

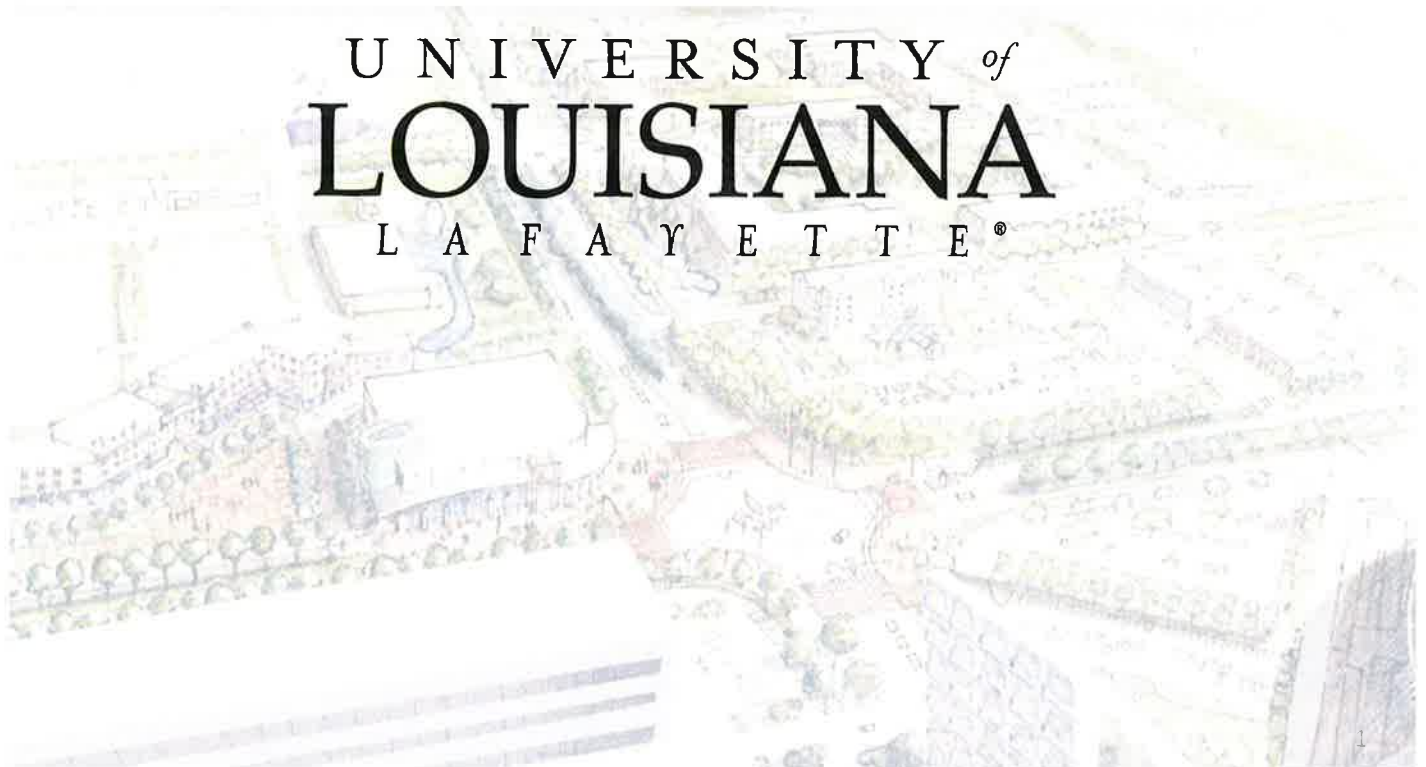
**Lafayette Consolidated Government
Request For Proposal Number: RFP# 800-23-027**

**Proposal For:
THE ACQUISITION OF CERTAIN LAND FOR USE
FOR THE FUTURE DEVELOPMENT OF A NEW
LAFAYETTE PARISH PERFORMING ARTS CENTER**

Submitted by: University of Louisiana at Lafayette



UNIVERSITY *of*
LOUISIANA
L A F A Y E T T E ®



Certificate of Authority Letter



University of Louisiana at Lafayette

OFFICE OF THE PRESIDENT

P. O. Drawer 41008
Lafayette, LA 70504-1008
(337) 482-6203
Fax: (337) 482-5914
e-mail: president@louisiana.edu

Université des Académies

Certificate of Authority

Lafayette Consolidated Government
Attn: Tara Cazares, Purchasing Division
705 West University Avenue
Lafayette, LA 70506

Re: The Acquisition of Certain Land for Use for the Future Development of a New Lafayette Parish Performing Arts Center

To Whom It May Concern:

I, individually and on behalf of the Board of Supervisors for the University of Louisiana System, acting herein on behalf of the University of Louisiana at Lafayette, do by my signature below, certify that:

The Board of Supervisors for the University of Louisiana System is a public constitutional corporation organized and existing under the laws of the State of Louisiana.

I am the President of the University of Louisiana at Lafayette, authorized to sign on its behalf, and to make, execute and approve, on behalf of and as approved by the Board of Supervisors for the University of Louisiana System acting on behalf of the University of Louisiana at Lafayette, any and all contracts, or amendments thereto, entered into by and between the University the Board of Supervisors for the University of Louisiana System on behalf of the University of Louisiana at Lafayette and the Lafayette Consolidated Government.

In witness whereof; I hereby set my hands on this 17th day of February, 2023.

Sincerely,

E. Joseph Savoie
President

NOTARY PUBLIC
Print Name: Lindsay Pantaleo
Notary Bar Roll No. 32561



A Member of the University of Louisiana System

Authorization

Excerpt from the Minutes of the December 6, 2022 Meeting of the Board of Supervisors for the University of Louisiana System, page 5:

F. Facilities Planning Committee

Upon motion of Ms. Dunahoe, seconded by Dr. Clarke, the Board voted unanimously to approve Items F.1.-F.12. * * *

F.8. University of Louisiana at Lafayette's request for authorization only to begin negotiations for a Cooperative Endeavor Agreement and Land Lease with the City of Lafayette and/or Lafayette City-Parish Consolidated Government for a performing arts center, as authorized by La. R.S. 17:3361.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Supervisors for the University of Louisiana System hereby approves the University of Louisiana at Lafayette's request for authorization only to begin negotiations for a Cooperative Endeavor Agreement and Land Lease with the City of Lafayette and/or Lafayette City-Parish Consolidated Government for a performing arts center, as authorized by La. R.S. 17:3361.

AND FURTHER, that the University of Louisiana at Lafayette will obtain final review from UL System staff, legal counsel, and shall secure all other appropriate approvals from agencies/parties of processes, documents, and administrative requirements prior to the execution of documents.

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A: Proposer Information

"6.4 Proposer Information – Proposer's name and, if it is a business, the business address, year established, type of ownership (i.e., corporation, partnership, joint venture), and the name and address of its parent company, affiliates, and subsidiaries, if any."

- Proposer's Name: University of Louisiana at Lafayette
- Business Address: P. O. Drawer 41008, Lafayette, LA 70504
- Year Established: 1898
- Type of Ownership: The Board of Supervisors for the University of Louisiana System, acting herein on behalf of the University of Louisiana at Lafayette, is a public constitutional corporation organized and existing under the laws of the State of Louisiana.
- Additional University Proposer Information:

The University of Louisiana at Lafayette is a research and education institution with more than 19,000 students and a 1,500-acre main campus.

The University was created as the Southwestern Louisiana Industrial Institute (SLII) in 1898 by Act of the Louisiana Legislature. Several towns competed to be the site of the new school, and Lafayette was chosen by virtue of the donation of 25 acres of land by the Girard family. The Town of Lafayette also contributed \$8,000 and offered a ten-year property tax to supplement State appropriations. Construction began in 1900 and classes began with 100 students in 1901.

Today, Dr. Joseph Savoie, the University's sixth president, oversees the State's second-largest public education institution. The University has more than 240 undergraduate, graduate, and doctoral programs, including its internationally renowned computer science, engineering and nursing programs. The University continues to progress, recently gaining designation as a Carnegie R1-class ("Tier One") institution.

