

Calcasieu Parish Recording Page

H. Lynn Jones II
Clerk of Court
P.O. Box 1030
Lake Charles, LA 70602
(337) 437-3550

Received From :
CITY OF LAKE CHARLES (133)
P. O. BOX 3706
LAKE CHARLES, LA 70602

First MORTGAGOR

MORGANFIELD DEVELOPMENT LLC

First MORTGAGEE

-RE: RESOL NO 17-5 AUTH LEVY & COLLECT 1% SALES & USE TAX AND 1% OF HOTEL OCCUPANCY TAX
COMMENCING JAN 1 2018

Index Type : MORTGAGES

File Number : 3293604

Type of Document : RESOLUTION

Book : 5090 **Page :** 668

Recording Pages : 19

Recorded Information

I hereby certify that the attached document was filed for registry and recorded in the Clerk of Court's office for Calcasieu Parish, Louisiana

On (Recorded Date) : 10/11/2017

At (Recorded Time) : 4:30:58PM



Doc ID - 032208720019

CLERK OF COURT
H. LYNN JONES II
Parish of Calcasieu

I certify that this is a true copy of the attached
document that was filed for registry and
Recorded 10/11/2017 at 4:30:58
File Number 3293604
Recorded in Book 5090 Page 668



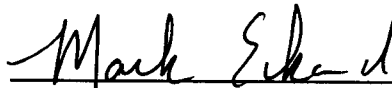
Mary T Corbello
Deputy Clerk

Return To : CITY OF LAKE CHARLES (133)
P. O. BOX 3706
LAKE CHARLES, LA 70602

STATE OF LOUISIANA :

PARISH OF CALCASIEU :

I, MARK ECKARD, do hereby certify that I am the Secretary/Treasurer for MorganField Economic Development District Board of Directors and that the above and foregoing is a true and correct copy of Resolution number 17-5 adopted at a regular meeting of the MorganField Economic Development District Board, held on the 19th day of July, 2017.



MARK ECKARD, Secretary/Treasurer
MorganField Economic Development
District Board

MORGANFIELD ECONOMIC DEVELOPMENT DISTRICT

RESOLUTION NO. 17-5

A RESOLUTION AUTHORIZING THE MORGANFIELD ECONOMIC DEVELOPMENT DISTRICT TO LEVY AND COLLECT A ONE PERCENT (1.0%) SALES AND USE TAX UPON THE SALE AT RETAIL, THE USE, THE LEASE OR RENTAL, THE CONSUMPTION AND STORAGE FOR USE OR CONSUMPTION OF TANGIBLE PERSONAL PROPERTY AND ON SALES OF SERVICES IN THE DISTRICT AND ONE PERCENT (1.0%) OF HOTEL OCCUPANCY TAXES WITHIN THE BOUNDARIES OF THE MORGANFIELD ECONOMIC DEVELOPMENT DISTRICT COMMENCING JANUARY 1, 2018; AND OTHERWISE PROVIDING WITH RESPECT THERETO.

WHEREAS, MorganField Development, L.L.C., Arrozal Investment Part A, L.L.C., Arrozal Investment Part B, L.L.C., Arrozal Investment Part C, L.L.C., Stansel Properties, L.L.C. and The Lacassane Company, Inc. (individually and collectively "**Owners**") are the Owners of the MorganField Development Property ("**Property**"), located in the City of Lake Charles, Louisiana ("**City**") as more completely described on **Exhibit "A"** and as shown on **Exhibit "B"**.

WHEREAS, the Owners intend to develop the Property as a mixed use project, which includes a Traditional Neighborhood Development, other residential communities and commercial developments within the MorganField development generally consisting of residential units, office, commercial space, civic and institutional space and open space ("**Project**"), which Project may be developed in multiple phases pursuant to a MorganField Master Plan which has been approved by the City of Lake Charles.

WHEREAS, the Owners intend to develop the Property together with other property owned by Owners, as a mixed use project, which includes a Traditional Neighborhood Development, other residential communities and commercial developments within the MorganField development generally consisting of residential units, office, commercial space, civic and institutional space and open space ("**Project**"), which Project may be developed on property within the MorganField in multiple phases pursuant to a MorganField Master Plan which has been approved by the City.

