

July 23, 2018

The City Council of the City of Sulphur, Louisiana, met in special session at its regular meeting place in the Council Chambers, Sulphur, Louisiana, on July 23, 2018 at 5:00 p.m., after full compliance with the convening of said meeting with the following members present:

MIKE KOONCE, Council Representative of District 2
MELINDA HARDY, Council Representative of District 3
JOY ABSHIRE, Council Representative of District 4
MANDY THOMAS, Council Representative of District 5

ABSENT: DRU ELLENDER, Council Representative of District 1

After the meeting was called to order and the roll called with the above result, prayer was led by Mrs. Hardy, followed by the reciting of the Pledge of Allegiance led by Mrs. Abshire.

The first item on the agenda is a public hearing on ordinance accepting Final Plat from Belle Savanne Partners, LLC, for Belle Savanne Phase 2. Motion was made by Mr. Koonce seconded by Mrs. Abshire that the following ordinance be deferred until August 13, 2018 City Council regular meeting:

ORDINANCE ACCEPTING FINAL PLAT FROM BELLE SAVANNE
PARTNERS, LLC, FOR BELLE SAVANNE PHASE 2.

Motion carried unanimously.

The next item on the agenda is a resolution accepting the petition for annexation from Hankins Sulphur Investments, LLC, a Louisiana Limited Liability Company, for property located at 2929 Hwy. 1256. Motion was made by Mr. Koonce seconded by Mrs. Thomas that the following resolution be adopted to-wit:

RESOLUTION NO. 3162, M-C SERIES

Resolution accepting petition from Hankins Sulphur Investments, LLC, a Louisiana Limited Liability Company, for property located at 2929 Hwy. 1256.

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:

The North Half of the following tract of land: Commencing 40 feet South of the Northwest corner of the South Half of Northwest Quarter of the Northeast Quarter (S/2 of NW/4 of NE/4) of Section 10, Township 10 South, Range 10 West, Calcasieu Parish, Louisiana, Thence South 521.17 feet, thence East 417.4 feet, thence North 521.7 feet, thence West 417.4 feet, to the point of commencement LESS AND EXCEPT the North 117.9 feet, containing 1.3 acres more or less

and

Commencing 300.85 feet South of the Northwest corner of the South Half of the Northwest Quarter of the Northeast Quarter (S/2 of NW/4 of NE/4) of Section 10, Township 10 South, Range 10 West, Calcasieu Parish, Louisiana, Thence 180.05 feet to the Northwest corner of land of Earl A. Perkins, thence East 417.4 feet, thence North 180.05 feet, thence West 417.4 feet to the point of commencement, containing 1.7 acres more or less.

Current Municipal Address: 2929 South Ruth 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 Hankins Sulphur Investments, LLC, a Louisiana Limited Liability Company, for property located at 2929 Hwy. 1256 and designate as Commercial District, with the Official Land Use map updated accordingly.

A vote was then called with the results as follows:

YEAS: Mr. Koonce, Mrs. Hardy, Mrs. Abshire, Mrs. Thomas

NAYS: None

ABSENT: Mrs. Ellender

And the said resolution was declared duly adopted on this 23rd day of July, 2018.

ATTEST:

ARLENE BLANCHARD, Clerk

MELINDA HARDY, Vice-Chairman

The next item on the agenda is a public hearing on ordinance enlarging and extending the boundaries of the City of Sulphur for the annexation of property located at 2929 Hwy. 1256 for Hankins Sulphur Investments, LLC, a Louisiana Limited Liability Company. Motion was made by Mr. Koonce seconded by Mrs. Abshire that the following ordinance be adopted to-wit:

ORDINANCE NO. 1570, M-C SERIES

ORDINANCE ENLARGING AND EXTENDING THE BOUNDARIES OF THE CITY OF SULPHUR FOR THE ANNEXATION FOR HANKINS SULPHUR INVESTMENTS, LLC, A LOUISIANA LIMITED LIABILITY COMPANY FOR PROPERTY LOCATED IN THE AREA EAST OF LA HWY 1256, WEST OF STILLWELL STREET, SOUTH OF PATCH STREET, AND NORTH OF CHENAULT STREET.

WHEREAS, the City of Sulphur has received a petition from Hankins Sulphur Investments LLC, a Louisiana Limited Liability Company, 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, Land Use Commission voted Thursday, July 5, 2018 to introduce said ordinance; and

WHEREAS, after a public hearing this date in accordance with the said public notice which was duly advertised, it has been deemed desirable that the boundaries of the City of Sulphur, Louisiana be enlarged and extended to include the said property, no one having appeared to protest said annexation, the said petition for annexation having been signed by the sole property owner's in the area for which annexation is sought; and

WHEREAS, said property, currently zoned as I1 (Light Industrial) land use district by the Parish; 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 they do now accept the aforesaid annexation petition, and 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:

The North Half of the following tract of land: Commencing 40 feet South of the Northwest corner of the South Half of Northwest Quarter of the Northeast Quarter (S/2 of NW/4 of NE/4) of Section 10, Township 10 South, Range 10 West, Calcasieu Parish, Louisiana, Thence South 521.17 feet, thence East 417.4 feet, thence North 521.7 feet, thence West 417.4 feet, to the point of commencement LESS AND EXCEPT the North 117.9 feet, containing 1.3 acres more or less

and

Commencing 300.85 feet South of the Northwest corner of the South Half of the Northwest Quarter of the Northeast Quarter (S/2 of NW/4 of NE/4) of Section 10, Township 10 South, Range 10 West, Calcasieu Parish, Louisiana, Thence 180.05 feet to the Northwest corner of land of Earl A. Perkins, thence East 417.4 feet, thence North 180.05 feet, thence West 417.4 feet to the point of commencement, containing 1.7 acres more or less.

Current Municipal Address: 2929 South Ruth Street, Sulphur, LA 70663

BE IT FURTHER ORDAINED that the land use district for the annexed property shall be designated as Commercial District, with the Official Land Use map updated accordingly.

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:

REVISED AUGUST 1, 2018 TO INCLUDE HANKINS SULPHUR INVESTMENTS, LLC TRACT:

COMMENCING AT THE NORTHEAST (NE) CORNER OF THE SOUTHEAST QUARTER (SE/4) OF SECTION 27, TOWNSHIP 9 SOUTH, RANGE 10 WEST, SAID POINT BEING ON THE PRESENT CITY LIMITS LINE OF THE CITY OF SULPHUR, LOUISIANA; THENCE NORTH TO THE NORTHEAST (NE) CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE/4 OF NE/4) OF SAID SECTION 27, TOWNSHIP 9 SOUTH, RANGE 10 WEST; THENCE WEST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE/4 OF NE/4) TO THE NORTHWEST (NW) CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE/4 OF NE/4) OF SECTION 27, TOWNSHIP 9 SOUTH, RANGE 10 WEST; THENCE SOUTH ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE/4 OF NE/4) OF SECTION 27, TOWNSHIP 9 SOUTH, RANGE 10 WEST, TO THE NORTHEAST QUARTER SE/4 OF SW/4) OF NE/4) OF SECTION 27, TOWNSHIP 9 SOUTH, RANGE 10 WEST; THENCE WEST FOLLOWING THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (S/2 OF SW/4 OF NE/4) OF SECTION 27, TOWNSHIP 9 SOUTH, RANGE 10 WEST, TO THE NORTHEAST (NE) CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (SW/4 OF SW/4 OF NE/4) OF SECTION 27, TOWNSHIP 9 SOUTH, RANGE 10 WEST; THENCE SOUTH ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (SW/4 OF SW/4 OF NE/4) TO A POINT 100 FEET NORTH OF THE SOUTH LINE OF THE NORTHEAST QUARTER (NE/4) OF SECTION 27, TOWNSHIP 9 SOUTH, RANGE 10 WEST; THENCE WEST 100 FEET; THENCE SOUTH 100 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER (NE/4) OF SECTION 27, TOWNSHIP 9 SOUTH, RANGE 10 WEST; THENCE WEST TO THE SOUTHEAST (SE) CORNER OF THE NORTHWEST QUARTER (NW/4) OF SECTION 27, TOWNSHIP 9 SOUTH, RANGE 10 WEST; THENCE NORTH TO THE NORTHEAST (NE) CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE/4 OF NW/4) OF SECTION 27, TOWNSHIP 9 SOUTH, RANGE 10 WEST, THENCE WEST TO THE NORTHWEST (NW) CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE/4 OF NW/4) OF SECTION 27, TOWNSHIP 9 SOUTH, RANGE 10 WEST; THENCE SOUTH ALONG WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE/4 OF NW/4) OF SECTION 27, TOWNSHIP 9 SOUTH, RANGE 10 WEST, TO A POINT 65 FEET NORTH OF THE SOUTHWEST (SW) CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE/4 OF NW/4) OF SECTION 27, TOWNSHIP 9 SOUTH, RANGE 10 WEST; THENCE WEST 168 FEET ALONG A LINE WHICH IS 65 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE NORTHWEST QUARTER (NW/4) OF SECTION 27, TOWNSHIP 9 SOUTH,