B: Property Information

"6.5 Property Information – Provide all information illustrating the Proposer's ownership of and title to the Property, any encumbrances on the Property, the Property's history, the size of the Property, the zoning designations of the Property, and documentation evidencing that all taxes have been paid on the Property."

- Location:
 - The Property offered in this Proposal is located on the northwest corner of Cajundome Boulevard and West Congress Street.
- Property Ownership:
 - The Board of Supervisors for the University of Louisiana System owns the Property in full ownership.
- Title to the Property: See Exhibits:
 - Exhibit A – Cash Sale 1943; recorded Entry 168473
 - Exhibit B – Plat of Survey 1943; recorded Entry 168473
 - Exhibit C – Cash Sale 1944; recorded Entry 175632
 - Exhibit D – Plat of Survey 1944; recorded Entry 175632
 - Exhibit E – Dedication 1984 to LCG (Cajundome Blvd; does not affect the Property); recorded Entry 1984-25824
 - Exhibit F – Plats of Survey 1984; recorded Entry 1984-25824
 - Exhibit G – Donation to LCG 1997 (Devalcourt St; does not affect the Property); recorded Entry 1997-28984
- Encumbrances on the Property:
 - There are no mortgages on the Property. The Property is subject to Development Covenants that ensure development compatibility and establish minimum requirements. The Property may be subject to other encumbrances, i.e., servitudes, easements, or rights of way.
 - Exhibit H – University Research Park Development Covenants, Conditions and Restrictions; recorded Entry 2020-28301

B: Property Information

“6.5 Property Information – Provide all information illustrating the Proposer’s ownership of and title to the Property, any encumbrances on the Property, [the Property’s history](#), the size of the Property, the zoning designations of the Property, and documentation evidencing that all taxes have been paid on the Property.”

- Merchantability of the Property:
 - The Board of Supervisors for the University of Louisiana System holds merchantable title to the Property.
- The Property’s history:
 - The Property was farmland before the University purchased it in 1943 and 1944. It has remained undeveloped since then.
 - The University has planned to develop the Property for a Performing Arts Center since before the creation of the 2013 University Master Plan.
 - The University has used the Property for overflow parking for University football games for the last several years, installing temporary crushed concrete driveways for vehicular access.

B: Property Information

“6.5 Property Information – Provide all information illustrating the Proposer’s ownership of and title to the Property, any encumbrances on the Property, the Property’s history, the size of the Property, the zoning designations of the Property, and documentation evidencing that all taxes have been paid on the Property.”

- The Size of the Property:
 - The Property proposed is 3 to 13 acres, as needed for the Performing Arts Center, in the general area shown in green below.
 - Exact location and size are to be determined by the Property development plan for the Performing Arts Center.



B: Property Information

"6.5 Property Information – Provide all information illustrating the Proposer's ownership of and title to the Property, any encumbrances on the Property, the Property's history, the size of the Property, the [zoning designations of the Property](#), and [documentation evidencing that all taxes have been paid on the Property](#)."

- The zoning designations of the Property:
 - The Property is zoned as RM-1 (Residential Mixed 1) according to the LCG zoning map.
- Documentation evidencing that all taxes have been paid on the Property:
 - The Property is tax exempt (see attached tax statements.)
 - Exhibit I – Lafayette Parish 2022 Tax Statement
 - Exhibit J – Lafayette City 2022 Tax Statement

C: Acquisition Proposal

"6.6 Acquisition Proposal – describe your offer to LCG for its acquisition of the Property, whether it be through sale, donation, or lease. Provide all information related to the costs to be charged to LCG for its acquisition of the Property as well as the terms of same. In the event of a lease, all terms of the lease must be outlined. In the event of a donation, if there are any conditions placed upon the donation those should also be described."

- Describe your offer to LCG for its acquisition of the Property:
 - The University of Louisiana at Lafayette proposes to lease the Property for \$1.00 per acre per year for 99 years.
 - Exact location and size are to be determined by the Property development plan for the Performing Arts Center.
- Number of Parcels included within the Property:
 - The Property is comprised of a single parcel of land.
- Timeline for the turnover of the Property to LCG:
 - The Property is available immediately upon execution of a lease.
- Timeline for construction on the Property:
 - Construction on the Property can begin immediately following execution of a lease.
- Demolition required on the Property:
 - No demolition is required before construction can begin on the Property.
 - The existing crushed concrete drives can easily be removed and recycled and relocated into usable materials for the construction process.

D: Unique Aspects of the Property

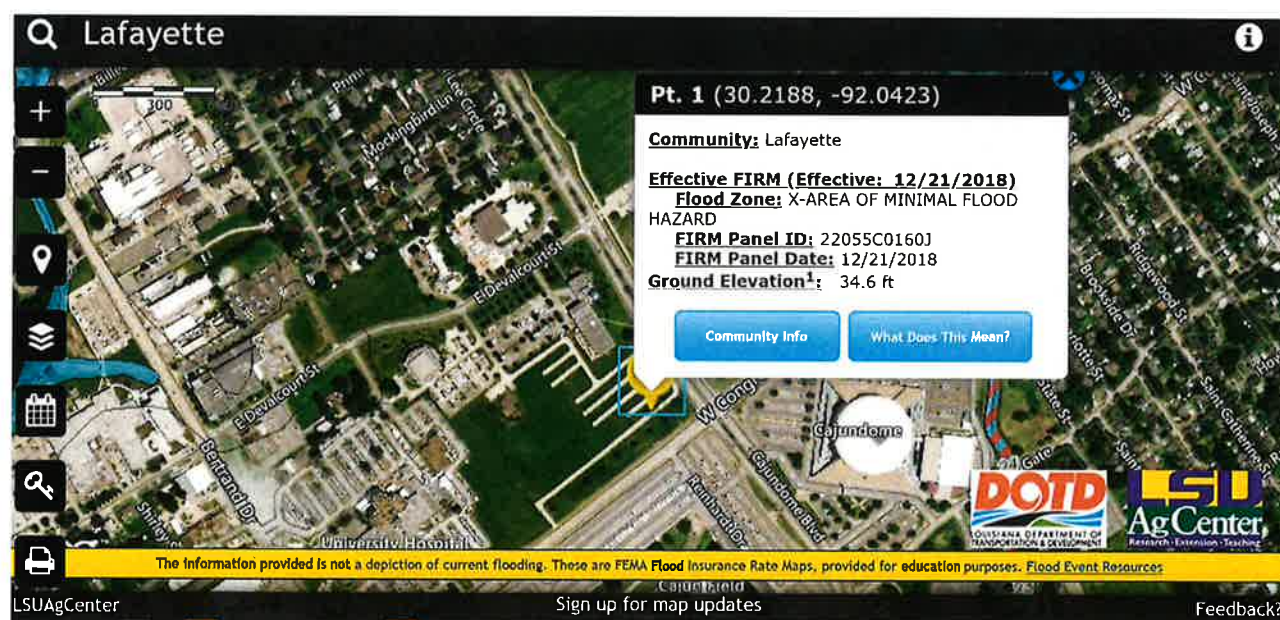
"6.7 Unique Aspects of Property – Describe any additional information you believe explains why the Property would be best suited to be selected for this endeavor."

RFP Response scoring section 3.

Characteristics of the Property

a. Existing drainage/flooding characteristics of the Property

- FEMA Flood Zone: X – Area of Minimal Flood Hazard (above the 500-year flood level)
- Ground Elevation: 34.6 ft.
- There has been no significant flooding at the Property.
- The August 2016 flood had no major affect on this region; nearby Coulee Mine Branch did not overtop in this area.
- Access roads at this location of Cajundome Boulevard and West Congress St. have no history of flood-related closures.



D: Unique Aspects of the Property

"6.7 Unique Aspects of Property – Describe any additional information you believe explains why the Property would be best suited to be selected for this endeavor."

RFP Response scoring section 3.

Characteristics of the Property

b. Visibility of the Property

- The Property is a highly visible area located on a major thoroughfare with many thousands of local, national and international persons traveling through the area and using its other venues and research facilities.
- This site is visible from all four directions, including from the Cajun Field football Stadium and the Cajundome.