WHEREAS, the Project will create additional housing stock in the City; add permanent and temporary construction jobs; improve the retention, expansion, and

recruitment of businesses; enhance quality of life; increase the ad valorem tax base and sales and use tax collections; which will thereby be a driving force behind economic development, job creation and growth in the City/Parish, and a direct benefit to currently unemployed and low-income residents of the City (individually and collectively "**Economic Development Benefits**");

WHEREAS, pursuant to the provisions of Chapter 27 of Title 33 of the Louisiana Revised Statutes of 1950, as amended (La. R.S. 33:9038.31 through 33:9038.42, inclusive) ("**Act**") and other constitutional and statutory authority, the City Council of Lake Charles ("**Council**") is empowered to define and create an economic development district ("**EDD District**") within the City;

WHEREAS, pursuant to the Act, an EDD District is empowered to levy ad valorem taxes, sales taxes or hotel occupancy taxes within the District up to five mills of ad valorem taxes, up to two percent (2%) of sales taxes, or up to two percent (2%) of hotel occupancy taxes, or any combination of such taxes, above and in addition to any other ad valorem taxes, sales taxes, or hotel occupancy taxes, or combination of such taxes, then in existence or permitted to be in existence in the EDD District;

WHEREAS, the Owners made a request to the Council that the Property be incorporated into an EDD District;

WHEREAS, the District Property produced annual sales tax revenue for the City of \$0.00 in the base year of 2016;

WHEREAS, pursuant to Ordinance No.17866, the Council established on June 7, 2017 the MorganField Economic Development District ("**MorganField District**") within the City with the geographical boundaries described on **Exhibit "A"** and as shown on **Exhibit "B"**;

WHEREAS, pursuant to Ordinance No. 17867, the Council approved on June 7, 2017, the Council approved the Cooperative Endeavor Agreement ("**CEA**") by and among the City, the MorganField District and the Owners to provide for the collection of certain taxes, including the New Tax, and the distribution of those taxes to the Owners to assist in the construction, development and operation of the Project (individually and collectively "**Project Development**") in accordance with Section 14(C) of Article VII of the Louisiana Constitution of 1974, as amended, and the Act;

WHEREAS, pursuant to the Act, the Owners requested that the Board of the MorganField District ("**Board**") authorize (a) the levy and collection of one (1%) percent of sales and use taxes upon the sale at retail, the use, the lease or rental, the consumption and

storage for use or consumption of tangible personal property and on sales of services in the MorganField District and one (1%) percent of hotel occupancy taxes within the MorganField District commencing January 1, 2018 (“New Tax”) and (b) the pledge and the disbursement of the New Tax for the benefit of the Owners and the Project to assist in the Project Development;

WHEREAS, the MorganField District desires to levy the New Tax and pledge and disburse the available amount of the New Tax collected within the boundaries of the MorganField District to be used to assist with the Project Development pursuant to the terms and conditions of the CEA;

WHEREAS, the Board hereby finds that (i) the use of the New Tax by the Owners will comport with a governmental purpose (economic development) that the MorganField District has legal authority to pursue, (ii) the use of the New Tax by the Owners is not a gratuitous transfer, and (iii) the City, as a result of the Economic Development Benefits, reasonably expects to receive equivalent value in exchange for the use of the New Tax by the Owners;

WHEREAS, in accordance with the Act, the MorganField District has given notice of its intention to levy and collect the New Tax comprising one (1%) percent of sales and use taxes upon the sale at retail, the use, the lease or rental, the consumption and storage for use or consumption of tangible personal property and on sales of services in the MorganField District and one (1%) percent of hotel occupancy taxes within the MorganField District commencing January 1, 2018 and (b) the pledge and the disbursement of the New Tax for the benefit of the Owners and the Project to assist in the Project Development;

WHEREAS, the Board intends that, once commenced, the New Tax will continue to be levied in perpetuity;

WHEREAS, pursuant to R.S. 42:19.1, notice to the public of the MorganField District’s intent to levy New Tax in order to assist with the Project Development was advertised in the American Press on June 14, 2017;

WHEREAS, pursuant to R.S. 42:19.1, notice to the Council, the Board, State Senator Ronnie Johns, State Senator Dan Morrish and State Representative A. B. Franklin of the MorganField District’s intent to levy New Tax in order to assist with the Project Development was delivered on or about June 14, 2017;

WHEREAS, pursuant to R.S. 33:9038.39, notice to the public of the MorganField District's intent to levy New Tax in order to assist with the Project Development was advertised in the American Press on July 3, 2017 and July 10, 2017;

WHEREAS, there are no qualified electors residing in the MorganField District and therefore no election under La. R.S. 33:9038.39 is required prior to the levy of the New Tax, as certified by Registrar of Voters for Calcasieu, Louisiana on the certificate attached hereto and incorporated herein as **Exhibit "C"**;