RANGE 10 WEST; THENCE SOUTH 65 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER (NW/4) OF SECTION 27, TOWNSHIP 9 SOUTH, RANGE 10 WEST; THENCE WEST TO A POINT 664 FEET EAST OF THE SOUTHWEST (SW) CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW/4 OF NW/4) OF SECTION 27, TOWNSHIP 9 SOUTH, RANGE 10 WEST; THENCE NORTH 475 FEET; THENCE WEST 639 FEET, MORE OR LESS, TO THE EAST LINE OF NORTH CLAIBORNE STREET; THENCE SOUTH 475 FEET ALONG THE EAST LINE OF NORTH CLAIBORNE STREET TO THE SOUTH LINE OF THE NORTHWEST QUARTER (NW/4) OF SECTION 27, TOWNSHIP 9 SOUTH, RANGE 10 WEST; THENCE WEST TO THE NORTHWEST (NW) CORNER OF THE SOUTHEAST QUARTER (SE/4) OF SECTION 28, TOWNSHIP 9 SOUTH, RANGE 10 WEST; THENCE SOUTH ALONG THE WESTERN CITY LIMITS LINE TO ITS POINT OF INTERSECTION WITH THE NORTH LINE OF U.S. HIGHWAY #90; THENCE WESTERLY ALONG THE NORTH LINE OF U.S. HIGHWAY #90 TO ITS POINT OF INTERSECTION WITH THE CENTERLINE OF KIM STREET EXTENDED; THENCE SOUTH ALONG THE CENTERLINE OF KIM STREET TO THE SOUTHWEST (SW) CORNER OF THE EAST HALF OF THE WEST HALF (E/2 OF W/2) OF SECTION 33, TOWNSHIP 9 SOUTH, RANGE 10 WEST; THENCE EAST ALONG THE CENTERLINE OF SARA STREET TO THE CORNER COMMON TO SECTIONS 3 AND 4, TOWNSHIP 10 SOUTH, RANGE 10 WEST, AND SECTIONS 33 AND 34, TOWNSHIP 9 SOUTH, RANGE 10 WEST; THENCE SOUTH ALONG THE SECTION LINE TO A POINT WHICH IS 150 FEET SOUTH OF THE CENTERLINE OF U.S. INTERSTATE HIGHWAY #10, THENCE WESTERLY ALONG THE LINE WHICH IS 150 FEET SOUTH OF AND PARALLEL TO THE CENTERLINE OF U.S. INTERSTATE HIGHWAY #10, FOR A DISTANCE OF 1247.42 FEET, MORE OR LESS TO THE EAST RIGHT OF WAY LINE OF THE SABINE RIVER DIVERSION CANAL, THENCE SOUTH, MEANDERING ALONG THE EAST RIGHT OF WAY LINE OF THE SABINE RIVER DIVERSION CANAL, FOR A DISTANCE OF 930.2 FEET TO THE SOUTHWEST CORNER OF TRACT 2 OF THE SULPHUR GROUP LLC ANNEXATION, THENCE SOUTH 02° 38' 57" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE OF THE SABINE RIVER DIVERSION CANAL, FOR A DISTANCE OF 91.94 FEET; THENCE SOUTH 00° 34' 27" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE OF THE SABINE RIVER DIVERSION CANAL, FOR A DISTANCE OF 949.18 FEET; THENCE SOUTH 04° 27' 54" EAST, ALONG SAID EAST RIGHT-OF-WAY LINE OF THE SABINE RIVER DIVERSION CANAL, FOR A DISTANCE OF 184.29 FEET; THENCE SOUTH 06° 54' 10" EAST, ALONG THE SAID EAST RIGHT-OF-WAY LINE OF THE SABINE RIVER DIVERSION CANAL, TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 9, FOR A DISTANCE OF 111.95 FEET; THENCE SOUTH 89° 04' 08" EAST, ALONG THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 9, FOR A DISTANCE OF 1245.80 FEET; THENCE EAST ALONG THE SOUTH OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 10, FOR A DISTANCE OF 201.3 FEET MORE OR LESS TO THE SOUTHEAST (SE) CORNER OF THE WEST ONE-THIRD OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (W/3 OF W/2 OF NW/4 OF NW/4) OF SECTION 10, TOWNSHIP 10 SOUTH, RANGE 10 WEST; THENCE

EAST, ALONG THE SOUTH LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER (N/2-NW/4) OF SECTION 10, FOR A DISTANCE OF 1,401.91 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF A TRACT OF LAND CURRENTLY OR FORMERLY OWNED BY STINE INVESTORS CORPORATION; THENCE SOUTH, ALONG THE WEST LINE OF SAID STINE INVESTORS TRACT, FOR A DISTANCE OF 220.50 FEET, MORE OR LESS, TO THE SOUTH LINE OF SAID STINE INVESTORS TRACT; THENCE EAST, ALONG SAID SOUTH LINE OF STINE INVESTORS TRACT, FOR A DISTANCE OF 981.50 FEET, MORE OR LESS, TO THE WEST RIGHT-OF-WAY LINE OF LOUISIANA HIGHWAY #27; THENCE NORTH, ALONG SAID WEST RIGHT-OF-WAY LINE OF LOUISIANA HIGHWAY #27, FOR A DISTANCE OF 220.5 FEET, MORE OR LESS, TO THE SOUTH LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER (N/2-NW/4) OF SECTION 10; THENCE EAST, ALONG SAID SOUTH LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER (N/2-NW/4) OF SECTION 10, FOR A DISTANCE OF 106.33 FEET, MORE OR LESS TO THE EAST RIGHT-OF-WAY LINE OF LOUISIANA HIGHWAY #27; THENCE NORTH ALONG THE EAST RIGHT-OF-WAY LINE OF LOUISIANA HIGHWAY #27, FOR A DISTANCE OF 103.16 FEET, TO THE NORTH RIGHT-OF-WAY LINE OF CHENAULT STREET; THENCE EAST ALONG THE NORTH RIGHT-OF-WAY LINE OF CHENAULT STREET, FOR A DISTANCE OF 308.70 FEET; THENCE NORTH, FOR A DISTANCE OF 80.80 FEET; THENCE EAST, FOR A DISTANCE OF 108.70 FEET, TO THE WEST RIGHT-OF-WAY LINE OF STILL WELL STREET; THENCE NORTH, FOR A DISTANCE OF 323.00 FEET; THENCE WEST FOR A DISTANCE OF 417.40 FEET, TO THE EAST RIGHT-OF-WAY LINE OF LOUISIANA HIGHWAY #27; THENCE NORTH ALONG THE EAST RIGHT-OF-WAY LINE OF LOUISIANA HIGHWAY #27 TO THE NORTH RIGHT-OF-WAY LINE OF PATCH STREET; THENCE EAST ALONG THE NORTH RIGHT-OF-WAY LINE OF PATCH STREET TO THE WEST RIGHT-OF-WAY LINE OF ALLEN STREET, THENCE NORTH ALONG THE WEST RIGHT-OF-WAY LINE OF ALLEN STREET TO THE NORTH RIGHT-OF-WAY OF PATTON STREET; THENCE CONTINUING NORTH TO THE SOUTH RIGHT-OF-WAY LINE OF U.S. INTERSTATE HIGHWAY #10 (WHICH POINT IS 150 FEET SOUTH OF THE CENTERLINE OF SAID INTERSTATE HIGHWAY #10); THENCE EASTERLY ALONG THE SOUTH RIGHT-OF-WAY LINE WHICH IS 150 FEET SOUTH OF AND PARALLEL TO THE CENTERLINE OF U.S. INTERSTATE HIGHWAY #10 TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF RAMP D OF STATE PROJECT NO. 450-91-36 AT HIGHWAY STATION 146+90.19; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF RAMP D ALONG THE ARC OF A CURVE HAVING A RADIUS OF 1095.92 FEET, (THE CHORD OF WHICH BEARS SOUTH 76°00'32" EAST, A DISTANCE OF 285.86 FEET) FOR A DISTANCE OF 286.68; THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF RAMP D ALONG THE ARC OF A CURVE HAVING A RADIUS OF 308.10 FEET (THE CHORD OF WHICH BEARS SOUTH 35°47'20" EAST, A DISTANCE OF 333.12 FEET) FOR A DISTANCE OF 351.95 FEET; THENCE SOUTH 03°03'51" EAST ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF RAMP D FOR A DISTANCE OF 244.70 FEET; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY RIGHT-OF-WAY

LINE OF RAMP D ALONG THE ARC OF A CURVE HAVING A RADIUS OF 284.00 FEET (THE CHORD OF WHICH BEARS SOUTH 25°21'45" EAST, A DISTANCE OF 69.71 FEET) FOR A DISTANCE OF 69.88 FEET; THENCE SOUTH 00°36'54" WEST FOR A DISTANCE OF 0.13 FEET; THENCE SOUTH 89°40'08" EAST FOR A DISTANCE OF 0.08 FEET; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF RAMP D ALONG THE ARC OF A CURVE HAVING A RADIUS OF 284.00 FEET (THE CHORD OF WHICH BEARS SOUTH 50°53'18" EAST, A DISTANCE OF 179.72 FEET) FOR A DISTANCE OF 182.86 FEET; THENCE SOUTH 69°20'01" EAST FOR A DISTANCE OF 109.75 FEET; THENCE SOUTH 00°39'59" WEST FOR A DISTANCE OF 103.20 FEET; THENCE SOUTH 44°07'19" WEST FOR A DISTANCE OF 18.36 FEET TO THE NORTH RIGHT-OF-WAY LINE OF PATTON STREET; THENCE SOUTH 00°40'33" WEST FOR A DISTANCE OF 60.00 FEET TO THE FORMER SOUTH RIGHT-OF-WAY LINE OF PATTON STREET; THENCE NORTH 89°02'44" WEST, ALONG SAID FORMER SOUTH RIGHT-OF-WAY LINE OF PATTON STREET, FOR A DISTANCE OF 91.28 FEET, SAID POINT BEING SOUTH 01°04'29" WEST OF THE NORTHEAST CORNER (NE) OF THE NORTHWEST QUARTER (NW/4) OF SECTION 11, TOWNSHIP 10 SOUTH, RANGE 10 WEST, A DISTANCE OF 30.00 FEET; THENCE NORTH 88°52'23" WEST, ALONG SAID FORMER SOUTH RIGHT-OF-WAY LINE OF PATTON STREET, FOR A DISTANCE OF 156.86; THENCE SOUTH 65°05'32" EAST FOR A DISTANCE OF 318.89 FEET; THENCE NORTH 89°47'51" EAST FOR A DISTANCE OF 220.00 FEET, MORE OR LESS, TO THE EXISTING EAST RIGHT-OF-WAY LINE OF BEGLIS PARKWAY (FORMERLY ARIZONA STREET); THENCE NORTH 67°15'12" EAST FOR A DISTANCE OF 312.86 FEET TO THE EXISTING SOUTH RIGHT-OF-WAY LINE OF PATTON STREET; THENCE NORTH, FOR A DISTANCE OF 30.0 FEET MORE OR LESS TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 10 SOUTH, RANGE 10 WEST, SAID POINT BEING IN THE CENTER OF PATTON STREET; THENCE EAST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, FOR A DISTANCE OF 692.87 FEET, MORE OF LESS TO THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2; THENCE NORTH ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2 FOR A DISTANCE OF 943.35 FEET, MORE OR LESS TO ITS INTERSECTION WITH THE SOUTH RIGHT OF WAY LINE OF U.S. INTERSTATE HIGHWAY #10, SAID POINT BEING 150 FEET SOUTH OF THE CENTERLINE OF U.S. INTERSTATE HIGHWAY #10, STATE PROJECT NO. 450-91-36; THENCE SOUTH 89°31'03" EAST ALONG THE SOUTH RIGHT-OF-WAY LINE WHICH IS 150 FEET SOUTH OF AND PARALLEL TO THE CENTERLINE OF U.S. INTERSTATE HIGHWAY #10, FOR A DISTANCE OF 4955.18 FEET; THENCE SOUTH 60°10'52" WEST, PARALLEL TO AND 38.0 FEET EAST OF CALCASIEU INDUSTRIAL DRIVE, FOR A DISTANCE OF 1042.31 TO A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 545.00 FEET; THENCE THROUGH SAID CURVE TO THE RIGHT PARALLEL TO AND 38.0 FEET EAST OF SAID CALCASIEU INDUSTRIAL DRIVE FOR AN ARC LENGTH DISTANCE OF 288.23 FEET, HAVING A CHORD BEARING OF SOUTH 75°19'55" WEST AND CHORD DISTANCE OF 284.88

