ALEXANDRIA CITY COUNCIL

TUESDAY NOVEMBER 17, 2026

CITY COUNCIL CHAMBERS- 5:00 P.M.

PERSONS DESIRING TO ADDRESS THE COUNCIL SHALL INFORM THE PRESIDENT AT THE APPROPRIATE AGENDA ITEM

A. CALL TO ORDER
B. INVOCATION
C. PLEDGE OF ALLEGIANCE
D. ROLL CALL
E. APPROVAL OF MINUTES TAKEN FROM A REGULAR MEETING HELD ON NOVEMBER 3, 2026.

F. CONSENT CALENDAR

1) Introduction of an ordinance authorizing the mayor to accept the low bid submitted for striping and signage for public streets and other public properties 2026-2028.

2) Introduction of an ordinance annexing Tract D (23.77 acres) and Tract F-2 (25.16 acres) located in Section 85, Township 4 North, Range 1 West, Rapides, Parish, Louisiana, to be zoned SF-2 (Single Family Moderate Density District).

3) Introduction of an ordinance annexing Tract F-1 (5.67 acres) located in Section 85, Township 4 North, Range 1 West, Rapides Parish, Louisiana, to be zoned C-2 (General Commercial District).

G. RESOLUTIONS

4) **RESOLUTION** authorizing advertisement for bids for a truck mounted full hydraulic telescopic crane truck.

5) **RESOLUTION** setting a public hearing to be held on December 15, 2026 to consider condemnation of 25 structures within the City and otherwise providing with respect thereto.

H. ORDINANCES FOR FINAL ADOPTION SUBJECT TO PUBLIC HEARING

6) To consider final adoption of an ordinance authorizing the mayor to accept the low bid submitted for treated wood poles.

7) To consider final adoption of an ordinance authorizing the mayor to accept the low bid submitted for Highway 1 South Booster Station, Ground Storage Tank and Water Main Project.

8) To consider final adoption of an ordinance annexing 13.761 acre tract of land and 21.578 acre tract of land owned by Coca Cola Bottling Company United Gulf Coast, LLC, located on Coliseum Boulevard Louisiana Highway 28 West.

9) Adjourn

Alexandria City Council meetings and Council committee meetings are broadcast live and may be viewed live by the public on Optimum Cable Channel 4. A rebroadcast may be viewed on Optimum Cable Channel 4 and the City of Alexandria, LA website www.cityofalexandriala.com

ALEXANDRIA CITY COUNCIL

TUESDAY NOVEMBER 17, 2026

CITY COUNCIL CHAMBERS- 5:00 P.M.

PERSONS DESIRING TO ADDRESS THE COUNCIL SHALL INFORM THE PRESIDENT AT THE APPROPRIATE AGENDA ITEM

A. CALL TO ORDER
B. INVOCATION
C. PLEDGE OF ALLEGIANCE
D. ROLL CALL
E. APPROVAL OF MINUTES TAKEN FROM A REGULAR MEETING HELD ON NOVEMBER 3, 2026.

PROCEEDINGS OF THE COUNCIL OF THE CITY OF ALEXANDRIA, STATE OF LOUISIANA, TAKEN AT A REGULAR MEETING HELD ON NOVEMBER 3, 2026.

The Council of the City of Alexandria, Louisiana, met in a regularly scheduled meeting session in the City Council Chambers, on Tuesday, November 3, 2026, at 5:00 P.M. Those present were the Honorable Cynthia Perry, Gary Johnson, Lizzie Felter, Jules Green, Chuck Fowler, Jim Villard and Malcolm Larvadain. Also, present were Jonathon Goins, City Attorney, Michael Caffery, Mayoral Assistant and Council Staff.

The Council of the City of Alexandria, State of Louisiana was duly convened as the governing authority of said City by the Honorable Cynthia Perry, who stated that the Council was ready for the transaction of business. The invocation was pronounced by Ms. Felter, and the Pledge of Allegiance was led by Mr. Fowler.

On a motion of Mr. Fowler and seconded by Mr. Villard the minutes taken from a regular Council Meeting held on October 20, 2026, were unanimously approved by the Council.

CONSENT CALENDAR

The Council next read all items found under the heading Consent Calendar and assigned them to committees.

Mr. Fowler moved for the introduction of all items appearing under the heading Consent Calendar.

Mr. Villard seconded the motion. It was unanimously carried by the Council.

Bids were received for treated wood poles.

Name of Bidders
Huxford Pole and Timber Company
Bell Lumber and Pole Company
Stella Jones Corporation
MEK Imports LLC

The above bid was referred to the mayor and appropriate committee for tabulation and recommendation. The following ordinance was introduced by Mr. Fowler and seconded by Mr. Villard to wit:

AN ORDINANCE AUTHORIZING THE MAYOR TO ACCEPT THE LOW BID SUBMITTED FOR TREATED WOOD POLES AND OTHER MATTERS WITH RESPECT THERETO.

Bids were received for Highway 1 South Booster Station, Ground Storage Tank and Water Main Project.

Name of Bidders
Trek, Inc.
R.P. Construction LLC
Womack and Son's Construction Group
Cenla Utility Contractors LLC
NCMC LLC
RNGD Construction LLC

The above bid was referred to the mayor and appropriate committee for tabulation and recommendation. The following ordinance was introduced by Mr. Fowler and seconded by Mr. Villard to wit:

AN ORDINANCE AUTHORIZING THE MAYOR TO ACCEPT THE LOW BID SUBMITTED FOR HIGHWAY 1 SOUTH BOOSTER STATION, GROUND STORAGE TANK AND WATER MAIN PROJECT AND OTHER MATTERS WITH RESPECT THERETO.

On a motion of Mr. Fowler and seconded by Mr. Villard the following ordinance was introduced to wit:

AN ORDINANCE ANNEXING 13.761 ACRE TRACT OF LAND AND 21.578 ACRE TRACT OF LAND OWNED BY COCA COLA BOTTLING COMPANY UNITED GULF COAST, LLC, LOCATED ON COLISEUM BOULEVARD LOUISIANA HIGHWAY 28 WEST AND OTHER MATTERS WITH RESPECT THERETO.

On a motion of Mr. Fowler and seconded by Mr. Villard the following ordinance was introduced to wit:

AN ORDINANCE TO DECLARE SURPLUS A CERTAIN CITY OWNED 0.821 ACRE TRACT, PARCEL AND LOT OF GROUND RETAINING UTILITY SERVITUDES ADJACENT TO 3RD STREET AND CASSON STREET AND OTHER MATTERS WITH RESPECT THERETO.

RESOLUTIONS

Mr. Fowler moved for the adoption of the following resolution, which was seconded by Mr. Villard.

RESOLUTION NO. 0124-2026

RESOLUTION AUTHORIZING ADVERTISEMENT FOR BIDS FOR GAS METERS.

The President called for any discussion; a vote was called for and resulted as follows:

YEAS: Fowler, Villard, Larvadain, Perry, Johnson, Felter, Green.

NAYS: None.

ABSENT: None.

This resolution was thereupon declared adopted on this the 3rd day of November 2026.

Mr. Johnson moved for the adoption of the following resolution, which was seconded by Mr. Villard .

RESOLUTION NO. 0125-2026

RESOLUTION AUTHORIZING ADVERTISEMENT FOR BIDS FOR 138 KV GAS CIRCUIT BREAKER FOR WILLOW GLEN SUBSTATION.

The President called for any discussion; a vote was called for and resulted as follows:

YEAS: Johnson, Felter, Green, Fowler, Villard, Larvadain, Perry.

NAYS: None.

ABSENT: None.

This resolution was thereupon declared adopted on this the 3rd day of November 2026.

Mr. Villard moved for the adoption of the following resolution, which was seconded by Mr. Fowler.

RESOLUTION NO. 0126-2026

RESOLUTION AUTHORIZING ADVERTISEMENT FOR BIDS FOR SINGLE PHASE POLEMOUNT.

The President called for any discussion; a vote was called for and resulted as follows:

YEAS: Villard, Larvadain, Perry, Johnson, Felter, Green, Fowler.

NAYS: None.

ABSENT: None.

This resolution was thereupon declared adopted on this the 3rd day of November 2026.

Mr. Fowler moved for the adoption of the following resolution, which was seconded by Mr. Villard.

RESOLUTION NO. 0127-2026

RESOLUTION AUTHORIZING ADVERTISEMENT FOR BIDS FOR SINGLE PHASE PADMOUNT.

The President called for any discussion; a vote was called for and resulted as follows:

YEAS: Fowler, Villard, Larvadain, Perry, Johnson, Felter, Green.

NAYS: None.

ABSENT: None.

This resolution was thereupon declared adopted on this the 3rd day of November 2026.

Mr. Johnson moved for the adoption of the following resolution, which was seconded by Mr. Fowler.

RESOLUTION NO. 0128-2026

RESOLUTION AUTHORIZING ADVERTISEMENT FOR BIDS FOR 138KV GAS CIRCUIT BREAKER FOR D. G. HUNTER SUBSTATION FOR THE ELECTRIC DISTRIBUTION DEPARTMENT.

The President called for any discussion; a vote was called for and resulted as follows:

YEAS: Johnson, Felter, Green, Fowler, Villard, Larvadain, Perry.

NAYS: None.

ABSENT: None.

This resolution was thereupon declared adopted on this the 3rd day of November 2026.

Mr. Fowler moved for the adoption of the following resolution, which was seconded by Mr. Villard.

RESOLUTION NO. 0129-2026

RESOLUTION AUTHORIZING ADVERTISEMENT FOR BIDS FOR THE LANCE LANE CROSSING AT GOOD EARTH DITCH.

The President called for any discussion; a vote was called for and resulted as follows:

YEAS: Fowler, Villard, Larvadain, Perry, Johnson, Felter, Green.

NAYS: None.

ABSENT: None.

This resolution was thereupon declared adopted on this the 3rd day of November 2026.

ORDINANCES FOR FINAL ADOPTION
SUBJECT TO A PUBLIC HEARING

The following ordinance, which was previously introduced and laid over for publication of notice and no objection having been filed thereto, was brought up for final adoption on a motion of Ms. Felter and seconded by Mr. Villard.

ORDINANCE NO. 126-2026

AN ORDINANCE AUTHORIZING THE MAYOR TO ACCEPT THE LOW BID SUBMITTED FOR WIRE AND CABLE AND OTHER MATTERS WITH RESPECT THERETO.

The President called for any discussion; a vote was called for and resulted as follows:

YEAS: Felter, Green, Fowler, Villard, Larvadain, Perry, Johnson.

NAYS: None.

ABSENT: None.

This ordinance was thereupon declared adopted on this the 3rd day of November 2026.

The following ordinance, which was previously introduced and laid over for publication of notice and no objection having been filed thereto, was brought up for final adoption on a motion of Mr. Villard and seconded by Mr. Fowler.

ORDINANCE NO. 127-2026

AN ORDINANCE AUTHORIZING THE RENEWAL OF THE CONSTRUCTION CONTRACT FOR THE 2025-2028 WATER WELL MAINTENANCE AND REHABILITATION AND OTHER MATTERS WITH RESPECT THERETO.

The President called for any discussion; a vote was called for and resulted as follows:

YEAS: Villard, Larvadain, Perry, Johnson, Felter, Green, Fowler.

NAYS: None.

ABSENT: None.

This ordinance was thereupon declared adopted on this the 3rd day of November 2026.

The following ordinance, which was previously introduced and laid over for publication of notice and no objection having been filed thereto, was brought up for final adoption on a motion of Mr. Fowler and seconded by Mr. Villard.

ORDINANCE NO. 128-2026

AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO AGREEMENTS WITH RED RIVER DELTA LAW ENFORCEMENT PLANNING COUNCIL, INC., WITH RESPECT TO LAW ENFORCEMENT GRANT FUNDING CONTRACTS, AGREEMENTS AND OTHER DOCUMENTS AND OTHER MATTERS WITH RESPECT THERETO.
The President called for any discussion; a vote was called for and resulted as follows:

YEAS: Fowler, Villard, Larvadain, Perry, Johnson, Felter, Green.

NAYS: None.

ABSENT: None.

This ordinance was thereupon declared adopted on this the 3rd day of November 2026.

The following ordinance, which was previously introduced and laid over for publication of notice and no objection having been filed thereto, was brought up for final adoption on a motion of Mr. Fowler and seconded by Ms. Felter.

ORDINANCE NO. 129-2026

AN ORDINANCE TO AMEND ORDINANCE #132-2020 RELATED TO COMMUNITY DEVELOPMENT PROGRAM POLICY GUIDELINES FOR HOMEBUYER'S ASSISTANCE PROGRAM (HAP) FOR OWNER-OCCUPIED STRUCTURES FOR HUD FUNDED PROGRAMS; TO AUTHORIZE AMENDMENTS TO SAID PROGRAM GUIDELINES AND OTHER MATTERS WITH RESPECT THERETO.

The President called for any discussion; a vote was called for and resulted as follows:

YEAS: Fowler, Villard, Larvadain, Perry, Johnson, Felter, Green.

NAYS: None.

ABSENT: None.

This ordinance was thereupon declared adopted on this the 3rd day of November 2026.

The following ordinance, which was previously introduced and laid over for publication of notice and no objection having been filed thereto, was brought up for final adoption on a motion of Mr. Fowler and seconded by Mr. Villard.

ORDINANCE NO. 130-2026

AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO AGREEMENTS WITH THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT WITH RESPECT TO ANNUAL CDBG AND HOME GRANT FUNDING CONTRACTS, AMENDMENTS, AND OTHER DOCUMENTS AND MATTERS WITH RESPECT THERETO.

The President called for any discussion; a vote was called for and resulted as follows:

YEAS: Fowler, Villard, Larvadain, Perry, Johnson, Felter, Green.

NAYS: None.

ABSENT: None.

This ordinance was thereupon declared adopted on this the 3rd day of November 2026.

The following ordinance, which was previously introduced and laid over for publication of notice and no objection having been filed thereto, was brought up for final adoption on a motion of Mr. Fowler and seconded by Mr. Villard.

ORDINANCE NO.131-2026

AN ORDINANCE AUTHORIZING THE MAYOR TO ACCEPT THE LOW BID SUBMITTED FOR CHLORINE HANDLING TRUCK WITH KNUCKLE BOOM CRANE AND OTHER MATTERS WITH RESPECT THERETO.

The President called for any discussion; a vote was called for and resulted as follows:

YEAS: Fowler, Villard, Larvadain, Perry, Johnson, Felter, Green.

NAYS: None.

ABSENT: None.

This ordinance was thereupon declared adopted on this the 3rd day of November 2026.

The president adjourned the meeting at 5:07 p.m.

/S/ Cynthia Perry
President

ATTEST:
/S/Donna P. Jones
City Clerk

F. CONSENT CALENDAR

1) Introduction of an ordinance authorizing the mayor to accept the low bid submitted for striping and signage for public streets and other public properties 2026-2028.

Alexandria Louisiana

AGENDA ITEM FACT SHEET

This fact sheet is the basis for a decision by the City Council.
Please insure that the information is clear, concise and current.

Division/Department: Planning/Engineering

Date: 21 September 2026

Title: **Resolution Authorizing the Advertisement for Bid for the "Striping and Signage for Public Streets and Other Public Properties 2026-2028**

Explanation of Proposal: *Additional Information Attached* ☑

Bids Documents have been prepared for "City-wide Striping and Signage for Public Streets and Other Public Properties 2026-2028". The project is a unit price based contract and is to be used to refresh existing traffic markings and install new traffic markings and signage on an as-need basis throughout the City of Alexandria at the direction of the City Engineer. The City Council is requested to authorize Advertisement for Bids to be received on November 3, 2026, at 10:00 AM at the Council Chambers where they will be publicly opened and read aloud.

Budget: ☐ Neutral ☑ Within Existing ☐ Requires Amendment

Account Number: 300-261302-707000

Expense Amount: TBD

Account Line Item: $ 259,531.45

Remaining Amount: $ 259,531.45

Authorization:

1. Mayor
2. Chief Operating Officer
3. City Attorney
4. Finance Director
5. Division Director
6. Department Head
7. Purchasing Agent

Council Staff Review: Form ☐ Content ☐

Information: Sufficient ☐ Insufficient ☐

Remarks:

SEP 18 2026

RESOLUTION NO. 0116-2026

RESOLUTION AUTHORIZING ADVERTISMENT FOR BIDS FOR STRIPING AND SIGNAGE FOR PUBLIC STREETS AND OTHER PUBLIC PROPERTIES 2026-2028.

BE IT RESOLVED by the Council of the City of Alexandria, Louisiana, in legal session convened, that the Council hereby authorizes advertisement for bids for striping and signage for public streets.

BE IT FURTHER RESOLVED, etc., that the City Clerk proceeds with the advertisement according to law, with bids to be opened on November 17, 2026.

PASSED AND ADOPTED at Alexandria, Louisiana, this 6th day of October, 2026.

/s/ Donna P. Jones, MMC
City Clerk

ADVERTISEMENT FOR BIDS

Sealed bids will be received for the City of Alexandria, Louisiana, by the City Clerk, at the City Council Chambers, City Hall, 915 Third Street, Alexandria, Louisiana, 71301, until 10:00 a.m. on Tuesday, the 17th day of November, 2026, and then at said office publically opened and read aloud.

Any person requiring special accommodation shall notify the City Clerk of the type(s) of accommodations required not less than seven (7) days before the bid opening.

For:

Striping and Signage of Public Streets and Other Public Properties (2026-2028)
City Wide

Complete Bidding Documents may be obtained from:

City Engineers Office
625 Murray Street, Second Floor
Alexandria, LA 71301
318-473-1170 (P)
318-441-6377 (F)

Copies shall be obtained on a CD/Thumb Drive at the office of the City Engineer at no charge. Prime Bidders must obtain Bidding Documents from the Engineer. Bids received from Contractors utilizing any other Bidding Document source will be returned unopened.

Bidders have the option to submit bids electronically. Bidders seeking to submit bids electronically shall register online at www.centralauctionhouse.com. Bidders choosing to submit electronic bids online will be charged a fee by electronic bidding website. Additionally, contractors shall obtain a digital signature certificate prior to submitting bids online. Electronic bids shall be accompanied by the bid security and power-of-attorney required by this solicitation.

Bidders electing to submit bids electronically shall follow procedures as established by the electronic bidding website. Proper and timely submission of an electronic bid is the responsibility of the Bidder. Bidders are encouraged to complete the electronic bid documents in advance of bid closing. Late bids due to malfunction of internet infrastructure, certificate service providers, electronic bid bond providers, or other interruptions shall not be accepted. The City of Alexandria, or its agents, is not responsible for damages, lost revenue, etc., for bids not timely received due to malfunctions or breakdown of the either the internet or the electronic bidding service. Telephone or facsimile bids are invalid and shall not receive consideration.

Each bid must be accompanied by bid security made payable to Owner in an amount of 5 percent of bidder's maximum bid price and in the form of a certified check, cashier's check or a bid bond. The successful bidder will be required to obtain a Performance

Bond and a Payment Bond each in the amount of 100% of the contract amount. All bonds shall be executed by such sureties as are named in U.S. Department of the Treasury Circular 570. A bond signed by an agent or attorney-in-fact must be accompanied by a certified copy of that individual's authority to bind the surety.

Bids shall be accepted from Contractors who are licensed under R.S. 37.2156(2) for the classification of Specialty, Pavement Markings (Striping, Raised Reflectors, Rumble Strips, Speed Bumps). Project work shall consist of the following major items – Striping, Road Signs, etc. The contract duration shall be 730 Calendar Days. The engineer's estimated cost of construction is $250,000.00.

The contract will be awarded to the lowest responsible, responsive bidder with the right reserved by the City to reject any or all Bids for just cause as defined by LA R.S. 38.2214(B). No bidder may withdraw his bid within 45 days after the actual date of opening thereof.

Donna Jones
City Clerk
October 9, 2026

Please Publish: October 9, 16, & 23, 2026

ORDINANCE NO.

AN ORDINANCE AUTHORIZING THE MAYOR TO ACCEPT THE LOW BID SUBMITTED FOR STRIPING AND SIGNAGE FOR PUBLIC STREETS AND OTHER PUBLIC PROPERTIES 2026-2028 AND OTHER MATTERS WITH RESPECT THERETO.

SECTION I: BE IT ORDAINED by the Council of the City of Alexandria, Louisiana, in legal session convened, that the Council hereby authorizes the mayor to accept the low bid submitted for striping and signage for public streets and other public properties 2026-2028.

SECTION II: BE IT FURTHER ORDAINED, etc. that the Mayor of the City of Alexandria be authorized to pay said low bid from the 2026/2027 budget and to each and every other act or deed needed or necessary to consummate said transaction.

SECTION III: BE IT FURTHER ORDAINED, etc., that this ordinance shall become effective upon signature by the Mayor; or, if not signed or vetoed by the Mayor, upon expiration of the time for ordinances to become law without signature by the Mayor.

SECTION IV: BE IT FURTHER ORDAINED, etc., that if any provision or item of this ordinance or the application thereof is held invalid, such invalidity shall not affect other provisions, items or applications of this ordinance which can be given effect without the invalid provisions, items, or applications, and to this end the provisions of this ordinance or hereby declared severable.

SECTION V: BE IT FURTHER ORDAINED, etc., that all ordinances or parts of ordinances in conflict herewith are hereby repealed.

THIS ORDINANCE was introduced on the 17th day of November, 2026.

NOTICE PUBLISHED on the 20th day of November, 2026

THIS ORDINANCE having been submitted in writing, introduced and published, was then submitted to a final vote as a whole, the vote thereon being as follows:

YEAS:

NAYS:

ABSENT:

AND THE ORDINANCE was declared adopted on this the _____ day of December, 2026 and final publication was made in the Alexandria Daily Town Talk on the _____day of December, 2026.

_____ _____

CITY CLERK PRESIDENT

_____

MAYOR'S APPROVAL/VETO

2) Introduction of an ordinance annexing Tract D (23.77 acres) and Tract F-2 (25.16 acres) located in Section 85, Township 4 North, Range 1 West, Rapides, Parish, Louisiana, to be zoned SF-2 (Single Family Moderate Density District).

AGENDA ITEM FACT SHEET

This fact sheet is the basis for a decision by the City Council. Please insure that the information is clear, concise and current.

Division/Department: Planning Division

Date: November 5, 2026

Title: Annexation of Tract D & Tract F-2 owned by Ahrens Intrest, LLC totaling in 48.93 Acres located on Versailles Blvd. in Section 85, Township 04N, Range 01 West, Rapides Parish

Explanation of Proposal: *Additional Information Attached* ☑

Annexation of Tract D (23.77 acres) & Tract F-2 (25.16 acres) owned by Ahrens Interest, LLC located in Section 85, Township 4 North, Range 1 West, Rapides Parish, Louisiana, as shown on the attached plat prepared by Monceaux, Buller & Associates, LLC. Applicant is requesting both tracts to be Zoned SF-2 (Single Family Moderate Density) District.

Budget: ☑ Neutral ☐ Within Existing ☐ Requires Amendment

Account Number:

Expense Amount:

Account Line Item:

Remaining Amount:

Authorization:

1. Mayor
2. Chief Operating Officer
3. City Attorney
4. Finance Director
5. Division Director
6. Department Head
7. Purchasing Agent

Council Staff Review: Form ☐ Content ☐

Information: Sufficient ☐ Insufficient ☐

Remarks:

Alexandria
Louisiana

REQUEST FOR ANNEXATION

Date: 10/20/2026

To: City of Alexandria – Director of Planning
625 Murray St., Second Floor - Alexandria, LA 71301

Name of Property Owner(s): Ahrens Interest, LLC

Address : 424 Cove Lane

Boyce, LA 71409

Email Address: dahrens@ahrensrealty.net

Office Number: (___) N/A Cell Number: (318) 613-5303

Description of Property (Attach legal description and/or plat)

Tract F-2 as shown on the attached plat

Requested Zoning Classification: (SF2)

Executed Certificate from Rapides Parish Tax Assessor

Executed Certificate from Rapides Parish Registrar of Voters
(Residents living on Property or no residents)

Copy of Deed indicating current ownership (attached hereto)

I/We/Legally Designated Representative, the undersigned, do hereby request that the above-described property be annexed into the Corporate Limits of the City of Alexandria, Louisiana.

Property Owner(s) or Legally Designated Representative Signature

www.cityofalexandriala.com *(Chapter 28-4.4 – Classification of Annexed Territory)*

Revised 6-29-17

CERTIFICATE

I, the undersigned Assessor for the Parish of Rapides, State of Louisiana, do hereby certify that I have examined the petition to annex the following described property into the Corporate Limits of the City of Alexandria, to wit:

LEGAL DESCRIPTION OF A 25.16 ACRE TRACT (Labeled F-2 on Plat)
A certain tract of land located in Section 85, T4N-R1W, Rapides Parish, Louisiana,
and containing 25.16 acres more or less, and being more particularly described as follows:
Commencing from the southwest corner of Lot 1, Block 1of Good Earth Subdivision,
Proceed N 28°58'50" E a distance of 128.04'
Thence N 73°39'20" W a distance of 44.63, to the point of beginning;
thence N 73°34'42" W a distance of 14.85';
thence S 28°55'04" W a distance of 617.00';
thence S 79°16'58" W a distance of 19.21';
thence N 50°40'50" W a distance of 672.85';
thence N 29°23'42" E a distance of 1912.87';
thence with a curve turning to the left with an arc length of 107.90', with a radius of 946.60', with a chord bearing of S 49°21'24" E, with a chord length of 107.84';
thence S 40°48'19" W a distance of 361.36';
thence S 49°26'29" E a distance of 329.39';
thence S 73°38'28" E a distance of 335.92';
thence S 29°15'40" W a distance of 991.72';
thence S 29°42'13" W a distance of 41.18';
back to the Point of Beginning.

I further certify:

(1) The total number of **RESIDENT PROPERTY OWNERS** within said area is Ø.

(2) The total number of **RESIDENT PROPERTY OWNERS** signing the petition is Ø.

(3) The total assessed valuation of the property within said area is $ 83000.

I further certify that are no **RESIDENT PROPERTY OWNERS** within the above-described area to be annexed.

IN WITNESS WHEREOF, witness my hand and seal of office at Alexandria, Louisiana, on this the 26th day of, October , 2026.

Assessor, Rapides Parish, Louisiana

CERTIFICATE

I, the undersigned Registrar of Voters for Rapides Parish, Louisiana, certify that there are no REGISTERED VOTERS residing within the below-described area.

LEGAL DESCRIPTION OF A 25.16 ACRE TRACT

A certain tract of land located in Section 85, T4N-R1W, Rapides Parish, Louisiana,
and containing 25.16 acres more or less, and being more particularly described as follows:
Commencing from the southwest corner of Lot 1, Block 1of Good Earth Subdivision,
Proceed N 28°58'50" E a distance of 128.04'
Thence N 73°39'20" W a distance of 44.63, to the point of beginning;
thence N 73°34'42" W a distance of 14.85';
thence S 28°55'04" W a distance of 617.00';
thence S 79°16'58" W a distance of 19.21';
thence N 50°40'50" W a distance of 672.85';
thence N 29°23'42" E a distance of 1912.87';
thence with a curve turning to the left with an arc length of 107.90', with a radius of 946.60', with a chord bearing of S 49°21'24" E, with a chord length of 107.84';
thence S 40°48'19" W a distance of 361.36';
thence S 49°26'29" E a distance of 329.39';
thence S 73°38'28" E a distance of 335.92';
thence S 29°15'40" W a distance of 991.72';
thence S 29°42'13" W a distance of 41.18';
back to the Point of Beginning.

WITNESS MY HAND AND SEAL OF OFFICE at Alexandria, Louisiana, on this the 26th day of October, 2026.

_____
Registrar of Voters
Rapides Parish, Louisiana

2027 REAL PROPERTY INFORMATION

Ward:08 Assess No 1160004117

Assessment Information

Land Assessed:	83,000		
Imp. Assessed:	0	Homestead Exemption:	0
Total Assessed:	83,000	Taxable Assessed:	83,000

Owner Information - ID: 744836

AHRENS INTEREST LLC

424 COVE DR

BOYCE LA 71409

Parcel Information

Parcel: 2408567015004301 RPID: 107415
Address: VERSAILLES BLVD
Subdivision: No Subdivision
Lot: Block: Acres: 25.160
Section: 85 Township:04N Range:01W
Tax District: 08RC 08R_RRL_FD2_GD2
Tax Status: Active
Homestead: No
Freeze: No

Assessment Items

Class	Description	Quantity	Market Value	Assessed Value	HS Exemption
3030	Commercial Ac market value	25.16	830,000	83,000	No

Transfers

Year	Date	Grantee	Book	Page	Instrument	Deed Type	Amount
2027	10/19/2026	AHRENS INTEREST LLC			1806943	CASH SALE	1,100,000

Legal Description:
---25.16 ACS: +- IN SEC'S 27 44 & 45 T4NR1W LESS SOLD TO CITY OF ALEXANDRIA AT CB 1793-994 (F-2 OF SURVEY) (CB 976-362 FLYNN)(INST 1806943 FLYNN DEVELOPMENT CORP)
PARCEL I.D. # 24-85-67015-43 (VERSAILLES BLVD)

RPID 107415 Assess No 1160004117
Parcel 2408567015004301
Name and Address AHRENS INTEREST LLC

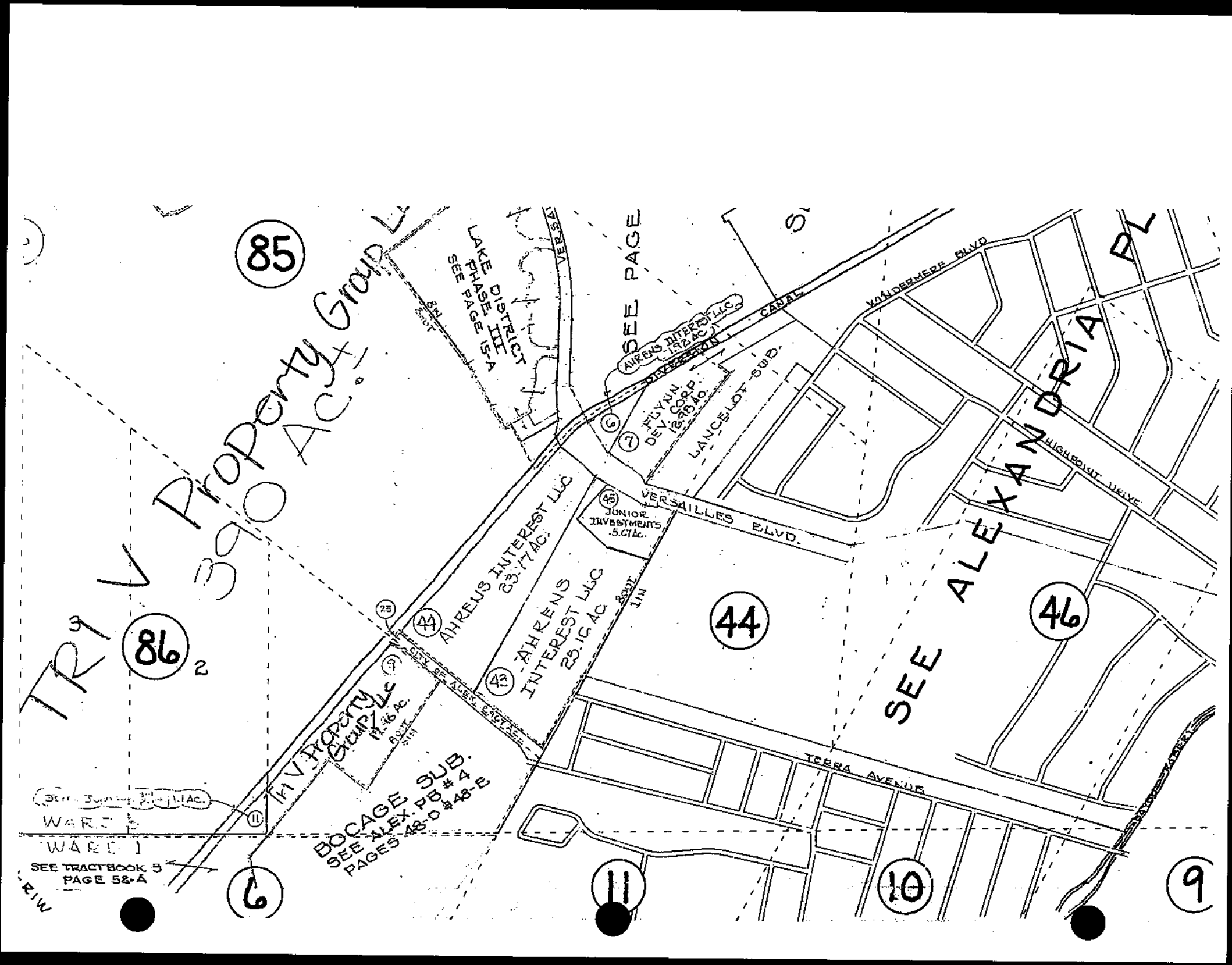
424 COVE DR

BOYCE LA 71409
Location Description VERSAILLES BLVD

---25.16 ACS: +- IN SEC'S 27 44 & 45 T4NR1W LESS SOLD TO CITY OF ALEXANDRIA AT CB 1793-994 (F-2 OF SURVEY) (CB 976-362 FLYNN)(INST 1806943 FLYNN DEVELOPMENT CORP) ***PARCEL I.D. # 24-85-67015-43*** (VERSAILLES BLVD)

Tax District	08RC 08R_RRL_FD2_GD2
Tax Status	Active
Homestead	No
Land Assessed	83,000
Bldg Assessed	0
Total Assessed	83,000
Parish Mills	126.550
Parish Tax	$10,503.65
Parish S.A./Fees	$6.17
City Mills	.000
City Tax	$0.00
City S.A./Fees	$0.00
Total Tax	$10,509.82
HS \ DV \ FR Value	0
Homestead Credit	$0.00
SA HS Credit	$0.00
Parish Tax Net	$10,509.82
City Tax Net	$0.00
Total Tax Net	$10,509.82

Description	Parish/ City	AV/ Special	Millage/Fee	Assessed Value	Estimated Tax	HS \ DV \ FR Value	Estimated HS Credit	Estimated Net Tax
Assessor- Maint.	Parish	AV	2.030	83,000	168.49			$168.49
Coliseum- Bond	Parish	AV	1.450	83,000	120.35			$120.35
Coliseum- Maint.	Parish	AV	1.000	83,000	83.00			$83.00
Fire District #2- Maint.	Parish	AV	15.580	83,000	1,293.14			$1,293.14
Gravity Drainage District # 2- Main	Parish	AV	9.430	83,000	782.69			$782.69
Sheriff- Maint.	Parish	AV	7.860	83,000	652.38			$652.38
Sheriff- Maint.	Parish	AV	9.600	83,000	796.80			$796.80
Library- Maint.	Parish	AV	7.080	83,000	587.64			$587.64
Parish 2- Maint.	Parish	AV	4.040	83,000	335.32			$335.32
Constitutional- Maint.	Parish	AV	4.930	83,000	409.19			$409.19
General Maintenance- Maint.	Parish	AV	7.450	83,000	618.35			$618.35
General Maintenance- Maint.	Parish	AV	2.130	83,000	176.79			$176.79
General Maintenance- Maint.	Parish	AV	12.060	83,000	1,000.98			$1,000.98
Road District 36A - Maint.	Parish	AV	10.770	83,000	893.91			$893.91
Renaissance- Maint.	Parish	AV	2.060	83,000	170.98			$170.98
Health Unit- Maint.	Parish	AV	1.060	83,000	87.98			$87.98
RABB Levee	Parish	AV	3.710	83,000	307.93			$307.93
Red River Waterway- Maint.	Parish	AV	1.450	83,000	120.35			$120.35
Red River Waterway- Maint.	Parish	AV	.780	83,000	64.74			$64.74
School District # 62- Maint.	Parish	AV	4.270	83,000	354.41			$354.41
School District # 62- Maint.	Parish	AV	4.250	83,000	352.75			$352.75
School District # 62- Bond	Parish	AV	12.500	83,000	1,037.50			$1,037.50
Senior Citizen- Maint.	Parish	AV	1.060	83,000	87.98			$87.98
RED RIVER LEVEE ACREAGE	Parish	Special	.200	31	6.17			$6.17


85
LAKE DISTRICT PHASE III SEE PAGE 15-A
SEE PAGE
CANAL
WATERMEDGE BLVD
AHRENS INTEREST LLC 1.92 AC.
DIVERSION
FEYNN DEV. CORP. 28.80 AC.
LANCELOT SUB.
HIGHPOINT DRIVE
VERSAILLES BLVD.
JUNIOR INVESTMENTS 5.07 AC.
AHRENS INTEREST LLC 23.17 AC.
AHRENS INTEREST LLC 25.16 AC.
44
46
SEE ALEXANDRIA PL
TERRA AVENUE
CITY OF ALEX. LIMITS
F.V. PROPERTY GROUP LLC 11.46 AC.
BOCAGE SUB. SEE ALEX. PB #4 PAGES 48-D #48-E
WARD 1
SEE TRACTBOOK 5 PAGE 5&-A
86
6
11
10
9

CERTIFICATE

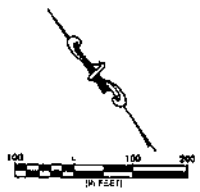
I, the undersigned Registrar of Voters for Rapides Parish, Louisiana, certify that there are no REGISTERED VOTERS residing within the below-described area.

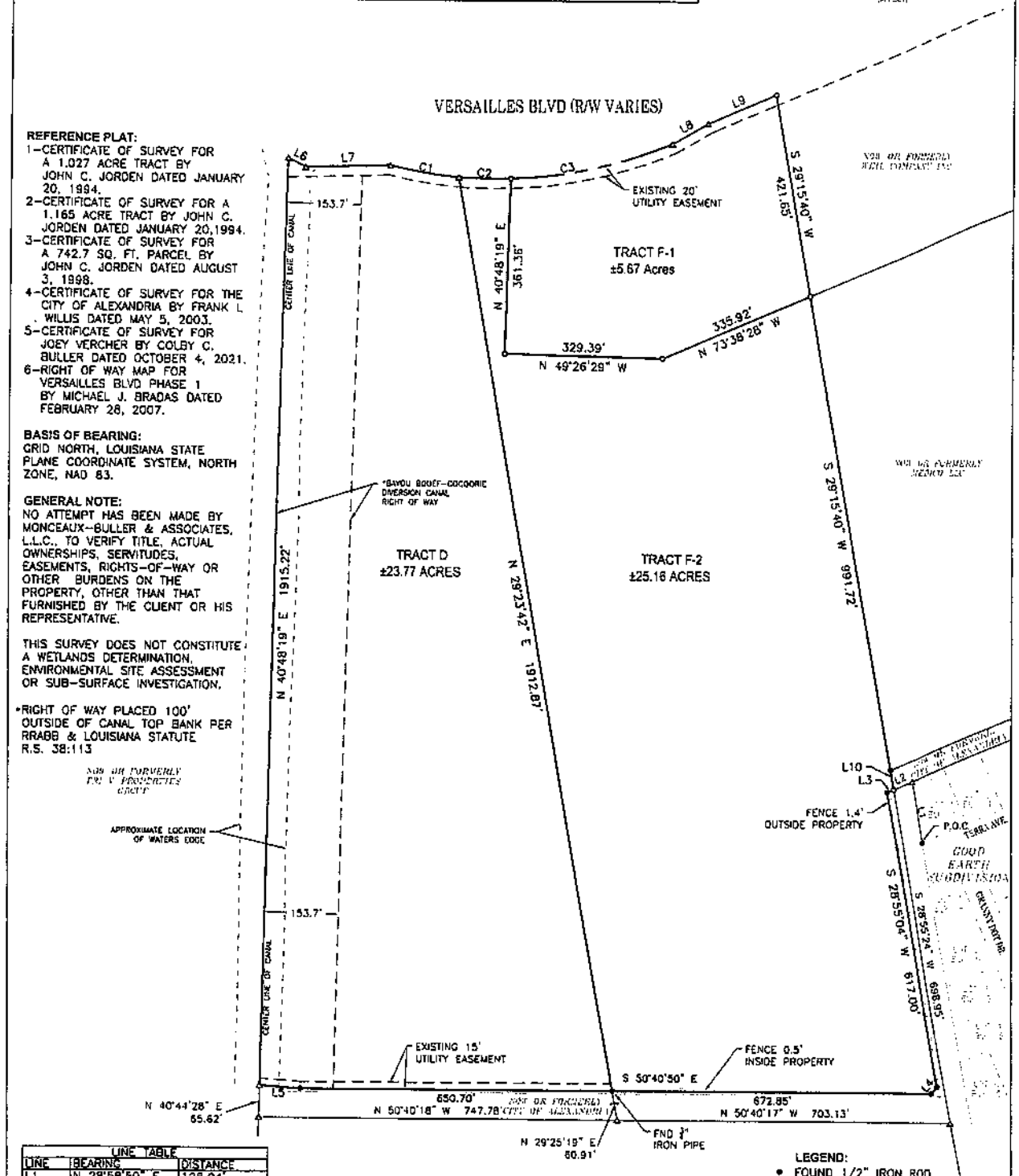
LEGAL DESCRIPTION OF A 25.16 ACRE TRACT
A certain tract of land located in Section 85, T4N-R1W, Rapides Parish, Louisiana,
and containing 25.16 acres more or less, and being more particularly described as follows:
Commencing from the southwest corner of Lot 1, Block 1of Good Earth Subdivision,
Proceed N 28°58'50" E a distance of 128.04'
Thence N 73°39'20" W a distance of 44.63, to the point of beginning;
thence N 73°34'42" W a distance of 14.85';
thence S 28°55'04" W a distance of 617.00';
thence S 79°16'58" W a distance of 19.21';
thence N 50°40'50" W a distance of 672.85';
thence N 29°23'42" E a distance of 1912.87';
thence with a curve turning to the left with an arc length of 107.90', with a radius of 946.60', with a chord bearing of S 49°21'24" E, with a chord length of 107.84';
thence S 40°48'19" W a distance of 361.36';
thence S 49°26'29" E a distance of 329.39';
thence S 73°38'28" E a distance of 335.92';
thence S 29°15'40" W a distance of 991.72';
thence S 29°42'13" W a distance of 41.18';
back to the Point of Beginning.

WITNESS MY HAND AND SEAL OF OFFICE at Alexandria, Louisiana, on this the 26th day of October, 2026.

Registrar of Voters
Rapides Parish, Louisiana

CERTIFICATE OF SURVEY
FOR
TRACTS
D, F-1 & F-2
LOCATED IN SECTION 85, T4N-R1W
RAPIDES PARISH, LOUISIANA





REFERENCE PLAT:
1–CERTIFICATE OF SURVEY FOR A 1.027 ACRE TRACT BY JOHN C. JORDEN DATED JANUARY 20, 1994.
2–CERTIFICATE OF SURVEY FOR A 1.165 ACRE TRACT BY JOHN C. JORDEN DATED JANUARY 20,1994.
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4–CERTIFICATE OF SURVEY FOR THE CITY OF ALEXANDRIA BY FRANK L. WILLIS DATED MAY 5, 2003.
5–CERTIFICATE OF SURVEY FOR JOEY VERCHER BY COLBY C. BULLER DATED OCTOBER 4, 2021.
6–RIGHT OF WAY MAP FOR VERSAILLES BLVD PHASE 1 BY MICHAEL J. BRADAS DATED FEBRUARY 26, 2007.

BASIS OF BEARING:
GRID NORTH, LOUISIANA STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83.

GENERAL NOTE:
NO ATTEMPT HAS BEEN MADE BY MONCEAUX–BULLER & ASSOCIATES, L.L.C., TO VERIFY TITLE, ACTUAL OWNERSHIPS, SERVITUDES, EASEMENTS, RIGHTS–OF–WAY OR OTHER BURDENS ON THE PROPERTY, OTHER THAN THAT FURNISHED BY THE CLIENT OR HIS REPRESENTATIVE.

THIS SURVEY DOES NOT CONSTITUTE A WETLANDS DETERMINATION, ENVIRONMENTAL SITE ASSESSMENT OR SUB–SURFACE INVESTIGATION.

*RIGHT OF WAY PLACED 100' OUTSIDE OF CANAL TOP BANK PER RRABB & LOUISIANA STATUTE R.S. 38:113

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 28°58'50" E	128.04'
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L3	N 73°34'42" W	14.85'
L4	S 79°18'58" W	19.21'
L5	N 45°50'11" W	85.17'
L6	S 24°18'27" E	40.72'
L7	S 52°17'59" E	175.53'
L8	S 80°13'39" E	87.18'
L9	S 73°38'26" E	154.84'
L10	S 29°42'13" W	41.18'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	946.60'	146.35'	146.21'	S 41°39'43" E
C2	946.60'	107.90'	107.84'	S 49°21'24" E
C3	946.60'	347.26'	345.32'	S 63°07'54" E

LEGEND:
- ● FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
- ■ FOUND CONCRETE MONUMENT
- ▲ CALCULATED CORNER
- o SET 1/2" IRON ROD

CERTIFICATION

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT THIS DRAWING ACCURATELY REFLECTS THE FINDINGS OF SAID SURVEY, AND THAT THIS SURVEY CONFORMS TO A CLASS C SURVEY IN ACCORDANCE WITH THE STATE OF LOUISIANA MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

COLBY C. BULLER, P.E., P.L.S.
LA REG. NO. 4917

DATE

STATE OF LOUISIANA
COLBY C. BULLER
LICENSE NO. 4917
PROFESSIONAL
LAND SURVEYOR

FOR:	DAN AHRENS
AT REQUEST:	SAME
PROJECT:	26–87
DATE:	09–20–26
REVISED:	N/A
SHEET NO:	01

Monceaux Buller & Associates, LLC
civil engineers & land surveyors
616 Desoto Street Alexandria, LA 71301
Tel: 318.442.8465
WWW.MONCEAUXBULLER.COM

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back to the Point of Beginning.


FLYNN DEV CORP
MELBERT HERBERT
J.C.E.M. LLC
CARSTENS CARL R
PATRICK DANIEL
JUNIOR INVESTMENTS LLC
Versailles Blvd
WEIL COMPANY, INC.
AHRENS INTEREST LLC
AHRENS INTEREST LLC
MEDICO LLC
BARTELL CHERIE F
CITY OF ALEXANDRIA
CITY OF ALEXANDRIA
GOODYEAR DIST'B
CITY OF ALEXANDRIA
BALM LLC
KAYLAZA

ERIE CANAL
ST
ST
ST

File No: 8006-26

Thompson Law Firm, LLC
Brian K Thompson

1806943
FILED & RECORDED
KARAN A. CORLEY
RECORDER
2026 OCT 19 PM 3:41
BY _____
DY CLERK & RECORDER
RAPIDES PARISH, LA

SPACE ABOVE THIS LINE FOR RECORDING DATA ONLY

STATE OF LOUISIANA
PARISH OF RAPIDES

CASH SALE DEED

Property accepted in "As Is" Condition

BE IT KNOWN that on the date(s) inscribed below, before me (us), the undersigned Notary (Notaries) Public, and in the presence of the undersigned witnesses, personally came and appeared:

> **FLYNN DEVELOPMENT CORPORATION, (Tax ID# xx-xxx2013)**, a corporation, organized under the laws of the State of Louisiana, said company is domiciled in Rapides Parish, Louisiana, having its mailing address as **9671 HWY. 71 SOUTH, LECOMPTE, LA 71346**, and being represented herein by **PHILIP FLYNN**, its **President**, duly authorized by Certificate of Authority to Act, the original of which is attached hereto and made a part hereof; hereinafter referred to as "**VENDOR**";

who declared unto me, Notary, in the presence of the undersigned competent witnesses, that for and in consideration of the for the price and sum of **ONE MILLION ONE HUNDRED THOUSAND AND 00/100 DOLLARS ($1,100,000.00) cash**, receipt of which is hereby acknowledged, VENDOR hereby sells and delivers with full warranty of title, subject to the express limitations contained herein, and subrogation to all rights and actions of warranty she/he/they may have all of his/her/their undivided interest, unto

> **AHRENS INTEREST, LLC, (Tax ID# xx-xxx0042)**, a limited liability company, organized under the laws of the State of Louisiana, whose Articles of Organization are recorded in the Office of the Louisiana Secretary of State, said company is domiciled in Rapides Parish, Louisiana, having its mailing address as 424 COVE DRIVE, BOYCE, LA 71409, and being represented herein by **DANIEL E. AHRENS**, its **Manager/Member**, duly authorized by Certificate of Authority to Act, the original of which is filed at COB 2108, Page 959, records of Rapides Parish, Louisiana; hereinafter referred to as "**VENDEE**";

here present, accepting and purchasing for herself/himself/themselves, their heirs, successors and assigns, and acknowledging possession and delivery thereof, the following described Property, to-wit:

> A certain piece, parcel or tract of land, being ±30.83 acres, together with all rights, ways and privileges thereunto appertaining, being, lying and situated in Section 85, T4N, R1W, Rapides Parish, Louisiana and being more particularly shown and marked, "±30.83 Acres", on Certificate of Survey by Colby C. Buller, P.E., P.L.S. LA Reg No 4917, dated September 15, 2026, a copy of which is attached hereto and made a part hereof.

Vendee and Vendor recognize that, except to the extent separately certified in writing, no title examination of said Property has been performed by any undersigned Notary Public.

In the event of any discrepancies between the written description set forth above and the Certificate of Survey referred to therein, the Certificate of Survey will control without the necessity for an act of correction.

All parties signing this instrument have declared themselves to be of full capacity and have declared that the name, marital status if applicable, domicile and address of each is correct as set forth above.

The Property is conveyed by the Vendor subject to all matters of record, including covenants, restrictions, easements, servitudes and other matters of record. Vendee hereby acknowledges the delivery and possession of the Property, subject to all matters of record, but without the intent to ratify, extend or reestablish same.

The Property is conveyed with any mineral rights the Vendor may own, without warranty, and subject to any and all Oil, Gas & Mineral Leases of record. No examination of mineral rights has been requested from, nor performed by Notary Public nor by Thompson Law Firm, LLC, and all parties to this instrument hereby hold same free and harmless from any damages that may result from the execution and/or recordation of this act in the public records.

The production of tax and mortgage certificates has been waived by the parties. Taxes for the current year shall be estimated & prorated between Vendor and Vendee as of the date of this sale. Any adjustment shall take place at the end of the tax year between the parties. In accordance with Louisiana Revised Statutes Article 9:2721, as amended by Act 949 of 1999, notice is given that the Vendee first named above is designated as the party to whom all property tax and assessment notices are to be mailed, said notices to be sent to the address shown above for said Vendee, until further notified by Vendee. All parties and witnesses have described themselves to be of full legal capacity.

All agreements and stipulations herein and all the obligations assumed herein shall inure to the benefit of and be binding upon the heirs, successors and assigns of the respective parties, and the Vendee, Vendees heirs and assigns shall have and hold the described Property in full ownership forever.

This sale is made subject to all buildings restrictions, covenants, timber deeds, servitudes, easements, surface lease, mineral leases, mineral reservations, set-back requirements, restrictions, and rights-of-way of record in the Parish in which the Property is situated.

Vendee also waives any rights Vendee may have to redhibition for a return of the purchase price or to a reduction of the purchase price paid pursuant to Louisiana Civil Code Articles 2520 to 2548, inclusive, in connection with the Property hereby conveyed to Vendee by Vendor. By Vendee's signature, Vendee expressly acknowledges all such waiver and Vendee's exercise of Vendee's right to waive warranty pursuant to Louisiana Civil Code Article 2520 to 2548, inclusive.

Vendee acknowledges and agrees that the Property is being sold as is, where is, with all faults, and without any warranties, express or implied, including but not limited to warranties of condition, fitness for a particular purpose or habitability. Vendee acknowledges and agrees that Vendor has made no representation, warranty or guaranty, express or implied, oral or written, past, present or future, of, as to, or including: (i) the condition or state of repair of the Property, including, without limitation, any condition arising in connection with the generation, use, transportation, storage, release or disposal of hazardous substances (which includes all substances listed as such by applicable law, all pollutants or contaminants, whether harmful or not, petroleum and natural gas and their components and distillates, asbestos and naturally-occurring but harmful substances such as methane or radon) on, in, under, above, upon or in the vicinity of the Property; (ii) the quality, nature, adequacy and physical condition of the Property, including, but not limited to, the structural elements, environmental issues, appurtenances, access, landscaping, parking facilities and the electrical, mechanical, plumbing, sewage, and utility systems and facilities; (iii) the quality, nature, adequacy and physical conditions of soils and geology and the existence of ground water; (iv) the existence, quality, nature, adequacy and physical conditions of utilities serving the Property; (v) the development potential of the Property, its habitability, merchantability, or the fitness, suitability or adequacy of the Property for any particular purpose; (vi) the zoning or other legal status of the Property; (vii) the Property or its operations compliance with any applicable codes, laws, regulations, statutes, ordinances, covenants, conditions, and restrictions of any governmental or quasi-governmental entity or of any other person or entity; and (viii) the condition of title and the nature, status and extent of any servitude, permit, right-of-way, or lease, right of redemption, possession, lien, encumbrance, license, reservation, covenant, condition, restriction, and any other matter affecting title. *Vendees do acknowledge that they have read the provisions of this paragraph, that the provisions have been pointed out and read to them, and they do fully understand the provisions and do acknowledge their importance.*

The provisions of the preceding paragraph do not in any way detract from the warranty of title provisions herein.

Vendee acknowledges and agrees that Vendee has been afforded the opportunity to conduct and complete, and has conducted and completed, all inspections of the Property and all component parts thereof, as deemed necessary or advisable by Vendee, and Vendee hereby accepts the Property in its existing **"AS IS"** and **"WHERE IS"** condition, and this waiver and disclaimer of express and implied warranties of fitness and the condition of the Property has been taken into consideration and is reflected in the purchase price.

DA

In accordance with Louisiana RS 37:1469, as amended, all parties to this contract or agreement are hereby notified, and all acknowledge, that there is a statewide database available to them listing those individuals required to register under Louisiana RS 15:540 (certain sex offenders) and providing their locations and other information. The telephone number of this database is 1-800-858-0551 or 1-225-925-9100 and its internet address is www.lasocpr.lsp.org.socpi or mail at P. O. Box 66614, Mail Slip #18, Baton Rouge, LA 70896.

THUS DONE AND PASSED on October 16th, 2026, in Alexandria, RAPIDES, Louisiana, in the presence of the undersigned competent witnesses, who sign with appearers and me, Notary, after due reading of the whole.

WITNESSES:

Trudy Mullins

Trudy Mullins 10/16/26

Printed name of witness

John R. Flynn

John R. Flynn

Printed name of witness

FLYNN DEVELOPMENT CORPORATION

Philip Flynn

By: **PHILIP FLYNN**
Its: **President**

NOTARY PUBLIC
My Commission expires: with life

Brian K. Thompson
Louisiana Notary ID 25902
My Commission Expires With Life

THUS DONE AND PASSED on October 16th 2026, in Alexandria, RAPIDES, Louisiana, in the presence of the undersigned competent witnesses, who sign with appearers and me, Notary, after due reading of the whole.

WITNESSES:

Valerie M. Thompson

Printed name of witness

Georgette K. Bradley

Georgette K. Bradley

Printed name of witness

AHRENS INTEREST, LLC

By: **DANIEL E. AHRENS**
Its: **Manager/Member**

NOTARY PUBLIC
My Commission expires: with life

Brian K. Thompson
Louisiana Notary ID 25902
My Commission Expires With Life

CERTIFIED RESOLUTION

OF THE MEMBERS OF THE FLYNN DEVELOPMENT CORPORATION

The undersigned Secretary/Treasurer of Flynn Development Corporation, hereby certifies that the following resolution was adopted by the members of Flynn Development Corporation, a Louisiana corporation, at a regular meeting held on October 6, 2026, at which a quorum was present and acting throughout and the same remain in full force and effect and have not been amended or rescinded as of this date.

NOW THEREFORE, BE IT RESOLVED, that Philip Flynn, its President is hereby authorized and empowered for and on behalf of and in the name of Flynn Development Corporation, to sell 30.83 acres located in section 85, T4N, RIW, Rapides Parish, LA, as shown on survey by Colby Buller, dated September ~~20~~ 15, 2026, to AHRENS INTEREST, LLC, for the sum of $1,100,000.00, and is granted the authority to sign any other documents necessary to carry out the authority granted in this Certificate of Authority to Act. This authorization is continuous and all third parties may rely on this unless this authorization is revoked in writing.

I certify the Authorized Officer of Flynn Development Corporation is Dorothy Vanderlick, its Secretary/Treasurer.

FURTHER RESOLVED, that all actions previously taken by the Authorized Officers in connection with the purchase of the hereinabove described property is hereby ratified and confirmed.

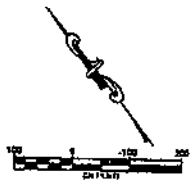
Dated: October 12, 2026

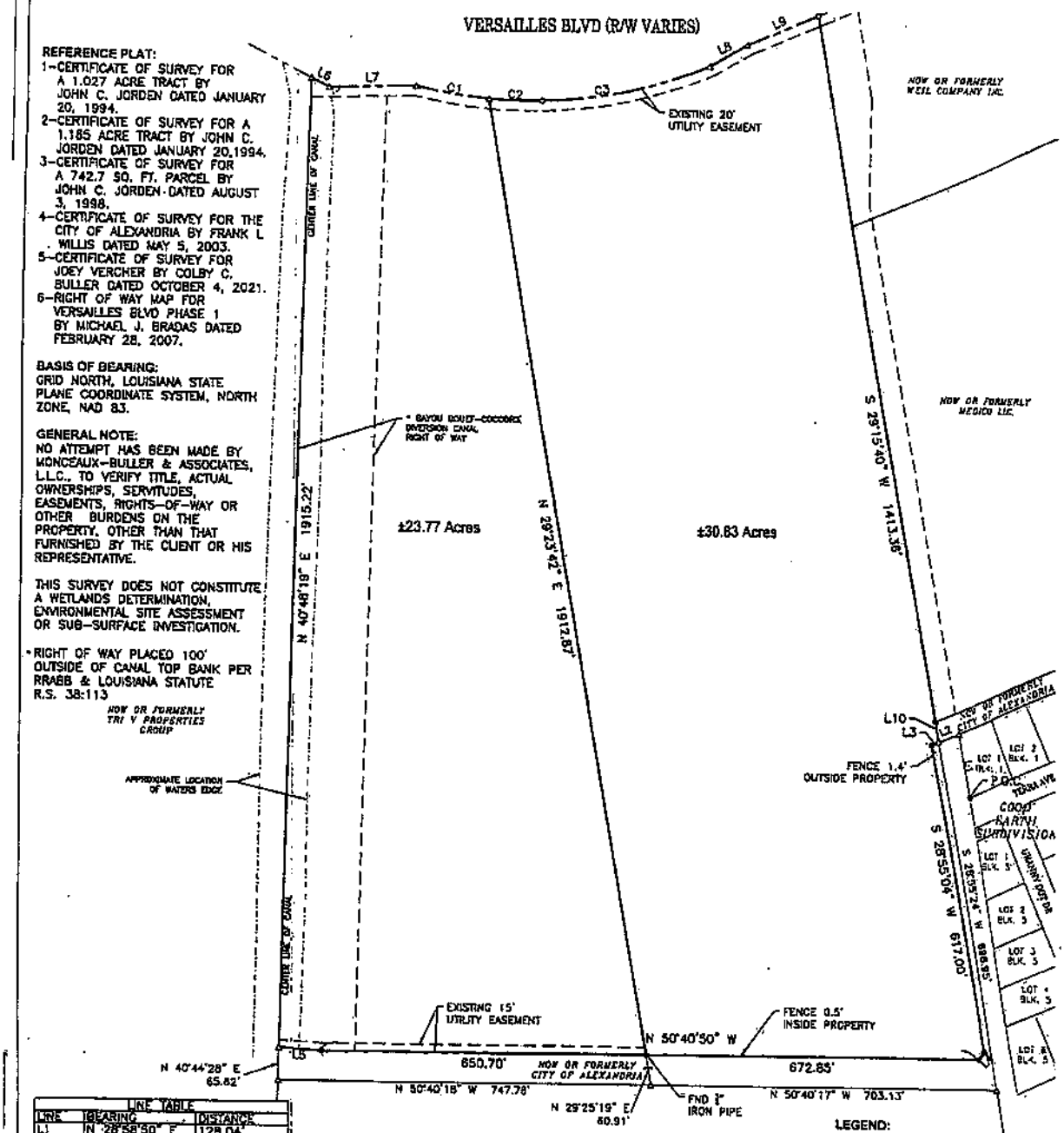
Dorothy Vanderlick

DOROTHY VANDERLICK

SECRETARY/TREASURER

CERTIFICATE OF SURVEY
FOR A
23.77 ACRE TRACT
AND A 30.83 ACRE TRACT
LOCATED IN SECTION 85, T4N-R1W
RAPIDES PARISH, LOUISIANA





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6–RIGHT OF WAY MAP FOR VERSAILLES BLVD PHASE 1 BY MICHAEL J. BRADAS DATED FEBRUARY 28, 2007.