WHEREAS, it is in the public interest and within the power and authority vested in the MorganField District under the Act to levy and collect the New Tax;

WHEREAS, the MorganField District now wishes to provide for the levy and collection of the New Taxes, which shall be assessed, collected, administered and enforced in accordance with the provisions of Chapter 2D of Subtitle II Chapter 47 of the Louisiana Revised Statutes of 1950 (the "**Uniform Local Sales Tax Code**"), as it may be amended;

WHEREAS, in accordance with the Act, the MorganField District further desires to create a special trust fund named the "Trust Fund for the MorganField Economic Development District" ("**Trust Fund**"), the purpose of which is to fund economic development projects selected by the MorganField District in the manner provided by the Act;

WHEREAS, in accordance with the Act, the Board held in an open public meeting of the MorganField District on July 19, 2017 in order to hear any objections to the proposed levy of the New Tax;

WHEREAS, pursuant to Resolution No. 17-4 adopted on July 19, 2017, the MorganField District has authorized its Chairperson to enter into the CEA which provides for the priority of the components of the Project Development to be funded by the receipts of the New Tax; and

NOW THEREFORE, BE IT RESOLVED by the Board acting as the governing authority of the MorganField Economic Development District, that:

SECTION 1. Whereas Clauses. The foregoing "WHEREAS" clauses are hereby adopted as set forth in the preamble to this resolution ("**Resolution**").

SECTION 2. Levy of New Taxes.

a. The Board as the governing authority of the MorganField District does hereby approve the levy and collection by the MorganField District of one (1%) percent of sales and use taxes upon the sale at retail, the use, the lease or rental, the consumption and storage for use or consumption of tangible personal property and on sales of services in the MorganField District ("**Sales Tax**") and one (1%) percent of hotel occupancy taxes ("**Hotel Occupancy Tax**") within the MorganField District commencing January 1, 2018 and (b) the pledge and the disbursement of the New Tax for the benefit of the Owners and the Project to assist in the Project Development pursuant to the terms and conditions of the CEA.

b. Subject to the Act, once the levy of the New Tax is commenced, the New Tax shall be levied in perpetuity.

SECTION 3. Collector. The New Tax shall each be collected by a "**Collector**," which term shall mean and include the entity from time-to-time collecting Sales Tax and Hotel Occupancy Tax, respectively, on behalf of the City. The current Collector for both the Sales Tax and the Hotel Occupancy Tax is the Calcasieu Parish School Board.

SECTION 4. Integrated Bracket Schedule Applicable to Collection. The Sales Tax shall be collected on the basis of the applicable integrated bracket schedule prescribed by the Collector of Revenue, State of Louisiana, pursuant to Section 304 of Title 47 of the Louisiana Revised Statutes of 1950 (La. R.S. 47:304). The dealers shall remit the Sales New Taxes and Hotel Occupancy New Taxes collected to the Collector and comply with the Uniform Local Sales Tax Code, particularly La. R.S. 47:337.29, the proportionate part of the Sales Tax and the Hotel Occupancy Tax collected in accordance with said integrated bracket schedule.

SECTION 5. Vendors Compensation. For the purpose of compensating the dealer in accounting for and remitting the New Taxes, each dealer shall be allowed compensation on the amount of all New Taxes due and accounted for and remitted to the Collector for the MorganField District equivalent to the amount allowed by the City for sales and use taxes levied by the City (currently 1%). Said compensation shall be in the form of a deduction in submitting his/her report and/or reports and paying the amount due by the dealer, provided the amount due was not delinquent at the time of payment, and provided the amount of any credit claimed for taxes already paid to a wholesaler shall not be deducted in computing the commission allowed the dealer hereunder.

SECTION 6. Exclusions and Exemptions. The MorganField District has not adopted the optional exclusions or exemptions allowed by State sales and use tax law, nor does it plan to adopt any exclusions or exemptions that are not allowed as an exclusion or

exemption from State sales and use tax. Included within the base of the New Taxes is every transaction, whether sales, use, lease or rental service or hotel occupancy, as applicable, with no exclusions or exemptions except for those mandated upon political subdivisions by the Constitution or statutes of the State of Louisiana.

SECTION 7. Interest. The interest on unpaid Sales Tax or Hotel Occupancy Tax provided for by La. R.S. 47:337.69 shall be at the rate of one and one-fourth percent (1.25%) per month.