FEET; THENCE NORTH 89°31'03" WEST, PARALLEL TO AND 38.0 FEET SOUTH OF SAID CALCASIEU INDUSTRIAL DRIVE, FOR A DISTANCE OF 632.84 FEET; THENCE SOUTH 45°28'57" WEST, PARALLEL TO AND 38.0 FEET EAST OF SAID CALCASIEU INDUSTRIAL DRIVE, FOR A DISTANCE OF 88.71 FEET; THENCE SOUTH 00°28'57" WEST, PARALLEL TO AND 38.0 FEET EAST OF SAID CALCASIEU INDUSTRIAL DRIVE, FOR A DISTANCE OF 330.80 FEET; THENCE SOUTH 00°28'24" WEST, PARALLEL TO AND 38.0 FEET EAST OF SAID CALCASIEU INDUSTRIAL DRIVE, FOR A DISTANCE OF 6.16 FEET; THENCE 10°50'45" EAST, PARALLEL TO AND 38.0 FEET EAST OF SAID CALCASIEU INDUSTRIAL DRIVE, FOR A DISTANCE OF 50.99 FEET; THENCE SOUTH 00°27'51" WEST, PARALLEL TO AND 38.0 FEET EAST OF SAID CALCASIEU INDUSTRIAL DRIVE, FOR A DISTANCE OF 48.04 FEET TO A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1055.00 FEET; THENCE THROUGH SAID CURVE TO THE RIGHT PARALLEL TO AND 38.0 FEET EAST OF SAID CALCASIEU INDUSTRIAL DRIVE, FOR AN ARC LENGTH DISTANCE OF 258.99 FEET, HAVING A CHORD BEARING OF SOUTH 07°29'49" WEST AND CHORD DISTANCE OF 258.34 FEET; THENCE SOUTH 14°31'46" WEST, PARALLEL TO AND 38.0 FEET EAST OF SAID CALCASIEU INDUSTRIAL DRIVE, FOR A DISTANCE OF 44.74 FEET; THENCE SOUTH 25°28'11" WEST, PARALLEL TO AND 38.0 FEET EAST OF SAID CALCASIEU INDUSTRIAL DRIVE, FOR A DISTANCE OF 52.69 FEET; THENCE SOUTH 14°31'46" WEST, PARALLEL TO AND 38.0 FEET EAST OF SAID CALCASIEU INDUSTRIAL DRIVE, FOR A DISTANCE OF 281.55 FEET TO A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 955.00 FEET; THENCE THROUGH SAID CURVE TO THE LEFT PARALLEL TO AND 38.0 FEET EAST OF SAID CALCASIEU INDUSTRIAL DRIVE, FOR AN ARC LENGTH DISTANCE OF 227.96 FEET, HAVING A CHORD BEARING OF SOUTH 07°41'28" WEST AND CHORD DISTANCE OF 227.42 FEET; THENCE SOUTH 00°51'10" WEST, PARALLEL TO AND 38.0 FEET EAST OF SAID CALCASIEU INDUSTRIAL DRIVE, FOR A DISTANCE OF 18.50 FEET; THENCE SOUTH 00°51'10" WEST, PARALLEL TO AND 38.0 FEET EAST OF SAID CALCASIEU INDUSTRIAL DRIVE, FOR A DISTANCE OF 61.25 FEET; THENCE SOUTH 04°51'29" EAST, PARALLEL TO AND 38.0 FEET EAST OF SAID CALCASIEU INDUSTRIAL DRIVE, FOR A DISTANCE OF 100.50 FEET; THENCE SOUTH 00°51'10" WEST, PARALLEL TO AND 38.0 FEET EAST OF SAID CALCASIEU INDUSTRIAL DRIVE, FOR A DISTANCE OF 101.67 FEET; THENCE SOUTH 44°08'50" EAST, PARALLEL TO AND 38.0 FEET EAST OF SAID CALCASIEU INDUSTRIAL DRIVE, FOR A DISTANCE OF 96.37 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SWISCO ROAD; THENCE EAST, ALONG THE NORTH RIGHT-OF-WAY LINE OF SWISCO ROAD, FOR A DISTANCE OF 451.16 FEET, MORE OR LESS, TO THE WEST LINE OF A 2.44 ACRE PROPERTY CURRENTLY OR FORMALLY OWNED BY CANAL BARGE COMPANY; THENCE SOUTH, FOR A DISTANCE OF 30.00 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (NW/4-NE/4) OF SECTION 12, TOWNSHIP 10 SOUTH, RANGE 10 WEST; THENCE EAST, ALONG SAID SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (NW/4-NE/4) OF SECTION 12, TOWNSHIP 10 SOUTH, RANGE 10 WEST, FOR A DISTANCE OF 240.00 FEET TO

THE SOUTH EAST CORNER OF THE SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER (NW/4-NE/4) OF SECTION 12, TOWNSHIP 10 SOUTH, RANGE 10 WEST; THENCE NORTH, ALONG THE EAST LINE OF THE NORTHWEST OF THE NORTHEAST QUARTER (NW/4-NE/4) OF SECTION 12, TOWNSHIP 10 SOUTH, RANGE 10 WEST, FOR A DISTANCE OF 1327.86 FEET, MORE OR LESS; THENCE EAST, ALONG THE SOUTH LINE OF SAID SECTION 1, TOWNSHIP 10 SOUTH, RANGE 10 WEST, FOR A DISTANCE OF 1336.11 FEET, MORE OR LESS, TO THE EAST LINE OF THE SOUTHEAST QUARTER (SE/4) OF SAID SECTION 1, TOWNSHIP 10 SOUTH, RANGE 10 WEST; THENCE NORTH, ALONG SAID EAST LINE OF SECTION 1, TOWNSHIP 10 SOUTH, RANGE 10 WEST, FOR A DISTANCE OF 1010.44, MORE OR LESS, TO THE SOUTH RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY #10; THENCE EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY #10, FOR A DISTANCE OF 1324.20 FEET, MORE OR LESS; THENCE CONTINUING ALONG THE SOUTH RIGHT-OF-WAY LINE OF U.S. INTERSTATE HIGHWAY #10, SOUTH 1°12' WEST FOR A DISTANCE OF 50 FEET; THENCE CONTINUING ALONG THE SOUTH RIGHT-OF-WAY LINE OF U.S. INTERSTATE HIGHWAY #10, SOUTH 89°31'03" EAST FOR A DISTANCE OF 79.59 FEET; THENCE SOUTH 01°05'25" WEST FOR A DISTANCE OF 300.00 FEET; THENCE SOUTH 89°31'03" EAST FOR A DISTANCE OF 200.00 FEET; THENCE SOUTH 01°05'25" WEST FOR A DISTANCE OF 1961.68 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SWISCO ROAD; THENCE SOUTH 89°30'00" EAST, ALONG SAID NORTH LINE, FOR A DISTANCE OF 948.43 FEET TO THE WEST RIGHT-OF-WAY LINE OF LOUISIANA HIGHWAY NUMBER 108; THENCE NORTH 00°51'02" EAST, ALONG SAID WEST RIGHT-OF-WAY LINE OF LOUISIANA HIGHWAY NUMBER 108, FOR A DISTANCE OF 1200.41 FEET; THENCE NORTH 89°49'32" EAST FOR A DISTANCE OF 198.77 FEET, TO A POINT 100 FEET SOUTH OF THE NORTH LINE OF SECTION 7, TOWNSHIP 10 SOUTH, RANGE 9 WEST, SAID POINT BEING ON THE EAST RIGHT-OF-WAY LINE OF LOUISIANA HIGHWAY 108; THENCE SOUTH 00°51'02" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE OF LOUISIANA HIGHWAY 108, FOR A DISTANCE OF 200 FEET; THENCE NORTH 89°49'32" EAST, PARALLEL WITH THE NORTH LINE OF SAID SECTION 7, TOWNSHIP 10 SOUTH, RANGE 9 WEST, FOR A DISTANCE OF 450.00 FEET; THENCE NORTH 00°51'02" EAST, FOR A DISTANCE OF 200.00 FEET; THENCE NORTH 89°49'32" EAST FOR A DISTANCE OF 751.92 FEET TO THE EXISTING CONOCO INC. RIGHT-OF-WAY LINE, THENCE NORTH 26°25'04" EAST FOR A DISTANCE OF 111.79 FEET ALONG THE EXISTING CONOCO INC. RIGHT-OF-WAY LINE TO THE INTERSECTION OF SAID RIGHT-OF-WAY LINE WITH THE SOUTH LINE OF SECTION 6, TOWNSHIP 10 SOUTH, RANGE 9 WEST; THENCE EAST ALONG THE SOUTH LINE OF SECTION 6, TOWNSHIP 10 SOUTH, RANGE 9 WEST, TO THE SOUTHEAST (SE) CORNER OF SECTION 6, TOWNSHIP 10 SOUTH, RANGE 9 WEST; THENCE NORTH ALONG THE EAST LINE OF SECTION 6, TOWNSHIP 10 SOUTH, RANGE 9 WEST, TO THE NORTHEAST (NE) CORNER OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 10 SOUTH, RANGE 9 WEST; THENCE WEST ALONG THE NORTH LINE OF THE SOUTH HALF OF THE

SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 10 SOUTH, RANGE 9 WEST TO THE SOUTH RIGHT OF WAY LINE OF U.S. INTERSTATE HIGHWAY #10; THENCE NORTHEASTERLY AND EASTERLY ALONG THE SOUTH RIGHT-OF-WAY LINE OF U.S. INTERSTATE HIGHWAY #10 TO THE POINT OF INTERSECTION OF SAID LINE WITH A LINE WHICH IS AN EXTENSION SOUTH OF THE WEST RIGHT-OF-WAY LINE OF BAYOU D'INDE ROAD (SOMETIMES KNOWN AS PRATER ROAD); THENCE NORTH ALONG SAID EXTENSION OF THE WEST RIGHT-OF-WAY LINE OF BAYOU D'INDE (PRATER) ROAD TO A POINT 30 FEET NORTH OF THE SOUTH LINE OF SECTION 32, TOWNSHIP 9 SOUTH, RANGE 9 WEST, THENCE EAST PARALLEL TO THE SOUTH LINE OF SECTION 32, TOWNSHIP 9 SOUTH, RANGE 9 WEST, TO A POINT 94.74 FEET EAST OF THE WEST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 9 SOUTH, RANGE 9 WEST, THE EXISTING EAST RIGHT-OF-WAY LINE OF STATE ROUTE LA 1134 (BAYOU D'INDE OR PRATER ROAD) WITH THE EXISTING NORTH RIGHT-OF-WAY LINE OF A LOCAL OR PARISH ROAD, THENCE NORTH 89°41'29" EAST, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID LOCAL OR PARISH ROAD FOR A DISTANCE OF 1231.32 FEET TO THE INTERSECTION OF SAID RIGHT-OF-WAY LINE WITH THE EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 9 SOUTH, RANGE 9 WEST, THENCE NORTH 0°45'57" EAST FOR A DISTANCE OF 2290.66 FEET ALONG THE EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 9 SOUTH, RANGE 9 WEST; THENCE NORTH 89°06'04" WEST, A DISTANCE OF 1285.97 FEET TO THE EAST RIGHT-OF-WAY LINE OF LA 1134 (BAYOU D'INDE OR PRATER ROAD); THENCE NORTH ALONG THE EAST RIGHT-OF-WAY LINE OF BAYOU D'INDE (PRATER) ROAD, FOR A DISTANCE OF 301.57 FEET, MORE OR LESS, TO THE INTERSECTION WITH THE SOUTH LINE OF LOT 6 OF BLOCK A OF THE HEIRS OF SOL RYAN SUBDIVISION; THENCE EAST, FOR A DISTANCE OF 204.57 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF LOT 6 OF BLOCK A OF THE HEIRS OF SOL RYAN SUBDIVISION; THENCE NORTH , ALONG THE EAST LINE OF SAID LOT 6 OF BLOCK A OF THE HEIRS OF SOL RYAN SUBDIVISION, FOR A DISTANCE OF 716.53 FEET, MORE OR LESS, TO THE CENTERLINE OF U.S. HIGHWAY 90; THENCE EAST, ALONG THE CENTERLINE OF U.S. HIGHWAY 90, FOR A DISTANCE OF 215.70 FEET, MORE OR LESS; THENCE NORTH, ALONG THE EAST LINE OF LOT 5 OF BLOCK B OF SOL RYAN SUBDIVISION, FOR A DISTANCE OF 214.50 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF SAID LOT 5 OF BLOCK B OF SOL RYAN SUBDIVISION, THIS POINT BEING ON THE SOUTH RIGHT OF WAY LINE OF THE T & NO RAILROAD (SOUTHERN PACIFIC LINES); THENCE WEST, ALONG SAID SOUTH RIGHT-OF-WAY LINE OF THE T & NO RAILROAD (SOUTHERN PACIFIC LINES), FOR A DISTANCE OF 490.61 FEET, MORE OR LESS, TO THE WEST RIGHT-OF-WAY LINE OF BAYOU D'INDE (PRATER) ROAD, THENCE NORTH, ALONG SAID WEST RIGHT-OF-WAY LINE OF BAYOU D'INDE (PRATER) ROAD, FOR A DISTANCE OF 200.0 FEET TO THE INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF SAID T & NO RAILROAD (SOUTHERN PACIFIC LINES); THENCE WESTERLY ALONG THE NORTH

LINE OF SAID T& NO RAILROAD (SOUTHERN PACIFIC LINES) RIGHT-OF-WAY, FOR A DISTANCE OF 1302.82 FEET MORE OR LESS, TO THE INTERSECTION WITH THE EAST LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER (NW/2-NW/4) OF SECTION 32, TOWNSHIP 9 SOUTH, RANGE 9 WEST; THENCE NORTH, ALONG THE EAST LINE OF SAID NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 32, FOR A DISTANCE OF 1502.60 MORE OR LESS, TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE/4-SW/4) OF SECTION 29, TOWNSHIP 9 SOUTH, RANGE 9 WEST; THENCE EAST, ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE/4-SW/4) OF SAID SECTION 29, FOR A DISTANCE OF 910.11 FEET; THENCE NORTH, FOR A DISTANCE OF 208.00 FEET; THENCE EAST, FOR A DISTANCE OF 417.40; THENCE NORTH, FOR A DISTANCE OF 68.50 FEET; THENCE WEST, FOR A DISTANCE OF 208.70 FEET; THENCE NORTH, FOR A DISTANCE OF 208.70 FEET; THENCE EAST, FOR A DISTANCE OF 208.70 FEET; THENCE NORTH, FOR A DISTANCE OF 104.35 FEET; THENCE WEST, 417.40 FEET; THENCE NORTH, FOR A DISTANCE OF 104.35 FEET; THENCE EAST, FOR A DISTANCE OF 208.70 FEET; THENCE NORTH, FOR A DISTANCE OF 271.00 FEET; THENCE WEST, FOR A DISTANCE OF 361.50 FEET; THENCE NORTH, FOR A DISTANCE OF 325.23 FEET; THENCE WEST, FOR A DISTANCE OF 761.19 FEET; THENCE NORTH, FOR A DISTANCE OF 49.10 FEET MORE OR LESS, TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW/4-SW/4) OF SECTION 29, TOWNSHIP 9 SOUTH, RANGE 9 WEST, THENCE WEST, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW/4-SW/4) OF SAID SECTION 29, FOR A DISTANCE OF 1332.32 MORE OR LESS, TO THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW/4-SW/4) OF SAID SECTION 29; THENCE SOUTH, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW/4-SW/4) OF SAID SECTION 29, FOR A DISTANCE OF 1334.89 MORE OR LESS, TO THE NORTH LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER (NW/4-NE/4) OF SECTION 32, TOWNSHIP 9 SOUTH, RANGE 9 WEST; THENCE SOUTH ALONG THE WEST LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER (NW/4-NW/4) OF SAID SECTION 32, FOR A DISTANCE OF 1492.45 MORE OR LESS, TO THE NORTH OF THE T & NO RAILROAD (SOUTHERN PACIFIC LINES) RIGHT-OF-WAY LINE; THENCE WESTERLY ALONG THE NORTH LINE OF SAID T & NO RAILROAD (SOUTHERN PACIFIC LINES) RIGHT-OF-WAY TO A POINT 80 FEET EAST OF THE INTERSECTION OF SAID NORTH RIGHT-OF-WAY LINE OF T & NO RAILROAD (SOUTHERN PACIFIC LINES) WITH THE NORTH-SOUTH CENTER SECTION LINE OF SECTION 31, TOWNSHIP 9 SOUTH RANGE 9 WEST; THENCE SOUTHERLY ALONG A LINE 80 FEET EAST OF AND PARALLEL WITH THE NORTH-SOUTH CENTER SECTION LINE OF SECTION 31, TOWNSHIP 9 SOUTH, RANGE 9 WEST, TO A POINT WHICH IS 80 FEET EAST OF THE NORTHEAST (NE) CORNER OF THE SOUTHWEST QUARTER (SW/4) OF SECTION 31, TOWNSHIP 9 SOUTH, RANGE 9 WEST; THENCE WEST 80 FEET TO THE SAID NORTHEAST (NE) CORNER OF THE SOUTHWEST QUARTER (SW/4) OF SECTION 31, TOWNSHIP 9 SOUTH, RANGE 9

WEST; THENCE WESTERLY ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER (SW/4) OF SECTION 31, TOWNSHIP 9 SOUTH, RANGE 9 WEST, TO A POINT 560 FEET EAST OF THE NORTHWEST (NW) CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW/4 OF SW/4) OF SECTION 31, TOWNSHIP 9 SOUTH, RANGE 9 WEST; THENCE SOUTH, PARALLEL WITH THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW/4 OF SW/4) OF SECTION 31, TOWNSHIP 9 SOUTH, RANGE 9 WEST, A DISTANCE OF 170 FEET; THENCE WEST, PARALLEL WITH THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW/4 OF SW/4) OF SECTION 31, TOWNSHIP 9 SOUTH, RANGE 9 WEST, A DISTANCE OF 260 FEET; THENCE NORTH, PARALLEL WITH THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW/4 OF SW/4) OF SECTION 31, TOWNSHIP 9 SOUTH, RANGE 9 WEST, A DISTANCE OF 170 FEET TO THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW/4 OF SW/4) OF SECTION 31, TOWNSHIP 9 SOUTH, RANGE 9 WEST; THENCE CONTINUING WEST ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER (SW/4) OF SECTION 31, TOWNSHIP 9 SOUTH, RANGE 9 WEST, AND CONTINUING WEST ALONG THE EAST-WEST CENTER SECTION LINE OF SECTION 36, TOWNSHIP 9 SOUTH, RANGE 10 WEST, TO A POINT 669.38 FEET EAST OF THE SOUTHEAST (SE) CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE/4 OF NW/4) OF SECTION 36, TOWNSHIP 9 SOUTH, RANGE 10 WEST; THENCE NORTH ALONG A LINE PARALLEL TO AND 669.38 FEET EAST OF THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE/4 OF NW/4) OF SECTION 36, TOWNSHIP 9 SOUTH, RANGE 10 WEST, TO THE SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 90; THENCE WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE TO THE EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE/4 OF NW/4) OF SECTION 36, TOWNSHIP 9 SOUTH, RANGE 10 WEST; THENCE NORTH, ALONG SAID EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE/4 OF NW/4) OF SECTION 36, TOWNSHIP 9 SOUTH, RANGE 10 WEST, FOR A DISTANCE OF 270.0 TO THE SOUTH LINE OF THE T & NO RAILROADS (SOUTHERN PACIFIC LINES) RIGHT-OF-WAY; THENCE WEST ALONG SAID SOUTH LINE OF THE T & NO RAILROADS (SOUTHERN PACIFIC LINES) RIGHT-OF-WAY FOR A DISTANCE OF 150.0 FEET; THENCE SOUTH, ALONG A LINE PARALLEL TO AND 150.0 FEET WEST OF SAID EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE/4 OF NW/4) OF SECTION 36, TOWNSHIP 9 SOUTH, RANGE 10 WEST, FOR A DISTANCE OF 270.0 TO THE SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 90; THENCE WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE TO A POINT 345.00 WEST OF THE EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE/4 OF NW/4) OF SECTION 36, TOWNSHIP 9 SOUTH, RANGE 10 WEST; THENCE NORTH, PARALLEL WITH SAID EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE/4 OF NW/4) OF SECTION 36, TOWNSHIP 9 SOUTH, RANGE 10 WEST, FOR A DISTANCE OF 474.88 FEET TO THE NORTH LINE OF THE T & NO RAILROADS (SOUTHERN

