

Exhibit H.

Henderson I-10 Site

Zoning Map & Documents



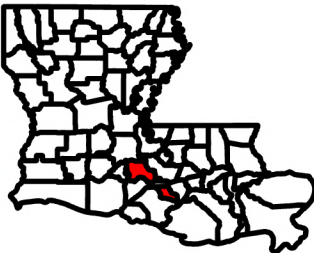
Henderson I-10 Site Zoning Map & Documents

Site Exhibit for
Henderson I-10 Site
St. Martin Parish, LA

Key Site Points:

- The site lies primarily within unincorporated areas of St. Martin Parish, where the parcels are zoned A-2 (Agricultural – Field Crops, Range Land). The remaining portions of the site (Parcel IDs: 0520001431 and 0520001535) are within the town of Henderson, LA, which does not have formal zoning requirements.

One Acadiana



Legend

Site Boundary
(±142.92 Ac.)

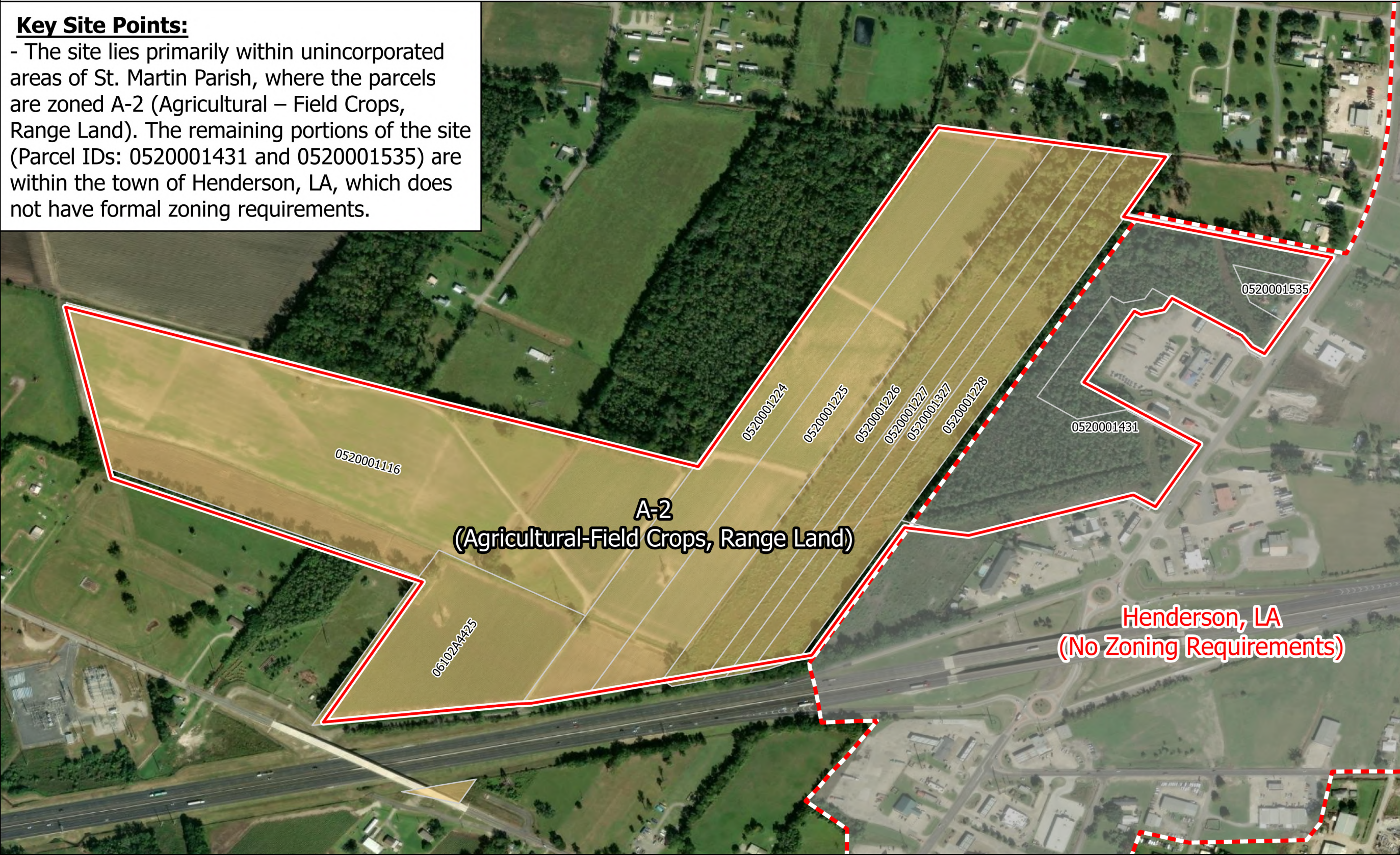
City Limits

**St. Martin Parish
Parcels**

Parcel IDs

**St. Martin Parish
Zoning**

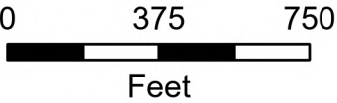
A-2 (Agricultural- Field
Crops, Range Land)



Henderson, LA
(No Zoning Requirements)

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.
5. Zoning information was derived and digitized from the St. Martin Parish Planning and Zoning Office.