D: Unique Aspects of the Property

"6.7 Unique Aspects of Property – Describe any additional information you believe explains why the Property would be best suited to be selected for this endeavor."

RFP Response scoring section 3.

Characteristics of the Property

c. Utility access to the Property

- All public utilities are already in place near the Property, including water, wastewater, electrical natural gas and chilled water.
- The University's Solar Energy Lab provides opportunities to create green energy solutions for the Property.
 - Exhibit K – South Campus Utilities Map

D: Unique Aspects of the Property

"6.7 Unique Aspects of Property – Describe any additional information you believe explains why the Property would be best suited to be selected for this endeavor."

RFP Response scoring section 3.

Characteristics of the Property

c. Utilities

- The following high speed data network connectivity is available at the Property, through the University, to handle the requirements of a Performing Arts Center:
 - LUS Fiber
 - LONI (Louisiana Optical Network Initiative) – Statewide high-speed, fiber-optic network owned by the Louisiana Board of Regents and accessible through LONI member institutions, including the University
 - UL Lafayette fiber network

D: Unique Aspects of the Property

"6.7 Unique Aspects of Property – Describe any additional information you believe explains why the Property would be best suited to be selected for this endeavor."

RFP Response scoring section 4.

Accessibility to the Property

a. Pedestrian access to the Property

- The University and LCG have invested heavily in bicycle paths, improved street lighting and security cameras and systems in the area of the Property, to create safe and secure access 24 hours a day. Patrons, participants and staff can access the Property on foot and by bicycle at all hours.
- The 1/3 mile (10-minute) walking radius from the Property is shown below.



D: Unique Aspects of the Property

"6.7 Unique Aspects of Property – Describe any additional information you believe explains why the Property would be best suited to be selected for this endeavor."

RFP Response scoring section 4.

Accessibility to the Property

b. Traffic and Roadway Conditions surrounding the Property

- The Property has direct access from all four directions via four- and five-lane roadways (Cajundome Boulevard and West Congress St.).
- Access to the Property via both Cajundome Boulevard and West Congress St. is maintained even during the two major events that obstruct traffic through large areas of Lafayette, Festival International de Louisiane and Mardi Gras.
- Louisiana Department of Transportation and Development traffic counts have been higher in the past than they are today, indicating that the existing roadways have capacity to accommodate larger traffic counts as the area of the Property develops further in the future.
 - Exhibit L – West Congress LA DOTD Traffic Counts

D: Unique Aspects of the Property

"6.7 Unique Aspects of Property – Describe any additional information you believe explains why the Property would be best suited to be selected for this endeavor."

RFP Response scoring section 4.

Accessibility to the Property

c. Parking availability on and/or near the Property

- The Property offers more than adequate opportunities for parking development.
- The University has large amounts of existing parking adjacent to and near the Property that could be used for parking at the Performing Arts Center.
- Specific development of the Property, including regarding parking and infrastructure, is beyond the scope of this Request for Proposals and will be addressed in the future.

D: Unique Aspects of the Property

"6.7 Unique Aspects of Property – Describe any additional information you believe explains why the Property would be best suited to be selected for this endeavor."

RFP Response scoring section 4.

Accessibility to the Property

d. Access to public transportation

- Lafayette Transit System (LTS) currently serves the Property.
- The University currently partners with LTS in providing buses and transportation for students.
- The University Transportation Services system travels between the Main Campus and the South Campus near the Property.
- The Property is suitable for dedicated ride-sharing utilization and drop-off and pick up locations to reduce parking needs.

e. Regional accessibility to the Property

- The Property is accessible from I-10 and the Highway 90/I-49 corridor via four- and five-lane roadways (West Congress St., Bertrand Dr., Eraste Landry Rd., and University Ave.).
- The ease of access to the Property is demonstrated through decades of experience with events at the nearby Cajun Field, Lamson Park, Russo Park, and the Cajundome.

D: Unique Aspects of the Property

"6.7 Unique Aspects of Property – Describe any additional information you believe explains why the Property would be best suited to be selected for this endeavor."

RFP Response scoring section 5.

The area surrounding the Property

a. Attractiveness of the Property:

- The Property is located on an attractive boulevard that travels through the heart of the University's Research Park.
- The Property has existing peripheral streetside live oak trees that can be incorporated into landscape designs.
- The Property is surrounded by state of the art research facilities and other institutional buildings.

b. Amenities nearby the Property

- Within a one-mile radius are numerous restaurants and food providers, gas stations, grocery stores, pharmacies and other commercial and retail establishments that can support the location within walking and easy driving distance.
- The heart of downtown Lafayette is 1.6 miles from the Property. Transportation options such as shuttle services could easily be established to connect downtown with the Property to enable access to other entertainment, business, and other activities before and after events at the Performing Arts Center.

D: Unique Aspects of the Property

"6.7 Unique Aspects of Property – Describe any additional information you believe explains why the Property would be best suited to be selected for this endeavor."

RFP Response scoring section 5.

The area surrounding the Property

c. The infrastructure in the areas surrounding the Property

- The infrastructure in the area surrounding the Property can support development of the Performing Arts Center, as demonstrated by the thousands of events that have been held at the various venues in the area.
- The Hilton Garden Inn Hotel is already located across Cajundome Boulevard from the Property, and additional hotels and mixed-use development are anticipated.
- A new fire station is being developed and built less than ½ mile from the Property.
- Ochsner University Hospital is immediately adjacent to the Property.
- The availability of all public utilities (including high speed communications) and roadway access to the Property within Lafayette and from I-10 and the U.S. 90/I-49 corridor is addressed above.

D: Unique Aspects of the Property

"6.7 Unique Aspects of Property – Describe any additional information you believe explains why the Property would be best suited to be selected for this endeavor."

RFP Response scoring section 5.

The area surrounding the Property

d. Compatibility of uses with the adjacent land:

- The University's Master Plan already includes a performing arts center at the Property as part of the overall University Commons development. The center will be part of the Plan's semi-urban walking entertainment and sports district and residential areas.
- A performing arts center rounds out the entertainment activities already available at the nearby University stadiums and the Cajundome.
- Shared parking and other resources with the other venues in the immediate area create opportunities for operational efficiencies.

D: Unique Aspects of the Property

"6.7 Unique Aspects of Property – Describe any additional information you believe explains why the Property would be best suited to be selected for this endeavor."

RFP Response scoring section 5.

The area surrounding the Property

e. Development potential for the surrounding area:

- The University's Master Plan includes significant investment to add to the existing venues and facilities:
 - Potential 300–400 room full-service hotel development
 - Potential expansion to double the size of the Cajundome Convention Center
 - Renovations of Cajun Field football stadium
 - Potential parking garages
- The University plans to renovate the existing Coastal Fisheries Research building located 1/3 of a mile down Cajundome Boulevard from the Property to house a full K-8 and high school Lab School.
- Further mixed-use development of residential, retail, and commercial properties is possible along West Congress St., Bertrand Drive and the surrounding areas.
 - Exhibit M – Map of the UL South Campus Development Plan

Exhibit A - Cash Sale 1943-168473

168473

Cash Sale**STATE OF LOUISIANA, PARISH OF LAFAYETTE**BE IT KNOWN, That on this 1st day of July

in the year of our Lord, nineteen hundred and forty-three (1943) before me

WELTON P. MOUTON

, Notary Public in and for said Parish and State,

duly commissioned and qualified as such, personally came and appeared

FRANK G. MOUTON, married to Leontine Doucet, with whom he is living as his wife, a resident of the Parish of Lafayette, Louisiana,

who declared that for the consideration hereinafter mentioned he does

by these presents, sell, transfer and deliver with full guarantee of title and free from all incum-

brances, and with subrogation to all his rights and actions of warranty against previous owners

unto **SOUTHWESTERN LOUISIANA INSTITUTE OF LIBERAL AND TECHNICAL LEARNING**, a State college domiciled at Lafayette in the Parish of Lafayette, Louisiana, herein represented by **Frank A. Godchaux, Sr.**, President of the Louisiana State Board of Education, duly authorized,

present, accepting and purchasing for itself and heirs and assigns and

acknowledging delivery and possession thereof the following described property, to-wit:

The hereinafter described property situated in the Parish of Lafayette, Louisiana, including all of the rights, ways and servitudes thereunto belonging:

1. That certain tract of land, together with all improvements thereon, situated in the Third Ward of the Parish of Lafayette, Louisiana, containing 92 $\frac{1}{2}$ arpents, and being bounded North by property of Eraste C. Landry, South by property of Frank G. Mouton and Lee Billeaud, East by property of Southwestern, and West by Public Road. Being the same property acquired by vendor by Acts No. 53741 and 53271 of the Clerk of Court's Office for the Parish of Lafayette, Louisiana.