PACIFIC LINES) RIGHT-OF-WAY; THENCE EAST ALONG THE NORTH LINE OF SAID T & NO RAILROADS (SOUTHERN PACIFIC LINES) RIGHT-OF-WAY FOR A DISTANCE OF 345.00 FEET TO A POINT SOUTH OF THE SOUTHEAST (SE) CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE/4-NW/4) OF SECTION 36, TOWNSHIP 9 SOUTH, RANGE 10 WEST; THENCE NORTH TO THE SOUTHEAST (SE) CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE/4 OF NW/4) OF SECTION 36, TOWNSHIP 9 SOUTH, RANGE 10 WEST; THENCE WEST TO THE SOUTHEAST (SE) CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW/4 OF NW/4) OF SECTION 36, TOWNSHIP 9 SOUTH, RANGE 10 WEST; THENCE NORTH TO THE NORTHEAST (NE) CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW/4 OF SW/4) OF SECTION 25, TOWNSHIP 9 SOUTH, RANGE 10 WEST; THENCE WEST TO THE POINT OF COMMENCEMENT.

AND ALSO

THE OLIVET BAPTIST CHURCH PROPERTY BEING:

LOTS 1, 2, 3, 4, AND 5 OF BLOCK 8 J.A.BEL, ET AL SURBUBAN ACRES NO. 1; AND ALSO COMMENCING AT THE NORTHEAST CORNER OF SUBURBAN ACRES NO. 1, THENCE EAST 200 FEET, THENCE SOUTH 521.8 FEET, THENCE WEST 200 FEET, THENCE NORTH 521.8 FEET

AND ALSO

THE BEL COMMERCIAL LLC PROPERTY BEING:

THAT CERTAIN TRACT OF LAND SITUATED IN SECTION 10, TOWNSHIP 10 SOUTH, RANGE 10 WEST, CALCASIEU PARISH, LOUISIANA, CONTAINING 247.470 ACRES AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF ROADWAY CENTERLINES FOR MCNAIR ROAD AND RUTH STREET SAID POINT BEING THE POINT OF COMMENCEMENT (P.O.C.); THENCE PROCEED SOUTH $00^{\circ}53'58''$ WEST A DISTANCE OF 23.85 FEET; THENCE SOUTH $89^{\circ}06'02''$ EAST A DISTANCE OF 49.81 FEET TO THE POINT OF BEGINNING (P.O.B.).

THENCE PROCEED SOUTH $89^{\circ}33'21''$ EAST A DISTANCE OF 1287.60 FEET; THENCE NORTH $00^{\circ}50'01''$ EAST A DISTANCE OF 1439.40 FEET; THENCE SOUTH $89^{\circ}36'34''$ EAST A DISTANCE OF 400.00 FEET; THENCE NORTH $00^{\circ}50'01''$ EAST A DISTANCE OF 521.80 FEET; THENCE SOUTH $89^{\circ}36'34''$ EAST A DISTANCE OF 935.00 FEET; THENCE SOUTH $01^{\circ}00'52''$ WEST A DISTANCE OF 1962.50 FEET; THENCE SOUTH $00^{\circ}46'17''$ WEST A DISTANCE OF 2304.25 FEET; THENCE SOUTH $00^{\circ}59'12''$ WEST A DISTANCE OF 1404.85 FEET; THENCE SOUTH $89^{\circ}50'57''$ WEST A DISTANCE OF 1335.11 FEET; THENCE NORTH $00^{\circ}59'27''$ EAST A DISTANCE OF 1064.36 FEET; THENCE NORTH $89^{\circ}36'04''$ WEST A DISTANCE OF 1286.19 FEET; THENCE NORTH $00^{\circ}53'58''$ EAST A DISTANCE OF 2659.65 FEET TO THE POINT OF BEGINNING (P.O.B.)

AND ALSO

THE KEITH AND JANE LYONS AND LYONS & CO., LLC PROPERTY BEING:

THAT CERTAIN TRACT OF LAND SITUATED IN SECTION 11, TOWNSHIP 10 SOUTH, RANGE 10 WEST, CALCASIEU PARISH, LOUISIANA,

COMMENCING AT THE NORTHWEST CORNER OF SECTION 11, TOWNSHIP 10 SOUTH, RANGE 10 WEST; THENCE SOUTH 660.00 FEET; THENCE EAST 659.75 FEET; THENCE NORTH 378.5 FEET; THENCE WEST 175.00 FEET; THENCE NORTH 99.6 FEET; THENCE EAST 175.00; THENCE NORTH 151.50 FEET; THENCE WEST 660.00 FEET TO THE POINT OF COMMENCEMENT.

THE HENRY CHARLES AND LUCILLE ANN MISSE PROPERTY BEING:

THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE SOUTHWEST QUARTER (SW/4) OF SECTION 2, TOWNSHIP 10 SOUTH, RANGE 10 WEST, LA. MERIDIAN, CALCASIEU PARISH, LOUISIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 353.50 FEET OF LOT SIXTY-TWO (62) OF SECOND SUBDIVISION SULPHUR FARMS, LESS AND EXCEPT PARCEL NO. 44 SOLD TO THE STATE OF LOUISIANA DEPARTMENT OF HIGHWAYS PER CONVEYANCE BOOK 654, PAGE 496, A SUBDIVISION LOCATED IN SECTIONS 2, 3 AND 11, TOWNSHIP 10 SOUTH, RANGE 10 WEST, AS PER PLAT RECORDED IN PLAT BOOK 3 AT PAGE 146, RECORDS OF CALCASIEU PARISH, LOUISIANA.

HEREIN DESCRIBED TRACT CONTAINING 2.41 ACRES, MORE OR LESS, AND SUBJECT TO ANY RIGHT OF WAYS, SERVITUDES AND/OR EASEMENTS OF RECORD OR BY USE.

AND ALSO

THE HENRY CHARLES AND LUCILLE ANN MISSE PROPERTY BEING:

LOTS 4, 5, 6 AND THE SOUTH 19.00 FEET OF LOT 3 OF BLOCK 1 AND THE NORTH 49.00 FEET OF THE EAST 63.70 FEET OF LOT 3 OF BLOCK 1 AND THE EAST 63.70 FEET OF LOT 2 OF BLOCK 1 THAT LIES SOUTH OF A DRAINAGE CANAL ALL IN THE J.A. BEL ETAL SUBURBAN ACRES NO. 1, A SUBDIVISION IN SECTION 10, TOWNSHIP 10 SOUTH, RANGE 10 WEST, LA. MERIDIAN AS PER PLAT RECORDED IN PLAT BOOK 5, PAGE 94 RECORDS OF CALCASIEU PARISH, LOUISIANA.

HEREIN DESCRIBED TRACT CONTAINING 1.07 ACRES, MORE OR LESS.

AND ALSO

THE KLEAT, LLC PROPERTY BEING:

THAT CERTAIN TRACT OF LAND SITUATED IN SECTION 33, TOWNSHIP 9 SOUTH, RANGE 10 WEST, CALCASIEU PARISH, LOUISIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WEST LINE OF SECTION 33, TOWNSHIP 9 SOUTH, RANGE 10 WEST AND THE NORTH RIGHT-OF-WAY LINE OF HIGHWAY 90;

THENCE NORTH, ALONG THE WEST LINE OF SAID SECTION 33, FOR A DISTANCE OF 1,421.81 FEET, MORE OR LESS, TO THE SOUTH RIGHT-OF-WAY LINE OF SOUTHERN PACIFIC RAILROAD;

THENCE EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE OF SOUTHERN PACIFIC RAILROAD, FOR A DISTANCE OF 739.62 FEET, MORE OR LESS, TO THE WEST RIGHT-OF-WAY LINE OF KIM STREET;

THENCE SOUTHEASTERLY, ALONG SAID WEST RIGHT-OF-WAY OF KIM STREET, FOR A DISTANCE OF 1,205.27 FEET, MORE OR LESS, TO THE NORTH RIGHT OF WAY LINE OF U.S. HIGHWAY 90;

THENCE SOUTHWESTERLY, ALONG SAID NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 90, FOR A DISTANCE OF 1,353.13 FEET, MORE OR LESS, TO THE POINT OF COMMENCEMENT;

HEREIN DESCRIBED TRACT CONTAINING 31.32 ACRES, MORE OR LESS

AND ALSO

THE CURTIS & EMMA VINCENT AND CARL H. VINCENT TRACTS BEING:

THAT CERTAIN TRACT OF LAND SITUATED IN SECTIONS 32 & 33, TOWNSHIP 9 SOUTH, RANGE 10 WEST, CALCASIEU PARISH, LOUISIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EAST LINE OF SECTION 32, TOWNSHIP 9 SOUTH, RANGE 10 WEST, WITH THE SOUTHERLY RIGHT-OF-WAY OF U.S. HIGHWAY 90;

THENCE NORTHEASTERLY ALONG THE SOUTHERLY RIGHT-OF-WAY OF U.S. HIGHWAY 90, FOR A DISTANCE OF 790.12 FEET;

THENCE SOUTH, FOR A DISTANCE OF 309.40 FEET;

THENCE EAST, FOR A DISTANCE OF 150.00 FEET;

THENCE SOUTH, FOR A DISTANCE OF 625.36 FEET;

THENCE WEST, FOR A DISTANCE OF 916.16 FEET, TO SAID EAST LINE OF SECTION 32;

THENCE SOUTH ALONG THE EAST LINE OF SAID SECTION 32, FOR A DISTANCE OF 1323.47 FEET, TO THE SOUTH LINE OF SAID SECTION 32;

THENCE WEST ALONG THE SOUTH LINE OF SAID SECTION 32, FOR A DISTANCE OF 1162.92 FEET;

THENCE NORTH, A DISTANCE OF 1719.53 FEET, TO THE SOUTHERLY RIGHT OF WAY OF U.S. HIGHWAY 90;

THENCE NORTHEASTERLY ALONG THE SOUTHERLY RIGHT-OF-WAY OF U.S. HIGHWAY 90, FOR A DISTANCE OF 1200.00 FEET TO THE POINT OF BEGINNING OF HEREIN DESCRIBED TRACT.