SECTION 8. Delinquency Penalty. Penalty as provided by La. R.S. 47:337.70 shall be five percent (5%) per month, not to exceed a total of twenty five percent (25%).

SECTION 9. Penalty for False or Fraudulent Return. Penalty as provided by La. R.S. 47:337.72 shall be fifty percent (50%) of the particular New Tax found to be due.

SECTION 10. Negligence Penalty. The penalty provided by La. R.S. 47:337.73 shall be five percent (5%) of the particular New Taxes or deficiencies found to be due, or ten dollars (\$10.00), whichever is greater.

SECTION 11. Penalty for Insufficient Funds Check. The penalty provided in La. R.S. 47:337.74 shall be an amount equal to the greater of one percent (1%) of the check or twenty dollars (\$20.00).

SECTION 12. Attorney Fees. The Collector is authorized to employ private counsel to assist in the collection of any New Tax, penalties or interest due under this Resolution, or to represent him/her in any proceeding under this Resolution. If any New Tax, penalties or interest due under this Resolution are referred to an attorney at law for collection, an additional charge of attorney fees, in the amount of ten percent (10%) of the New Tax, penalties and interest due, shall be paid by the tax debtor.

SECTION 13. Penalty for Costs Incurred. As provided by R.S. 47:337.75, and under the circumstances set forth therein, a penalty shall be added to the amount of New Tax due in an amount as itemized by the Collector to compensate for all costs incurred in making an examination of books, records or documents, or an audit thereof, or in the holding of hearings or the subpoenaing and compensating of witnesses.

SECTION 14. Distraint Penalty. The penalty as provided by R.S. 47:337.76 in cases where the distraint procedure is used in the collection of the New Tax shall be ten dollars (\$10.00).

SECTION 15. Limits on Interest, Penalty and Attorney Fees. Should the interest, penalties or attorney fees herein, or the combined interest, penalties and attorney fees be declared to be in excess of limits provided by other law, including relevant jurisprudence, then the maximum interest, penalties and attorney fees allowed by such other law shall apply.

SECTION 16. Powers of Collector. The Collector is hereby authorized, empowered and directed to carry into effect the provisions of this Resolution, to appoint deputies, assistants or agents to assist it in the performance of its duties, and in pursuance thereof to make and enforce such rules as it may deem necessary.

SECTION 17. Disposition of Revenues.

a. The entire proceeds of the New Taxes as received by the MorganField District shall be deposited into the Trust Fund and shall be used by the governing authority of the MorganField District for those economic development projects and purposes permitted pursuant to the Act subject to the terms and conditions of the CEA.

b. All New Tax, revenues, funds, assessments, moneys, penalties, fees or other income which may be collected or come into the possession of the Collector under any provision or provisions of this Resolution relating to the New Tax described herein, or shall be promptly deposited by the Collector for the account of the MorganField District in the Trust Fund, heretofore established and maintained for the deposit of such proceeds, which fund shall be a separate bank account established and maintained with the regularly designated fiscal agent of the MorganField District, provided, however, any amount which is paid under protest or which is subject to litigation may be transferred to a separate account established by the Collector with said fiscal agent pending the final determination of the protest or litigation.

c. Out of the funds on deposit in the Trust Fund, the MorganField District shall first pay all reasonable and necessary costs and expenses of administering and collecting the sales and use New Tax described herein (to the extent not already retained by the Collector) and administering the provisions of this Resolution and as well, the various administrative and enforcement procedures. Such costs and expenses shall be reported by the Collector monthly to the MorganField District.

d. After all reasonable and necessary costs and expenses of collecting and administration of such sales and use New Tax have been paid as provided for above, the remaining balance in the Trust Fund shall be available for appropriation and expenditure by the MorganField District solely for the purposes designated and described in the Act and other applicable law subject to the terms and conditions of the CEA.

SECTION 18. Accounting for Funds. All funds or accounts described herein may be separate funds or accounts or may be a separate accounting within a general or "sweep" fund or account containing monies from multiple sources so long as separate accounting of such monies is maintained.

SECTION 19. Severability. If any one or more of the provisions of this Resolution shall for any reason be held to be illegal or invalid, such illegality or invalidity shall not affect any other provision of this Resolution, but this Resolution shall be construed and enforced as if such illegal or invalid provisions had not been contained herein. Any constitutional or statutory provision enacted after the date of this Resolution which validates or makes legal any provision of this Resolution which would not otherwise be valid or legal, shall be deemed to apply to this Resolution.

