

Exhibit F.

Five Sisters Site

Zoning Map, Documents & Tax Assessment



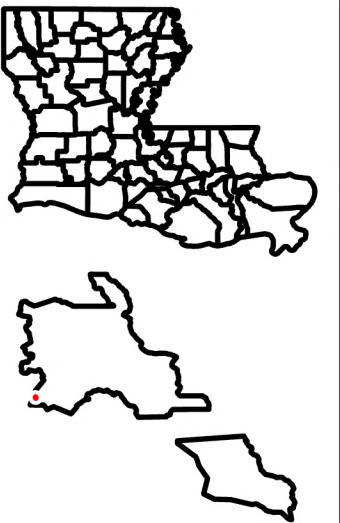
Five Sisters Site Zoning Map, Documents & Tax Assessment

Site Exhibit for
Five Sisters Site
St. Martin Parish, LA

Key Site Points:

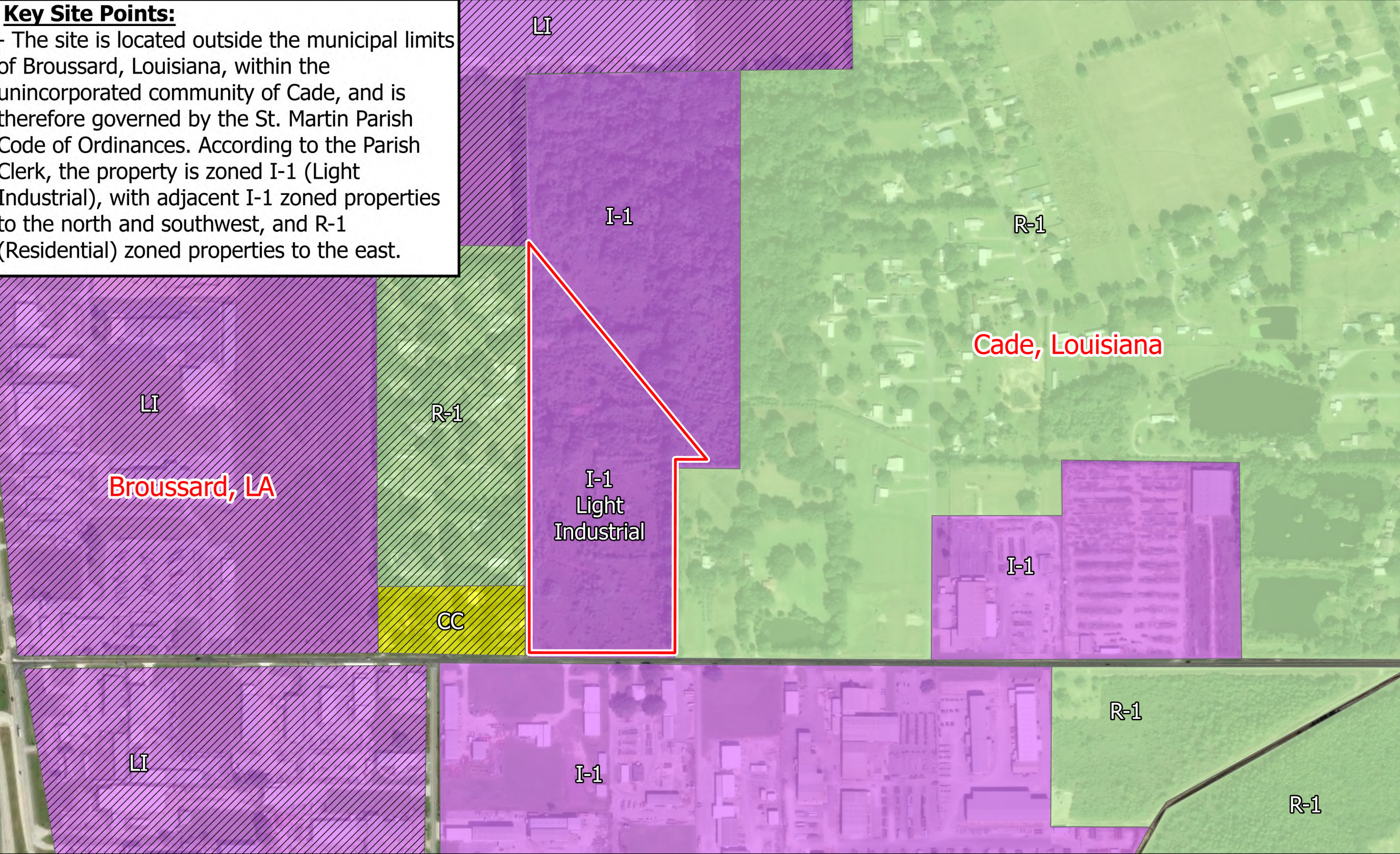
- The site is located outside the municipal limits of Broussard, Louisiana, within the unincorporated community of Cade, and is therefore governed by the St. Martin Parish Code of Ordinances. According to the Parish Clerk, the property is zoned I-1 (Light Industrial), with adjacent I-1 zoned properties to the north and southwest, and R-1 (Residential) zoned properties to the east.