HEREIN DESCRIBED TRACT CONTAINING 66 ACRES MORE OF LESS

AND ALSO

A CERTAIN PARCEL OF LAND BEING 55.95 ACRES SITUATED IN SECTION 11, TOWNSHIP-10-SOUTH, RANGE-10-WEST, CITY OF SULPHUR, CALCASIEU PARISH, LOUISIANA FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT FROM THE INTERSECTION OF WRIGHT RD AND CARLYSS BLVD BEING THE POINT OF COMMENCEMENT (P.O.C.), THENCE NORTH 00°36'49" EAST A DISTANCE OF 1350.73 FEET, THENCE NORTH 90°00'00" EAST A DISTANCE OF 25 FEET TO A POINT BEING THE POINT OF BEGINNING (P.O.B.);

THENCE SOUTH 89°32'41" EAST A DISTANCE OF 228.29 FEET TO A POINT;

THENCE SOUTH 30°35'27" EAST A DISTANCE OF 53.04 FEET TO A POINT;

THENCE SOUTH 32°21'29" EAST A DISTANCE OF 110.77 FEET TO A POINT;

THENCE SOUTH 24°22'51" EAST A DISTANCE OF 108.11 FEET TO A POINT;

THENCE SOUTH 44°07'27" EAST A DISTANCE OF 86.87 FEET TO A POINT;

THENCE SOUTH 53°31'46" EAST A DISTANCE OF 126.85 FEET TO A POINT;

THENCE SOUTH 34°45'58" EAST A DISTANCE OF 107.02 FEET TO A POINT;

THENCE SOUTH 36°19'19" EAST A DISTANCE OF 95.26 FEET TO A POINT;

THENCE SOUTH 38°29'57" EAST A DISTANCE OF 116.32 FEET TO A POINT;

THENCE SOUTH 55°34'23" EAST A DISTANCE OF 80.88 FEET TO A POINT;

THENCE SOUTH 70°30'38" EAST A DISTANCE OF 113.51 FEET TO A POINT;

THENCE SOUTH 75°01'36" EAST A DISTANCE OF 87.89 FEET TO A POINT;
THENCE SOUTH 72°17'26" EAST A DISTANCE OF 125.42 FEET TO A POINT;
THENCE SOUTH 76°05'47" EAST A DISTANCE OF 92.22 FEET TO A POINT;
THENCE NORTH 71°30'09" EAST A DISTANCE OF 125.33 FEET TO A POINT;
THENCE SOUTH 00°46'32" WEST A DISTANCE OF 1901.94 FEET TO A POINT;
THENCE NORTH 89°10'24" WEST A DISTANCE OF 662.85 FEET TO A POINT;
THENCE NORTH 00°41'41" EAST A DISTANCE OF 661.78 FEET TO A POINT;
THENCE NORTH 89°15'59" WEST A DISTANCE OF 638.78 FEET TO A POINT;
THENCE NORTH 00°36'49" EAST A DISTANCE OF 1982.22 FEET TO A POINT BEING
THE POINT OF BEGINNING (P.O.B.)

AND ALSO

SOUTH SABINE DIVERSION – SECTION 15, T10S-R10W: SE NE

THAT CERTAIN TRACT OF LAND SITUATED IN SECTION 15, TOWNSHIP 10 SOUTH,
RANGE 10 WEST, CITY OF SULPHUR, CALCASIEU PARISH, LOUISIANA,
CONTAINING 44.98 ACRES AND BEING MORE FULLY DESCRIBE AS FOLLOWS:

COMMENCING AT THE ROADWAY CENTERLINES OF WRIGHT ROAD AND RAVIA
ROAD, SAID POINT BEING THE POINT OF COMMENCEMENT;

THENCE PROCEED ALONG A BEARING OF SOUTH 15°31'03" WEST FOR A
DISTANCE OF 30.91 FEET TO THE POINT OF BEGINNING;

THENCE PROCEED ALONG A BEARING OF NORTH 88°23'50" WEST FOR A
DISTANCE OF 1326.07 FEET TO A POINT, (5/8" IRON ROD);

THENCE PROCEED ALONG A BEARING OF NORTH 01°03'10" EAST FOR A DISTANCE
OF 1464.70 FEET TO A POINT, (5/8" IRON ROD);

THENCE PROCEED ALONG A BEARING OF NORTH 89°47'16" EAST FOR A DISTANCE
OF 1312.61 FEET TO A POINT, (5/8" IRON ROD);

THENCE PROCEED ALONG A BEARING OF SOUTH 00°29'00" WEST FOR A DISTANCE
OF 1506.99 FEET TO A POINT, (5/8" IRON ROD);

SAID POINT BEING THE POINT OF BEGINNING.

AND ALSO

THAT CERTAIN TRACT OR PARCEL OF LAND LYING IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE/4 OF SW/4), THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE/4 OF SW/4) AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW/4 OF SE/4) OF SECTION ELEVEN (11), TOWNSHIP TEN (10) SOUTH, RANGE TEN (10) WEST, CALCASIEU PARISH, LOUISIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE/4 OF SW/4), SECTION ELEVEN (11), TOWNSHIP TEN (10) SOUTH, RANGE TEN (10) WEST;

THENCE NORTH $00^{\circ} 57' 43''$ EAST, ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE/4 OF SW/4), FOR A DISTANCE OF 1330.26 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE/4 OF SW/4) OF SAID SECTION ELEVEN (11);

THENCE NORTH $00^{\circ} 57' 43''$ EAST, ALONG THE WEST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE/4 OF SW/4), FOR A DISTANCE OF 592.13 FEET TO THE SOUTHWEST CORNER OF INWOOD FOREST SUBDIVISION, A SUBDIVISION AS PER PLAT RECORDED IN LAT BOOK 37, PAGE 43, RECORDS OF CALCASIEU PARISH LOUISIANA, SAID POINT LYING ON THE NORTH BANK OF LITTLE BAYOU D'INDE;

THENCE MEANDERING ALONG SAID NORTH BANK OF LITTLE BAYOU D'INDE, IN A GENERAL DIRECTION OF NORTH $58^{\circ} 37' 40''$ EAST, FOR A DISTANCE OF 52.22 FEET;

THENCE MEANDERING ALONG SAID NORTH BANK OF LITTLE BAYOU D'INDE, IN A GENERAL DIRECTION OF SOUTH $74^{\circ} 31' 00''$ EAST, FOR A DISTANCE OF 94.09 FEET;

THENCE MEANDERING ALONG SAID NORTH BANK OF LITTLE BAYOU D'INDE, IN A GENERAL DIRECTION OF NORTH $85^{\circ} 20' 56''$ EAST, FOR A DISTANCE OF 177.47 FEET;

THENCE MEANDERING ALONG SAID NORTH BANK OF LITTLE BAYOU D'INDE, IN A GENERAL DIRECTION OF SOUTH $81^{\circ} 15' 09''$ EAST, FOR A DISTANCE OF 79.52 FEET;

THENCE MEANDERING ALONG SAID NORTH BANK OF LITTLE BAYOU D'INDE, IN A GENERAL DIRECTION OF SOUTH $66^{\circ} 50' 26''$ EAST, FOR A DISTANCE OF 179.95 FEET;

THENCE MEANDERING ALONG SAID NORTH BANK OF LITTLE BAYOU D'INDE, IN A GENERAL DIRECTION OF SOUTH $58^{\circ} 13' 03''$ EAST, FOR A DISTANCE OF 134.22 FEET;

THENCE MEANDERING ALONG SAID NORTH BANK OF LITTLE BAYOU D'INDE, IN A GENERAL DIRECTION OF SOUTH $51^{\circ} 54' 35''$ EAST, FOR A DISTANCE OF 89.68 FEET;

THENCE MEANDERING ALONG SAID NORTH BANK OF LITTLE BAYOU D'INDE, IN A GENERAL DIRECTION OF SOUTH $41^{\circ} 43' 31''$ EAST, FOR A DISTANCE OF 245.26 FEET;

THENCE MEANDERING ALONG SAID NORTH BANK OF LITTLE BAYOU D'INDE, IN A GENERAL DIRECTION OF SOUTH 58° 57' 05" EAST, FOR A DISTANCE OF 196.46 FEET;

THENCE MEANDERING ALONG SAID NORTH BANK OF LITTLE BAYOU D'INDE, IN A GENERAL DIRECTION OF SOUTH 54° 03' 33" EAST, FOR A DISTANCE OF 148.88 FEET;

THENCE MEANDERING ALONG SAID NORTH BANK OF LITTLE BAYOU D'INDE, IN A GENERAL DIRECTION OF SOUTH 39° 30' 59" EAST, FOR A DISTANCE OF 96.48 FEET;

THENCE MEANDERING ALONG SAID NORTH BANK OF LITTLE BAYOU D'INDE, IN A GENERAL DIRECTION OF SOUTH 48° 48' 49" EAST, FOR A DISTANCE OF 82.55 FEET TO THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO THE CITY OF SULPHUR, LOUISIANA, AS PER CONVEYANCE BEARING CLERK'S FILE NUMBER 1998550, RECORDS OF CALCASIEU PARISH, LOUISIANA;

THENCE MEANDERING ALONG SAID NORTH BANK OF LITTLE BAYOU D'INDE AND THE SOUTH LINE OF THE CITY OF SULPHUR TRACT, IN A GENERAL DIRECTION OF SOUTH 45° 29' 29" EAST, FOR A DISTANCE OF 186.34 FEET TO THE INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF SOUTH BEGLIS PARKWAY (LOUISIANA HIGHWAY 3077), FORMERLY KNOWN AS ARIZONA STREET, THE SOUTHEAST CORNER OF SAID CITY OF SULPHUR TRACT;