BASIS OF BEARING:
GRID NORTH, LOUISIANA STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83.

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LINE TABLE		
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LEGEND:
- FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
- FOUND CONCRETE MONUMENT
- CALCULATED CORNER
- SET 1/2" IRON ROD

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COLBY C. BULLER, P.E., P.L.S.
LA REG. NO. 4917

9-15-26
DATE

STATE OF LOUISIANA
COLBY C. BULLER
LICENSE NO. 4917
PROFESSIONAL
LAND SURVEYOR

FOR:	DAN AHRENS
AT REQUEST:	SAME
PROJECT:	26–87
DATE:	09–15–26
REVISED:	N/A
SHEET NO:	01

Monceaux Buller & Associates, LLC
civil engineers & land surveyors
610 Desoto Street Alexandria, LA 71301
Tel: 318.442.5465
WWW.MONCEAUXBULLER.COM

Alexandria
Louisiana

REQUEST FOR ANNEXATION

Date _____

To: City of Alexandria – Director of Planning
625 Murray St., Second Floor - Alexandria, LA 71301

Name of Property Owner(s): Ahrens Interest, LLC

Address : 424 Cove Lane, Boyce, LA 71409

Email Address dahrens@ahrensrealty.net

Office Number (___) N/A Cell Number (318) 613-5303

Description of Property (Attach legal description and/or plat)

Tract D as shown on the attached plat.

Requested Zoning Classification: SF-2

Executed Certificate from Rapides Parish Tax Assessor _____

Executed Certificate from Rapides Parish Registrar of Voters _____
(Residents living on Property or no residents)

Copy of Deed indicating current ownership (attached hereto)

I/We/Legally Designated Representative, the undersigned, do hereby request that the above-described property be annexed into the Corporate Limits of the City of Alexandria, Louisiana.

Property Owner(s) or Legally Designated Representative Signature

_____

_____

www.cityofalexandriala.com *(Chapter 28-4.4 – Classification of Annexed Territory)*

Revised 6-29-17

CERTIFICATE

I, the undersigned Assessor for the Parish of Rapides, State of Louisiana, do hereby certify that I have examined the petition to annex the following described property into the Corporate Limits of the City of Alexandria, to wit:

LEGAL DESCRIPTION OF A 23.77 ACRE TRACT (Labeled D on plat)
A certain tract of land located in Section 85, T4N-R1W, Rapides Parish, Louisiana,
and containing 23.77 acres more or less, and being more particularly described as follows:
Commencing from the southwest corner of Lot 1, Block 1of Good Earth Subdivision,
Proceed N 28°58'50" E a distance of 128.04'
Thence N 73°39'20" W a distance of 44.63;
Thence N 73°34'42" W a distance of 14.85';
Thence S 28°55'04" W a distance of 617.00';
Thence S 79°16'58" W a distance of 19.21';
Thence N 50°40'50" W a distance of 672.85'; to the Point of Beginning
Thence N 50°40'50" W a distance of 650.70';
Thence N 46°50'11" W a distance of 85.17'; to a point in the center of
Bayou Bouef-Cocodrie Diversion Canal.
Thence continue along said center of canal N 40°48'19" E a distance of 1915.22'; to a point on the south
Right of way Versailles Boulevard.
Thence continue along said Right of Way S 24°18'27" E a distance of 40.72';
Thence S 52°17'59" E a distance of 175.53';
Thence continue in a curve to the left having chord bearing of S 41°39'43" E a chord length of 146.21'
and a radius of 946.60'
Thence leaving said Right of Way S 29°23'42" W a distance of 1912.87'; back to the
Point of Beginning.

I further certify:

(1) The total number of RESIDENT PROPERTY OWNERS within said area is Ø.

(2) The total number of RESIDENT PROPERTY OWNERS signing the petition is Ø.

(3) The total assessed valuation of the property within said area is $ 38300.

I further certify that are no RESIDENT PROPERTY OWNERS within the above-described area to be annexed.

IN WITNESS WHEREOF, witness my hand and seal of office at Alexandria, Louisiana, on this the 26th day of, October , 2026.

Assessor, Rapides Parish, Louisiana

CERTIFICATE

I, the undersigned Registrar of Voters for Rapides Parish, Louisiana, certify that there are no REGISTERED VOTERS residing within the below-described area.

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Point of Beginning.

WITNESS MY HAND AND SEAL OF OFFICE at Alexandria, Louisiana, on this the 26th day of October, 2026.

_____
Registrar of Voters
Rapides Parish, Louisiana

2027 REAL PROPERTY INFORMATION

Ward:08 Assess No 1160004118

Assessment Information

Land Assessed:	38,300		
Imp. Assessed:	0	Homestead Exemption:	0
Total Assessed:	38,300	Taxable Assessed:	38,300

Owner Information - ID: 744848

AHRENS INTEREST LLC

424 COVE DR

BOYCE LA 71409

Parcel Information

Parcel: 2408567015004401 RPID: 107417
Address: VERSAILLES BLVD
Subdivision: No Subdivision
Lot: Block: Acres: 23.770
Section: 85 Township:04N Range:01W
Tax District: 08RE 08R_RRL_FD2SA1_GD2
Tax Status: Active
Homestead: No
Freeze: No

Assessment Items

Class	Description	Quantity	Market Value	Assessed Value	HS Exemption
3030	Commercial Ac market value	23.77	383,000	38,300	No

Transfers

Year	Date	Grantee	Book	Page	Instrument	Deed Type	Amount
2027	10/21/2026	AHRENS INTEREST LLC			1807122	CASH SALE	450,000

Legal Description:
---23.77 ACS: IN SEC. 85, T4N-R1W; LESS SOLD TO CITY OF ALEXANDRIA AT CB 1792-016 (CB 1310-717 INT:GREMILLION)(CB 1312-750 INT: J. PIAS)(CB 1332-214 INT: D. S. DRUMMOND)(CB 1368-322 CPS KNAPP)(CB 2074-510 INT: G. PIAS TO M. MERRITT)(INST 1807122 LACY ET AL)
PARCEL I.D. # 24-85-67015-44 (VERSIALLES BLVD)

RPID 107417 Assess No 1160004118
Parcel 2408567015004401
Name and Address AHRENS INTEREST LLC

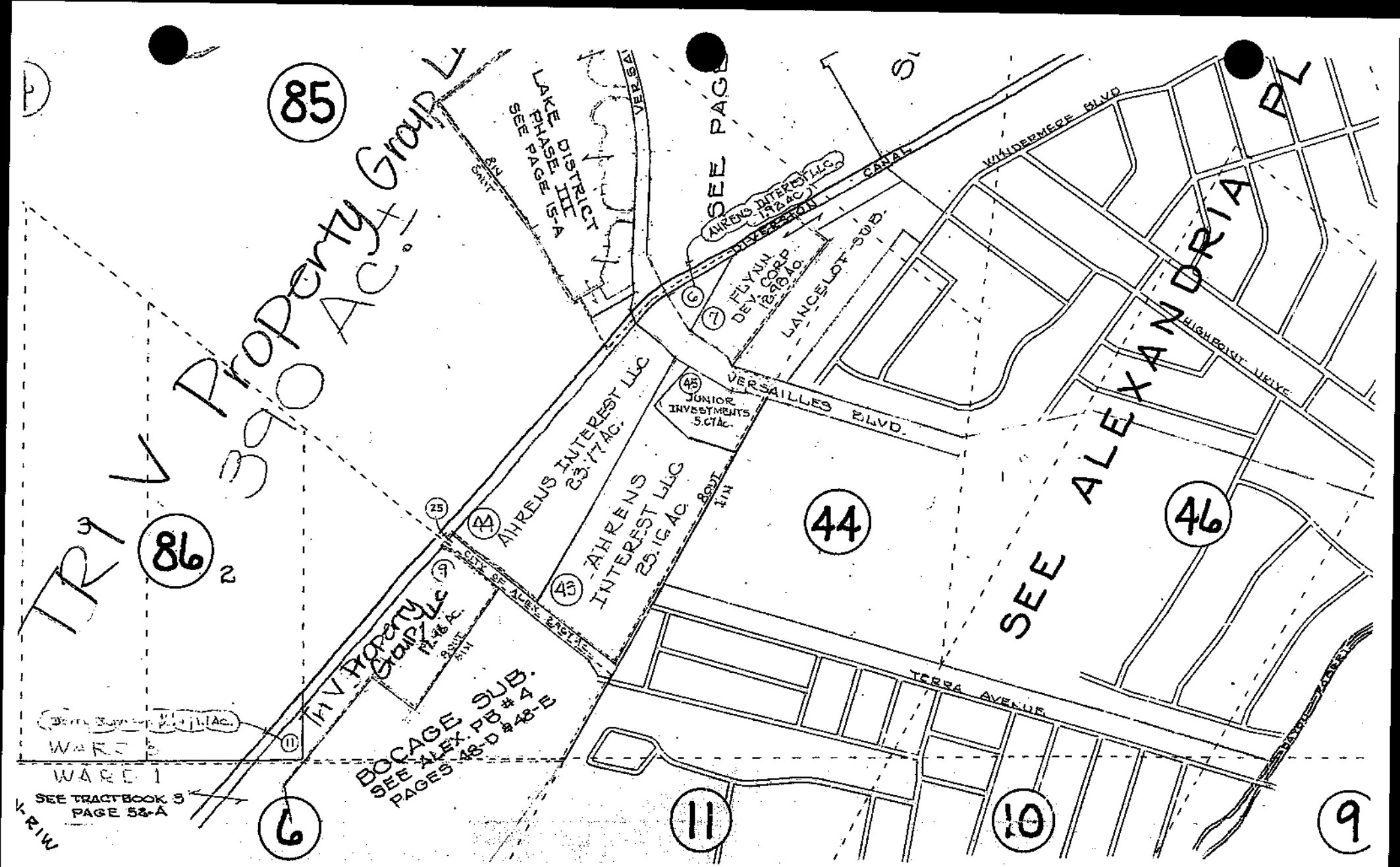
424 COVE DR

BOYCE LA 71409
Location Description VERSAILLES BLVD

---23.77 ACS: IN SEC. 85, T4N-R1W; LESS SOLD TO CITY OF ALEXANDRIA AT CB 1792-016 (CB 1310-717 INT:GREMILLION)(CB 1312-750 INT: J. PIAS)(CB 1332-214 INT: D. S. DRUMMOND)(CB 1368-322 CPS KNAPP)(CB 2074-510 INT: G. PIAS TO M. MERRITT)(INST 1807122 LACY ET AL) ***PARCEL I.D. # 24-85-67015-44*** (VERSIALLES BLVD)

Tax District	08RB 08R_RRL_FD2SA1_GD2
Tax Status	Active
Homestead	No
Land Assessed	38,300
Bldg Assessed	0
Total Assessed	38,300
Parish Mills	127.280
Parish Tax	$4,874.82
Parish S.A./Fees	$4.75
City Mills	.000
City Tax	$0.00
City S.A./Fees	$0.00
Total Tax	$4,879.57
HS \ DV \ FR Value	0
Homestead Credit	$0.00
SA HS Credit	$0.00
Parish Tax Net	$4,879.57
City Tax Net	$0.00
Total Tax Net	$4,879.57

Description	Parish/ City	AV/ Special	Millage/Fee	Assessed Value	Estimated Tax	HS \ DV \ FR Value	Estimated HS Credit	Estimated Net Tax
Assessor- Maint.	Parish	AV	2.030	38,300	77.75			$77.75
Coliseum- Bond	Parish	AV	1.450	38,300	55.53			$55.53
Coliseum- Maint.	Parish	AV	1.000	38,300	38.30			$38.30
Fire District #2 SA#1- Maint.	Parish	AV	16.310	38,300	624.67			$624.67
Gravity Drainage District # 2- Main	Parish	AV	9.430	38,300	361.17			$361.17
Sheriff- Maint.	Parish	AV	7.860	38,300	301.04			$301.04
Sheriff- Maint.	Parish	AV	9.600	38,300	367.68			$367.68
Library- Maint.	Parish	AV	7.080	38,300	271.16			$271.16
Parish 2- Maint.	Parish	AV	4.040	38,300	154.73			$154.73
Constitutional- Maint.	Parish	AV	4.930	38,300	188.82			$188.82
General Maintenance- Maint.	Parish	AV	7.450	38,300	285.33			$285.33
General Maintenance- Maint.	Parish	AV	2.130	38,300	81.58			$81.58
General Maintenance- Maint.	Parish	AV	12.060	38,300	461.90			$461.90
Road District 36A - Maint.	Parish	AV	10.770	38,300	412.49			$412.49
Renaissance- Maint.	Parish	AV	2.060	38,300	78.90			$78.90
Health Unit- Maint.	Parish	AV	1.060	38,300	40.60			$40.60
RABB Levee	Parish	AV	3.710	38,300	142.09			$142.09
Red River Waterway- Maint.	Parish	AV	1.450	38,300	55.53			$55.53
Red River Waterway- Maint.	Parish	AV	.780	38,300	29.87			$29.87
School District # 62- Maint.	Parish	AV	4.270	38,300	163.54			$163.54
School District # 62- Maint.	Parish	AV	4.250	38,300	162.78			$162.78
School District # 62- Bond	Parish	AV	12.500	38,300	478.75			$478.75
Senior Citizen- Maint.	Parish	AV	1.060	38,300	40.60			$40.60
RED RIVER LEVEE ACREAGE	Parish	Special	.200	24	4.75			$4.75


85
TRV Property Group LLC
390 AC.±
LAKE DISTRICT PHASE III
SEE PAGE 15-A
SEE PAGE
AHRENS INTEREST LLC (19.2 AC.±)
FLYNN DEV. CORP (12.98 AC.)
LANCELOT SUB.
WILDERMERE BLVD
HIGH POINT DRIVE
VERSAILLES BLVD.
JUNIOR INVESTMENTS 5.07Ac.
AHRENS INTEREST LLC 23.17 AC.
AHRENS INTEREST LLC 25.16 AC.
SEE ALEXANDRIA PL
86
44
46
CITY OF ALEX. EASEMENT
TRV Property Group LLC 12.46 Ac.
BOCAGE SUB. SEE ALEX. PB #4 PAGES 48-D #48-E
TERESA AVENUE
WARD 1
SEE TRACT BOOK 5 PAGE 5&-A
6
11
10
9

CERTIFICATE

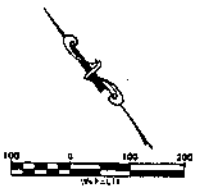
I, the undersigned Registrar of Voters for Rapides Parish, Louisiana, certify that there are no REGISTERED VOTERS residing within the below-described area.

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Point of Beginning.

WITNESS MY HAND AND SEAL OF OFFICE at Alexandria, Louisiana, on this the 26th day of October, 2026.

Registrar of Voters
Rapides Parish, Louisiana

CERTIFICATE OF SURVEY
FOR
TRACTS
D, F-1 & F-2
LOCATED IN SECTION 85, T4N-R1W
RAPIDES PARISH, LOUISIANA



VERSAILLES BLVD (R/W VARIES)

REFERENCE PLAT:
1–CERTIFICATE OF SURVEY FOR A 1.027 ACRE TRACT BY JOHN C. JORDEN DATED JANUARY 20, 1994.
2–CERTIFICATE OF SURVEY FOR A 1.165 ACRE TRACT BY JOHN C. JORDEN DATED JANUARY 20,1994.
3–CERTIFICATE OF SURVEY FOR A 742.7 SQ. FT. PARCEL BY JOHN C. JORDEN DATED AUGUST 3, 1998.
4–CERTIFICATE OF SURVEY FOR THE CITY OF ALEXANDRIA BY FRANK L. WILLIS DATED MAY 5, 2003.
5–CERTIFICATE OF SURVEY FOR JOEY VERCHER BY COLBY C. BULLER DATED OCTOBER 4, 2021.
6–RIGHT OF WAY MAP FOR VERSAILLES BLVD PHASE 1 BY MICHAEL J. BRADAS DATED FEBRUARY 28, 2007.

BASIS OF BEARING:
GRID NORTH, LOUISIANA STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83.

GENERAL NOTE:
NO ATTEMPT HAS BEEN MADE BY MONCEAUX–BULLER & ASSOCIATES, L.L.C., TO VERIFY TITLE, ACTUAL OWNERSHIPS, SERVITUDES, EASEMENTS, RIGHTS–OF–WAY OR OTHER BURDENS ON THE PROPERTY, OTHER THAN THAT FURNISHED BY THE CLIENT OR HIS REPRESENTATIVE.

THIS SURVEY DOES NOT CONSTITUTE A WETLANDS DETERMINATION, ENVIRONMENTAL SITE ASSESSMENT OR SUB–SURFACE INVESTIGATION.

*RIGHT OF WAY PLACED 100' OUTSIDE OF CANAL TOP BANK PER RRABB & LOUISIANA STATUTE R.S. 38:113

L6 L7 C1 C2 C3 L8 L9
EXISTING 20' UTILITY EASEMENT
153.7'
CENTER LINE OF CANAL
S 29°15'40" W 421.65'
N 40°48'19" E 361.36'
TRACT F-1
±5.67 Acres
329.39'
N 49°26'29" W
335.92'
N 73°38'28" W
*BAYOU BOEUF–COCODRIE DIVERSION CANAL RIGHT OF WAY
TRACT D
±23.77 ACRES
TRACT F-2
±25.16 ACRES
N 40°48'19" E 1915.22'
N 29°25'42" E 1912.87'
S 29°15'40" W 991.72'
APPROXIMATE LOCATION OF WATERS EDGE
L10 L3 L2 L1
FENCE 1.4' OUTSIDE PROPERTY
P.O.C.
P.O.B.
GOOD EARTH SUBDIVISION
S 28°55'04" W 617.00'
S 28°55'24" W 698.95'
153.7'
CENTER LINE OF CANAL
EXISTING 15' UTILITY EASEMENT
FENCE 0.5' INSIDE PROPERTY
S 50°40'50" E
L5
N 40°44'28" E 65.62'
650.70'
N 50°40'18" W 747.78'
672.85'
N 50°40'17" W 703.13'
N 29°25'19" E 60.91'
FND ½" IRON PIPE

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 28°58'50" E	128.04'
L2	N 73°39'20" W	44.63'
L3	N 73°34'42" W	14.85'
L4	S 79°16'58" W	19.21'
L5	N 46°50'11" W	85.17'
L6	S 24°18'27" E	40.72'
L7	S 52°17'59" E	175.53'
L8	S 80°13'39" E	87.18'
L9	S 73°38'28" E	154.84'
L10	S 29°42'13" W	41.18'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	946.60'	146.36'	146.21'	S 41°39'43" E
C2	946.60'	107.90'	107.84'	S 49°21'24" E
C3	946.60'	347.26'	345.32'	S 63°07'54" E

LEGEND:
- ● FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
- ■ FOUND CONCRETE MONUMENT
- ▲ CALCULATED CORNER
- ○ SET 1/2" IRON ROD

CERTIFICATION

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT THIS DRAWING ACCURATELY REFLECTS THE FINDINGS OF SAID SURVEY, AND THAT THIS SURVEY CONFORMS TO A CLASS C SURVEY IN ACCORDANCE WITH THE STATE OF LOUISIANA MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

COLBY C. BULLER, P.E., P.L.S.
LA REG. NO. 4917

DATE

STATE OF LOUISIANA
COLBY C. BULLER
LICENSE NO. 4917
PROFESSIONAL
LAND SURVEYOR

FOR:	DAN AHRENS
AT REQUEST:	SAME
PROJECT:	26–87
DATE:	09–20–26
REVISED:	N/A
SHEET NO:	01

Monceaux Buller & Associates, LLC
civil engineers & land surveyors
610 Desoto Street Alexandria, LA 71301
Tel: 318.442.8466
WWW.MONCEAUXBULLER.COM

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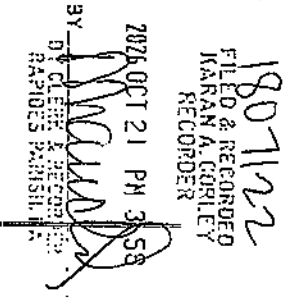
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FLYNN DEV CORP
JUNIOR INVESTMENTS LLC
WEIL COMPANY, INC
AHRENS INTEREST LLC
AHRENS INTEREST LLC
MEDICO LLC
CITY OF ALEXANDRIA
CITY OF ALEXANDRIA
GOOD EARTH SUB
CITY OF ALEXANDRIA
Versailles Blvd
CARSTENS CARL R
PATRICK DANIEL
BARTELL CHERIE F
BABIN PRISCILLA KAY
BALM LLC
Keyboard shortcuts

CANAL
ROAD

File No: 8036-26

Thompson Law Firm, LLC
Brian K Thompson



SPACE ABOVE THIS LINE FOR RECORDING DATA ONLY

STATE OF LOUISIANA
PARISH OF RAPIDES

CASH SALE DEED

Property accepted in "As Is" Condition

BE IT KNOWN that on the date(s) inscribed below, before me (us), the undersigned Notary (Notaries) Public, and in the presence of the undersigned witnesses, personally came and appeared:

CAMILLE DASPIT LACY, (SSN: xxx-xx-5630), competent person of the full age of majority, residents of the Parish of Rapides, State of Louisiana, who declared she is single, herein represented by Christine Olivia Maureen Bourge, her agent and attorney in fact, by Power of Attorney dated August 6, 2026, a true copy of which is attached hereto and made a part hereof; and whose mailing address is 1112 Southhampton Drive, Alexandria, LA 71303; hereinafter referred to as **"VENDOR"**;

MARILYN QUANTZ PIAS MERRITT, (SSN: xxx-xx-1725), competent person of the full age of majority, residents of the County of Watauga, State of North Carolina, who declared she is widowed, dealing herein with her separate and paraphernal property, and whose mailing address is 749 Main Street, Blowing Rock, NC 28605; hereinafter referred to as **"VENDOR"**;

RENEE EUGENIA DASPIT KNAPP GREMILLION, aka Renee E. Gremillion (SSN: xxx-xx-6037), competent person of the full age of majority, residents of the County of Riverside, State of California, who declared that she is divorced, dealing herein with her separate and paraphernal property, and whose mailing address is 28264 Spring Creek Way, Menifee, CA 92585; hereinafter referred to as **"VENDOR"**;

hereinafter jointly referred to as **"VENDOR"**;

Who declared unto me, Notary, in the presence of the undersigned competent witnesses, that for and in consideration of the price and sum of **FOUR HUNDRED FIFTY THOUSAND AND 00/100 DOLLARS ($450,000.00) cash**, receipt of which is hereby acknowledged, VENDOR hereby sells and delivers with full warranty of title, subject to the express limitations contained herein, and subrogation to all rights and actions of warranty he/she/they may have, all of their undivided interest, unto:

AHRENS INTEREST, LLC, (Tax ID# xx-xxx0042), a Louisiana limited liability company, whose Articles of Organization are recorded in the Office of the Louisiana Secretary of State, said company is domiciled in Rapides Parish, Louisiana, having its mailing address as 424 COVE DRIVE, BOYCE, LA 71409, and being represented herein by **DANIEL E. AHRENS,** its **Manager/Member,** duly authorized by Certificate of Authority to Act, the original of which is filed at COB 2108, Page 959, records of Rapides Parish, Louisiana; hereinafter referred to as **"VENDEE"**;

here present, accepting and purchasing for itself, its heirs, successors and assigns, and acknowledging possession and delivery thereof, the following described Property, to-wit:

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TRACT I

A certain piece, parcel or tract of land, being ±23.77 acres, together with all rights, ways and privileges thereunto appertaining, being, lying and situated in Section 85, T4N, R1W, Rapides Parish, Louisiana and being more particularly shown and marked, "±23.77 Acres", on Certificate of Survey by Colby C. Buller, P.E., P.L.S., LA Reg. No. 4917, dated September 20, 2026, a copy of which is attached hereto and made a part hereof.

And

TRACT II

A certain piece, parcel or tract of land, being ±1.92 acres, together with all rights, ways and privileges thereunto appertaining, being, lying and situated in Section 85, T4N, R1W, Rapides Parish, Louisiana and being more particularly shown and marked, "±1.92 Acres", on Certificate of Survey by Colby C. Buller, P.E., P.L.S., LA Reg. No. 4917, dated September 20, 2026, a copy of which is attached hereto and made a part hereof.

Vendee and Vendor recognize that, except to the extent separately certified in writing, no title examination of said Property has been performed by any undersigned Notary Public.

In the event of any discrepancies between the written description set forth above and the Certificate of Survey referred to therein, the Certificate of Survey will control without the necessity for an act of correction.

All parties signing this instrument have declared themselves to be of full capacity and have declared that the name, marital status if applicable, domicile and address of each is correct as set forth above.

The Property is conveyed by the Vendor subject to all matters of record, including covenants, restrictions, easements, servitudes and other matters of record. Vendee hereby acknowledges the delivery and possession of the Property, subject to all matters of record, but without the intent to ratify, extend or reestablish same.

The Property is conveyed with any mineral rights the Vendor may own, without warranty, and subject to any and all Oil, Gas & Mineral Leases of record. No examination of mineral rights has been requested from, nor performed by Notary Public nor by Thompson Law Firm, LLC, and all parties to this instrument hereby hold same free and harmless from any damages that may result from the execution and/or recordation of this act in the public records.

The production of tax and mortgage certificates has been waived by the parties. Taxes for the current year shall be estimated & prorated between Vendor and Vendee as of the date of this sale. Any adjustment shall take place at the end of the tax year between the parties. In accordance with Louisiana Revised Statutes Article 9:2721, as amended by Act 949 of 1999, notice is given that the Vendee first named above is designated as the party to whom all property tax and assessment notices are to be mailed, said notices to be sent to the address shown above for said Vendee, until further notified by Vendee. All parties and witnesses have described themselves to be of full legal capacity.

All agreements and stipulations herein and all the obligations assumed herein shall inure to the benefit of and be binding upon the heirs, successors and assigns of the respective parties, and the Vendee, Vendees heirs and assigns shall have and hold the described Property in full ownership forever.

This sale is made subject to all buildings restrictions, covenants, timber deeds, servitudes, easements, surface lease, mineral leases, mineral reservations, set-back requirements, restrictions, and rights-of-way of record in the Parish in which the Property is situated.

Vendee also waives any rights Vendee may have to redhibition for a return of the purchase price or to a reduction of the purchase price paid pursuant to Louisiana Civil Code Articles 2520 to 2548, inclusive, in connection with the Property hereby conveyed to Vendee by Vendor. By Vendee's signature, Vendee expressly acknowledges all such waiver and Vendee's exercise of Vendee's right to waive warranty pursuant to Louisiana Civil Code Article 2520 to 2548, inclusive.

Vendee acknowledges and agrees that the Property is being sold as is, where is, with all faults, and without any warranties, express or implied, including but not limited to warranties of condition, fitness for a particular purpose or habitability. Vendee acknowledges and agrees that Vendor has made no representation, warranty or guaranty, express or implied, oral or written, past, present or future, of, as to, or including: (i) the condition or state of repair of the Property, including, without limitation, any condition arising in connection with the generation, use, transportation, storage, release or disposal of hazardous substances (which includes all substances listed as such by applicable law, all pollutants or contaminants, whether harmful or not, petroleum and natural gas and their components and distillates, asbestos and naturally-occurring but harmful substances such as methane or radon) on, in, under, above, upon or in the vicinity of the Property; (ii) the quality, nature, adequacy and physical condition of the Property, including, but not limited to, the structural elements, environmental issues, appurtenances, access, landscaping, parking facilities and the electrical, mechanical, plumbing, sewage, and utility systems and facilities; (iii) the quality, nature, adequacy and physical conditions of soils and geology and the existence of ground water; (iv) the existence, quality, nature, adequacy and physical conditions of utilities serving the Property; (v) the development potential of the Property, its habitability, merchantability, or the fitness, suitability or adequacy of the Property for any particular purpose; (vi) the zoning or other legal status of the Property; and (vii) the Property or its operations compliance with any applicable codes, laws, regulations, statutes, ordinances, covenants, conditions, and restrictions of any governmental or quasi-governmental entity or of any other person or entity. *Vendees do acknowledge that they have read the provisions of this paragraph, that the provisions have been pointed out and read to them, and they do fully understand the provisions and do acknowledge their importance.*

The provisions of the preceding paragraph do not in any way detract from the warranty of title provisions herein.

Vendee acknowledges and agrees that Vendee has been afforded the opportunity to conduct and complete, and has conducted and completed, all inspections of the Property and all component parts thereof, as deemed necessary or advisable by Vendee, and Vendee hereby accepts the Property in its existing **"AS IS"** and **"WHERE IS"** condition, and this waiver and disclaimer of express and implied warranties of fitness and the condition of the Property has been taken into consideration and is reflected in the purchase price.

DA

In accordance with Louisiana RS 37:1469, as amended, all parties to this contract or agreement are hereby notified, and all acknowledge, that there is a statewide database available to them listing those individuals required to register under Louisiana RS 15:540 (certain sex offenders) and providing their locations and other information. The telephone number of this database is 1-800-858-0551 or 1-225-925-9100 and its internet address is www.lasocpr.lsp.org.socpi or mail at P. O. Box 66614, Mail Slip #18, Baton Rouge, LA 70896.

THUS, DONE AND SIGNED in City of New Orleans, Parish of Orleans, State of Louisiana, on this 14 day of October, 2026, in the presence of me, Notary Public, and the undersigned, competent witnesses, after due reading of whole.

WITNESSES:

Patrick Calhoun Jr.
Printed name of witness

Phyllis Barrios
Printed name of witness

CAMILLE DASPIT LACY

Christine Bourge
By: Christine Olivia Maureen Bourge, her agent & attorney-in-fact

NOTARY PUBLIC
My Commission expires: with life

CATHERINE CREED, Notary Public
Parish of Orleans, State of Louisiana
My Commission is for Life
Louisiana Notary No. 182075

THUS, DONE AND SIGNED in City of Menifee, County of Riverside, State of California, on this 17th day of October, 2026, in the presence of me, Notary Public, and the undersigned, competent witnesses, after due reading of whole.

WITNESSES:

Justin T. Knapp

Justin T. Knapp
Printed name of witness

Jessica Mariscal
Printed name of witness

Renee E. Gremillion
RENEE DASPIT KNAPP GREMILLION, aka Renee E. Gremillion,

NOTARY PUBLIC
My Commission expires with life

BRANDY MCGOWAN
COMM. #2459030
NOTARY PUBLIC - CALIFORNIA
RIVERSIDE COUNTY
My Comm. Expires August 13, 2027

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached and not the truthfulness, accuracy, or validity of that document.

THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK

THUS, DONE AND SIGNED in the City of Lenoir, County of Caldwell, State of North Carolina, on this 16 day of October, 2026, in the presence of me, Notary Public, and the undersigned, competent witnesses, after due reading of whole.

WITNESSES:

L Ruth Norwood

L Ruth Norwood
Printed name of witness

Brittany B. Miller
Printed name of witness

Marilyn Quantz Pias Merrit
MARILYN QUANTZ PIAS MERRIT

KATHLEEN L YOUNG NOTARY PUBLIC CALDWELL COUNTY, NC MY COMMISSION EXPIRES JANUARY 17, 2027

Kathleen L Young
NOTARY PUBLIC
My Commission expires: January 17, 2027

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THUS DONE AND PASSED on October 20 2026, in City of Alexandria, Parish of RAPIDES, State of Louisiana, in the presence of the undersigned competent witnesses, who sign with appearers and me, Notary, after due reading of the whole.

WITNESSES:

Marcie Robbins

Marcie Robbins

Printed name of witness

Linda Nguyen

Linda Nguyen

Printed name of witness

AHRENS INTEREST, LLC

By: **DANIEL E. AHRENS**
Its: **Manager/Member**

NOTARY PUBLIC
My Commission expires with life
Valerie M. Thompson
Louisiana Bar Roll No: 25160
My Commission Expires With Life

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END OF DOCUMENT

SPECIAL POWER OF ATTORNEY

BE IT KNOWN, that before the undersigned Notaries Public, duly commissioned and qualified in and for their respective State and Parish, therein residing, and in the presence of the undersigned witnesses, personally came and appeared:

CAMILLE DASPIT LACY (SSN xxx-xx-5630), a single woman, being a major resident of Rapides Parish, Louisiana, and whose address is 1112 Southhampton Drive, Alexandria, Louisiana 71303 (hereinafter referred to as Principal),

Who declared that principal does, by these presents make, constitute and appoint

CHRISTINE OLIVIA MAUREEN BOURGE (SSN xxx-xx-5318), a single woman, being a major resident of Orleans Parish, Louisiana, and whose address is 224 S. Olympia Street, New Orleans, Louisiana 70119 (hereinafter referred to as Agent);

To be principal's true and lawful agent and attorney-in-fact, to act for principal and in principal's name, place and stead, to appear before any Notary Public and execute an act of sale and all related closing documents, to sell, transfer, deliver and convey all of principal's right, title and interest in and to the following described property, to-wit:

A certain piece, parcel or tract of land together with all improvements located thereon and all rights, ways and privileges thereto appertaining, being, lying and situated in Rapides Parish, Louisiana and being more particularly described to wit:

+/- 24.84 Acres in Section 85, Township 4 North, Range 1 West; less and except a portion of said tract sold to the City of Alexandria at Conveyance Book 1792 Page 016. Said Parcel I.D. bearing #24-85-67015-601 of the Tax Roll of Rapides Parish, Louisiana under Assessor Richard I. Ducote, Rapides Parish, Louisiana. Subject to change pending a formal survey by a licensed surveyor.

Said property bearing Parcel Number 2408567015000601, Assessment 1160211800, Property ID: 51670 as of July 28, 2026, at 11:42 a.m. in the Rapides Parish Tax Assessor Tax Roll.

Said property bearing municipal address of 0 Versailles Blvd., in the city of Alexandria, Parish of Rapides, Louisiana 71303., (hereinafter referred to as "property")

The sales price of said property shall be an amount deemed appropriate in the sole discretion of agent.

Principal hereby authorizes agent to incorporate in said documents such terms, conditions and agreements as agent shall deem meet and proper in agent's own sole and uncontrolled discretion, to sign all papers, documents and acts necessary in order to sell, transfer, deliver and convey the property, and to do any and all things as agent, in agent's sole and uncontrolled discretion, deems necessary or proper in connection therewith. The true intent and purpose of this Special Power of Attorney is to vest in agent full power and authority to act for principal the same as if principal were present, and principal ratifies and confirms all and whatsoever agent shall lawfully do by virtue of this Special Power of Attorney as it relates to the sale, transfer, delivery and conveyance of all of principal's right, title and interest in and to the property.

Principal specifically empowers agent to receive, accept and acknowledge receipt on behalf of principal any disclosure statement, notice of rescission, or any other document required to comply with Truth in Lending, Consumer Credit Protection Act or any similar federal or state law. Agent is specifically empowered on behalf of principal to collect and receive funds due or to become due to principal, and to distribute same.

Agent appears herein to accept the appointment to be Principal's true and lawful agent and attorney-in-fact. This Special Power of Attorney constitutes a durable mandate, which shall survive Principal's incapacity, disability or other debilitating condition that makes express revocation of the mandate impossible or impracticable.

STATE OF LOUISIANA

PARISH OF RAPIDES

THUS DONE AND SIGNED in my office in Alexandria, Rapides Parish, Louisiana, on this 6 day of Aug., 2026, in the presence of the undersigned competent witnesses and me, said Notary, after reading of the whole.

WITNESSES:

Evelyn Mayeaux
Printed name: Evelyn Mayeaux

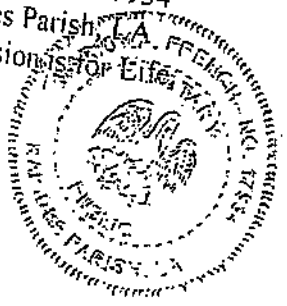
Camille Despit Lacy
CAMILLE DESPIT LACY, *Principal*

Rhonda Reap-Curiel
Printed name: Rhonda Reap-Curiel

Marion A. French
NOTARY PUBLIC

Print name: _____
Bar Roll/Notary ID# _____
My Commission Expires: _____

MARION A. FRENCH
LA Bar Roll # 5854
Notary Public #17934
Rapides Parish, LA
Commission is for Life



STATE OF LOUISIANA

PARISH OF ORLEANS

THUS DONE AND SIGNED in my office in New Orleans, Orleans Parish, Louisiana, on this 29th day of July, 2026, in the presence of the undersigned competent witnesses and me, said Notary, after reading of the whole.

WITNESSES:

Printed name: Julia A. Meyer

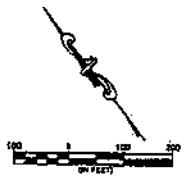
Christine Bourge
CHRISTINE OLIVIA MAUREEN BOURGE, *Agent*

Printed name: Charmaine Ferguson

NOTARY PUBLIC
Print name:
Bar Roll/Notary ID#
My Commission Expires:

CATHERINE CREED, Notary Public
Parish of Orleans, State of Louisiana
My Commission is for Life
Louisiana Notary No. 182075

CERTIFICATE OF SURVEY
FOR A
1.92 ACRE TRACT
AND A 12.98 ACRE TRACT
LOCATED IN SECTIONS 27, 65, & 44, T4N-R1W,
RAPIDES PARISH, LOUISIANA



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C4	751.60'	358.53'	355.14'	N 55°52'44" W
C5	751.60'	277.27'	275.70'	N 31°38'41" W

LINE TABLE		
LINE	BEARING	DISTANCE
L11	S 54°21'20" E	104.31'
L12	N 24°08'19" W	81.76'
L13	N 25°02'39" W	50.14'

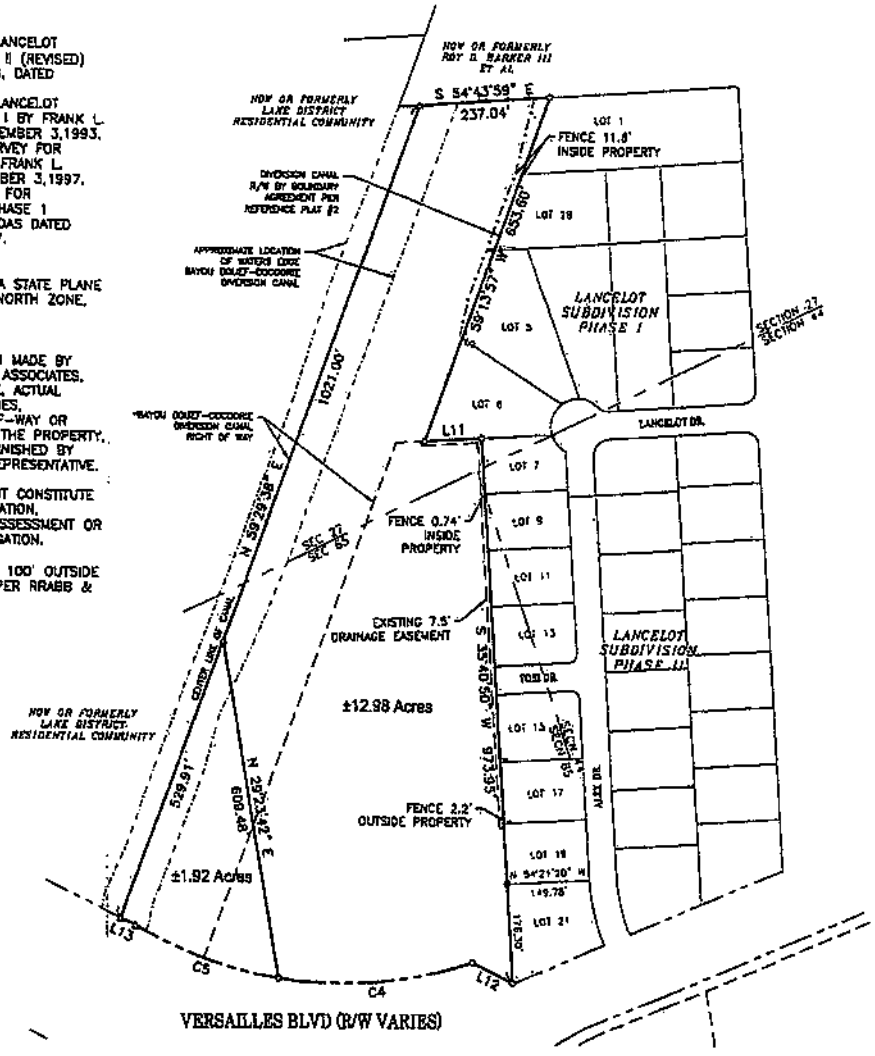
REFERENCE PLAT:
1–FILLING PLAT FOR LANCELOT SUBDIVISION PHASE II (REVISED) BY FRANK L. WILLIS, DATED AUGUST 24, 1994.
2–FILLING PLAT FOR LANCELOT SUBDIVISION PHASE I BY FRANK L. WILLIS, DATED SEPTEMBER 3,1993.
3–CERTIFICATE OF SURVEY FOR RAGAN NELSON BY FRANK L. WILLIS; DATED OCTOBER 3,1997.
4–RIGHT OF WAY MAP FOR VERSAILLES BLVD PHASE 1 BY MICHAEL J. GRADAS DATED FEBRUARY 28, 2007.

BASIS OF BEARING:
GRID NORTH, LOUISIANA STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83.

GENERAL NOTE:
NO ATTEMPT HAS BEEN MADE BY MONCEAUX–BULLER & ASSOCIATES, L.L.C., TO VERIFY TITLE, ACTUAL OWNERSHIPS, SERVITUDES, EASEMENTS, RIGHTS–OF–WAY OR OTHER BURDENS ON THE PROPERTY, OTHER THAN THAT FURNISHED BY THE CLIENT OR HIS REPRESENTATIVE.

THIS SURVEY DOES NOT CONSTITUTE A WETLANDS DETERMINATION, ENVIRONMENTAL SITE ASSESSMENT OR SUB–SURFACE INVESTIGATION.

*RIGHT OF WAY PLACED 100' OUTSIDE OF CANAL TOP BANK PER RRABB & LOUISIANA STATUTE R.S. 38:113



LEGEND:
- ● FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
- ■ FOUND CONCRETE MONUMENT
- ▲ CALCULATED CORNER
- ○ SET 1/2" IRON ROD

CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY SHOWN HEREON WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT THIS DRAWING ACCURATELY REFLECTS THE FINDINGS OF SAID SURVEY, AND THAT THIS SURVEY CONFORMS TO A CLASS C SURVEY IN ACCORDANCE WITH THE STATE OF LOUISIANA MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

COLBY C. BULLER, P.E., P.L.S.
LA REG. NO. 4917

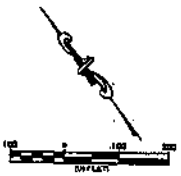
9-15-26
DATE

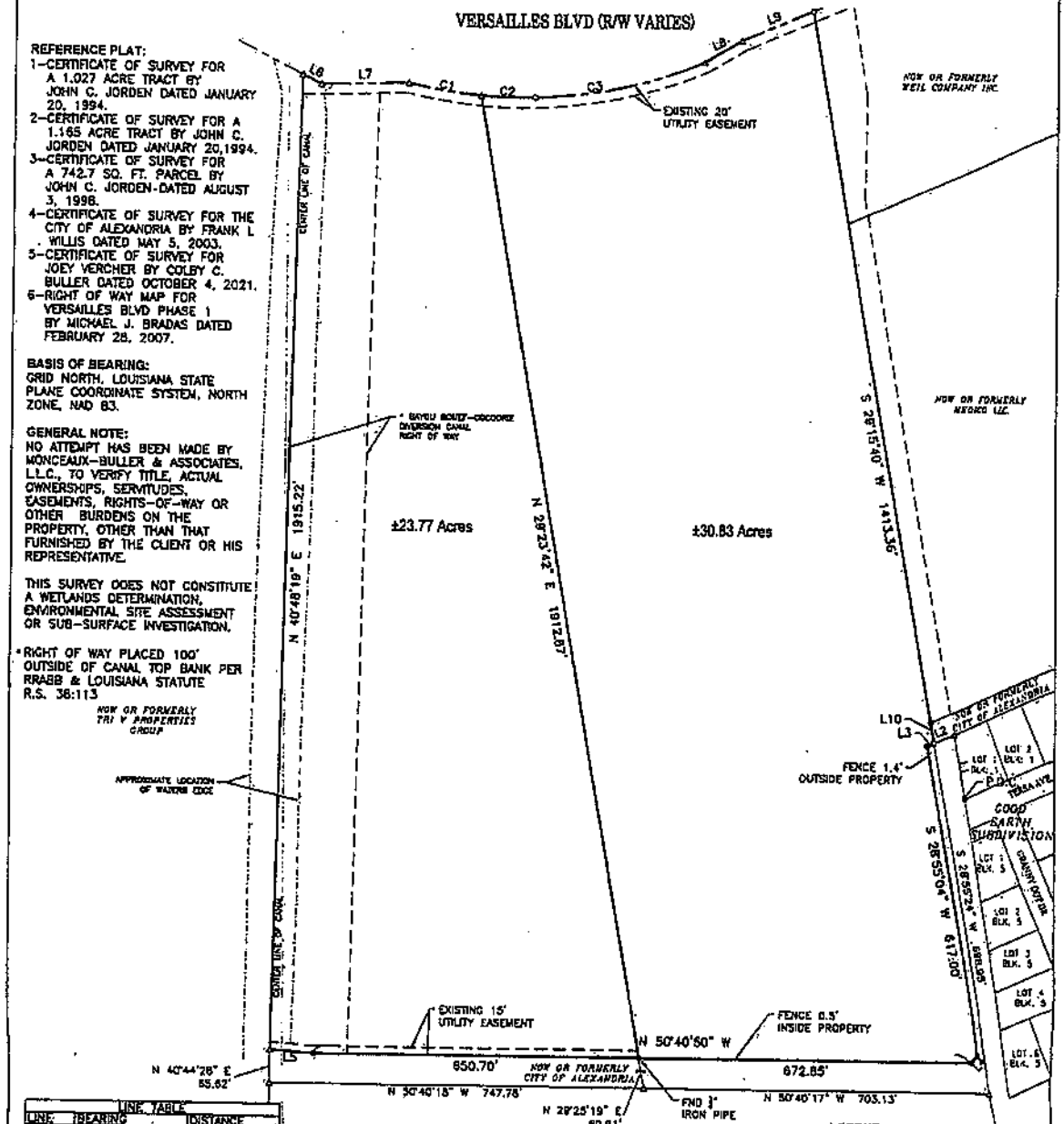
STATE OF LOUISIANA
COLBY C. BULLER
LICENSE NO. 4917
PROFESSIONAL
LAND SURVEYOR

FOR:	DAN AHRENS
AT REQUEST:	SAME
PROJECT:	25–87
DATE:	9–15–25
REVISED:	N/A
SHEET NO:	01

Monceaux Buller & Associates, LLC
civil engineers & land surveyors
610 Desoto Street Alexandria, LA 71301
Tel: 318.442.8453
WWW.MONCEAUXBULLER.COM

CERTIFICATE OF SURVEY
FOR A
23.77 ACRE TRACT
AND A 30.83 ACRE TRACT
LOCATED IN SECTION 65, T4N-R1W
RAPIDES PARISH, LOUISIANA





REFERENCE PLAT:
1–CERTIFICATE OF SURVEY FOR A 1.027 ACRE TRACT BY JOHN C. JORDEN DATED JANUARY 20, 1994.
2–CERTIFICATE OF SURVEY FOR A 1.165 ACRE TRACT BY JOHN C. JORDEN DATED JANUARY 20,1994.
3–CERTIFICATE OF SURVEY FOR A 742.7 SQ. FT. PARCEL BY JOHN C. JORDEN-DATED AUGUST 3, 1996.
4–CERTIFICATE OF SURVEY FOR THE CITY OF ALEXANDRIA BY FRANK L. WILLIS DATED MAY 5, 2003.
5–CERTIFICATE OF SURVEY FOR JOEY VERCHER BY COLBY C. BULLER DATED OCTOBER 4, 2021.
6–RIGHT OF WAY MAP FOR VERSAILLES BLVD PHASE 1 BY MICHAEL J. BRADAS DATED FEBRUARY 28, 2007.

BASIS OF BEARING:
GRID NORTH, LOUISIANA STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83.

GENERAL NOTE:
NO ATTEMPT HAS BEEN MADE BY MONCEAUX–BULLER & ASSOCIATES, L.L.C., TO VERIFY TITLE, ACTUAL OWNERSHIPS, SERVITUDES, EASEMENTS, RIGHTS–OF–WAY OR OTHER BURDENS ON THE PROPERTY, OTHER THAN THAT FURNISHED BY THE CLIENT OR HIS REPRESENTATIVE.

THIS SURVEY DOES NOT CONSTITUTE A WETLANDS DETERMINATION, ENVIRONMENTAL SITE ASSESSMENT OR SUB–SURFACE INVESTIGATION.

* RIGHT OF WAY PLACED 100' OUTSIDE OF CANAL TOP BANK PER RRABB & LOUISIANA STATUTE R.S. 38:113

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 28°58'50" E	128.04'
L2	N 73°39'20" W	44.83'
L3	N 73°34'42" W	114.85'
L4	S 79°16'58" W	19.21'
L5	N 46°30'11" W	85.17'
L6	S 24°18'27" E	40.72'
L7	S 52°17'59" E	175.53'
L8	S 80°13'39" E	87.18'
L9	S 73°38'28" E	154.84'
L10	S 29°42'13" W	41.18'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	946.60'	146.36'	146.21'	S 41°39'43" E
C2	946.60'	107.90'	107.84'	S 49°21'24" E
C3	946.60'	455.16'	450.79'	S 59°51'58" E

LEGEND:
- ● FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
- ■ FOUND CONCRETE MONUMENT
- ▲ CALCULATED CORNER
- ○ SET 1/2" IRON ROD

CERTIFICATION

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT THIS DRAWING ACCURATELY REFLECTS THE FINDINGS OF SAID SURVEY, AND THAT THIS SURVEY CONFORMS TO A CLASS 'C' SURVEY IN ACCORDANCE WITH THE STATE OF LOUISIANA MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

COLBY C. BULLER, P.E., P.L.S.
LA REG. NO. 4917

9-15-26
DATE

STATE OF LOUISIANA
COLBY C. BULLER
LICENSE NO. 4917
PROFESSIONAL
LAND SURVEYOR

FOR:	DAN AHRENS
AT REQUEST:	SAME
PROJECT:	26–87
DATE:	09–15–26
REVISED:	N/A
SHEET NO:	01

Monceaux Buller & Associates, LLC
civil engineers & land surveyors
610 Desoto Street Alexandria, LA 71301
Tel: 318.442.8465
WWW.MONCEAUXBULLER.COM

ORDINANCE NO.

AN ORDINANCE ANNEXING TRACT D (23.77 ACRES) AND TRACT F-2 (25.16 ACRES) LOCATED IN SECTION 85, TOWNSHIP 4 NORTH, RANGE 1 WEST, RAPIDES, PARISH, LOUISIANA, TO BE ZONED SF-2 (SINGLE FAMILY MODERATE DENSITY DISTRICT) AND OTHER MATTERS WITH RESPECT THERETO.

SECTION I: BE IT ORDAINED by the Council of the City of Alexandria, Louisiana, in legal session convened, that the Council hereby authorizes annexation of Tract D (23.77 acres) and Tract F-2 (25.16 acres) located in Section 85, Township 4 North, Range 1 West, Rapides, Parish, Louisiana, to be Zone SF2 (Single Family Moderate Density District).

A certain tract of land located in Section 85, T4N-R1W, Rapides Parish, Louisiana, and containing 25.16 acres, more or less and being more particularly described as follows:

Commencing from the southwest corner of Lot 1, Block 1 of Good Earth Subdivision, proceed N 28° 58'50" E a distance of 128.04'

Thence N 73°39'20" W a distance of 44.63, to the point of beginning;

Thence N 73°34'42" W a distance of 14.85';

Thence S 28°55'04" W a distance of 617.00';

Thence S 79°16'58" W a distance of 19.21';

Thence N 50°40'50" W a distance of 672.85';

Thence N 29°23'42" E a distance of 1912.87';

Thence with a curve turning to the left with an arc length of

107.90',with a radius of 946.60', with a chord bearing of S

49°21'24" E, with a chord length of 107.84';

Thence S 40°48'19" W a distance of 361.36';

Thence 49°26'29" E a distance of 329.39';

Thence S 73°38'28" E a distance of 335.92';

Thence S 29°15'40" W a distance of 991.72';

Thence S 29°42'13" W a distance of 41.18';

Back to the Point of Beginning.

SECTION II: BE IT FURTHER ORDAINED, etc. that the property annexed shall have a Zoning Classification of SF-2 (Single Family Moderate Density District) and shall be within Council District _____ of the Alexandria City Council districts.

SECTION III: BE IT FURTHER ORDAINED, etc., that if any provision or item of this ordinance or the application thereof is held invalid, such invalidity shall not affect other provisions, items or applications of this ordinance which can be given effect without the invalid provisions, items, or applications, and to this end the provisions of this ordinance or hereby declared severable.

SECTION IV: BE IT FURTHER ORDAINED etc., that this Ordinance shall become effective thirty days after final publication pursuant to R. S. 33:173 and otherwise as provided by the Charter of the City of Alexandria.

SECTION V: BE IT FURTHER ORDAINED, etc., that all ordinances or parts of ordinances in conflict herewith are hereby repealed.

THIS ORDINANCE was introduced on the 17th day of November, 2026.

NOTICE PUBLISHED on the 20th day of November, 2026.

THIS ORDINANCE having been submitted in writing, introduced and published, was then submitted to a final vote as a whole, the vote thereon being as follows:

YEAS:

NAYS:

ABSENT:

AND THE ORDINANCE was declared adopted on this the _____day of December, 2026 and final publication was made in the Alexandria Daily Town Talk on the _____day of December, 2026.

_____ _____

CITY CLERK PRESIDENT

_____

MAYOR'S
APPROVAL/VETO

3) Introduction of an ordinance annexing Tract F-1 (5.67 acres) located in Section 85, Township 4 North, Range 1 West, Rapides Parish, Louisiana, to be zoned C-2 (General Commercial District).

Alexandria Louisiana

AGENDA ITEM FACT SHEET

This fact sheet is the basis for a decision by the City Council.
Please insure that the information is clear, concise and current.

Division/Department: Planning Division

Date: November 5, 2026

Title: Annexation of Tract F-1 owned by Junior Investments, LLC totaling in 5.67 Acres located on Versailles Blvd. in Section 85, Township 04N, Range 01 West, Rapides Parish

Explanation of Proposal: *Additional Information Attached* ☑

Annexation of Tract F-1 (5.67 acres) owned by Junior Investments, LLC located in Section 85, Township 4 North, Range 1 West, Rapides Parish, Louisiana, as shown on the attached plat prepared by Monceaux, Buller & Associates, LLC. Applicant is requesting both tracts to be Zoned C-2 (General Commercial) District.

Budget: ☑ Neutral ☐ Within Existing ☐ Requires Amendment

Account Number:

Expense Amount:

Account Line Item:

Remaining Amount:

Authorization:

1. Mayor

2. Chief Operating Officer

3. City Attorney

4. Finance Director

5. Division Director

6. Department Head

7. Purchasing Agent

Council Staff Review: Form ☐ Content ☐

Information: Sufficient ☐ Insufficient ☐

Remarks:

Alexandria
Louisiana

REQUEST FOR ANNEXATION

Date: _____

To: City of Alexandria – Director of Planning
625 Murray St., Second Floor - Alexandria, LA 71301

Name of Property Owner(s): Junior Investments, LLC

Address : P. O. Box 11723

Alexandria, LA 71315

Email Address: JCF019@yahoo.com

Office Number: (___) N/A Cell Number: (318) 445-1910

Description of Property (Attach legal description and/or plat)

Tract F-1 as shown on the attached plat

Requested Zoning Classification: (C2)

Executed Certificate from Rapides Parish Tax Assessor _____

Executed Certificate from Rapides Parish Registrar of Voters _____
(Residents living on Property or no residents)

Copy of Deed indicating current ownership (attached hereto)

I/We/Legally Designated Representative, the undersigned, do hereby request that the above-described property be annexed into the Corporate Limits of the City of Alexandria, Louisiana.

Property Owner(s) or Legally Designated Representative Signature

_____

_____

www.cityofalexandriala.com *(Chapter 28-4.4 – Classification of Annexed Territory)*

Revised 6-29-17

CERTIFICATE

I, the undersigned **Assessor** for the Parish of Rapides, State of Louisiana, do hereby certify that I have examined the petition to annex the following described property into the Corporate Limits of the City of Alexandria, to wit:

LEGAL DESCRIPTION OF A 5.67 ACRE TRACT (Labeled F-1 on plat)
A certain tract of land located in Section 85, T4N-R1W, Rapides Parish, Louisiana,
and containing 5.67 acres more or less, and being more particularly described as follows:
Commencing from the southwest corner of Lot 1, Block 1of Good Earth Subdivision,
Proceed N 28°58'50" E a distance of 128.04'
Thence N 73°39'20" W a distance of 44.63;
Thence N 29°42'13" E a distance of 41.18';
Thence N 29°15'40" E a distance of 991.72'; to the Point of Beginning
Thence N 73°38'28" W a distance of 335.92'
Thence N 49°26'29" W a distance of 329.39'
Thence N 40°48'19" E a distance of 361.36'; to a point on the south Right of way Versailles Boulevard
Thence continue down said Right of Way, in a curve to the left having chord bearing of S 63°07'54" E a chord length of 345.32' and a radius of 946.60';
Thence S 80°13'39" E a distance of 87.18';
Thence S 73°38'28" E a distance of 154.84';
Thence S 29°15'40" W a distance of 421.65 '; back to the Point of Beginning

I further certify:

(1) The total number of **RESIDENT PROPERTY OWNERS** within said area is Ø.

(2) The total number of **RESIDENT PROPERTY OWNERS** signing the petition is Ø.

(3) The total assessed valuation of the property within said area is $ 130600.

I further certify that are no **RESIDENT PROPERTY OWNERS** within the above-described area to be annexed.

IN WITNESS WHEREOF, witness my hand and seal of office at Alexandria, Louisiana, on this the 26th day of, October , 2026.

Assessor, Rapides Parish, Louisiana

CERTIFICATE

I, the undersigned Registrar of Voters for Rapides Parish, Louisiana, certify that there are no REGISTERED VOTERS residing within the below-described area.

LEGAL DESCRIPTION OF A 5.67 ACRE TRACT (Labeled F-1 on plat)
A certain tract of land located in Section 85, T4N-R1W, Rapides Parish, Louisiana,
and containing 5.67 acres more or less, and being more particularly described as follows:
Commencing from the southwest corner of Lot 1, Block 1of Good Earth Subdivision,
Proceed N 28°58'50" E a distance of 128.04'
Thence N 73°39'20" W a distance of 44.63;
Thence N 29°42'13" E a distance of 41.18';
Thence N 29°15'40" E a distance of 991.72'; to the Point of Beginning
Thence N 73°38'28" W a distance of 335.92'
Thence N 49°26'29" W a distance of 329.39'
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Thence continue down said Right of Way, in a curve to the left having chord bearing of S 63°07'54" E a chord length of 345.32' and a radius of 946.60';
Thence S 80°13'39" E a distance of 87.18';
Thence S 73°38'28" E a distance of 154.84';
Thence S 29°15'40" W a distance of 421.65 '; back to the Point of Beginning

WITNESS MY HAND AND SEAL OF OFFICE at Alexandria, Louisiana, on this the 26th day of October, 2026.