SECTION 20. Uniform Local Sales Tax Code is Controlling. If any provision of this Resolution shall be in conflict with the provisions of the Uniform Local Sales Tax Code, the provisions of the Uniform Local Sales Tax Code shall be controlling.

SECTION 21. Publication and Recording. This Resolution shall be published one time in the Official Journal. A certified copy of this Resolution shall be recorded in the mortgage records of Calcasieu Parish, Louisiana.

SECTION 22. Additional Action. The MorganField District Chair is authorized and empowered to take any and all further action and to sign any and all documents, instruments and writings as may be necessary to carry out the purposes of this resolution and to file, on behalf of the MorganField District, with any governmental board or entity having jurisdiction over the Project, such applications or requests for approval thereof as may be required by law.

SECTION 23. Incorporation of Act. This Resolution does hereby incorporate by reference as though fully set forth herein the provisions and requirements of the Act.

SECTION 24. Reference to Resolution. Although this instrument is characterized and described as a "resolution of the Board" it has the same meaning, effect, result, impact, enforceability and validity as if this instrument was characterized as an "ordinance" in the context of actions by the governing authority of the Council and/or the governing authority of the MorganField District.

SECTION 25. Effective Date. This Resolution shall become effective immediately upon its adoption.

This Resolution, having been submitted to a vote of the Board acting as the governing authority of the MorganField Economic Development District in an open public meeting, the vote thereon was as follows:

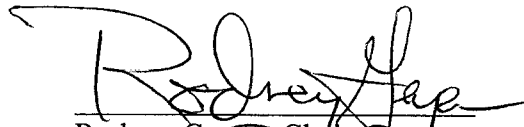
YEAS: Rodney Geyen, Mark Eckard, Mary Morris, Johnnie Thibodeaux and Stuart Weatherford

NAYS: None

ABSENT: John Ieyoub and Luvertha August

NOT VOTING: None

THUS DONE, APPROVED, AND ADOPTED by the Board of the MorganField Economic Development District, at an open meeting of said public body duly held and conducted on July 19, 2017 in the City Council Chambers at 326 Pujon Street in the City of Lake Charles.


Rodney Geyen, Chairperson

ATTEST:


Mark Eckard, Secretary/Treasurer

EXHIBIT "A"

**GEOGRAPHICAL BOUNDARIES OF
MORGANFIELD ECONOMIC DEVELOPMENT DISTRICT**

The MorganField Economic Development District will encompass approximately 328.99 acres in the City of Lake Charles, Calcasieu Parish, Louisiana generally described as follows:

**GEOGRAPHICAL BOUNDARIES OF
MORGANFIELD ECONOMIC DEVELOPMENT DISTRICT**

A CERTAIN TRACT OF LAND BEING 328.99 ACRES SITUATED IN SECTION 23, TOWNSHIP-10-SOUTH, RANGE 8-WEST, CALCASIEU PARISH, LOUISIANA FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTIONS OF SECTIONS 14, 15, 22, AND 23, SAID POINT HEREINAFTER TO BE KNOWN AS THE POINT OF BEGINNING (P.O.B.);

THENCE PROCEED ALONG A BEARING OF SOUTH 89° 48' 29" EAST FOR A DISTANCE OF 1389.11 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF SOUTH 00° 22' 38" WEST FOR A DISTANCE OF 1317.45 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF SOUTH 89° 50' 26" EAST FOR A DISTANCE OF 1355.12 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF SOUTH 00° 00' 00" EAST FOR A DISTANCE OF 897.29 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF SOUTH 89° 51' 57" EAST FOR A DISTANCE OF 126.86 FEET TO A POINT,

THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 2560.00 FEET, HAVING AN ARC LENGTH OF 467.16 FEET, HAVING A DELTA ANGLE OF 10° 27' 20", A CHORD BEARING OF SOUTH 84° 38' 17" EAST, AND A CHORD LENGTH OF 466.51 FEET.

