A NON-CONFORMING LOT SIZE.

WHEREAS in accordance with Appendix B, Article IV, Part 2, Section 4 (2) (e) of the Land Use Ordinance of the City of Sulphur, a home can't be rebuilt unless a special exception is granted under the provisions of Article III, Part 2, Section 4, if a structure housing a nonconforming use is damaged or destroyed by fifty (50) percent of price per sq. ft. at time of construction of building code; and

WHEREAS, a newly constructed home was built in 2018 on said property and in 2020 the home was destroyed during Hurricane Laura when a billboard sign fell on the home; and

WHEREAS, applicant is requesting an Exception to allow for the home to be rebuilt for the following described property:

A TRACT OF LAND IN LTS 2, 3, 4 & 5 OF RILEY SUB DESC AS FOLLOWS: COMM AT PT 196.46 FT E OF NW/C LT 7 SAID RILEY SUB; TH E 117.5 FT; TH S 78.24 FT; TH W 117.57 FT; TH N 78.12 FT TO POC (0.21 AC) LESS B 4536 P 813 DESCRIBED AS: TRACT OF LAND IN LOTS 3 AND 4 RILEY SUB BEING MORE PART DESCRIBED AS: COM ON S/L OF SUNSET ST AT A PT THAT IS S 89 DEG E 263.03 FT FROM THE NW COR OF LOT 7 RILEY SUB; TH CONT S 89 DEG E 51 FT, TH S 78.25 FT M/L TO N LINE OF US INTERSTATE HWY #10 ETC (CONTG. .092 ACS)

This Exception is granted by the City of Sulphur and may be withdrawn by the City of Sulphur should said Exception 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 Exception, 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 exception the owner 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 exception.

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

BE IT ORDAINED by the City Council of the City of Sulphur Louisiana, that they do hereby grant an Exception to Johnny Thomas, 1020 Sunset Street, to allow for home to be rebuilt, due to Hurricane Laura, on a non-conforming lot size.

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

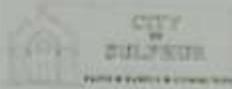
JOY ABSHIRE, Chairman

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



CITY OF SULPHUR
APPLICATION FOR

DEVELOPMENT APPROVAL

Exception

Date Received

\$50.00 Fee (Non-Refundable)

p.d.
(Exact cash or check only)

IT IS APPLICANT'S RESPONSIBILITY TO KEEP SIGN POSTED ON PROPERTY. IF SIGN ISN'T PLACED ON PROPERTY 10 DAYS PRIOR TO MEETING DATE PLEASE NOTIFY CITY. IF SIGN IS REMOVED IT COULD DELAY ACTION ANOTHER MONTH. ONCE VARIANCE IS APPROVED/DISAPPROVED, APPLICANT MUST REMOVE SIGN FROM PROPERTY

Print Name Johnny Thomas

Date 02/02/26

PROPERTY OWNER INFORMATION

Name of Property Owner Johnny Thomas

(Owner must provide proof of ownership such as property tax record or recorded deed)

Mailing Address 519 S. Cracker St. Sulphur LA State: LA Email: johnnythomasart@gmail.com

Physical Address SOMO City: _____ State: _____

Phone Number (H) 337-499-3546 (W) _____ (C) 337-499-3546

PROPERTY INFORMATION

Location Address 1020 Sunset, Sulphur LA 70663

Present Zoned Classification Mixed Residential

LEGAL DESCRIPTION FROM ABSTRACT OR TAX RECORD (PRINT NEATLY OR TYPE)

Parcel # 00621164, 1020 Sunset. (See Attached description)

DO YOU CURRENTLY HAVE ANY PENDING VIOLATION WITH ANY ORDINANCE OF THE CITY OF SULPHUR YES NO

YOU, OR A REPRESENTATIVE, MUST ATTEND THE SCHEDULED MEETING INITIAL _____

REQUEST INFORMATION

Purpose of Variance Request: Rebuild a 952 sqft stick frame house on non-conforming lot size.

How did you find out you needed a variance? When I inquired about a building permit.

I do hereby understand that no petition for a change in the classification of property shall be filed unless such petition is duly signed and acknowledged by the owners of authorized agents of not less than fifty (50) percent of the area of land for which a change of classification is requested, provided however, that where any lot located in the aforesaid area is owned in division, all co-owners must sign the petition for that lot to be included in the fifty (50) percent area provision, as stated in the City of Sulphur Land Use Ordinance, Number 541, M-C Series.

Further, I do certify that the property for which the above request is being made does not hold any restrictions or covenants that would be in conflict with said request.

Furthermore, I, the applicant agree to dispose of the sign(s) placed on my property after the hearing.