_____
Registrar of Voters
Rapides Parish, Louisiana

2027 REAL PROPERTY INFORMATION

Ward:08 Assess No 1160004119

Assessment Information

Land Assessed:	130,600		
Imp. Assessed:	0	Homestead Exemption:	0
Total Assessed:	130,600	Taxable Assessed:	130,600

Owner Information - ID: 744845

JUNIOR INVESTMENTS LLC

P O BOX 11723

ALEXANDRIA LA 71315

Parcel Information

Parcel: 2408567015004501 RPID: 107416
Address: VERSAILLES BLVD
Subdivision: No Subdivision
Lot: Block: Acres: 5.670
Section: 85 Township:04N Range:01W
Tax District: 08RC 08R_RRL_FD2_GD2
Tax Status: Active
Homestead: No
Freeze: No

Assessment Items

Class	Description	Quantity	Market Value	Assessed Value	HS Exemption
3030	Commercial Ac market value	5.67	1,306,000	130,600	No

Transfers

Year	Date	Grantee	Book	Page	Instrument	Deed Type	Amount
2027	10/20/2026	JUNIOR INVESTMENTS LLC			1807035	CASH SALE	1,420,000

Legal Description:
---5.67 ACS: +- IN SEC'S 27 44 & 45 T4NR1W LESS SOLD TO CITY OF ALEXANDRIA AT CB 1793-994 (F-1 OF SURVEY) (CB 976-362 FLYNN)(INST 1806943 FLYNN DEVELOPMENT CORP)(INST 1807035 AHRENS INTEREST LLC) ***PARCEL I.D. # 24-85-67015-45*** (VERSAILLES BLVD)

RPID 107416 Assess No 1160004119
Parcel 2408567015004501
Name and Address JUNIOR INVESTMENTS LLC

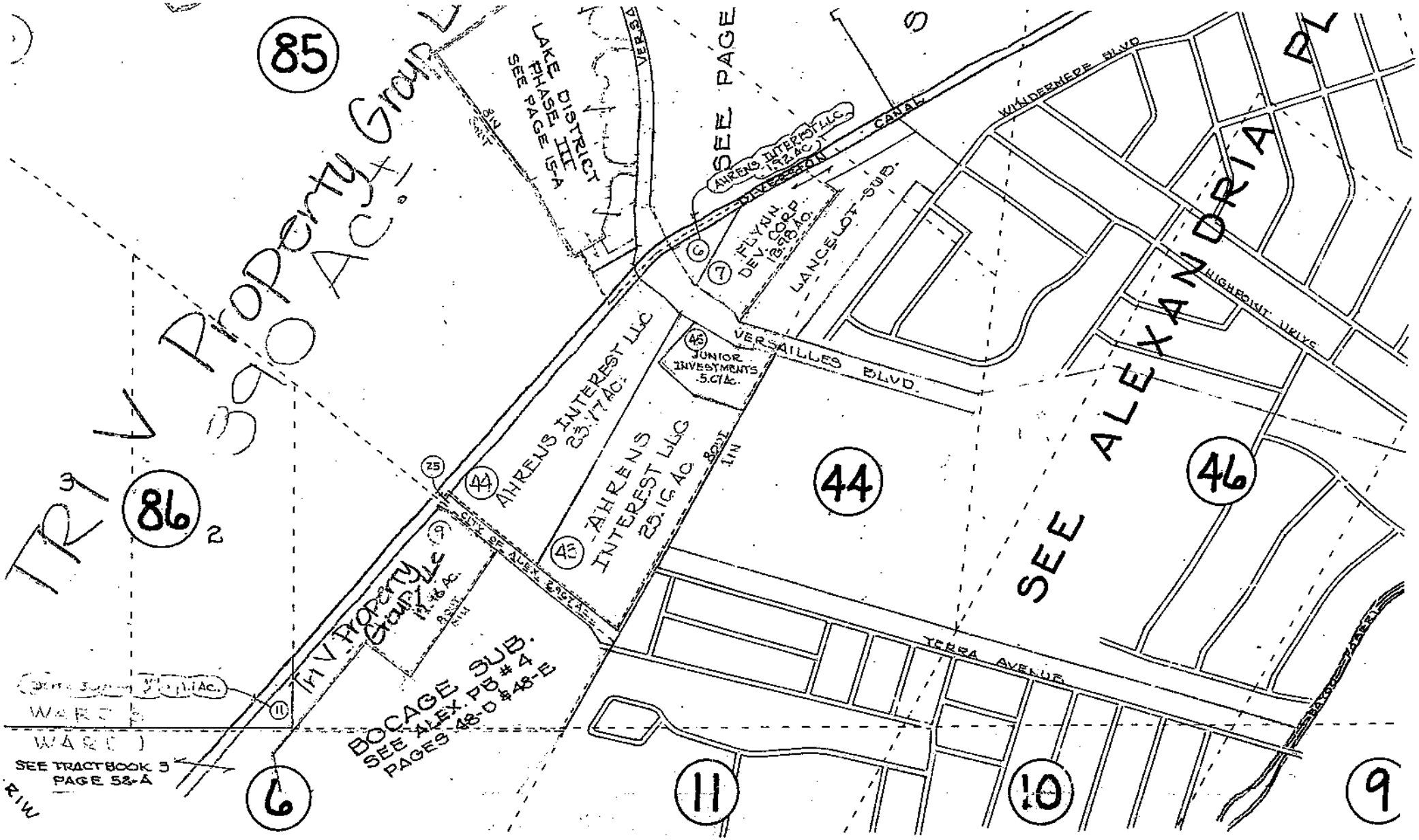
P O BOX 11723

ALEXANDRIA LA 71315
Location Description VERSAILLES BLVD

---5.67 ACS: +- IN SEC'S 27 44 & 45 T4NR1W LESS SOLD TO CITY OF ALEXANDRIA AT CB 1793-994 (F-1 OF SURVEY) (CB 976-362 FLYNN)(INST 1806943 FLYNN DEVELOPMENT CORP)(INST 1807035 AHRENS INTEREST LLC) ***PARCEL I.D. # 24-85-67015-45*** (VERSAILLES BLVD)

Tax District	08RC 08R_RRL_FD2_GD2
Tax Status	Active
Homestead	No
Land Assessed	130,600
Bldg Assessed	0
Total Assessed	130,600
Parish Mills	126.550
Parish Tax	$16,527.43
Parish S.A./Fees	$1.13
City Mills	.000
City Tax	$0.00
City S.A./Fees	$0.00
Total Tax	$16,528.56
HS \ DV \ FR Value	0
Homestead Credit	$0.00
SA HS Credit	$0.00
Parish Tax Net	$16,528.56
City Tax Net	$0.00
Total Tax Net	$16,528.56

Description	Parish/ City	AV/ Special	Millage/Fee	Assessed Value	Estimated Tax	HS \ DV \ FR Value	Estimated HS Credit	Estimated Net Tax
Assessor- Maint.	Parish	AV	2.030	130,600	265.12			$265.12
Coliseum- Bond	Parish	AV	1.450	130,600	189.37			$189.37
Coliseum- Maint.	Parish	AV	1.000	130,600	130.60			$130.60
Fire District #2- Maint.	Parish	AV	15.580	130,600	2,034.75			$2,034.75
Gravity Drainage District # 2- Main	Parish	AV	9.430	130,600	1,231.56			$1,231.56
Sheriff- Maint.	Parish	AV	7.860	130,600	1,026.52			$1,026.52
Sheriff- Maint.	Parish	AV	9.600	130,600	1,253.76			$1,253.76
Library- Maint.	Parish	AV	7.080	130,600	924.65			$924.65
Parish 2- Maint.	Parish	AV	4.040	130,600	527.62			$527.62
Constitutional- Maint.	Parish	AV	4.930	130,600	643.86			$643.86
General Maintenance- Maint.	Parish	AV	7.450	130,600	972.97			$972.97
General Maintenance- Maint.	Parish	AV	2.130	130,600	278.18			$278.18
General Maintenance- Maint.	Parish	AV	12.060	130,600	1,575.04			$1,575.04
Road District 36A - Maint.	Parish	AV	10.770	130,600	1,406.56			$1,406.56
Renaissance- Maint.	Parish	AV	2.060	130,600	269.04			$269.04
Health Unit- Maint.	Parish	AV	1.060	130,600	138.44			$138.44
RABB Levee	Parish	AV	3.710	130,600	484.53			$484.53
Red River Waterway- Maint.	Parish	AV	1.450	130,600	189.37			$189.37
Red River Waterway- Maint.	Parish	AV	.780	130,600	101.87			$101.87
School District # 62- Maint.	Parish	AV	4.270	130,600	557.66			$557.66
School District # 62- Maint.	Parish	AV	4.250	130,600	555.05			$555.05
School District # 62- Bond	Parish	AV	12.500	130,600	1,632.50			$1,632.50
Senior Citizen- Maint.	Parish	AV	1.060	130,600	138.44			$138.44
RED RIVER LEVEE ACREAGE	Parish	Special	.200	6	1.13			$1.13


85
LAKE DISTRICT PHASE III SEE PAGE 15-A
SEE PAGE
CANAL
WINDERMERE BLVD
AHRENS INTEREST LLC 1.52 AC.
7 FLYNN DEV. CORP 19.98 AC.
LANCELOT SUB.
HIGHPOINT DRIVE
VERSAILLES BLVD.
45 JUNIOR INVESTMENTS 5.07 AC.
AHRENS INTEREST LLC 23.17 AC.
AHRENS INTEREST LLC 25.16 AC.
82.92' M/L
44
46
SEE ALEXANDRIA PL
TRI V Property Group LLC 3.90 AC.±
86
TERRA AVENUE
TRI V Property Group LLC 11.46 AC. M/L
BOCAGE SUB. SEE ALEX. PB #4 PAGES 48-D & 48-E
WARD
SEE TRACT BOOK 3 PAGE 52-A
6
11
10
9

CERTIFICATE

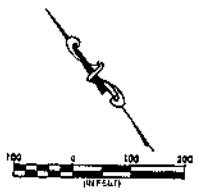
I, the undersigned Registrar of Voters for Rapides Parish, Louisiana, certify that there are no REGISTERED VOTERS residing within the below-described area.

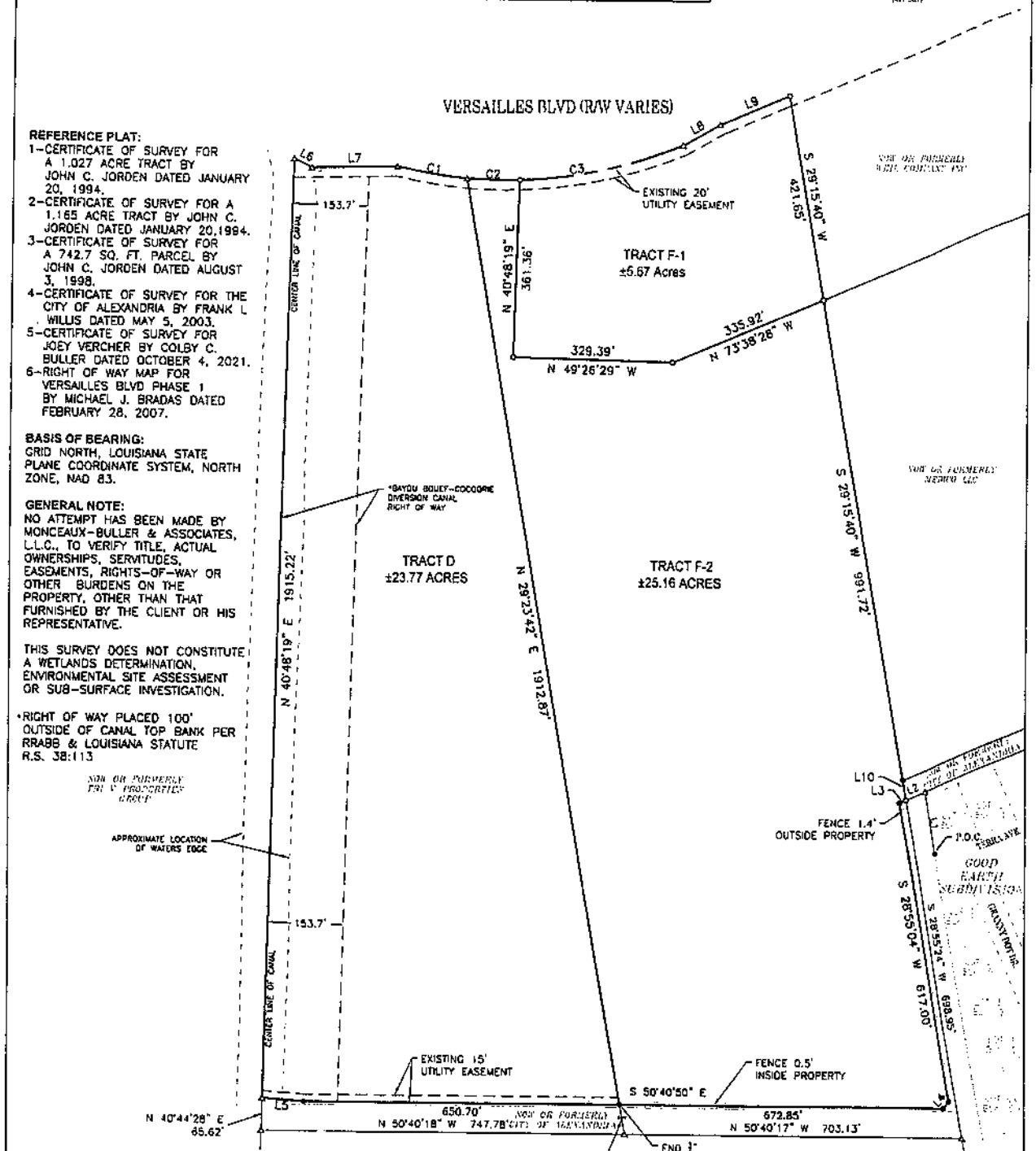
LEGAL DESCRIPTION OF A 5.67 ACRE TRACT (Labeled F-1 on plat)
A certain tract of land located in Section 85, T4N-R1W, Rapides Parish, Louisiana,
and containing 5.67 acres more or less, and being more particularly described as follows:
Commencing from the southwest corner of Lot 1, Block 1of Good Earth Subdivision,
Proceed N 28°58'50" E a distance of 128.04'
Thence N 73°39'20" W a distance of 44.63;
Thence N 29°42'13" E a distance of 41.18';
Thence N 29°15'40" E a distance of 991.72'; to the Point of Beginning
Thence N 73°38'28" W a distance of 335.92'
Thence N 49°26'29" W a distance of 329.39'
Thence N 40°48'19" E a distance of 361.36'; to a point on the south Right of way Versailles Boulevard
Thence continue down said Right of Way, in a curve to the left having chord bearing of S 63°07'54" E a chord length of 345.32' and a radius of 946.60';
Thence S 80°13'39" E a distance of 87.18';
Thence S 73°38'28" E a distance of 154.84';
Thence S 29°15'40" W a distance of 421.65 '; back to the Point of Beginning

WITNESS MY HAND AND SEAL OF OFFICE at Alexandria, Louisiana, on this the 26th day of October, 2026.

Registrar of Voters
Rapides Parish, Louisiana

CERTIFICATE OF SURVEY
FOR
TRACTS
D, F-1 & F-2
LOCATED IN SECTION 85, T4N-R1W
RAPIDES PARISH, LOUISIANA





REFERENCE PLAT:
1–CERTIFICATE OF SURVEY FOR A 1.027 ACRE TRACT BY JOHN C. JORDEN DATED JANUARY 20, 1994.
2–CERTIFICATE OF SURVEY FOR A 1.165 ACRE TRACT BY JOHN C. JORDEN DATED JANUARY 20,1994.
3–CERTIFICATE OF SURVEY FOR A 742.7 SQ. FT. PARCEL BY JOHN C. JORDEN DATED AUGUST 3, 1998.
4–CERTIFICATE OF SURVEY FOR THE CITY OF ALEXANDRIA BY FRANK L. WILLIS DATED MAY 5, 2003.
5–CERTIFICATE OF SURVEY FOR JOEY VERCHER BY COLBY C. BULLER DATED OCTOBER 4, 2021.
6–RIGHT OF WAY MAP FOR VERSAILLES BLVD PHASE 1 BY MICHAEL J. BRADAS DATED FEBRUARY 28, 2007.

BASIS OF BEARING:
GRID NORTH, LOUISIANA STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83.

GENERAL NOTE:
NO ATTEMPT HAS BEEN MADE BY MONCEAUX-BULLER & ASSOCIATES, L.L.C., TO VERIFY TITLE, ACTUAL OWNERSHIPS, SERVITUDES, EASEMENTS, RIGHTS-OF-WAY OR OTHER BURDENS ON THE PROPERTY, OTHER THAN THAT FURNISHED BY THE CLIENT OR HIS REPRESENTATIVE.

THIS SURVEY DOES NOT CONSTITUTE A WETLANDS DETERMINATION, ENVIRONMENTAL SITE ASSESSMENT OR SUB-SURFACE INVESTIGATION.

*RIGHT OF WAY PLACED 100' OUTSIDE OF CANAL TOP BANK PER RRABB & LOUISIANA STATUTE R.S. 38:113

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 28°58'50" E	128.04'
L2	N 73°39'20" W	44.63'
L3	N 73°34'42" W	14.85'
L4	S 79°16'58" W	19.21'
L5	N 46°50'11" W	85.17'
L6	S 24°18'27" E	40.72'
L7	S 52°17'59" E	175.53'
L8	S 80°13'39" E	87.18'
L9	S 73°38'28" E	154.84'
L10	S 29°42'13" W	41.16'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	946.60'	146.35'	146.21'	S 41°39'43" E
C2	946.60'	107.90'	107.84'	S 49°21'24" E
C3	946.60'	347.26'	345.32'	S 63°07'54" E

LEGEND:
- ● FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
- ■ FOUND CONCRETE MONUMENT
- △ CALCULATED CORNER
- ○ SET 1/2" IRON ROD

CERTIFICATION

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT THIS DRAWING ACCURATELY REFLECTS THE FINDINGS OF SAID SURVEY, AND THAT THIS SURVEY CONFORMS TO A CLASS C SURVEY IN ACCORDANCE WITH THE STATE OF LOUISIANA MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

COLBY C. BULLER, P.E., P.L.S.
LA REG. NO. 4917

DATE

STATE OF LOUISIANA
COLBY C. BULLER
LICENSE NO. 4917
PROFESSIONAL
LAND SURVEYOR

FOR:	DAN AHRENS
AT REQUEST:	SAME
PROJECT:	26-87
DATE:	09-20-26
REVISED:	N/A
SHEET NO:	01

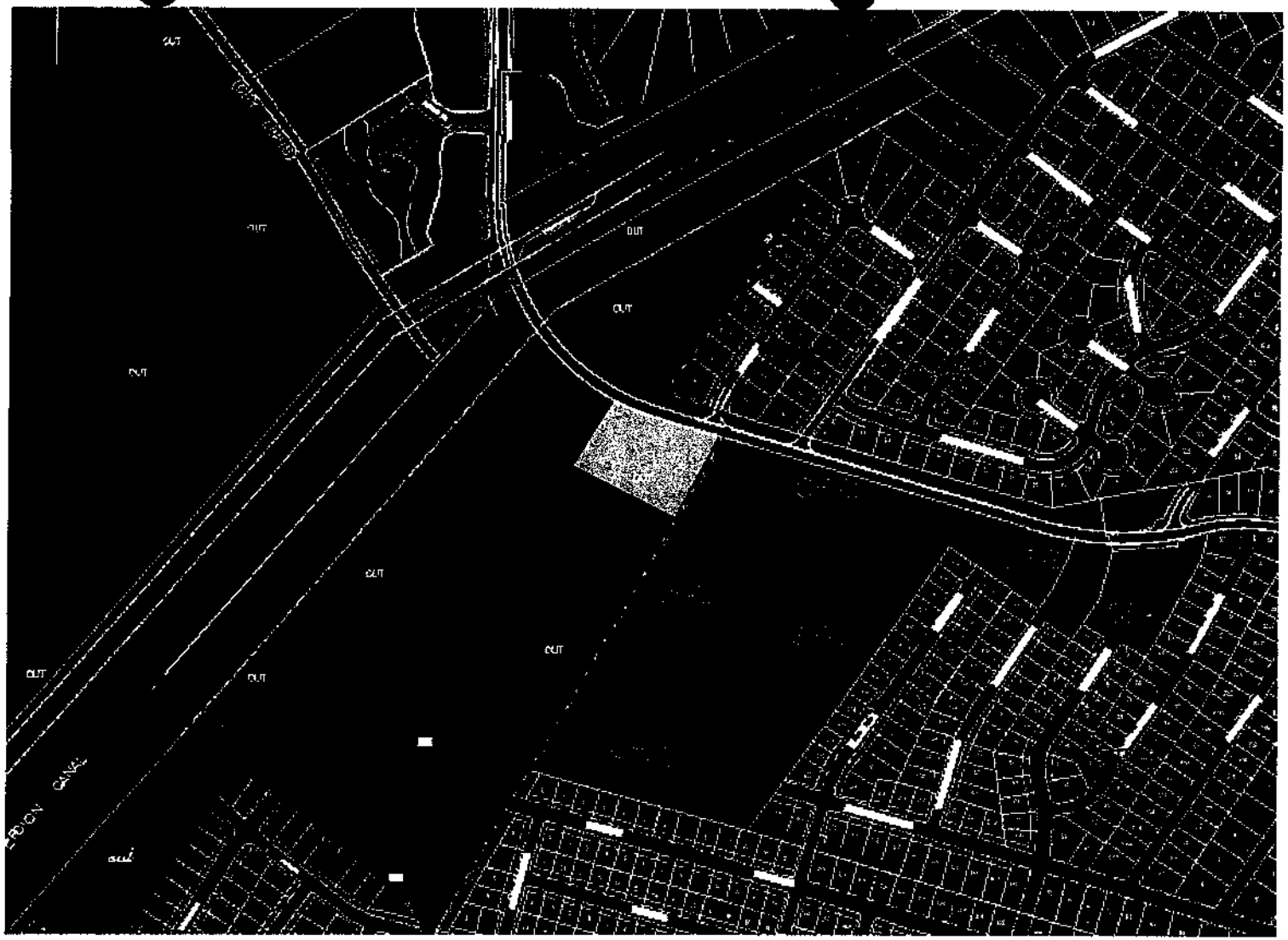
Monceaux Buller & Associates, LLC
civil engineers & land surveyors
610 Desoto Street Alexandria, LA 71301
Tel: 318-442-8465
WWW.MONCEAUXBULLER.COM

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FLYNN DEV CORP
JUNIOR INVESTMENTS LLC
WEIL COMPANY, INC
AHRENS INTEREST LLC
AHRENS INTEREST LLC
MEDICO LLC
CITY OF ALEXANDRIA
CITY OF ALEXANDRIA
GOOD EARTH SUB
CITY OF ALEXANDRIA
CARSTENS CARL R
Versailles
BARTELL
BALM LLC


OUT
OUT
OUT
OUT
OUT
OUT
OUT
OUT
OUT
CANAL

File No: 8035-26

Thompson Law Firm, LLC
Brian K Thompson

FILED & RECORDED
KARAN A. CORLEY
RECORDER
2026 OCT 20 PM 3:43
BY: _____
BY CLERK & RECORDER
RAPIDES PARISH, LA

1807035

STATE OF LOUISIANA

SPACE ABOVE THIS LINE FOR RECORDING DATA ONLY

CASH SALE DEED

Property accepted in "As Is" Condition

BE IT KNOWN that on the date(s) inscribed below, before me (us), the undersigned Notary (Notaries) Public, and in the presence of the undersigned witnesses, personally came and appeared:

> **AHRENS INTEREST, LLC, xx-xxx0042,** a limited liability company, organized under the laws of the State of Louisiana, whose Articles of Organization are recorded in the Office of the Louisiana Secretary of State, said company is domiciled in Rapides Parish, Louisiana, having its mailing address as 424 **COVE DRIVE, Boyce, LA 71409,** and being represented herein by **Daniel E. Ahrens,** its **Manager/Member,** duly authorized by Certificate of Authority to Act, the original of which is filed at COB 2108, Page 959, records of Rapides Parish, Louisiana; hereinafter referred to as "**VENDOR**";

who declared unto me, Notary, in the presence of the undersigned competent witnesses, that for and in consideration of the for the price and sum of **ONE MILLION FOUR HUNDRED TWENTY THOUSAND AND 00/100 DOLLARS ($1,420,000.00) cash**, receipt of which is hereby acknowledged, VENDOR hereby sells and delivers with full warranty of title, subject to the express limitations contained herein, and subrogation to all rights and actions of warranty she/he/they may have all of his/her/their undivided interest, unto

> **JUNIOR INVESTMENTS LLC, xx-xxx1247,** a limited liability company, organized under the laws of the State of Louisiana, whose Articles of Organization are recorded in the Office of the Louisiana Secretary of State, said company is domiciled in Rapides Parish, Louisiana, having its mailing address as PO Box 11723, Alexandria, LA 71315, and being represented herein by **Taylor Ward, its Manager/Member and Jameson Finn,** its **Manager/Member,** duly authorized by Certificate of Authority to Act, the original of which is filed at Instrument Number 1786635, records of Rapides Parish, Louisiana; hereinafter referred to as "**VENDEE**";

here present, accepting and purchasing for herself/himself/themselves, their heirs, successors and assigns, and acknowledging possession and delivery thereof, the following described Property, to-wit:

> A certain piece, parcel or tract of land, being ±5.67 acres, together with all rights, ways and privileges thereunto appertaining, being, lying and situated in Section 85, T4N, R1W, Rapides Parish, Louisiana and being more particularly shown and marked, "Tract F-1 ±5.67 Acres", on Certificate of Survey by Monceaux, Buller & Associates, LLC, dated September 20, 2026, a copy of which is attached hereto and made a part hereof.

Vendee and Vendor recognize that, except to the extent separately certified in writing, no title examination of said Property has been performed by any undersigned Notary Public.

In the event of any discrepancies between the written description set forth above and the Certificate of Survey referred to therein, the Certificate of Survey will control without the necessity for an act of correction.

All parties signing this instrument have declared themselves to be of full capacity and have declared that the name, marital status if applicable, domicile and address of each is correct as set forth above.

The Property is conveyed by the Vendor subject to all matters of record, including covenants, restrictions, easements, servitudes and other matters of record. Vendee hereby acknowledges the delivery and possession of the Property, subject to all matters of record, but without the intent to ratify, extend or reestablish same.

The Property is conveyed with any mineral rights the Vendor may own, without warranty, and subject to any and all Oil, Gas & Mineral Leases of record. No examination of mineral rights has been requested from, nor performed by Notary Public nor by Thompson Law Firm, LLC, and all parties to this instrument hereby hold same free and harmless from any damages that may result from the execution and/or recordation of this act in the public records.

The production of tax and mortgage certificates has been waived by the parties. Taxes for the current year shall be estimated and prorated between Vendor and Vendee as of the date of this sale. ***Vendor will be responsible for paying the 2026 property tax.*** Any adjustment shall take place at the end of the tax year between the parties. In accordance with Louisiana Revised Statutes Article 9:2721, as amended by Act 949 of 1999, notice is given that the Vendee first named above is designated as the party to whom all property tax and assessment notices are to be mailed, said notices to be sent to the address shown above for said Vendee, until further notified by Vendee. All parties and witnesses have described themselves to be of full legal capacity.

All agreements and stipulations herein and all the obligations assumed herein shall inure to the benefit of and be binding upon the heirs, successors and assigns of the respective parties, and the Vendee, Vendees heirs and assigns shall have and hold the described Property in full ownership forever.

This sale is made subject to all buildings restrictions, covenants, timber deeds, servitudes, easements, surface lease, mineral leases, mineral reservations, set-back requirements, restrictions, and rights-of-way of record in the Parish in which the Property is situated.

Vendee also waives any rights Vendee may have to redhibition for a return of the purchase price or to a reduction of the purchase price paid pursuant to Louisiana Civil Code Articles 2520 to 2548, inclusive, in connection with the Property hereby conveyed to Vendee by Vendor. By Vendee's signature, Vendee expressly acknowledges all such waiver and Vendee's exercise of Vendee's right to waive warranty pursuant to Louisiana Civil Code Article 2520 to 2548, inclusive.

Vendee acknowledges and agrees that the Property is being sold as is, where is, with all faults, and without any warranties, express or implied, including but not limited to warranties of condition, fitness for a particular purpose or habitability. Vendee acknowledges and agrees that Vendor has made no representation, warranty or guaranty, express or implied, oral or written, past, present or future, of, as to, or including: (i) the condition or state of repair of the Property, including, without limitation, any condition arising in connection with the generation, use, transportation, storage, release or disposal of hazardous substances (which includes all substances listed as such by applicable law, all pollutants or contaminants, whether harmful or not, petroleum and natural gas and their components and distillates, asbestos and naturally-occurring but harmful substances such as methane or radon) on, in, under, above, upon or in the vicinity of the Property; (ii) the quality, nature, adequacy and physical condition of the Property, including, but not limited to, the structural elements, environmental issues, appurtenances, access, landscaping, parking facilities and the electrical, mechanical, plumbing, sewage, and utility systems and facilities; (iii) the quality, nature, adequacy and physical conditions of soils and geology and the existence of ground water; (iv) the existence, quality, nature, adequacy and physical conditions of utilities serving the Property; (v) the development potential of the Property, its habitability, merchantability, or the fitness, suitability or adequacy of the Property for any particular purpose; (vi) the zoning or other legal status of the Property; (vii) the Property or its operations compliance with any applicable codes, laws, regulations, statutes, ordinances, covenants, conditions, and restrictions of any governmental or quasi-governmental entity or of any other person or entity; and (viii) the condition of title and the nature, status and extent of any servitude, permit, right-of-way, or lease, right of redemption, possession, lien, encumbrance, license, reservation, covenant, condition, restriction, and any other matter affecting title. *Vendees do acknowledge that they have read the provisions of this paragraph, that the provisions have been pointed out and read to them, and they do fully understand the provisions and do acknowledge their importance.*

The provisions of the preceding paragraph do not in any way detract from the warranty of title provisions herein.

Vendee acknowledges and agrees that Vendee has been afforded the opportunity to conduct and complete, and has conducted and completed, all inspections of the Property and all component parts thereof, as deemed necessary or advisable by Vendee, and Vendee hereby accepts the Property in its existing **"AS IS"** and **"WHERE IS"** condition, and this waiver and disclaimer of express and implied warranties of fitness and the condition of the Property has been taken into consideration and is reflected in the purchase price.

TW JF

In accordance with Louisiana RS 37:1469, as amended, all parties to this contract or agreement are hereby notified, and all acknowledge, that there is a statewide database available to them listing those individuals required to register under Louisiana RS 15:540 (certain sex offenders) and providing their locations and other information. The telephone number of this database is 1-800-858-0551 or 1-225-925-9100 and its internet address is www.lasocpr.lsp.org.socpi or mail at P. O. Box 66614, Mail Slip #18, Baton Rouge, LA 70896.

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THUS, DONE AND SIGNED in Alexandria, RAPIDES Parish, Louisiana, on this 19th day of October, 2026, in the presence of me, Notary Public, and the undersigned, competent witnesses, after due reading of whole.

WITNESSES:

Leah Verheyden

Leah Verheyden

Printed name of witness

Georgette K Bradley

Georgette K Bradley

Printed name of witness

AHRENS INTEREST, LLC

By: **Daniel E. Ahrens**
Its: **Manager/Member**

NOTARY PUBLIC
My Commission expires: with life

Brian K. Thompson
Louisiana Notary ID 25902
My Commission Expires With Life

THUS DONE AND PASSED in Alexandria, Rapides Parish on this the 19th day of October, 2026, in the presence of the undersigned competent witnesses, who sign with appearers and me, Notary, after due reading of the whole.

WITNESSES:

Leah Verheyden

Leah Verheyden

Printed name of witness

Georgette K Bradley

Georgette K Bradley

Printed name of witness

JUNIOR INVESTMENTS LLC,

By: **Taylor Ward**
Its: **Manager/Member**

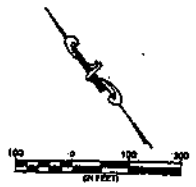
By: **Jameson Finn**
Its: **Manager/Member**

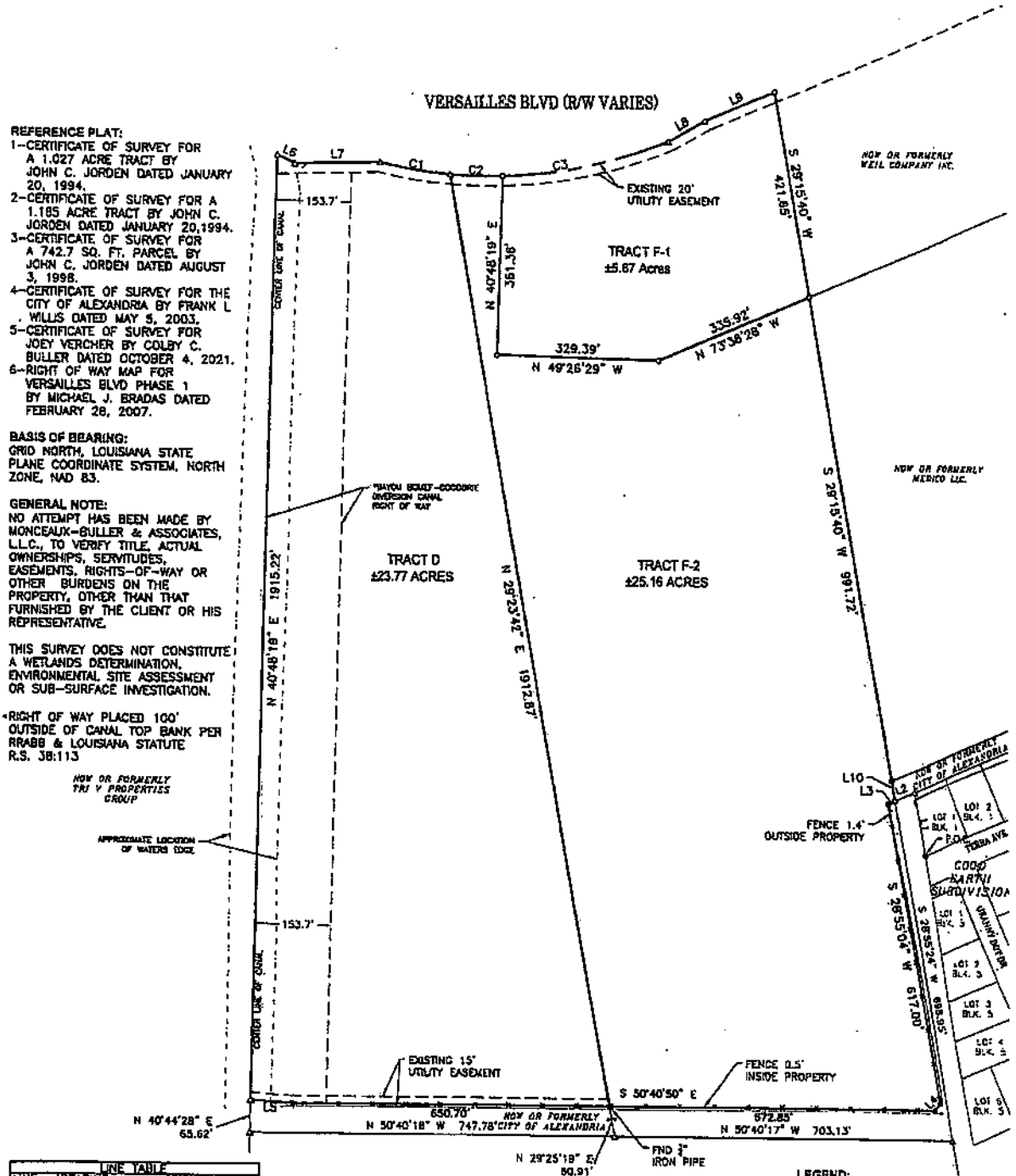
NOTARY PUBLIC
My Commission expires: with life

Brian K. Thompson
Louisiana Notary ID 25902
My Commission Expires With Life

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CERTIFICATE OF SURVEY
FOR
TRACTS
D, F-1 & F-2
LOCATED IN SECTION 55, T4N-R1W
RAPIDES PARISH, LOUISIANA





REFERENCE PLAT:
1–CERTIFICATE OF SURVEY FOR A 1.027 ACRE TRACT BY JOHN C. JORDEN DATED JANUARY 20, 1994.
2–CERTIFICATE OF SURVEY FOR A 1.185 ACRE TRACT BY JOHN C. JORDEN DATED JANUARY 20,1994.
3–CERTIFICATE OF SURVEY FOR A 742.7 SQ. FT. PARCEL BY JOHN C. JORDEN DATED AUGUST 3, 1998.
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5–CERTIFICATE OF SURVEY FOR JOEY VERCHER BY COLBY C. BULLER DATED OCTOBER 4, 2021.
6–RIGHT OF WAY MAP FOR VERSAILLES BLVD PHASE 1 BY MICHAEL J. BRADAS DATED FEBRUARY 28, 2007.

BASIS OF BEARING:
GRID NORTH, LOUISIANA STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83.

GENERAL NOTE:
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THIS SURVEY DOES NOT CONSTITUTE A WETLANDS DETERMINATION, ENVIRONMENTAL SITE ASSESSMENT OR SUB-SURFACE INVESTIGATION.

•RIGHT OF WAY PLACED 100' OUTSIDE OF CANAL TOP BANK PER RRABB & LOUISIANA STATUTE R.S. 38:113

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 28°58'50" E	1128.04'
L2	N 73°39'20" W	144.63'
L3	N 73°34'42" W	114.85'
L4	S 79°18'58" W	119.21'
L5	N 46°50'11" W	85.17'
L6	S 24°18'27" E	40.72'
L7	S 82°17'59" E	175.53'
L8	S 80°13'39" E	87.18'
L9	S 73°38'28" E	154.84'
L10	S 25°42'13" W	41.18'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	946.60'	148.36'	146.21'	S 41°39'43" E
C2	946.60'	107.90'	107.84'	S 49°21'24" E
C3	946.60'	347.26'	345.32'	S 63°07'54" E

LEGEND:
- • FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
- ■ FOUND CONCRETE MONUMENT
- △ CALCULATED CORNER
- ▫ SET 1/2" IRON ROD

CERTIFICATION

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT THIS DRAWING ACCURATELY DEPICTS THE EVIDENCE OF SAID SURVEY, AND THAT THIS SURVEY CONFORMS TO A CLASS C SURVEY IN ACCORDANCE WITH THE STATE OF LOUISIANA MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

COLBY C. BULLER, P.E., P.L.S.
LA REG. NO. 4917

9-20-26
DATE

STATE OF LOUISIANA
COLBY C. BULLER
LICENSE NO. 4917
PROFESSIONAL
LAND SURVEYOR

FOR:	DAN AHRENS
AT REQUEST:	SAME
PROJECT:	26-87
DATE:	09-20-26
REVISED:	N/A
SHEET NO:	01

Monceaux Buller & Associates, LLC
civil engineers & land surveyors
810 Desoto Street Alexandria, LA 71301
Tel: 318.442.8465
WWW.MONCEAUXBULLER.COM

ORDINANCE NO.

AN ORDINANCE ANNEXING TRACT F-1 (5.67 ACRES) LOCATED IN SECTION 85, TOWNSHIP 4 NORTH, RANGE 1 WEST, RAPIDES PARISH, LOUISIANA, TO BE ZONE C-2 (GENERAL COMMERCIAL DISTRICT AND OTHER MATTERS WITH RESPECT THERETO.

SECTION I: BE IT ORDAINED by the Council of the City of Alexandria, Louisiana, in legal session convened, that the Council hereby authorizes annexation of Tract F-1 (5.67 Acres) Located in Section 85, Township 4 North, Range 1 Est, Rapides Parish, Louisiana to be Zone C-2 (General Commercial District.

A certain tract of land located in Section 85, T4N-R1W, Rapides Parish, Louisiana, and containing 5.67 acres more or less, and being more particularly described as follows:

Commencing from the southwest corner of Lot 1, Block I of Good Earth Subdivision,

Proceed N 28°58'50" E a distance of 128.04'

Thence N 73°39'20" W a distance of 44.63;

Thence N 29°42'13"E a distance of 41.18'

Thence N 29°15'40" E a distance of 991.72';to the point of beginning

Thence N 73°38'28" w a distance of 335.92'

Thence N 49°26'29" w a distance of 329.39'

Thence N 40°48'19" E a distance of 361.36'; to a point on the south right of way Versailles Boulevard

Thence continue down said right of way, in a curve to the left

Having chord bearing of S 63°07'54" E A chord length of 345.32' and a radius of 946.60';

Thence S 80°13'39" E a distance of 87.18';

Thence S 73°38'28" E a distance of 154.84';

Thence S 29°15'40" W a distance of 421.65'; back to the point of Beginning

SECTION II: BE IT FURTHER ORDAINED, etc. that the property annexed shall have a Zoning Classification of C-2 (General Commercial District and shall be within Council District _____ of the Alexandria City Council districts.

SECTION III: BE IT FURTHER ORDAINED, etc., that if any provision or item of this ordinance or the application thereof is held invalid, such invalidity shall not affect other provisions, items or applications of this ordinance which can be given effect without the invalid provisions, items, or applications, and to this end the provisions of this ordinance or hereby declared severable.

SECTION IV: BE IT FURTHER ORDAINED etc., that this Ordinance shall become effective thirty days after final publication pursuant to R. S. 33:173 and otherwise as provided by the Charter of the City of Alexandria.

SECTION V: BE IT FURTHER ORDAINED, etc., that all ordinances or parts of ordinances in conflict herewith are hereby repealed.

THIS ORDINANCE was introduced on the 17th day of November, 2026.

NOTICE PUBLISHED on the 20th day of November, 2026.

THIS ORDINANCE having been submitted in writing, introduced and published, was then submitted to a final vote as a whole, the vote thereon being as follows:

YEAS:

NAYS:

ABSENT:

AND THE ORDINANCE was declared adopted on this the _____day of December, 2026 and final publication was made in the Alexandria Daily Town Talk on the _____day of December, 2026.

_____ _____

CITY CLERK PRESIDENT

_____

MAYOR'S
APPROVAL/VETO

G. RESOLUTIONS

4) **RESOLUTION** authorizing advertisement for bids for a truck mounted full hydraulic telescopic crane truck.

Alexandria Louisiana

AGENDA ITEM FACT SHEET

This fact sheet is the basis for a decision by the City Council. Please insure that the information is clear, concise and current.

Division/Department: Finance / Purchasing Department **Date:** October 12, 2026

Title: Request to advertise for a Truck-Mounted Fully Hydraulic Telescopic Crane Truck

Explanation of Proposal: *Additional Information Attached* ☐

We request permission to advertise for a Truck-Mounted Fully Hydraulic Telescopic Crane Truck for use by the Wastewater Department. Bid prices shall remain in effect for a period of twelve (12) months from bid award date.

Budget: ☐ Neutral ☑ Within Existing ☐ Requires Amendment

Account Number: Expense Amount:

Account Line Item: Remaining Amount:

Authorization:

1. Mayor
2. Chief Operating Officer
3. City Attorney
4. Finance Director
5. Division Director
6. Department Head
7. Purchasing Agent

Council Staff Review: Form ☐ Content ☐ **Information:** Sufficient ☐ Insufficient ☐

Remarks:

RECEIVED

OCT 29 2025

CITY COUNCIL

ADVERTISEMENT FOR BID

CITY OF ALEXANDRIA, LOUISIANA
PURCHASING DEPARTMENT

BID # 2599 – Truck-Mounted Fully Hydraulic Telescopic Crane Truck

Separate sealed bids for, TRUCK-MOUNTED FULLY HYDRAULIC TELESCOPIC CRANE TRUCK, will be received by the CITY OF ALEXANDRIA at the CITY COUNCIL MEETING CHAMBERS, ALEXANDRIA CITY HALL, ALEXANDRIA, LOUISIANA, until 10:00 AM CST CDT, TUESDAY, December 15, 2026, and then at said office publically opened and read aloud.

Complete bid packet, bid specifications may be obtained at the City of Alexandria's website, www.cityofalexandriala.com under the heading *"Business"*, and drop down to *"RFP/RFQ/RFI/BIDS"*. There is no charge to download bid documents from the City's website.

Pursuant to LA R.S. 38:2212.1 B.(4)(a), vendors have the option to submit their bids electronically. Please find bid related documents and place electronic bids at www.centralbidding.com . For questions regarding the electronic bidding process, please call Central Bidding at 225-810-4814.

Questions and/or clarifications of bid specifications are to be in written form, either mailed, faxed, or e-mailed to the attention of Joann Swain, City of Alexandria - Purchasing Department, P.O. Box 71, Alexandria, LA 71309-0071; Fax #318-619-3412; e-mail joann.swain@cityofalex.com; and must be received by 4:00 PM CDT, Thursday, December 3, 2026.

Address for Postal Delivery:

City of Alexandria
Donna Jones, City Clerk
PO Box 71
Alexandria, LA 71309-0071

Address for Courier or Overnight Delivery:
City of Alexandria
Donna Jones, City Clerk
915 Third Street, 1st Floor
Alexandria, LA 71301
Phone: 318-449-5090

Address for Electronic Bid Submission:

www.centralbidding.com

Phone: 225-810-4814

PLEASE PUBLISH THREE (3) TIMES:

Friday, November 6, 2026
Friday, November 13, 2026
Friday, November 20, 2026

RESOLUTION NO.

RESOLUTION AUTHORIZING ADVERTISEMENT FOR BIDS FOR A TRUCK MOUNTED FULL HYDRAULIC TELESCOPIC CRANE TRUCK.

BE IT RESOLVED by the Council of the City of Alexandria, Louisiana, in legal session convened, that the Council hereby authorizes advertisement for bids for a truck mounted full hydraulic telescopic crane truck.

BE IT FURTHER RESOLVED, etc., that the City Clerk proceeds with the advertisement according to law, with bids to be opened on January 12, 2026.

PASSED AND ADOPTED at Alexandria, Louisiana, this 17th day of November, 2026.

/s/ Donna P. Jones, MMC
City Clerk

5) **RESOLUTION** setting a public hearing to be held on December 15, 2026 to consider condemnation of 25 structures within the City and otherwise providing with respect thereto.

Alexandria Louisiana

AGENDA ITEM FACT SHEET

This fact sheet is the basis for a decision by the City Council.
Please insure that the information is clear, concise and current.

Division/Department: Planning Div - Community Development **Date:** November 3, 2026

Title: A Resolution setting a Public Hearing to be held on Dec. 15, 2026 to consider Condemnation of 25 structures within the City & otherwise providing with respect thereto.

Explanation of Proposal: *Additional Information Attached* ☑

Introduce on Nov. 17, 2026 for authorization to set a Public Hearing on Dec. 15, 2026 for the condemnation of 25 blighted and abandoned structures throughout the City for the imminent threat to public safety, health, and welfare of its surroundings. All structures have been inspected and ranked in order of severity of danger to its neighbors. All property owners have been sent notices of code violations and given the opportunity to correct or repair, however, have failed to take action.

Budget: ☐ Neutral ☐ Within Existing ☑ Requires Amendment

Account Number: 101-054701 Expense Amount: $350,000

Account Line Item: 531201 Remaining Amount:

Authorization:

1. Mayor
2. Chief Operating Officer
3. City Attorney
4. Finance Director
5. Division Director
6. Department Head
7. Purchasing Agent

Council Staff Review: Form ☐ Content ☐ **Information:** Sufficient ☐ Insufficient ☐

Remarks:
Exhibit A - list of 25 structures
Exhibit B - pictures of structures
Exhibit C - list of deficiencies at each address

Public Hearing for Condemnation

Community Development

ey	MGO #	Street #	Street Name & Suffix	Property Owner	Initial Inspection	Needs AA
1	CD-15922	2542	12th St	Squire Lewis	9/2/2026	Yes
2	CD-15724	63	16th St.	Edward Lamar Johnston	7/17/2025	No
3	CD-13609	3720-3734	3RD STREET	Robert L Joffrion ET AL	4/21/2026	Yes
4	CD-15870	603	Bennett	Lizzie Washington	2/6/2026	No
5	CD-14775	86	Bertie	Bay 1 Properties, INC.	10/26/2023	No
6	CD-15924	68_A-B	Bertie Street	Benjamin Louis Bayone		
7	CD-14838	25	Chester St.	Lorosa Enterprises, LLC	7/21/2026	Yes
8	CD-13537	2917	CULPEPPER ROAD	Reginald Keith McCadney, ET AL	1/18/2024	No
9	CD-15139	2924	Cypress St.	Korbyn James Talley	3/3/2026	No
10	CD-14777	63_A-B	Eastwood Blvd.	Frank & Ella Mae Howard	6/6/2024	No
11	CD-14708 CD-15149 CD-14709 CD-11577	2320,1202 1204, 1208	Houston, Warshauer	Kenneth Williams Charles E. Ewing, ET AL	8/31/2026 10/28/2026	No Yes
12	CD-13474	4023	HUDSON BOULEVARD	Erwin C Venson	2/13/2024	Yes
13	CD-14332	2838-2840-2844	Lee St	SECOND CHANCE HOUSING PROGRAM LLC	4/21/2026	No
14	CD-14201	3216	Levin St	Maksim Volovikov		
15	CD-14807	3113	Levin St.	Eddie Byrd ET AL	8/21/2025	No
16	CD-16031	3009	Levin St.	Linda Ferrington	9/22/2026	No
17	CD-14836	83	Maryland Ave	Rodolfo Rodriguez	10/28/2026	Yes
				Laurel Wayne Investments, LLC	6/18/2026	Yes
18	CD-15146	2306	MILL STREET	Jerry J. Phillips		
19	CD-15261	2236	OLIVE STREET	Johnnie Brown	6/18/2024	Yes
20	CD-15964	3224	Peach St.	Charles Vincent	4/20/2026	Yes
21	CD-14755	1240	Shirland Ave.	Kendal Bryant Bakies	9/2/2026	Yes
				NoahLiLi, LLC	10/17/2023	Yes
22	CD-14922	3310	Willow Glen River Rd.	Donald Bedova		
23	CD-14138	2624	Wise St	Kathie Gravnel	2/21/2024	No
				M D W Investments LLC ET AL	3/6/2024	No
24	CD-15126	2409	Wise St.	Sterkx and Woodard LLC	6/6/2024	Yes
25	CD-13926	2613	WISE STREET	Craig Sterkx		
				Alice M Walker	6/9/2026	Yes

Community Development Department

EXHIBIT B

Properties for consideration of condemnation and demolition:





Address: 2542 12th St, Alexandria LA 71302
MPN #: CD-15922





Address: 63 16th St., Alexandria LA 71301
MPN #: CD-15724

Community Development Department

EXHIBIT B

Properties for consideration of condemnation and demolition:





Address: 3720-3734 3RD STREET, Alexandria LA 71301
MPN #: CD-13609





Address: 603 Bennett, Alexandria LA 71301
MPN #: CD-15870

Community Development Department

EXHIBIT B

Properties for consideration of condemnation and demolition:





Address: 86 Bertie, Alexandria LA 71301
MPN #: CD-14775





Address: 68_A-B Bertie Street, Alexandria LA 71301
MPN #: CD-15924

Community Development Department

EXHIBIT B

Properties for consideration of condemnation and demolition:





Address: 25 Chester St., Alexandria LA 71301
MPN #: CD-14838





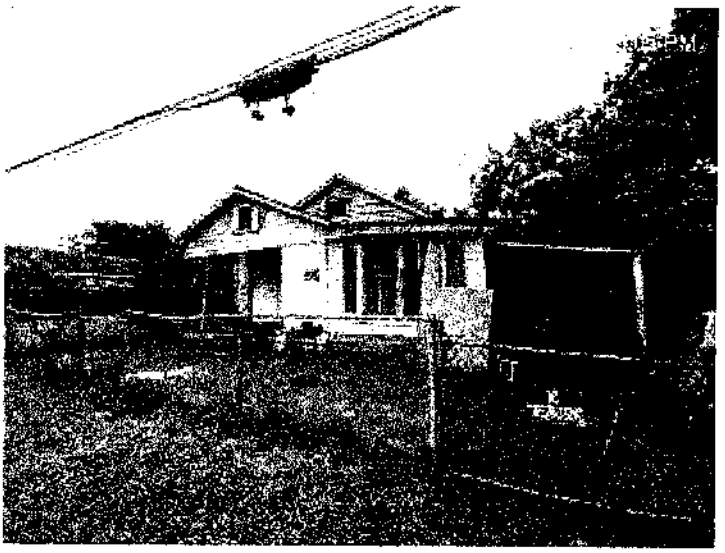
Address: 2917 CULPEPPER ROAD, Alexandria LA 71301
MPN #: CD-13537

Community Development Department

EXHIBIT B

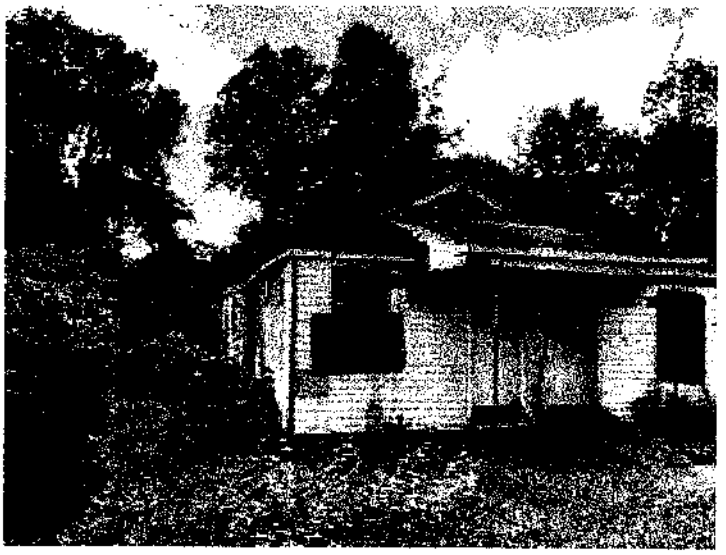
Properties for consideration of condemnation and demolition:





Address: 2924 Cypress St., Alexandria LA 71301
MPN #: CD-15139





Address: 63_A-B Eastwood Blvd., Alexandria LA 71301
MPN #: CD-14777

Community Development Department

EXHIBIT B

Properties for consideration of condemnation and demolition:





Address: 2320 Houston, Alexandria LA
MPN #: CD-14708





Address: 4023 HUDSON BOULEVARD , Alexandria LA 71302
MPN #: CD-13474

Community Development Department

EXHIBIT B

Properties for consideration of condemnation and demolition:





Address: 2838-2840-2844 Lee St, Alexandria LA 71301
MPN #: CD-14332





Address: 3216 Levin St, LA
MPN #: CD-14201

Community Development Department

EXHIBIT B

Properties for consideration of condemnation and demolition:





Address: 3113 Levin St., Alexandria LA 71301
MPN #: CD-14807





Address: 3009 Levin St., Alexandria LA 71301
MPN #: CD-16031

Community Development Department

EXHIBIT B

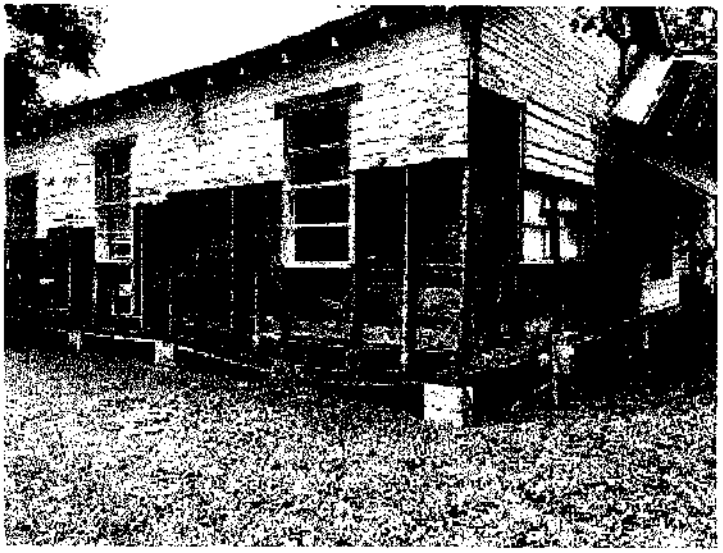
Properties for consideration of condemnation and demolition:





Address: 83 Maryland Ave, Alexandria LA 71301
MPN #: CD-14836





Address: 2306 MILL STREET, Alexandria LA 71301
MPN #: CD-15146

Community Development Department

EXHIBIT B

Properties for consideration of condemnation and demolition:





Address: 2236 OLIVE STREET, Alexandria LA 71301
MPN #: CD-15261



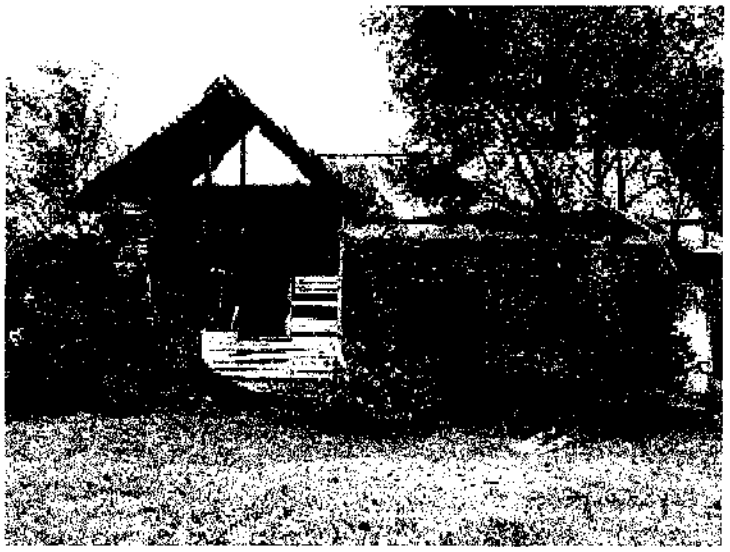


Address: 3224 Peach St., Alexandria LA 71301
MPN #: CD-15964

Community Development Department

EXHIBIT B

Properties for consideration of condemnation and demolition:





Address: 1240 Shirland Ave., Alexandria LA
MPN #: CD-14755





Address: 1204 Warshauer St., Alexandira LA 71301
MPN #: CD-14709

Community Development Department

EXHIBIT B

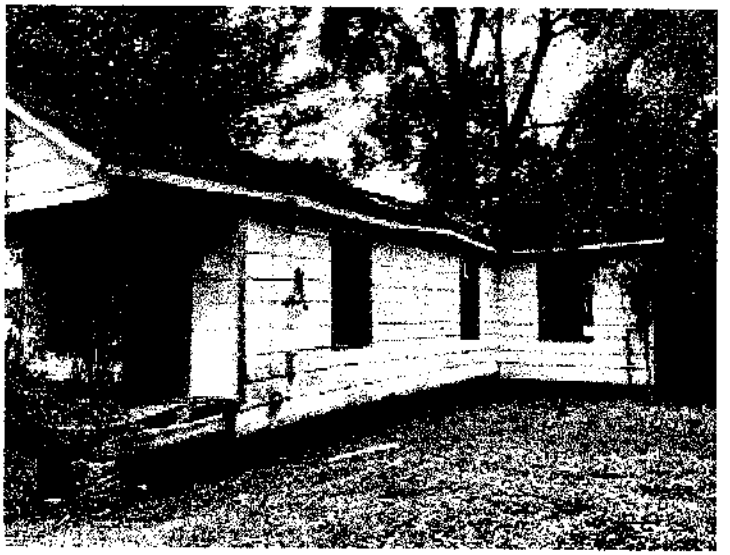
Properties for consideration of condemnation and demolition:





Address: 1202 Warshauer St., Alexandria LA 71301
MPN #: CD-15149





Address: 1208 WARSHAUER STREET, Alexandria LA 71301
MPN #: 11577

Community Development Department

EXHIBIT B

Properties for consideration of condemnation and demolition:





Address: 3310 Willow Glen River Rd., Alexandria LA 71302
MPN #: CD-14922





Address: 2624 Wise St, Alexandria LA 71301
MPN #: CD-14138

Community Development Department

EXHIBIT B

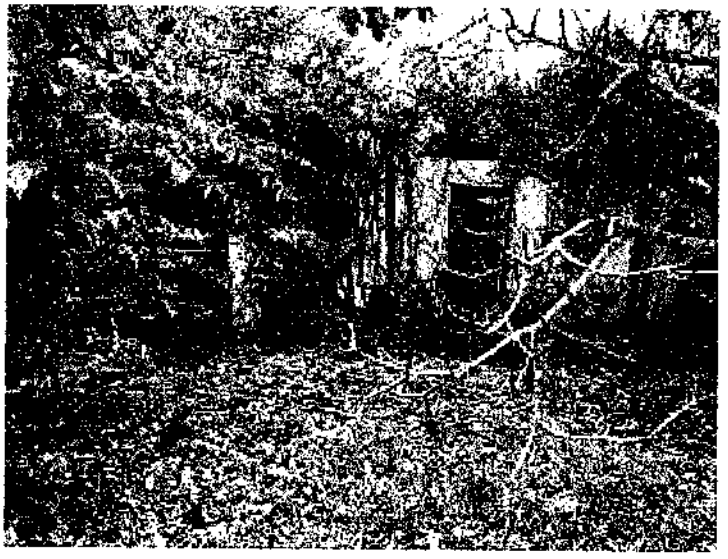
Properties for consideration of condemnation and demolition:





Address: 2409 Wise St., Alexandria LA 71301
MPN #: CD-15126





Address: 2613 WISE STREET, Alexandria LA 71301
MPN #: CD-13926

ADDRESS #:	2542 12th St, Alexandria LA 71302
VIOLATIONS OF:	INTERNATIONAL PROPERTY MAINTENANCE CODE &/or MUNICODE

1	IPMC 111.1.5.7	The building or structure is neglected, damaged, dilapidated, unsecured or abandoned so as to become an **attractive nuisance** to children who might play in the building or structure to their danger, becomes a harbor for vagrants, criminals or immoral persons, or enables persons to resort to the building or structure for committing a nuisance or an unlawful act.
2	IPMC 301.3	**Vacant structures and land.** Vacant structures and premises thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.
3	IPMC 302.2, 507.1, & Municode 29-98	**Grading and drainage.** Premises shall be graded and maintained to prevent the erosion of soil and to prevent the accumulation of stagnant water thereon, or within any structure located thereon. Drainage of roofs and paved areas, yards and open areas on premise shall discharge towards the City street or public right of way.
4	IPMC 302.3	**Sidewalks and driveways.** Sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.
5	IPMC 302.4	**Weeds.** Premises and exterior property shall be maintained free from weeds or plant growth in excess of 10 inches. Noxious weeds shall be prohibited. Weeds shall be defined as all grasses and vegetation.
6	IPMC 308.2, & 308.3	**Rubbish and Garbage.** Exterior property and premises, and interior of structure, shall be free from any accumulation of rubbish and/or garbage. Timely disposal shall be in leakproof containers with tight fitting covers in a clean and sanitary manner. Rubbish is defined as: combustible and/or noncombustible waste materials, tree branches, yard trimmings, cans, metals, concrete, glass or other similar materials. Discarded appliances, such as refrigerators, shall not be discarded or abandoned on premise without first removing doors to prevent entrapment.
7	IPMC 302.5 & 309.1	**Rodent harborage.** Structures and exterior property shall be kept free from rodent harborage and infestation. When insects or rodents are found shall be promptly exterminated by approved processes that will not be injurious to human health. After pest elimination, proper precautions shall be taken to prevent reinfestation.
8	IPMC 302.7	**Accessory structures.** Accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair. This may include needed repair/replace of: structural members; anchored structural components; veneer joints for weather resistant or water tight building envelope components; foundation; roof components; exterior veneer, trim and wall facings overhang extensions or projections on awnings, canopies, signs, etc; exterior stairs, decks, porches and balconies.
9	IPMC 304.19	**Gates.** Exterior gates, gate assemblies, operator systems if provided, and hardware shall be maintained in good condition. Latches at all entrances shall tightly secure the gates.
10	IPMC 113.1, & 111.1.5.8 ✓	**Recommendation.** The City's Code Official shall order the owner of any premises upon which is located any deteriorated or dilapidated structure that has become so out of repair as to be dangerous, unsafe, insanitary or otherwise unfit for human habitation or occupancy, and such that it is unreasonable to repair the structure, to demolish and remove such structure *within 30 calendar days of notice. A CDA Demo Permit prior to the start of demolition work is required.* Structure is a risk of fire, collapse and/or threat to life and and safety.