THENCE NORTH 08° 11' 26" EAST, ALONG SAID WEST RIGHT-OF-WAY LINE OF SOUTH BEGLIS PARKWAY AND THE EAST LINE OF SAID CITY OF SULPHUR TRACT, FOR A DISTANCE OF 146.99 FEET;

THENCE NORTH 01° 03' 56" EAST, ALONG SAID WEST RIGHT-OF-WAY LINE OF SOUTH BEGLIS PARKWAY AND THE EAST LINE OF SAID CITY OF SULPHUR TRACT, FOR A DISTANCE OF 62.17 FEET TO THE INTERSECTION WITH THE NORTH LINE OF THE AFORESAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW/4 OF SE/4) OF SECTION ELEVEN (11);

THENCE SOUTH 89° 04' 30" EAST, ALONG SAID NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW/4 OF SE/4), FOR A DISTANCE OF 50.00 FEET TO THE INTERSECTION WITH THE CENTERLINE OF SAID SOUTH BEGLIS PARKWAY;

THENCE SOUTH 01° 03' 56" WEST, ALONG SAID CENTERLINE OF SOUTH BEGLIS PARKWAY, FOR A DISTANCE OF 665.15 FEET TO THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO CLYDE P. ECCLES, AS PER CONVEYANCE RECORDED IN CONVEYANCE BOOK 806 AT PAGE 13, RECORDS OF CALCASIEU PARISH;

THENCE NORTH 89° 04' 28" WEST, ALONG THE NORTH LINE OF SAID CLYDE P. ECCLES TRACT, FOR A DISTANCE OF 344.58 FEET TO THE NORTHWEST CORNER OF SAID CLYDE P. ECCLES TRACT;

THENCE SOUTH 01° 03' 48" WEST, ALONG THE WEST LINE OF SAID CLYDE P. ECCLES TRACT, FOR A DISTANCE OF 500.00 FEET TO THE SOUTHWEST CORNER OF SAID CLYDE P. ECCLES TRACT;

THENCE SOUTH 89° 04' 28" EAST, ALONG THE SOUTH LINE OF SAID CLYDE P. ECCLES TRACT, FOR A DISTANCE OF 350.34 FEET TO THE SOUTHEAST CORNER OF SAID CLYDE P. ECCLES TRACT, SAID POINT ALSO LYING ON THE CENTERLINE OF THE AFORESAID SOUTH BEGLIS PARKWAY;

THENCE SOUTH 00° 21' 04" EAST, ALONG SAID CENTERLINE OF SOUTH BEGLIS PARKWAY, FOR A DISTANCE OF 25.25 FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 11459.16 FEET;

THENCE SOUTH, ALONG SAID TANGENT CURVE TO THE RIGHT, FOR AN ARC LENGTH DISTANCE OF 139.93 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF THE AFORESAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW/4 OF SE/4) OF SECTION ELEVEN (11), SAID CURVE HAVING A CHORD WHICH BEARS SOUTH 00° 00' 04" EAST, A DISTANCE OF 139.93 FEET;

THENCE NORTH 89° 04' 25" WEST, ALONG SAID SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW/4 OF SE/4), FOR A DISTANCE OF 212.48 FEET TO THE SOUTHEAST CORNER OF THE AFORESAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE/4 OF SW/4);

THENCE NORTH 89° 04' 25" WEST, ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE/4 OF SW/4), FOR A DISTANCE OF 1325.70 FEET TO THE POINT OF BEGINNING.

HEREIN DESCRIBED TRACT CONTAINING 2,356,296.22 SQUARE FEET OR 54.093 ACRES, MORE OR LESS, SUBJECT TO THE RIGHT-OF-WAY FOR BEGLIS PARKWAY (LOUISIANA HIGHWAY 3077) ACROSS THE EAST SIDE THEREOF, SUBJECT TO A DRAINAGE SERVITUDE ACROSS THE NORTH AND WEST SIDES THEREOF AND SUBJECT TO ANY EASEMENTS, SERVITUDES OR RIGHTS-OF-WAY OF RECORD OR BY USE.

BE IT FURTHER ORDAINED that this Ordinance shall be effective on August 1, 2018, and shall be duly published prior to that date.

A vote was then called with the results as follows:

YEAS: Mr. Koonce, Mrs. Hardy, Mrs. Abshire, Mrs. Thomas

NAYS: None

ABSENT: Mrs. Ellender

And the said ordinance was declared duly adopted on this 23rd day of July, 2018.

ATTEST:

ARLENE BLANCHARD, Clerk

MELINDA HARDY, Vice-Chairman

The next item on the agenda is a public hearing on ordinance accepting a waterline utility easement for 108 Partners LLC, for property located from the dead-end of Business Drive to the dead-end of Teal Road. Mayor Danahay stated that this is a 10-foot right of way easement to improve water pressure in this area. Motion was made by Mr. Koonce seconded by Mrs. Thomas that the following ordinance be adopted to-wit:

ORDINANCE NO. 1571, M-C SERIES

AN ORDINANCE ACCEPTING A RIGHT OF WAY EASEMENT INTO THE CITY OF SULPHUR, LOUISIANA FROM 108 PARTNERS, LLC.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SULPHUR, LOUISIANA, THE GOVERNING AUTHORITY THEREOF, THAT:

The City of Sulphur hereby accepts a Ten Foot (10') right of way easement (together with a 20' temporary construction servitude) in favor of the City of Sulphur with the right to erect, construct, inspect, repair, and maintain, an underground water pipe(s), along the East boundary of the following described property owned by 108 PARTNERS, LLC, Grantor, in Calcasieu, Parish, Louisiana:

THAT CERTAIN STRIP OR PARCEL OF LAND LYING IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE/4-NW/4) OF SECTION 7, TOWNSHIP 10 SOUTH, RANGE 9 WEST, CALCASIEU PARISH, LOUISIANA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS TO-WIT:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE/4-NW/4) OF SECTION 7, TOWNSHIP 10 SOUTH, RANGE 9 WEST, CALCASEIU PARISH, LOUISIANA;

THENCE NORTH 01°14'20" EAST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE/4-NW/4) OF SAID SECTION 7, FOR A DISTANCE OF 656.61 FEET TO THE INTERSECTION WITH AN EASTERLY EXTENSION OF THE NORTH RIGHT OF WAY LINE OF BUSINESS DRIVE;

THENCE NORTH 88° 57'50" WEST, ALONG SAID EXTENSION AND THE NORTH RIGHT OF WAY LINE OF SAID BUSINESS DRIVE, FOR A DISTANCE OF 587.24 FEET TO AN EXISTING 5/8" ROD MARKING THE SOUTHWEST CORNER OF LOT 6 OF 108 PARTNERS, LLC, THE POINT OF BEGINNING OF HEREIN DESCRIBED STRIP;

TEHNCE CONTINUING NORTH 88°57'50" WEST, ALONG THE NORTH RIGHT OF WAY LINE OF SAID BUSINESS DRIVE, FOR A DISTANCE OF 10.00 FEET;

THENCE NORTH 01°02'10" EAST, 10.0 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF AFORESAID LOT 6 OF 108 PARTNERS, LLC, FOR A DISTANCE OF 274.27 FEET;

THENCE NORTH 43°43'27" WEST, FOR A DISTANCE OF 29.65 FEET TO AN EXISTING 3/4" REBAR MARKING THE SOUTHEAST CORNER OF PROPERTY CURRENTLY OR FORMERLY OWNED BY MECHANICAL PROPERTIES, LLC;

THENCE NORTH 01°16'33" EAST, ALONG THE EAST LINE OF SAID MECHANICAL PROPERTIES, LLC FOR A DISTANCE OF 292.13 FEET TO AN EXISTING 3/4" REBAR ON THE SOUTH RIGHT OF WAY LINE OF TEAL ROAD;

THENCE SOUTH 88°51'24" EAST, ALONG THE SOUTH RIGHT OF WAY OF SAID TEAL ROAD, FOR A DISTANCE OF 10.00 FEET;

THENCE SOUTH 01°16'33" WEST, 10.0' EAST OF AND PARALLEL WITH THE EAST LINE OF THE AFORESAID MECHANICAL PROPERTIES, LLC, FOR A DISTANCE OF 292.17 FEET;

THENCE SOUTH 88°40'34" EAST, FOR A DISTANCE OF 20.88 FEET TO AN EXISTING 3/4" REBAR MARKING THE NORTHWEST CORNER OF THE AFOREMENTIONED LOT 6 OF 108 PARTNERS, LLC;

THENCE SOUTH 01°02'10" WEST, ALONG THE WEST LINE OF SAID LOT 6 OF 108 PARTNERS, LLC, FOR A DISTANCE OF 295.17 FEET TO THE POINT OF BEGINNING.

HEREIN DESCRIBED STRIP CONTAINING 6,092.22 SQUARE FEET / 0.140 ACRES, MORE OR LESS.

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

A vote was then called with the results as follows:

YEAS: Mr. Koonce, Mrs. Hardy, Mrs. Abshire, Mrs. Thomas
NAYS: None
ABSENT: Mrs. Ellender

And the said ordinance was declared duly adopted on this 23rd day of July, 2018.

ATTEST:

ARLENE BLANCHARD, Clerk

MELINDA HARDY, Vice-Chairman

The next item on the agenda is a public hearing on ordinance authorizing the acquisition of property from Tower Land Company, LLC, and J. Lawton Company, LLC for property located at 201 East Verdine Street. Motion was made by Mrs. Abshire seconded by Mrs. Thomas that the following ordinance be adopted to-wit:

ORDINANCE NO. 1572, M-C SERIES

ORDINANCE AUTHORIZING THE ACQUISITION OF PROPERTY FROM
TOWER LAND COMPANY, L.L.C., AND J. LAWTON COMPANY, L.L.C.
(201 E. VERDINE STREET.)