2. That certain tract of land situated in the Third Ward of the Parish of Lafayette, Louisiana, together with all improvements thereon, containing 67.6 arpents, and being bounded North by property of Southwestern Louisiana Institute and Frank G. Mouton, South by public road, East by property of Broussard, and West by property of Estate of George Doucet and Lee Billeaud. Being the same property acquired by vendor by Act No. 52286 of the records of the Clerk of Court's Office for the Parish of Lafayette, Louisiana.

The foregoing two tracts of land are more fully and completely shown on plat of survey prepared by Val E. Smith, Civil Engineer, dated May 11th, 1943, which said plat is hereto annexed and made part hereof.



The present crops on the property herein sold are to be and remain the property of the vendor, Frank G. Mouton, who is to retain possession of the property herein sold until January 1st, 1944.

Taxes for 1940, 1941, and 1942 are paid as per certificates hereto annexed and made part hereof.

Vendor assume the payment of all taxes assessed against the property herein sold for the year 1942.

This sale is made and accepted for and in consideration of the sum of **TWENTY FOUR THOUSAND FOUR HUNDRED NINETY TWO & 25/100** (**\$24,492.25**) Dollars, cash in hand paid, for which acquittance is herein granted.

Purchaser dispense with certificate required by Article 3364 of the Revised Civil Code of this State, and production of tax receipts as required by law.

DONE AND PASSED at the Parish of Lafayette, Louisiana, on the day and date first above written, in the presence of W. F. Owen and Joel L. Fletcher competent witnesses, who sign with appearers and me, officer, after due reading of the whole.

WITNESSES:

W. F. Owen
Joel L. Fletcher

Frank G. Mouton
SOUTHWESTERN LOUISIANA INSTITUTE
OF LIBERAL AND TECHNICAL LEARNING
BY Frank G. Mouton
President, Louisiana State Board
of Education

FILED THIS 1 DAY OF July 1943
AND RECORDED SAME DATE IN BOOK

8.15 AT PAGE 82 OF 3
Emma La Puy NOTARY PUBLIC
By CLERK OF COURT

PLAT
SEE PLAT FILING CABINET

TAX STATEMENT

Date July 1, 1943
 Ward 3
 Corp. _____

State of Louisiana,
 Parish of Lafayette,

Name Frank E. Mouton

Description 55 acres G. Landy & L. Bullard 79 acres Mrs. E. Landy & J. Bullard

19 40	Taxes	\$	<u>paid</u>
19 41	Taxes	\$	<u>paid</u>
19 42	Taxes	\$	<u>paid</u>
Total Taxes Due		\$	<u>none</u>

Parish of Lafayette,
 GASTON P. HERBERT, Sheriff &
 Ex-Officio Tax Collector.

By M. M. Landy
 Deputy.

CERTIFICATE OF NON-MORTGAGE

STATE OF LOUISIANA,
PARISH OF LAFAYETTE.

I hereby certify that after a careful search through the records of my office I do not find any mortgages,
liens, or privileges against the name of FRANK G. MOUTON

_____ bearing
on the following described property, to-wit:

1. That certain tract of land, together with all improvements thereon, situated in the Third Ward of the Parish of Lafayette, Louisiana, containing 92½ arpents, and being bounded north by property of Traste C. Landry, south by property of Frank G. Mouton and Lee Billeaud, east by property of Southwestern, and west by public road.
2. That certain tract of land situated in the Third Ward of the Parish of Lafayette, Louisiana, together with all improvements thereon, containing 65 arpents, and being bounded north by property of Southwestern Louisiana Institute and Frank G. Mouton, south by ~~except~~ public road, east by property of Broussard, and west by property of Estate of George Doucet and Lee Billeaud.

Except:

None.

Also taxes for the year 1940, 19 41, and 19 42

Witness my hand and seal of office at Lafayette, La., this 30th Day of June

A. D., 49 43 at 2:05 P.M.


Dy. Clerk of Court

Exhibit C - Cash Sale 1944-175632

175632

Cash Sale**STATE OF LOUISIANA, PARISH OF LAFAYETTE**

BE IT KNOWN, That on this 14th day of September
 in the year of our Lord, nineteen hundred and forty-four (1944) before me
 WELTON P. MOUTON, Notary Public in and for said Parish and State,
 duly commissioned and qualified as such, personally came and appeared

MARGUERITE LANDRY, Wife of Alphe P. Broussard, a resident of the
 Parish of Lafayette, Louisiana, herein appearing in her separate
 and paraphernal right, selling separate and paraphernal property
 under her separate administration and control,

who declared that for the consideration hereinafter mentioned she does
 by these presents, sell, transfer and deliver with full guarantee of title and free from all incum-
 brances, and with subrogation to all her rights and actions of warranty against previous owners
 unto SOUTHWESTERN LOUISIANA INSTITUTE OF LIBERAL AND TECHNICAL LEARNING,
 a State college domiciled at Lafayette in the Parish of Lafayette,
 Louisiana, herein represented by Joel L. Fletcher, President
 of the Southwestern Louisiana Institute -, duly authorized,

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

The hereinafter described property situated in the Parish of
 Lafayette, Louisiana, including all of the rights, ways, servi-
 tudes and appurtenances thereunto belonging:

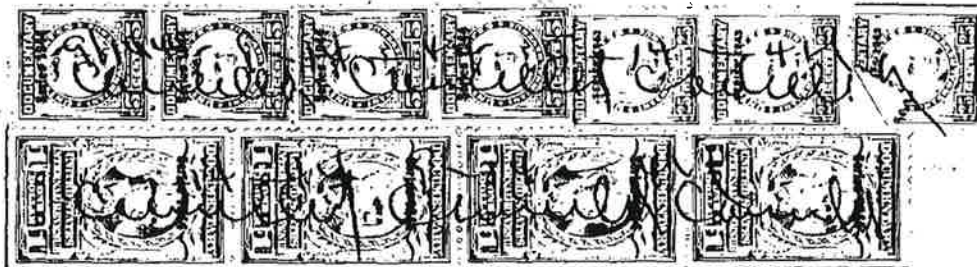
That certain tract of land, situated in the Parish of Lafayette,
 Louisiana, without improvements thereon, containing twenty one
 and 54/100 (21.54) arpents, bounded Northerly by Southwestern
 Louisiana Institute, Southerly by Laurence Landry, wife of Didier
 Doucet, Easterly by Southwestern Louisiana Institute and Westerly
 by Public Road. Said tract of land being situated in Section 68,
 Township 9 South Range 4 East. Being the same property acquired
 by Act No. 81074 of the Clerk of Court's Office for the Parish of
 Lafayette, Louisiana.

The foregoing tract of land is more fully and completely shown on
 plat of survey prepared by Val E. Smith, Civil Engineer, dated
 August 15th, 1944, which said plat is hereto annexed and made
 part hereof, said property being designated thereon as "Marguerite
 Landry, Wife of Alphe Broussard, 21.54 arpents".

Vendor reserves the improvements on the said property and the right to remove the same, said removal to be made by January 1st, 1945.

There is also reserved to the vendor and excepted from this sale the present crops growing on the said property, the vendor herein being granted the right to harvest the said crops.

FILED THIS 14 DAY OF Sept. 1944
AND RECORDED SAME DATE IN BOOK B-16 AT PAGE 513
Valain Bessie
BY CLERK OF COURT
SEE PLAT Filing
CABINET



Taxes for 1941, 1942 and 1943 are paid as per certificate hereto annexed and made part hereof.

Vendor assume the payment of all taxes assessed against the property herein sold for the year 1944.