11	IPMC 304.2	**Protective treatment.** Exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences, shall be maintained in good condition. Exterior wood surfaces, other than decay resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. Siding and masonry joints, as well as those between the building envelope and the perimeter of windows, doors and skylights, shall be maintained weather resistant and water tight. Metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion, and surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.
12	IPMC 304.3	**Premises identification.** Buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be not less than 4 inches in height with a mini mum stroke width of 0.5 inch.
13	IPMC 304.5	**Foundation walls.** Foundation walls shall be maintained plumb and free from open cracks and breaks and shall be kept in such condition so as to prevent the entry of rodents and other pests. This may include structural members, anchorage & footings.
14	IPMC 304.6	**Exterior walls.** Exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weather proof and properly surface coated where required to prevent deterioration. This may include structural members, anchorage, water tight building envelope & veneers.
15	IPMC 304.7	**Roofs and drainage.** The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drain age shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance. This may include structural members, anchorage & water tight building envelope.
16	IPMC 304.4	**Structural members.** Structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads. This may include structural members & anchorage.
17	IPMC 304.8	**Decorative features.** Cornices, belt courses, corbels, terra cotta trim, wall facings and similar decorative features shall be maintained in good repair with proper anchorage and in a safe condition. This may include anchorage.
18	IPMC 304.10	**Stairways, decks, porches and balconies.** Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads. This may include structural members, anchorage, roofing & flooring components.
19	IPMC 304.12	**Handrails and guards.** Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.
20	IPMC 304.11	**Chimneys and towers.** Chimneys, cooling towers, smoke stacks, and similar appurtenances shall be maintained structurally safe and sound, and in good repair. Exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather coating materials, such as paint or similar surface treatment. This may include structural members, anchorage, water tight building envelope & exterior walls.
21	IPMC 304.13	**Window, skylight and door frames.** Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight. Glazing. Glazing materials shall be maintained free from cracks and holes.

22	IPMC 304.14	**Insect screens.** Every door, window and other outside opening required for ventilation of habitable rooms, food preparation areas, food service areas or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored shall be supplied with approved tightly fitting screens of minimum 16 mesh per inch, and every screen door used for insect control shall have a self-closing device in good working condition.
23	IPMC 306	**Component Serviceability.** The components of a structure and equipment shall be maintained in good repair, structurally sound and in a sanitary condition. This shall include: soils, concrete, aluminum, masonry, steel and wood parts of the structure.
24	IPMC 304.18 & A101	**Building Security.**Exterior doors, windows and openings shall be provided with devices designed to provide security to the interior and deter access from exterior. Property may need to be boarded in accordance with IPMC Appendix A-1.
25		**No Interior Access.**Inspection of the interior of the structure was not performed, however, it is likely to need major interior work (structural, electrical, plumbing, mechanical and carpentry) prior to occupancy. Recommend licensed Contractor evaluation and a Building Consultation from Construction Development at 318-473-1376.

City of Alexandria's Community Development Department, 625 Murray Street, Suite 7, Alexandria, LA 71301
Office: 318.449.5071 / cda@cityofalex.com

CODE ENFORCEMENT DEFICIENCY ASSESSMENT

DATE: 7/17/2025

PROPERTY ADDRESS: 63 16th St., Alexandria LA 71301

OWNER NAME & ADDRESS: Edward Lamar Johnston
62 15th St., Alexandria, LA 71301

ADDITIONAL OWNERS:

, ,

TYPE OF STRUCTURE:

This report provides a list of code deficiencies for the structure located at the above stated address. As the Property Owner, you have two options to be executed at your own expense: Demolition or Rehabilitation. In order to be eligible for either option, the Property Owner will need to provide an itemized cost estimate prepared by a State Licensed Contractor and provide three months of current bank statements to show that sufficient funds are readily available to pay for the work.

DEFICIENCY ASSESSMENT: Rec Demo #1 ✓

Exterior (IPMC 302)

X **302.1 Sanitation & 308 Rubbish & Garbage** - All exterior property and premises shall be maintained in a clean, safe and sanitary condition. All exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage.

X **302.4 Weeds** - All premises and exterior property shall be maintained free from weeds or plant growth in excess of 10 inches. All noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.

X **302.5 Rodent Harborage & 309 Pest Elimination** - The owner / occupant shall be responsible to ensure that all structures and exterior property shall be kept free from rodent harborage and infestations, on the interior or exterior. Where rodents are found, they shall be promptly exterminated by approved processes which will not be injurious to human health. After extermination, proper precautions shall be taken to eliminate rodent harborage and prevent re-infestation.

Exterior Structure (IPMC 304)

X **304.2 Protective Treatment** - All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks, and fences shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. All siding and masonry joints as well those between the building envelope and the perimeter of windows, doors, and skylights shall be maintained weather resistant and water tight. All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement. This applies to soils, concrete, aluminum, masonry, steel, or wood that exhibits deterioration, deformation, cracks, fractures and damage.

X	**304.6 Exterior Walls** - All exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.
X	**304.7 Roofs and Drainage** - The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.
X	**304.8 Decorative Features** - All cornices, belt courses, corbels, terracotta trim, wall facings and similar decorative features shall be maintained in good repair with proper anchorage and in a safe condition.
X	**304.9 Overhang extensions** - All overhang extensions including, but not limited to canopies, marquees, signs, metal awnings, fire escapes, standpipes and exhaust ducts shall be maintained in good repair and be properly anchored so as to be kept in a sound condition. When required, all exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar treatment.
X	**304.10 Stairways, decks, porches and balconies -** Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.
X	**304.13.1 Glazing & 304.13.2, 304.18.2 Windows** - All glazing materials shall be maintained free from cracks and holes. Operable windows located in whole or in part within 6 feet above ground level or a walking surface below that provide access to a dwelling unit, rooming unit or housekeeping unit that is rented, leased or let shall be equipped with a window sash locking device. Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.
X	**304.14 Insect Screens** - Every door, window and other outside opening required for ventilation of habitable rooms, food preparation areas, food service areas or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored shall be supplied with approved tightly fitting screens of not less than 16 mesh per inch, and every screen door used for insect control shall have a self-closing device in good working condition.
X	**304.15 Doors & Locks** - All exterior doors, door assemblies and hardware shall be maintained in good condition. Locks at all entrances to dwelling units and sleeping units shall tightly secure the door. Locks on means of egress doors shall be in accordance with Section 702.3. Doors providing access to a dwelling unit, rooming unit or housekeeping unit that is rented, leased or let shall be equipped with a deadbolt lock designed to be readily openable from a side from which egress is to be made without the need for keys, special knowledge or effort and shall have a lock throw of not less than 1 inch. Such deadbolt locks shall be installed according to the manufacturer's specifications and maintained in good working order. For the purpose of this section, sliding bolt shall not be considered an acceptable deadbolt lock.
X	**304.18 & 304.19 Building security - Doors, Windows & Grates** - Doors, windows or hatchways for dwelling units, room units or housekeeping units shall be provided with devices designed to provide security for the occupants and property within.

Inspector did not enter the structure, however, based on the current condition of the exterior, it appears that significant work will have to be performed on the interior that may include electrical, plumbing, mechanical and carpentry work by licensed Contractors.

City of Alexandria's Community Development Department, 625 Murray Street, Suite 7, Alexandria, LA 71301
Office: 318.449.5071 / cda@cityofalex.com

CODE ENFORCEMENT DEFICIENCY ASSESSMENT

DATE: 10/27/2023

PROPERTY ADDRESS: 3720-3734 3RD STREET, Alexandria LA 71301

OWNER NAME & ADDRESS: Robert L Joffrion ET AL
905 Melrose , Pineville, LA 71360

ADDITIONAL OWNERS:

TYPE OF STRUCTURE:

This report provides a list of code deficiencies for the structure located at the above stated address. As the Property Owner, you have two options to be executed at your own expense: Demolition or Rehabilitation. In order to be eligible for either option, the Property Owner will need to provide an itemized cost estimate prepared by a State Licensed Contractor and provide three months of current bank statements to show that sufficient funds are readily available to pay for the work.

DEFICIENCY ASSESSMENT: Recommend Demo ✓

Exterior (IPMC 302)

X **302.1 Sanitation & 308 Rubbish & Garbage** - All exterior property and premises shall be maintained in a clean, safe and sanitary condition. All exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage.

X **302.2 Grading and Drainage** - All premises shall be graded and maintained to prevent the erosion of soil and to prevent the accumulation of stagnant water thereon, or within any structure located thereon.

X **302.3 Sidewalks and driveways** - All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.

X **302.4 Weeds** - All premises and exterior property shall be maintained free from weeds or plant growth in excess of 10 inches. All noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.

X **302.5 Rodent Harborage & 309 Pest Elimination** - The owner / occupant shall be responsible to ensure that all structures and exterior property shall be kept free from rodent harborage and infestations, on the interior or exterior. Where rodents are found, they shall be promptly exterminated by approved processes which will not be injurious to human health. After extermination, proper precautions shall be taken to eliminate rodent harborage and prevent re-infestation.

X **302.6 Exhaust Vents** - Pipes, ducts, conductors, fans or blowers shall not discharge gasses, steam, vapor, hot air, grease, smoke, odors or other gaseous or particulate wastes directly upon abutting or adjacent public or private property or that of another tenant.

Exterior Structure (IPMC 304)

X **304.2 Protective Treatment** - All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks, and fences shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. All siding and masonry joints as well those between the building envelope and the perimeter of windows, doors, and skylights shall be maintained weather resistant and water tight. All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement. This applies to soils, concrete, aluminum, masonry, steel, or wood that exhibits deterioration, deformation, cracks, fractures and damage.

X **304.3 Premises Identification** - Buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of 4 inches high with a minimum stroke width of 0.5 inch.

X **304.4 Structural Members** - All structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads.

X **304.5 Foundation Walls** - All foundation walls shall be maintained plumb and free from open cracks and breaks and shall be kept in such condition so as to prevent the entry of rodents and other pests.

X **304.6 Exterior Walls** - All exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.

X **304.7 Roofs and Drainage** - The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.

X **304.8 Decorative Features** - All cornices, belt courses, corbels, terracotta trim, wall facings and similar decorative features shall be maintained in good repair with proper anchorage and in a safe condition.

X **304.9 Overhang extensions** - All overhang extensions including, but not limited to canopies, marquees, signs, metal awnings, fire escapes, standpipes and exhaust ducts shall be maintained in good repair and be properly anchored so as to be kept in a sound condition. When required, all exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar treatment.

X **304.13.1 Glazing & 304.13.2, 304.18.2 Windows** - All glazing materials shall be maintained free from cracks and holes. Operable windows located in whole or in part within 6 feet above ground level or a walking surface below that provide access to a dwelling unit, rooming unit or housekeeping unit that is rented, leased or let shall be equipped with a window sash locking device. Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.

X **304.14 Insect Screens** - Every door, window and other outside opening required for ventilation of habitable rooms, food preparation areas, food service areas or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored shall be supplied with approved tightly fitting screens of not less than 16 mesh per inch, and every screen door used for insect control shall have a self-closing device in good working condition.

X	**304.15 Doors & Locks** - All exterior doors, door assemblies and hardware shall be maintained in good condition. Locks at all entrances to dwelling units and sleeping units shall tightly secure the door. Locks on means of egress doors shall be in accordance with Section 702.3. Doors providing access to a dwelling unit, rooming unit or housekeeping unit that is rented, leased or let shall be equipped with a deadbolt lock designed to be readily openable from a side from which egress is to be made without the need for keys, special knowledge or effort and shall have a lock throw of not less than 1 inch. Such deadbolt locks shall be installed according to the manufacturer's specifications and maintained in good working order. For the purpose of this section, sliding bolt shall not be considered an acceptable deadbolt lock.
X	**304.18 & 304.19 Building security - Doors, Windows & Grates -** Doors, windows or hatchways for dwelling units, room units or housekeeping units shall be provided with devices designed to provide security for the occupants and property within.

Inspector did not enter the structure, however, based on the current condition of the exterior, it appears that significant work will have to be performed on the interior that may include electrical, plumbing, mechanical and carpentry work by licensed Contractors.

ADDRESS #:	603 Bennett, Alexandria LA 71301
VIOLATIONS OF:	INTERNATIONAL PROPERTY MAINTENANCE CODE &/or MUNICODE

1	IPMC 111.1.5.7	The building or structure is neglected, damaged, dilapidated, unsecured or abandoned so as to become an **attractive nuisance** to children who might play in the building or structure to their danger, becomes a harbor for vagrants, criminals or immoral persons, or enables persons to resort to the building or structure for committing a nuisance or an unlawful act.
2	IPMC 301.3	**Vacant structures and land.** Vacant structures and premises thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.
3	IPMC 302.2, 507.1, & Municode 29-98	**Grading and drainage.** Premises shall be graded and maintained to prevent the erosion of soil and to prevent the accumulation of stagnant water thereon, or within any structure located thereon. Drainage of roofs and paved areas, yards and open areas on premise shall discharge towards the City street or public right of way.
4	IPMC 302.3	**Sidewalks and driveways.** Sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.
5	IPMC 302.4	**Weeds.** Premises and exterior property shall be maintained free from weeds or plant growth in excess of 10 inches. Noxious weeds shall be prohibited. Weeds shall be defined as all grasses and vegetation.
6	IPMC 308.2, & 308.3	**Rubbish and Garbage.** Exterior property and premises, and interior of structure, shall be free from any accumulation of rubbish and/or garbage. Timely disposal shall be in leakproof containers with tight fitting covers in a clean and sanitary manner. Rubbish is defined as: combustible and/or noncombustible waste materials, tree branches, yard trimmings, cans, metals, concrete, glass or other similar materials. Discarded appliances, such as refrigerators, shall not be discarded or abandoned on premise without first removing doors to prevent entrapment.
7	IPMC 302.5 & 309.1	**Rodent harborage.** Structures and exterior property shall be kept free from rodent harborage and infestation. When insects or rodents are found shall be promptly exterminated by approved processes that will not be injurious to human health. After pest elimination, proper precautions shall be taken to prevent reinfestation.
8	IPMC 302.7	**Accessory structures.** Accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair. This may include needed repair/replace of: structural members; anchored structural components; veneer joints for weather resistant or water tight building envelope components; foundation; roof components; exterior veneer, trim and wall facings overhang extensions or projections on awnings, canopies, signs, etc; exterior stairs, decks, porches and balconies.
9	IPMC 304.19	**Gates**. Exterior gates, gate assemblies, operator systems if provided, and hardware shall be maintained in good condition. Latches at all entrances shall tightly secure the gates.
10	IPMC 113.1, & 111.1.5.8 ✓	**Recommendation.** The City's Code Official shall order the owner of any premises upon which is located any deteriorated or dilapidated structure that has become so out of repair as to be dangerous, unsafe, insanitary or otherwise unfit for human habitation or occupancy, and such that it is unreasonable to repair the structure, to demolish and remove such structure *within 30 calendar days of notice. A CDA Demo Permit prior to the start of demolition work is required.* Structure is a risk of fire, collapse and/or threat to life and and safety.

11	IPMC 304.2	**Protective treatment.** Exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences, shall be maintained in good condition. Exterior wood surfaces, other than decay resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. Siding and masonry joints, as well as those between the building envelope and the perimeter of windows, doors and skylights, shall be maintained weather resistant and water tight. Metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion, and surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.
12	IPMC 304.3	**Premises identification.** Buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be not less than 4 inches in height with a mini mum stroke width of 0.5 inch.
13	IPMC 304.5	**Foundation walls.** Foundation walls shall be maintained plumb and free from open cracks and breaks and shall be kept in such condition so as to prevent the entry of rodents and other pests. This may include structural members, anchorage & footings.
14	IPMC 304.6	**Exterior walls.** Exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weather proof and properly surface coated where required to prevent deterioration. This may include structural members, anchorage, water tight building envelope & veneers.
15	IPMC 304.7	**Roofs and drainage.** The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drain age shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance. This may include structural members, anchorage & water tight building envelope.
16	IPMC 304.4	**Structural members.** Structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads. This may include structural members & anchorage.
17	IPMC 304.8	**Decorative features.** Cornices, belt courses, corbels, terra cotta trim, wall facings and similar decorative features shall be maintained in good repair with proper anchorage and in a safe condition. This may include anchorage.
18	IPMC 304.10	**Stairways, decks, porches and balconies.** Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads. This may include structural members, anchorage, roofing & flooring components.
19	IPMC 304.12	**Handrails and guards.** Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.
20	IPMC 304.11	**Chimneys and towers.** Chimneys, cooling towers, smoke stacks, and similar appurtenances shall be maintained structurally safe and sound, and in good repair. Exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather coating materials, such as paint or similar surface treatment. This may include structural members, anchorage, water tight building envelope & exterior walls.
21	IPMC 304.13	**Window, skylight and door frames.** Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight. Glazing. Glazing materials shall be maintained free from cracks and holes.

22	IPMC 304.14	**Insect screens.** Every door, window and other outside opening required for ventilation of habitable rooms, food preparation areas, food service areas or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored shall be supplied with approved tightly fitting screens of minimum 16 mesh per inch, and every screen door used for insect control shall have a self-closing device in good working condition.
23	IPMC 306	**Component Serviceability.** The components of a structure and equipment shall be maintained in good repair, structurally sound and in a sanitary condition. This shall include: soils, concrete, aluminum, masonry, steel and wood parts of the structure.
24	IPMC 304.18 & A101	**Building Security.**Exterior doors, windows and openings shall be provided with devices designed to provide security to the interior and deter access from exterior. Property may need to be boarded in accordance with IPMC Appendix A-1.
25		**No Interior Access.**Inspection of the interior of the structure was not performed, however, it is likely to need major interior work (structural, electrical, plumbing, mechanical and carpentry) prior to occupancy. Recommend licensed Contractor evaluation and a Building Consultation from Construction Development at 318-473-1376.

City of Alexandria's Community Development Department, 625 Murray Street, Suite 7, Alexandria, LA 71301
Office: 318.449.5071 / cda@cityofalex.com

CODE ENFORCEMENT DEFICIENCY ASSESSMENT

DATE: 10/26/2023

PROPERTY ADDRESS: 86 Bertie, Alexandria LA 71301

OWNER NAME & ADDRESS: Benjamin Louis Bayone
3615 Prescott Street, Alexnadria, LA 71302

ADDITIONAL OWNERS:

, ,

TYPE OF STRUCTURE:

This report provides a list of code deficiencies for the structure located at the above stated address. As the Property Owner, you have two options to be executed at your own expense: Demolition or Rehabilitation. In order to be eligible for either option, the Property Owner will need to provide an itemized cost estimate prepared by a State Licensed Contractor and provide three months of current bank statements to show that sufficient funds are readily available to pay for the work.

DEFICIENCY ASSESSMENT: Recommend Demo

Exterior (IPMC 302)

X **302.1 Sanitation & 308 Rubbish & Garbage** - All exterior property and premises shall be maintained in a clean, safe and sanitary condition. All exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage.

X **302.2 Grading and Drainage** - All premises shall be graded and maintained to prevent the erosion of soil and to prevent the accumulation of stagnant water thereon, or within any structure located thereon.

X **302.3 Sidewalks and driveways** - All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.

X **302.5 Rodent Harborage & 309 Pest Elimination** - The owner / occupant shall be responsible to ensure that all structures and exterior property shall be kept free from rodent harborage and infestations, on the interior or exterior. Where rodents are found, they shall be promptly exterminated by approved processes which will not be injurious to human health. After extermination, proper precautions shall be taken to eliminate rodent harborage and prevent re-infestation.

Exterior Structure (IPMC 304)

X **304.2 Protective Treatment** - All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks, and fences shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. All siding and masonry joints as well those between the building envelope and the perimeter of windows, doors, and skylights shall be maintained weather resistant and water tight. All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement. This applies to soils, concrete, aluminum, masonry, steel, or wood that exhibits deterioration, deformation, cracks, fractures and damage.

X	**304.3 Premises Identification** - Buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of 4 inches high with a minimum stroke width of 0.5 inch.
X	**304.4 Structural Members** - All structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads.
X	**304.5 Foundation Walls** - All foundation walls shall be maintained plumb and free from open cracks and breaks and shall be kept in such condition so as to prevent the entry of rodents and other pests.
X	**304.6 Exterior Walls** - All exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.
X	**304.7 Roofs and Drainage** - The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.
X	**304.8 Decorative Features** - All cornices, belt courses, corbels, terracotta trim, wall facings and similar decorative features shall be maintained in good repair with proper anchorage and in a safe condition.
X	**304.9 Overhang extensions** - All overhang extensions including, but not limited to canopies, marquees, signs, metal awnings, fire escapes, standpipes and exhaust ducts shall be maintained in good repair and be properly anchored so as to be kept in a sound condition. When required, all exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar treatment.
X	**304.10 Stairways, decks, porches and balconies** - Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.
X	**304.13.1 Glazing & 304.13.2, 304.18.2 Windows** - All glazing materials shall be maintained free from cracks and holes. Operable windows located in whole or in part within 6 feet above ground level or a walking surface below that provide access to a dwelling unit, rooming unit or housekeeping unit that is rented, leased or let shall be equipped with a window sash locking device. Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.
X	**304.14 Insect Screens** - Every door, window and other outside opening required for ventilation of habitable rooms, food preparation areas, food service areas or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored shall be supplied with approved tightly fitting screens of not less than 16 mesh per inch, and every screen door used for insect control shall have a self-closing device in good working condition.
X	**304.15 Doors & Locks** - All exterior doors, door assemblies and hardware shall be maintained in good condition. Locks at all entrances to dwelling units and sleeping units shall tightly secure the door. Locks on means of egress doors shall be in accordance with Section 702.3. Doors providing access to a dwelling unit, rooming unit or housekeeping unit that is rented, leased or let shall be equipped with a deadbolt lock designed to be readily openable from a side from which egress is to be made without the need for keys, special knowledge or effort and shall have a lock throw of not less than 1 inch. Such deadbolt locks shall be installed according to the manufacturer's specifications and maintained in good working order. For the purpose of this section, sliding bolt shall not be considered an acceptable deadbolt lock.

X	**304.18 & 304.19 Building security - Doors, Windows & Grates** - Doors, windows or hatchways for dwelling units, room units or housekeeping units shall be provided with devices designed to provide security for the occupants and property within.

Interior Structure (IPMC 305 - 307)

X	**305.2 Structural members -** All structural members shall be maintained structurally sound, and be capable of supporting the imposed loads.
X	**305.3 Interior surfaces** - All interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling, chipping, flaking or abraded paint shall be repaired, removed or covered. Cracked or loose plaster, decayed wood and other defective surface conditions shall be corrected
X	**305.4 Stairs and walking surfaces** - Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained in sound condition and good repair.
X	**305.6 Interior doors** - Every interior door shall fit reasonably well within its frame and shall be capable of being opened and closed by being properly and securely attached to jambs, headers or tracks as intended by the manufacturer of the attachment hardware.
X	**306 Component Serviceability** -

Inspector did not enter the structure, however, based on the current condition of the exterior, it appears that significant work will have to be performed on the interior that may include electrical, plumbing, mechanical and carpentry work by licensed Contractors.

ADDRESS #:	68_A-B Bertie Street, Alexandria LA 71301
VIOLATIONS OF:	INTERNATIONAL PROPERTY MAINTENANCE CODE &/or MUNICODE

1	IPMC 111.1.5.7	The building or structure is neglected, damaged, dilapidated, unsecured or abandoned so as to become an **attractive nuisance** to children who might play in the building or structure to their danger, becomes a harbor for vagrants, criminals or immoral persons, or enables persons to resort to the building or structure for committing a nuisance or an unlawful act.
2	IPMC 301.3	**Vacant structures and land.** Vacant structures and premises thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.
3	IPMC 302.2, 507.1, & Municode 29-98	**Grading and drainage.** Premises shall be graded and maintained to prevent the erosion of soil and to prevent the accumulation of stagnant water thereon, or within any structure located thereon. Drainage of roofs and paved areas, yards and open areas on premise shall discharge towards the City street or public right of way.
4	IPMC 302.3	**Sidewalks and driveways.** Sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.
5	IPMC 302.4	**Weeds.** Premises and exterior property shall be maintained free from weeds or plant growth in excess of 10 inches. Noxious weeds shall be prohibited. Weeds shall be defined as all grasses and vegetation.
6	IPMC 308.2, & 308.3	**Rubbish and Garbage.** Exterior property and premises, and interior of structure, shall be free from any accumulation of rubbish and/or garbage. Timely disposal shall be in leakproof containers with tight fitting covers in a clean and sanitary manner. Rubbish is defined as: combustible and/or noncombustible waste materials, tree branches, yard trimmings, cans, metals, concrete, glass or other similar materials. Discarded appliances, such as refrigerators, shall not be discarded or abandoned on premise without first removing doors to prevent entrapment.
7	IPMC 302.5 & 309.1	**Rodent harborage.** Structures and exterior property shall be kept free from rodent harborage and infestation. When insects or rodents are found shall be promptly exterminated by approved processes that will not be injurious to human health. After pest elimination, proper precautions shall be taken to prevent reinfestation.
8	IPMC 302.7	**Accessory structures.** Accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair. This may include needed repair/replace of: structural members; anchored structural components; veneer joints for weather resistant or water tight building envelope components; foundation; roof components; exterior veneer, trim and wall facings overhang extensions or projections on awnings, canopies, signs, etc; exterior stairs, decks, porches and balconies.
9	IPMC 304.19	**Gates.** Exterior gates, gate assemblies, operator systems if provided, and hardware shall be maintained in good condition. Latches at all entrances shall tightly secure the gates.
10	IPMC 113.1, & 111.1.5.8 ✓	**Recommendation.** The City's Code Official shall order the owner of any premises upon which is located any deteriorated or dilapidated structure that has become so out of repair as to be dangerous, unsafe, insanitary or otherwise unfit for human habitation or occupancy, and such that it is unreasonable to repair the structure, to demolish and remove such structure *within 30 calendar days of notice. A CDA Demo Permit prior to the start of demolition work is required.* Structure is a risk of fire, collapse and/or threat to life and and safety.

11	IPMC 304.2	**Protective treatment.** Exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences, shall be maintained in good condition. Exterior wood surfaces, other than decay resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. Siding and masonry joints, as well as those between the building envelope and the perimeter of windows, doors and skylights, shall be maintained weather resistant and water tight. Metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion, and surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.
12	IPMC 304.3	**Premises identification.** Buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be not less than 4 inches in height with a mini mum stroke width of 0.5 inch.
13	IPMC 304.5	**Foundation walls.** Foundation walls shall be maintained plumb and free from open cracks and breaks and shall be kept in such condition so as to prevent the entry of rodents and other pests. This may include structural members, anchorage & footings.
14	IPMC 304.6	**Exterior walls.** Exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weather proof and properly surface coated where required to prevent deterioration. This may include structural members, anchorage, water tight building envelope & veneers.
15	IPMC 304.7	**Roofs and drainage.** The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drain age shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance. This may include structural members, anchorage & water tight building envelope.
16	IPMC 304.4	**Structural members.** Structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads. This may include structural members & anchorage.
17	IPMC 304.8	**Decorative features.** Cornices, belt courses, corbels, terra cotta trim, wall facings and similar decorative features shall be maintained in good repair with proper anchorage and in a safe condition. This may include anchorage.
18	IPMC 304.10	**Stairways, decks, porches and balconies.** Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads. This may include structural members, anchorage, roofing & flooring components.
19	IPMC 304.12	**Handrails and guards.** Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.
20	IPMC 304.11	**Chimneys and towers.** Chimneys, cooling towers, smoke stacks, and similar appurtenances shall be maintained structurally safe and sound, and in good repair. Exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather coating materials, such as paint or similar surface treatment. This may include structural members, anchorage, water tight building envelope & exterior walls.
21	IPMC 304.13	**Window, skylight and door frames.** Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight. Glazing. Glazing materials shall be maintained free from cracks and holes.

22	IPMC 304.14	**Insect screens**. Every door, window and other outside opening required for ventilation of habitable rooms, food preparation areas, food service areas or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored shall be supplied with approved tightly fitting screens of minimum 16 mesh per inch, and every screen door used for insect control shall have a self-closing device in good working condition.
23	IPMC 306	**Component Serviceability.** The components of a structure and equipment shall be maintained in good repair, structurally sound and in a sanitary condition. This shall include: soils, concrete, aluminum, masonry, steel and wood parts of the structure.
24	IPMC 304.18 & A101	**Building Security.**Exterior doors, windows and openings shall be provided with devices designed to provide security to the interior and deter access from exterior. Property may need to be boarded in accordance with IPMC Appendix A-1.
25		**No Interior Access.**Inspection of the interior of the structure was not performed, however, it is likely to need major interior work (structural, electrical, plumbing, mechanical and carpentry) prior to occupancy. Recommend licensed Contractor evaluation and a Building Consultation from Construction Development at 318-473-1376.

City of Alexandria's Community Development Department, 625 Murray Street, Suite 7, Alexandria, LA 71301
Office: 318.449.5071 / cda@cityofalex.com

CODE ENFORCEMENT DEFICIENCY ASSESSMENT

DATE: 1/18/2024

PROPERTY ADDRESS: 25 Chester St., Alexandria LA 71301

OWNER NAME & ADDRESS: Reginald Keith McCadney, ET AL
Cynthia Jackson McCadney, Harvey, LA 70058

ADDITIONAL OWNERS:

, ,

TYPE OF STRUCTURE:

This report provides a list of code deficiencies for the structure located at the above stated address. As the Property Owner, you have two options to be executed at your own expense: Demolition or Rehabilitation. In order to be eligible for either option, the Property Owner will need to provide an itemized cost estimate prepared by a State Licensed Contractor and provide three months of current bank statements to show that sufficient funds are readily available to pay for the work.

DEFICIENCY ASSESSMENT: Recommend Demo ✓

Exterior (IPMC 302)

X **302.1 Sanitation & 308 Rubbish & Garbage -** All exterior property and premises shall be maintained in a clean, safe and sanitary condition. All exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage.

X **302.2 Grading and Drainage** - All premises shall be graded and maintained to prevent the erosion of soil and to prevent the accumulation of stagnant water thereon, or within any structure located thereon.

X **302.3 Sidewalks and driveways** - All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.

X **302.4 Weeds** - All premises and exterior property shall be maintained free from weeds or plant growth in excess of 10 inches. All noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.

X **302.5 Rodent Harborage & 309 Pest Elimination** - The owner / occupant shall be responsible to ensure that all structures and exterior property shall be kept free from rodent harborage and infestations, on the interior or exterior. Where rodents are found, they shall be promptly exterminated by approved processes which will not be injurious to human health. After extermination, proper precautions shall be taken to eliminate rodent harborage and prevent re-infestation.

Exterior Structure (IPMC 304)

X **304.2 Protective Treatment** - All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks, and fences shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. All siding and masonry joints as well those between the building envelope and the perimeter of windows, doors, and skylights shall be maintained weather resistant and water tight. All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement. This applies to soils, concrete, aluminum, masonry, steel, or wood that exhibits deterioration, deformation, cracks, fractures and damage.

X **304.4 Structural Members** - All structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads.

X **304.6 Exterior Walls** - All exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.

X **304.7 Roofs and Drainage** - The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.

X **304.8 Decorative Features** - All cornices, belt courses, corbels, terracotta trim, wall facings and similar decorative features shall be maintained in good repair with proper anchorage and in a safe condition.

X **304.9 Overhang extensions** - All overhang extensions including, but not limited to canopies, marquees, signs, metal awnings, fire escapes, standpipes and exhaust ducts shall be maintained in good repair and be properly anchored so as to be kept in a sound condition. When required, all exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar treatment.

X **304.10 Stairways, decks, porches and balconies** - Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.

X **304.13.1 Glazing & 304.13.2, 304.18.2 Windows** - All glazing materials shall be maintained free from cracks and holes. Operable windows located in whole or in part within 6 feet above ground level or a walking surface below that provide access to a dwelling unit, rooming unit or housekeeping unit that is rented, leased or let shall be equipped with a window sash locking device. Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.

X **304.14 Insect Screens** - Every door, window and other outside opening required for ventilation of habitable rooms, food preparation areas, food service areas or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored shall be supplied with approved tightly fitting screens of not less than 16 mesh per inch, and every screen door used for insect control shall have a self-closing device in good working condition.

X	**304.15 Doors & Locks** - All exterior doors, door assemblies and hardware shall be maintained in good condition. Locks at all entrances to dwelling units and sleeping units shall tightly secure the door. Locks on means of egress doors shall be in accordance with Section 702.3. Doors providing access to a dwelling unit, rooming unit or housekeeping unit that is rented, leased or let shall be equipped with a deadbolt lock designed to be readily openable from a side from which egress is to be made without the need for keys, special knowledge or effort and shall have a lock throw of not less than 1 inch. Such deadbolt locks shall be installed according to the manufacturer's specifications and maintained in good working order. For the purpose of this section, sliding bolt shall not be considered an acceptable deadbolt lock.
X	**304.18 & 304.19 Building security - Doors, Windows & Grates** - Doors, windows or hatchways for dwelling units, room units or housekeeping units shall be provided with devices designed to provide security for the occupants and property within.

Interior Structure (IPMC 305 - 307)

X	**305.3 Interior surfaces** - All interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling, chipping, flaking or abraded paint shall be repaired, removed or covered. Cracked or loose plaster, decayed wood and other defective surface conditions shall be corrected
X	**305.4 Stairs and walking surfaces** - Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained in sound condition and good repair.

Inspector did not enter the structure, however, based on the current condition of the exterior, it appears that significant work will have to be performed on the interior that may include electrical, plumbing, mechanical and carpentry work by licensed Contractors.

City of Alexandria's Community Development Department, 625 Murray Street, Suite 7, Alexandria, LA 71301
Office: 318.449.5071 / cda@cityofalex.com

CODE ENFORCEMENT DEFICIENCY ASSESSMENT

DATE: 6/25/2020

PROPERTY ADDRESS: 2917 CULPEPPER ROAD, Alexandria LA 71301

OWNER NAME & ADDRESS: Korbyn James Talley
2917 Culpepper Rd, Alexandria, LA 71301

ADDITIONAL OWNERS:

, ,

TYPE OF STRUCTURE:

This report provides a list of code deficiencies for the structure located at the above stated address. As the Property Owner, you have two options to be executed at your own expense: Demolition or Rehabilitation. In order to be eligible for either option, the Property Owner will need to provide an itemized cost estimate prepared by a State Licensed Contractor and provide three months of current bank statements to show that sufficient funds are readily available to pay for the work.

DEFICIENCY ASSESSMENT:

Exterior (IPMC 302)

X	**302.1 Sanitation & 308 Rubbish & Garbage** - All exterior property and premises shall be maintained in a clean, safe and sanitary condition. All exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage.
X	**302.4 Weeds** - All premises and exterior property shall be maintained free from weeds or plant growth in excess of 10 inches. All noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.
X	**302.5 Rodent Harborage & 309 Pest Elimination** - The owner / occupant shall be responsible to ensure that all structures and exterior property shall be kept free from rodent harborage and infestations, on the interior or exterior. Where rodents are found, they shall be promptly exterminated by approved processes which will not be injurious to human health. After extermination, proper precautions shall be taken to eliminate rodent harborage and prevent re-infestation.
X	**302.6 Exhaust Vents** - Pipes, ducts, conductors, fans or blowers shall not discharge gasses, steam, vapor, hot air, grease, smoke, odors or other gaseous or particulate wastes directly upon abutting or adjacent public or private property or that of another tenant.

Exterior Structure (IPMC 304)

X	**304.2 Protective Treatment** - All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks, and fences shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. All siding and masonry joints as well those between the building envelope and the perimeter of windows, doors, and skylights shall be maintained weather resistant and water tight. All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement. This applies to soils, concrete, aluminum, masonry, steel, or wood that exhibits deterioration, deformation, cracks, fractures and damage.
X	**304.6 Exterior Walls** - All exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.
X	**304.7 Roofs and Drainage** - The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.
X	**304.9 Overhang extensions** - All overhang extensions including, but not limited to canopies, marquees, signs, metal awnings, fire escapes, standpipes and exhaust ducts shall be maintained in good repair and be properly anchored so as to be kept in a sound condition. When required, all exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar treatment.
X	**304.10 Stairways, decks, porches and balconies** - Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.
X	**304.12 Handrails and guards** - Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.
X	**304.13.1 Glazing & 304.13.2, 304.18.2 Windows** - All glazing materials shall be maintained free from cracks and holes. Operable windows located in whole or in part within 6 feet above ground level or a walking surface below that provide access to a dwelling unit, rooming unit or housekeeping unit that is rented, leased or let shall be equipped with a window sash locking device. Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.
X	**304.14 Insect Screens** - Every door, window and other outside opening required for ventilation of habitable rooms, food preparation areas, food service areas or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored shall be supplied with approved tightly fitting screens of not less than 16 mesh per inch, and every screen door used for insect control shall have a self-closing device in good working condition.

X	**304.15 Doors & Locks** - All exterior doors, door assemblies and hardware shall be maintained in good condition. Locks at all entrances to dwelling units and sleeping units shall tightly secure the door. Locks on means of egress doors shall be in accordance with Section 702.3. Doors providing access to a dwelling unit, rooming unit or housekeeping unit that is rented, leased or let shall be equipped with a deadbolt lock designed to be readily openable from a side from which egress is to be made without the need for keys, special knowledge or effort and shall have a lock throw of not less than 1 inch. Such deadbolt locks shall be installed according to the manufacturer's specifications and maintained in good working order. For the purpose of this section, sliding bolt shall not be considered an acceptable deadbolt lock.
X	**304.18 & 304.19 Building security - Doors, Windows & Grates** - Doors, windows or hatchways for dwelling units, room units or housekeeping units shall be provided with devices designed to provide security for the occupants and property within.

Inspector did not enter the structure, however, based on the current condition of the exterior, it appears that significant work will have to be performed on the interior that may include electrical, plumbing, mechanical and carpentry work by licensed Contractors.

ADDRESS #:	2917 CULPEPPER ROAD, Alexandria LA 71301
VIOLATIONS OF:	INTERNATIONAL PROPERTY MAINTENANCE CODE &/or MUNICODE

1	IPMC 111.1.5.7	The building or structure is neglected, damaged, dilapidated, unsecured or abandoned so as to become an **attractive nuisance** to children who might play in the building or structure to their danger, becomes a harbor for vagrants, criminals or immoral persons, or enables persons to resort to the building or structure for committing a nuisance or an unlawful act.
2	IPMC 301.3	**Vacant structures and land.** Vacant structures and premises thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.
3	IPMC 302.2, 507.1, & Municode 29-98	**Grading and drainage.** Premises shall be graded and maintained to prevent the erosion of soil and to prevent the accumulation of stagnant water thereon, or within any structure located thereon. Drainage of roofs and paved areas, yards and open areas on premise shall discharge towards the City street or public right of way.
4	IPMC 302.3	**Sidewalks and driveways.** Sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.
5	IPMC 302.4	**Weeds.** Premises and exterior property shall be maintained free from weeds or plant growth in excess of 10 inches. Noxious weeds shall be prohibited. Weeds shall be defined as all grasses and vegetation.
6	IPMC 308.2, & 308.3	**Rubbish and Garbage.** Exterior property and premises, and interior of structure, shall be free from any accumulation of rubbish and/or garbage. Timely disposal shall be in leakproof containers with tight fitting covers in a clean and sanitary manner. Rubbish is defined as: combustible and/or noncombustible waste materials, tree branches, yard trimmings, cans, metals, concrete, glass or other similar materials. Discarded appliances, such as refrigerators, shall not be discarded or abandoned on premise without first removing doors to prevent entrapment.
7	IPMC 302.5 & 309.1	**Rodent harborage.** Structures and exterior property shall be kept free from rodent harborage and infestation. When insects or rodents are found shall be promptly exterminated by approved processes that will not be injurious to human health. After pest elimination, proper precautions shall be taken to prevent reinfestation.

8	IPMC 302.7	**Accessory structures.** Accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair. This may include needed repair/replace of: structural members; anchored structural components; veneer joints for weather resistant or water tight building envelope components; foundation; roof components; exterior veneer, trim and wall facings overhang extensions or projections on awnings, canopies, signs, etc; exterior stairs, decks, porches and balconies.
9	IPMC 304.19	**Gates.** Exterior gates, gate assemblies, operator systems if provided, and hardware shall be maintained in good condition. Latches at all entrances shall tightly secure the gates.
10	IPMC 113.1, & 111.1.5.8 ✓	**Recommendation.** The City's Code Official shall order the owner of any premises upon which is located any deteriorated or dilapidated structure that has become so out of repair as to be dangerous, unsafe, insanitary or otherwise unfit for human habitation or occupancy, and such that it is unreasonable to repair the structure, to demolish and remove such structure *within 30 calendar days of notice. A CDA Demo Permit prior to the start of demolition work is required.* Structure is a risk of fire, collapse and/or threat to life and and safety.
11	IPMC 304.2	**Protective treatment.** Exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences, shall be maintained in good condition. Exterior wood surfaces, other than decay resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. Siding and masonry joints, as well as those between the building envelope and the perimeter of windows, doors and skylights, shall be maintained weather resistant and water tight. Metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion, and surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.
12	IPMC 304.3	**Premises identification.** Buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be not less than 4 inches in height with a mini mum stroke width of 0.5 inch.
13	IPMC 304.5	**Foundation walls.** Foundation walls shall be maintained plumb and free from open cracks and breaks and shall be kept in such condition so as to prevent the entry of rodents and other pests. This may include structural members, anchorage & footings.
14	IPMC 304.6	**Exterior walls.** Exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weather proof and properly surface coated where required to prevent deterioration. This may include structural members, anchorage, water tight building envelope & veneers.
15	IPMC 304.7	**Roofs and drainage.** The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drain age shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance. This may include structural members, anchorage & water tight building envelope.
16	IPMC 304.4	**Structural members.** Structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads. This may include structural members & anchorage.
17	IPMC 304.8	**Decorative features.** Cornices, belt courses, corbels, terra cotta trim, wall facings and similar decorative features shall be maintained in good repair with proper anchorage and in a safe condition. This may include anchorage.

18	IPMC 304.10	**Stairways, decks, porches and balconies.** Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads. This may include structural members, anchorage, roofing & flooring components.
19	IPMC 304.12	**Handrails and guards.** Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.
20	IPMC 304.13	**Window, skylight and door frames.** Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight. Glazing. Glazing materials shall be maintained free from cracks and holes.
21	IPMC 304.14	**Insect screens.** Every door, window and other outside opening required for ventilation of habitable rooms, food preparation areas, food service areas or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored shall be supplied with approved tightly fitting screens of minimum 16 mesh per inch, and every screen door used for insect control shall have a self-closing device in good working condition.
22	IPMC 306	**Component Serviceability.** The components of a structure and equipment shall be maintained in good repair, structurally sound and in a sanitary condition. This shall include: soils, concrete, aluminum, masonry, steel and wood parts of the structure.
23	IPMC 304.18 & A101	**Building Security.**Exterior doors, windows and openings shall be provided with devices designed to provide security to the interior and deter access from exterior. Property may need to be boarded in accordance with IPMC Appendix A-1.
24		**No Interior Access.**Inspection of the interior of the structure was not performed, however, it is likely to need major interior work (structural, electrical, plumbing, mechanical and carpentry) prior to occupancy. Recommend licensed Contractor evaluation and a Building Consultation from Construction Development at 318-473-1376.

City of Alexandria's Community Development Department, 625 Murray Street, Suite 7, Alexandria, LA 71301
Office: 318.449.5071 / cda@cityofalex.com

CODE ENFORCEMENT DEFICIENCY ASSESSMENT

DATE: 6/6/2024

PROPERTY ADDRESS: 2924 Cypress St., Alexandria LA 71301

OWNER NAME & ADDRESS: Frank & Ella Mae Howard
3319 Redwood Dr., Alexandria, LA 71301

ADDITIONAL OWNERS: Marcus Seawright
, , LA

TYPE OF STRUCTURE:

This report provides a list of code deficiencies for the structure located at the above stated address. As the Property Owner, you have two options to be executed at your own expense: Demolition or Rehabilitation. In order to be eligible for either option, the Property Owner will need to provide an itemized cost estimate prepared by a State Licensed Contractor and provide three months of current bank statements to show that sufficient funds are readily available to pay for the work.

DEFICIENCY ASSESSMENT: Rec Demo #1 ✓

Exterior (IPMC 302)

X	**302.1 Sanitation & 308 Rubbish & Garbage** - All exterior property and premises shall be maintained in a clean, safe and sanitary condition. All exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage.
X	**302.2 Grading and Drainage** - All premises shall be graded and maintained to prevent the erosion of soil and to prevent the accumulation of stagnant water thereon, or within any structure located thereon.
X	**302.3 Sidewalks and driveways** - All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.
X	**302.4 Weeds** - All premises and exterior property shall be maintained free from weeds or plant growth in excess of 10 inches. All noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.
X	**302.5 Rodent Harborage & 309 Pest Elimination** - The owner / occupant shall be responsible to ensure that all structures and exterior property shall be kept free from rodent harborage and infestations, on the interior or exterior. Where rodents are found, they shall be promptly exterminated by approved processes which will not be injurious to human health. After extermination, proper precautions shall be taken to eliminate rodent harborage and prevent re-infestation.
X	**302.6 Exhaust Vents** - Pipes, ducts, conductors, fans or blowers shall not discharge gasses, steam, vapor, hot air, grease, smoke, odors or other gaseous or particulate wastes directly upon abutting or adjacent public or private property or that of another tenant.

Exterior Structure (IPMC 304)

X	**304.2 Protective Treatment** - All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks, and fences shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. All siding and masonry joints as well those between the building envelope and the perimeter of windows, doors, and skylights shall be maintained weather resistant and water tight. All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement. This applies to soils, concrete, aluminum, masonry, steel, or wood that exhibits deterioration, deformation, cracks, fractures and damage.
X	**304.4 Structural Members** - All structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads.
X	**304.5 Foundation Walls** - All foundation walls shall be maintained plumb and free from open cracks and breaks and shall be kept in such condition so as to prevent the entry of rodents and other pests.
X	**304.6 Exterior Walls** - All exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.
X	**304.7 Roofs and Drainage** - The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.
X	**304.8 Decorative Features** - All cornices, belt courses, corbels, terracotta trim, wall facings and similar decorative features shall be maintained in good repair with proper anchorage and in a safe condition.
X	**304.9 Overhang extensions** - All overhang extensions including, but not limited to canopies, marquees, signs, metal awnings, fire escapes, standpipes and exhaust ducts shall be maintained in good repair and be properly anchored so as to be kept in a sound condition. When required, all exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar treatment.
X	**304.10 Stairways, decks, porches and balconies** - Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.
X	**304.13.1 Glazing & 304.13.2, 304.18.2 Windows** - All glazing materials shall be maintained free from cracks and holes. Operable windows located in whole or in part within 6 feet above ground level or a walking surface below that provide access to a dwelling unit, rooming unit or housekeeping unit that is rented, leased or let shall be equipped with a window sash locking device. Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.
X	**304.14 Insect Screens** - Every door, window and other outside opening required for ventilation of habitable rooms, food preparation areas, food service areas or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored shall be supplied with approved tightly fitting screens of not less than 16 mesh per inch, and every screen door used for insect control shall have a self-closing device in good working condition.

X	**304.15 Doors & Locks** - All exterior doors, door assemblies and hardware shall be maintained in good condition. Locks at all entrances to dwelling units and sleeping units shall tightly secure the door. Locks on means of egress doors shall be in accordance with Section 702.3. Doors providing access to a dwelling unit, rooming unit or housekeeping unit that is rented, leased or let shall be equipped with a deadbolt lock designed to be readily openable from a side from which egress is to be made without the need for keys, special knowledge or effort and shall have a lock throw of not less than 1 inch. Such deadbolt locks shall be installed according to the manufacturer's specifications and maintained in good working order. For the purpose of this section, sliding bolt shall not be considered an acceptable deadbolt lock.
X	**304.18 & 304.19 Building security - Doors, Windows & Grates** - Doors, windows or hatchways for dwelling units, room units or housekeeping units shall be provided with devices designed to provide security for the occupants and property within.

Inspector did not enter the structure, however, based on the current condition of the exterior, it appears that significant work will have to be performed on the interior that may include electrical, plumbing, mechanical and carpentry work by licensed Contractors.

City of Alexandria's Community Development Department, 625 Murray Street, Suite 7, Alexandria, LA 71301
Office: 318.449.5071 / cda@cityofalex.com

CODE ENFORCEMENT DEFICIENCY ASSESSMENT

DATE: 10/26/2023

PROPERTY ADDRESS: 63_A-B Eastwood Blvd., Alexandria LA 71301

OWNER NAME & ADDRESS: Kenneth Williams
684 Mill Race Rd, Boyce, LA 71409

ADDITIONAL OWNERS:

,,

TYPE OF STRUCTURE:

This report provides a list of code deficiencies for the structure located at the above stated address. As the Property Owner, you have two options to be executed at your own expense: Demolition or Rehabilitation. In order to be eligible for either option, the Property Owner will need to provide an itemized cost estimate prepared by a State Licensed Contractor and provide three months of current bank statements to show that sufficient funds are readily available to pay for the work.

DEFICIENCY ASSESSMENT: Recommend Demo ✓

Exterior (IPMC 302)

X **302.3 Sidewalks and driveways -** All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.

X **302.5 Rodent Harborage & 309 Pest Elimination** - The owner / occupant shall be responsible to ensure that all structures and exterior property shall be kept free from rodent harborage and infestations, on the interior or exterior. Where rodents are found, they shall be promptly exterminated by approved processes which will not be injurious to human health. After extermination, proper precautions shall be taken to eliminate rodent harborage and prevent re-infestation.

Exterior Structure (IPMC 304)

X **304.2 Protective Treatment** - All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks, and fences shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. All siding and masonry joints as well those between the building envelope and the perimeter of windows, doors, and skylights shall be maintained weather resistant and water tight. All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement. This applies to soils, concrete, aluminum, masonry, steel, or wood that exhibits deterioration, deformation, cracks, fractures and damage.

X **304.3 Premises Identification -** Buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of 4 inches high with a minimum stroke width of 0.5 inch.

X **304.4 Structural Members** - All structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads.

X	**304.5 Foundation Walls** - All foundation walls shall be maintained plumb and free from open cracks and breaks and shall be kept in such condition so as to prevent the entry of rodents and other pests.
X	**304.6 Exterior Walls** - All exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.
X	**304.7 Roofs and Drainage** - The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.
X	**304.8 Decorative Features** - All cornices, belt courses, corbels, terracotta trim, wall facings and similar decorative features shall be maintained in good repair with proper anchorage and in a safe condition.
X	**304.9 Overhang extensions** - All overhang extensions including, but not limited to canopies, marquees, signs, metal awnings, fire escapes, standpipes and exhaust ducts shall be maintained in good repair and be properly anchored so as to be kept in a sound condition. When required, all exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar treatment.
X	**304.13.1 Glazing & 304.13.2, 304.18.2 Windows** - All glazing materials shall be maintained free from cracks and holes. Operable windows located in whole or in part within 6 feet above ground level or a walking surface below that provide access to a dwelling unit, rooming unit or housekeeping unit that is rented, leased or let shall be equipped with a window sash locking device. Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.
X	**304.14 Insect Screens** - Every door, window and other outside opening required for ventilation of habitable rooms, food preparation areas, food service areas or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored shall be supplied with approved tightly fitting screens of not less than 16 mesh per inch, and every screen door used for insect control shall have a self-closing device in good working condition.
X	**304.18 & 304.19 Building security - Doors, Windows & Grates** - Doors, windows or hatchways for dwelling units, room units or housekeeping units shall be provided with devices designed to provide security for the occupants and property within.

Interior Structure (IPMC 305 - 307)

X	**305.2 Structural members** - All structural members shall be maintained structurally sound, and be capable of supporting the imposed loads.
X	**305.3 Interior surfaces** - All interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling, chipping, flaking or abraded paint shall be repaired, removed or covered. Cracked or loose plaster, decayed wood and other defective surface conditions shall be corrected
X	**305.4 Stairs and walking surfaces** - Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained in sound condition and good repair.

X	**305.6 Interior doors** - Every interior door shall fit reasonably well within its frame and shall be capable of being opened and closed by being properly and securely attached to jambs, headers or tracks as intended by the manufacturer of the attachment hardware.

Inspector did not enter the structure, however, based on the current condition of the exterior, it appears that significant work will have to be performed on the interior that may include electrical, plumbing, mechanical and carpentry work by licensed Contractors.

ADDRESS #:	63_A-B Eastwood Blvd., Alexandria LA 71301
VIOLATIONS OF:	INTERNATIONAL PROPERTY MAINTENANCE CODE &/or MUNICODE

1	IPMC 111.1.5.7	The building or structure is neglected, damaged, dilapidated, unsecured or abandoned so as to become an **attractive nuisance** to children who might play in the building or structure to their danger, becomes a harbor for vagrants, criminals or immoral persons, or enables persons to resort to the building or structure for committing a nuisance or an unlawful act.
2	IPMC 301.3	**Vacant structures and land.** Vacant structures and premises thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.
3	IPMC 302.2, 507.1, & Municode 29-98	**Grading and drainage.** Premises shall be graded and maintained to prevent the erosion of soil and to prevent the accumulation of stagnant water thereon, or within any structure located thereon. Drainage of roofs and paved areas, yards and open areas on premise shall discharge towards the City street or public right of way.
4	IPMC 302.3	**Sidewalks and driveways.** Sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.
5	IPMC 302.4	**Weeds.** Premises and exterior property shall be maintained free from weeds or plant growth in excess of 10 inches. Noxious weeds shall be prohibited. Weeds shall be defined as all grasses and vegetation.
6	IPMC 308.2, & 308.3	**Rubbish and Garbage.** Exterior property and premises, and interior of structure, shall be free from any accumulation of rubbish and/or garbage. Timely disposal shall be in leakproof containers with tight fitting covers in a clean and sanitary manner. Rubbish is defined as: combustible and/or noncombustible waste materials, tree branches, yard trimmings, cans, metals, concrete, glass or other similar materials. Discarded appliances, such as refrigerators, shall not be discarded or abandoned on premise without first removing doors to prevent entrapment.
7	IPMC 302.5 & 309.1	**Rodent harborage.** Structures and exterior property shall be kept free from rodent harborage and infestation. When insects or rodents are found shall be promptly exterminated by approved processes that will not be injurious to human health. After pest elimination, proper precautions shall be taken to prevent reinfestation.
8	IPMC 302.7	**Accessory structures.** Accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair. This may include needed repair/replace of: structural members; anchored structural components; veneer joints for weather resistant or water tight building envelope components; foundation; roof components; exterior veneer, trim and wall facings overhang extensions or projections on awnings, canopies, signs, etc; exterior stairs, decks, porches and balconies.

