
March 9, 2026

The City Council of the City of Sulphur, Louisiana, met in regular session at its temporary location located at 501 Willow Avenue in the Council Chambers, Sulphur, Louisiana, on March 9, 2026, at 5:30 p.m., after full compliance with the convening of said meeting with the following members present:

DRU ELLENDER, Council Representative of District 1
NICK NEZAT, 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

After the meeting was called to order and the roll called with the above result, prayer and pledge was led by Mrs. Hardy.

The Chairman then asked if there were any changes to the minutes of the previous meeting. With no changes made, motion was made by Mrs. Thomas seconded by Mr. Nezat that the minutes stand as written. Motion carried unanimously.

Motion was then made by Mrs. Thomas seconded by Mr. Nezat that the agenda stand as written. Motion carried unanimously.

The first item on the agenda is Women in History month proclamations presented to Dr. Katherine Clophus, Sulphur High School Principal; Jackie Green, Calcasieu Council on Aging Executive Director; and Carla Sigler, Attorney. After Mrs. Hardy read all three proclamations the women received a standing ovation, and pictures were taken with Mayor Danahay and Mrs. Hardy.

The next item on the agenda is a 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). Motion was made by Mrs. Hardy seconded by Mrs. Ellender that the following ordinance be adopted to-wit:

ORDINANCE NO. 2013, M-C SERIES

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.

A vote was then called with the results as follows:

YEAS: Mrs. Ellender, Mr. Nezat, Mrs. Hardy, Mrs. Abshire, Mrs. Thomas

NAYS: None

ABSENT: None

And the said ordinance was declared duly adopted on this 9th day of March, 2026.

ATTEST:

ARLENE BLANCHARD, Clerk

JOY ABSHIRE, Chairman

The next item on the agenda is a 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. Motion was made by Mrs. Hardy seconded by Mrs. Ellender that the following ordinance be adopted to-wit:

ORDINANCE NO. 2014, 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.

A vote was then called with the results as follows:

YEAS: Mrs. Ellender, Mr. Nezat, Mrs. Hardy, Mrs. Abshire, Mrs. Thomas

NAYS: None

ABSENT: None

And the said ordinance was declared duly adopted on this 9th day of March, 2026.

ATTEST:

ARLENE BLANCHARD, Clerk

JOY ABSHIRE, Chairman

The next item on the agenda is a 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). An ADA phone call was made to Mr.

Kenneth Belanger. Mr. Belanger stated that he's opposed to this rezone since the applicant doesn't know what he wants to put on the property. Chris Higginbotham, Allen Street, voiced in opposition in the rezone. He's concerned about debris removal on the property, and it could crack his foundation on his home. He doesn't want any thru traffic on Allen Street. He also showed concern with children waiting on the school bus because it's much too dangerous.

Mark and Rhona Duhon, Allen Street, also voiced their opposition to the rezone. The neighborhood has already been through enough with another rezone in this area. They also don't want Allen Street to be a cut-through for traffic to get to or from this property. Their neighborhood is quiet without this.

James LeDoux, Claiborne Street, stated that he wasn't for or against this but they're putting the cart before the horse. They first need to tell the city what they want to put on the property before it gets rezoned. He also suggested that the north end of Lena Drive shouldn't be able to be used either.

Josh Baden stated that a 6-foot-tall fence wouldn't be high enough for this neighborhood. He suggested making them build a taller fence. He also asked if this property would be on Carlyss water or Sulphur water.

Mr. Zaveri, owner, stated that he's had this property for 8 years. His intention is to put a hotel on this property. They do not want access on Allen Street. Their access will be from Hwy. 1256 through the parking lot of the adjacent hotel. Some of the Councilmen stated that him putting a hotel on this property was the first they've heard of this. The Land Use Commission voted no on this since the applicant didn't show up at the meeting.

After discussion, motion was made by Mrs. Ellender seconded by Mrs. Hardy that this item be deferred to the May 11th City Council meeting. Motion carried unanimously.

The next item on the agenda is a resolution accepting petition for annexation from Michael Paul Willis (Willis Ford South Properties, LLC) for property located at 2010 Patton Street. Josh Baden, Alabama Street, asked if this property was on Carlyss water or Sulphur water. Mayor Danahay stated that there's a state statue for Carlyss water and the city cannot take over their water system. After discussion, motion was made by Mrs. Hardy seconded by Mr. Nezat that the following resolution be adopted to-wit:

RESOLUTION NO. 3687, M-C SERIES

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.