One Acadiana

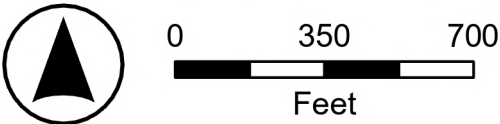


Legend

- Site Boundary (±19.91 Ac.)
- St. Martin Parish Zoning**
 - I-1 Light Industrial
 - R-1 Single Family Residential
- City of Broussard Zoning**
 - CC Community Commercial
 - LI Light Industrial
 - R1 Single Family Residential



General Notes:
1. The information presented herein is for planning purposes only. Further detailed due diligence MUST be completed prior to making decisions regarding the site.
2. No attempt has been made by CSRS, Inc. to verify site boundary, title, actual legal ownership, deed restrictions, servitudes, easements, or other burdens on the property, other than that furnished by the client or his representative.
3. Transportation data from 2023 TIGER datasets via U.S. Census Bureau at <https://www.census.gov/geographies/mapping-files/time-series/geo/tiger-line-file.html>.
4. Aerial imagery is compiled from multiple different sources to create one cohesive image and may not reflect current ground conditions.



Date: 4/24/2026

Project Number: 222270

Drawn By: CFO

Checked By: EEB

a Westwood company

Five Sisters Site Zoning Map, Documents & Tax Assessment

Zoning District I-1 (Light Industrial).

Permitted Uses:

Those allowed in zoning district C-3; plus animal hospitals and kennels; business and commercial offices (mobile homes for office purposes allowed); airport/airstrips, heliports/helipads; truck, automobile, trailer, motorcycle, bicycle repair and assembly; bakery products; wholesale manufacturing; bedding manufacture (mattress, pillow, and quilt); beverage blending, bottling, and distilling; candy wholesale (manufacturing permitted); carbon paper, ink (blending only), and inked ribbon manufacture; carpet, rug, and mat manufacturing and cleaning; cemetery (mausoleum); cigar and cigarette manufacture; coffee roasting and blending; cold storage; dairy product processing and packaging; exterminating establishments; agricultural related industries (farm equipment manufacture, sales, and service); feed and seed dryer/storage locker; fruit and vegetable processing and packaging (including sugar production, storage, and accessory uses); fertilizer, insecticides, fungicides, disinfectants, and related industrial and household chemical compound sales, storage and production (blending only); fire and police station; fruit and vegetable processing and packaging; ice manufacture (including dry ice; no gases to be manufactured on premises); industrial vocational training school (including internal combustion engines); iron (ornamental) fabrication or storage; garment factory, knitting, weaving, printing and finishing of textiles and fibers into fabric goods; laboratories (research or experimental); laundry and linen service; leather goods manufacture (excluding wholesale/bulk tanning); meat products processing and packaging (except wholesale/bulk slaughtering); monument processing and shaping, including sales; perfume and perfumed soaps (blending only); pipe fabrication; plating, electrolytic process; radio, television, and microwave transmission and relay towers; wood products: sawmill, mill work, and similar wood work manufacture; shopping container, basket, and hamper manufacture (including corrugated board, fiber, steel, wood, rattan, etc.); transit vehicle storage and servicing; warehouses; concrete and concrete products manufacture; contractor shop and storage yard; petroleum bulk storage; oil well drilling and service company; water tower and above-ground water storage tanks; water well service and drilling company; welding and soldering shops; wholesale distributors; truck terminals; railroads; public and private utilities; all seafood and seafood related industries; [and] class III landfills (nonhazardous construction debris).