9	IPMC 304.19	**Gates.** Exterior gates, gate assemblies, operator systems if provided, and hardware shall be maintained in good condition. Latches at all entrances shall tightly secure the gates.
10	IPMC 113.1, & 111.1.5.8 ✓	**Recommendation.** The City's Code Official shall order the owner of any premises upon which is located any deteriorated or dilapidated structure that has become so out of repair as to be dangerous, unsafe, insanitary or otherwise unfit for human habitation or occupancy, and such that it is unreasonable to repair the structure, to demolish and remove such structure *within 30 calendar days of notice. A CDA Demo Permit prior to the start of demolition work is required.* Structure is a risk of fire, collapse and/or threat to life and and safety.
11	IPMC 304.2	**Protective treatment.** Exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences, shall be maintained in good condition. Exterior wood surfaces, other than decay resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. Siding and masonry joints, as well as those between the building envelope and the perimeter of windows, doors and skylights, shall be maintained weather resistant and water tight. Metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion, and surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.
12	IPMC 304.3	**Premises identification.** Buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be not less than 4 inches in height with a mini mum stroke width of 0.5 inch.
13	IPMC 304.5	**Foundation walls.** Foundation walls shall be maintained plumb and free from open cracks and breaks and shall be kept in such condition so as to prevent the entry of rodents and other pests. This may include structural members, anchorage & footings.
14	IPMC 304.6	**Exterior walls.** Exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weather proof and properly surface coated where required to prevent deterioration. This may include structural members, anchorage, water tight building envelope & veneers.
15	IPMC 304.7	**Roofs and drainage.** The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drain age shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance. This may include structural members, anchorage & water tight building envelope.
16	IPMC 304.4	**Structural members.** Structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads. This may include structural members & anchorage.
17	IPMC 304.8	**Decorative features.** Cornices, belt courses, corbels, terra cotta trim, wall facings and similar decorative features shall be maintained in good repair with proper anchorage and in a safe condition. This may include anchorage.
18	IPMC 304.10	**Stairways, decks, porches and balconies.** Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads. This may include structural members, anchorage, roofing & flooring components.
19	IPMC 304.12	**Handrails and guards.** Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.

20	IPMC 304.11	**Chimneys and towers.** Chimneys, cooling towers, smoke stacks, and similar appurtenances shall be maintained structurally safe and sound, and in good repair. Exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather coating materials, such as paint or similar surface treatment. This may include structural members, anchorage, water tight building envelope & exterior walls.
21	IPMC 304.13	**Window, skylight and door frames.** Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight. Glazing. Glazing materials shall be maintained free from cracks and holes.
22	IPMC 304.14	**Insect screens.** Every door, window and other outside opening required for ventilation of habitable rooms, food preparation areas, food service areas or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored shall be supplied with approved tightly fitting screens of minimum 16 mesh per inch, and every screen door used for insect control shall have a self-closing device in good working condition.
23	IPMC 306	**Component Serviceability.** The components of a structure and equipment shall be maintained in good repair, structurally sound and in a sanitary condition. This shall include: soils, concrete, aluminum, masonry, steel and wood parts of the structure.
24	IPMC 304.18 & A101	**Building Security.**Exterior doors, windows and openings shall be provided with devices designed to provide security to the interior and deter access from exterior. Property may need to be boarded in accordance with IPMC Appendix A-1.
25		**No Interior Access.**Inspection of the interior of the structure was not performed, however, it is likely to need major interior work (structural, electrical, plumbing, mechanical and carpentry) prior to occupancy. Recommend licensed Contractor evaluation and a Building Consultation from Construction Development at 318-473-1376.

City of Alexandria's Community Development Department, 625 Murray Street, Suite 7, Alexandria, LA 71301
Office: 318.449.5071 / cda@cityofalex.com

CODE ENFORCEMENT DEFICIENCY ASSESSMENT

DATE: 7/13/2023

PROPERTY ADDRESS: 2320 Houston, Alexandria LA

OWNER NAME & ADDRESS: Charles E. Ewing, ET AL
11414 Industriplex Blvd., Baton Rouge, LA 70809

ADDITIONAL OWNERS: Clifford Baker
2111 Fairview Drive , Pineville, LA 71360

TYPE OF STRUCTURE:

This report provides a list of code deficiencies for the structure located at the above stated address. As the Property Owner, you have two options to be executed at your own expense: Demolition or Rehabilitation. In order to be eligible for either option, the Property Owner will need to provide an itemized cost estimate prepared by a State Licensed Contractor and provide three months of current bank statements to show that sufficient funds are readily available to pay for the work.

DEFICIENCY ASSESSMENT: Recommend Demo

Exterior (IPMC 302)

X **302.1 Sanitation & 308 Rubbish & Garbage** - All exterior property and premises shall be maintained in a clean, safe and sanitary condition. All exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage.

X **302.2 Grading and Drainage** - All premises shall be graded and maintained to prevent the erosion of soil and to prevent the accumulation of stagnant water thereon, or within any structure located thereon.

X **302.3 Sidewalks and driveways** - All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.

X **302.4 Weeds** - All premises and exterior property shall be maintained free from weeds or plant growth in excess of 10 inches. All noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.

X **302.5 Rodent Harborage & 309 Pest Elimination** - The owner / occupant shall be responsible to ensure that all structures and exterior property shall be kept free from rodent harborage and infestations, on the interior or exterior. Where rodents are found, they shall be promptly exterminated by approved processes which will not be injurious to human health. After extermination, proper precautions shall be taken to eliminate rodent harborage and prevent re-infestation.

X **302.6 Exhaust Vents** - Pipes, ducts, conductors, fans or blowers shall not discharge gasses, steam, vapor, hot air, grease, smoke, odors or other gaseous or particulate wastes directly upon abutting or adjacent public or private property or that of another tenant.

Exterior Structure (IPMC 304)

X	**304.2 Protective Treatment** - All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks, and fences shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. All siding and masonry joints as well those between the building envelope and the perimeter of windows, doors, and skylights shall be maintained weather resistant and water tight. All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement. This applies to soils, concrete, aluminum, masonry, steel, or wood that exhibits deterioration, deformation, cracks, fractures and damage.
X	**304.3 Premises Identification** - Buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of 4 inches high with a minimum stroke width of 0.5 inch.
X	**304.4 Structural Members** - All structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads.
X	**304.5 Foundation Walls** - All foundation walls shall be maintained plumb and free from open cracks and breaks and shall be kept in such condition so as to prevent the entry of rodents and other pests.
X	**304.6 Exterior Walls** - All exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.
X	**304.7 Roofs and Drainage** - The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.
X	**304.8 Decorative Features** - All cornices, belt courses, corbels, terracotta trim, wall facings and similar decorative features shall be maintained in good repair with proper anchorage and in a safe condition.
X	**304.9 Overhang extensions** - All overhang extensions including, but not limited to canopies, marquees, signs, metal awnings, fire escapes, standpipes and exhaust ducts shall be maintained in good repair and be properly anchored so as to be kept in a sound condition. When required, all exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar treatment.
X	**304.10 Stairways, decks, porches and balconies** - Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.
X	**304.12 Handrails and guards** - Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.
X	**304.13.1 Glazing & 304.13.2, 304.18.2 Windows** - All glazing materials shall be maintained free from cracks and holes. Operable windows located in whole or in part within 6 feet above ground level or a walking surface below that provide access to a dwelling unit, rooming unit or housekeeping unit that is rented, leased or let shall be equipped with a window sash locking device. Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.

X	**304.14 Insect Screens** - Every door, window and other outside opening required for ventilation of habitable rooms, food preparation areas, food service areas or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored shall be supplied with approved tightly fitting screens of not less than 16 mesh per inch, and every screen door used for insect control shall have a self-closing device in good working condition.
X	**304.15 Doors & Locks** - All exterior doors, door assemblies and hardware shall be maintained in good condition. Locks at all entrances to dwelling units and sleeping units shall tightly secure the door. Locks on means of egress doors shall be in accordance with Section 702.3. Doors providing access to a dwelling unit, rooming unit or housekeeping unit that is rented, leased or let shall be equipped with a deadbolt lock designed to be readily openable from a side from which egress is to be made without the need for keys, special knowledge or effort and shall have a lock throw of not less than 1 inch. Such deadbolt locks shall be installed according to the manufacturer's specifications and maintained in good working order. For the purpose of this section, sliding bolt shall not be considered an acceptable deadbolt lock.
X	**304.18 & 304.19 Building security - Doors, Windows & Grates** - Doors, windows or hatchways for dwelling units, room units or housekeeping units shall be provided with devices designed to provide security for the occupants and property within.

Inspector did not enter the structure, however, based on the current condition of the exterior, it appears that significant work will have to be performed on the interior that may include electrical, plumbing, mechanical and carpentry work by licensed Contractors.

ADDRESS #:	2320 Houston, Alexandria LA
VIOLATIONS OF:	INTERNATIONAL PROPERTY MAINTENANCE CODE &/or MUNICODE

1	IPMC 111.1.5.7	The building or structure is neglected, damaged, dilapidated, unsecured or abandoned so as to become an **attractive nuisance** to children who might play in the building or structure to their danger, becomes a harbor for vagrants, criminals or immoral persons, or enables persons to resort to the building or structure for committing a nuisance or an unlawful act.
2	IPMC 301.3	**Vacant structures and land.** Vacant structures and premises thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.
3	IPMC 302.2, 507.1, & Municode 29-98	**Grading and drainage.** Premises shall be graded and maintained to prevent the erosion of soil and to prevent the accumulation of stagnant water thereon, or within any structure located thereon. Drainage of roofs and paved areas, yards and open areas on premise shall discharge towards the City street or public right of way.
4	IPMC 302.3	**Sidewalks and driveways.** Sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.
5	IPMC 302.4	**Weeds**. Premises and exterior property shall be maintained free from weeds or plant growth in excess of 10 inches. Noxious weeds shall be prohibited. Weeds shall be defined as all grasses and vegetation.

6	IPMC 308.2, & 308.3	**Rubbish and Garbage.** Exterior property and premises, and interior of structure, shall be free from any accumulation of rubbish and/or garbage. Timely disposal shall be in leakproof containers with tight fitting covers in a clean and sanitary manner. Rubbish is defined as: combustible and/or noncombustible waste materials, tree branches, yard trimmings, cans, metals, concrete, glass or other similar materials. Discarded appliances, such as refrigerators, shall not be discarded or abandoned on premise without first removing doors to prevent entrapment.
7	IPMC 302.5 & 309.1	**Rodent harborage.** Structures and exterior property shall be kept free from rodent harborage and infestation. When insects or rodents are found shall be promptly exterminated by approved processes that will not be injurious to human health. After pest elimination, proper precautions shall be taken to prevent reinfestation.
8	IPMC 113.1, & 111.1.5.8 ✓	**Recommendation.** The City's Code Official shall order the owner of any premises upon which is located any deteriorated or dilapidated structure that has become so out of repair as to be dangerous, unsafe, insanitary or otherwise unfit for human habitation or occupancy, and such that it is unreasonable to repair the structure, to demolish and remove such structure *within 30 calendar days of notice. A CDA Demo Permit prior to the start of demolition work is required.* Structure is a risk of fire, collapse and/or threat to life and and safety.
9	IPMC 304.2	**Protective treatment.** Exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences, shall be maintained in good condition. Exterior wood surfaces, other than decay resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. Siding and masonry joints, as well as those between the building envelope and the perimeter of windows, doors and skylights, shall be maintained weather resistant and water tight. Metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion, and surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.
10	IPMC 304.3	**Premises identification.** Buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be not less than 4 inches in height with a mini mum stroke width of 0.5 inch.
11	IPMC 304.6	**Exterior walls.** Exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weather proof and properly surface coated where required to prevent deterioration. This may include structural members, anchorage, water tight building envelope & veneers.
12	IPMC 304.7	**Roofs and drainage.** The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drain age shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance. This may include structural members, anchorage & water tight building envelope.
13	IPMC 304.10	**Stairways, decks, porches and balconies.** Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads. This may include structural members, anchorage, roofing & flooring components.
14	IPMC 304.12	**Handrails and guards.** Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.
15	IPMC 304.13	**Window, skylight and door frames.** Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight. Glazing. Glazing materials shall be maintained free from cracks and holes.

16	IPMC 304.14	**Insect screens.** Every door, window and other outside opening required for ventilation of habitable rooms, food preparation areas, food service areas or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored shall be supplied with approved tightly fitting screens of minimum 16 mesh per inch, and every screen door used for insect control shall have a self-closing device in good working condition.
17	IPMC 306	**Component Serviceability.** The components of a structure and equipment shall be maintained in good repair, structurally sound and in a sanitary condition. This shall include: soils, concrete, aluminum, masonry, steel and wood parts of the structure.
18	IPMC 304.18 & A101	**Building Security.**Exterior doors, windows and openings shall be provided with devices designed to provide security to the interior and deter access from exterior. Property may need to be boarded in accordance with IPMC Appendix A-1.
19		**No Interior Access.**Inspection of the interior of the structure was not performed, however, it is likely to need major interior work (structural, electrical, plumbing, mechanical and carpentry) prior to occupancy. Recommend licensed Contractor evaluation and a Building Consultation from Construction Development at 318-473-1376.

City of Alexandria's Community Development Department, 625 Murray Street, Suite 7, Alexandria, LA 71301
Office: 318.449.5071 / cda@cityofalex.com

CODE ENFORCEMENT DEFICIENCY ASSESSMENT

DATE: 3/29/2022

PROPERTY ADDRESS: 4023 HUDSON BOULEVARD , Alexandria LA 71302

OWNER NAME & ADDRESS: Erwin C Venson
5950 Old Boyce Road, Boyce, LA 71409

ADDITIONAL OWNERS:

TYPE OF STRUCTURE:

This report provides a list of code deficiencies for the structure located at the above stated address. As the Property Owner, you have two options to be executed at your own expense: Demolition or Rehabilitation. In order to be eligible for either option, the Property Owner will need to provide an itemized cost estimate prepared by a State Licensed Contractor and provide three months of current bank statements to show that sufficient funds are readily available to pay for the work.

DEFICIENCY ASSESSMENT: Recommend Demo

Exterior (IPMC 302)

X **302.4 Weeds** - All premises and exterior property shall be maintained free from weeds or plant growth in excess of 10 inches. All noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.

X **302.5 Rodent Harborage & 309 Pest Elimination** - The owner / occupant shall be responsible to ensure that all structures and exterior property shall be kept free from rodent harborage and infestations, on the interior or exterior. Where rodents are found, they shall be promptly exterminated by approved processes which will not be injurious to human health. After extermination, proper precautions shall be taken to eliminate rodent harborage and prevent re-infestation.

X **302.6 Exhaust Vents** - Pipes, ducts, conductors, fans or blowers shall not discharge gasses, steam, vapor, hot air, grease, smoke, odors or other gaseous or particulate wastes directly upon abutting or adjacent public or private property or that of another tenant.

Exterior Structure (IPMC 304)

X **304.2 Protective Treatment** - All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks, and fences shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. All siding and masonry joints as well those between the building envelope and the perimeter of windows, doors, and skylights shall be maintained weather resistant and water tight. All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement. This applies to soils, concrete, aluminum, masonry, steel, or wood that exhibits deterioration, deformation, cracks, fractures and damage.

X **304.3 Premises Identification** - Buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of 4 inches high with a minimum stroke width of 0.5 inch.

X **304.4 Structural Members** - All structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads.

X **304.5 Foundation Walls** - All foundation walls shall be maintained plumb and free from open cracks and breaks and shall be kept in such condition so as to prevent the entry of rodents and other pests.

X **304.6 Exterior Walls** - All exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.

X **304.7 Roofs and Drainage** - The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.

X **304.8 Decorative Features** - All cornices, belt courses, corbels, terracotta trim, wall facings and similar decorative features shall be maintained in good repair with proper anchorage and in a safe condition.

X **304.9 Overhang extensions** - All overhang extensions including, but not limited to canopies, marquees, signs, metal awnings, fire escapes, standpipes and exhaust ducts shall be maintained in good repair and be properly anchored so as to be kept in a sound condition. When required, all exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar treatment.

X **304.10 Stairways, decks, porches and balconies** - Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.

X **304.11 Chimneys and towers** - All chimneys, cooling towers, smoke stacks, and similar appurtenances shall be maintained structurally safe and sound, and in good repair. All exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar surface treatment.

X **304.12 Handrails and guards** - Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.

X **304.13.1 Glazing & 304.13.2, 304.18.2 Windows** - All glazing materials shall be maintained free from cracks and holes. Operable windows located in whole or in part within 6 feet above ground level or a walking surface below that provide access to a dwelling unit, rooming unit or housekeeping unit that is rented, leased or let shall be equipped with a window sash locking device. Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.

X **304.14 Insect Screens** - Every door, window and other outside opening required for ventilation of habitable rooms, food preparation areas, food service areas or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored shall be supplied with approved tightly fitting screens of not less than 16 mesh per inch, and every screen door used for insect control shall have a self-closing device in good working condition.

X	**304.15 Doors & Locks** - All exterior doors, door assemblies and hardware shall be maintained in good condition. Locks at all entrances to dwelling units and sleeping units shall tightly secure the door. Locks on means of egress doors shall be in accordance with Section 702.3. Doors providing access to a dwelling unit, rooming unit or housekeeping unit that is rented, leased or let shall be equipped with a deadbolt lock designed to be readily openable from a side from which egress is to be made without the need for keys, special knowledge or effort and shall have a lock throw of not less than 1 inch. Such deadbolt locks shall be installed according to the manufacturer's specifications and maintained in good working order. For the purpose of this section, sliding bolt shall not be considered an acceptable deadbolt lock.
X	**304.18 & 304.19 Building security - Doors, Windows & Grates** - Doors, windows or hatchways for dwelling units, room units or housekeeping units shall be provided with devices designed to provide security for the occupants and property within.

Inspector did not enter the structure, however, based on the current condition of the exterior, it appears that significant work will have to be performed on the interior that may include electrical, plumbing, mechanical and carpentry work by licensed Contractors.

City of Alexandria's Community Development Department, 625 Murray Street, Suite 7, Alexandria, LA 71301
Office: 318.449.5071 / cda@cityofalex.com

CODE ENFORCEMENT DEFICIENCY ASSESSMENT

DATE: 2/27/2024

PROPERTY ADDRESS: 2838-2840-2844 Lee St, Alexandria LA 71301

OWNER NAME & ADDRESS: Maksim Volovikov
Romain Stitelet, METAIRIE, LA 70002

ADDITIONAL OWNERS:

,,

TYPE OF STRUCTURE:

This report provides a list of code deficiencies for the structure located at the above stated address. As the Property Owner, you have two options to be executed at your own expense: Demolition or Rehabilitation. In order to be eligible for either option, the Property Owner will need to provide an itemized cost estimate prepared by a State Licensed Contractor and provide three months of current bank statements to show that sufficient funds are readily available to pay for the work.

DEFICIENCY ASSESSMENT: Recommend Demo ✓

Exterior (IPMC 302)

X	**302.1 Sanitation & 308 Rubbish & Garbage** - All exterior property and premises shall be maintained in a clean, safe and sanitary condition. All exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage.
X	**302.2 Grading and Drainage** - All premises shall be graded and maintained to prevent the erosion of soil and to prevent the accumulation of stagnant water thereon, or within any structure located thereon.
X	**302.3 Sidewalks and driveways** - All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.
X	**302.4 Weeds** - All premises and exterior property shall be maintained free from weeds or plant growth in excess of 10 inches. All noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.
X	**302.5 Rodent Harborage & 309 Pest Elimination** - The owner / occupant shall be responsible to ensure that all structures and exterior property shall be kept free from rodent harborage and infestations, on the interior or exterior. Where rodents are found, they shall be promptly exterminated by approved processes which will not be injurious to human health. After extermination, proper precautions shall be taken to eliminate rodent harborage and prevent re-infestation.
X	**302.6 Exhaust Vents** - Pipes, ducts, conductors, fans or blowers shall not discharge gasses, steam, vapor, hot air, grease, smoke, odors or other gaseous or particulate wastes directly upon abutting or adjacent public or private property or that of another tenant.

X	**302.9 Defacement of Property -** No person shall willfully or wantonly damage, mutilate or deface any exterior surface or any structure or building on any private or public property by placing thereon any marking, carving or graffiti. It shall be the responsibility of the owner to restore said surface to an approved state of maintenance and repair.

Exterior Structure (IPMC 304)

X	**304.2 Protective Treatment -** All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks, and fences shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. All siding and masonry joints as well those between the building envelope and the perimeter of windows, doors, and skylights shall be maintained weather resistant and water tight. All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement. This applies to soils, concrete, aluminum, masonry, steel, or wood that exhibits deterioration, deformation, cracks, fractures and damage.
X	**304.4 Structural Members** - All structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads.
X	**304.6 Exterior Walls** - All exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.
X	**304.7 Roofs and Drainage** - The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.
X	**304.8 Decorative Features -** All cornices, belt courses, corbels, terracotta trim, wall facings and similar decorative features shall be maintained in good repair with proper anchorage and in a safe condition.
X	**304.9 Overhang extensions** - All overhang extensions including, but not limited to canopies, marquees, signs, metal awnings, fire escapes, standpipes and exhaust ducts shall be maintained in good repair and be properly anchored so as to be kept in a sound condition. When required, all exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar treatment.
X	**304.13.1 Glazing & 304.13.2, 304.18.2 Windows** - All glazing materials shall be maintained free from cracks and holes. Operable windows located in whole or in part within 6 feet above ground level or a walking surface below that provide access to a dwelling unit, rooming unit or housekeeping unit that is rented, leased or let shall be equipped with a window sash locking device. Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.
X	**304.14 Insect Screens** - Every door, window and other outside opening required for ventilation of habitable rooms, food preparation areas, food service areas or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored shall be supplied with approved tightly fitting screens of not less than 16 mesh per inch, and every screen door used for insect control shall have a self-closing device in good working condition.

X	**304.15 Doors & Locks** - All exterior doors, door assemblies and hardware shall be maintained in good condition. Locks at all entrances to dwelling units and sleeping units shall tightly secure the door. Locks on means of egress doors shall be in accordance with Section 702.3. Doors providing access to a dwelling unit, rooming unit or housekeeping unit that is rented, leased or let shall be equipped with a deadbolt lock designed to be readily openable from a side from which egress is to be made without the need for keys, special knowledge or effort and shall have a lock throw of not less than 1 inch. Such deadbolt locks shall be installed according to the manufacturer's specifications and maintained in good working order. For the purpose of this section, sliding bolt shall not be considered an acceptable deadbolt lock.
X	**304.18 & 304.19 Building security - Doors, Windows & Grates** - Doors, windows or hatchways for dwelling units, room units or housekeeping units shall be provided with devices designed to provide security for the occupants and property within.

Inspector did not enter the structure, however, based on the current condition of the exterior, it appears that significant work will have to be performed on the interior that may include electrical, plumbing, mechanical and carpentry work by licensed Contractors.

City of Alexandria's Community Development Department, 625 Murray Street, Suite 7, Alexandria, LA 71301
Office: 318.449.5071 / cda@cityofalex.com

CODE ENFORCEMENT DEFICIENCY ASSESSMENT

DATE: 8/21/2025

PROPERTY ADDRESS: 3216 Levin St, LA

OWNER NAME & ADDRESS: Eddie Byrd ET AL
3216 Levin St, Alexandria, LA 71301

ADDITIONAL OWNERS: Pricella W Byrd
3216 Levin St, Alexandria, LA 71301

TYPE OF STRUCTURE:

This report provides a list of code deficiencies for the structure located at the above stated address. As the Property Owner, you have two options to be executed at your own expense: Demolition or Rehabilitation. In order to be eligible for either option, the Property Owner will need to provide an itemized cost estimate prepared by a State Licensed Contractor and provide three months of current bank statements to show that sufficient funds are readily available to pay for the work.

DEFICIENCY ASSESSMENT: Rec Demo #1 ✓

Exterior (IPMC 302)

X	**302.1 Sanitation & 308 Rubbish & Garbage** - All exterior property and premises shall be maintained in a clean, safe and sanitary condition. All exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage.
X	**302.2 Grading and Drainage** - All premises shall be graded and maintained to prevent the erosion of soil and to prevent the accumulation of stagnant water thereon, or within any structure located thereon.
X	**302.3 Sidewalks and driveways** - All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.
X	**302.4 Weeds** - All premises and exterior property shall be maintained free from weeds or plant growth in excess of 10 inches. All noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.
X	**302.5 Rodent Harborage & 309 Pest Elimination** - The owner / occupant shall be responsible to ensure that all structures and exterior property shall be kept free from rodent harborage and infestations, on the interior or exterior. Where rodents are found, they shall be promptly exterminated by approved processes which will not be injurious to human health. After extermination, proper precautions shall be taken to eliminate rodent harborage and prevent re-infestation.
X	**302.6 Exhaust Vents** - Pipes, ducts, conductors, fans or blowers shall not discharge gasses, steam, vapor, hot air, grease, smoke, odors or other gaseous or particulate wastes directly upon abutting or adjacent public or private property or that of another tenant.

Exterior Structure (IPMC 304)

X **304.2 Protective Treatment** - All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks, and fences shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. All siding and masonry joints as well those between the building envelope and the perimeter of windows, doors, and skylights shall be maintained weather resistant and water tight. All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement. This applies to soils, concrete, aluminum, masonry, steel, or wood that exhibits deterioration, deformation, cracks, fractures and damage.

X **304.4 Structural Members** - All structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads.

X **304.5 Foundation Walls** - All foundation walls shall be maintained plumb and free from open cracks and breaks and shall be kept in such condition so as to prevent the entry of rodents and other pests.

X **304.6 Exterior Walls** - All exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.

X **304.7 Roofs and Drainage** - The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.

X **304.8 Decorative Features** - All cornices, belt courses, corbels, terracotta trim, wall facings and similar decorative features shall be maintained in good repair with proper anchorage and in a safe condition.

X **304.9 Overhang extensions** - All overhang extensions including, but not limited to canopies, marquees, signs, metal awnings, fire escapes, standpipes and exhaust ducts shall be maintained in good repair and be properly anchored so as to be kept in a sound condition. When required, all exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar treatment.

X **304.10 Stairways, decks, porches and balconies** - Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.

X **304.12 Handrails and guards** - Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.

X **304.13.1 Glazing & 304.13.2, 304.18.2 Windows** - All glazing materials shall be maintained free from cracks and holes. Operable windows located in whole or in part within 6 feet above ground level or a walking surface below that provide access to a dwelling unit, rooming unit or housekeeping unit that is rented, leased or let shall be equipped with a window sash locking device. Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.

X	**304.14 Insect Screens -** Every door, window and other outside opening required for ventilation of habitable rooms, food preparation areas, food service areas or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored shall be supplied with approved tightly fitting screens of not less than 16 mesh per inch, and every screen door used for insect control shall have a self-closing device in good working condition.
X	**304.15 Doors & Locks** - All exterior doors, door assemblies and hardware shall be maintained in good condition. Locks at all entrances to dwelling units and sleeping units shall tightly secure the door. Locks on means of egress doors shall be in accordance with Section 702.3. Doors providing access to a dwelling unit, rooming unit or housekeeping unit that is rented, leased or let shall be equipped with a deadbolt lock designed to be readily openable from a side from which egress is to be made without the need for keys, special knowledge or effort and shall have a lock throw of not less than 1 inch. Such deadbolt locks shall be installed according to the manufacturer's specifications and maintained in good working order. For the purpose of this section, sliding bolt shall not be considered an acceptable deadbolt lock.
X	**304.18 & 304.19 Building security - Doors, Windows & Grates** - Doors, windows or hatchways for dwelling units, room units or housekeeping units shall be provided with devices designed to provide security for the occupants and property within.

Interior Structure (IPMC 305 - 307)

X	**305.2 Structural members** - All structural members shall be maintained structurally sound, and be capable of supporting the imposed loads.
X	**305.3 Interior surfaces** - All interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling, chipping, flaking or abraded paint shall be repaired, removed or covered. Cracked or loose plaster, decayed wood and other defective surface conditions shall be corrected
X	**305.6 Interior doors** - Every interior door shall fit reasonably well within its frame and shall be capable of being opened and closed by being properly and securely attached to jambs, headers or tracks as intended by the manufacturer of the attachment hardware.
X	**306 Component Serviceability** -

Inspector did not enter the structure, however, based on the current condition of the exterior, it appears that significant work will have to be performed on the interior that may include electrical, plumbing, mechanical and carpentry work by licensed Contractors.

City of Alexandria's Community Development Department, 625 Murray Street, Suite 7, Alexandria, LA 71301
Office: 318.449.5071 / cda@cityofalex.com

CODE ENFORCEMENT DEFICIENCY ASSESSMENT

DATE: 12/12/2023

PROPERTY ADDRESS: 3113 Levin St., Alexandria LA 71301

OWNER NAME & ADDRESS: Linda Ferrington
336 Eastern Shores Dr., Lexington , TN 38351

ADDITIONAL OWNERS:

, ,

TYPE OF STRUCTURE:

This report provides a list of code deficiencies for the structure located at the above stated address. As the Property Owner, you have two options to be executed at your own expense: Demolition or Rehabilitation. In order to be eligible for either option, the Property Owner will need to provide an itemized cost estimate prepared by a State Licensed Contractor and provide three months of current bank statements to show that sufficient funds are readily available to pay for the work.

DEFICIENCY ASSESSMENT: Recommend Demo ✓

Exterior (IPMC 302)

X **302.1 Sanitation & 308 Rubbish & Garbage** - All exterior property and premises shall be maintained in a clean, safe and sanitary condition. All exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage.

X **302.2 Grading and Drainage** - All premises shall be graded and maintained to prevent the erosion of soil and to prevent the accumulation of stagnant water thereon, or within any structure located thereon.

X **302.3 Sidewalks and driveways** - All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.

X **302.4 Weeds** - All premises and exterior property shall be maintained free from weeds or plant growth in excess of 10 inches. All noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.

X **302.5 Rodent Harborage & 309 Pest Elimination** - The owner / occupant shall be responsible to ensure that all structures and exterior property shall be kept free from rodent harborage and infestations, on the interior or exterior. Where rodents are found, they shall be promptly exterminated by approved processes which will not be injurious to human health. After extermination, proper precautions shall be taken to eliminate rodent harborage and prevent re-infestation.

X **302.9 Defacement of Property** - No person shall willfully or wantonly damage, mutilate or deface any exterior surface or any structure or building on any private or public property by placing thereon any marking, carving or graffiti. It shall be the responsibility of the owner to restore said surface to an approved state of maintenance and repair.

Exterior Structure (IPMC 304)

X	**304.2 Protective Treatment** - All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks, and fences shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. All siding and masonry joints as well those between the building envelope and the perimeter of windows, doors, and skylights shall be maintained weather resistant and water tight. All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement. This applies to soils, concrete, aluminum, masonry, steel, or wood that exhibits deterioration, deformation, cracks, fractures and damage.
X	**304.4 Structural Members** - All structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads.
X	**304.5 Foundation Walls** - All foundation walls shall be maintained plumb and free from open cracks and breaks and shall be kept in such condition so as to prevent the entry of rodents and other pests.
X	**304.6 Exterior Walls** - All exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.
X	**304.7 Roofs and Drainage** - The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.
X	**304.8 Decorative Features** - All cornices, belt courses, corbels, terracotta trim, wall facings and similar decorative features shall be maintained in good repair with proper anchorage and in a safe condition.
X	**304.10 Stairways, decks, porches and balconies** - Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.
X	**304.13.1 Glazing & 304.13.2, 304.18.2 Windows** - All glazing materials shall be maintained free from cracks and holes. Operable windows located in whole or in part within 6 feet above ground level or a walking surface below that provide access to a dwelling unit, rooming unit or housekeeping unit that is rented, leased or let shall be equipped with a window sash locking device. Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.
X	**304.14 Insect Screens** - Every door, window and other outside opening required for ventilation of habitable rooms, food preparation areas, food service areas or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored shall be supplied with approved tightly fitting screens of not less than 16 mesh per inch, and every screen door used for insect control shall have a self-closing device in good working condition.

X **304.15 Doors & Locks** - All exterior doors, door assemblies and hardware shall be maintained in good condition. Locks at all entrances to dwelling units and sleeping units shall tightly secure the door. Locks on means of egress doors shall be in accordance with Section 702.3. Doors providing access to a dwelling unit, rooming unit or housekeeping unit that is rented, leased or let shall be equipped with a deadbolt lock designed to be readily openable from a side from which egress is to be made without the need for keys, special knowledge or effort and shall have a lock throw of not less than 1 inch. Such deadbolt locks shall be installed according to the manufacturer's specifications and maintained in good working order. For the purpose of this section, sliding bolt shall not be considered an acceptable deadbolt lock.

X **304.18 & 304.19 Building security - Doors, Windows & Grates** - Doors, windows or hatchways for dwelling units, room units or housekeeping units shall be provided with devices designed to provide security for the occupants and property within.

Interior Structure (IPMC 305 - 307)

X **305.2 Structural members** - All structural members shall be maintained structurally sound, and be capable of supporting the imposed loads.

X **305.3 Interior surfaces** - All interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling, chipping, flaking or abraded paint shall be repaired, removed or covered. Cracked or loose plaster, decayed wood and other defective surface conditions shall be corrected

X **305.4 Stairs and walking surfaces** - Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained in sound condition and good repair.

X **305.6 Interior doors** - Every interior door shall fit reasonably well within its frame and shall be capable of being opened and closed by being properly and securely attached to jambs, headers or tracks as intended by the manufacturer of the attachment hardware.

Inspector did not enter the structure, however, based on the current condition of the exterior, it appears that significant work will have to be performed on the interior that may include electrical, plumbing, mechanical and carpentry work by licensed Contractors.

ADDRESS #:	3113 Levin St., Alexandria LA 71301
VIOLATIONS OF:	INTERNATIONAL PROPERTY MAINTENANCE CODE &/or MUNICODE

1	IPMC 111.1.5.7	The building or structure is neglected, damaged, dilapidated, unsecured or abandoned so as to become an **attractive nuisance** to children who might play in the building or structure to their danger, becomes a harbor for vagrants, criminals or immoral persons, or enables persons to resort to the building or structure for committing a nuisance or an unlawful act.
2	IPMC 301.3	**Vacant structures and land.** Vacant structures and premises thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.
3	IPMC 302.2, 507.1, & Municode 29-98	**Grading and drainage.** Premises shall be graded and maintained to prevent the erosion of soil and to prevent the accumulation of stagnant water thereon, or within any structure located thereon. Drainage of roofs and paved areas, yards and open areas on premise shall discharge towards the City street or public right of way.

4	IPMC 302.3	**Sidewalks and driveways.** Sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.
5	IPMC 302.4	**Weeds.** Premises and exterior property shall be maintained free from weeds or plant growth in excess of 10 inches. Noxious weeds shall be prohibited. Weeds shall be defined as all grasses and vegetation.
6	IPMC 308.2, & 308.3	**Rubbish and Garbage.** Exterior property and premises, and interior of structure, shall be free from any accumulation of rubbish and/or garbage. Timely disposal shall be in leakproof containers with tight fitting covers in a clean and sanitary manner. Rubbish is defined as: combustible and/or noncombustible waste materials, tree branches, yard trimmings, cans, metals, concrete, glass or other similar materials. Discarded appliances, such as refrigerators, shall not be discarded or abandoned on premise without first removing doors to prevent entrapment.
7	IPMC 302.5 & 309.1	**Rodent harborage.** Structures and exterior property shall be kept free from rodent harborage and infestation. When insects or rodents are found shall be promptly exterminated by approved processes that will not be injurious to human health. After pest elimination, proper precautions shall be taken to prevent reinfestation.
8	IPMC 302.7	**Accessory structures.** Accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair. This may include needed repair/replace of: structural members; anchored structural components; veneer joints for weather resistant or water tight building envelope components; foundation; roof components; exterior veneer, trim and wall facings overhang extensions or projections on awnings, canopies, signs, etc; exterior stairs, decks, porches and balconies.
9	IPMC 113.1, & 111.1.5.8 ✓	**Recommendation.** The City's Code Official shall order the owner of any premises upon which is located any deteriorated or dilapidated structure that has become so out of repair as to be dangerous, unsafe, insanitary or otherwise unfit for human habitation or occupancy, and such that it is unreasonable to repair the structure, to demolish and remove such structure *within 30 calendar days of notice. A CDA Demo Permit prior to the start of demolition work is required.* Structure is a risk of fire, collapse and/or threat to life and and safety.
10	IPMC 304.2	**Protective treatment.** Exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences, shall be maintained in good condition. Exterior wood surfaces, other than decay resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. Siding and masonry joints, as well as those between the building envelope and the perimeter of windows, doors and skylights, shall be maintained weather resistant and water tight. Metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion, and surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.
11	IPMC 304.3	**Premises identification.** Buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be not less than 4 inches in height with a mini mum stroke width of 0.5 inch.
12	IPMC 304.6	**Exterior walls.** Exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weather proof and properly surface coated where required to prevent deterioration. This may include structural members, anchorage, water tight building envelope & veneers.

13	IPMC 304.7	**Roofs and drainage.** The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drain age shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance. This may include structural members, anchorage & water tight building envelope.
14	IPMC 304.4	**Structural members.** Structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads. This may include structural members & anchorage.
15	IPMC 304.8	**Decorative features.** Cornices, belt courses, corbels, terra cotta trim, wall facings and similar decorative features shall be maintained in good repair with proper anchorage and in a safe condition. This may include anchorage.
16	IPMC 304.10	**Stairways, decks, porches and balconies.** Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads. This may include structural members, anchorage, roofing & flooring components.
17	IPMC 304.12	**Handrails and guards.** Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.
18	IPMC 304.13	**Window, skylight and door frames.** Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight. Glazing. Glazing materials shall be maintained free from cracks and holes.
19	IPMC 304.14	**Insect screens.** Every door, window and other outside opening required for ventilation of habitable rooms, food preparation areas, food service areas or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored shall be supplied with approved tightly fitting screens of minimum 16 mesh per inch, and every screen door used for insect control shall have a self-closing device in good working condition.
20	IPMC 306	**Component Serviceability.** The components of a structure and equipment shall be maintained in good repair, structurally sound and in a sanitary condition. This shall include: soils, concrete, aluminum, masonry, steel and wood parts of the structure.
21	IPMC 304.18 & A101	**Building Security.**Exterior doors, windows and openings shall be provided with devices designed to provide security to the interior and deter access from exterior. Property may need to be boarded in accordance with IPMC Appendix A-1.
22		**No Interior Access.**Inspection of the interior of the structure was not performed, however, it is likely to need major interior work (structural, electrical, plumbing, mechanical and carpentry) prior to occupancy. Recommend licensed Contractor evaluation and a Building Consultation from Construction Development at 318-473-1376.

ADDRESS #:	3009 Levin St., Alexandria LA 71301
VIOLATIONS OF:	INTERNATIONAL PROPERTY MAINTENANCE CODE &/or MUNICODE

1	IPMC 111.1.5.7	The building or structure is neglected, damaged, dilapidated, unsecured or abandoned so as to become an **attractive nuisance** to children who might play in the building or structure to their danger, becomes a harbor for vagrants, criminals or immoral persons, or enables persons to resort to the building or structure for committing a nuisance or an unlawful act.
2	IPMC 301.3	**Vacant structures and land.** Vacant structures and premises thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.
3	IPMC 302.2, 507.1, & Municode 29-98	**Grading and drainage.** Premises shall be graded and maintained to prevent the erosion of soil and to prevent the accumulation of stagnant water thereon, or within any structure located thereon. Drainage of roofs and paved areas, yards and open areas on premise shall discharge towards the City street or public right of way.
4	IPMC 302.3	**Sidewalks and driveways.** Sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.
5	IPMC 302.4	**Weeds.** Premises and exterior property shall be maintained free from weeds or plant growth in excess of 10 inches. Noxious weeds shall be prohibited. Weeds shall be defined as all grasses and vegetation.
6	IPMC 308.2, & 308.3	**Rubbish and Garbage.** Exterior property and premises, and interior of structure, shall be free from any accumulation of rubbish and/or garbage. Timely disposal shall be in leakproof containers with tight fitting covers in a clean and sanitary manner. Rubbish is defined as: combustible and/or noncombustible waste materials, tree branches, yard trimmings, cans, metals, concrete, glass or other similar materials. Discarded appliances, such as refrigerators, shall not be discarded or abandoned on premise without first removing doors to prevent entrapment.
7	IPMC 302.5 & 309.1	**Rodent harborage.** Structures and exterior property shall be kept free from rodent harborage and infestation. When insects or rodents are found shall be promptly exterminated by approved processes that will not be injurious to human health. After pest elimination, proper precautions shall be taken to prevent reinfestation.
8	IPMC 302.7	**Accessory structures.** Accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair. This may include needed repair/replace of: structural members; anchored structural components; veneer joints for weather resistant or water tight building envelope components; foundation; roof components; exterior veneer, trim and wall facings overhang extensions or projections on awnings, canopies, signs, etc; exterior stairs, decks, porches and balconies.
9	IPMC 304.19	**Gates.** Exterior gates, gate assemblies, operator systems if provided, and hardware shall be maintained in good condition. Latches at all entrances shall tightly secure the gates.
10	IPMC 113.1, & 111.1.5.8 ✓	**Recommendation.** The City's Code Official shall order the owner of any premises upon which is located any deteriorated or dilapidated structure that has become so out of repair as to be dangerous, unsafe, insanitary or otherwise unfit for human habitation or occupancy, and such that it is unreasonable to repair the structure, to demolish and remove such structure *within 30 calendar days of notice. A CDA Demo Permit prior to the start of demolition work is required.* Structure is a risk of fire, collapse and/or threat to life and and safety.

11	IPMC 304.2	**Protective treatment.** Exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences, shall be maintained in good condition. Exterior wood surfaces, other than decay resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. Siding and masonry joints, as well as those between the building envelope and the perimeter of windows, doors and skylights, shall be maintained weather resistant and water tight. Metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion, and surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.
12	IPMC 304.3	**Premises identification.** Buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be not less than 4 inches in height with a mini mum stroke width of 0.5 inch.
13	IPMC 304.5	**Foundation walls.** Foundation walls shall be maintained plumb and free from open cracks and breaks and shall be kept in such condition so as to prevent the entry of rodents and other pests. This may include structural members, anchorage & footings.
14	IPMC 304.6	**Exterior walls.** Exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weather proof and properly surface coated where required to prevent deterioration. This may include structural members, anchorage, water tight building envelope & veneers.
15	IPMC 304.7	**Roofs and drainage.** The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drain age shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance. This may include structural members, anchorage & water tight building envelope.
16	IPMC 304.4	**Structural members.** Structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads. This may include structural members & anchorage.
17	IPMC 304.8	**Decorative features.** Cornices, belt courses, corbels, terra cotta trim, wall facings and similar decorative features shall be maintained in good repair with proper anchorage and in a safe condition. This may include anchorage.
18	IPMC 304.10	**Stairways, decks, porches and balconies.** Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads. This may include structural members, anchorage, roofing & flooring components.
19	IPMC 304.12	**Handrails and guards.** Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.
20	IPMC 304.13	**Window, skylight and door frames.** Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight. Glazing. Glazing materials shall be maintained free from cracks and holes.
21	IPMC 304.14	**Insect screens.** Every door, window and other outside opening required for ventilation of habitable rooms, food preparation areas, food service areas or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored shall be supplied with approved tightly fitting screens of minimum 16 mesh per inch, and every screen door used for insect control shall have a self-closing device in good working condition.

22	IPMC 306	**Component Serviceability.** The components of a structure and equipment shall be maintained in good repair, structurally sound and in a sanitary condition. This shall include: soils, concrete, aluminum, masonry, steel and wood parts of the structure.
23	IPMC 304.18 & A101	**Building Security.**Exterior doors, windows and openings shall be provided with devices designed to provide security to the interior and deter access from exterior. Property may need to be boarded in accordance with IPMC Appendix A-1.
24		**No Interior Access.**Inspection of the interior of the structure was not performed, however, it is likely to need major interior work (structural, electrical, plumbing, mechanical and carpentry) prior to occupancy. Recommend licensed Contractor evaluation and a Building Consultation from Construction Development at 318-473-1376.

City of Alexandria's Community Development Department, 625 Murray Street, Suite 7, Alexandria, LA 71301
Office: 318.449.5071 / cda@cityofalex.com

CODE ENFORCEMENT DEFICIENCY ASSESSMENT

DATE: 1/19/2024

PROPERTY ADDRESS: 83 Maryland Ave, Alexandria LA 71301

OWNER NAME & ADDRESS: Jerry J. Phillips
Louisa R. Phillips, Alexandria, LA 71303

ADDITIONAL OWNERS:

TYPE OF STRUCTURE:

This report provides a list of code deficiencies for the structure located at the above stated address. As the Property Owner, you have two options to be executed at your own expense: Demolition or Rehabilitation. In order to be eligible for either option, the Property Owner will need to provide an itemized cost estimate prepared by a State Licensed Contractor and provide three months of current bank statements to show that sufficient funds are readily available to pay for the work.

DEFICIENCY ASSESSMENT:

Exterior (IPMC 302)

X	**302.1 Sanitation & 308 Rubbish & Garbage** - All exterior property and premises shall be maintained in a clean, safe and sanitary condition. All exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage.
X	**302.2 Grading and Drainage** - All premises shall be graded and maintained to prevent the erosion of soil and to prevent the accumulation of stagnant water thereon, or within any structure located thereon.
X	**302.3 Sidewalks and driveways** - All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.
X	**302.4 Weeds** - All premises and exterior property shall be maintained free from weeds or plant growth in excess of 10 inches. All noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.
X	**302.5 Rodent Harborage & 309 Pest Elimination** - The owner / occupant shall be responsible to ensure that all structures and exterior property shall be kept free from rodent harborage and infestations, on the interior or exterior. Where rodents are found, they shall be promptly exterminated by approved processes which will not be injurious to human health. After extermination, proper precautions shall be taken to eliminate rodent harborage and prevent re-infestation.

Exterior Structure (IPMC 304)

X	**304.3 Premises Identification** - Buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of 4 inches high with a minimum stroke width of 0.5 inch.

X	**304.6 Exterior Walls** - All exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.
X	**304.8 Decorative Features** - All cornices, belt courses, corbels, terracotta trim, wall facings and similar decorative features shall be maintained in good repair with proper anchorage and in a safe condition.
X	**304.10 Stairways, decks, porches and balconies** - Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.

Inspector did not enter the structure, however, based on the current condition of the exterior, it appears that significant work will have to be performed on the interior that may include electrical, plumbing, mechanical and carpentry work by licensed Contractors.

ADDRESS #:	83 Maryland Ave, Alexandria LA 71301
VIOLATIONS OF:	INTERNATIONAL PROPERTY MAINTENANCE CODE &/or MUNICODE

1	IPMC 111.1.5.7	The building or structure is neglected, damaged, dilapidated, unsecured or abandoned so as to become an **attractive nuisance** to children who might play in the building or structure to their danger, becomes a harbor for vagrants, criminals or immoral persons, or enables persons to resort to the building or structure for committing a nuisance or an unlawful act.
2	IPMC 301.3	**Vacant structures and land.** Vacant structures and premises thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.
3	IPMC 302.2, 507.1, & Municode 29-98	**Grading and drainage.** Premises shall be graded and maintained to prevent the erosion of soil and to prevent the accumulation of stagnant water thereon, or within any structure located thereon. Drainage of roofs and paved areas, yards and open areas on premise shall discharge towards the City street or public right of way.
4	IPMC 302.3	**Sidewalks and driveways.** Sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.
5	IPMC 302.4	**Weeds.** Premises and exterior property shall be maintained free from weeds or plant growth in excess of 10 inches. Noxious weeds shall be prohibited. Weeds shall be defined as all grasses and vegetation.
6	IPMC 308.2, & 308.3	**Rubbish and Garbage.** Exterior property and premises, and interior of structure, shall be free from any accumulation of rubbish and/or garbage. Timely disposal shall be in leakproof containers with tight fitting covers in a clean and sanitary manner. Rubbish is defined as: combustible and/or noncombustible waste materials, tree branches, yard trimmings, cans, metals, concrete, glass or other similar materials. Discarded appliances, such as refrigerators, shall not be discarded or abandoned on premise without first removing doors to prevent entrapment.
7	IPMC 302.5 & 309.1	**Rodent harborage.** Structures and exterior property shall be kept free from rodent harborage and infestation. When insects or rodents are found shall be promptly exterminated by approved processes that will not be injurious to human health. After pest elimination, proper precautions shall be taken to prevent reinfestation.

8	IPMC 302.7	**Accessory structures.** Accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair. This may include needed repair/replace of: structural members; anchored structural components; veneer joints for weather resistant or water tight building envelope components; foundation; roof components; exterior veneer, trim and wall facings overhang extensions or projections on awnings, canopies, signs, etc; exterior stairs, decks, porches and balconies.
9	IPMC 302.9	**Defacement of property.** A person shall not willfully or wantonly damage, mutilate or deface any exterior surface of any structure or building on any private by placing thereon any marking, carving or graffiti. It shall be the responsibility of the owner to restore said surface to an approved state of maintenance and repair.
10	IPMC 304.19	**Gates.** Exterior gates, gate assemblies, operator systems if provided, and hardware shall be maintained in good condition. Latches at all entrances shall tightly secure the gates.
11	IPMC 113.1, & 111.1.5.8 ✓	**Recommendation.** The City's Code Official shall order the owner of any premises upon which is located any deteriorated or dilapidated structure that has become so out of repair as to be dangerous, unsafe, insanitary or otherwise unfit for human habitation or occupancy, and such that it is unreasonable to repair the structure, to demolish and remove such structure *within 30 calendar days of notice. A CDA Demo Permit prior to the start of demolition work is required.* Structure is a risk of fire, collapse and/or threat to life and and safety.
12	IPMC 304.2	**Protective treatment.** Exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences, shall be maintained in good condition. Exterior wood surfaces, other than decay resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. Siding and masonry joints, as well as those between the building envelope and the perimeter of windows, doors and skylights, shall be maintained weather resistant and water tight. Metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion, and surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.
13	IPMC 304.3	**Premises identification.** Buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be not less than 4 inches in height with a mini mum stroke width of 0.5 inch.
14	IPMC 304.5	**Foundation walls.** Foundation walls shall be maintained plumb and free from open cracks and breaks and shall be kept in such condition so as to prevent the entry of rodents and other pests. This may include structural members, anchorage & footings.
15	IPMC 304.6	**Exterior walls.** Exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weather proof and properly surface coated where required to prevent deterioration. This may include structural members, anchorage, water tight building envelope & veneers.
16	IPMC 304.7	**Roofs and drainage.** The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drain age shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance. This may include structural members, anchorage & water tight building envelope.
17	IPMC 304.4	**Structural members.** Structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads. This may include structural members & anchorage.

18	IPMC 304.8	**Decorative features.** Cornices, belt courses, corbels, terra cotta trim, wall facings and similar decorative features shall be maintained in good repair with proper anchorage and in a safe condition. This may include anchorage.
19	IPMC 304.10	**Stairways, decks, porches and balconies.** Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads. This may include structural members, anchorage, roofing & flooring components.
20	IPMC 304.12	**Handrails and guards.** Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.
21	IPMC 304.11	**Chimneys and towers.** Chimneys, cooling towers, smoke stacks, and similar appurtenances shall be maintained structurally safe and sound, and in good repair. Exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather coating materials, such as paint or similar surface treatment. This may include structural members, anchorage, water tight building envelope & exterior walls.
22	IPMC 304.13	**Window, skylight and door frames.** Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight. Glazing. Glazing materials shall be maintained free from cracks and holes.
23	IPMC 304.14	**Insect screens.** Every door, window and other outside opening required for ventilation of habitable rooms, food preparation areas, food service areas or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored shall be supplied with approved tightly fitting screens of minimum 16 mesh per inch, and every screen door used for insect control shall have a self-closing device in good working condition.
24	IPMC 306	**Component Serviceability.** The components of a structure and equipment shall be maintained in good repair, structurally sound and in a sanitary condition. This shall include: soils, concrete, aluminum, masonry, steel and wood parts of the structure.
25	IPMC 304.18 & A101	**Building Security.**Exterior doors, windows and openings shall be provided with devices designed to provide security to the interior and deter access from exterior. Property may need to be boarded in accordance with IPMC Appendix A-1.
26		**No Interior Access.**Inspection of the interior of the structure was not performed, however, it is likely to need major interior work (structural, electrical, plumbing, mechanical and carpentry) prior to occupancy. Recommend licensed Contractor evaluation and a Building Consultation from Construction Development at 318-473-1376.

City of Alexandria's Community Development Department, 625 Murray Street, Suite 7, Alexandria, LA 71301
Office: 318.449.5071 / cda@cityofalex.com

CODE ENFORCEMENT DEFICIENCY ASSESSMENT

DATE: 6/18/2024

PROPERTY ADDRESS: 2306 MILL STREET, Alexandria LA 71301

OWNER NAME & ADDRESS: Johnnie Brown
9555 Jeffereson Street, Manassas, VA 20110

ADDITIONAL OWNERS:

TYPE OF STRUCTURE:

This report provides a list of code deficiencies for the structure located at the above stated address. As the Property Owner, you have two options to be executed at your own expense: Demolition or Rehabilitation. In order to be eligible for either option, the Property Owner will need to provide an itemized cost estimate prepared by a State Licensed Contractor and provide three months of current bank statements to show that sufficient funds are readily available to pay for the work.

DEFICIENCY ASSESSMENT: Rec Demo #2 ✓

Exterior (IPMC 302)

X **302.3 Sidewalks and driveways** - All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.

X **302.5 Rodent Harborage & 309 Pest Elimination** - The owner / occupant shall be responsible to ensure that all structures and exterior property shall be kept free from rodent harborage and infestations, on the interior or exterior. Where rodents are found, they shall be promptly exterminated by approved processes which will not be injurious to human health. After extermination, proper precautions shall be taken to eliminate rodent harborage and prevent re-infestation.

X **302.6 Exhaust Vents** - Pipes, ducts, conductors, fans or blowers shall not discharge gasses, steam, vapor, hot air, grease, smoke, odors or other gaseous or particulate wastes directly upon abutting or adjacent public or private property or that of another tenant.

Exterior Structure (IPMC 304)

X **304.4 Structural Members** - All structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads.

X **304.5 Foundation Walls** - All foundation walls shall be maintained plumb and free from open cracks and breaks and shall be kept in such condition so as to prevent the entry of rodents and other pests.

X **304.6 Exterior Walls** - All exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.

X **304.7 Roofs and Drainage** - The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.

X	**304.8 Decorative Features** - All cornices, belt courses, corbels, terracotta trim, wall facings and similar decorative features shall be maintained in good repair with proper anchorage and in a safe condition.
X	**304.9 Overhang extensions** - All overhang extensions including, but not limited to canopies, marquees, signs, metal awnings, fire escapes, standpipes and exhaust ducts shall be maintained in good repair and be properly anchored so as to be kept in a sound condition. When required, all exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar treatment.
X	**304.10 Stairways, decks, porches and balconies** - Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.
X	**304.12 Handrails and guards** - Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.
X	**304.13.1 Glazing & 304.13.2, 304.18.2 Windows** - All glazing materials shall be maintained free from cracks and holes. Operable windows located in whole or in part within 6 feet above ground level or a walking surface below that provide access to a dwelling unit, rooming unit or housekeeping unit that is rented, leased or let shall be equipped with a window sash locking device. Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.
X	**304.14 Insect Screens** - Every door, window and other outside opening required for ventilation of habitable rooms, food preparation areas, food service areas or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored shall be supplied with approved tightly fitting screens of not less than 16 mesh per inch, and every screen door used for insect control shall have a self-closing device in good working condition.
X	**304.15 Doors & Locks** - All exterior doors, door assemblies and hardware shall be maintained in good condition. Locks at all entrances to dwelling units and sleeping units shall tightly secure the door. Locks on means of egress doors shall be in accordance with Section 702.3. Doors providing access to a dwelling unit, rooming unit or housekeeping unit that is rented, leased or let shall be equipped with a deadbolt lock designed to be readily openable from a side from which egress is to be made without the need for keys, special knowledge or effort and shall have a lock throw of not less than 1 inch. Such deadbolt locks shall be installed according to the manufacturer's specifications and maintained in good working order. For the purpose of this section, sliding bolt shall not be considered an acceptable deadbolt lock.
X	**304.18 & 304.19 Building security - Doors, Windows & Grates** - Doors, windows or hatchways for dwelling units, room units or housekeeping units shall be provided with devices designed to provide security for the occupants and property within.

Inspector did not enter the structure, however, based on the current condition of the exterior, it appears that significant work will have to be performed on the interior that may include electrical, plumbing, mechanical and carpentry work by licensed Contractors.

City of Alexandria's Community Development Department, 625 Murray Street, Suite 7, Alexandria, LA 71301
Office: 318.449.5071 / cda@cityofalex.com

CODE ENFORCEMENT DEFICIENCY ASSESSMENT

DATE: 8/29/2024

PROPERTY ADDRESS: 2236 OLIVE STREET, Alexandria LA 71301

OWNER NAME & ADDRESS:

ADDITIONAL OWNERS:

TYPE OF STRUCTURE:

This report provides a list of code deficiencies for the structure located at the above stated address. As the Property Owner, you have two options to be executed at your own expense: Demolition or Rehabilitation. In order to be eligible for either option, the Property Owner will need to provide an itemized cost estimate prepared by a State Licensed Contractor and provide three months of current bank statements to show that sufficient funds are readily available to pay for the work.

DEFICIENCY ASSESSMENT: Rec Demo #3

Exterior (IPMC 302)

X	**302.1 Sanitation & 308 Rubbish & Garbage** - All exterior property and premises shall be maintained in a clean, safe and sanitary condition. All exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage.
X	**302.2 Grading and Drainage** - All premises shall be graded and maintained to prevent the erosion of soil and to prevent the accumulation of stagnant water thereon, or within any structure located thereon.
X	**302.3 Sidewalks and driveways** - All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.
X	**302.4 Weeds** - All premises and exterior property shall be maintained free from weeds or plant growth in excess of 10 inches. All noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.
X	**302.5 Rodent Harborage & 309 Pest Elimination** - The owner / occupant shall be responsible to ensure that all structures and exterior property shall be kept free from rodent harborage and infestations, on the interior or exterior. Where rodents are found, they shall be promptly exterminated by approved processes which will not be injurious to human health. After extermination, proper precautions shall be taken to eliminate rodent harborage and prevent re-infestation.

Exterior Structure (IPMC 304)

X	**304.2 Protective Treatment** - All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks, and fences shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. All siding and masonry joints as well those between the building envelope and the perimeter of windows, doors, and skylights shall be maintained weather resistant and water tight. All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement. This applies to soils, concrete, aluminum, masonry, steel, or wood that exhibits deterioration, deformation, cracks, fractures and damage.
X	**304.3 Premises Identification** - Buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of 4 inches high with a minimum stroke width of 0.5 inch.
X	**304.6 Exterior Walls** - All exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.
X	**304.10 Stairways, decks, porches and balconies** - Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.
X	**304.13.1 Glazing & 304.13.2, 304.18.2 Windows** - All glazing materials shall be maintained free from cracks and holes. Operable windows located in whole or in part within 6 feet above ground level or a walking surface below that provide access to a dwelling unit, rooming unit or housekeeping unit that is rented, leased or let shall be equipped with a window sash locking device. Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.
X	**304.14 Insect Screens** - Every door, window and other outside opening required for ventilation of habitable rooms, food preparation areas, food service areas or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored shall be supplied with approved tightly fitting screens of not less than 16 mesh per inch, and every screen door used for insect control shall have a self-closing device in good working condition.
X	**304.15 Doors & Locks** - All exterior doors, door assemblies and hardware shall be maintained in good condition. Locks at all entrances to dwelling units and sleeping units shall tightly secure the door. Locks on means of egress doors shall be in accordance with Section 702.3. Doors providing access to a dwelling unit, rooming unit or housekeeping unit that is rented, leased or let shall be equipped with a deadbolt lock designed to be readily openable from a side from which egress is to be made without the need for keys, special knowledge or effort and shall have a lock throw of not less than 1 inch. Such deadbolt locks shall be installed according to the manufacturer's specifications and maintained in good working order. For the purpose of this section, sliding bolt shall not be considered an acceptable deadbolt lock.
X	**304.18 & 304.19 Building security - Doors, Windows & Grates** - Doors, windows or hatchways for dwelling units, room units or housekeeping units shall be provided with devices designed to provide security for the occupants and property within.