This sale is made and accepted for and in consideration of the sum of FOUR THOUSAND THREE HUNDRED EIGHT & 00/100 (\$4,308.00) ----- Dollars, cash in hand paid, for which acquittance is herein granted.

Purchaser dispense s with certificate required by Article 3364 of the Revised Civil Code of this State, and production of tax receipts as required by law.

DONE AND PASSED at the Parish of Lafayette, Louisiana on the day and date first above written, in the presence of and competent witnesses, who sign with appearers and me, officer, after due reading of the whole.

WITNESSES:

Marguerite Landry Marguerite Landry Bravares
K. L. Brown

SOUTHWESTERN LOUISIANA INSTITUTE
OF LIBERAL AND TECHNICAL LEARNING
BY John A. Brown
President, Southwestern Louisiana
Institute

John A. Brown
Notary Public

TAX STATEMENT

State of Louisiana,
Parish of Lafayette.

Name Mrs Alpha P. Broussard

Description 2017.9. moulm - Mrs D. Douch

1971 Taxes \$ paid
1972 Taxes \$ paid
1973 Taxes \$ paid
Total Taxes Due \$

Parish of Lafayette,
Gaston P. Hebert, Sheriff &
Ex-Officio Tax Collector.

By Andrew Champ
Deputy

175632

Exhibit D - Plat of Survey 1944-175632

Assess Justice

Mrs Albert Landry

N 50° 25' E 2340

Sam J Montg
N 39° 16' W
714

ELIZABETH GRIER, wife of STEPHEN MAGGIO

67.82 Acres

SEC 69

S 58° 06' W 2705.7

J. C. Bertrand

1092

"The Western" 10' 1" south by m. sec. 10' 1" before of our 1st & 2nd day of Sept 1944, 1944. J. C. Bertrand, Justice

T-9-S-R-4-E
SW NE SE

PLAT SHOWING
LANDS INVOLVED IN PROPOSED PURCHASE
BY SOUTHWESTERN LOUISIANA INSTITUTE
IN THE PARISH OF LAFAYETTE
LOUISIANA

Scale: 1 in. = 300 ft.

Aug 15 1944

J. C. Bertrand, C.S.
License 50

PUBLIC ROAD

N 30° 46' W 2087

Southwestern Louisiana Inst
N 56° 13' E 2224

MARGUERITE LANDRY, wife of ALPHIE BROUSSARD
21.54 Acres

LAURENCE LANDRY, wife of DIDIER DOUGET
SEC 68
2262

MARCELITE LANDRY
21.54 Acres

MARCEL J. LANDRY, et al
21.54 Acres

J. A. FRENCH
21.38 Acres

J. J. FOURNET
22.25 Acres

556.33 W 2346

J. J. Fournet

Albert Meaux

S.L.I.

S 33° 42' E 2100
SOUTHWESTERN LOUISIANA INSTITUTE

Exhibit E - Dedication 1984-25824

BOOK
LA
DAY

FILE NO.

July 19, 1984 3:55

84-025824

Joyce Stansbury
LOUISIANA
DEDICATION

STATE OF LOUISIANA

PARISH OF LAFAYETTE

BE IT KNOWN, that on this 19 day of July, 1984,
before me, the undersigned Notary Public, in and for said Parish
and State, duly commissioned and qualified as such, personally
came and appeared:

UNIVERSITY OF SOUTHWESTERN LOUISIANA, a public institu-
tion of higher learning organized and existing under the
Constitution and laws of the State of Louisiana, domi-
ciled in Lafayette Parish, Louisiana, herein appearing
through and represented by Ray P. Authement, President
of the University of Southwestern Louisiana, hereunto
duly authorized by action of the Board of Trustees of
State Colleges and Universities adopted on the 25 day
of June, 1984, a copy of the minutes of the
meeting of said Board being attached hereto and made a
part hereof (hereinafter referred to as "University",

and

CITY OF LAFAYETTE, LOUISIANA, a municipal corporation
organized under the laws of the State of Louisiana,
domiciled in Lafayette Parish, Louisiana, represented
herein by Mayor Dud Lastrapes, pursuant to Ordinance No.
R-2784, adopted by the City Council of the City of
Lafayette, Louisiana, a certified copy of which is
attached hereto and made a part hereof (hereinafter
referred to as "City",

who declared:

University does by these presents transfer, assign, set over,
grant and dedicate to and in favor of City, the inhabitants
thereof and to the public in general, as free and public streets
and highways, the following described properties, to-wit:

Those three (3) certain parcels of ground, being known
and designated as Parcels 4-1, 5-1 and 6-1, as shown on
the Right of Way Plans for Civic Center Access Road,
prepared by D. Ralph Caffery & Associates, Inc., dated
June, 1984, which said Right of Way Plans are attached
hereto and made a part hereof. Said parcels have such
dimensions, measurements, boundaries, shape, form, loca-
tion and configuration as will be shown on the said
Right of Way Plans.

Additionally, University does by these presents transfer,
assign, set over, grant and dedicate to and in favor of City, the

Vonnies & Lame
Professional Law Corporation
716 South Buchanan Street
LAFAYETTE, LOUISIANA
70502
PHONE: 232-9700
Cable Address
"VOLA" Lafayette, La.

PLAT

SEE PLAT FILING CABINET

inhabitants thereof and to the public in general, a permanent easement, servitude and right of way for sidewalk and lighting over and across the following described properties, to-wit:

Those ten (10) certain parcels of ground, being known and designated as Parcels 4-1-S-1, 4-1-S-2, 5-1-S-1, 5-1-S-2, 6-1-S-1, 6-1-S-2, 5-1-S-3, 5-1-S-4, 6-1-S-3 and 6-1-S-4, as shown on the Right of Way Plans for Civic Center Access Road, prepared by D. Ralph Caffery & Associates, Inc., dated June, 1984, which said Right of Way Plans are attached hereto and made a part hereof. Said parcels have such dimensions, measurements, boundaries, shape, form, location and configuration as will be shown on the said Right of Way Plans.

Additionally, University does by these presents transfer, assign, set over, grant and dedicate to and in favor of City, the inhabitants thereof and to the public in general, a permanent easement, servitude and right of way for drainage over and across the following described properties, to-wit:

Those fifteen (15) certain parcels of ground, being known and designated as Parcels 5-1-D-1, 5-1-D-2, 6-1-D-1, 6-1-D-2, 6-1-D-3, 6-1-D-4, 6-1-D-5, 6-1-D-6, 6-1-D-7, 6-1-D-9, 6-1-D-10, 6-1-D-11, 8-4-D-1, 8-5-D-1 and 13-1-D-1, as shown on the Right of Way Plans for Civic Center Access Road, prepared by D. Ralph Caffery & Associates, Inc., dated June, 1984, which said Right of Way Plans are attached hereto and made a part hereof. Said parcels have such dimensions, measurements, boundaries, shape, form, location and configuration as will be shown on the said Right of Way Plans.

Additionally, University does by these presents transfer, assign, set over, grant and dedicate to and in favor of City, the inhabitants thereof and to the public in general, until the completion of the construction of the Civic Center Access Roads and the acceptance by City of the contract for the said construction, a temporary construction easement, servitude and right of way over and across the following described properties, to-wit:

Those twenty-nine (29) certain parcels of ground, being known and designated as Parcels 4-1-C-1, 4-1-C-2, 4-1-C-3, 5-1-C-1, 5-1-C-2, 5-1-C-3, 5-1-C-4, 5-1-C-5, 5-1-C-6, 5-1-C-7, 5-1-C-8, 5-1-C-9, 5-1-C-10, 6-1-C-1, 6-1-C-2, 6-1-C-3, 6-1-C-4, 6-1-C-5A, 6-1-C-5B, 6-1-C-5C, 6-1-C-5D, 6-1-C-5E, 6-1-C-5F, 6-1-C-7, 6-1-C-8, 6-1-C-10, 6-1-C-13, 6-1-C-14 and 13-1-C-1, as shown on the Right of Way Plans for Civic Center Access Road, prepared by D. Ralph Caffery & Associates, Inc., dated June, 1984, which said Right of Way Plans are attached hereto and made a part hereof. Said parcels have such dimensions, measurements, boundaries, shape, form, loca-

tion and configuration as will be shown on the said Right of Way Plans.