Permitted as Exceptions by Board of Adjustment:

Parking lots for business uses within 300 feet of district boundary; hospitals; single-family dwellings; single-family mobile homes; and all R-3 (Multifamily Residential) uses.

Permitted Signs:

Business signs not over 120 square feet.

Maximum Floor Area: None.

Maximum Height of Main Building: 100 feet.

Lot Requirements (subject to Louisiana State Sanitary Code, Chapter 13):

Minimum Lot Area: 10,000 square feet.

Front yard: 30 feet.

Side yard: None.

Rear yard: None.

(Ord. of 3-5-96, § I; Ord. No. 24-08-1444-OR, 8-6-2024)

St. Martin Parish

Assessor / Assesseeur

Todd Dugas, CCA

Parcel Report

ASSESSMENT LISTING
as of 4:30PM
Thursday, April 23, 2026

[Return to Main Search Page](#)

View Parcel on Map

Parcel # : 18202A2338

Owner # : 313170

Owner's Name & Address

Property Address :

SubDivision :

FIVE SISTERS HOLDING
COMPANY, L.L.C.

0

726 NORTH LARRIVIERE ROAD
BROUSSARD, LA 70518

Percent Ownership : 100%

S/T/R :

S011-T11S-R05E

Property Description:

Ward:

Tax Dist:

Lot Size (Acres):

40.41 AC:
YOUNG,
SELLERS, HWY.,
GIROUARD
ALSCOB: 1185-
750-268727 1391-
589-355990

1W

T1

40.41

Class Description	Quantity	Value	Total Homestead Credit
AG LAND III	40	1,140	0

Total Assd Value of Parcel:

1,140

**Percent Ownership (100%) of
Assd Value:**

1,140

**This Owner's Homestead
Credit:**

0

Owner's Taxable Value:

1,140

Tax Type	Millage	Tax Before Credit	Homestead Credit	Tax Due
Parish	100.53	\$114.60	\$0.00	\$114.60

St. Martin Parish - Tax Notice Inquiry
1/21/2026 10:30:06 AM

Tax Notice# 313170

Tax Year 2025

Taxpayer

FIVE SISTERS HOLDING COMPANY, L.L.C.
*** NORTH LARRIVIERE ROAD
BROUSSARD LA *****

Taxes	Interest	Cost	Other	Paid	Balance
114.60	0.00	0.00	0.00	114.60	0.00

Legal

Owner Pct:100%
40.41 AC: YOUNG, SELLERS, HWY., GIROUARD
ALSCOB: 1185-750-268727 1391-589-355990

Parcels

Parcel#	Address	% Tax
18202A2338	0	100.0000

History

Date	Description	Amount
10/14/2025	ORIGINAL TAXES	114.60
11/6/2025	PAYMENT	-114.60

Items

Class	Value	Units	Homestead
AGRICULTURE CLASS III	1,140	40.00	0

A motion was made by Daniel Richard, Jr. and seconded by David Poirier that the following ordinance be adopted, as amended:

ORDINANCE NO. 22-06-1358-OR

AN ORDINANCE TO AMEND CHAPTER 8 OF THE ST. MARTIN PARISH CODE OF ORDINANCES BY THE REPEAL, AMENDMENT, REVISION, AND/OR RE-ENACTMENT OF SECTION 8-5 OF THE SAID CHAPTER 8, ALL RELATIVE TO THE FEE SCHEDULE FOR THE ISSUANCE OF BUILDING AND/OR CONSTRUCTION PERMITS.