Interior Structure (IPMC 305 - 307)

X **305.3 Interior surfaces** - All interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling, chipping, flaking or abraded paint shall be repaired, removed or covered. Cracked or loose plaster, decayed wood and other defective surface conditions shall be corrected

X **305.4 Stairs and walking surfaces** - Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained in sound condition and good repair.

Inspector did not enter the structure, however, based on the current condition of the exterior, it appears that significant work will have to be performed on the interior that may include electrical, plumbing, mechanical and carpentry work by licensed Contractors.

ADDRESS #:	2236 OLIVE STREET, Alexandria LA 71301
VIOLATIONS OF:	INTERNATIONAL PROPERTY MAINTENANCE CODE &/or MUNICODE

1	IPMC 111.1.5.7	The building or structure is neglected, damaged, dilapidated, unsecured or abandoned so as to become an **attractive nuisance** to children who might play in the building or structure to their danger, becomes a harbor for vagrants, criminals or immoral persons, or enables persons to resort to the building or structure for committing a nuisance or an unlawful act.
2	IPMC 301.3	**Vacant structures and land.** Vacant structures and premises thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.
3	IPMC 302.2, 507.1, & Municode 29-98	**Grading and drainage.** Premises shall be graded and maintained to prevent the erosion of soil and to prevent the accumulation of stagnant water thereon, or within any structure located thereon. Drainage of roofs and paved areas, yards and open areas on premise shall discharge towards the City street or public right of way.
4	IPMC 302.3	**Sidewalks and driveways.** Sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.
5	IPMC 302.4	**Weeds.** Premises and exterior property shall be maintained free from weeds or plant growth in excess of 10 inches. Noxious weeds shall be prohibited. Weeds shall be defined as all grasses and vegetation.
6	IPMC 308.2, & 308.3	**Rubbish and Garbage.** Exterior property and premises, and interior of structure, shall be free from any accumulation of rubbish and/or garbage. Timely disposal shall be in leakproof containers with tight fitting covers in a clean and sanitary manner. Rubbish is defined as: combustible and/or noncombustible waste materials, tree branches, yard trimmings, cans, metals, concrete, glass or other similar materials. Discarded appliances, such as refrigerators, shall not be discarded or abandoned on premise without first removing doors to prevent entrapment.
7	IPMC 302.5 & 309.1	**Rodent harborage.** Structures and exterior property shall be kept free from rodent harborage and infestation. When insects or rodents are found shall be promptly exterminated by approved processes that will not be injurious to human health. After pest elimination, proper precautions shall be taken to prevent reinfestation.

8	IPMC 113.1, & 111.1.5.8 ✓	**Recommendation.** The City's Code Official shall order the owner of any premises upon which is located any deteriorated or dilapidated structure that has become so out of repair as to be dangerous, unsafe, insanitary or otherwise unfit for human habitation or occupancy, and such that it is unreasonable to repair the structure, to demolish and remove such structure *within 30 calendar days of notice. A CDA Demo Permit prior to the start of demolition work is required.* Structure is a risk of fire, collapse and/or threat to life and and safety.
9	IPMC 304.2	**Protective treatment.** Exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences, shall be maintained in good condition. Exterior wood surfaces, other than decay resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. Siding and masonry joints, as well as those between the building envelope and the perimeter of windows, doors and skylights, shall be maintained weather resistant and water tight. Metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion, and surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.
10	IPMC 304.6	**Exterior walls.** Exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weather proof and properly surface coated where required to prevent deterioration. This may include structural members, anchorage, water tight building envelope & veneers.
11	IPMC 304.7	**Roofs and drainage.** The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drain age shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance. This may include structural members, anchorage & water tight building envelope.
12	IPMC 304.4	**Structural members.** Structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads. This may include structural members & anchorage.
13	IPMC 304.8	**Decorative features.** Cornices, belt courses, corbels, terra cotta trim, wall facings and similar decorative features shall be maintained in good repair with proper anchorage and in a safe condition. This may include anchorage.
14	IPMC 304.10	**Stairways, decks, porches and balconies.** Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads. This may include structural members, anchorage, roofing & flooring components.
15	IPMC 304.12	**Handrails and guards.** Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.
16	IPMC 304.13	**Window, skylight and door frames.** Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight. Glazing. Glazing materials shall be maintained free from cracks and holes.
17	IPMC 304.14	**Insect screens.** Every door, window and other outside opening required for ventilation of habitable rooms, food preparation areas, food service areas or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored shall be supplied with approved tightly fitting screens of minimum 16 mesh per inch, and every screen door used for insect control shall have a self-closing device in good working condition.
18	IPMC 306	**Component Serviceability.** The components of a structure and equipment shall be maintained in good repair, structurally sound and in a sanitary condition. This shall include: soils, concrete, aluminum, masonry, steel and wood parts of the structure.

19	IPMC 304.18 & A101	**Building Security.**Exterior doors, windows and openings shall be provided with devices designed to provide security to the interior and deter access from exterior. Property may need to be boarded in accordance with IPMC Appendix A-1.
20		**No Interior Access.**Inspection of the interior of the structure was not performed, however, it is likely to need major interior work (structural, electrical, plumbing, mechanical and carpentry) prior to occupancy. Recommend licensed Contractor evaluation and a Building Consultation from Construction Development at 318-473-1376.

ADDRESS #:	3224 Peach St., Alexandria LA 71301
VIOLATIONS OF:	INTERNATIONAL PROPERTY MAINTENANCE CODE &/or MUNICODE

1	IPMC 111.1.5.7	The building or structure is neglected, damaged, dilapidated, unsecured or abandoned so as to become an **attractive nuisance** to children who might play in the building or structure to their danger, becomes a harbor for vagrants, criminals or immoral persons, or enables persons to resort to the building or structure for committing a nuisance or an unlawful act.
2	IPMC 301.3	**Vacant structures and land.** Vacant structures and premises thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.
3	IPMC 302.2, 507.1, & Municode 29-98	**Grading and drainage.** Premises shall be graded and maintained to prevent the erosion of soil and to prevent the accumulation of stagnant water thereon, or within any structure located thereon. Drainage of roofs and paved areas, yards and open areas on premise shall discharge towards the City street or public right of way.
4	IPMC 302.3	**Sidewalks and driveways.** Sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.
5	IPMC 302.4	**Weeds.** Premises and exterior property shall be maintained free from weeds or plant growth in excess of 10 inches. Noxious weeds shall be prohibited. Weeds shall be defined as all grasses and vegetation.
6	IPMC 308.2, & 308.3	**Rubbish and Garbage.** Exterior property and premises, and interior of structure, shall be free from any accumulation of rubbish and/or garbage. Timely disposal shall be in leakproof containers with tight fitting covers in a clean and sanitary manner. Rubbish is defined as: combustible and/or noncombustible waste materials, tree branches, yard trimmings, cans, metals, concrete, glass or other similar materials. Discarded appliances, such as refrigerators, shall not be discarded or abandoned on premise without first removing doors to prevent entrapment.
7	IPMC 302.5 & 309.1	**Rodent harborage.** Structures and exterior property shall be kept free from rodent harborage and infestation. When insects or rodents are found shall be promptly exterminated by approved processes that will not be injurious to human health. After pest elimination, proper precautions shall be taken to prevent reinfestation.
8	IPMC 302.7	**Accessory structures.** Accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair. This may include needed repair/replace of: structural members; anchored structural components; veneer joints for weather resistant or water tight building envelope components; foundation; roof components; exterior veneer, trim and wall facings overhang extensions or projections on awnings, canopies, signs, etc; exterior stairs, decks, porches and balconies.
9	IPMC 304.19	**Gates.** Exterior gates, gate assemblies, operator systems if provided, and hardware shall be maintained in good condition. Latches at all entrances shall tightly secure the gates.
10	IPMC 113.1, & 111.1.5.8 ✓	**Recommendation.** The City's Code Official shall order the owner of any premises upon which is located any deteriorated or dilapidated structure that has become so out of repair as to be dangerous, unsafe, insanitary or otherwise unfit for human habitation or occupancy, and such that it is unreasonable to repair the structure, to demolish and remove such structure *within 30 calendar days of notice. A CDA Demo Permit prior to the start of demolition work is required.* Structure is a risk of fire, collapse and/or threat to life and and safety.

11	IPMC 304.2	**Protective treatment.** Exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences, shall be maintained in good condition. Exterior wood surfaces, other than decay resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. Siding and masonry joints, as well as those between the building envelope and the perimeter of windows, doors and skylights, shall be maintained weather resistant and water tight. Metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion, and surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.
12	IPMC 304.3	**Premises identification.** Buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be not less than 4 inches in height with a mini mum stroke width of 0.5 inch.
13	IPMC 304.5	**Foundation walls.** Foundation walls shall be maintained plumb and free from open cracks and breaks and shall be kept in such condition so as to prevent the entry of rodents and other pests. This may include structural members, anchorage & footings.
14	IPMC 304.6	**Exterior walls.** Exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weather proof and properly surface coated where required to prevent deterioration. This may include structural members, anchorage, water tight building envelope & veneers.
15	IPMC 304.7	**Roofs and drainage.** The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drain age shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance. This may include structural members, anchorage & water tight building envelope.
16	IPMC 304.4	**Structural members.** Structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads. This may include structural members & anchorage.
17	IPMC 304.8	**Decorative features.** Cornices, belt courses, corbels, terra cotta trim, wall facings and similar decorative features shall be maintained in good repair with proper anchorage and in a safe condition. This may include anchorage.
18	IPMC 304.10	**Stairways, decks, porches and balconies.** Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads. This may include structural members, anchorage, roofing & flooring components.
19	IPMC 304.12	**Handrails and guards.** Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.
20	IPMC 304.11	**Chimneys and towers.** Chimneys, cooling towers, smoke stacks, and similar appurtenances shall be maintained structurally safe and sound, and in good repair. Exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather coating materials, such as paint or similar surface treatment. This may include structural members, anchorage, water tight building envelope & exterior walls.
21	IPMC 304.13	**Window, skylight and door frames.** Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight. Glazing. Glazing materials shall be maintained free from cracks and holes.

22	IPMC 304.14	**Insect screens.** Every door, window and other outside opening required for ventilation of habitable rooms, food preparation areas, food service areas or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored shall be supplied with approved tightly fitting screens of minimum 16 mesh per inch, and every screen door used for insect control shall have a self-closing device in good working condition.
23	IPMC 306	**Component Serviceability.** The components of a structure and equipment shall be maintained in good repair, structurally sound and in a sanitary condition. This shall include: soils, concrete, aluminum, masonry, steel and wood parts of the structure.
24	IPMC 304.18 & A101	**Building Security.**Exterior doors, windows and openings shall be provided with devices designed to provide security to the interior and deter access from exterior. Property may need to be boarded in accordance with IPMC Appendix A-1.
25		**No Interior Access.**Inspection of the interior of the structure was not performed, however, it is likely to need major interior work (structural, electrical, plumbing, mechanical and carpentry) prior to occupancy. Recommend licensed Contractor evaluation and a Building Consultation from Construction Development at 318-473-1376.

City of Alexandria's Community Development Department, 625 Murray Street, Suite 7, Alexandria, LA 71301
Office: 318.449.5071 / cda@cityofalex.com

CODE ENFORCEMENT DEFICIENCY ASSESSMENT

DATE: 10/17/2023

PROPERTY ADDRESS: 1240 Shirland Ave., Alexandria LA

OWNER NAME & ADDRESS: Donald Bedoya
1808 West Medalist, Pineville, LA 71360

ADDITIONAL OWNERS:

, ,

TYPE OF STRUCTURE:

This report provides a list of code deficiencies for the structure located at the above stated address. As the Property Owner, you have two options to be executed at your own expense: Demolition or Rehabilitation. In order to be eligible for either option, the Property Owner will need to provide an itemized cost estimate prepared by a State Licensed Contractor and provide three months of current bank statements to show that sufficient funds are readily available to pay for the work.

DEFICIENCY ASSESSMENT: Recommend Demo

Exterior (IPMC 302)

X **302.2 Grading and Drainage** - All premises shall be graded and maintained to prevent the erosion of soil and to prevent the accumulation of stagnant water thereon, or within any structure located thereon.

X **302.3 Sidewalks and driveways** - All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.

X **302.4 Weeds** - All premises and exterior property shall be maintained free from weeds or plant growth in excess of 10 inches. All noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.

X **302.5 Rodent Harborage & 309 Pest Elimination** - The owner / occupant shall be responsible to ensure that all structures and exterior property shall be kept free from rodent harborage and infestations, on the interior or exterior. Where rodents are found, they shall be promptly exterminated by approved processes which will not be injurious to human health. After extermination, proper precautions shall be taken to eliminate rodent harborage and prevent re-infestation.

X **302.6 Exhaust Vents** - Pipes, ducts, conductors, fans or blowers shall not discharge gasses, steam, vapor, hot air, grease, smoke, odors or other gaseous or particulate wastes directly upon abutting or adjacent public or private property or that of another tenant.

Exterior Structure (IPMC 304)

X	**304.2 Protective Treatment** - All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks, and fences shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. All siding and masonry joints as well those between the building envelope and the perimeter of windows, doors, and skylights shall be maintained weather resistant and water tight. All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement. This applies to soils, concrete, aluminum, masonry, steel, or wood that exhibits deterioration, deformation, cracks, fractures and damage.
X	**304.3 Premises Identification** - Buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of 4 inches high with a minimum stroke width of 0.5 inch.
X	**304.4 Structural Members** - All structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads.
X	**304.5 Foundation Walls** - All foundation walls shall be maintained plumb and free from open cracks and breaks and shall be kept in such condition so as to prevent the entry of rodents and other pests.
X	**304.6 Exterior Walls** - All exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.
X	**304.7 Roofs and Drainage** - The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.
X	**304.8 Decorative Features** - All cornices, belt courses, corbels, terracotta trim, wall facings and similar decorative features shall be maintained in good repair with proper anchorage and in a safe condition.
X	**304.9 Overhang extensions** - All overhang extensions including, but not limited to canopies, marquees, signs, metal awnings, fire escapes, standpipes and exhaust ducts shall be maintained in good repair and be properly anchored so as to be kept in a sound condition. When required, all exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar treatment.
X	**304.10 Stairways, decks, porches and balconies** - Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.
X	**304.12 Handrails and guards** - Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.
X	**304.13.1 Glazing & 304.13.2, 304.18.2 Windows** - All glazing materials shall be maintained free from cracks and holes. Operable windows located in whole or in part within 6 feet above ground level or a walking surface below that provide access to a dwelling unit, rooming unit or housekeeping unit that is rented, leased or let shall be equipped with a window sash locking device. Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.

X	**304.14 Insect Screens** - Every door, window and other outside opening required for ventilation of habitable rooms, food preparation areas, food service areas or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored shall be supplied with approved tightly fitting screens of not less than 16 mesh per inch, and every screen door used for insect control shall have a self-closing device in good working condition.
X	**304.15 Doors & Locks** - All exterior doors, door assemblies and hardware shall be maintained in good condition. Locks at all entrances to dwelling units and sleeping units shall tightly secure the door. Locks on means of egress doors shall be in accordance with Section 702.3. Doors providing access to a dwelling unit, rooming unit or housekeeping unit that is rented, leased or let shall be equipped with a deadbolt lock designed to be readily openable from a side from which egress is to be made without the need for keys, special knowledge or effort and shall have a lock throw of not less than 1 inch. Such deadbolt locks shall be installed according to the manufacturer's specifications and maintained in good working order. For the purpose of this section, sliding bolt shall not be considered an acceptable deadbolt lock.
X	**304.18 & 304.19 Building security - Doors, Windows & Grates** - Doors, windows or hatchways for dwelling units, room units or housekeeping units shall be provided with devices designed to provide security for the occupants and property within.

Interior Structure (IPMC 305 - 307)

X	**305.2 Structural members -** All structural members shall be maintained structurally sound, and be capable of supporting the imposed loads.
X	**305.3 Interior surfaces** - All interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling, chipping, flaking or abraded paint shall be repaired, removed or covered. Cracked or loose plaster, decayed wood and other defective surface conditions shall be corrected
X	**305.4 Stairs and walking surfaces** - Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained in sound condition and good repair.
X	**305.6 Interior doors** - Every interior door shall fit reasonably well within its frame and shall be capable of being opened and closed by being properly and securely attached to jambs, headers or tracks as intended by the manufacturer of the attachment hardware.

Inspector did not enter the structure, however, based on the current condition of the exterior, it appears that significant work will have to be performed on the interior that may include electrical, plumbing, mechanical and carpentry work by licensed Contractors.

City of Alexandria's Community Development Department, 625 Murray Street, Suite 7, Alexandria, LA 71301
Office: 318.449.5071 / cda@cityofalex.com

CODE ENFORCEMENT DEFICIENCY ASSESSMENT

DATE: 9/17/2025

PROPERTY ADDRESS: 1202 Warshauer St., Alexandria LA 71301

OWNER NAME & ADDRESS: Charles E Ewing Et Al
6914 Isabella Drive, Alexandria, LA 71301

ADDITIONAL OWNERS: Clifford Baker
P.O Box 794, Ball, LA 71405

TYPE OF STRUCTURE:

This report provides a list of code deficiencies for the structure located at the above stated address. As the Property Owner, you have two options to be executed at your own expense: Demolition or Rehabilitation. In order to be eligible for either option, the Property Owner will need to provide an itemized cost estimate prepared by a State Licensed Contractor and provide three months of current bank statements to show that sufficient funds are readily available to pay for the work.

DEFICIENCY ASSESSMENT:

Exterior (IPMC 302)

X **302.4 Weeds -** All premises and exterior property shall be maintained free from weeds or plant growth in excess of 10 inches. All noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.

Exterior Structure (IPMC 304)

X **304.2 Protective Treatment** - All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks, and fences shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. All siding and masonry joints as well those between the building envelope and the perimeter of windows, doors, and skylights shall be maintained weather resistant and water tight. All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement. This applies to soils, concrete, aluminum, masonry, steel, or wood that exhibits deterioration, deformation, cracks, fractures and damage.

X **304.6 Exterior Walls** - All exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.

X **304.7 Roofs and Drainage** - The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.

X **304.8 Decorative Features** - All cornices, belt courses, corbels, terracotta trim, wall facings and similar decorative features shall be maintained in good repair with proper anchorage and in a safe condition.

X	**304.9 Overhang extensions** - All overhang extensions including, but not limited to canopies, marquees, signs, metal awnings, fire escapes, standpipes and exhaust ducts shall be maintained in good repair and be properly anchored so as to be kept in a sound condition. When required, all exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar treatment.
X	**304.10 Stairways, decks, porches and balconies** - Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.
X	**304.12 Handrails and guards** - Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.
X	**304.14 Insect Screens** - Every door, window and other outside opening required for ventilation of habitable rooms, food preparation areas, food service areas or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored shall be supplied with approved tightly fitting screens of not less than 16 mesh per inch, and every screen door used for insect control shall have a self-closing device in good working condition.

Inspector did not enter the structure, however, based on the current condition of the exterior, it appears that significant work will have to be performed on the interior that may include electrical, plumbing, mechanical and carpentry work by licensed Contractors.

ADDRESS #:	1202 Warshauer St., Alexandria LA 71301
VIOLATIONS OF:	INTERNATIONAL PROPERTY MAINTENANCE CODE &/or MUNICODE

1	IPMC 111.1.5.7	The building or structure is neglected, damaged, dilapidated, unsecured or abandoned so as to become an **attractive nuisance** to children who might play in the building or structure to their danger, becomes a harbor for vagrants, criminals or immoral persons, or enables persons to resort to the building or structure for committing a nuisance or an unlawful act.
2	IPMC 301.3	**Vacant structures and land.** Vacant structures and premises thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.
3	IPMC 302.2, 507.1, & Municode 29-98	**Grading and drainage.** Premises shall be graded and maintained to prevent the erosion of soil and to prevent the accumulation of stagnant water thereon, or within any structure located thereon. Drainage of roofs and paved areas, yards and open areas on premise shall discharge towards the City street or public right of way.
4	IPMC 302.3	**Sidewalks and driveways.** Sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.
5	IPMC 302.4	**Weeds.** Premises and exterior property shall be maintained free from weeds or plant growth in excess of 10 inches. Noxious weeds shall be prohibited. Weeds shall be defined as all grasses and vegetation.

6	IPMC 308.2, & 308.3	**Rubbish and Garbage.** Exterior property and premises, and interior of structure, shall be free from any accumulation of rubbish and/or garbage. Timely disposal shall be in leakproof containers with tight fitting covers in a clean and sanitary manner. Rubbish is defined as: combustible and/or noncombustible waste materials, tree branches, yard trimmings, cans, metals, concrete, glass or other similar materials. Discarded appliances, such as refrigerators, shall not be discarded or abandoned on premise without first removing doors to prevent entrapment.
7	IPMC 302.5 & 309.1	**Rodent harborage.** Structures and exterior property shall be kept free from rodent harborage and infestation. When insects or rodents are found shall be promptly exterminated by approved processes that will not be injurious to human health. After pest elimination, proper precautions shall be taken to prevent reinfestation.
8	IPMC 113.1, & 111.1.5.8 ✓	**Recommendation.** The City's Code Official shall order the owner of any premises upon which is located any deteriorated or dilapidated structure that has become so out of repair as to be dangerous, unsafe, insanitary or otherwise unfit for human habitation or occupancy, and such that it is unreasonable to repair the structure, to demolish and remove such structure *within 30 calendar days of notice. A CDA Demo Permit prior to the start of demolition work is required.* Structure is a risk of fire, collapse and/or threat to life and and safety.
9	IPMC 304.2	**Protective treatment.** Exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences, shall be maintained in good condition. Exterior wood surfaces, other than decay resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. Siding and masonry joints, as well as those between the building envelope and the perimeter of windows, doors and skylights, shall be maintained weather resistant and water tight. Metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion, and surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.
10	IPMC 304.6	**Exterior walls.** Exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weather proof and properly surface coated where required to prevent deterioration. This may include structural members, anchorage, water tight building envelope & veneers.
11	IPMC 304.7	**Roofs and drainage.** The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drain age shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance. This may include structural members, anchorage & water tight building envelope.
12	IPMC 304.4	**Structural members.** Structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads. This may include structural members & anchorage.
13	IPMC 304.8	**Decorative features.** Cornices, belt courses, corbels, terra cotta trim, wall facings and similar decorative features shall be maintained in good repair with proper anchorage and in a safe condition. This may include anchorage.
14	IPMC 304.10	**Stairways, decks, porches and balconies.** Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads. This may include structural members, anchorage, roofing & flooring components.
15	IPMC 304.12	**Handrails and guards.** Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.

16	IPMC 304.13	**Window, skylight and door frames.** Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight. Glazing. Glazing materials shall be maintained free from cracks and holes.
17	IPMC 304.14	**Insect screens.** Every door, window and other outside opening required for ventilation of habitable rooms, food preparation areas, food service areas or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored shall be supplied with approved tightly fitting screens of minimum 16 mesh per inch, and every screen door used for insect control shall have a self-closing device in good working condition.
18	IPMC 306	**Component Serviceability.** The components of a structure and equipment shall be maintained in good repair, structurally sound and in a sanitary condition. This shall include: soils, concrete, aluminum, masonry, steel and wood parts of the structure.
19	IPMC 304.18 & A101	**Building Security.**Exterior doors, windows and openings shall be provided with devices designed to provide security to the interior and deter access from exterior. Property may need to be boarded in accordance with IPMC Appendix A-1.
20		**No Interior Access.**Inspection of the interior of the structure was not performed, however, it is likely to need major interior work (structural, electrical, plumbing, mechanical and carpentry) prior to occupancy. Recommend licensed Contractor evaluation and a Building Consultation from Construction Development at 318-473-1376.

City of Alexandria's Community Development Department, 625 Murray Street, Suite 7, Alexandria, LA 71301
Office: 318.449.5071 / cda@cityofalex.com

CODE ENFORCEMENT DEFICIENCY ASSESSMENT

DATE: 7/13/2023

PROPERTY ADDRESS: 1204 Warshauer St., Alexandira LA 71301

OWNER NAME & ADDRESS: Charles E. Ewing, ET AL
11414 Industriplex Blvd., Baton Rouge, LA 70809

ADDITIONAL OWNERS:

, ,

TYPE OF STRUCTURE:

This report provides a list of code deficiencies for the structure located at the above stated address. As the Property Owner, you have two options to be executed at your own expense: Demolition or Rehabilitation. In order to be eligible for either option, the Property Owner will need to provide an itemized cost estimate prepared by a State Licensed Contractor and provide three months of current bank statements to show that sufficient funds are readily available to pay for the work.

DEFICIENCY ASSESSMENT: Recommend Demo

Exterior (IPMC 302)

X	**302.1 Sanitation & 308 Rubbish & Garbage** - All exterior property and premises shall be maintained in a clean, safe and sanitary condition. All exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage.
X	**302.2 Grading and Drainage** - All premises shall be graded and maintained to prevent the erosion of soil and to prevent the accumulation of stagnant water thereon, or within any structure located thereon.
X	**302.3 Sidewalks and driveways** - All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.
X	**302.4 Weeds** - All premises and exterior property shall be maintained free from weeds or plant growth in excess of 10 inches. All noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.
X	**302.5 Rodent Harborage & 309 Pest Elimination** - The owner / occupant shall be responsible to ensure that all structures and exterior property shall be kept free from rodent harborage and infestations, on the interior or exterior. Where rodents are found, they shall be promptly exterminated by approved processes which will not be injurious to human health. After extermination, proper precautions shall be taken to eliminate rodent harborage and prevent re-infestation.
X	**302.6 Exhaust Vents** - Pipes, ducts, conductors, fans or blowers shall not discharge gasses, steam, vapor, hot air, grease, smoke, odors or other gaseous or particulate wastes directly upon abutting or adjacent public or private property or that of another tenant.

Exterior Structure (IPMC 304)

X	**304.2 Protective Treatment** - All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks, and fences shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. All siding and masonry joints as well those between the building envelope and the perimeter of windows, doors, and skylights shall be maintained weather resistant and water tight. All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement. This applies to soils, concrete, aluminum, masonry, steel, or wood that exhibits deterioration, deformation, cracks, fractures and damage.
X	**304.3 Premises Identification** - Buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of 4 inches high with a minimum stroke width of 0.5 inch.
X	**304.4 Structural Members** - All structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads.
X	**304.5 Foundation Walls** - All foundation walls shall be maintained plumb and free from open cracks and breaks and shall be kept in such condition so as to prevent the entry of rodents and other pests.
X	**304.6 Exterior Walls** - All exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.
X	**304.7 Roofs and Drainage** - The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.
X	**304.8 Decorative Features** - All cornices, belt courses, corbels, terracotta trim, wall facings and similar decorative features shall be maintained in good repair with proper anchorage and in a safe condition.
X	**304.9 Overhang extensions** - All overhang extensions including, but not limited to canopies, marquees, signs, metal awnings, fire escapes, standpipes and exhaust ducts shall be maintained in good repair and be properly anchored so as to be kept in a sound condition. When required, all exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar treatment.
X	**304.10 Stairways, decks, porches and balconies** - Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.
X	**304.12 Handrails and guards** - Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.
X	**304.13.1 Glazing & 304.13.2, 304.18.2 Windows** - All glazing materials shall be maintained free from cracks and holes. Operable windows located in whole or in part within 6 feet above ground level or a walking surface below that provide access to a dwelling unit, rooming unit or housekeeping unit that is rented, leased or let shall be equipped with a window sash locking device. Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.

X **304.14 Insect Screens** - Every door, window and other outside opening required for ventilation of habitable rooms, food preparation areas, food service areas or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored shall be supplied with approved tightly fitting screens of not less than 16 mesh per inch, and every screen door used for insect control shall have a self-closing device in good working condition.

X **304.15 Doors & Locks** - All exterior doors, door assemblies and hardware shall be maintained in good condition. Locks at all entrances to dwelling units and sleeping units shall tightly secure the door. Locks on means of egress doors shall be in accordance with Section 702.3. Doors providing access to a dwelling unit, rooming unit or housekeeping unit that is rented, leased or let shall be equipped with a deadbolt lock designed to be readily openable from a side from which egress is to be made without the need for keys, special knowledge or effort and shall have a lock throw of not less than 1 inch. Such deadbolt locks shall be installed according to the manufacturer's specifications and maintained in good working order. For the purpose of this section, sliding bolt shall not be considered an acceptable deadbolt lock.

X **304.18 & 304.19 Building security - Doors, Windows & Grates** - Doors, windows or hatchways for dwelling units, room units or housekeeping units shall be provided with devices designed to provide security for the occupants and property within.

Inspector did not enter the structure, however, based on the current condition of the exterior, it appears that significant work will have to be performed on the interior that may include electrical, plumbing, mechanical and carpentry work by licensed Contractors.

ADDRESS #:	1204 Warshauer St., Alexandira LA 71301
VIOLATIONS OF:	INTERNATIONAL PROPERTY MAINTENANCE CODE &/or MUNICODE

1	IPMC 111.1.5.7	The building or structure is neglected, damaged, dilapidated, unsecured or abandoned so as to become an **attractive nuisance** to children who might play in the building or structure to their danger, becomes a harbor for vagrants, criminals or immoral persons, or enables persons to resort to the building or structure for committing a nuisance or an unlawful act.
2	IPMC 301.3	**Vacant structures and land.** Vacant structures and premises thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.
3	IPMC 302.2, 507.1, & Municode 29-98	**Grading and drainage.** Premises shall be graded and maintained to prevent the erosion of soil and to prevent the accumulation of stagnant water thereon, or within any structure located thereon. Drainage of roofs and paved areas, yards and open areas on premise shall discharge towards the City street or public right of way.
4	IPMC 302.3	**Sidewalks and driveways.** Sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.
5	IPMC 302.4	**Weeds.** Premises and exterior property shall be maintained free from weeds or plant growth in excess of 10 inches. Noxious weeds shall be prohibited. Weeds shall be defined as all grasses and vegetation.

6	IPMC 308.2, & 308.3	**Rubbish and Garbage.** Exterior property and premises, and interior of structure, shall be free from any accumulation of rubbish and/or garbage. Timely disposal shall be in leakproof containers with tight fitting covers in a clean and sanitary manner. Rubbish is defined as: combustible and/or noncombustible waste materials, tree branches, yard trimmings, cans, metals, concrete, glass or other similar materials. Discarded appliances, such as refrigerators, shall not be discarded or abandoned on premise without first removing doors to prevent entrapment.
7	IPMC 302.5 & 309.1	**Rodent harborage.** Structures and exterior property shall be kept free from rodent harborage and infestation. When insects or rodents are found shall be promptly exterminated by approved processes that will not be injurious to human health. After pest elimination, proper precautions shall be taken to prevent reinfestation.
8	IPMC 113.1, & 111.1.5.8 ✓	**Recommendation.** The City's Code Official shall order the owner of any premises upon which is located any deteriorated or dilapidated structure that has become so out of repair as to be dangerous, unsafe, insanitary or otherwise unfit for human habitation or occupancy, and such that it is unreasonable to repair the structure, to demolish and remove such structure *within 30 calendar days of notice. A CDA Demo Permit prior to the start of demolition work is required.* Structure is a risk of fire, collapse and/or threat to life and and safety.
9	IPMC 304.2	**Protective treatment.** Exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences, shall be maintained in good condition. Exterior wood surfaces, other than decay resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. Siding and masonry joints, as well as those between the building envelope and the perimeter of windows, doors and skylights, shall be maintained weather resistant and water tight. Metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion, and surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.
10	IPMC 304.3	**Premises identification.** Buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be not less than 4 inches in height with a mini mum stroke width of 0.5 inch.
11	IPMC 304.5	**Foundation walls.** Foundation walls shall be maintained plumb and free from open cracks and breaks and shall be kept in such condition so as to prevent the entry of rodents and other pests. This may include structural members, anchorage & footings.
12	IPMC 304.6	**Exterior walls.** Exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weather proof and properly surface coated where required to prevent deterioration. This may include structural members, anchorage, water tight building envelope & veneers.
13	IPMC 304.7	**Roofs and drainage.** The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drain age shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance. This may include structural members, anchorage & water tight building envelope.
14	IPMC 304.4	**Structural members.** Structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads. This may include structural members & anchorage.
15	IPMC 304.8	**Decorative features.** Cornices, belt courses, corbels, terra cotta trim, wall facings and similar decorative features shall be maintained in good repair with proper anchorage and in a safe condition. This may include anchorage.

16	IPMC 304.10	**Stairways, decks, porches and balconies.** Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads. This may include structural members, anchorage, roofing & flooring components.
17	IPMC 304.12	**Handrails and guards.** Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.
18	IPMC 304.13	**Window, skylight and door frames.** Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight. Glazing. Glazing materials shall be maintained free from cracks and holes.
19	IPMC 304.14	**Insect screens.** Every door, window and other outside opening required for ventilation of habitable rooms, food preparation areas, food service areas or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored shall be supplied with approved tightly fitting screens of minimum 16 mesh per inch, and every screen door used for insect control shall have a self-closing device in good working condition.
20	IPMC 306	**Component Serviceability.** The components of a structure and equipment shall be maintained in good repair, structurally sound and in a sanitary condition. This shall include: soils, concrete, aluminum, masonry, steel and wood parts of the structure.
21	IPMC 304.18 & A101	**Building Security.**Exterior doors, windows and openings shall be provided with devices designed to provide security to the interior and deter access from exterior. Property may need to be boarded in accordance with IPMC Appendix A-1.
22		**No Interior Access.**Inspection of the interior of the structure was not performed, however, it is likely to need major interior work (structural, electrical, plumbing, mechanical and carpentry) prior to occupancy. Recommend licensed Contractor evaluation and a Building Consultation from Construction Development at 318-473-1376.

City of Alexandria's Community Development Department, 625 Murray Street, Suite 7, Alexandria, LA 71301
Office: 318.449.5071 / cda@cityofalex.com

CODE ENFORCEMENT DEFICIENCY ASSESSMENT

DATE: 7/13/2023

PROPERTY ADDRESS: 1208 WARSHAUER STREET, Alexandria LA 71301

OWNER NAME & ADDRESS: Charles E. Ewing
2004 Hill Street, Alexandria, LA 71301

ADDITIONAL OWNERS: Connie Norris
1215 Warshauer, Alexandria, LA

TYPE OF STRUCTURE:

This report provides a list of code deficiencies for the structure located at the above stated address. As the Property Owner, you have two options to be executed at your own expense: Demolition or Rehabilitation. In order to be eligible for either option, the Property Owner will need to provide an itemized cost estimate prepared by a State Licensed Contractor and provide three months of current bank statements to show that sufficient funds are readily available to pay for the work.

DEFICIENCY ASSESSMENT: Recommend Demo

Exterior (IPMC 302)

X	**302.1 Sanitation & 308 Rubbish & Garbage** - All exterior property and premises shall be maintained in a clean, safe and sanitary condition. All exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage.
X	**302.2 Grading and Drainage** - All premises shall be graded and maintained to prevent the erosion of soil and to prevent the accumulation of stagnant water thereon, or within any structure located thereon.
X	**302.3 Sidewalks and driveways** - All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.
X	**302.4 Weeds** - All premises and exterior property shall be maintained free from weeds or plant growth in excess of 10 inches. All noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.
X	**302.5 Rodent Harborage & 309 Pest Elimination** - The owner / occupant shall be responsible to ensure that all structures and exterior property shall be kept free from rodent harborage and infestations, on the interior or exterior. Where rodents are found, they shall be promptly exterminated by approved processes which will not be injurious to human health. After extermination, proper precautions shall be taken to eliminate rodent harborage and prevent re-infestation.
X	**302.6 Exhaust Vents** - Pipes, ducts, conductors, fans or blowers shall not discharge gasses, steam, vapor, hot air, grease, smoke, odors or other gaseous or particulate wastes directly upon abutting or adjacent public or private property or that of another tenant.

Exterior Structure (IPMC 304)

X **304.2 Protective Treatment** - All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks, and fences shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. All siding and masonry joints as well those between the building envelope and the perimeter of windows, doors, and skylights shall be maintained weather resistant and water tight. All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement. This applies to soils, concrete, aluminum, masonry, steel, or wood that exhibits deterioration, deformation, cracks, fractures and damage.

X **304.6 Exterior Walls** - All exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.

X **304.7 Roofs and Drainage** - The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.

X **304.8 Decorative Features** - All cornices, belt courses, corbels, terracotta trim, wall facings and similar decorative features shall be maintained in good repair with proper anchorage and in a safe condition.

X **304.9 Overhang extensions** - All overhang extensions including, but not limited to canopies, marquees, signs, metal awnings, fire escapes, standpipes and exhaust ducts shall be maintained in good repair and be properly anchored so as to be kept in a sound condition. When required, all exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar treatment.

X **304.10 Stairways, decks, porches and balconies** - Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.

X **304.12 Handrails and guards** - Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.

X **304.13.1 Glazing & 304.13.2, 304.18.2 Windows** - All glazing materials shall be maintained free from cracks and holes. Operable windows located in whole or in part within 6 feet above ground level or a walking surface below that provide access to a dwelling unit, rooming unit or housekeeping unit that is rented, leased or let shall be equipped with a window sash locking device. Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.

X **304.14 Insect Screens** - Every door, window and other outside opening required for ventilation of habitable rooms, food preparation areas, food service areas or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored shall be supplied with approved tightly fitting screens of not less than 16 mesh per inch, and every screen door used for insect control shall have a self-closing device in good working condition.

X **304.15 Doors & Locks** - All exterior doors, door assemblies and hardware shall be maintained in good condition. Locks at all entrances to dwelling units and sleeping units shall tightly secure the door. Locks on means of egress doors shall be in accordance with Section 702.3. Doors providing access to a dwelling unit, rooming unit or housekeeping unit that is rented, leased or let shall be equipped with a deadbolt lock designed to be readily openable from a side from which egress is to be made without the need for keys, special knowledge or effort and shall have a lock throw of not less than 1 inch. Such deadbolt locks shall be installed according to the manufacturer's specifications and maintained in good working order. For the purpose of this section, sliding bolt shall not be considered an acceptable deadbolt lock.

X **304.18 & 304.19 Building security - Doors, Windows & Grates** - Doors, windows or hatchways for dwelling units, room units or housekeeping units shall be provided with devices designed to provide security for the occupants and property within.

Inspector did not enter the structure, however, based on the current condition of the exterior, it appears that significant work will have to be performed on the interior that may include electrical, plumbing, mechanical and carpentry work by licensed Contractors.

ADDRESS #:	1208 WARSHAUER STREET, Alexandria LA 71301
VIOLATIONS OF:	INTERNATIONAL PROPERTY MAINTENANCE CODE &/or MUNICODE

1	IPMC 111.1.5.7	The building or structure is neglected, damaged, dilapidated, unsecured or abandoned so as to become an **attractive nuisance** to children who might play in the building or structure to their danger, becomes a harbor for vagrants, criminals or immoral persons, or enables persons to resort to the building or structure for committing a nuisance or an unlawful act.
2	IPMC 301.3	**Vacant structures and land.** Vacant structures and premises thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.
3	IPMC 302.2, 507.1, & Municode 29-98	**Grading and drainage.** Premises shall be graded and maintained to prevent the erosion of soil and to prevent the accumulation of stagnant water thereon, or within any structure located thereon. Drainage of roofs and paved areas, yards and open areas on premise shall discharge towards the City street or public right of way.
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5	IPMC 302.4	**Weeds.** Premises and exterior property shall be maintained free from weeds or plant growth in excess of 10 inches. Noxious weeds shall be prohibited. Weeds shall be defined as all grasses and vegetation.
6	IPMC 308.2, & 308.3	**Rubbish and Garbage.** Exterior property and premises, and interior of structure, shall be free from any accumulation of rubbish and/or garbage. Timely disposal shall be in leakproof containers with tight fitting covers in a clean and sanitary manner. Rubbish is defined as: combustible and/or noncombustible waste materials, tree branches, yard trimmings, cans, metals, concrete, glass or other similar materials. Discarded appliances, such as refrigerators, shall not be discarded or abandoned on premise without first removing doors to prevent entrapment.
7	IPMC 302.5 & 309.1	**Rodent harborage.** Structures and exterior property shall be kept free from rodent harborage and infestation. When insects or rodents are found shall be promptly exterminated by approved processes that will not be injurious to human health. After pest elimination, proper precautions shall be taken to prevent reinfestation.

8	IPMC 113.1, & 111.1.5.8 ✓	**Recommendation.** The City's Code Official shall order the owner of any premises upon which is located any deteriorated or dilapidated structure that has become so out of repair as to be dangerous, unsafe, insanitary or otherwise unfit for human habitation or occupancy, and such that it is unreasonable to repair the structure, to demolish and remove such structure *within 30 calendar days of notice. A CDA Demo Permit prior to the start of demolition work is required.* Structure is a risk of fire, collapse and/or threat to life and and safety.
9	IPMC 304.2	**Protective treatment.** Exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences, shall be maintained in good condition. Exterior wood surfaces, other than decay resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. Siding and masonry joints, as well as those between the building envelope and the perimeter of windows, doors and skylights, shall be maintained weather resistant and water tight. Metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion, and surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.
10	IPMC 304.6	**Exterior walls.** Exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weather proof and properly surface coated where required to prevent deterioration. This may include structural members, anchorage, water tight building envelope & veneers.
11	IPMC 304.7	**Roofs and drainage.** The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drain age shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance. This may include structural members, anchorage & water tight building envelope.
12	IPMC 304.4	**Structural members.** Structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads. This may include structural members & anchorage.
13	IPMC 304.8	**Decorative features.** Cornices, belt courses, corbels, terra cotta trim, wall facings and similar decorative features shall be maintained in good repair with proper anchorage and in a safe condition. This may include anchorage.
14	IPMC 304.10	**Stairways, decks, porches and balconies.** Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads. This may include structural members, anchorage, roofing & flooring components.
15	IPMC 304.12	**Handrails and guards.** Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.
16	IPMC 304.13	**Window, skylight and door frames.** Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight. Glazing. Glazing materials shall be maintained free from cracks and holes.
17	IPMC 304.14	**Insect screens.** Every door, window and other outside opening required for ventilation of habitable rooms, food preparation areas, food service areas or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored shall be supplied with approved tightly fitting screens of minimum 16 mesh per inch, and every screen door used for insect control shall have a self-closing device in good working condition.
18	IPMC 306	**Component Serviceability.** The components of a structure and equipment shall be maintained in good repair, structurally sound and in a sanitary condition. This shall include: soils, concrete, aluminum, masonry, steel and wood parts of the structure.

19	IPMC 304.18 & A101	**Building Security.**Exterior doors, windows and openings shall be provided with devices designed to provide security to the interior and deter access from exterior. Property may need to be boarded in accordance with IPMC Appendix A-1.
20		**No Interior Access.**Inspection of the interior of the structure was not performed, however, it is likely to need major interior work (structural, electrical, plumbing, mechanical and carpentry) prior to occupancy. Recommend licensed Contractor evaluation and a Building Consultation from Construction Development at 318-473-1376.

City of Alexandria's Community Development Department, 625 Murray Street, Suite 7, Alexandria, LA 71301
Office: 318.449.5071 / cda@cityofalex.com

CODE ENFORCEMENT DEFICIENCY ASSESSMENT

DATE: 2/21/2024

PROPERTY ADDRESS: 3310 Willow Glen River Rd., Alexandria LA 71302

OWNER NAME & ADDRESS: Kathie Gravnel
3005 Doe Run , Alexandria, LA 71301

ADDITIONAL OWNERS: Kimberly Dione Gravnel
3005 Doe Run , Alexandria, LA 71301

TYPE OF STRUCTURE:

This report provides a list of code deficiencies for the structure located at the above stated address. As the Property Owner, you have two options to be executed at your own expense: Demolition or Rehabilitation. In order to be eligible for either option, the Property Owner will need to provide an itemized cost estimate prepared by a State Licensed Contractor and provide three months of current bank statements to show that sufficient funds are readily available to pay for the work.

DEFICIENCY ASSESSMENT: Recommend Demo ✓

Exterior (IPMC 302)

X **302.1 Sanitation & 308 Rubbish & Garbage -** All exterior property and premises shall be maintained in a clean, safe and sanitary condition. All exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage.

X **302.2 Grading and Drainage -** All premises shall be graded and maintained to prevent the erosion of soil and to prevent the accumulation of stagnant water thereon, or within any structure located thereon.

X **302.3 Sidewalks and driveways -** All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.

X **302.4 Weeds** - All premises and exterior property shall be maintained free from weeds or plant growth in excess of 10 inches. All noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.

X **302.5 Rodent Harborage & 309 Pest Elimination** - The owner / occupant shall be responsible to ensure that all structures and exterior property shall be kept free from rodent harborage and infestations, on the interior or exterior. Where rodents are found, they shall be promptly exterminated by approved processes which will not be injurious to human health. After extermination, proper precautions shall be taken to eliminate rodent harborage and prevent re-infestation.

Exterior Structure (IPMC 304)

X **304.2 Protective Treatment** - All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks, and fences shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. All siding and masonry joints as well those between the building envelope and the perimeter of windows, doors, and skylights shall be maintained weather resistant and water tight. All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement. This applies to soils, concrete, aluminum, masonry, steel, or wood that exhibits deterioration, deformation, cracks, fractures and damage.

X **304.6 Exterior Walls** - All exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.

X **304.7 Roofs and Drainage** - The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.

X **304.8 Decorative Features** - All cornices, belt courses, corbels, terracotta trim, wall facings and similar decorative features shall be maintained in good repair with proper anchorage and in a safe condition.

X **304.10 Stairways, decks, porches and balconies** - Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.

X **304.12 Handrails and guards** - Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.

X **304.13.1 Glazing & 304.13.2, 304.18.2 Windows** - All glazing materials shall be maintained free from cracks and holes. Operable windows located in whole or in part within 6 feet above ground level or a walking surface below that provide access to a dwelling unit, rooming unit or housekeeping unit that is rented, leased or let shall be equipped with a window sash locking device. Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.

X **304.14 Insect Screens** - Every door, window and other outside opening required for ventilation of habitable rooms, food preparation areas, food service areas or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored shall be supplied with approved tightly fitting screens of not less than 16 mesh per inch, and every screen door used for insect control shall have a self-closing device in good working condition.

X **304.15 Doors & Locks** - All exterior doors, door assemblies and hardware shall be maintained in good condition. Locks at all entrances to dwelling units and sleeping units shall tightly secure the door. Locks on means of egress doors shall be in accordance with Section 702.3. Doors providing access to a dwelling unit, rooming unit or housekeeping unit that is rented, leased or let shall be equipped with a deadbolt lock designed to be readily openable from a side from which egress is to be made without the need for keys, special knowledge or effort and shall have a lock throw of not less than 1 inch. Such deadbolt locks shall be installed according to the manufacturer's specifications and maintained in good working order. For the purpose of this section, sliding bolt shall not be considered an acceptable deadbolt lock.

X **304.18 & 304.19 Building security - Doors, Windows & Grates** - Doors, windows or hatchways for dwelling units, room units or housekeeping units shall be provided with devices designed to provide security for the occupants and property within.

Interior Structure (IPMC 305 - 307)

X **305.3 Interior surfaces** - All interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling, chipping, flaking or abraded paint shall be repaired, removed or covered. Cracked or loose plaster, decayed wood and other defective surface conditions shall be corrected

X **305.4 Stairs and walking surfaces** - Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained in sound condition and good repair.

X **305.6 Interior doors** - Every interior door shall fit reasonably well within its frame and shall be capable of being opened and closed by being properly and securely attached to jambs, headers or tracks as intended by the manufacturer of the attachment hardware.

X **306 Component Serviceability -**

Inspector did not enter the structure, however, based on the current condition of the exterior, it appears that significant work will have to be performed on the interior that may include electrical, plumbing, mechanical and carpentry work by licensed Contractors.

City of Alexandria's Community Development Department, 625 Murray Street, Suite 7, Alexandria, LA 71301
Office: 318.449.5071 / cda@cityofalex.com

CODE ENFORCEMENT DEFICIENCY ASSESSMENT

DATE: 7/18/2023

PROPERTY ADDRESS: 2624 Wise St, Alexandria LA 71301

OWNER NAME & ADDRESS: M D W INVESTMENTS LLC ET AL
101 Maureen St, Alexandria, LA 71301

ADDITIONAL OWNERS:

TYPE OF STRUCTURE:

This report provides a list of code deficiencies for the structure located at the above stated address. As the Property Owner, you have two options to be executed at your own expense: Demolition or Rehabilitation. In order to be eligible for either option, the Property Owner will need to provide an itemized cost estimate prepared by a State Licensed Contractor and provide three months of current bank statements to show that sufficient funds are readily available to pay for the work.

DEFICIENCY ASSESSMENT: Recommend Demo

Exterior (IPMC 302)

X **302.1 Sanitation & 308 Rubbish & Garbage** - All exterior property and premises shall be maintained in a clean, safe and sanitary condition. All exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage.

X **302.2 Grading and Drainage** - All premises shall be graded and maintained to prevent the erosion of soil and to prevent the accumulation of stagnant water thereon, or within any structure located thereon.

X **302.3 Sidewalks and driveways** - All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.

X **302.4 Weeds** - All premises and exterior property shall be maintained free from weeds or plant growth in excess of 10 inches. All noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.

X **302.5 Rodent Harborage & 309 Pest Elimination** - The owner / occupant shall be responsible to ensure that all structures and exterior property shall be kept free from rodent harborage and infestations, on the interior or exterior. Where rodents are found, they shall be promptly exterminated by approved processes which will not be injurious to human health. After extermination, proper precautions shall be taken to eliminate rodent harborage and prevent re-infestation.

X **302.6 Exhaust Vents** - Pipes, ducts, conductors, fans or blowers shall not discharge gasses, steam, vapor, hot air, grease, smoke, odors or other gaseous or particulate wastes directly upon abutting or adjacent public or private property or that of another tenant.

Exterior Structure (IPMC 304)

X	**304.2 Protective Treatment** - All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks, and fences shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. All siding and masonry joints as well those between the building envelope and the perimeter of windows, doors, and skylights shall be maintained weather resistant and water tight. All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement. This applies to soils, concrete, aluminum, masonry, steel, or wood that exhibits deterioration, deformation, cracks, fractures and damage.
X	**304.4 Structural Members** - All structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads.
X	**304.5 Foundation Walls** - All foundation walls shall be maintained plumb and free from open cracks and breaks and shall be kept in such condition so as to prevent the entry of rodents and other pests.
X	**304.6 Exterior Walls** - All exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.
X	**304.7 Roofs and Drainage** - The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.
X	**304.8 Decorative Features** - All cornices, belt courses, corbels, terracotta trim, wall facings and similar decorative features shall be maintained in good repair with proper anchorage and in a safe condition.
X	**304.9 Overhang extensions** - All overhang extensions including, but not limited to canopies, marquees, signs, metal awnings, fire escapes, standpipes and exhaust ducts shall be maintained in good repair and be properly anchored so as to be kept in a sound condition. When required, all exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar treatment.
X	**304.10 Stairways, decks, porches and balconies** - Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.
X	**304.12 Handrails and guards** - Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.
X	**304.13.1 Glazing & 304.13.2, 304.18.2 Windows** - All glazing materials shall be maintained free from cracks and holes. Operable windows located in whole or in part within 6 feet above ground level or a walking surface below that provide access to a dwelling unit, rooming unit or housekeeping unit that is rented, leased or let shall be equipped with a window sash locking device. Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.

X **304.14 Insect Screens** - Every door, window and other outside opening required for ventilation of habitable rooms, food preparation areas, food service areas or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored shall be supplied with approved tightly fitting screens of not less than 16 mesh per inch, and every screen door used for insect control shall have a self-closing device in good working condition.

X **304.15 Doors & Locks -** All exterior doors, door assemblies and hardware shall be maintained in good condition. Locks at all entrances to dwelling units and sleeping units shall tightly secure the door. Locks on means of egress doors shall be in accordance with Section 702.3. Doors providing access to a dwelling unit, rooming unit or housekeeping unit that is rented, leased or let shall be equipped with a deadbolt lock designed to be readily openable from a side from which egress is to be made without the need for keys, special knowledge or effort and shall have a lock throw of not less than 1 inch. Such deadbolt locks shall be installed according to the manufacturer's specifications and maintained in good working order. For the purpose of this section, sliding bolt shall not be considered an acceptable deadbolt lock.

X **304.18 & 304.19 Building security - Doors, Windows & Grates** - Doors, windows or hatchways for dwelling units, room units or housekeeping units shall be provided with devices designed to provide security for the occupants and property within.

Inspector did not enter the structure, however, based on the current condition of the exterior, it appears that significant work will have to be performed on the interior that may include electrical, plumbing, mechanical and carpentry work by licensed Contractors.

City of Alexandria's Community Development Department, 625 Murray Street, Suite 7, Alexandria, LA 71301
Office: 318.449.5071 / cda@cityofalex.com

CODE ENFORCEMENT DEFICIENCY ASSESSMENT

DATE: 6/6/2024

PROPERTY ADDRESS: 2409 Wise St., Alexandria LA 71301

OWNER NAME & ADDRESS: Craig Sterkx
3210 Cantrell Lane, Fairfax, VA 22031

ADDITIONAL OWNERS: Diane Sterkx Roy
412 Post Oak Blvd, Alexandria, LA 71303

TYPE OF STRUCTURE:

This report provides a list of code deficiencies for the structure located at the above stated address. As the Property Owner, you have two options to be executed at your own expense: Demolition or Rehabilitation. In order to be eligible for either option, the Property Owner will need to provide an itemized cost estimate prepared by a State Licensed Contractor and provide three months of current bank statements to show that sufficient funds are readily available to pay for the work.

DEFICIENCY ASSESSMENT: Rec Demo #2

Exterior (IPMC 302)

X **302.2 Grading and Drainage** - All premises shall be graded and maintained to prevent the erosion of soil and to prevent the accumulation of stagnant water thereon, or within any structure located thereon.

X **302.3 Sidewalks and driveways** - All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.

X **302.4 Weeds** - All premises and exterior property shall be maintained free from weeds or plant growth in excess of 10 inches. All noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.

X **302.5 Rodent Harborage & 309 Pest Elimination** - The owner / occupant shall be responsible to ensure that all structures and exterior property shall be kept free from rodent harborage and infestations, on the interior or exterior. Where rodents are found, they shall be promptly exterminated by approved processes which will not be injurious to human health. After extermination, proper precautions shall be taken to eliminate rodent harborage and prevent re-infestation.

X **302.6 Exhaust Vents** - Pipes, ducts, conductors, fans or blowers shall not discharge gasses, steam, vapor, hot air, grease, smoke, odors or other gaseous or particulate wastes directly upon abutting or adjacent public or private property or that of another tenant.

Exterior Structure (IPMC 304)

X	**304.2 Protective Treatment** - All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks, and fences shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. All siding and masonry joints as well those between the building envelope and the perimeter of windows, doors, and skylights shall be maintained weather resistant and water tight. All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement. This applies to soils, concrete, aluminum, masonry, steel, or wood that exhibits deterioration, deformation, cracks, fractures and damage.
X	**304.4 Structural Members** - All structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads.
X	**304.5 Foundation Walls** - All foundation walls shall be maintained plumb and free from open cracks and breaks and shall be kept in such condition so as to prevent the entry of rodents and other pests.
X	**304.6 Exterior Walls** - All exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.
X	**304.7 Roofs and Drainage** - The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.
X	**304.8 Decorative Features** - All cornices, belt courses, corbels, terracotta trim, wall facings and similar decorative features shall be maintained in good repair with proper anchorage and in a safe condition.
X	**304.9 Overhang extensions** - All overhang extensions including, but not limited to canopies, marquees, signs, metal awnings, fire escapes, standpipes and exhaust ducts shall be maintained in good repair and be properly anchored so as to be kept in a sound condition. When required, all exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar treatment.
X	**304.10 Stairways, decks, porches and balconies** - Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.
X	**304.13.1 Glazing & 304.13.2, 304.18.2 Windows** - All glazing materials shall be maintained free from cracks and holes. Operable windows located in whole or in part within 6 feet above ground level or a walking surface below that provide access to a dwelling unit, rooming unit or housekeeping unit that is rented, leased or let shall be equipped with a window sash locking device. Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.
X	**304.14 Insect Screens** - Every door, window and other outside opening required for ventilation of habitable rooms, food preparation areas, food service areas or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored shall be supplied with approved tightly fitting screens of not less than 16 mesh per inch, and every screen door used for insect control shall have a self-closing device in good working condition.

X **304.15 Doors & Locks** - All exterior doors, door assemblies and hardware shall be maintained in good condition. Locks at all entrances to dwelling units and sleeping units shall tightly secure the door. Locks on means of egress doors shall be in accordance with Section 702.3. Doors providing access to a dwelling unit, rooming unit or housekeeping unit that is rented, leased or let shall be equipped with a deadbolt lock designed to be readily openable from a side from which egress is to be made without the need for keys, special knowledge or effort and shall have a lock throw of not less than 1 inch. Such deadbolt locks shall be installed according to the manufacturer's specifications and maintained in good working order. For the purpose of this section, sliding bolt shall not be considered an acceptable deadbolt lock.

X **304.18 & 304.19 Building security - Doors, Windows & Grates** - Doors, windows or hatchways for dwelling units, room units or housekeeping units shall be provided with devices designed to provide security for the occupants and property within.

Interior Structure (IPMC 305 - 307)

X **305.2 Structural members** - All structural members shall be maintained structurally sound, and be capable of supporting the imposed loads.

X **305.3 Interior surfaces** - All interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling, chipping, flaking or abraded paint shall be repaired, removed or covered. Cracked or loose plaster, decayed wood and other defective surface conditions shall be corrected

X **305.4 Stairs and walking surfaces** - Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained in sound condition and good repair.

X **305.6 Interior doors** - Every interior door shall fit reasonably well within its frame and shall be capable of being opened and closed by being properly and securely attached to jambs, headers or tracks as intended by the manufacturer of the attachment hardware.

X **306 Component Serviceability** -

Inspector did not enter the structure, however, based on the current condition of the exterior, it appears that significant work will have to be performed on the interior that may include electrical, plumbing, mechanical and carpentry work by licensed Contractors.

City of Alexandria's Community Development Department, 625 Murray Street, Suite 7, Alexandria, LA 71301
Office: 318.449.5071 / cda@cityofalex.com

CODE ENFORCEMENT DEFICIENCY ASSESSMENT

DATE: 9/5/2023

PROPERTY ADDRESS: 2613 WISE STREET, Alexandria LA 71301

OWNER NAME & ADDRESS: Alice M Walker
2613 Wise St, Alexandria, LA 71301

ADDITIONAL OWNERS: Michael Walker
2906 West 78th Place, Englewood, CA 90305

TYPE OF STRUCTURE:

This report provides a list of code deficiencies for the structure located at the above stated address. As the Property Owner, you have two options to be executed at your own expense: Demolition or Rehabilitation. In order to be eligible for either option, the Property Owner will need to provide an itemized cost estimate prepared by a State Licensed Contractor and provide three months of current bank statements to show that sufficient funds are readily available to pay for the work.