Date: 4/29/2026
Project Number: 222270
Drawn By: CFO
Checked By: EEB



Town of Henderson
1453 Henderson Hwy,
Henderson, LA 70517
Henderson Town Hall/Henderson Police Department (337)228-7109
Fax No. (337)228-7115

Sherbin Collette
Mayor
Courtlyn Poirier
Town Clerk/Tax Collector
Troy Dupuis
Chief of Police

Mayor Pro Tempore:
Jody Meche
Councilmembers:
Judy Broussard
Kirk Taylor
Nita Berard
Richard White

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1453 Henderson Hwy
Henderson, LA 70517
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townhall@henderson-la.com

Henderson I-10 Site Zoning Map & Documents

Date: April 14, 2026

To Whom It May Concern:

This letter is provided to express the awareness of, and general support for, the proposed industrial development of the Henderson I-10 Site, located in St, Martin, Louisiana, and currently being evaluated for inclusion in the Louisiana Economic Development Certified Sites Program.

While the Town of Henderson does not have formal zoning or adopted land use regulations, parish leadership has reviewed the general nature of the proposed site use and understands that future development may include industrial or manufacturing operations with characteristics typical of such facilities, including 24-hour operations, noise, increased traffic, and high-intensity lighting.

Based on this understanding, the Town of Henderson expresses no objection to the future development of this site for industrial, manufacturing, or similar economic development purposes, provided that all applicable local, state, and federal regulations are met during permitting and construction.

This letter is intended solely to confirm local awareness and general acceptability of the proposed use of the site and does not constitute zoning approval, site plan approval, or a commitment of public funds.

This institution is an equal opportunity provider. To file a complaint of discrimination, write: USDA, Director, Office of Civil Rights, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410 or call (800) 795-3272 (voice) or (202) 720-6382 (TDD)
USDA is an equal opportunity provider, employer, and lender.



Town of Henderson

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Councilmembers:
Judy Broussard
Kirk Taylor
Nita Berard
Richard White

If additional information is required, please feel free to contact Mayor Sherbin Collette at (337)228-7109 or townhall@henderson-la.com.

Sincerely,



Sherbin Collette
Mayor, Town of Henderson, LA

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Zoning District A-2 (Agricultural—Field Crops, Range Land).

Permitted Uses:

Farms and farm-related buildings; private airstrips; single-family dwellings (2 per acre) and accessory uses; single-unit mobile homes (2 per acre); extractions (except borrow pits); parish parks and playgrounds and facilities in conjunction therewith; recreational areas; clubs; public and private forests and wildlife reservations; stables; kennels; animal hospitals; home occupations; boat houses and docks; churches; public and private schools (excluding trade and business); public building or land use whose sole purpose is to preserve national defense; utilities (public and private); libraries; nurseries (horticultural); gardens; police and fire stations; golf courses; roadside stand for products grown on premises; coastal zone sites; oil and gas exploration; oil and gas pump transfer stations; helistops; cemeteries; duplexes (2 per acre).

Permitted as Exceptions by Board of Adjustment:

Railroads; temporary commercial amusements or recreational developments; temporary buildings used in connection with construction; institutions; airports; radio and television broadcasting towers; borrowpits; excluding sanitary landfills; triplexes/fourplexes (2 per acre); water towers and aboveground storage tanks; and uses permitted in a C-1 (Light Commercial) zoning district.

Permitted Signs:

Business signs not over 12 square feet. One sign per lot.

Maximum Floor Area:

None.

Maximum Height of Main Building:

35 feet.

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

Minimum Lot Area: 1 acre.

Front yard: 50 feet.

Side yard: Total: 20% of lot width. One yard: 20 feet.

Rear yard: 20% of lot depth. Not required to exceed 25 feet.