A vote was then called with the results as follows:

YEAS: Mrs. Ellender, Mr. Nezat, Mrs. Hardy, Mrs. Abshire, Mrs. Thomas

NAYS: None

ABSENT: None

And the said resolution was declared duly adopted on this 9th day of March, 2026.

ATTEST:

ARLENE BLANCHARD, Clerk

JOY ABSHIRE, Chairman

The next item on the agenda is a 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. Motion was made by Mrs. Hardy seconded by Mr. Nezat that the following ordinance be adopted to-wit:

ORDINANCE NO. 2015, 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:

REVISED MARCH 5, 2026, TO ANNEX 2010 PATTON STREET PROPERTY OF MICHAEL PAUL WILLIS (WILLIS FORD SOUTH PROPERTIES, LLC)
(PAGE 4)

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 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 INTERSECTION WITH THE CENTERLINE OF BAYOU DINDE; THENCE MEADERANDERING IN A SOUTHERLY DIRECTION, ALONG SAID CENTERLINE OF SAID BAYOU DINDE TO THE INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF PATTON STREET; THENCE CONTINUING IN A SOUTHERLY DIRECTION, ALONG SAID CENTERLINE OF SAID BAYOU DINDE TO THE INTERSECTION WITH THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 10 SOUTH, RANGE 10 WEST; THENCE EASTERLY ALONG THE SOUTH LINE OF NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 10 SOUTH, RANGE 10 WEST; THENCE NORTH 01° 02' 26" EAST, 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); THENCE SOUTH 88° 52' 36" EAST, ALONG SAID WEST LINE OF THE INSIGHT NEXT GENERATION, LLC TRACT, FOR A DISTANCE OF 35.40 FEET (CALL 35.45 FEET); THENCE NORTH 01° 07' 42" EAST, ALONG THE WEST LINE OF SAID INSIGHT NEXT GENERATION, LLC TRACT, FOR A DISTANCE OF 31.29 FEET; THENCE SOUTH 88° 58' 16" EAST, ALONG THE NORTH LINE OF SAID INSIGHT NEXT GENERATION, LLC TRACT, TO THE NORTHWEST CORNER OF SAID INSIGHT NEXT GENERATION LLC TRACT; THENCE NORTHLY ALONG THE EAST LINE OF SECTION 11, TOWNSHIP 10 SOUTH, RANGE 10 WEST TO THE COMMON CORNER OF SECTION 1, 2, 11 & 12, TOWNSHIP 10 SOUTH, RANGE 10 WEST, THENCE NORTH ALONG THE EAST LINE OF SECTION 2 TO THE 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 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 INTERSECTION WITH THE NORTHWEST CORNER OF CALCASIEU INDUSTRIAL PARK SUBDIVISION UNIT II; THENCE SOUTH, ALONG THE WEST LINE OF CALCASIEU INDUSTRIAL PARK SUBDIVISION UNIT II, FOR A DISTANCE OF 989.16 FEET TO THE NORTHWEST CORNER OF CALCASIEU INDUSTRIAL PARK SUBDIVISION UNIT I PHASE II; THENCE CONTINUING SOUTH ALONG THE WEST LINE OF CALCASIEU INDUSTRIAL PARK SUBDIVISION UNIT I PHASE II, FOR A DISTANCE OF 973.39 FEET TO THE SOUTHWEST CORNER OF LOT U OF SAID CALCASIEU INDUSTRIAL PARK SUBDIVISION UNIT I PHASE II; THENCE EAST ALONG THE SOUTH LINE OF LOT U OF SAID CALCASIEU INDUSTRIAL PARK SUBDIVISION UNIT I PHASE II, FOR A DISTANCE OF 471.81 FEET, TO THE INTERSECTION WITH THE WEST LINE OF CALCASIEU INDUSTRIAL DRIVE; THENCE SOUTHERLY ALONG THE SAID WEST LINE OF CALCASIEU INDUSTRIAL DRIVE, FOR A DISTANCE OF 61.25 FEET; THENCE SOUTHWESTERLY,