THENCE PROCEED ALONG A BEARING OF SOUTH 79° 24' 37" EAST FOR A DISTANCE OF 670.53 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF NORTH 10° 35' 23" EAST FOR A DISTANCE OF 130.37 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF NORTH 00° 09' 37" EAST FOR A DISTANCE OF 932.69 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF SOUTH 89° 50' 20" EAST FOR A DISTANCE OF 1302.86 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF SOUTH 00° 53' 24" WEST FOR A DISTANCE OF 3121.04 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF NORTH 37° 53' 57" WEST FOR A DISTANCE OF 413.03 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF NORTH 40° 32' 26" WEST FOR A DISTANCE OF 186.49 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF NORTH 47° 14' 02" WEST FOR A DISTANCE OF 326.54 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF NORTH 67° 09' 24" WEST FOR A DISTANCE OF 128.24 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF NORTH 76° 30' 05" WEST FOR A DISTANCE OF 591.13 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF NORTH 75° 24' 41" WEST FOR A DISTANCE OF 673.72 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF SOUTH 00° 22' 38" WEST FOR A DISTANCE OF 1872.58 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF NORTH 89° 49' 33" WEST FOR A DISTANCE OF 1406.19 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF NORTH 89° 54' 41" WEST FOR A DISTANCE OF 670.41 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF NORTH 01° 55' 56" WEST FOR A DISTANCE OF 98.82 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF NORTH 00° 22' 38" EAST FOR A DISTANCE OF 693.69 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF NORTH 72° 57' 29" EAST FOR A DISTANCE OF 1064.61 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF NORTH 00° 00' 00" EAST FOR A DISTANCE OF 32.43 FEET TO A POINT;

THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 195.00 FEET, HAVING AN ARC LENGTH OF 306.31 FEET, HAVING A DELTA ANGLE OF 90° 00' 00", A CHORD BEARING OF NORTH 45° 22' 38" EAST, AND A CHORD LENGTH OF 275.77 FEET.

THENCE PROCEED ALONG A BEARING OF NORTH 00° 22' 38" EAST FOR A DISTANCE OF 552.71 FEET TO A POINT;

THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 1025.00 FEET, HAVING AN ARC LENGTH OF 68.46 FEET, HAVING A DELTA ANGLE OF 03° 49' 37", A CHORD BEARING OF NORTH 87° 42' 34" WEST, AND A CHORD LENGTH OF 68.45 FEET.

THENCE PROCEED ALONG A BEARING OF NORTH 89° 37' 22" WEST FOR A DISTANCE OF 45.37 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF NORTH 00° 22' 38" EAST FOR A DISTANCE OF 120.00 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF NORTH 89° 37' 22" WEST FOR A DISTANCE OF 402.50 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF NORTH 89° 37' 22" WEST FOR A DISTANCE OF 534.29 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF SOUTH 00° 22' 38" WEST FOR A DISTANCE OF 910.78 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF NORTH 89° 37' 22" WEST FOR A DISTANCE OF 160.00 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF NORTH 00° 22' 38" EAST FOR A DISTANCE OF 1357.31 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF NORTH 84° 32' 22" WEST FOR A DISTANCE OF 494.81 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF NORTH 81° 28' 42" WEST FOR A DISTANCE OF 783.33 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF NORTH 00° 47' 31" EAST A DISTANCE OF 2651.18 FEET TO THE POINT OF BEGINNING;

ALL AS SHOWN ON THE MAP ATTACHED AS EXHIBIT "A". IN THE EVENT OF A CONFLICT IN THE DESCRIPTION ABOVE AND THE MAP, THE MAP SHALL CONTROL.

ALL AS SHOWN ON THE MAP ATTACHED AS **EXHIBIT"A"**. IN THE EVENT OF A CONFLICT BETWEEN THE DESCRIPTION CONTAINED ABOVE AND THE MAP ATTACHED AS EXHIBIT "A", THE MAP SHALL CONTROL.

EXHIBIT "C"

MORGANFIELD ECONOMIC DEVELOPMENT DISTRICT

CERTIFICATE OF PARISH OF CALCASIEU REGISTRAR OF VOTERS

I, the undersigned Registrar of Voters for the Parish of Calcasieu, State of Louisiana, do hereby certify that I have examined all of the voters' records concerning the following described property:

The MorganField Economic Development District ("**District**") encompasses approximately 328.99 acres in the City of Lake Charles, Calcasieu Parish, Louisiana generally described as follows:

**LEGAL DESCRIPTION AND GEOGRAPHICAL BOUNDARIES OF
MORGANFIELD ECONOMIC DEVELOPMENT DISTRICT**

A CERTAIN TRACT OF LAND BEING 328.99 ACRES SITUATED IN SECTION 23, TOWNSHIP-10-SOUTH, RANGE 8-WEST, CALCASIEU PARISH, LOUISIANA FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTIONS OF SECTIONS 14, 15, 22, AND 23, SAID POINT HEREINAFTER TO BE KNOWN AS THE POINT OF BEGINNING (P.O.B.);