DEFICIENCY ASSESSMENT: Recommend Demo ✓

Exterior (IPMC 302)

X	**302.1 Sanitation & 308 Rubbish & Garbage** - All exterior property and premises shall be maintained in a clean, safe and sanitary condition. All exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage.
X	**302.2 Grading and Drainage** - All premises shall be graded and maintained to prevent the erosion of soil and to prevent the accumulation of stagnant water thereon, or within any structure located thereon.
X	**302.3 Sidewalks and driveways** - All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.
X	**302.4 Weeds** - All premises and exterior property shall be maintained free from weeds or plant growth in excess of 10 inches. All noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.
X	**302.5 Rodent Harborage & 309 Pest Elimination** - The owner / occupant shall be responsible to ensure that all structures and exterior property shall be kept free from rodent harborage and infestations, on the interior or exterior. Where rodents are found, they shall be promptly exterminated by approved processes which will not be injurious to human health. After extermination, proper precautions shall be taken to eliminate rodent harborage and prevent re-infestation.
X	**302.6 Exhaust Vents** - Pipes, ducts, conductors, fans or blowers shall not discharge gasses, steam, vapor, hot air, grease, smoke, odors or other gaseous or particulate wastes directly upon abutting or adjacent public or private property or that of another tenant.

Exterior Structure (IPMC 304)

X	**304.2 Protective Treatment** - All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks, and fences shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. All siding and masonry joints as well those between the building envelope and the perimeter of windows, doors, and skylights shall be maintained weather resistant and water tight. All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement. This applies to soils, concrete, aluminum, masonry, steel, or wood that exhibits deterioration, deformation, cracks, fractures and damage.
X	**304.3 Premises Identification** - Buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of 4 inches high with a minimum stroke width of 0.5 inch.
X	**304.4 Structural Members** - All structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads.
X	**304.5 Foundation Walls** - All foundation walls shall be maintained plumb and free from open cracks and breaks and shall be kept in such condition so as to prevent the entry of rodents and other pests.
X	**304.6 Exterior Walls** - All exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.
X	**304.7 Roofs and Drainage** - The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.
X	**304.8 Decorative Features** - All cornices, belt courses, corbels, terracotta trim, wall facings and similar decorative features shall be maintained in good repair with proper anchorage and in a safe condition.
X	**304.9 Overhang extensions** - All overhang extensions including, but not limited to canopies, marquees, signs, metal awnings, fire escapes, standpipes and exhaust ducts shall be maintained in good repair and be properly anchored so as to be kept in a sound condition. When required, all exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar treatment.
X	**304.10 Stairways, decks, porches and balconies** - Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.
X	**304.13.1 Glazing & 304.13.2, 304.18.2 Windows** - All glazing materials shall be maintained free from cracks and holes. Operable windows located in whole or in part within 6 feet above ground level or a walking surface below that provide access to a dwelling unit, rooming unit or housekeeping unit that is rented, leased or let shall be equipped with a window sash locking device. Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.

X **304.14 Insect Screens** - Every door, window and other outside opening required for ventilation of habitable rooms, food preparation areas, food service areas or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored shall be supplied with approved tightly fitting screens of not less than 16 mesh per inch, and every screen door used for insect control shall have a self-closing device in good working condition.

X **304.15 Doors & Locks** - All exterior doors, door assemblies and hardware shall be maintained in good condition. Locks at all entrances to dwelling units and sleeping units shall tightly secure the door. Locks on means of egress doors shall be in accordance with Section 702.3. Doors providing access to a dwelling unit, rooming unit or housekeeping unit that is rented, leased or let shall be equipped with a deadbolt lock designed to be readily openable from a side from which egress is to be made without the need for keys, special knowledge or effort and shall have a lock throw of not less than 1 inch. Such deadbolt locks shall be installed according to the manufacturer's specifications and maintained in good working order. For the purpose of this section, sliding bolt shall not be considered an acceptable deadbolt lock.

X **304.18 & 304.19 Building security - Doors, Windows & Grates** - Doors, windows or hatchways for dwelling units, room units or housekeeping units shall be provided with devices designed to provide security for the occupants and property within.

Inspector did not enter the structure, however, based on the current condition of the exterior, it appears that significant work will have to be performed on the interior that may include electrical, plumbing, mechanical and carpentry work by licensed Contractors.

ADDRESS #:	2613 WISE STREET, Alexandria LA 71301
VIOLATIONS OF:	INTERNATIONAL PROPERTY MAINTENANCE CODE &/or MUNICODE

1	IPMC 111.1.5.7	The building or structure is neglected, damaged, dilapidated, unsecured or abandoned so as to become an **attractive nuisance** to children who might play in the building or structure to their danger, becomes a harbor for vagrants, criminals or immoral persons, or enables persons to resort to the building or structure for committing a nuisance or an unlawful act.
2	IPMC 301.3	**Vacant structures and land.** Vacant structures and premises thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.
3	IPMC 302.4	**Weeds.** Premises and exterior property shall be maintained free from weeds or plant growth in excess of 10 inches. Noxious weeds shall be prohibited. Weeds shall be defined as all grasses and vegetation.
4	IPMC 308.2, & 308.3	**Rubbish and Garbage.** Exterior property and premises, and interior of structure, shall be free from any accumulation of rubbish and/or garbage. Timely disposal shall be in leakproof containers with tight fitting covers in a clean and sanitary manner. Rubbish is defined as: combustible and/or noncombustible waste materials, tree branches, yard trimmings, cans, metals, concrete, glass or other similar materials. Discarded appliances, such as refrigerators, shall not be discarded or abandoned on premise without first removing doors to prevent entrapment.
5	IPMC 302.5 & 309.1	**Rodent harborage.** Structures and exterior property shall be kept free from rodent harborage and infestation. When insects or rodents are found shall be promptly exterminated by approved processes that will not be injurious to human health. After pest elimination, proper precautions shall be taken to prevent reinfestation.

6	IPMC 302.7	**Accessory structures.** Accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair. This may include needed repair/replace of: structural members; anchored structural components; veneer joints for weather resistant or water tight building envelope components; foundation; roof components; exterior veneer, trim and wall facings overhang extensions or projections on awnings, canopies, signs, etc; exterior stairs, decks, porches and balconies.
7	IPMC 113.1, & 111.1.5.8	**Recommendation.** The City's Code Official shall order the owner of any premises upon which is located any deteriorated or dilapidated structure that has become so out of repair as to be dangerous, unsafe, insanitary or otherwise unfit for human habitation or occupancy, and such that it is unreasonable to repair the structure, to demolish and remove such structure *within 30 calendar days of notice. A CDA Demo Permit prior to the start of demolition work is required.* Structure is a risk of fire, collapse and/or threat to life and and safety.
8	IPMC 304.2	**Protective treatment.** Exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences, shall be maintained in good condition. Exterior wood surfaces, other than decay resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. Siding and masonry joints, as well as those between the building envelope and the perimeter of windows, doors and skylights, shall be maintained weather resistant and water tight. Metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion, and surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.
9	IPMC 304.3	**Premises identification.** Buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be not less than 4 inches in height with a mini mum stroke width of 0.5 inch.
10	IPMC 304.5	**Foundation walls.** Foundation walls shall be maintained plumb and free from open cracks and breaks and shall be kept in such condition so as to prevent the entry of rodents and other pests. This may include structural members, anchorage & footings.
11	IPMC 304.6	**Exterior walls.** Exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weather proof and properly surface coated where required to prevent deterioration. This may include structural members, anchorage, water tight building envelope & veneers.
12	IPMC 304.7	**Roofs and drainage.** The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drain age shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance. This may include structural members, anchorage & water tight building envelope.
13	IPMC 304.4	**Structural members.** Structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads. This may include structural members & anchorage.
14	IPMC 304.8	**Decorative features.** Cornices, belt courses, corbels, terra cotta trim, wall facings and similar decorative features shall be maintained in good repair with proper anchorage and in a safe condition. This may include anchorage.
15	IPMC 304.10	**Stairways, decks, porches and balconies.** Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads. This may include structural members, anchorage, roofing & flooring components.

16	IPMC 304.12	**Handrails and guards.** Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.
17	IPMC 304.13	**Window, skylight and door frames.** Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight. Glazing. Glazing materials shall be maintained free from cracks and holes.
18	IPMC 304.14	**Insect screens.** Every door, window and other outside opening required for ventilation of habitable rooms, food preparation areas, food service areas or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored shall be supplied with approved tightly fitting screens of minimum 16 mesh per inch, and every screen door used for insect control shall have a self-closing device in good working condition.
19	IPMC 306	**Component Serviceability.** The components of a structure and equipment shall be maintained in good repair, structurally sound and in a sanitary condition. This shall include: soils, concrete, aluminum, masonry, steel and wood parts of the structure.
20	IPMC 304.18 & A101	**Building Security.**Exterior doors, windows and openings shall be provided with devices designed to provide security to the interior and deter access from exterior. Property may need to be boarded in accordance with IPMC Appendix A-1.
21		**No Interior Access.**Inspection of the interior of the structure was not performed, however, it is likely to need major interior work (structural, electrical, plumbing, mechanical and carpentry) prior to occupancy. Recommend licensed Contractor evaluation and a Building Consultation from Construction Development at 318-473-1376.

H. ORDINANCES FOR FINAL ADOPTION SUBJECT TO PUBLIC HEARING

6) To consider final adoption of an ordinance authorizing the mayor to accept the low bid submitted for treated wood poles.

AGENDA ITEM FACT SHEET

This fact sheet is the basis for a decision by the City Council.
Please insure that the information is clear, concise and current.

Division/Department: FINANCE/PURCHASING **Date:** 09/08/2026

Title: Resolution Authorizing Permission to Advertise for Treated Wood Poles

Explanation of Proposal: *Additional Information Attached* ☑

Request permission to advertise for Treated Wood Poles. Said material to be inventoried by the Electric Distribution Warehouse Department. Material to be ordered on an "as-need" basis.

Budget: ☐ Neutral ☑ Within Existing ☐ Requires Amendment

Account Number: 401-0-141720-00000 Expense Amount: N/A

Account Line Item: INVENTORY Remaining Amount: N/A

Authorization:

1. Mayor
2. Chief Operating Officer
3. City Attorney
4. Finance Director
5. Division Director
6. Department Head
7. Purchasing Agent

Council Staff Review: Form ☐ Content ☐ **Information:** Sufficient ☐ Insufficient ☐

Remarks:

RECEIVED
SEP 14 2026
CITY COUNCIL

ADVERTISEMENT FOR BID

CITY OF ALEXANDRIA, LOUISIANA
PURCHASING DEPARTMENT

BID # 2582 Treated Wood Poles

Separate sealed bids for, TREATED WOOD POLES, will be received by the CITY OF ALEXANDRIA at the CITY COUNCIL MEETING CHAMBERS, ALEXANDRIA CITY HALL, ALEXANDRIA, LOUISIANA, until 10:00 AM CST CDT, TUESDAY, November 03, 2026, and then at said office publically opened and read aloud.

Complete bid packet, bid specifications may be obtained at the City of Alexandria's website, www.cityofalexandriala.com under the heading *"Business"*, and drop down to *"RFP/RFQ/RFI/BIDS"*. There is no charge to download bid documents from the City's website.

Pursuant to LA R.S. 38:2212.1 B.(4)(a), vendors have the option to submit their bids electronically. Please find bid related documents and place electronic bids at www.centralbidding.com . For questions regarding the electronic bidding process, please call Central Bidding at 225-810-4814.

Questions and/or clarifications of bid specifications are to be in written form only, either mailed, faxed, or emailed to the attention of Andre Garsaud, City of Alexandria Purchasing Department, PO Box 71, Alexandria, LA 71309-0071; Fax 318-441-6185; email to andre.garsaud@cityofalex and must be received by 2:00 PM, Thursday, October 22, 2026.

OR

Address for Postal Delivery:

City of Alexandria
Donna Jones, City Clerk
PO Box 71
Alexandria, LA 71309-0071

Address for Courier or Overnight Delivery:

City of Alexandria
Donna Jones, City Clerk
915 Third Street, 1st Floor
Alexandria, LA 71301
Phone: 318-449-5090

Address for Electronic Bid Submission:

www.centralbidding.com

Phone: 225-810-4814

PLEASE PUBLISH THREE (3) TIMES:

Friday, September 25, 2026
Friday, October 2, 2026
Friday, October 9, 2026

RESOLUTION NO. 0112-2026

RESOLUTION AUTHORIZING ADVERTISEMENT FOR BIDS FOR TREATED WOOD POLES.

BE IT RESOLVED by the Council of the City of Alexandria, Louisiana, in legal session convened, that the Council hereby authorizes advertisement for bids for treated wood poles.

BE IT FURTHER RESOLVED, etc., that the City Clerk proceed with the advertisement according to law, with bids to be opened on November 3, 2026.

PASSED AND ADOPTED at Alexandria, Louisiana, this 22nd day of September, 2026.

/s/ Donna P. Jones, MMC
City Clerk

ORDINANCE NO.

AN ORDINANCE AUTHORIZING THE MAYOR TO ACCEPT THE LOW BID SUBMITTED FOR TREATED WOOD POLES AND OTHER MATTERS WITH RESPECT THERETO.

SECTION I: BE IT ORDAINED by the Council of the City of Alexandria, Louisiana, in legal session convened, that the Council hereby authorizes the mayor to accept the low bid submitted for treated wood poles.

SECTION II: BE IT FURTHER ORDAINED, etc. that the Mayor of the City of Alexandria be authorized to pay said low bid from the 2026/2027 budget and to each and every other act or deed needed or necessary to consummate said transaction.

SECTION III: BE IT FURTHER ORDAINED, etc., that this ordinance shall become effective upon signature by the mayor; or, if not signed or vetoed by the mayor, upon expiration of the time for ordinances to become law without signature by the mayor.

SECTION IV: BE IT FURTHER ORDAINED, etc., that if any provision or item of this ordinance or the application thereof is held invalid, such invalidity shall not affect other provisions, items or applications of this ordinance which can be given effect without the invalid provisions, items, or applications, and to this end the provisions of this ordinance or hereby declared severable.

SECTION V: BE IT FURTHER ORDAINED, etc., that all ordinances or parts of ordinances in conflict herewith are hereby repealed.

THIS ORDINANCE was introduced on the 3rd day of November, 2026.

NOTICE PUBLISHED on the 6th day of November, 2026

THIS ORDINANCE having been submitted in writing, introduced and published, was then submitted to a final vote as a whole, the vote thereon being as follows:

YEAS:

NAYS:

ABSENT:

AND THE ORDINANCE was declared adopted on this the _____ day of November, 2026 and final publication was made in the Alexandria Daily Town Talk on the _____day of November, 2026,

_____ _____

CITY CLERK PRESIDENT

_____

MAYOR'S APPROVAL/VETO

7) To consider final adoption of an ordinance authorizing the mayor to accept the low bid submitted for Highway 1 South Booster Station, Ground Storage Tank and Water Main Project.

Alexandria Louisiana

AGENDA ITEM FACT SHEET

This fact sheet is the basis for a decision by the City Council.
Please insure that the information is clear, concise and current.

Division/Department: Utilities / Water

Date: September 2, 2026

Title: A Resolution authorizing the Advertisement for Bids for the Highway 1 South Booster Station, Ground Storage Tank & Water Main Project

Explanation of Proposal: *Additional Information Attached* ☐

To authorize the Advertisement for Bids for the construction of water system improvements at the Highway 1 South Site. The project includes construction of a new booster station, 1,000,000 gallon ground storage tank, interconnect with the 42" water main and related work.

Budget: ☐ Neutral ☑ Within Existing ☐ Requires Amendment

Account Number: 411-~~752501~~-707000
752401

Expense Amount: $3,300,000

Account Line Item: Highway 1 South Booster Station, Ground Storage Tank & Water Main

Remaining Amount: $3,388,230.00

Authorization:

1. Mayor
2. Chief Operating Officer
3. City Attorney
4. Finance Director
5. Division Director
6. Department Head
7. Purchasing Agent

Council Staff Review: Form ☐ Content ☐

Information: Sufficient ☐ Insufficient ☐

Remarks:

RECEIVED
SEP 14 2026
CITY COUNCIL

ADVERTISEMENT FOR BIDS

Separate sealed bids will be received by the Council of the City of Alexandria, Louisiana at the City Council Meeting Chambers, Alexandria City Hall, 915 Third Street, until 10:00 A.M. local time on Tuesday, November 3, 2026 and then at said office publicly opened and read aloud for:

WATER SYSTEM IMPROVEMENTS,
HWY 1 SOUTH BOOSTER STATION,
GROUND STORAGE TANK & WATER MAIN

The Bidding Documents may be examined at the office of the Engineer:

MEYER, MEYER, LACROIX & HIXSON, INC.
TELEPHONE (318) 448-0888
100 ENGINEER PLACE
ALEXANDRIA, LOUISIANA 71303

Bidding documents on a USB flash drive may be obtained from the office of the Engineer at a cost per copy of $40.00, which represents the cost of reproduction and handling, and is nonrefundable or from the electronic bid submittal option as noted in the Advertisement. Any requests for bid documents must be accompanied by payment in full. Prime Bidders must obtain Bidding Documents from the Engineer's office or the Central Auction House website. Each bidder must have an active Unique Identity ID (UEI) (SAM), as verified on www.sam.gov prior to the beginning of construction.

The contract will be awarded to the lowest responsible, responsive bidder with the right reserved by the City to reject any or all Bids for just cause as defined by LA R.S. 2214(B). No bidder may withdraw his bid within 45 days after the actual date of opening thereof.

Preference is hereby given to materials, supplies and provisions produced, manufactured or grown in Louisiana, quality being equal to articles offered by competitors outside of the State.

Each bid must be accompanied by bid security made payable to Owner in an amount of 5 percent of bidder's maximum bid price and in the form of a certified check, cashier's check or a bid bond. The successful bidder will be required to obtain a Performance Bond and a Payment Bond each in the amount of 100% of the contract amount. All bonds shall be executed by such sureties as are named in U.S. Department of the Treasury Circular 570. A bond signed by an agent or attorney-in-fact must be accompanied by a certified copy of that individual's authority to bind the surety.

Bidders shall be licensed in the classification of Municipal and Public Works Construction.

Bids must be filed prior to the above hour and date with the undersigned at City Hall.

Bidders have the option to submit bids electronically. Bidders seeking to submit bids electronically shall register online at www.centralauctionhouse.com. Bidders choosing to submit electronic bids online will be charged a fee by electronic bidding website. Electronic bids shall be accompanied by the bid security and power-of-attorney required by this solicitation.

Bidders electing to submit bids electronically shall follow procedures as established by the

electronic bidding website. Proper and timely submission of an electronic bid is the responsibility of the Bidder. Bidders are encouraged to complete the electronic bid documents in advance of bid closing. Late bids due to malfunction of internet infrastructure, certificate service providers, electronic bid bond providers, or other interruptions shall not be accepted. The City of Alexandria is not responsible for damages, lost revenue, etc., for bids not timely received due to malfunctions or breakdown of the either the internet or the electronic bidding service. Telephone or facsimile bids are invalid and shall not receive consideration.

This contract is subject to the requirements of the Davis-Bacon Act (DOL 29 CFR Part 5), as amended. The Contractor is required to comply with wage and labor provisions and to pay minimum wages in accordance with the schedule of wage rates established by the United States Department of Labor. The attention of Bidders is called particularly to the requirements for conditions of employment to be observed and minimum wage rates to be paid under the Contract, Section 3, Segregated Facilities, Section 109, Executive Order 11246, and all applicable laws and regulations of the Federal government and State of Louisiana and bonding and insurance requirements.

Any person with disabilities requiring special accommodations must contact the Owner no later than seven (7) days prior to bid opening.

Minority and Section 3 businesses are encouraged to submit bid proposals. Any such business enterprise will be afforded equal opportunity and will not be discriminated against on the grounds of race, color, sex, national origin or disability in consideration of the contract award.

IN PARTICULAR, BIDDERS SHOULD NOTE THE REQUIRED ATTACHMENTS AND CERTIFICATIONS TO BE EXECUTED AND SUBMITTED WITHIN TEN DAYS OF THE BID OPENING.

Address for Postal Delivery
Ms. Donna Jones, City Clerk
www.centralauctionhouse.com
915 Third Street
Alexandria, LA 71301

Address for Courier or Overnight Delivery
Ms. Donna Jones, City Clerk
915 Third Street
Alexandria, LA 71301
Phone (318) 449-5047

Address for Electronic Delivery

/S/ DONNA JONES
CITY CLERK

PLEASE PUBLISH: September 25, October 2 & 9, 2026

RESOLUTION NO. 0114-2026

RESOLUTION AUTHORIZING ADVERTISEMENT FOR BIDS FOR HIGHWAY 1 SOUTH BOOSTER STATION, GROUND STORAGE TANK AND WATER MAIN PROJECT.

BE IT RESOLVED by the Council of the City of Alexandria, Louisiana, in legal session convened, that the Council hereby authorizes advertisement for bids for Highway 1 South Booster Station, Ground Storage Tank and Water Main project.

BE IT FURTHER RESOLVED, etc., that the City Clerk proceed with the advertisement according to law, with bids to be opened on November 3, 2026.

PASSED AND ADOPTED at Alexandria, Louisiana, this 22nd day of September, 2026.

/s/ Donna P. Jones, MMC
City Clerk

ORDINANCE NO.

AN ORDINANCE AUTHORIZING THE MAYOR TO ACCEPT THE LOW BID SUBMITTED FOR HIGHWAY 1 SOUTH BOOSTER STATION, GROUND STORAGE TANK AND WATER MAIN PROJECT AND OTHER MATTERS WITH RESPECT THERETO.

SECTION I: BE IT ORDAINED by the Council of the City of Alexandria, Louisiana, in legal session convened, that the Council hereby authorizes the mayor to accept the low bid submitted for Highway 1 South Booster Station Ground Storage Tank and Water Main Project.

SECTION II: BE IT FURTHER ORDAINED, etc. that the Mayor of the City of Alexandria be authorized to pay said low bid from the 2026/2027 budget and to each and every other act or deed needed or necessary to consummate said transaction.

SECTION III: BE IT FURTHER ORDAINED, etc., that this ordinance shall become effective upon signature by the mayor; or, if not signed or vetoed by the mayor, upon expiration of the time for ordinances to become law without signature by the mayor.

SECTION IV: BE IT FURTHER ORDAINED, etc., that if any provision or item of this ordinance or the application thereof is held invalid, such invalidity shall not affect other provisions, items or applications of this ordinance which can be given effect without the invalid provisions, items, or applications, and to this end the provisions of this ordinance or hereby declared severable.

SECTION V: BE IT FURTHER ORDAINED, etc., that all ordinances or parts of ordinances in conflict herewith are hereby repealed.

THIS ORDINANCE was introduced on the 3rd day of November, 2026.

NOTICE PUBLISHED on the 6th day of November, 2026

THIS ORDINANCE having been submitted in writing, introduced and published, was then submitted to a final vote as a whole, the vote thereon being as follows:

YEAS:

NAYS:

ABSENT:

AND THE ORDINANCE was declared adopted on this the _____ day of November, 2026 and final publication was made in the Alexandria Daily Town Talk on the _____day of November, 2026,

_____ _____

CITY CLERK PRESIDENT

_____

MAYOR'S APPROVAL/VETO

8) To consider final adoption of an ordinance annexing 13.761 acre tract of land and 21.578 acre tract of land owned by Coca Cola Bottling Company United Gulf Coast, LLC, located on Coliseum Boulevard Louisiana Highway 28 West.

Alexandria Louisiana

AGENDA ITEM FACT SHEET

This fact sheet is the basis for a decision by the City Council.
Please insure that the information is clear, concise and current.

Division/Department: Planning Division

Date: 10-17-2026

Title: Annexation of a 13.761 acre tract and a 21.578 acre tract of land owned by Coca-Cola Bottling Company United-Gulf Coast, LLC, located on Coliseum Boulevard (La. Hwy. 28 West)

Explanation of Proposal: *Additional Information Attached* ☑

Coca-Cola Bottling Company United-Gulf Coast, LLC, has requested the annexation of a 13.761 acre tract of land and a 21.578 acre tract of land for the expansion of its bottling plant facilities located at the corner of Coliseum Boulevard and John Allison Drive in Alexandria. It is requested that the property be zoned I-1 (light industrial) upon annexation into the City Limits. The property is described in the deeds attached hereto and shown on plats attached hereto, for greater certainty of the location.

Budget: ☑ Neutral ☐ Within Existing ☐ Requires Amendment

Account Number: Expense Amount:

Account Line Item: Remaining Amount:

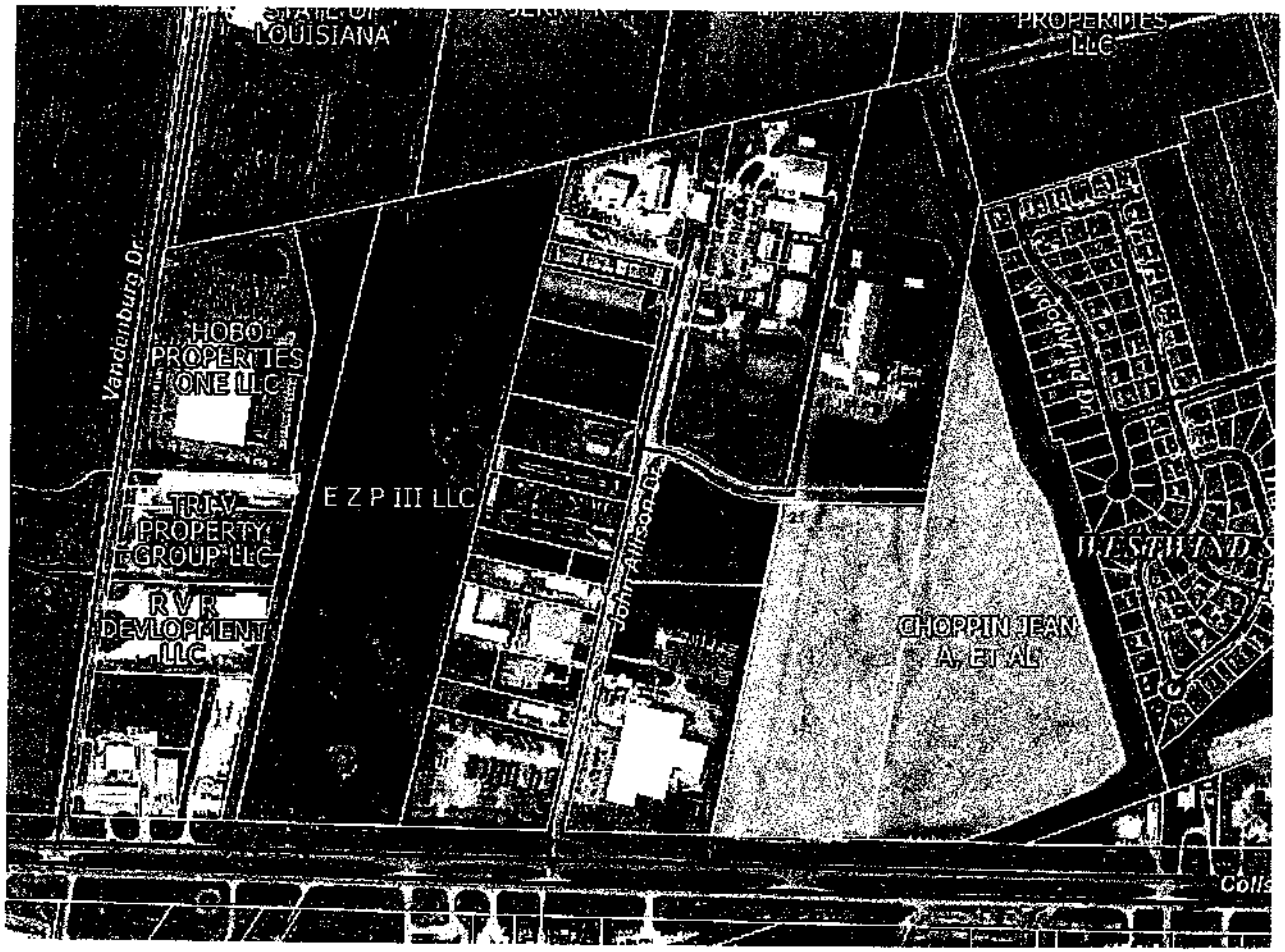
Authorization:

1. Mayor
2. Chief Operating Officer
3. City Attorney
4. Finance Director
5. Division Director
6. Department Head
7. Purchasing Agent

Council Staff Review: Form ☐ Content ☐

Information: Sufficient ☐ Insufficient ☐

Remarks:


STATE OF LOUISIANA
PROPERTIES LLC
Vandenburg Dr
HOBO PROPERTIES ONE LLC
E Z P III LLC
TRI-V PROPERTY GROUP LLC
RVR DEVLOPMENT LLC
Joe Allison Dr
CHOPPIN JEAN A, ET AL
WESTWIND S
Colli

Alexandria Louisiana

REQUEST FOR ANNEXATION

Date August 12, 2026

To: City of Alexandria – Director of Planning
625 Murray St., Second Floor - Alexandria, LA 71301

Name of Property Owner(s): Coca-Cola Bottling Company United-Gulf Coast, LLC

Address : 4600 East Lake Blvd., Birmingham, AL 35217

Email Address Robert.Adams@BWDesignGroup.com

Office Number (___)_____ Cell Number (678)525-1006

Description of Property (Attach legal description and/or plat)

Requested Zoning Classification: Light Industrial L-1

Executed Certificate from Rapides Parish Tax Assessor_____

Executed Certificate from Rapides Parish Registrar of Voters_____
(Residents living on Property or no residents)

Copy of Deed indicating current ownership (attached hereto)

I/We/Legally Designated Representative, the undersigned, do hereby request that the above-described property be annexed into the Corporate Limits of the City of Alexandria, Louisiana.

Property Owner(s) or Legally Designated Representative Signature

Signed:

Name: Scott McCallister

Title: President

CERTIFICATE

I, the undersigned **Registrar of Voters** for Rapides Parish, Louisiana, certify that there are no **REGISTERED VOTERS** residing within the above-described area.

Coca-Cola Bottling Company United-Gulf Coast, LLC,

One certain 21.578 (+/-) acre parcel or tract of land situated in part of Lot 13 of the David K. Cooper Partition of the J. N. Ball Plantation in Section 76 of Township 4 North, Range 2 West and Section 26 of Township 4 North, Range 1 West, Southwestern Land District, Rapides Parish, Louisiana, said 21. 578 acre parcel being more particularly described as follow:
Beginning at point on the northern right of way line of Coliseum Boulevard (La. Hwy 28 West) common to the southwest most corner of the said 21.578 acre tract and the southeast most corner of the 13.76 acre tract formerly owned by Wolf Family, LLC, proceed North 08 degrees 21 minutes 57 seconds East a distance of 2095.30 feet to a point; thence South 17 degrees 12 minutes 33 seconds East a distance of the 745.18 feet; thence South 27 degrees 56 minutes 49 seconds East a distance of 181.02 feet; thence South 17 degrees 14 minutes 19 seconds East a distance of 960.20 feet; thence South 52 degrees 16 minutes 14 seconds West a distance of 137.50 feet; thence South 69 degrees 14 minutes 48 seconds West a distance of 325.90 feet; thence South 59 degrees 55 minutes 07 seconds West a distance of 183.43 feet to the northern right of way line of said Coliseum Boulevard; thence North 88 degrees 41 minutes 41 seconds West along said Coliseum Boulevard to the point of beginning, as shown on the ALTA/NSPS Land Title Survey by K. Christian Armstrong, PLS, dated March 10, 2026 and filed under Instrument Number 1803110 of the Rapides Parish Clerk of Court Records.

WITNESS MY HAND AND SEAL OF OFFICE at Alexandria, Louisiana, on this the 17th day of August, 2026.

Registrar of Voters
Rapides Parish, Louisiana

CERTIFICATE

I, the undersigned **Assessor** for the Parish of Rapides, State of Louisiana, do hereby certify that I have examined the petition to annex the following described property into the Corporate Limits of the City of Alexandria, to wit:

Coca-Cola Bottling Company United-Gulf Coast, LLC, 21.578 acre tract
One certain 21.578 (+/-) acre parcel or tract of land situated in part of Lot 13 of the David K. Cooper Partition of the J. N. Ball Plantation in Section 76 of Township 4 North, Range 2 West and Section 26 of Township 4 North, Range 1 West, Southwestern Land District, Rapides Parish, Louisiana, said 21. 578 acre parcel being more particularly described as follow:
Beginning at point on the northern right of way line of Coliseum Boulevard (La. Hwy 28 West) common to the southwest most corner of the said 21.578 acre tract and the southeast most corner of the 13.76 acre tract formerly owned by Wolf Family, LLC, proceed North 08 degrees 21 minutes 57 seconds East a distance of 2095.30 feet to a point; thence South 17 degrees 12 minutes 33 seconds East a distance of the 745.18 feet; thence South 27 degrees 56 minutes 49 seconds East a distance of 181.02 feet; thence South 17 degrees 14 minutes 19 seconds East a distance of 960.20 feet; thence South 52 degrees 16 minutes 14 seconds West a distance of 137.50 feet; thence South 69 degrees 14 minutes 48 seconds West a distance of 325.90 feet; thence South 59 degrees 55 minutes 07 seconds West a distance of 183.43 feet to the northern right of way line of said Coliseum Boulevard; thence North 88 degrees 41 minutes 41 seconds West along said Coliseum Boulevard to the point of beginning, as shown on the ALTA/NSPS Land Title Survey by K. Christian Armstrong, PLS, dated March 10, 2026 and filed under Instrument Number 1803110 of the Rapides Parish Clerk of Court Records.

I further certify:

(1) The total number of **RESIDENT PROPERTY OWNERS** within said area is Ø.

(2) The total number of **RESIDENT PROPERTY OWNERS** signing the petition is Ø.

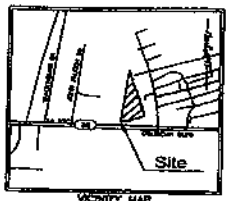
(3) The total assessed valuation of the property within said area is $776.

I further certify that are no **RESIDENT PROPERTY OWNERS** within the above-described area to be annexed.

IN WITNESS WHEREOF, witness my hand and seal of office at Alexandria, Louisiana, on this the 17th day of, August, 2026.

Assessor, Rapides Parish, Louisiana

Clerk of Court
Inst. # 1803110



VICINITY MAP
Scale: 1" = 2000'

LINE TABLE		
#	DIR.	DIST.
L1	S 27°56'44" E	181.02'
L2	S 72°15'16" W	157.50'
L3	S 68°14'44" W	325.90'
L4	S 59°55'07" W	183.43'
L5	N 69°21'24" W	322.57'

GENERAL NOTES:

1. FLOOD NOTE: IN ACCORDANCE WITH FEMA FLOOD INSURANCE RATE MAP PANEL NO. 22061C0910D OF RAPIDES PARISH, LOUISIANA, LAST REVISED 9/30/2009, PROPERTY SHOWN HEREON IS LOCATED IN FLOODZONE "X" (UNSHADED) BASE FLOOD ELEVATION = N/A (NAVD 1988), SAME FLOOD ELEVATION IS SUBJECT TO CHANGE AND SHOULD BE VERIFIED WITH THE LOCAL AUTHORITY'S FLOOD PLAIN ADMINISTRATOR BEFORE ANY IMPROVEMENTS TO THE PROPERTY ARE CONTEMPLATED.
2. ZONING: N/A
ZONING INFORMATION WAS OBTAINED FROM: http://www.cityofalexandria.org/ ZONING IS SUBJECT TO CHANGE AND SHOULD BE VERIFIED WITH THE LOCAL AUTHORITY'S ZONING ADMINISTRATOR BEFORE ANY IMPROVEMENTS TO THE PROPERTY ARE CONTEMPLATED.
3. REFERENCE DOCUMENTS:
   A.) "BOUNDARY SURVEY OF A 78.02± ACRE PORTION OF LOT 14 OF THE DAVID K. COOPER PARTITION" BY WILLIAM A. WOOD, P.L.S. DATED AUGUST 3, 1990, RECORDED AS RAPIDES PARISH CLERK OF COURT MISC. NO. 1066932.
   B.) "EASEMENT RIGHT-OF-WAY PART OF LOT 13 OF THE DAVID K. COOPER PARTITION" BY JOHN F. WELLS JR. P.L.S. DATED OCTOBER 12, 2005, RECORDED IN THE RAPIDES PARISH CLERK OF COURT CONVEYANCE BOOK 1998, PAGE 313, ENTRY NO. 656460.
   C.) "DAVID K. COOPER PARTITION" SITUATED IN SECTION 78, T4N — R1W & SECTIONS 76 &77, T4N — R2W, SOUTH OF RED RIVER, RAPIDES PARISH, LA., BY DAVID O. SANDIFER, DATED APRIL 30, 1938.
   D.) "DRAWING TO ACCOMPANY THE DESCRIPTION OF THE RIGHT OF WAY FOR AN EXTENSION OF JOHN ALLISON ROAD..." BY DESCENDANTS OF ACADEMY DRIVE RIGHT OF WAY LOCATED IN SECTIONS 76 AND 77, TOWNSHIP 4 NORTH, RANGE 1 WEST OF THE LOUISIANA MERIDIAN, CITY OF ALEXANDRIA, RAPIDES PARISH, LOUISIANA." BY PAN AMERICAN ENGINEERS.
4. COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON LOUISIANA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (NAD 83), DISTANCES ARE U.S. SURVEY FEET.
5. NO ATTEMPT HAS BEEN MADE BY WESTWOOD PROFESSIONAL SERVICES, INC TO VERIFY RULE, NATURAL LOCAL DEDICATION, GOOD SCENTED DRIVE, SERVITUDES, EASEMENTS, OR OTHER BURDENS OF THE PROPERTY, OTHER THAN THAT FURNISHED BY THE CLIENT OR ITS REPRESENTATIVE.
6. SECTION LINES HAVE NOT BEEN VERIFIED IN THE FIELD AND ANY SHOWN ARE FOR GENERAL LOCATIVE INFORMATION ONLY.
7. WETLANDS:
   A JURISDICTIONAL WETLAND DETERMINATION HAS NOT BEEN DONE BY CSRS, LLC. AND IS NOT PART OF THIS SURVEY.
8. UTILITIES:
   THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM AS-BUILT PLANS BY VISIBLE UTILITY MARKERS, AND SURFACE SIGNS OR EVIDENCE. IT IS POSSIBLE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, EXCEPT FOR ABOVE GROUND VISIBLE UTILITY FEATURES.
   LOUISIANA ONE CALL WAS CONTACTED FOR UTILITY LOCATIONS ON 12/04/23: UTILITIES TO BE MARKED BY: 12/06/23, TICKET NO.: 20233218
   UTILITY COMPANIES TO BE CONTACTED BY LOUISIANA ONE CALL:
   CITY OF ALEXANDRIA — WATER
   AT&T DISTRIBUTION — TELEPHONE
   CITY OF ALEXANDRIA — GAS
   CLECO POWER, LLC — ELECTRIC
   SUDDEN LINK COMMUNICATIONS — CABLE
9. BUILDING SQUARE FOOTAGE SHOWN IS APPROXIMATE AREA OF BUILDING FOOTPRINT AND DOES NOT INDICATE TOTAL HEATABLE ENCLOSED AREA.
10. THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED DURING THE PROCESS OF CONDUCTING THE FIELDWORK.
11. THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED DURING THE PROCESS OF CONDUCTING THE FIELDWORK. NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES WERE MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING JURISDICTION.
12. NEAREST INTERSECTING LA HIGHWAY 28 & JOHN ALLISON DR.
13. ELEVATIONS AND TREE PERC DERIVED FROM THE LIDAR NETWORK SYSTEM USING TRIMBLE R8 DUAL FREQUENCY GPS UNITS AND NAVD 1988
   TO CONVERT TO FROM NAVD (GEOID18) TO NAD 83 (2011) USE:
   G -"2007.84444815" [DOUBLE FACTION=0.9999725153077]

BENCHMARKS:
TBM A: BENCH TIE on POWER POLE
ELEVATION=77.84'
TBM D: BENCH TIE on POWER POLE
ELEVATION=77.24'

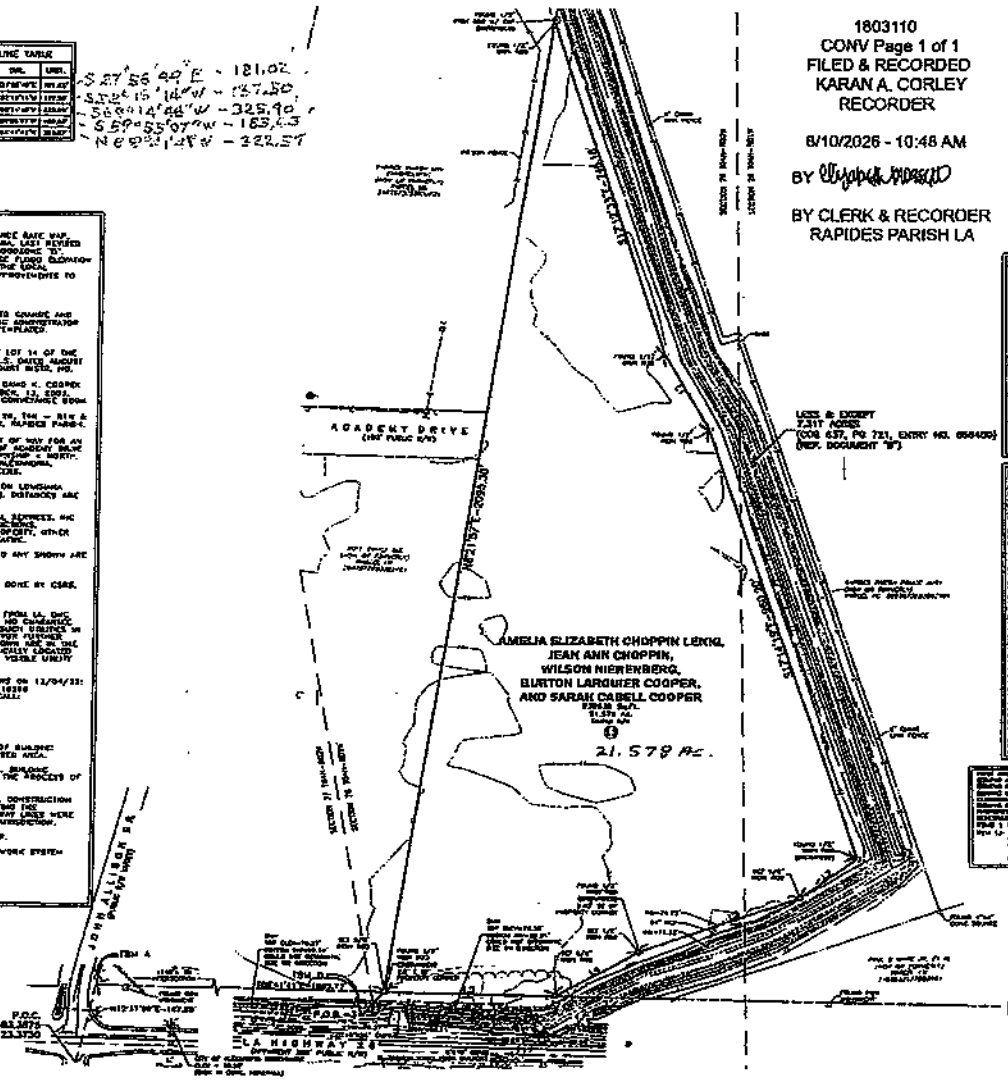
1803110
CONV Page 1 of 1
FILED & RECORDED
KARAN A. CORLEY
RECORDER

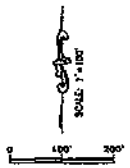
6/10/2026 - 10:48 AM

BY [signature]

BY CLERK & RECORDER
RAPIDES PARISH LA

S 27°56'44" E - 181.02'
S 72°15'16" W - 157.50'
S 68°14'44" W - 325.90'
S 59°55'07" W - 183.43'
N 69°21'24" W - 322.57'





LEGEND:

LEGAL DESCRIPTION PER CSRS INVESTIGATION —

LEGAL DESCRIPTION PER TITLE COMMITMENT —

CERTIFICATION:

CSRS
a Westwood company

MAP SHOWING
ALTA/NSPS
LAND TITLE SURVEY
OF
AMELIA ELIZABETH CHOPPIN LEWIG, JEAN ANN CHOPPIN, WILSON NIERENBERG, BURTON LARGUIER COOPER, AND SARAH CABELL COOPER

LOCATED IN
SECTION 78
T-4-N R-1-W
SECTION 78
T-4-N R-1-W
RAPIDES PARISH
LOUISIANA

FOR
BW DESIGN GROUP

1

2026 REAL PROPERTY INFORMATION

Ward:08 Assess No 1160060700

Assessment Information

Land Assessed:	776		
Imp. Assessed:	0	Homestead Exemption:	0
Total Assessed:	776	Taxable Assessed:	776

Parcel Information

Parcel: 2907672053000101 RPID: 49411
Address: HWY 28 W
Subdivision: No Subdivision
Lot: Block: Acres: 22.320
Section: 76 Township:04N Range:02W
Tax District: 08RC 08R_RRL_FD2_GD2
Tax Status: Active
Homestead: No
Freeze: No

Owner Information - ID: 713338

CHOPPIN JEAN A, ET AL

P O BOX 743

COOPER LANDING AK 99572

Multiple Owners

Name	Owner %	Name2
CHOPPIN JEAN A, ET AL	25.0000000	
CHOPPIN AMELIA E	25.0000000	
COOPER BURTON L	25.0000000	
COOPER SARAH C	25.0000000	

Assessment Items

Class	Description	Quantity	Market Value	Assessed Value	HS Exemption
1100	Ag Lands Class II	22.00	7,760	776	No

Transfers

Year	Date	Grantee	Book	Page	Instrument	Deed Type	Amount
2011	1/21/2011	CHOPPIN, JEAN A ET AL	1879	427	1442019		

Legal Description:
---22.32 ACRES: PT LOT 13 OF THE PART OF D. K. COOPER EST IN
SEC 26, T4NR1W & SECS 76-77, T4NR2W (CB 533-342 WM. COOPER)
PARCEL I.D. # 29-76-72053-1 (HWY 28 W)

2026 Estimated Real Property Taxes

RPID 49411 Assess No 1160060700
Parcel 2907672053000101
Name and Address CHOPPIN JEAN A, ET AL

P O BOX 743

COOPER LANDING AK 99572
Location Description HWY 28

---22.32 ACRES: PT LOT 13 OF THE PART OF D. K. COOPER EST IN SEC 26, T4NR1W & SECS 76-77, T4NR2W (CB 533-342 WM. COOPER) ***PARCEL I.D. # 29-76-72053-1*** (HWY 28 W)

Tax District	08RC 08R_RRL_FD2_GD2
Tax Status	Active
Homestead	No
Land Assessed	776
Bldg Assessed	0
Total Assessed	776
Parish Mills	126.600
Parish Tax	$98.24
Parish S.A./Fees	$4.40
City Mills	.000
City Tax	$0.00
City S.A./Fees	$0.00
Total Tax	$102.64
HS \ DV \ FR Value	0
Homestead Credit	$0.00
SA HS Credit	$0.00
Parish Tax Net	$102.64
City Tax Net	$0.00
Total Tax Net	$102.64

Description	Parish/ City	AV/ Special	Millage/Fee	Assessed Value	Estimated Tax	HS \ DV \ FR Value	Estimated HS Credit	Estimated Net Tax
Assessor- Maint.	Parish	AV	2.030	776	1.58			$1.58
Coliseum- Bond	Parish	AV	1.500	776	1.16			$1.16
Coliseum- Maint.	Parish	AV	1.000	776	.78			$.78
Fire District #2- Maint.	Parish	AV	15.580	776	12.09			$12.09
Gravity Drainage District # 2- Main	Parish	AV	9.430	776	7.32			$7.32
Sheriff- Maint.	Parish	AV	7.860	776	6.10			$6.10
Sheriff- Maint.	Parish	AV	9.600	776	7.45			$7.45
Library- Maint.	Parish	AV	7.080	776	5.49			$5.49
Parish 2- Maint.	Parish	AV	4.040	776	3.14			$3.14
Constitutional- Maint.	Parish	AV	4.930	776	3.83			$3.83
General Maintenance- Maint.	Parish	AV	7.450	776	5.78			$5.78
General Maintenance- Maint.	Parish	AV	2.130	776	1.65			$1.65
General Maintenance- Maint.	Parish	AV	12.060	776	9.36			$9.36
Road District 36A - Maint.	Parish	AV	10.770	776	8.36			$8.36
Renaissance- Maint.	Parish	AV	2.060	776	1.60			$1.60
Health Unit- Maint.	Parish	AV	1.060	776	.82			$.82
RABB Levee	Parish	AV	3.710	776	2.88			$2.88
Red River Waterway- Maint.	Parish	AV	1.450	776	1.13			$1.13
Red River Waterway- Maint.	Parish	AV	.780	776	.61			$.61
School District # 62- Maint.	Parish	AV	4.270	776	3.31			$3.31
School District # 62- Maint.	Parish	AV	4.250	776	3.30			$3.30
School District # 62- Bond	Parish	AV	12.500	776	9.70			$9.70
Senior Citizen- Maint.	Parish	AV	1.060	776	.82			$.82
RED RIVER LEVEE ACREAGE	Parish	Special	.200	22	4.40			$4.40

WEST WINN PLATBOOK
SEE ALEX.
T4N-
T4N-
RAPIDES PARISH
LAW ENFORCEMENT DISTRICT
16.7 AC.
RAPIDES PARISH
LAW ENFORCEMENT DISTRICT
14.88 AC.
JEAN A. & CHARLIN ETAL
22.32 AC.
RAPIDES PARISH POLICE JURY
7.317 AC.
WOLF FAMILY LLC
13.75 AC.
15
14
1
2
3
21
27
ACADEMY DRIVE
499.35
1182.87
1151.5
1158.42
875.5
548.32
323.85
224.45
535.99
325.9
1294.64
260.2
745.18
288.85
375.19
504.9
1499.46
1403±
212.8
262.56
268.81
181.82
197.5
181.9
LIFT STATION
08A
08R
SEE ALEX.
HWY.
28

1803137
CONV Page 1 of 9
FILED & RECORDED
KARAN A. CORLEY
RECORDER
8/10/2021 2:26 PM
BY CLERK OF RECORDER
RAPIDES PARISH, LA

ACT OF CASH SALE

STATE OF LOUISIANA

PARISH OF RAPIDES

BE IT KNOWN, that on dates set forth below, before the undersigned Notary Public, duly commissioned and qualified in and for the Parish and State set forth hereinafter, and in the presence of the undersigned competent witnesses, personally came and appeared:

BURTON COOPER (SSN: XXX-XX-6570) individual of the full age of majority and resident of Knox County, Tennessee, dealing herein with his separate and paraphernal property, having a mailing address of 312 Nancy Lynn Lane, Suite 1, Knoxville, TN 37919;

SARAH CABELL COOPER (SSN: XXX-XX-6765) individual of the full age of majority and resident of East Baton Rouge Parish, Louisiana, dealing herein with her separate and paraphernal property, having a mailing address of 4066 Perkins Lane Court, Baton Rouge, LA 70808;

JEAN ANN CHOPPIN NIERENBERG (SSN: XXX-XX-1304) individual of the full age of majority and resident of Kenai Peninsula Borough, Alaska, dealing herein with her separate and paraphernal property, having a mailing address of P. O. Box 743, Cooper Landing, AK 99572; and

AMELIA ELIZABETH CHOPPIN LENIG (SSN: XXX-XX-1305) individual of the full age of majority and resident of Kenai Peninsula Borough, Alaska, dealing herein with her separate and paraphernal property, having a mailing address of P. O. Box 935, Cooper Landing, AK 99572;

(hereinafter referred to collectively as "Seller") who declared that for the consideration and upon the terms and conditions hereinafter expressed, Seller has bargained and sold, and does by these presents grant, bargain, sell, assign, transfer, deliver, abandon and set over, with full warranty of title and with full substitution and subrogation in and to all rights and actions of warranty which Seller has or may have against any and all preceding owners and sellers, unto:

COCA-COLA BOTTLING COMPANY UNITED-GULF COAST, LLC (TIN xx-xxx8710), a Delaware limited liability company authorized to do business in the State of Louisiana, whose mailing address is declared to be 4600 East Lake Blvd., Birmingham, AL 35217, being represented herein by Michael Lurker, its duly authorized Vice President, pursuant to the authority set forth in that certain Certificate of Authority attached hereto, which authority is made a part hereof by reference thereto;

(hereinafter referred to as "Purchaser"), here present, accepting and purchasing for itself, its successors and assigns, and acknowledging delivery and possession of the following described property, to-wit:

A CERTAIN TRACT OR PARCEL OF LAND CONTAINING 21.578 ACRES, LOCATED IN SECTION 76, TOWNSHIP 4 NORTH, RANGE 2 WEST & SECTION 26 TOWNSHIP 4 NORTH, RANGE 1 WEST, SOUTHWESTERN LAND DISTRICT, RAPIDES PARISH, LOUISIANA, TOGETHER WITH ALL BUILDINGS AND IMPROVEMENTS AND THE COMPONENT PARTS THEREOF, WITH ALL RIGHTS, WAYS, PRIVILEGES AND SERVITUDES THEREUNTO APPERTAINING, BEING MORE COMPLETELY DESCRIBED AS FOLLOWS:

COMMENCING AT THE APPARENT INTERSECTION FOR THE CENTERLINE OF LA HIGHWAY 28 AND THE CENTER LINE OF JOHN ALLISON DRIVE, HAVING GRID COORDINATES (N= 289483.3875, E=3273123.3730), ON THE LOUISIANA STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83, SAID POINT BEING THE **POINT OF COMMENCEMENT (P.O.C.);**

THENCE, NORTH 12 DEGREES 37 MINUTES 09 SECONDS EAST, A DISTANCE OF 167.88 FEET TO A POINT; THENCE, SOUTH 88 DEGREES 41

205

MINUTES 41 SECONDS EAST, A DISTANCE OF 1065.77 FEET TO A POINT, SAID POINT ALSO BEING THE POINT OF BEGINNING (P.O.B.-3); THENCE, NORTH 08 DEGREES 21 MINUTES 57 SECONDS EAST, A DISTANCE OF 2095.30 FEET TO A POINT; THENCE, SOUTH 17 DEGREES 12 MINUTES 33 SECONDS EAST, A DISTANCE OF 745.18 FEET TO A POINT; THENCE, SOUTH 27 DEGREES 56 MINUTES 49 SECONDS EAST, A DISTANCE OF 181.02 FEET TO A POINT; THENCE, SOUTH 17 DEGREES 14 MINUTES 19 SECONDS EAST, A DISTANCE OF 960.20 FEET TO A POINT; THENCE, SOUTH 52 DEGREES 16 MINUTES 14 SECONDS WEST, A DISTANCE OF 137.50 FEET TO A POINT; THENCE, SOUTH 69 DEGREES 14 MINUTES 48 SECONDS WEST, A DISTANCE OF 325.90 FEET TO A POINT; THENCE, SOUTH 59 DEGREES 55 MINUTES 07 SECONDS WEST, A DISTANCE OF 183.43 FEET TO A POINT ALONG THE APPARENT NORTHERN RIGHT OF WAY OF LA HIGHWAY-28; THENCE, NORTH 88 DEGREES 41 MINUTES 41 SECONDS WEST, A DISTANCE OF 322.57 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING (P.O.B.-3).

Being the same as described on the plat prepared by CSRS a Westwood company dated March 10, 2026 and recorded in Rapides Parish with the Rapides Parish Clerk of Court under File Number: 1803110.

The property herein conveyed is sometimes hereinafter referred to as the "Property".

This sale is made and accepted for and in consideration of the sum of **THREE MILLION and NO/100 ($3,000,000.00) DOLLARS**, cash in hand, receipt of which is hereby acknowledged by Seller and complete acquittance and discharge granted therefor.

This sale is made and accepted subject to the restrictive covenants, easements, mineral reservations, mineral leases, and obligations of ownership, affecting the Property of record in the records of Rapides Parish, Louisiana.

To have and to hold the Property unto Purchaser, its successors, and assigns forever.

Seller warrants and represents that all taxes assessed against the Property for 2025 and prior years have been paid in full. The responsibility for payment of all taxes assessed against the Property for 2026 is hereby assumed by Purchaser, whose address for purposes of payment of taxes is as stated herein above, with Seller and Purchaser hereby agreeing that the payment of all taxes assessed against the property for the year 2026 shall be prorated between Seller and Purchaser.

It is expressly agreed that the Property is conveyed by Seller and accepted by Purchaser "AS IS, WHERE IS," without any warranties of any kind whatsoever, even as to the metes and bounds, zoning, operation, or suitability of the Property for the use intended by the Purchaser, without regard to the presence of apparent or hidden defects and with the Purchaser's full and complete waiver of any and all rights for the return of all or any part of the Purchase Price by reason of any such defects. Purchaser acknowledges and declares (i) that neither the Seller nor any party whomsoever acting or purporting to act in any capacity whatsoever on behalf of the Seller has made any direct, indirect, explicit or implicit statement, representation or declaration, whether by written or oral statement or otherwise, and upon which Purchaser has relied, concerning the existence or non-existence of any quality, characteristic, or condition of the Property and (ii) that Purchaser has had full, complete, and unlimited access to the Property herein conveyed for all tests and inspections that Purchaser, in Purchaser's sole discretion, deems sufficiently diligent for the Purchaser's uses. Purchaser expressly waives the warranty of fitness and the warranty against redhibitory vices and defects, whether apparent or latent, imposed by Louisiana Civil Code Articles 2520 through 2548, inclusive, and any other applicable state or federal law and the jurisprudence thereunder. Purchaser also waives any rights Purchaser may have in redhibition or to a reduction of the purchase price pursuant to Louisiana Civil Code Articles 2520 through 2548, inclusive in connection with the Property.

Purchaser's Initials

The parties hereto take cognizance of the fact that the undersigned Notary was not requested to, nor has she made, an oil, gas, and other mineral title examination of the subject property and it is recognized and acknowledged by and between Purchaser and Seller that Seller may not be the owner of any or the entirety of the oil, gas, and other minerals lying in, on or under the property above described, and accordingly the undersigned Notary does not warrant full release of surface rights in connection with outstanding oil, gas, and mineral rights affecting the subject property.

THUS DONE AND PASSED at Knoxville, TN, on the 30th day of July, 2026, in the presence of me, Notary Public, and the undersigned competent witnesses, who have signed in the presence of the parties and me, Notary Public, after due reading of the whole.

WITNESSES:

Print Name: Mike Alley

Print Name: Tonda Parks

BURTON COOPER

Print Name: Alan Dunlap

NOTARY PUBLIC

My Commission Expires: upon death

Notary ID / Bar Roll No. _____

Expires 3/8/28

THUS DONE AND PASSED at Baton Rouge Louisiana, on the 31st day of July, 2026, in the presence of me, Notary Public, and the undersigned competent witnesses, who have signed in the presence of the parties and me, Notary Public, after due reading of the whole.

WITNESSES:

Print Name: Lillian Talbot

SARAH CABELL COOPER

Print Name: Morgan McKay

Print Name: Caroline Grace Borck
NOTARY PUBLIC
My Commission Expires: upon death
Notary ID / Bar Roll No. 33158

CAROLINE GRACE BORCK
NOTARY PUBLIC
COMMISSIONED FOR LIFE
NOTARY ID NO. 90855
EAST BATON ROUGE PARISH, LA

THUS DONE AND PASSED at Soldotna, Alaska, on the 19 day of July, 2026, in the presence of me, Notary Public, and the undersigned competent witnesses, who have signed in the presence of the parties and me, Notary Public, after due reading of the whole.

WITNESSES:

Print Name: Nancy C. Lewis

Print Name: Alan Nierenberg

JEAN ANN CHOPPIN NIERENBERG

OFFICIAL SEAL
Grace Wilson
NOTARY PUBLIC-STATE OF ALASKA
My Comm. Expires September 1, 2029

Print Name: Grace Wilson
NOTARY PUBLIC
My Commission Expires: ~~upon death~~ 09/01/2028
Notary ID / Bar Roll No. 20090101

THUS DONE AND PASSED at Soldotna, Alaska, on the 29 day of ~~August~~ July, 2026, in the presence of me, Notary Public, and the undersigned competent witnesses, who have signed in the presence of the parties and me, Notary Public, after due reading of the whole.