ALONG THE SAID WEST LINE OF CALCASIEU INDUSTRIAL DRIVE, FOR A DISTANCE OF 101.98 FEET; THENCE SOUTHERLY, ALONG THE SAID WEST LINE OF CALCASIEU INDUSTRIAL DRIVE, FOR A DISTANCE OF 101.67 FEET; THENCE SOUTHWESTERLY, ALONG THE SAID WEST LINE OF CALCASIEU INDUSTRIAL DRIVE, FOR A DISTANCE OF 96.45 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SWISCO ROAD; **LESS AND EXCEPT**, LOT M OF CALCASIEU INDUSTRIAL PARK SUBDIVISION UNIT II, LOT N-2 OF THE RE-SUBDIVISION OF LOTS N AND P OF CALCASIEU INDUSTRIAL PARK SUBDIVISION UNIT II, AND LOT S1 OF THE RE-SUBDIVISION OF LOTS S AND T OF CALCASIEU INDUSTRIAL PARK SUBDIVISION UNIT I PHASE II; THENCE CONTINUING ALONG THE INCORPORATED BOUNDARY EAST, ALONG SAID NORTH RIGHT-OF-WAY LINE OF SWISCO ROAD, FOR A DISTANCE OF 683.16 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 SOUTHEAST 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 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°53'58" WEST A DISTANCE OF 23.85 FEET; THENCE SOUTH 89°06'02" EAST A DISTANCE OF 49.81 FEET TO THE POINT OF BEGINNING (P.O.B.).

THENCE PROCEED SOUTH 89°33'21" EAST A DISTANCE OF 1287.60 FEET; THENCE NORTH 00°50'01" EAST A DISTANCE OF 1439.40 FEET; THENCE SOUTH 89°36'34" EAST A DISTANCE OF 400.00 FEET; THENCE NORTH 00°50'01" EAST A DISTANCE OF 521.80 FEET; THENCE SOUTH 89°36'34" EAST A DISTANCE OF 935.00 FEET; THENCE SOUTH 01°00'52" WEST A DISTANCE OF 1962.50 FEET; THENCE SOUTH 00°46'17" WEST A DISTANCE OF 2304.25 FEET; THENCE SOUTH 00°59'12" WEST A DISTANCE OF 1404.85 FEET; THENCE SOUTH 89°50'57" WEST A DISTANCE OF 1335.11 FEET; THENCE NORTH 00°59'27" EAST A DISTANCE OF 1064.36 FEET; THENCE NORTH 89°36'04" WEST A DISTANCE OF 1286.19 FEET; THENCE NORTH 00°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 ET AL 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 HENRY AND ANN MISSE PROPERTY BEING:

LOT 10 AND THE EAST 180.00 FEET OF LOT 9 AND THE EAST 180.00 FEET OF LOT 8 LYING SOUTH OF THE DRAINAGE DITCH OF BLOCK 1 OF THE J. A. BEL ET AL SUBURBAN ACRES NO. 1 SUBDIVISION AS PER PLAT RECORDED IN PLAT BOOK 5 ON PAGE 94, RECORDS OF CALCASIEU PARISH, LOUISIANA.

*NOTE: THERE IS A 3.7 FOOT GAP BETWEEN LOTS 8 & 9 OF BLOCK 1 OF J.A. BEL ET AL SUBURBAN ACRES NO. 1 SUBDIVISION OF THIS ANNEXATION AND LOTS 2 & 3 OF BLOCK 1 OF J.A. BEL ET AL SUBURBAN ACRES NO. 1 SUBDIVISION PREVIOUSLY ANNEXED BY THE CITY OF SULPHUR, LOUISIANA

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° 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° 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° 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° 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° 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° 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° 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° 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° 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° 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 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.

A vote was then called with the results as follows:

YEAS: Mrs. Ellender, Mr. Nezat, Mrs. Hardy, Mrs. Abshire, Mrs. Thomas

NAYS: None

ABSENT: None

And the said ordinance was declared duly adopted on this 9th day of March, 2026.

ATTEST:

ARLENE BLANCHARD, Clerk

JOY ABSHIRE, Chairman

The next item on the agenda is a public hearing on ordinance granting a Special Exception to Johnny Thomas, 1020 Sunset Street, to allow for a home to be rebuilt, due to Hurricane Laura, on a non-conforming lot size. Motion was made by Mr. Nezat seconded by Mrs. Thomas that the following ordinance be adopted to-wit:

ORDINANCE NO. 2016, 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.

A vote was then called with the results as follows:

YEAS: Mrs. Ellender, Mr. Nezat, Mrs. Hardy, Mrs. Abshire, Mrs. Thomas

NAYS: None
ABSENT: None

And the said ordinance was declared duly adopted on this 9th day of March, 2026.

ATTEST:

ARLENE BLANCHARD, Clerk

JOY ABSHIRE, Chairman

The next item on the agenda is Rule to Show Cause for the condition of the following addresses:

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.

LeRoy Deville, Property Standards, stated that the homeowner hasn't contacted his office, so he recommends the above address be condemned. Motion was made by Mr. Nezat seconded by Mrs. Ellender that the above address be condemned.