THENCE PROCEED ALONG A BEARING OF SOUTH 89° 48' 29" EAST FOR A DISTANCE OF 1389.11 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF SOUTH 00° 22' 38" WEST FOR A DISTANCE OF 1317.45 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF SOUTH 89° 50' 26" EAST FOR A DISTANCE OF 1355.12 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF SOUTH 00° 00' 00" EAST FOR A DISTANCE OF 897.29 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF SOUTH 89° 51' 57" EAST FOR A DISTANCE OF 126.86 FEET TO A POINT,

THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 2560.00 FEET, HAVING AN ARC LENGTH OF 467.16 FEET, HAVING A DELTA ANGLE OF 10° 27' 20", A CHORD BEARING OF SOUTH 84° 38' 17" EAST, AND A CHORD LENGTH OF 466.51 FEET.

THENCE PROCEED ALONG A BEARING OF SOUTH 79° 24' 37" EAST FOR A DISTANCE OF 670.53 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF NORTH 10° 35' 23" EAST FOR A DISTANCE OF 130.37 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF NORTH 00° 09' 37" EAST FOR A DISTANCE OF 932.69 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF SOUTH 89° 50' 20" EAST FOR A DISTANCE OF 1302.86 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF SOUTH 00° 53' 24" WEST FOR A DISTANCE OF 3121.04 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF NORTH 37° 53' 57" WEST FOR A DISTANCE OF 413.03 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF NORTH 40° 32' 26" WEST FOR A DISTANCE OF 186.49 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF NORTH 47° 14' 02" WEST FOR A DISTANCE OF 326.54 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF NORTH 67° 09' 24" WEST FOR A DISTANCE OF 128.24 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF NORTH 76° 30' 05" WEST FOR A DISTANCE OF 591.13 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF NORTH 75° 24' 41" WEST FOR A DISTANCE OF 673.72 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF SOUTH 00° 22' 38" WEST FOR A DISTANCE OF 1872.58 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF NORTH 89° 49' 33" WEST FOR A DISTANCE OF 1406.19 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF NORTH 89° 54' 41" WEST FOR A DISTANCE OF 670.41 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF NORTH 01° 55' 56" WEST FOR A DISTANCE OF 98.82 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF NORTH 00° 22' 38" EAST FOR A DISTANCE OF 693.69 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF NORTH 72° 57' 29" EAST FOR A DISTANCE OF 1064.61 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF NORTH 00° 00' 00" EAST FOR A DISTANCE OF 32.43 FEET TO A POINT;

THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 195.00 FEET, HAVING AN ARC LENGTH OF 306.31 FEET, HAVING A DELTA ANGLE OF 90° 00' 00", A CHORD BEARING OF NORTH 45° 22' 38" EAST, AND A CHORD LENGTH OF 275.77 FEET.

THENCE PROCEED ALONG A BEARING OF NORTH 00° 22' 38" EAST FOR A DISTANCE OF 552.71 FEET TO A POINT;

THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 1025.00 FEET, HAVING AN ARC LENGTH OF 68.46 FEET, HAVING A DELTA ANGLE OF 03° 49' 37", A

CHORD BEARING OF NORTH 87° 42' 34" WEST, AND A CHORD LENGTH OF 68.45 FEET.

THENCE PROCEED ALONG A BEARING OF NORTH 89° 37' 22" WEST FOR A DISTANCE OF 45.37 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF NORTH 00° 22' 38" EAST FOR A DISTANCE OF 120.00 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF NORTH 89° 37' 22" WEST FOR A DISTANCE OF 402.50 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF NORTH 89° 37' 22" WEST FOR A DISTANCE OF 534.29 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF SOUTH 00° 22' 38" WEST FOR A DISTANCE OF 910.78 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF NORTH 89° 37' 22" WEST FOR A DISTANCE OF 160.00 FEET TO A POINT;