ARTICLE XIII. PROCEDURES FOR APPLYING FOR ZONING CHANGE OR AMENDMENTS

No amendment, supplement, or change of zoning ordinance or zoning district map shall become effective unless and until:

- (a) The petitioner executes a petition for zoning change. The Planning Commission may require supplementary data including, but not limited to, a plat plan, site plan, or building plan.
- (b) (The petitioner) files zoning petition with the Director of Planning and Development.
- (c) The Director of Planning and Development forwards petition and supporting documents to the Planning Commission and sets a date for a public hearing. Notice of the time and place of the hearing shall be published at least three (3) times in the official journal of the parish, and at least ten (10) days shall elapse between the first publication and the date of the hearing. (No action will be taken by the Police Jury on the zoning petition until after such public hearing has been made.)
- (d) The Planning Commission, after reviewing the petition and hearing comments at the public hearing, will make their recommendation known at the public hearing for the approval, conditional approval, or disapproval of the petition. The Planning Commission may limit the permitted uses in any zoning district as a condition of approving any rezoning petition. Furthermore, in the granting of any rezoning petition, the Planning Commission shall prescribe any performance standards, including, but not limited to, landscaping, greenbelts, buffering, fencing, and all other applicable standards it deems to be necessary, desirable, and reasonable. These recommendations will then be forward to the Police Jury by the Planning Commission staff.
- (e) The Police Jury receives the recommendation of the Planning Commission and approves, conditionally approves, or disapproves the petition. The Police Jury may limit the permitted uses in any zoning district as a condition of approving any rezoning petition. Furthermore, in the granting of any rezoning petition, the Police Jury shall prescribe any performance standards, including but not limited to, landscaping, greenbelts, buffering, fencing, and all other applicable standards it deems to be necessary, desirable, and reasonable.

(f) A petitioner may withdraw his petition at any time up to its consideration by the Police Jury. However, if a zoning petition is withdrawn by the petitioner after the public hearing has been held, or if the Police Jury disapproves of the request contained in the petition, then no further petition for the same property will be considered by the Police Jury for a period of one year from the date of the public hearing. This provision shall not apply in cases where the Police Jury wished to consider a petition involving a zoning amendment of an area larger than twenty (20) acres.

(g) The provisions of this section do not apply in cases where there is a proposal to enact an entire new ordinance to change the text as a whole, or to change all of the zoning district map, or both, in which the procedures set out in Legislative Act 29 of 1983 shall be followed.

ARTICLE XIV. FEES

(a) Each petition concerning a zoning change or amendment for ten (10) acres or less shall be accompanied by a deposit of three hundred dollars (\$300.00). For petitions involving more than ten (10) acres a fee of twenty dollars (\$20.00) per acre shall be charged up to one thousand dollars (\$1,000.00). Therefore, the minimum fee for any zoning change will be three hundred dollars regardless of the acreage. The maximum fee for any petition shall not exceed one thousand dollars which shall apply for all areas fifty acres or more.

(b) All checks submitted with the zoning petitions shall be made payable to the St. Martin Parish Government.

(c) Under no conditions shall fees, either in whole or in part, be refunded for failure of said change to be adopted by the Parish Government.

ARTICLE XV. INTERPRETATION

Sec. 1. Minimum requirements

In interpreting and applying the provisions of this ordinance, these shall be held to be in minimum requirements for the promotion of the public safety, health, convenience, comfort, morals, prosperity, and general welfare. It is not intended by this ordinance to interfere with or abrogate or annul any ordinance, rules, regulations, or permits previously adopted or issued, and not in conflict with any of the provisions of this ordinance, or which shall be adopted or issued pursuant to law relating to the use of buildings or premises and likewise not in conflict to interfere with or abrogate or annul any easements, covenants, or other agreements between parties, provided, however, that where this ordinance imposes a greater restriction upon the use of buildings or land or upon the height of buildings, or requires larger open spaces or larger lot areas than are imposed or required by such ordinances or agreements, the provisions of this ordinance shall control.

ARTICLE XVI. VALIDITY

Sec. 1. Servability

If any section, sub-section, paragraph, sentence, clause or phrase of this ordinance shall, for any reason, be held to be unconstitutional by any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance which shall continue in full force and effect.

ARTICLE XVII. CONFLICT OF LAWS

Sec. 1. Repeal

All zoning regulations or parts of zoning regulations in conflict herewith are hereby repealed, provided, however, that all suits at law or in equity and/or all prosecutions resulting from the violation of any zoning ordinance heretofore in effect, which are now pending in any of the courts of this state or of the United States, shall not be abated or abandoned by reason on the adoption of this ordinance, but shall be prosecuted to their finality, the same as in this ordinance had not been adopted; and any and all violations of existing zoning regulations, prosecutions for which have not yet been instituted, may be hereafter filed and prosecuted; and nothing in this ordinance shall be so construed as to abandon, abate, or dismiss any litigation or prosecution now pending, and/or which may have heretofore been instituted or prosecuted.