The consideration for the dedications made herein is the public convenience and necessity and the advantages accruing to University by virtue thereof.

This dedication is conditioned upon City assuming the obligation of maintaining and policing said streets and shall be effective only upon the completion by City of the improvements contemplated, and upon the acceptance by City of this grant and dedication on the terms, covenants and conditions hereinabove recited.

City does hereby accept the foregoing dedication and assumes and agrees to comply with all the terms, stipulations, covenants and conditions hereinabove recited.

THUS DONE AND SIGNED at Lafayette, Louisiana, on the day and date first above written, in the presence of the undersigned competent witnesses, who sign with Appearer and me, Notary, after due reading of the whole.

WITNESSES:

UNIVERSITY OF SOUTHWESTERN LOUISIANA

Debra Bontis

BY: Ray P. Authement
RAY P. AUTHEMENT, PRESIDENT

Bertha Bernard

CITY OF LAFAYETTE, LOUISIANA

BY: Dud Lastrapes
DUD LASTRAPES, MAYOR

Norman A. Nugent
NOTARY PUBLIC



STATE OF LOUISIANA
BOARD OF TRUSTEES FOR STATE COLLEGES AND UNIVERSITIES
151 Riverside Mall
Baton Rouge, Louisiana 70801
(504) 342-6950

June 25, 1984

TO: Bill Junkin, Executive Director

FROM: J. Richard Putch, Coordinator of Physical Plants *Pick*

SUBJECT: University of Southwestern Louisiana Right of Way

I have reviewed the attached request and recommend approval
for University of Southwestern Louisiana's request for a
right of way which provides for an access road for the Civic
Center that is being constructed on University property.

JRF:wm

Attachments

APPROVED June 25, 1984
BOARD OF TRUSTEES
FOR STATE COLLEGES & UNIVERSITIES
Bill Junkin
SECRETARY

JUL 10 7 1:27

FILE NO.

84-024531

ATTEST:

A true and correct copy

Ordinance No. 8-2724

The Lafayette City Co.

on July 3, 1984

Blaine C. Boulton

City Clerk

BY CLERK OF COURT

ORDINANCE NO. O- 2724

AN ORDINANCE DECLARING THE CONSTRUCTION OF CIVIC CENTER ACCESS
ROADS A PUBLIC NECESSITY AND AUTHORIZING THE ACQUISITION OF
THE NECESSARY RIGHTS OF WAY AND OTHER PROPERTY RIGHTS REQUISITE
TO THE CONSTRUCTION OF SAID PROJECT ON AN AMICABLE BASIS.

BE IT ORDAINED by the City Council of the City of Lafayette:

SECTION 1: This Council hereby declares the CIVIC CENTER ACCESS
ROADS to be a public necessity.

SECTION 2: The public purpose to be served by the construction of
said project is to provide for improved traffic flow and increased public
safety, as well as access to the Cajundome.

SECTION 3: The project limits are as follows: As shown on the right
of way plans for the project by D. RALPH CAFFERY AND ASSOCIATES.

SECTION 4: A copy of the proposed project plan indicating the
required property rights is attached hereto and is made a part hereof by
reference; and said plan is hereby approved and accepted by this Council as
proposed.

SECTION 5: Accordingly, the MAYOR is authorized to acquire such
rights of way, servitudes, construction easements, or other property rights
as are found to be necessary under good engineering standards to provide for
the construction of said project; and he is authorized to do so on an amicable
basis. In pursuing said right of way acquisitions, he is authorized to acquire
said rights of way and to settle the matters thus presented, on such terms and
conditions as he shall deem proper and in the best interest of the City of
Lafayette. This ordinance shall become effective immediately upon adoption
and approval by the MAYOR, or as provided in the City Charter, whichever is
sooner.

SECTION 6: All resolutions or ordinances in conflict herewith are
hereby repealed.

ILL. ORDINANCE NO. 229
THIS ORDINANCE WAS INTRODUCED ON June 19, 1984.

EAS: Landry, Pierre, Heymann, Simon, Bacon

AYS: None

SENT: None

NOTICE OF PUBLIC HEARING: THIS ORDINANCE WAS PUBLISHED BY TITLE AND NOTICE
PUBLIC HEARING WAS PUBLISHED IN THE ADVERTISER ON June 24, 1984.

FINAL DISPOSITION BY COUNCIL ON July 3, 1984

EAS: Landry, Pierre, Heymann, Bacon

AYS: None

SENT: Simon

THIS ORDINANCE WAS PRESENTED TO THE MAYOR FOR HIS APPROVAL ON July 5, 1984
AT 9 O'CLOCK A.M.

THIS ORDINANCE WAS RETURNED TO THE COUNCIL OFFICE ON July 6, 1984,
AT 11³⁰ O'CLOCK A.M.

July 5, 1984

(DATE)

Steve C. Beckon
CITY CLERK

DISPOSITION BY MAYOR (ASSUMING ORDINANCE ADOPTED):

1. I HEREBY APPROVE/~~VETO~~ THIS ORDINANCE.

July 5, 1984
(DATE)

Paul G. Lasker
MAYOR

2. IF NO APPROVAL NOR VETO OF MAYOR APPEARS, AND TEN DAYS HAVE ELAPSED
SINCE THIS ORDINANCE WAS PRESENTED TO HIM FOR APPROVAL, THE SAME HAS
AUTOMATICALLY BEEN APPROVED.

CONSIDERATION BY COUNCIL (IF VETOED):

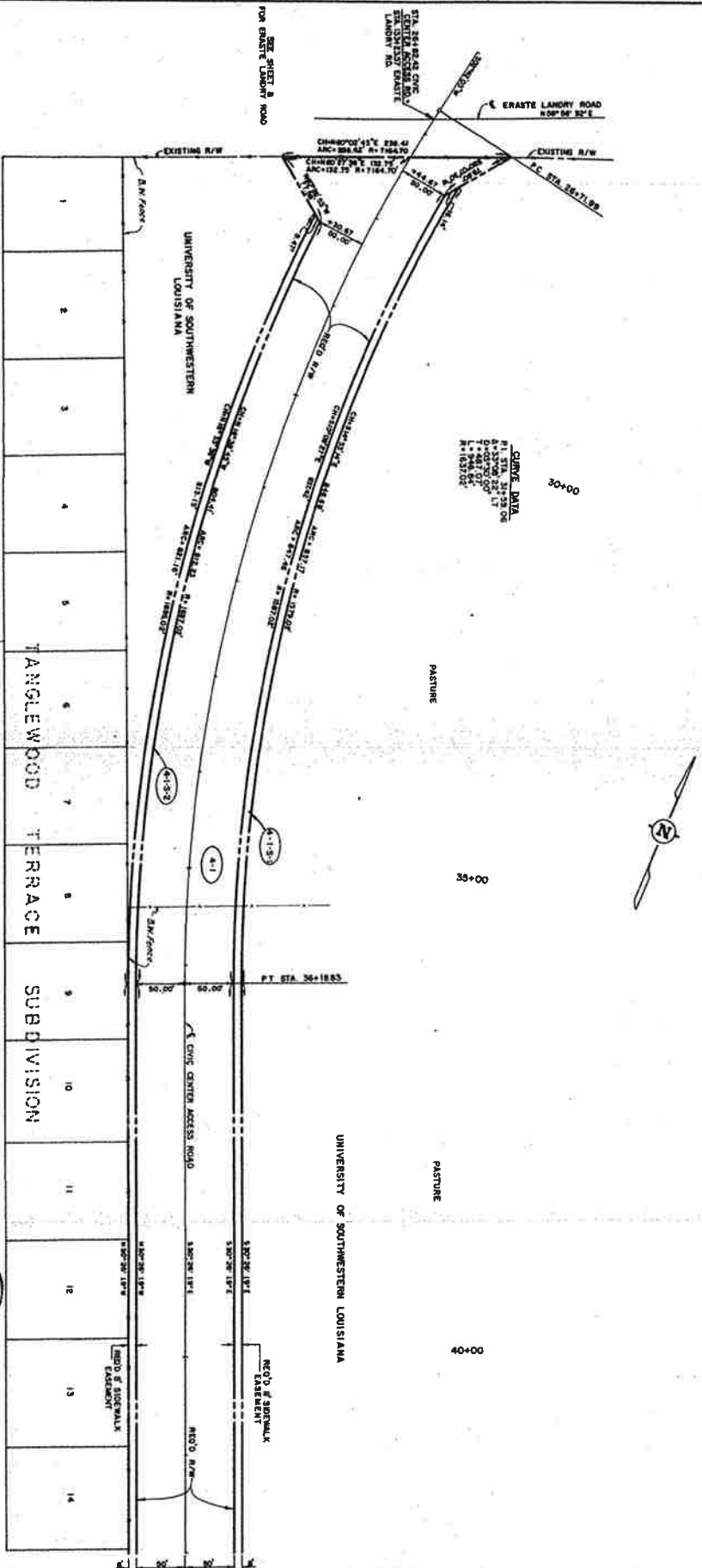
ON _____, 19____, THE COUNCIL DID/REFUSED TO READOPT THIS
ORDINANCE AFTER THE MAYOR'S VETO.