Applicant Signature [Signature] Date 01/14/2026

- | | | | |
|---|------------|------------|---------------|
| | Yes | No | N/A |
| 1. Is site located within the City Limits? | <u>yes</u> | | |
| 2. Will the proposed use be a nuisance to the surrounding area because of odors, vibrations, unsightly areas or other unwarranted elements? | | <u>No</u> | |
| 3. Is the capacity of the road and off-street parking facilities adequate for use by the proposed development? | | <u>yes</u> | |
| 4. Will the location be served by a fire protection? | <u>yes</u> | | |
| 5. Can the proposed development be expected to adversely affect the character/aesthetics of the area involved? | | <u>No</u> | |
| 6. Is property within a designated flood hazard area? | | | <u>zone-X</u> |
| Flood zone classification | bfc | | ll |



Memo

To: Land Use and Planning Commissioners
From: Austin Abrahams 
Director, Department of Public Works
CC: Arlene Blanchard, Mayor Mike Danahay
Date: 2/9/2026
Re: **1020 Sunset** Special Exception Request

Comments: **Application:**

Johnny Thomas has requested a special exception to allow for reconstruction of dwelling damaged substantially damaged Hurricane Laura.

Situation:

Article IV, Part 2, Section 4(3) – Nonconforming lots of record, states that any lot of record may be developed with a single-family dwelling, provided that such a lot was not in common ownership with an adjoining lot of record at the time the nonconformity was created. This would not apply due to applicant owning the adjacent lot (1050 Sunset St.) until 2022.

The applicant is requesting a special exception in accordance with Article IV, Part 2, Section 4(2)(e). This section states that unless a special exception is granted under the provisions of Article III, Part 2, Section 4 – Variances, the nonconformity is terminated if damaged or destroyed by more than 50%.

Findings:

In accordance with Article III, Part 1, Section 2(a) of the Land Use Ordinance (Ordinance), the application has been reviewed. The following findings are offered for your consideration:

1. The Application appears substantially complete, containing the information required in Appendix C of the Ordinance.
2. The variance requested **does** meet the “unique condition” requirement of Article III, Part 2, Section 4 (5) (a).
3. The variance requested **does** meet the “deprive the applicant of rights” provided for in Article III, Part 2, Section 4 (5) (b).



4. The variance requested **does** meet the “cause of condition” requirement of Article III, Part 2, Section 4 (5) (c).
5. The variance requested **does** meet the “confer special privileges” requirement of Article III, Part 2, Section 4 (5) (d).
6. The variance requested **does** meet the “alter the essential character of the locality” requirement of Article III, Part 2, Section 4 (5) (e).
7. The variance requested **does** meet the “unnecessary hardship” requirement of Article III, Part 2, Section 4 (5) (f).
8. The variance requested **does not** meet the “convenience or profit” requirement of Article III, Part 2, Section 4 (5) (g).
9. The variance requested **does** meet the “adequate supply of light and air, congestion in the public street, danger of fire or public safety” requirement of Article III, Part 2, Section 4 (5) (h).

Recommendation:

In accordance with Article III, Part 2, Section 4 (3), based on the above findings, **contingent upon the lack of objections from the Building Permits Division** it is recommended that the variance be **approved**.



1020 Sunset Street



1020 Sunset Street -
Exception to rebuild
on non-conforming lot

This map does not represent a legal survey or document. *See Disclaimer

0 64 128 feet

MAP ANALYST
POWERED BY
esri

















RESOLUTION NO. _____, M-C SERIES

Resolution accepting Substantial Completion for Central Fire Station.

BE IT RESOLVED by the City Council of the City of Sulphur, Louisiana, the governing authority thereof, that they do hereby accept Substantial Completion for Central Fire Station.

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



RANDY M. GOODLOE, AIA, APAC
A Professional Architectural Corporation

March 3, 2026

725 KIRBY ST.
LAKE CHARLES
LA.70601

OFFICE
(337) 436-3036

FAX
(337) 436-3773

PUNCH LIST WITH ASSOCIATED COSTS

Owner: City of Sulphur
Contractor: Sam Istre Construction
Architect: Randy M. Goodloe

General Punchlist Items

Final comprehensive cleaning of entire facility including floors, walls, casework, glass, and fixtures – 1500
Remove all remaining construction debris from site – 500
Verify all doors adjusted, aligned, and operating properly – 500
Verify all sealants complete at penetrations, thresholds, and exterior joints – 500
Replace any damaged ceiling tiles throughout – 300
Final HVAC check including filter verification and thermostat operation – 300
Provide owners manuals and warranties – 300
Submit as built – 500
General Punchlist Items total – 4400