BE IT ORDAINED by the St. Martin Parish Council duly convened in Regular session on the 7th day of June, 2022, that:

Chapter 8 of the Code of Ordinances for St. Martin Parish, Louisiana, be amended by the repeal, revision, enactment, and/or re- enactment of Section 8-5 as follows:

Section 8-5. Permits and Fees

A. The fees set forth below shall be imposed and collected by the duly designated agent of St. Martin Parish Government prior to the issuance of any building permit. In connection therewith, any applicant for a building permit shall, contemporaneously with the application, present to the said agent plans, specifications and/or blueprints setting forth in precise numbers the total square footage of the proposed building. The building permit fees shall then be imposed in accordance with the following schedules:

RESIDENTIAL PERMITS

New/Renovation/Addition/Demolition

\$3.50 per \$1000 for the greater of:

- a. Fair market value as declared by the owner; or
- b. ICC Building Valuation Data for 2019 and adjusted for the Region by a cost modifier of 0.87 which computes to \$105.05 per square foot under roof; or
- c. \$100.00 minimum.

New Wood Storage Buildings

\$3.50 per \$1000 of the fair market value as declared by the owner or \$3.50 per \$1000 of the value determined by multiplying \$39.44 times the square feet under roof, whichever is more. (\$100.00 minimum.)

New Metal Storage Buildings

\$3.50 per \$1000 of the fair market value as declared by the owner or \$3.50 per \$1000 of the value determined by multiplying \$59.33 times the square feet under roof, whichever is more. (\$100.00 minimum).

Swimming Pools	\$3.50 per \$1000 based on the cost of construction
Minimum Permit	\$100.00
House Moving	\$150.00
Plan Review	\$70.00

COMMERCIAL PERMITS

New/Renovation/Addition/Demolition

\$5.00 per \$1000 for the greater of:

- Fair market value of improvement; or
- ICC Building Valuation Data for the most current year based on total square footage under roof for Occupancy and Type of Construction; or
- \$100.00 minimum.

Plan Review:

Per sheet	\$10.00
Minimum	\$100.00

SIGNS

\$5.00 per \$1000 fair market value of improvement with a \$100.00 minimum.

GENERAL

Movable Homes	\$100.00
Modular Homes	\$100.00
Out of Town Inspection	\$150.00
Re-inspection	\$50.00
Extra/Partial Inspection	\$50.00
Over time inspection	\$50.00
General inspections	\$50.00

PLUMBING FEE SCHEDULE-RESIDENTIAL AND COMMERCIAL (per item)

Water closets	\$5.00
Tubs	\$5.00
Lavatories	\$5.00
Sinks	\$5.00
Clothes Washer	\$5.00
Dish Washer	\$5.00
Showers	\$5.00
Floor Drains	\$5.00
Water Heater	\$5.00

Electric Water Cooler	\$5.00
Urinals	\$5.00
Misc. Fixtures	\$5.00
Storm/Roof Drain	\$5.00

GENERAL

Water service	\$50.00
Sewer Service	\$50.00
Gas Service	\$50.00
Grease Trap	\$50.00
Backflow Preventer	\$50.00
Rough-In <i>(Each)</i>	\$50.00
Water Heater Replacement	\$50.00
Smoke Test	\$50.00
General	\$50.00
Storm Drain per Rough-In	\$50.00
Storm Drain	\$50.00
Re-inspection	\$50.00
Extra/Partial Inspection	\$50.00
Over time inspection	\$50.00
General inspections	\$50.00

ELECTRICAL FEE SCHEDULE

RESIDENTIAL

New/Renovation/Addition	
Under 2000 sq ft of living	\$100.00
Under 3000 sq ft of living	\$125.00
Under 4000 sq ft of living	\$150.00
Equal to or over 4000 sq ft of living	\$175.00

GENERAL

# of Services/Meters <i>(Each)</i>	\$50.00
Sub Panels <i>(Each)</i>	\$15.00
Mobile Home	\$50.00
Modular Homes	\$50.00
Movable Homes	\$50.00
Temp Pole <i>(Camper/Well)</i>	\$50.00

COMMERCIAL

Apartments (*Each Unit Plus Circuits*) \$100.00

New/Renovation/Addition:

Under 1000 amps \$50.00

Under 2000 amps \$60.00

Under 3000 amps \$70.00

Under 4000 amps \$80.00

Equal to or over 4000 amps \$90.00

Circuit Charge \$4.00

of Services/Meters (*Each*) \$50.00

Temp Pole \$50.00

Gas Pumps \$50.00 each, new or change out;
minimum \$750.00

GENERAL

Pool \$50.00

Sign \$50.00

Re-inspection \$50.00

Extra/Partial Inspection \$50.00

Over time inspection \$50.00

General inspections \$50.00

A/C & HEATING FEE SCHEDULE

RESIDENTIAL

New/Renovation/Addition/Townhouse

Per outlet \$2.00

Per component \$30.00

Per system \$30.00

Existing/Townhouse:

Per component \$30.00

Complete change out \$50.00

COMMERCIAL

New/Renovation/Addition

Up to 3 tons \$50.00

4 to 10 tons \$70.00

11 tons and above (*per ton*) \$7.00

Each Grill (*added to tonnage*) \$6.00

VAV Box only (*each*) \$25.00

Unit Heaters (*each*) \$25.00

Package system

by tonnage

APARTMENT

New:

Per Component	\$30.00
Per Package system	<i>by tonnage</i>
Per outlet (<i>added to system fee</i>)	\$2.00

Existing:

Complete replacement	\$50.00
Per component	\$50.00
Per outlet (<i>added to system fee</i>)	\$2.00

GENERAL

Mobile Home	\$50.00
Modular Homes	\$50.00
Movable Homes	\$50.00
Re-inspection	\$50.00
Extra/Partial Inspection	\$50.00
Over time inspection	\$50.00
General inspections	\$50.00

B. All outbuildings such as unattached garages, workshops, sheds, pool houses and the like shall be permitted on a square footage basis as set forth herein. Furthermore, all towers, pylon signs, and related structures shall be permitted at the rate of \$5.00 per \$1,000 cost or value, with a minimum fee of \$75.00.

C. All electrical hook-up costs and any transfer of electrical services from one person or firm to another are hereby fixed at \$25.00.

D. In the event that any person, firm, or juridical entity commences any construction activities without first obtaining a permit and making the payment of fees which is required, then any permit fee(s) due shall be double the amount which would otherwise be due under the provisions of this chapter.

BE IT FURTHER ORDAINED by the St. Martin Parish Council that the provisions of this ordinance are hereby declared to be severable, and if any provision, word, phrase, or clause of this ordinance, or the application thereof to any person or circumstance is held invalid, such invalidity shall not affect the validity of the remaining portions thereof which can be afforded efficacy without the invalid provision or application.

BE IT FURTHER ORDAINED that this ordinance shall become effective on the date signed by the Parish President, as provided by Section 2-12 of the Home Rule Charter of St. Martin Parish, Louisiana.

This Ordinance having been submitted to a vote, the vote thereon was as follows:

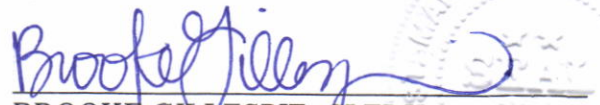
YEAS: Byron Fuselier, Carla JeanBatiste, Tangie Narcisse, David Poirier, Chris Tauzin, Brook Champagne, Vincent Alexander, Dean LeBlanc and Daniel Richard, Jr.
NAYS: None.
ABSTAIN: None.
ABSENT: None.

And the Ordinance was declared adopted this 7th day of June, 2022.

* * * * *

I, **BROOKE GILLESPIE, CLERK OF THE ST. MARTIN PARISH COUNCIL**, do hereby certify that this is a true and correct copy of the Ordinance adopted by the St. Martin Parish Council, in Regular Session convened on the 7th day of June 2022, at which meeting a quorum was present.

GIVEN UNDER MY OFFICIAL SIGNATURE AND SEAL OF OFFICE, this 8th day of June, 2022, St. Martinville, Louisiana.


BROOKE GILLESPIE, CLERK
ST. MARTIN PARISH COUNCIL