Motion carried unanimously.

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.

LeRoy Deville, Property Standards, stated that the homeowner hasn't contacted his office, so he recommends the above address be condemned. Also, there are vagrants in and out of the home. Motion was made by Mrs. Ellender seconded by Mr. Nezat that the above address be condemned.

Motion carried unanimously.

The next item on the agenda is a resolution accepting Substantial Completion for Central Fire Station. Austin Abrahams, Director of Public Works, stated that there's approximately \$15,000 worth of work to be done. Mechanical prospective approximately \$13,500 for a total of approximately \$30,000 to finish with grading the parking lot. Motion was made by Mrs. Hardy seconded by Mrs. Thomas that the following resolution be adopted to-wit:

RESOLUTION NO. 3688, 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.

A vote was then called with the results as follows:

YEAS: Mrs. Ellender, Mr. Nezat, Mrs. Hardy, Mrs. Abshire, Mrs. Thomas

NAYS: None

ABSENT: None

And the said resolution was declared duly adopted on this 9th day of March, 2026.

ATTEST:

ARLENE BLANCHARD, Clerk

JOY ABSHIRE, Chairman

The next item on the agenda is a resolution in support of Calcasieu Parish Police Jury Government Channel to broadcast free of charge the Sulphur City Council meetings. Mayor Danahay stated that CPPJ approached the city about broadcasting the Council meetings free of charge. Motion was made by Mrs. Ellender seconded by Mr. Nezat that the following resolution be adopted to-wit:

RESOLUTION NO. 3689, 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.

A vote was then called with the results as follows:

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

And the said resolution was declared duly adopted on this 9th day of March, 2026.

ATTEST:

ARLENE BLANCHARD, Clerk

JOY ABSHIRE, Chairman

The next item on the agenda is public comment.

Kristi Dayemo showed concern about an incident that occurred a couple of weeks ago at Westlake Chemical. These are toxins that people are breathing. There were 2 hazardous leaks last month that injured 4 people. She requested an ordinance for monitoring air quality.

Josh Baden showed concern about T-Fiber hitting utilities again. They are damaging our infrastructure even more. He has asked the city to put a stop work order on them 5-6 months ago. Why can't we stop them.

Jacob Stutes stated that local residents' have asked him to draft an ordinance that would stop contractors from continuing to work if they hit our utilities and infrastructure during construction. He asked the Council and Administration to review it and give him some input.

Mayor Danahay stated that the strikes that are taking place with the contractors are 100% being paid for by the contractor. They are paying for manpower for fire and police and even the water loss during these incidences. He thanked the fire, police and public works departments for their quick actions during the gas leak. A resident, where the gas leak actually happened, came to his office and said how quick and responsive these departments had the issue under control and he commended them. T-Fiber is about 1 month from being complete in the city. He looks forward to competition and in the long run this will benefit the citizens of Sulphur. There was a meeting held last week with T-Fiber and they were told that the city is not pleased at all with all these hits on our water/sewer/gas lines.

Austin Abrahams, Director of Public Works, stated that contractors are required to give a bond. Their bond is \$250,000 and they have one full year to be responsible if anything happens.

Jennifer Thorn, Director of Public Works, stated that they had a meeting with T-Fiber when the city went into the city-wide boil advisory. T-Fiber is paying for everything from water loss, labor, equipment, units, septage haulers and administrative costs. They were stopped at first until they paid for damages. They pay even if it's the city's fault. They've fired lots of contractors since they've started.

Josh Baden stated that he's seen the public records request that he requested as far as the billing, but another request he submitted to clarify the amount of gallons of usage used by the subcontractors being pulled off the city's hydrants that was not being metered and had no cross-contamination protection. For a year there was no record of gallons of water being used by the companies. There was thousands of gallons of water that was loss during the one year period so let's figure out what that cost is. Mrs. Thorn stated that Mr. Baden requested Vexus (T-Fiber) in his public records request. The contractors don't put Vexus on their paperwork so when contractors come in and get water she doesn't know they're a contractor for Vexus. She bills the company that comes in and purchases the water. She can tell you all the contractors that use the water but not who they're working for. Mr. Baden then asked who monitors how much water is being stolen by the contractors. Mrs. Thorn then stated that all contractors are billed for their water usage.

There being no further business to come before the Council, the Chairman declared the meeting adjourned.

ATTEST:

ARLENE BLANCHARD, Clerk

JOY ABSHIRE, Chairman

3/9/26
6:45 P.M.