WITNESSES:

Print Name: David S. Lenig

Print Name: Alan Niderstadt

Amelia Elizabeth Choppin Lenig
AMELIA ELIZABETH CHOPPIN LENIG

OFFICIAL SEAL
Grace Wilson
NOTARY PUBLIC-STATE OF ALASKA
My Comm. Expires September 1, 2028

Print Name: Grace Wilson
NOTARY PUBLIC
My Commission Expires: ~~upon death~~ 09/01/2028
Notary ID / Bar Roll No. 20090104

THUS DONE AND PASSED at Birmingham Alabama on the 18th day of August, 2026, in the presence of me, Notary Public, and the undersigned competent witnesses, who have signed in the presence of the parties and me, Notary Public, after due reading of the whole.

WITNESSES:

Print Name: Nicholas Gaxiola

Print Name: Jennifer R Duke

COCA-COLA BOTTLING COMPANY UNITED-GULF COAST, LLC

By: _____
Michael Lurker, Vice President

Print Name: Sonya Lynn Harris
NOTARY PUBLIC
My Commission Expires: upon death
Notary ID / Bar Roll No. _____

SONYA LYNN HARRIS
My Commission Expires
May 27, 2029

Name of Issuing Title Insurance Producer	KEAN MILLER LLP
Address of Title Insurance Producer	600 Jefferson Street, Suite 1101 Lafayette, LA 70501
Louisiana License Number of Title Insurance Producer	5117608
Name of Title Insurance Underwriter	First American Title Insurance Company of Louisiana
Name of Attorney Licensed to Practice Law in Louisiana, who provided title opinion upon which the title insurance policy is based	Tammy B. Scelfo
Bar Roll Number of Attorney Licensed to Practice Law in Louisiana	22605

CERTIFICATE OF AUTHORITY

OF

COCA-COLA BOTTLING COMPANY UNITED-GULF COAST, LLC

The undersigned Vice President, Michael Lurker, pursuant to the authority granted to him in the Articles of Organization of COCA-COLA BOTTLING COMPANY UNITED-GULF COAST, LLC (the "Company"), does hereby certify that Michael Lurker (the "Vice President") has been authorized, empowered, and directed to do the following on behalf of, and in the name of, the Company, to-wit:

- Purchase and/or acquire by cash sale on such terms as the Vice President, acting alone and in his sole discretion, determines to be satisfactory to the Company, the following described property (the "Property"):

A CERTAIN TRACT OR PARCEL OF LAND CONTAINING 21.578 ACRES, LOCATED IN SECTION 76, TOWNSHIP 4 NORTH, RANGE 2 WEST & SECTION 26 TOWNSHIP 4 NORTH, RANGE 1 WEST, SOUTHWESTERN LAND DISTRICT, RAPIDES PARISH, LOUISIANA, TOGETHER WITH ALL BUILDINGS AND IMPROVEMENTS AND THE COMPONENT PARTS THEREOF, WITH ALL RIGHTS, WAYS, PRIVILEGES AND SERVITUDES THEREUNTO APPERTAINING, BEING MORE COMPLETELY DESCRIBED AS FOLLOWS:

COMMENCING AT THE APPARENT INTERSECTION FOR THE CENTERLINE OF LA HIGHWAY 28 AND THE CENTER LINE OF JOHN ALLISON DRIVE, HAVING GRID COORDINATES (N= 289483.3875, E=3273123.3730), ON THE LOUISIANA STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83, SAID POINT BEING THE POINT OF COMMENCEMENT (P.O.C.);
THENCE, NORTH 12 DEGREES 37 MINUTES 09 SECONDS EAST, A DISTANCE OF 167.88 FEET TO A POINT; THENCE, SOUTH 88 DEGREES 41 MINUTES 41 SECONDS EAST, A DISTANCE OF 1065.77 FEET TO A POINT, SAID POINT ALSO BEING THE POINT OF BEGINNING (P.O.B.-3);
THENCE, NORTH 08 DEGREES 21 MINUTES 57 SECONDS EAST, A DISTANCE OF 2095.30 FEET TO A POINT; THENCE, SOUTH 17 DEGREES 12 MINUTES 33 SECONDS EAST, A DISTANCE OF 745.18 FEET TO A POINT; THENCE, SOUTH 27 DEGREES 56 MINUTES 49 SECONDS EAST, A DISTANCE OF 181.02 FEET TO A POINT; THENCE, SOUTH 17 DEGREES 14 MINUTES 19 SECONDS EAST, A DISTANCE OF 960.20 FEET TO A POINT; THENCE, SOUTH 52 DEGREES 16 MINUTES 14 SECONDS WEST, A DISTANCE OF 137.50 FEET TO A POINT; THENCE, SOUTH 69 DEGREES 14 MINUTES 48 SECONDS WEST, A DISTANCE OF 325.90 FEET TO A POINT; THENCE, SOUTH 59 DEGREES 55 MINUTES 07 SECONDS WEST, A DISTANCE OF 183.45 FEET TO A POINT ALONG THE APPARENT NORTHERN RIGHT OF WAY OF LA HIGHWAY 28; THENCE, NORTH 88 DEGREES 41 MINUTES 41 SECONDS WEST, A DISTANCE OF 322.57 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING (P.O.B.-3).

Being the same as described on the plat prepared by CSRS a Westwood company dated March 10, 2026 and recorded in Rapides Parish with the Rapides Parish Clerk of Court under File Number: 1803110:

together with all the buildings and improvements located thereon and all the rights, ways, privileges, servitudes and appurtenances thereon to belonging or in anywise appertaining and any and all rights and claims, whether personal or real, against third parties arising out of damages of any type to said property or arising in any other manner including, but not limited to, the right to enforce obligations regarding the past, present, or future environmental condition of said property.

- Do and perform all such other things, and take such other actions, as the Vice President, acting alone and in his sole discretion, determines to be satisfactory to the Company, and proper to accomplish the purposes of the foregoing resolutions, including without limitation thereto execution of such documents as may be required as part of the closing on any said transaction, including without limitation thereto settlement statements.

The undersigned, Michael Lurker, in his capacity as a Vice President of the Company, does hereby further certify that:

(A) Any and all acts authorized pursuant to the foregoing resolutions and performed prior to the signing of this certificate by the Authorized Representative are hereby ratified and approved, and

(B) These resolutions shall remain in full force and effect and all parties examining the conveyance records of the Clerk of Court of Rapides Parish, Louisiana, may rely on these resolutions until written notice of his revocation shall have been recorded in the conveyance records of the Clerk of Court of Rapides Parish, Louisiana, provided, that any such notice shall not affect any of the Company's agreements or commitments in effect at the time notice is recorded with the Clerk of Court of Rapides Parish, Louisiana.

The undersigned, Michael Lurker, as the Vice President of the Company, does hereby further certify to all persons examining the records of the Clerk of Court of Rapides Parish, Louisiana, that (a) he has been appointed as a Vice President of the Company pursuant to the Company's Articles of Organization and that there has been no amendment to that document removing him as the Vice President of the Company; (b) all third parties may rely on all certificates by the undersigned, in his capacity as the Vice President of the Company, regarding the authority of any person to act for and on behalf of the Company; and (c) this Certificate of Authority is not intended to revoke or rescind any Certificates of Authority previously recorded.

THUS DONE AND SIGNED, on this 16th day of August, 2026, in Birmingham, Alabama.

COCA-COLA BOTTLING COMPANY UNITED-GULF COAST, LLC

By: _____

Michael Lurker, Vice President

CERTIFICATE

I, the undersigned **Registrar of Voters** for Rapides Parish, Louisiana, certify that there are no **REGISTERED VOTERS** residing within the above-described area.

Coca-Cola Bottling Company United-Gulf Coast, LLC,

One certain 13.761 (+/-) acre parcel or tract of land in part of Lot 14 of the David K. Cooper Partition of the J. F. Ball Plantation in Section 76 & 77 of Township 4 North, Range 2 West, Southwestern Land District, Rapides Parish, Louisiana, said 13.761 acre tract being more particularly described as follows: Beginning at the southwest most corner of said Lot 14 of the David K. Cooper Partition, also being a point on the northern right of way line of Coliseum Boulevard (La. Hwy. 28 West) common to the southwest most corner of the 13.761 acre Coca-Cola Bottling Company United-Gulf, LLC, tract proceed North 10 degrees 44 minutes 12 seconds East a distance of 1159.41 feet along the west boundary of said Lot 14 of the David K. Cooper Partition; thence South 88 degrees 33 minutes 37 seconds East a distance of 500.03 feet to the east boundary of Lot 14 of David K. Cooper Partition; thence South 08 degrees 21 minutes 57 seconds West a distance of 1151.30 feet along the east boundary of said Lot 14 to a point on the northern right of way line of Coliseum Boulevard; thence North 88 degrees 41 minutes 41 seconds West a distance of 548.51 feet along said northern right of way line of Coliseum Boulevard to the point of beginning. Said 13.761 (+/-) acre tract being shown on the ALTA/NSPS Land Title Survey by K. Christian Armstrong, PLS, dated March 10, 2026 and filed under Instrument Number 1803128 of the Rapides Parish Clerk of Court Records.

WITNESS MY HAND AND SEAL OF OFFICE at Alexandria, Louisiana, on this the 17th day of August, 2026.

Sandra Bruneau

Registrar of Voters
Rapides Parish, Louisiana

CERTIFICATE

I, the undersigned **Assessor** for the Parish of Rapides, State of Louisiana, do hereby certify that I have examined the petition to annex the following described property into the Corporate Limits of the City of Alexandria, to wit:

Coca-Cola Bottling Company United-Gulf Coast, LLC,

One certain 13.761 (+/-) acre parcel or tract of land in part of Lot 14 of the David K. Cooper Partition of the J. F. Ball Plantation in Section 76 & 77 of Township 4 North, Range 2 West, Southwestern Land District, Rapides Parish, Louisiana, said 13.761 acre tract being more particularly described as follows: Beginning at the southwest most corner of said Lot 14 of the David K. Cooper Partition, also being a point on the northern right of way line of Coliseum Boulevard (La. Hwy. 28 West) common to the southwest most corner of the 13.761 acre Coca-Cola Bottling Company United-Gulf, LLC, tract proceed North 10 degrees 44 minutes 12 seconds East a distance of 1159.41 feet along the west boundary of said Lot 14 of the David K. Cooper Partition; thence South 88 degrees 33 minutes 37 seconds East a distance of 500.03 feet to the east boundary of Lot 14 of David K. Cooper Partition; thence South 08 degrees 21 minutes 57 seconds West a distance of 1151.30 feet along the east boundary of said Lot 14 to a point on the northern right of way line of Coliseum Boulevard; thence North 88 degrees 41 minutes 41 seconds West a distance of 548.51 feet along said northern right of way line of Coliseum Boulevard to the point of beginning. Said 13.761 (+/-) acre tract being shown on the ALTA/NSPS Land Title Survey by K. Christian Armstrong, PLS, dated March 10, 2026 and filed under Instrument Number 1803128 of the Rapides Parish Clerk of Court Records.

I further certify:

(1) The total number of **RESIDENT PROPERTY OWNERS** within said area is Ø.

(2) The total number of **RESIDENT PROPERTY OWNERS** signing the petition is Ø.

(3) The total assessed valuation of the property within said area is $494.

I further certify that are no **RESIDENT PROPERTY OWNERS** within the above-described area to be annexed.

IN WITNESS WHEREOF, witness my hand and seal of office at Alexandria, Louisiana, on this the 17th day of, August, 2026.

Assessor, Rapides Parish, Louisiana

2026 REAL PROPERTY INFORMATION

Ward:08 Assess No 1160298400

Assessment Information				Parcel Information			
Land Assessed:	494			Parcel: 2907672053002101		RPID:	53032
Imp. Assessed:	0	Homestead Exemption:	0	Address: HWY 28 W			
Total Assessed:	494	Taxable Assessed:	494	Subdivision: No Subdivision			
				Lot:	Block:	Acres:	13.750
				Section: 76	Township:04N	Range:02W	
				Tax District: 08RC 08R_RRL_FD2_GD2			
				Tax Status: Active			
				Homestead: No			
				Freeze: No			

Owner Information - ID: 658898

WOLF FAMILY LLC

P O BOX 12367

ALEXANDRIA LA 71315-2367

Assessment Items

Class	Description	Quantity	Market Value	Assessed Value	HS Exemption
1100	Ag Lands Class II	14.00	4,940	494	No

Transfers

Year	Date	Grantee	Book	Page	Instrument	Deed Type	Amount
2008	12/30/2008	WOLF FAMILY LLC	1629	410	1367271		

Legal Description:
---13.75 ACS: IN SEC 26, T4NR1W & SECS 76-77, T4N-R2W;
LOT 14 OF THE PT OF D. K. COOPER ESTATE
(CB 1525-651 SUCC; COOPER)(CB 1525-600 COOPER, ET AL)
(CB 1829-410 WOLF)
PARCEL I.D. # 29-76-72053-21 (HWY 28 W)

2026 Estimated Real Property Taxes

RPID 53032 Assess No 1160298400
Parcel 2907672053002101
Name and Address WOLF FAMILY LLC

P O BOX 12367

ALEXANDRIA LA 71315-2367

Location Description HWY 28 W

---13.75 ACS: IN SEC 26, T4NR1W & SECS 76-77, T4N-R2W; LOT 14 OF THE PT OF D. K. COOPER ESTATE (CB 1525-651 SUCC: COOPER)(CB 1525-600 COOPER, ET AL) (CB 1829-410 WOLF) ***PARCEL I.D. # 29-76-72053-21*** (HWY 28 W)

Tax District	08RC 08R_RRL_FD2_GD2
Tax Status	Active
Homestead	No
Land Assessed	494
Bldg Assessed	0
Total Assessed	494
Parish Mills	126.600
Parish Tax	$62.54
Parish S.A./Fees	$0.00
City Mills	.000
City Tax	$0.00
City S.A./Fees	$0.00
Total Tax	$62.54
HS \ DV \ FR Value	0
Homestead Credit	$0.00
SA HS Credit	$0.00
Parish Tax Net	$62.54
City Tax Net	$0.00
Total Tax Net	$62.54

Description	Parish/ City	AV/ Special	Millage/Fee	Assessed Value	Estimated Tax	HS \ DV \ FR Value	Estimated HS Credit	Estimated Net Tax
Assessor- Maint.	Parish	AV	2.030	494	1.00			$1.00
Coliseum- Bond	Parish	AV	1.500	494	.74			$.74
Coliseum- Maint.	Parish	AV	1.000	494	.49			$.49
Fire District #2- Maint.	Parish	AV	15.580	494	7.70			$7.70
Gravity Drainage District # 2- Main	Parish	AV	9.430	494	4.66			$4.66
Sheriff- Maint.	Parish	AV	7.860	494	3.88			$3.88
Sheriff- Maint.	Parish	AV	9.600	494	4.74			$4.74
Library- Maint.	Parish	AV	7.080	494	3.50			$3.50
Parish 2- Maint.	Parish	AV	4.040	494	2.00			$2.00
Constitutional- Maint.	Parish	AV	4.930	494	2.44			$2.44
General Maintenance- Maint.	Parish	AV	7.450	494	3.68			$3.68
General Maintenance- Maint.	Parish	AV	2.130	494	1.05			$1.05
General Maintenance- Maint.	Parish	AV	12.060	494	5.96			$5.96
Road District 36A - Maint.	Parish	AV	10.770	494	5.32			$5.32
Renaissance- Maint.	Parish	AV	2.060	494	1.02			$1.02
Health Unit- Maint.	Parish	AV	1.060	494	.52			$.52
RABB Levee	Parish	AV	3.710	494	1.83			$1.83
Red River Waterway- Maint.	Parish	AV	1.460	494	.72			$.72
Red River Waterway- Maint.	Parish	AV	.780	494	.39			$.39
School District # 62- Maint.	Parish	AV	4.270	494	2.11			$2.11
School District # 62- Maint.	Parish	AV	4.250	494	2.10			$2.10
School District # 62- Bond	Parish	AV	12.500	494	6.17			$6.17
Senior Citizen- Maint.	Parish	AV	1.060	494	.52			$.52

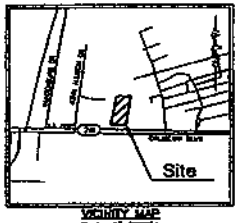
08R
08A
3
RAPIDES PARISH
LAW ENFORCEMENT DISTRICT
16.7 AC.
RAPIDES PARISH
LAW ENFORCEMENT DISTRICT
14.88 AC.
C
2
1
JEAN A. CHU
22.32 AC.
TAN-21
1403±
1149.46
1182.87
ALLISON DRIVE
15
14
ACADEMY DRIVE
499.35
21
4
488.23
467.45
COCA COLA BOTTLING CO.
UNITED GULF COAST L.L.C.
9.937 AC.
WOLF FAMILY L.L.C.
13.75 AC.
SEC. 17
SEC. 16
1158.42
875.5
1151.3
497.78
#7400
548.32
323.85
LIFT STATION
LA. HWY

CONV Instr# 1803128 Page 1 of 1

1803128
CONV Page 1 of 1
FILED & RECORDED
KARAN A. CORLEY
RECORDER

8/10/2026 - 12:29 PM

BY [signature]
BY CLERK & RECORDER
RAPIDES PARISH LA



VICINITY MAP
Scale: 1"=3000'±

GENERAL NOTES:

1. FLOOD NOTE: IN ACCORDANCE WITH FEMA FLOOD INSURANCE RATE MAP, PANEL NO. 22911-3011-00 OF RAPIDES PARISH, LOUISIANA, LAST REVISED 9/27/1997, PROPERTY IS DESIGNATED AS "CITY OF ALEXANDRIA NOT INCLUDED", NEAREST BASE FLOOD ELEVATION IS 79', BASE FLOOD ELEVATION IS SUBJECT TO CHANGE AND SHOULD BE VERIFIED WITH THE LOCAL AUTHORITY'S FLOOD PLAIN ADMINISTRATOR BEFORE ANY IMPROVEMENTS TO THE PROPERTY ARE CONTEMPLATED.

2. ZONING: N/A
ZONING INFORMATION WAS OBTAINED FROM https://www.cityofalexandria.com/ ZONING IS SUBJECT TO CHANGE AND SHOULD BE VERIFIED WITH THE LOCAL AUTHORITY'S ZONING ADMINISTRATION BEFORE ANY IMPROVEMENTS TO THE PROPERTY ARE CONTEMPLATED.

3. REFERENCE DOCUMENTS:
A.) "BOUNDARY SURVEY OF A 13.8761 ACRE PORTION OF LOT 14 OF THE JAMES K. COOPER PARTITION" BY WILLIAM J. WOOD P.L.S., DATED AUGUST 2, 1993, RECORDED IN RAPIDES PARISH CLERK OF COURTS' RECORDS, INSTRUMENT NO. 1006850.
B.) "DRAWING TO INDICATE A 20' WIDE DRAINAGE SERVITUDE ACROSS THE PROPERTY OF ALBERT S. COOPER, JR." BY WILLIAM J. WOOD P.L.S., DATED SEPTEMBER 23, 1993, RECORDED IN RAPIDES PARISH CLERK OF COURTS' OFFICE, COB 1423, (1427), ENTRY NO. 1007720
C.) "DRAWING TO SUBDIVIDE THE DEDICATION OF THE RIGHT OF WAY FOR AN EXTENSION OF JOHN ALLISON DRIVE AND DEDICATION OF ACADEMY DRIVE RIGHT OF WAY, LOCATED IN SECTIONS 16 AND 17, TOWNSHIP 4 NORTH, RANGE 2 WEST OF THE LOUISIANA MERIDIAN, CITY OF ALEXANDRIA, RAPIDES PARISH, LOUISIANA," BY PAR AMERICAN ENGINEERS

4. COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON LOUISIANA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (NAD 83). DISTANCES ARE U.S. SURVEY FEET.

5. NO ATTEMPT HAS BEEN MADE BY WESTWOOD PROFESSIONAL SERVICES, INC. TO VERIFY TITLE, ACTUAL LOCAL OWNERSHIP, DEED RESTRICTIONS, SERVITUDES, EASEMENTS, OR OTHER MATTERS ON THE GROUND(S), OTHER THAN THAT FURNISHED BY THE CLIENT OR HIS REPRESENTATIVE.

6. SECTION LINES HAVE NOT BEEN VERIFIED IN THE FIELD AND ARE SHOWN ARE FOR GENERAL LOCATIVE INFORMATION ONLY.

7. WETLANDS:
A JURISDICTIONAL WETLAND DETERMINATION HAS NOT BEEN DONE BY CSRS, LLC, AND IS NOT PART OF THIS SURVEY.

8. UTILITIES:
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM LA. ONE CALL OR VISIBLE UTILITY FEATURES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, EXCEPT FOR ABOVE GROUND VISIBLE UTILITY FEATURES.

LOUISIANA ONE CALL WAS CONTACTED FOR UTILITY LOCATIONS ON 12/09/25. UTILITIES TO BE MARKED BY: 12/08/25. TICKET NO.: 250819180
UTILITY COMPLIANCE TO BE CONTACTED BY LOUISIANA ONE CALL:
CITY OF ALEXANDRIA – WATER
AT&T DISTRIBUTION – TELEPHONE
CITY OF ALEXANDRIA – GAS
CLECO POWER, LLC – ELECTRIC
SUDDEN LINK COMMUNICATIONS – CABLE

9. BUILDING SQUARE FOOTAGE SHOWN IS APPROXIMATE AREA OF BUILDING FOOTPRINT AND DOES NOT INDICATE TOTAL USEABLE ENCLOSED AREA.

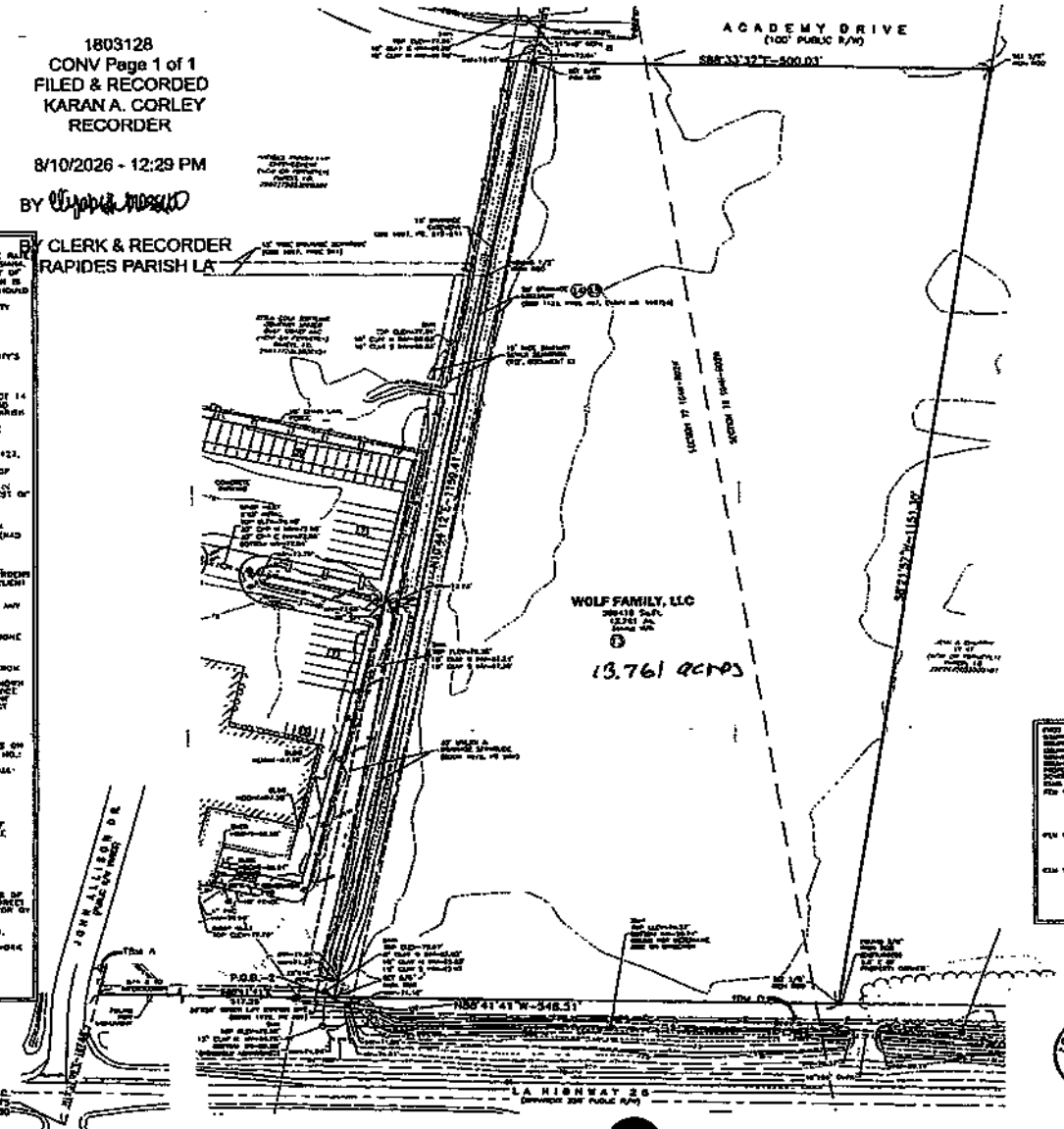
10. THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED DURING THE PROCESS OF CONDUCTING THE FIELDWORK.

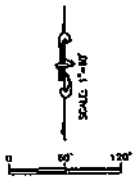
11. THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED DURING THE PROCESS OF CONDUCTING THE FIELDWORK. THERE HAS BEEN NO CHANGE IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED AND AVAILABLE TO THE SURVEYOR BY THE CONTROLLING JURISDICTION.

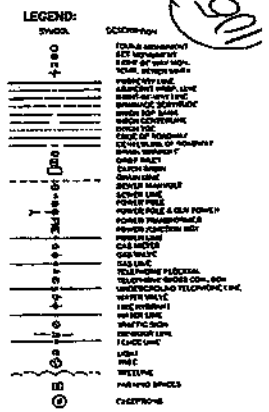
12. NEAREST INTERSECTING LA HIGHWAY 28 & JOHN ALLISON DR.

13. ELEVATIONS AND SPOT WERE DERIVED FROM THE LEICA NETWORK SYSTEM USING SIMBLE RS DUAL FREQUENCY GPS UNITS AND NAVD 1988 DATUM, GEOID 18.
TO CONVERT TO CRDA DATA DOWNS RS DRUC BOUNDS USE:
Ø =0°08'44.86886014" (SCALE FACTOR=0.99997233077)

BENCHMARKS:
TBM A: BENCH TC IN POWER POLE
ELEVATION=77.26'
TBM B: BENCH TC IN POWER POLE
ELEVATION=77.34'







91

LEGAL DESCRIPTION (PER CSRS (WESTWOOD)) –

LEGAL DESCRIPTION (PER TITLE DOCUMENT) –

CSRS
a Westwood company

MAP SHOWING
ALTA/NSPS
LAND TITLE SURVEY
OF
WOLF FAMILY, LLC

FOR
BW DESIGN GROUP

CERTIFICATION

1

CONV Instr# 1803128 Page 1 of 1

1803136
CONV Page 1 of 8
FILED & RECORDED
KARAN A. CORLEY
RECORDER
8/10/2020 - 2:22PM
BY
BY CLERK & RECORDER
RAPIDES PARISH, LA

ACT OF CASH SALE

STATE OF LOUISIANA PARISH OF RAPIDES

BE IT KNOWN, that on dates set forth below, before the undersigned Notaries Public duly commissioned and qualified in and for the Parish and State set forth hereinafter, and in the presence of the undersigned competent witnesses, personally came and appeared:

> **WOLF FAMILY, LLC (TAX ID NO.: XX-XXX1741)**, a Louisiana limited liability company domiciled in Rapides Parish, Alexandria, LA, having a mailing address of P. O. Box 12367, Alexandria, LA 71315, represented herein by its duly authorized Manager, Louis Scott Stevens, by virtue of a Certificate of Authority attached hereto recorded of even date herewith;

(hereinafter referred to as "Seller") who declared that for the consideration and upon the terms and conditions hereinafter expressed, Seller has bargained and sold, and does by these presents grant, bargain, sell, assign, transfer, deliver, abandon and set over, with full warranty of title and with full substitution and subrogation in and to all rights and actions of warranty which Seller has or may have against any and all preceding owners and sellers, unto:

> **COCA-COLA BOTTLING COMPANY UNITED-GULF COAST, LLC** (TIN xx-xxx8710), a Delaware limited liability company authorized to do business in the State of Louisiana, whose mailing address is declared to be 4600 East Lake Blvd., Birmingham, AL 35217, being represented herein by Michael Lurker, its duly authorized Vice President, pursuant to the authority set forth in that certain Certificate of Authority attached hereto, which authority is made a part hereof by reference thereto;

(hereinafter referred to as "Purchaser"), here present, accepting and purchasing for itself, its successors and assigns, and acknowledging delivery and possession of the following described property, to-wit:

> A CERTAIN TRACT OR PARCEL OF LAND CONTAINING 13.761 ACRES, LOCATED IN SECTIONS 76 & 77, TOWNSHIP 4 NORTH, RANGE 2 WEST, SOUTHWESTERN LAND DISTRICT, RAPIDES PARISH, LOUISIANA, TOGETHER WITH ALL BUILDINGS AND IMPROVEMENTS AND THE COMPONENT PARTS THEREOF, WITH ALL RIGHTS, WAYS, PRIVILEGES AND SERVITUDES THEREUNTO APPERTAINING, BEING MORE COMPLETELY DESCRIBED AS FOLLOWS:
>
> COMMENCING AT THE APPARENT INTERSECTION FOR THE CENTERLINE OF LA HIGHWAY 28 AND THE CENTERLINE OF JOHN ALLISON DRIVE, HAVING GRID COORDINATES (N= 289483.3875, E=3273123.3730), ON THE LOUISIANA STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83, SAID POINT BEING THE **POINT OF COMMENCEMENT (P.O.C.)**;
>
> THENCE, NORTH 12 DEGREES 37 MINUTES 09 SECONDS EAST, A DISTANCE OF 167.88 FEET TO A POINT; THENCE, SOUTH 88 DEGREES 41 MINUTES 41 SECONDS EAST, A DISTANCE OF 517.26 FEET TO A POINT, SAID POINT ALSO BEING THE **POINT OF BEGINNING (P.O.B.-2)**;
>
> THENCE, NORTH 10 DEGREES 44 MINUTES 12 SECONDS EAST, A DISTANCE OF 1159.41 FEET TO A POINT; THENCE, SOUTH 88 DEGREES 33 MINUTES 37 SECONDS EAST, A DISTANCE OF 500.03 FEET TO A POINT; THENCE, SOUTH 08 DEGREES 21 MINUTES 57 SECONDS WEST, A DISTANCE OF 1151.30 FEET TO A POINT ALONG THE APPARENT NORTHERN RIGHT OF WAY OF LA HIGHWAY 28; THENCE, NORTH 88 DEGREES 41 MINUTES 41 SECONDS WEST, A DISTANCE OF 548.51 FEET TO A POINT, SAID POINT BEING **THE POINT OF BEGINNING (P.O.B.-2)**.

2057

Being the same as described on the plat prepared by CSRS a Westwood company dated March 10, 2026 and recorded in Rapides Parish with the Rapides Parish Clerk of Court under File Number: 1809128.

The property herein conveyed is sometimes hereinafter referred to as the "Property".

This sale is made and accepted for and in consideration of the sum of **TWO MILLION EIGHT HUNDRED THOUSAND and NO/100 ($2,800,000.00) DOLLARS**, cash in hand, receipt of which is hereby acknowledged by Seller and complete acquittance and discharge granted therefor.

This sale is made and accepted subject to the restrictive covenants, easements, mineral reservations, mineral leases and obligations of ownership, affecting the Property of record in the records of Rapides Parish, Louisiana.

To have and to hold the Property unto Purchaser, its successors, and assigns forever.

Seller warrants and represents that all taxes assessed against the Property for 2025 and prior years have been paid in full. The responsibility for payment of all taxes assessed against the Property for 2026 is hereby assumed by Purchaser, whose address for purposes of payment of taxes is as stated herein above, with Seller and Purchaser hereby agreeing that the payment of all taxes assessed against the property for the year 2026 shall be prorated between Seller and Purchaser.

The Seller and Purchaser hereby acknowledge and recognize that the Property being sold and purchased is to be transferred in "as is" condition, and further, Purchaser does hereby waive, relieve, and release Seller from any claims or causes of action for redhibition pursuant to Louisiana Civil Code Article 2520 et seq. and Article 2541 et seq. or for reduction of the price herein stated pursuant to Louisiana Civil Code Article 2541 et seq. Additionally, Purchaser acknowledges that this sale is made without warranty of fitness for ordinary or particular use pursuant to Louisiana Civil Code Article 2524.

MR
Purchaser's Initials

The parties hereto take cognizance of the fact that the undersigned Notary was not requested to, nor has she made, an oil, gas, and other mineral title examination of the subject property and it is recognized and acknowledged by and between Purchaser and Seller that Seller may not be the owner of any or the entirety of the oil, gas, and other minerals lying in, on or under the property above described, and accordingly the undersigned Notary does not warrant full release of surface rights in connection with outstanding oil, gas, and mineral rights affecting the subject property.

THUS DONE AND PASSED at Alexandria, Louisiana, on the 5th day of August, 2026, in the presence of me, Notary Public, and the undersigned competent witnesses, who have signed in the presence of the parties and me, Notary Public, after due reading of the whole.

WITNESSES:

Print Name: Rachel Dixon

Print Name: Jennifer Fowler

WOLF FAMILY, LLC

By Louis Scott Stevens

Louis Scott Stevens, Manager

Print Name: Brenda D. Robinson

NOTARY PUBLIC

My Commission Expires: upon death

Notary ID / Bar Roll No. 87099

BRENDA D. ROBINSON
NOTARY PUBLIC # 87099
STATE OF LOUISIANA
My commission is issued for life.

THUS DONE AND PASSED at Birmingham, Alabama on the 10th day of August, 2026, in the presence of me, Notary Public, and the undersigned competent witnesses, who have signed in the presence of the parties and me, Notary Public, after due reading of the whole.

WITNESSES:

Print Name: Nicholas Gaxiola

Print Name: Jennifer R. Duke

COCA-COLA BOTTLING COMPANY UNITED-GULF COAST, LLC

By: _____
Michael Lurker, Vice President

Print Name: Sonya Lynn Harris
NOTARY PUBLIC
My Commission Expires: upon death
Notary ID / Bar Roll No._____

SONYA LYNN HARRIS
My Commission Expires
May 27, 2029

Name of Issuing Title Insurance Producer	KEAN MILLER LLP
Address of Title Insurance Producer	600 Jefferson Street, Suite 1101 Lafayette, LA 70501
Louisiana License Number of Title Insurance Producer	5117608
Name of Title Insurance Underwriter	First American Title Insurance Company of Louisiana
Name of Attorney Licensed to Practice Law in Louisiana, who provided title opinion upon which the title insurance policy is based	Tammy B. Scelfo
Bar Roll Number of Attorney Licensed to Practice Law in Louisiana	22605

CERTIFICATE OF AUTHORITY
OF
WOLF FAMILY, LLC

The undersigned Manager, Louis Scott Stevens, pursuant to the authority granted to him in the Restatement of Operating Agreement dated December 30, 2008 of **WOLF FAMILY, LLC** (the "Company"), does hereby certify that Louis Scott Stevens (the "Manager") has been authorized, empowered and directed to do the following on behalf of, and in the name of, the Company, to-wit:

- Transfer, sell, and convey, from time to time, one or more times, any and all of the immovable property owned by the Company (the "Property"), and such sales be on such terms as the Manager, acting alone and in his sole discretion, determines to be satisfactory to the Company;

- Enter into and execute, on behalf of the Company, Acts of Sale or other instruments of conveyance, pursuant to which the Company transfers or acquires immovable property on such terms and conditions as the Manager, acting alone and in his sole discretion, determines to be satisfactory to the Company, and such other documents (including without limitation a settlement statement) required, in the opinion of the Manager, in conjunction with the any sale, lease, acquisition, purchase, transfer, or conveyance of immovable property;

- Do and perform all such other things, and take such other actions, as the Manager, acting alone and in his sole discretion, determines to be satisfactory to the Company, and proper to accomplish the purposes of the foregoing resolutions, including without limitation thereto execution of such documents as may be required as part of the closing on any said transaction, including without limitation thereto settlement statements.

The undersigned, Louis Scott Stevens, in his capacity as a Manager of the Company, does hereby further certify that:

(A) Any and all acts authorized pursuant to the foregoing Restatement of Operating Agreement dated December 30, 2008 of Wolf Family, LLC and performed prior to the signing of this certificate by the Manager are hereby ratified and approved, and

(B) The Written Consent of the Majority of the Members of Wolf Family, LLC adopted by the Members authorizing the Manager to purchase, transfer, sell, and convey the immovable properties owned by Wolf Family, LLC, including the Property, shall remain in full force and effect and all parties examining the conveyance records of the Clerk of Court of Rapides Parish, Louisiana, may rely on the above referenced Written Consent until written notice of its revocation shall have been recorded in the conveyance records of the Clerk of Court of Rapides Parish, Louisiana, provided, that any such notice shall not affect any of the Company's agreements or commitments in effect at the time notice is recorded with the Clerk of Court of Rapides Parish, Louisiana.

The undersigned, Louis Scott Stevens, as the Manager of the Company, does hereby further certify to all persons examining the records of the Clerk of Court of Rapides Parish, Louisiana, that (a) he has been appointed as a Manager of the Company pursuant to the Restatement of Operating Agreement dated December 30, 2008 of Wolf Family, LLC and that there has been no amendment to that document removing him as the Manager of the Company; (b) all third parties may rely on all certificates by the undersigned, in his capacity as the Manager of the Company, regarding the authority of any person to act for and on behalf of the Company; and (c) this Certificate of Authority is not intended to revoke or rescind any Certificates of Authority previously recorded.

THUS DONE AND SIGNED, on this 5th day of August, 2026, in Alexandria, Louisiana.

WOLF FAMILY, LLC

By: Louis Scott Stevens
Louis Scott Stevens, Manager

CERTIFICATE OF AUTHORITY

OF

COCA-COLA BOTTLING COMPANY UNITED-GULF COAST, LLC

The undersigned Vice President, Michael Lurker, pursuant to the authority granted to him in the Articles of Organization of COCA-COLA BOTTLING COMPANY UNITED-GULF COAST, LLC (the "Company"), does hereby certify that Michael Lurker (the "Vice President") has been authorized, empowered, and directed to do the following on behalf of, and in the name of, the Company, to-wit:

- Purchase and/or acquire by cash sale on such terms as the Vice President, acting alone and in his sole discretion, determines to be satisfactory to the Company, the following described property (the "Property"):

A CERTAIN TRACT OR PARCEL OF LAND CONTAINING 21.578 ACRES, LOCATED IN SECTION 76, TOWNSHIP 4 NORTH, RANGE 2 WEST & SECTION 26 TOWNSHIP 4 NORTH, RANGE 1 WEST, SOUTHWESTERN LAND DISTRICT, RAPIDES PARISH, LOUISIANA. TOGETHER WITH ALL BUILDINGS AND IMPROVEMENTS AND THE COMPONENT PARTS THEREOF, WITH ALL RIGHTS, WAYS, PRIVILEGES AND SERVITUDES THEREUNTO APPERTAINING, BEING MORE COMPLETELY DESCRIBED AS FOLLOWS:

COMMENCING AT THE APPARENT INTERSECTION FOR THE CENTERLINE OF LA HIGHWAY 28 AND THE CENTER LINE OF JOHN ALLISON DRIVE, HAVING GRID COORDINATES (N= 289483.3875, E=3273123.3730), ON THE LOUISIANA STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83, SAID POINT BEING THE POINT OF COMMENCEMENT (P.O.C.);
THENCE, NORTH 12 DEGREES 37 MINUTES 09 SECONDS EAST, A DISTANCE OF 167.88 FEET TO A POINT; THENCE, SOUTH 88 DEGREES 41 MINUTES 41 SECONDS EAST, A DISTANCE OF 1063.77 FEET TO A POINT, SAID POINT ALSO BEING THE POINT OF BEGINNING (P.O.B.-3);
THENCE, NORTH 08 DEGREES 21 MINUTES 57 SECONDS EAST, A DISTANCE OF 2095.30 FEET TO A POINT; THENCE, SOUTH 17 DEGREES 12 MINUTES 33 SECONDS EAST, A DISTANCE OF 745.18 FEET TO A POINT; THENCE, SOUTH 27 DEGREES 56 MINUTES 49 SECONDS EAST, A DISTANCE OF 181.02 FEET TO A POINT; THENCE, SOUTH 17 DEGREES 14 MINUTES 19 SECONDS EAST, A DISTANCE OF 960.20 FEET TO A POINT; THENCE, SOUTH 52 DEGREES 16 MINUTES 14 SECONDS WEST, A DISTANCE OF 137.50 FEET TO A POINT; THENCE, SOUTH 69 DEGREES 14 MINUTES 48 SECONDS WEST, A DISTANCE OF 325.90 FEET TO A POINT; THENCE, SOUTH 59 DEGREES 55 MINUTES 07 SECONDS WEST, A DISTANCE OF 183.43 FEET TO A POINT ALONG THE APPARENT NORTHERN RIGHT OF WAY OF LA HIGHWAY 28; THENCE, NORTH 88 DEGREES 41 MINUTES 41 SECONDS WEST, A DISTANCE OF 322.57 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING (P.O.B.-3).

Being the same as described on the plat prepared by CSRS a Westwood company dated March 10, 2026 and recorded in Rapides Parish with the Rapides Parish Clerk of Court under File Number: 1803128;

together with all the buildings and improvements located thereon and all the rights, ways, privileges, servitudes and appurtenances thereon to belonging or in anywise appertaining and any and all rights and claims, whether personal or real, against third parties arising out of damages of any type to said property or arising in any other manner including, but not limited to, the right to enforce obligations regarding the past, present, or future environmental condition of said property.

- Do and perform all such other things, and take such other actions, as the Vice President, acting alone and in his sole discretion, determines to be satisfactory to the Company, and proper to accomplish the purposes of the foregoing resolutions, including without limitation thereto execution of such documents as may be required as part of the closing on any said transaction, including without limitation thereto settlement statements.

The undersigned, Michael Lurker, in his capacity as a Vice President of the Company, does hereby further certify that:

(A) Any and all acts authorized pursuant to the foregoing resolutions and performed prior to the signing of this certificate by the Authorized Representative are hereby ratified and approved; and

(B)These resolutions shall remain in full force and effect and all parties examining the conveyance records of the Clerk of Court of Rapides Parish, Louisiana, may rely on these resolutions until written notice of his revocation shall have been recorded in the conveyance records of the Clerk of Court of Rapides Parish, Louisiana, provided, that any such notice shall not affect any of the Company's agreements or commitments in effect at the time notice is recorded with the Clerk of Court of Rapides Parish, Louisiana.

The undersigned, Michael Lurker, as the Vice President of the Company, does hereby further certify to all persons examining the records of the Clerk of Court of Rapides Parish, Louisiana, that (a) he has been appointed as a Vice President of the Company pursuant to the Company's Articles of Organization and that there has been no amendment to that document removing him as the Vice President of the Company; (b) all third parties may rely on all certificates by the undersigned, in his capacity as the Vice President of the Company, regarding the authority of any person to act for and on behalf of the Company; and (c) this Certificate of Authority is not intended to revoke or rescind any Certificates of Authority previously recorded.

THUS DONE AND SIGNED, on this 10th day of August, 2026, in Birmingham, Alabama.

COCA-COLA BOTTLING COMPANY UNITED-GULF COAST, LLC

By: _____
Michael Lurker, Vice President

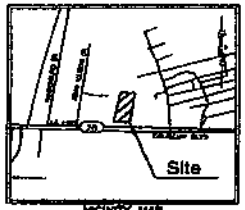
1803128
CONV Page 1 of 1
FILED & RECORDED
KARAN A. CORLEY
RECORDER

8/10/2026 - 12:29 PM

BY _____

BY CLERK & RECORDER
RAPIDES PARISH LA

CONV Instr# 1803128 Page 1 of 1



VICINITY MAP
Scale: 1"=2000'±

GENERAL NOTES:

1. FLOOD NOTE: IN ACCORDANCE WITH FEMA, FLOOD INSURANCE RATE MAP, PANEL NO. 22911C0018D OF RAPIDES PARISH, LOUISIANA, LAST REVISED 9/3/1997, PROPERTY IS DESIGNATED AS "CITY OF ALEXANDRIA NOT INCLUDED". HEARSES BASE FLOOD ELEVATION IS 78'. BASE FLOOD ELEVATION IS SUBJECT TO CHANGE AND SHOULD BE VERIFIED WITH THE LOCAL AUTHORITY'S FLOOD PLAIN ADMINISTRATOR BEFORE ANY IMPROVEMENTS TO THE PROPERTY ARE CONTEMPLATED.

2. ZONING W/C
ZONING INFORMATION WAS OBTAINED FROM
http://www.alexandriamo.com/ ZONING IS SUBJECT TO CHANGE AND SHOULD BE VERIFIED WITH THE LOCAL AUTHORITY'S ZONING ADMINISTRATOR BEFORE ANY IMPROVEMENTS TO THE PROPERTY ARE CONTEMPLATED.

3. REFERENCE DOCUMENTS:
   A.) "BOUNDARY SURVEY OF A 18.029 ACRE PORTION OF LOT 14 OF THE DOND F. COOPER PARTITION" BY WILLIAM J. WOOD R.L.S. DATED AUGUST 3, 1988, RECORDED IN RAPIDES PARISH CLERK OF COURT RECR. NO. 1001853.
   B.) "DRAWING TO ASSOCIATE A 50' WIDE DRAINAGE SERVITUDE ACROSS THE PROPERTY OF ALMOST D. COOPER, JR." BY WILLIAM J. WOOD #13, DATED NOVEMBER 23, 1984, RECORDED IN RAPIDES PARISH CLERK OF COURT, COB 1433, (487), ENTRY NO. 896788
   C.) "DRAWING TO ASSOCIATE THE DEDICATION OF THE RIGHT OF WAY FOR AN EXTENSION OF JOHN ALLISON DRIVE AND DEDICATION OF ACADEMY DRIVE RIGHT OF WAY, LOCATED IN SECTIONS 74 AND 75, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE LOUISIANA MERIDIAN, CITY OF ALEXANDRIA, RAPIDES PARISH, LOUISIANA." BY PAR AMERICAN ENGINEERS

4. COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON LOUISIANA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (NAD 83). DISTANCES ARE U.S. SURVEY FEET.

5. NO EFFORT HAS BEEN MADE BY WESTWOOD PROFESSIONAL SERVICES, INC. TO VERIFY THE ACTUAL LEGAL OWNERSHIP, DEED RESTRICTIONS, SERVITUDES, EASEMENTS, OR OTHER BURDENS ON THE PROPERTY OTHER THAN THAT FURNISHED BY THE CLIENT OR HIS REPRESENTATIVE.

6. SECTION LINES HAVE NOT BEEN VERIFIED IN THE FIELD AND ANY SHOWN ARE FOR GENERAL LOCATIVE INFORMATION ONLY.

7. WETLANDS:
A JURISDICTIONAL WETLAND DETERMINATION HAS NOT BEEN DONE BY CSRS, LLC. AND IS NOT PART OF THIS SURVEY.

8. UTILITIES:
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM LA. ONE CALL OR VISIBLE UTILITY FEATURES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, EXCEPT FOR ABOVE GROUND VISIBLE UTILITY FEATURES.

LOUISIANA ONE CALL WAS CONTACTED FOR UTILITY LOCATIONS ON 12/02/25 (7) UTILITIES TO BE MARKED BY: 12/04/25. TICKET NO.: 250816191
UTILITY COMPANIES TO BE CONTACTED BY LOUISIANA ONE CALL:
CITY OF ALEXANDRIA – WATER
ATMOS ENERGY – GAS
CITY OF ALEXANDRIA – GAS
CLECO POWER, LLC – ELECTRIC
CENTURY LINK COMMUNICATIONS – TELEPHONE
SUDDENLINK COMMUNICATIONS – CABLE

9. BUILDING SQUARE FOOTAGE SHOWN IS APPROXIMATE AREA OF BUILDING PERIMETER AND DOES NOT INDICATE TOTAL USEABLE ENCLOSED AREA.

10. THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED DURING THE PROCESS OF CONDUCTING THE FIELDWORK.

11. THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED DURING THE PROCESS OF CONDUCTING THE FIELDWORK. NO OBSERVED CHANGES IN STREET RIGHT OF WAY LINES WERE MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING JURISDICTION.

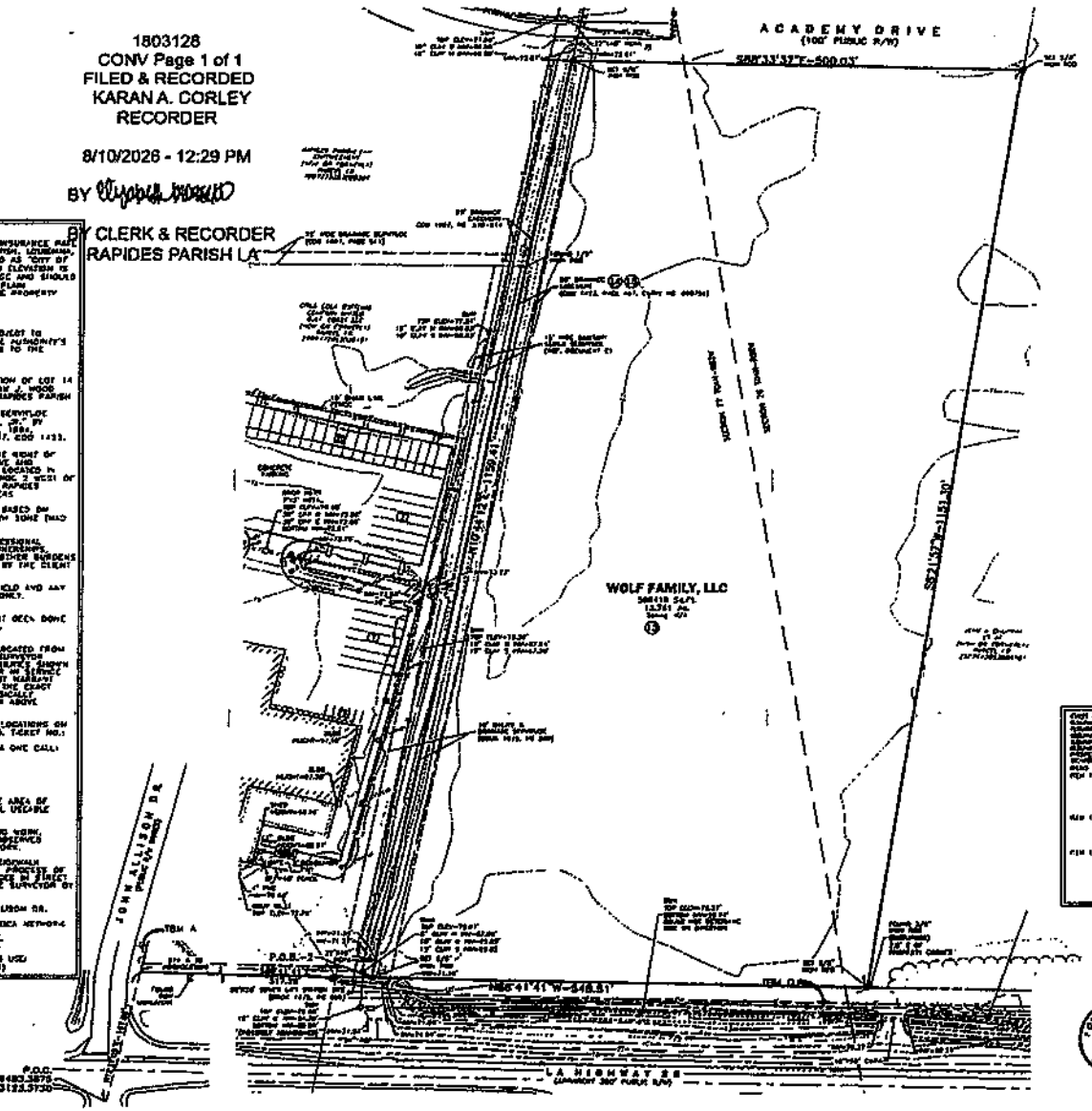
12. NEAREST INTERSECTING LA HIGHWAY 28 & JOHN ALLISON DR.

13. ELEVATIONS AND TIES WERE DERIVED FROM THE LEICA NETWORK SYSTEM USING TRIMBLE R8 GNSS.
FREQUENCY GPS UNITS AND NAVD 1988
DATUM, GEOID 18.
TO CONVERT TO FROM GRID BEARING TO TRUE BEARINGS USE
0°00'00.84160019" (SCALE FACTOR=0.999972533073)

BENCHMARKS:

TBM A: BENCH TIE IN POWER POLE
ELEVATION=77.34'

TBM B: BENCH TIE IN POWER POLE
ELEVATION=77.24'



SCALE 1"=60'

LEGEND:

LEGAL DESCRIPTION PER CSRS (WESTWOOD) –

LEGAL DESCRIPTION PER TITLE COMMITMENT –

CERTIFICATION:

THIS IS TO CERTIFY TO COCA-COLA BOTTLING COMPANY UNITED—WOLF COMER, LLC, FIRST AMERICAN TITLE INSURANCE COMPANY OF LOUISIANA, KEAN MILLER LLP, AND TANNY S. MCQUEEN, THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6a, 6b, 7a, 7b(1), 7c, 8, 9, 11a, 13, 14, 16, 17, 18 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JANUARY 9, 2026

03/16/2026
DATE

R. CHRISTOPHER HARRISON, P.L.S.
Louisiana No. 5247

CSRS
a Westwood company

MAP SHOWING
ALTA/NSPS
LAND TITLE SURVEY
OF
WOLF FAMILY, LLC
LOCATED IN
SECTIONS 75 & 77
T-1-N R-2-W
NORTH WESTERN LAND DISTRICT
RAPIDES PARISH
LOUISIANA

FOR
BW DESIGN GROUP

1

ORDINANCE NO.

AN ORDINANCE ANNEXING 13.761 ACRE TRACT OF LAND AND 21.578 ACRE TRACT OF LAND OWNED BY COCA COLA BOTTLING COMPANY UNITED GULF COAST, LLC, LOCATED ON COLISEUM BOULEVARD LOUISIANA HIGHWAY 28 WEST AND OTHER MATTERS WITH RESPECT THERETO.

WHEREAS, Coca Cola Bottling Company United Gulf Coast LLC, has requested the annexation of a 13.761 acre tract of land and a 21.578 acre tract of land for the expansion of its bottling plant facilities located at the corner of Coliseum Boulevard and John Allison Drive in Alexandria; and

WHEREAS, it is requested that the property be zoned I-1 (Light Industrial) upon annexation into the City limits; and,

WHEREAS, the annexed property will be part of Council District ___.

SECTION I: BE IT ORDAINED by the Council of the City of Alexandria, Louisiana, in legal session convened, that the Council hereby authorizes annexation of 13.761 Acre Tract of land and 21.578 Acre of land owned by Coca Cola Bottling Company United Gulf Coast, LLC., located on Coliseum Boulevard Louisiana Highway 28 West.

One Certain 13.761(+/-) acre parcel or tract of land in part of Lot 14 of the David K. Cooper Partition of the J. F. Ball Plantation in Section 76 & 77 of Township 4 North, Range 2 West, Southwestern Land District, Rapides Parish, Louisiana, said 13.761 acre tract being more particularly described as follows:

Beginning at the southwest most corner of said Lot 14 of the David K. Cooper Partition, also being a point on the northern right of way line of

Coliseum Boulevard (La. Hwy. 28 West) common to the southwest most corner of the 13.761 acre Coca-Cola Bottling Company United-Gulf, LLC. tract proceed North 10 degrees 44 minutes 12 seconds East a distance of 1159.41 feet along the west boundary of said Lot 14 of the David K. Cooper Partition; thence South 88 Degrees 33 minutes 37 seconds East a distance of 500.03 feet to the east boundary of Lot 14 of David K. Cooper Partition; thence South 08 degrees 21 minutes 57 seconds West a distance of 1151.30 feet along the east boundary of said Lot 14 to a point on the northern right of way line of Coliseum Boulevard; thence North 88 degrees 41 minutes 41 seconds West a distance of 548.51 feet along said northern right of way line of Coliseum Boulevard to the point of beginning. Said 13.761 (+/-)acre tract being shown on the ALTA/NSPS Land Title Survey by K. Christian Armstrong, PLS, dated March 10, 2026 and filed under Instrument Number 1803128 of the Rapides Parish Cler of Court Records.

One Certain 21.578(+/-) acre parcel or tract of land situated in part of Lot 13 of the David K. Cooper Partition of the J. N. Ball Plantation in Section 76 of Township 4 North, Range 2 West and Section 26 of Township 4 North, Range 1 West, Southwestern Land District, Rapides Parish, Louisiana said 21.578 acres parcel being more particularly described as follow:

Beginning at point on the northern right of way line of Coliseum Boulevard (La. Hwy 28 West) common to the southwest most corner of the said 21.578 acre tract and the southeast most corner of the said 21.578 acre tract and the southeast most corner of the 13.76 acre tract formerly owned by Wolf Family, LLC, proceed North 08 degrees 21 minutes 57 seconds East a distance of 2095.30 feet to a point; thence South 17 degrees 12 minutes 33 seconds East a distance of the 745.18 feet; thence South 27 degrees 56 minutes 49 seconds East a distance of 181.02 feet; thence South 17 degrees 14 minutes 19 seconds East a distance of 960.20 feet; thence South 52 degrees 16 minutes 14 seconds West a distance of 137.50 feet;

thence South 69 degrees 14 minutes 48 seconds West a distance 325.90 feet; thence South 59 degrees 55 minutes 07 seconds West a distance of 183.43 feet to the northern right of way line of said Coliseum Boulevard; thence North 88 degrees 41 minutes 41 seconds West along said Coliseum Boulevard to the point of beginning, as shown on the ALTA/NSPS Land Title Survey by K. Christian Armstrong, PLS, dated March 10, 2026 and filed under Instrument Number 1803110 of the Rapides Parish Clerk of Court Records.

SECTION II: BE IT FURTHER ORDAINED, etc. that the property annexed shall have a Zoning Classification of I-1 (Light Industrial) and shall be within Council District _____ of the Alexandria City Council districts.

SECTION III: BE IT FURTHER ORDAINED, etc., that if any provision or item of this ordinance or the application thereof is held invalid, such invalidity shall not affect other provisions, items or applications of this ordinance which can be given effect without the invalid provisions, items, or applications, and to this end the provisions of this ordinance or hereby declared severable.

SECTION IV: BE IT FURTHER ORDAINED etc., that this Ordinance shall become effective thirty days after final publication pursuant to R. S. 33:173 and otherwise as provided by the Charter of the City of Alexandria.

SECTION V: BE IT FURTHER ORDAINED, etc., that all ordinances or parts of ordinances in conflict herewith are hereby repealed.

THIS ORDINANCE was introduced on the 3rd day of November, 2026.

NOTICE PUBLISHED on the 6th day of November, 2026.

THIS ORDINANCE having been submitted in writing, introduced and published, was then submitted to a final vote as a whole, the vote thereon being as follows:

YEAS:

NAYS:

ABSENT:

AND THE ORDINANCE was declared adopted on this the _____day of November, 2026 and final publication was made in the Alexandria Daily Town Talk on the _____day of November, 2026.

_____ _____

CITY CLERK PRESIDENT

_____

MAYOR'S
APPROVAL/VETO

9) Adjourn

Alexandria City Council meetings and Council committee meetings are broadcast live and may be viewed live by the public on Optimum Cable Channel 4. A rebroadcast may be viewed on Optimum Cable Channel 4 and the City of Alexandria, LA website www.cityofalexandriala.com