(DATE)

CITY CLERK

FINAL PUBLICATION: FULL AND FINAL PUBLICATION OF THIS ORDINANCE WAS MADE IN THE
ADVERTISER ON July 9, 1984.
EFFECTIVE DATE OF THIS ORDINANCE: July 19, 1984

Exhibit F - Plats of Survey 1984-25824



Act 84-25824

6-1-8-2	UNIVERSITY OF LOUISIANA	ACQUISITION	DATE TO BE ACQUIRED	REMAINING ACRES	TOTAL ACRES	APPROVAL	ADDITION CITY OF LAFALETTE, LA
6-1-8-1	BOOTHWESTERN LOUISIANA						
6-1-8-1	BOOTHWESTERN LOUISIANA						
6-1-8-1	BOOTHWESTERN LOUISIANA						

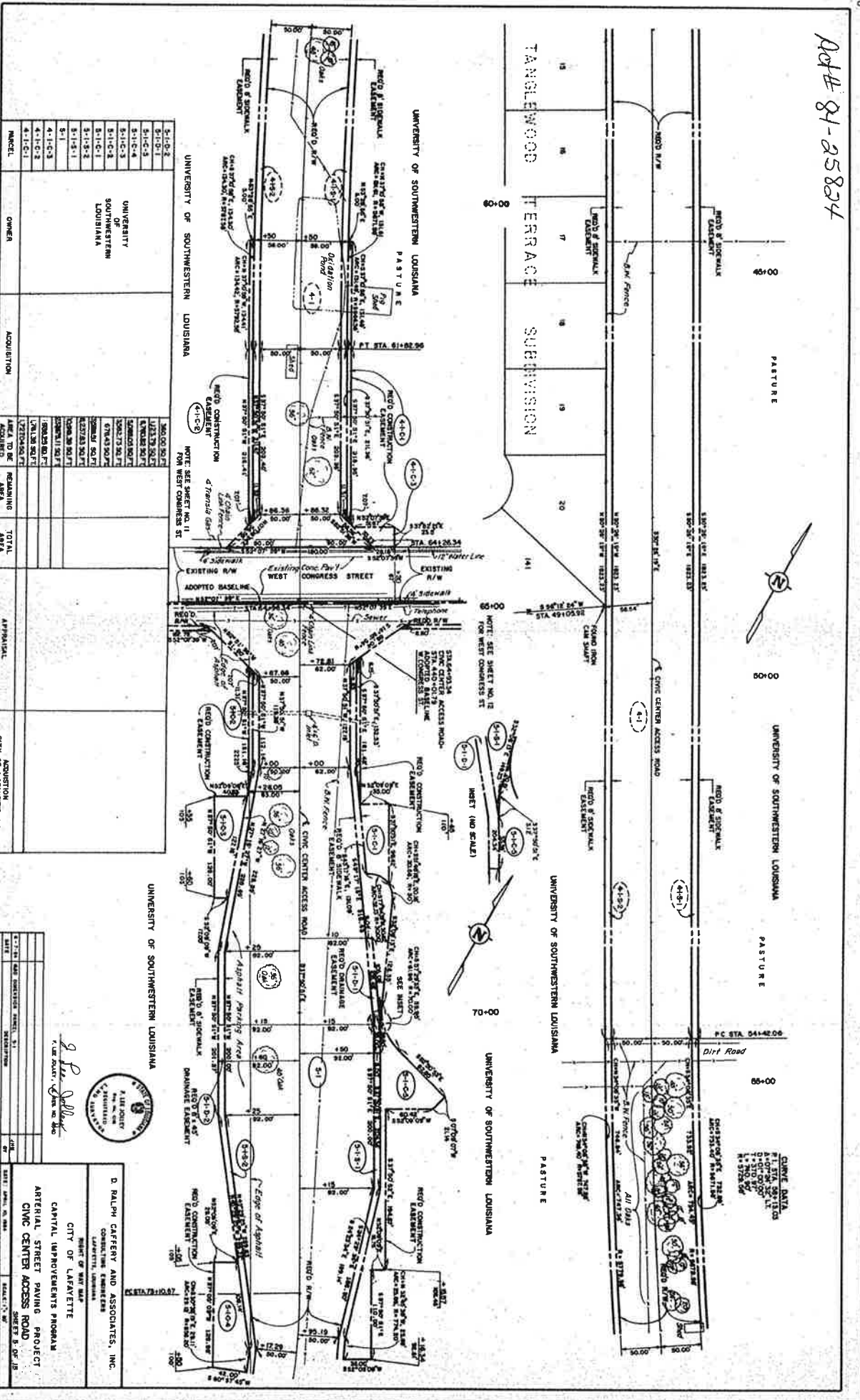
DATE	REVISION	BY

D. RALPH GARNER AND ASSOCIATES, INC.
 SURVEYORS
 1000 N. 10TH ST.
 SUITE 100
 LAFALETTE, LOUISIANA 70501

CITY OF LAFALETTE
 CAPITAL IMPROVEMENTS PROGRAM
 CIVIC CENTER ACCESS ROAD
 SHEET 4 OF 15

File Number: 1984-00025824, Set: 1

ADD 81-25824



PARCEL	OWNER	ACQUISITION	ISOLATING AREA	TOTAL AREA	APPRAISAL	ACQUISITION CITY OF LAFALETTE, LA.
2-1-C-2	UNIVERSITY OF SOUTHWESTERN LOUISIANA			380.00 SQ. FT.		
2-1-C-1						
2-1-C-3						
2-1-C-4						
2-1-C-5						
2-1-C-6						
2-1-C-7						
2-1-C-8						
2-1-C-9						
2-1-C-10						
3-1-C-1	UNIVERSITY OF SOUTHWESTERN LOUISIANA			380.00 SQ. FT.		
3-1-C-2						
3-1-C-3						
3-1-C-4						
3-1-C-5						
3-1-C-6						
3-1-C-7						
3-1-C-8						
3-1-C-9						
3-1-C-10						
4-1-C-1	UNIVERSITY OF SOUTHWESTERN LOUISIANA			380.00 SQ. FT.		
4-1-C-2						
4-1-C-3						
4-1-C-4						
4-1-C-5						
4-1-C-6						
4-1-C-7						
4-1-C-8						
4-1-C-9						
4-1-C-10						

DATE	REVISION	BY	CHK
11-1-78	ADD DUNE DATA	1	
11-1-78	ADD DUNE DATA	1	
11-1-78	ADD DUNE DATA	1	
11-1-78	ADD DUNE DATA	1	
11-1-78	ADD DUNE DATA	1	
11-1-78	ADD DUNE DATA	1	
11-1-78	ADD DUNE DATA	1	
11-1-78	ADD DUNE DATA	1	
11-1-78	ADD DUNE DATA	1	
11-1-78	ADD DUNE DATA	1	