Parking Bay 101

Exhaust fan pending part installation – 500
Owner training panel to be properly labeled – 200
Deep clean bay, remove dirt and debris from floors – 500
Sweep parking lot with magnet to collect fasteners and scrap metal – 300
Parking Bay 101 total – 1500

Hall 102

Door 102D install missing hinge fasteners – 100
Door 108C install door – 1500
Clean floors – 100
Exterior door grout under threshold, caulk threshold ends, adjust closer – 100
Seal coolant line wall penetration – 100
Repair and smooth damaged wall – 100
Door 102A grout under exterior threshold – 200
Caulk at threshold ends – 100
Hall 102 total – 2300

Stair 109

Exterior door requires threshold – outside project scope

W W W . G O O D A R C H . C O M

A R C H I T E C T

Add missing hinge fasteners – 100
Relocate Exit Light to exterior door – 100
Stair 109 total – 200

Breakroom Living 204

Overall cleaning – 100
Repair or replace damaged ceiling tiles – 100
Caulk at door pan threshold – 100
Breakroom Living 204 total – 300

Locker Room 202

Install door silencers – 100
Touch up paint at bottom of door – 100
Replace damaged ceiling tile – 100
Replace bent locker component – 300
Add caulking around floor drains – 100
Clean toilet – 100
General cleaning – 100
Locker Room 202 total – 900

Exercise Room 108

General wall and ceiling touch ups – 100
Caulk at sprinkler head penetrations – 100
Replace HVAC filters and clean blowers – 100
Exercise Room 108 total – 300

RR 107

Install missing hinge fasteners – 100
Overall cleaning – 100
Install door frame stops – 100
RR 107 total – 300

Office 104

Overall cleaning – 100
Install door silencers – 100
Tighten loose cabinet tops – 100
Office 104 total – 300

Office 103

Overall dust cleaning – 100

Secure loose base – 50
Install door silencers – 100
Office 103 total – 250

Exterior

Adjust door closer for proper closing – 100
Seal coolant line penetration – 100
Install missing trim – 100
Touch up paint as needed – 100
Add WE light fixture above stair 109 exit door – outside project scope
Exterior total – 400

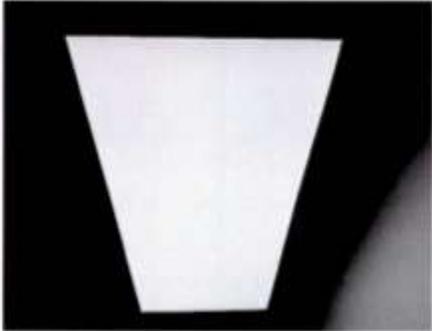
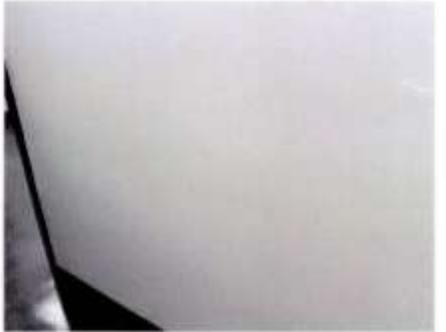
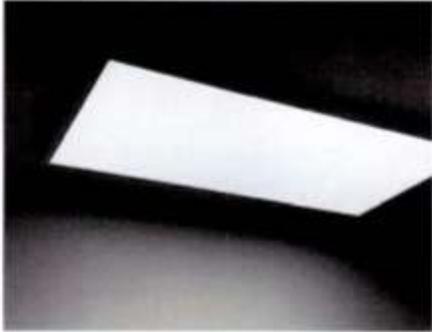
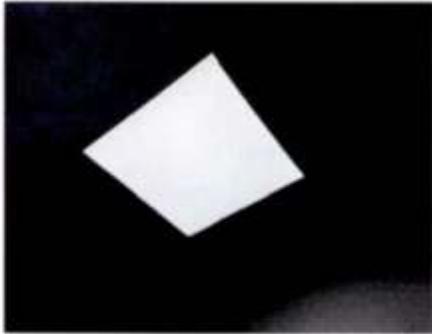
Electrical

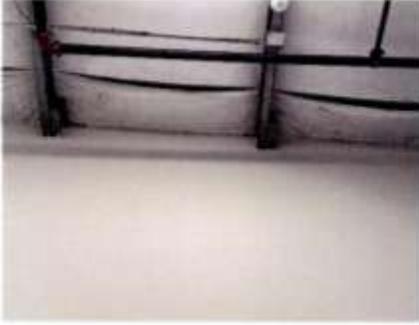
Fire alarm testing and record of completion document – 500
Surge protection device startup and submit report – 500
Seal coolant line penetration – 100
Electrical total – 1100