BE IT ORDAINED by the City Council of the City of Sulphur, Louisiana, in regular session that:

WHEREAS, the City of Sulphur desires to purchase property from Tower Land Company, L.L.C. and J. Lawton Company, L.L.C.; and

WHEREAS, the property is more fully described as:

201 E. Verdine Street, Sulphur, LA 70663

1.20 acres of land, more or less, situated in Section 34, Township 9 South, Range 10 West, Louisiana Meridian, Calcasieu Parish, Louisiana, and being more particularly described as follows, to-wit: Commencing 230 feet East of Northeast corner of Block A, Old Town of Sulphur, on south side of Verdine Street, thence East along south side of Verdine Street 262 feet, thence South 199 feet, more or less, to right-of-way of Louisiana Western R.R., thence West 262 feet, thence North 199 feet to point of beginning.

and,

0.15 acres of land, more or less, situated in Section 34, Township 9 South, Range 10 West, Louisiana Meridian, Calcasieu Parish, Louisiana, and being more particularly described as follows, to-wit:

Commencing at SE corner of Block A, Old Town of Sulphur, North 199 feet, East 230 Feet, South 199 Feet and West 230 feet to point of beginning; and containing 1.05 acres of land, more or less; LESS AND EXCEPT: That certain tract or parcel of land situated in Section 34, Township 9 South, Range 10 West, further described as commencing at the intersection of the East right-of-way line of North Huntington Street and the South right-of-way line of East Verdine Street; thence East along said South right-of-way line of East Verdine Street a distance of 300.00 feet, the point of beginning of herein described tract; thence continue East along said South right-of-way line of East Verdine Street a distance of 198.00 feet, to an existing chain link fence line; thence South along said fence line, a distance of 198.40 feet to the North right-of-way line of Southern Pacific Railroad; thence West along said North right-of-way line a distance of 198.00 feet; thence North a distance of 198.60 feet to the point of beginning. This "LESS AND EXCEPT" contains 0.90 acres, more or less.

NOW THEREFORE, BE IT ORDAINED that Mayor Mike Danahay, is hereby authorized and empowered to purchase the property described above and directed to execute the original deed between the City of Sulphur and Tower Land Company, L.L.C., and J. Lawton Company, L.L.C., for the sum of \$185,000.00 plus closing costs.

This ordinance shall become effective upon Mayor's signature.

A vote was then called with the results as follows:

YEAS: Mr. Koonce, Mrs. Hardy, Mrs. Abshire, Mrs. Thomas

NAYS: None

ABSENT: Mrs. Ellender

And the said ordinance was declared duly adopted on this 23rd day of July, 2018.

ATTEST:

ARLENE BLANCHARD, Clerk

MELINDA HARDY, Vice-Chairman

The next item on the agenda is a public hearing on ordinance authorizing the City to enter into a road development agreement with Maplewood Park Place, LP, and Maplewood Park Place Management, LLC and to authorize the Mayor to execute related agreements (Arvel Loop).

Motion was made by Mrs. Abshire seconded by Mrs. Thomas that the following ordinance be adopted to-wit:

ORDINANCE NO. 1573, M-C SERIES

AN ORDINANCE AUTHORIZING THE CITY TO ENTER INTO A ROAD DEVELOPMENT AGREEMENT WITH MAPLEWOOD PARK PLACE, LP, and MAPLEWOOD PARK PLACE MANAGEMENT, LLC AND TO AUTHORIZE THE MAYOR TO EXECUTE RELATED AGREEMENTS (ARVEL LOOP)

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SULPHUR, LOUISIANA, THE GOVERNING AUTHORITY THEREOF, THAT:

The City of Sulphur hereby agrees to enter into a Road Development Agreement with Maplewood Park, LP and Maplewood Park Management, LLC related to improvements to Arvel Loop, and that the Mayor is hereby authorized to execute any agreement or other documents necessary to effectuate this agreement.

BE IT FURTHER ORDAINED that this Ordinance shall become effective immediately upon the Mayors 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.

A vote was then called with the results as follows:

YEAS: Mr. Koonce, Mrs. Hardy, Mrs. Abshire, Mrs. Thomas

NAYS: None

ABSENT: Mrs. Ellender

And the said ordinance was declared duly adopted on this 23rd day of July, 2018.

ATTEST:

ARLENE BLANCHARD, Clerk

MELINDA HARDY, Vice-Chairman

The next item on the agenda is a public hearing on ordinance authorizing Mayor Mike Danahay to enter into a Joint Services Agreement with the City of Lake Charles, Calcasieu Parish Police Jury, Southwest Louisiana Convention and Visitors Bureau and the Community Foundation of Southwest Louisiana for bike share planning. Motion was made by Mr. Koonce seconded by Mrs. Abshire that the following ordinance be adopted to-wit:

ORDINANCE NO .1574, M-C SERIES

ORDINANCE AUTHORIZING MAYOR DANAHAY TO ENTER INTO A JOINT SERVICES AGREEMENT WITH THE CITY OF LAKE CHARLES, CALCASIEU PARISH POLICE JURY, SOUTHWEST LOUISIANA CONVENTION AND VISITORS BUREAU AND COMMUNITY FOUNDATION OF SOUTHWEST LOUISIANA FOR BIKE SHARE PLANNING.

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 enter into a Joint Services Agreement with the City of Lake Charles, Calcasieu Parish Police Jury, Southwest Louisiana Convention and Visitors Bureau and Community Foundation of Southwest Louisiana for bike share planning and authorize Mayor Mike Danahay to sign all paperwork in connection therewith.

This ordinance shall become effective upon the Mayor's signature.

A vote was then called with the results as follows:

YEAS: Mr. Koonce, Mrs. Hardy, Mrs. Abshire

NAYS: Mrs. Thomas

ABSENT: Mrs. Ellender

And the said ordinance was declared duly adopted on this 23rd day of July, 2018.

ATTEST:

ARLENE BLANCHARD, Clerk

MELINDA HARDY, Vice-Chairman

The next item on the agenda is a public hearing on ordinance accepting a Right of Way Easement in favor of the City of Sulphur from Angelo's Properties, Inc. for property located on Stillwell Street. Motion was made by Mrs. Abshire seconded by Mrs. Thomas that the following amendment be made:

- (together with a contiguous twenty-five (25') foot temporary construction servitude

Motion carried unanimously.

Motion was then made by Mrs. Thomas seconded by Mr. Koonce that the following ordinance be adopted to-wit:

ORDINANCE NO. 1575, M-C SERIES AS AMENDED

AN ORDINANCE ACCEPTING A RIGHT OF WAY EASEMENT INTO THE CITY OF SULPHUR, LOUISIANA FROM ANGELOS PROPERTIES, INC. (STILLWELL ST.)

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SULPHUR, LOUISIANA, THE GOVERNING AUTHORITY THEREOF, THAT:

The City of Sulphur hereby accepts a Ten Foot (10') right of way easement (together with a contiguous twenty-five (25') foot temporary construction servitude as being described immediately adjacent and west along the ten (10') foot permanent easement line) in favor of the City of Sulphur with the right to erect, construct, inspect, repair, and maintain, an underground water and/or sewer/sewerage pipe(s), along the East boundary of the following described property owned by Angelos Properties, Inc., Grantor, in Calcasieu, Parish, Louisiana:

Commencing at a point 40 feet South of the Northwest corner of the South Half of the Northwest Quarter of the Northeast Quarter (S/2 of NW/4 of NE/4) of Section 10, Township 10 South, Range 10 West, thence South 117.9 feet, thence East 417.4 feet, thence North 117.9 feet, thence West 417.4 feet to the point of commencement.

BE IT FURTHER ORDAINED that the City further accepts a Thirteen Foot (13') right of way easement in the current Calcasieu Parish Police Jury Right of Way for Stillwell Street immediately adjacent to the east of the aforesaid right of way, running along the eastern boundary of the aforesaid property along the aforesaid Stillwell Street.

BE IT FURTHER ORDAINED that this Ordinance shall become effective immediately 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.

A vote was then called with the results as follows:

YEAS: Mr. Koonce, Mrs. Hardy, Mrs. Abshire, Mrs. Thomas

NAYS: None

ABSENT: Mrs. Ellender

And the said ordinance was declared duly adopted on this 23rd day of July, 2018.

ATTEST:

ARLENE BLANCHARD, Clerk

MELINDA HARDY, Vice-Chairman

The next item on the agenda is a public hearing on ordinance amending the Cooperative Endeavor Agreement with the Brimstone Historical Society (festivals and events). Motion was made by Mr. Koonce seconded by Mrs. Thomas that the following ordinance be adopted to-wit:

ORDINANCE NO. 1576, M-C SERIES

ORDINANCE AMENDING COOPERATIVE ENDEAVOR AGREEMENT WITH THE BRIMSTONE HISTORICAL SOCIETY ADOPTED JUNE 25, 2010.

BE IT ORDAINED by the City Council of the City of Sulphur, Louisiana, the governing authority thereof, that they do hereby authorize Mayor Danahay to amend the Cooperative Endeavor Agreement with the Brimstone Historical Society adopted June 25, 2010.

This ordinance shall become effective upon Mayor's signature.

A vote was then called with the results as follows:

YEAS: Mr. Koonce, Mrs. Hardy, Mrs. Abshire, Mrs. Thomas

NAYS: None

ABSENT: Mrs. Ellender

And the said ordinance was declared duly adopted on this 23rd day of July, 2018.

ATTEST:

ARLENE BLANCHARD, Clerk

MELINDA HARDY, Vice-Chairman

The next item on the agenda is a resolution accepting Mayor Danahay's recommendation and appointing a Director of Public Works. Motion was made by Mr. Koonce seconded by Mrs. Abshire that the following resolution be adopted to-wit:

RESOLUTION NO. 3163, M-C SERIES

Resolution accepting the recommendation of the Mayor Danahay and appointing a Director of Public Works.

BE IT RESOLVED by the City Council of the City of Sulphur, Louisiana, the governing authority thereof, that they do hereby accept the recommendation of Mayor Danahay and appoint Stacy Dowden as Director of Public Works.

A vote was then called with the results as follows:

YEAS: Mr. Koonce, Mrs. Hardy, Mrs. Abshire, Mrs. Thomas

NAYS: None

ABSENT: Mrs. Ellender

And the said resolution was declared duly adopted on this 23rd day of July, 2018.

ATTEST:

ARLENE BLANCHARD, Clerk

MELINDA HARDY, Vice-Chairman

There being no other business to come before the Council, the Vice-Chairman declared the meeting adjourned.

ATTEST:

ARLENE BLANCHARD, Clerk

MELINDA HARDY, Vice-Chairman

7/23/18

5:30 P.M.