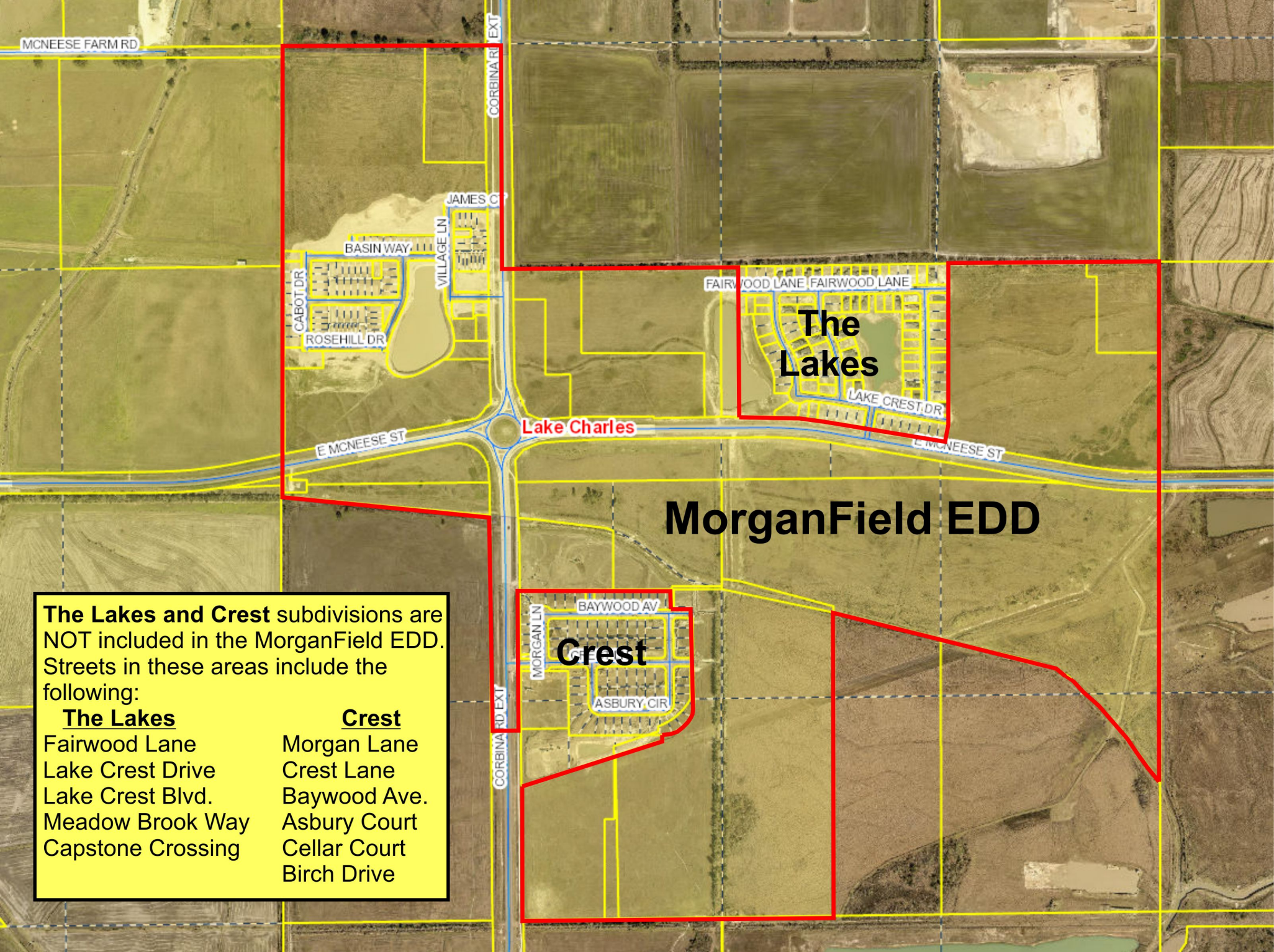
THENCE PROCEED ALONG A BEARING OF NORTH 00° 22' 38" EAST FOR A DISTANCE OF 1357.31 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF NORTH 84° 32' 22" WEST FOR A DISTANCE OF 494.81 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF NORTH 81° 28' 42" WEST FOR A DISTANCE OF 783.33 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF NORTH 00° 47' 31" EAST A DISTANCE OF 2651.18 FEET TO THE POINT OF BEGINNING;

ALL AS SHOWN ON THE MAP BELOW. IN THE EVENT OF A CONFLICT IN THE DESCRIPTION CONTAINED IN THIS DESCRIPTION AND THE MAP, THE MAP SHALL CONTROL.



The Lakes and Crest subdivisions are NOT included in the MorganField EDD. Streets in these areas include the following:

<u>The Lakes</u>	<u>Crest</u>
Fairwood Lane	Morgan Lane
Lake Crest Drive	Crest Lane
Lake Crest Blvd.	Baywood Ave.
Meadow Brook Way	Asbury Court
Capstone Crossing	Cellar Court
	Birch Drive

The Lakes

Crest

MorganField EDD

Lake Charles