Mechanical Plumbing

TAB report – 1000
Label all mechanical equipment – 100
Continuous insulation on coolant line penetration – 100
Mechanical Plumbing total – 1200

Grand Total – \$13,550

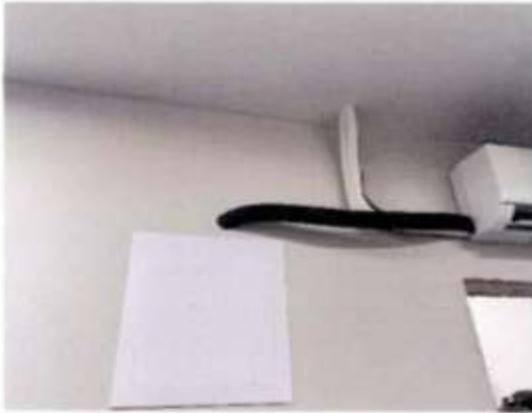
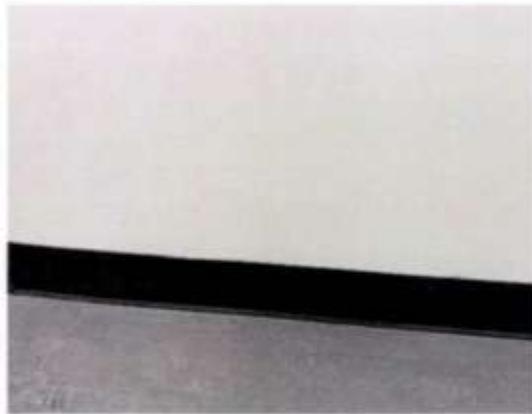












CERTIFICATE OF SUBSTANTIAL COMPLETION

Owner: City of Sulphur
Engineer: Meyer & Associates, Inc. Engineer's Project No.: HI-24022-DA
Contractor: Sam Istre Construction, Inc.
Project: Sulphur Temporary Fire Station

This Preliminary Final Certificate of Substantial Completion applies to:

All Work The following specified portions of the Work:

Date of Substantial Completion: 2026.02.26

The Work to which this Certificate applies has been inspected by authorized representatives of Owner, Contractor, and Engineer, and found to be substantially complete. The Date of Substantial Completion of the Work or portion thereof designated above is hereby established, subject to the provisions of the Contract pertaining to Substantial Completion. The date of Substantial Completion in the final Certificate of Substantial Completion marks the commencement of the contractual correction period and applicable warranties required by the Contract.

A punch list of items to be completed or corrected is attached to this Certificate. This list may not be all-inclusive, and the failure to include any items on such list does not alter the responsibility of the Contractor to complete all Work in accordance with the Contract Documents.

Amendments of contractual responsibilities recorded in this Certificate should be the product of mutual agreement of Owner and Contractor; see Paragraph 15.03.D of the General Conditions.

The responsibilities between Owner and Contractor for security, operation, safety, maintenance, heat, utilities, insurance, and warranties upon Owner's use or occupancy of the Work must be as provided in the Contract, except as amended as follows:

Amendments to Owner's Responsibilities: None As follows:

Amendments to Contractor's Responsibilities: None As follows:

The following documents are attached to and made a part of this Certificate:

Punch List

This Certificate does not constitute an acceptance of Work not in accordance with the Contract Documents, nor is it a release of Contractor's obligation to complete the Work in accordance with the Contract Documents.

Recommended by Engineer:

By *(signature)*: _____

Name *(printed)*: _____

Title: _____

Accepted by Contractor:

By *(signature)*: _____

Name *(printed)*: _____

Title: _____

Accepted by Owner:

By *(signature)*: _____

Name *(printed)*: _____

Title: _____

RESOLUTION NO. _____ M-C SERIES

RESOLUTION IN SUPPORT OF CALCASIEU PARISH POLICE JURY
GOVERNMENT CHANNEL TO BROADCAST FREE OF CHARGE THE
SULPHUR CITY COUNCIL MEETINGS.

WHEREAS, the City Council meetings are open to the public and abide by all public meeting laws; and

WHEREAS, the City Council is supportive of measures that increase the citizens' information and involvement in council activities; and

WHEREAS, not all citizens who are interested in the activities of their council are able to physically attend meetings due to time constraints, health concerns or other obligations; and

WHEREAS, the Calcasieu Parish Police Jury provides airtime to televise the Sulphur City Council meetings at no cost to the City.

BE IT RESOLVED by the City Council of the City of Sulphur, the governing authority thereof, that they do hereby support the airing of the Council meetings on the Calcasieu Parish Police Jury Government Channel at no charge to 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

ATTEST:

ARLENE BLANCHARD, Clerk