D. RALPH CATEFFY AND ASSOCIATES, INC.
 CIVIL ENGINEERS
 LAFALETTE, LOUISIANA
 CITY OF LAFALETTE
 CAPITAL IMPROVEMENTS PROGRAM
 AIRPORT STREET PAVING PROJECT
 CIVIC CENTER ACCESS ROAD
 SHEET 2 OF 15
 DATE: 11-1-78
 DRAWN BY: J.A.M.
 CHECKED BY: J.A.M.
 FILE NUMBER: 1984-00025824, Seq: 2

Plot # 84-25834

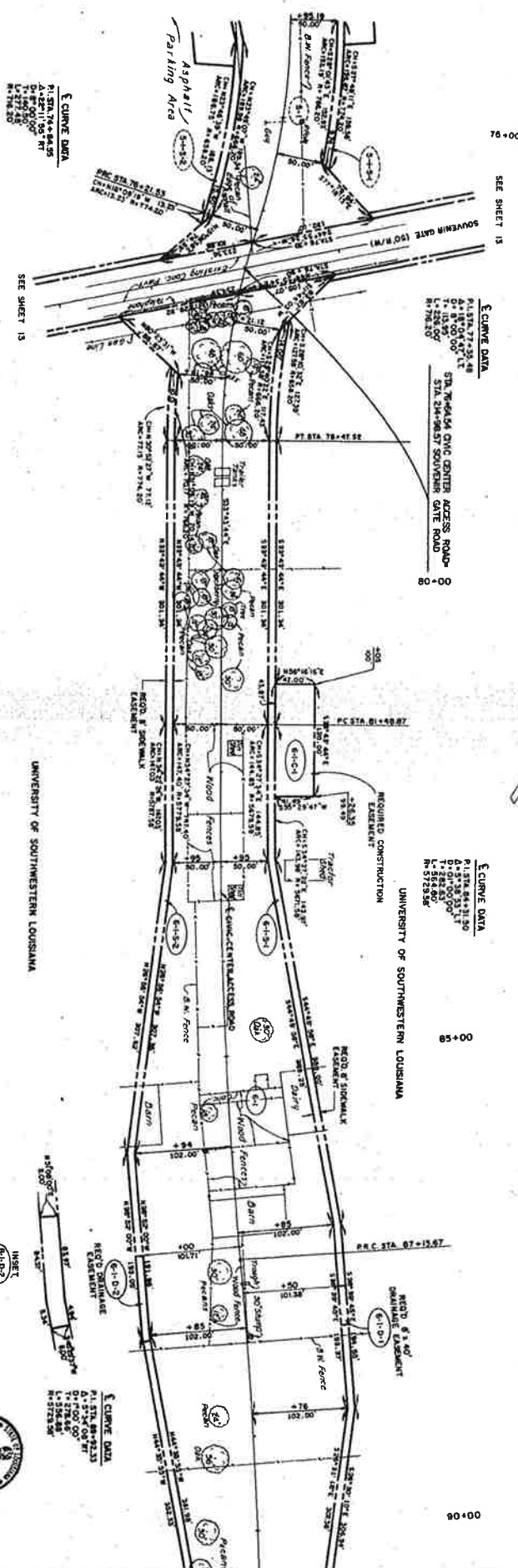
PARCEL	OWNER	ACQUISITION	AREA TO BE ACQUIRED	REMAINING AREA	TOTAL	APPRAISAL	ACQUISITION CITY OF LAFALETTE
6-1-D-2	UNIVERSITY OF SOUTHWESTERN LOUISIANA		74.45 ACRES				
6-1-D-1			300.00 ACRES				
6-1-C-1			300.00 ACRES				
6-1-S-2			22.46 ACRES				
6-1-S-1			22.46 ACRES				
6-1			22.46 ACRES				

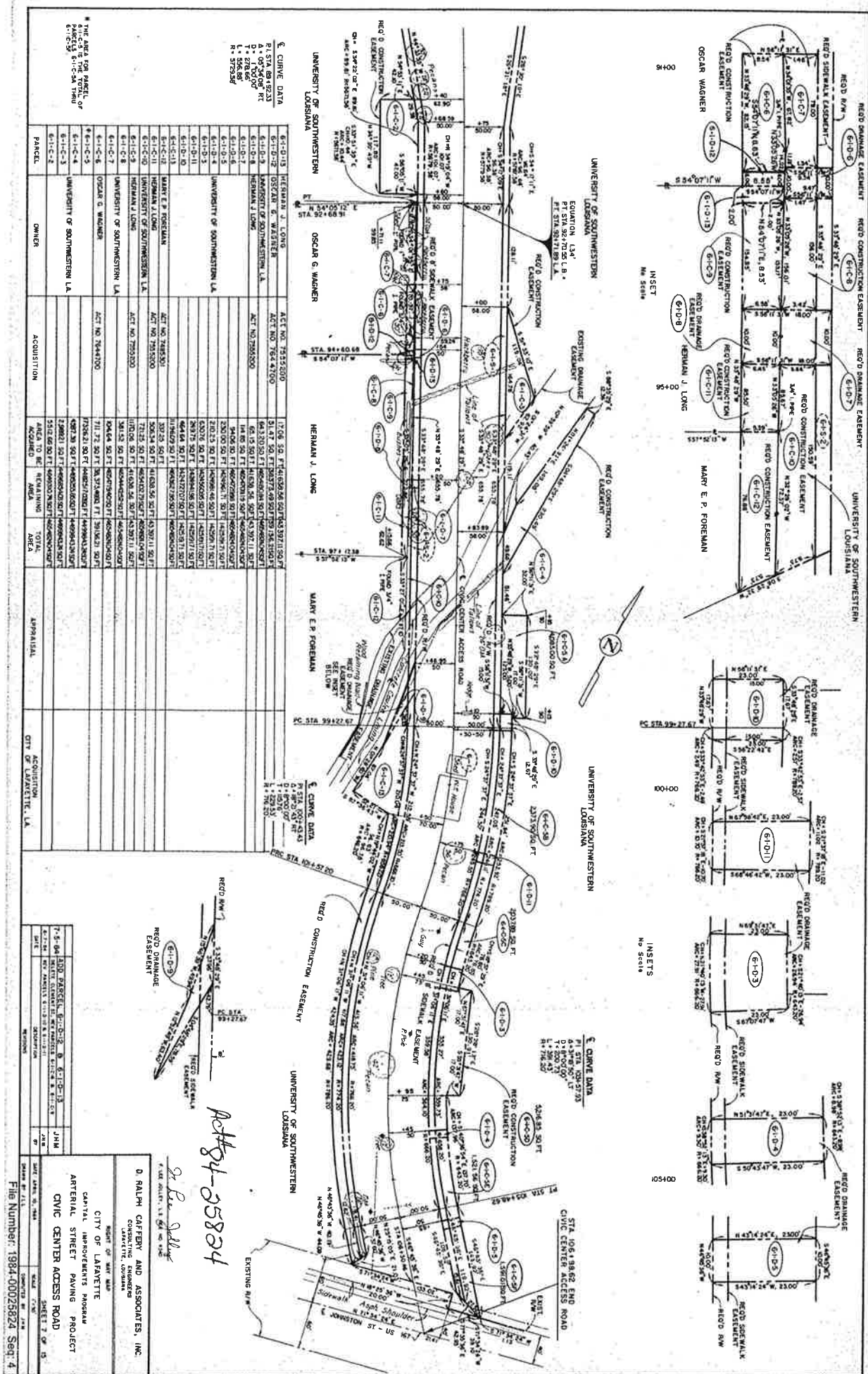
WATER	SEWER	STORM	OTHER

D. RALPH CARRERY AND ASSOCIATES, INC.
CONSULTING ENGINEERS
LAFALETTE, LOUISIANA

CITY OF LAFALETTE
CAPITAL IMPROVEMENTS PROGRAM
ARTERIAL STREET PAVING PROJECT
CIVIC CENTER ACCESS ROAD

File Number: 1984-00025824, Seq: 3





[illegible][illegible]

D. RALPH CAFFREY AND ASSOCIATES, INC.
CONSULTING ENGINEERS
LAVAYETTE, LOUISIANA

PROJECT OF NEW ROAD
CITY OF LAVAYETTE
CAPITAL IMPROVEMENTS PROGRAM
ARTERIAL STREET PAVING PROJECT
CIVIC CENTER ACCESS ROAD

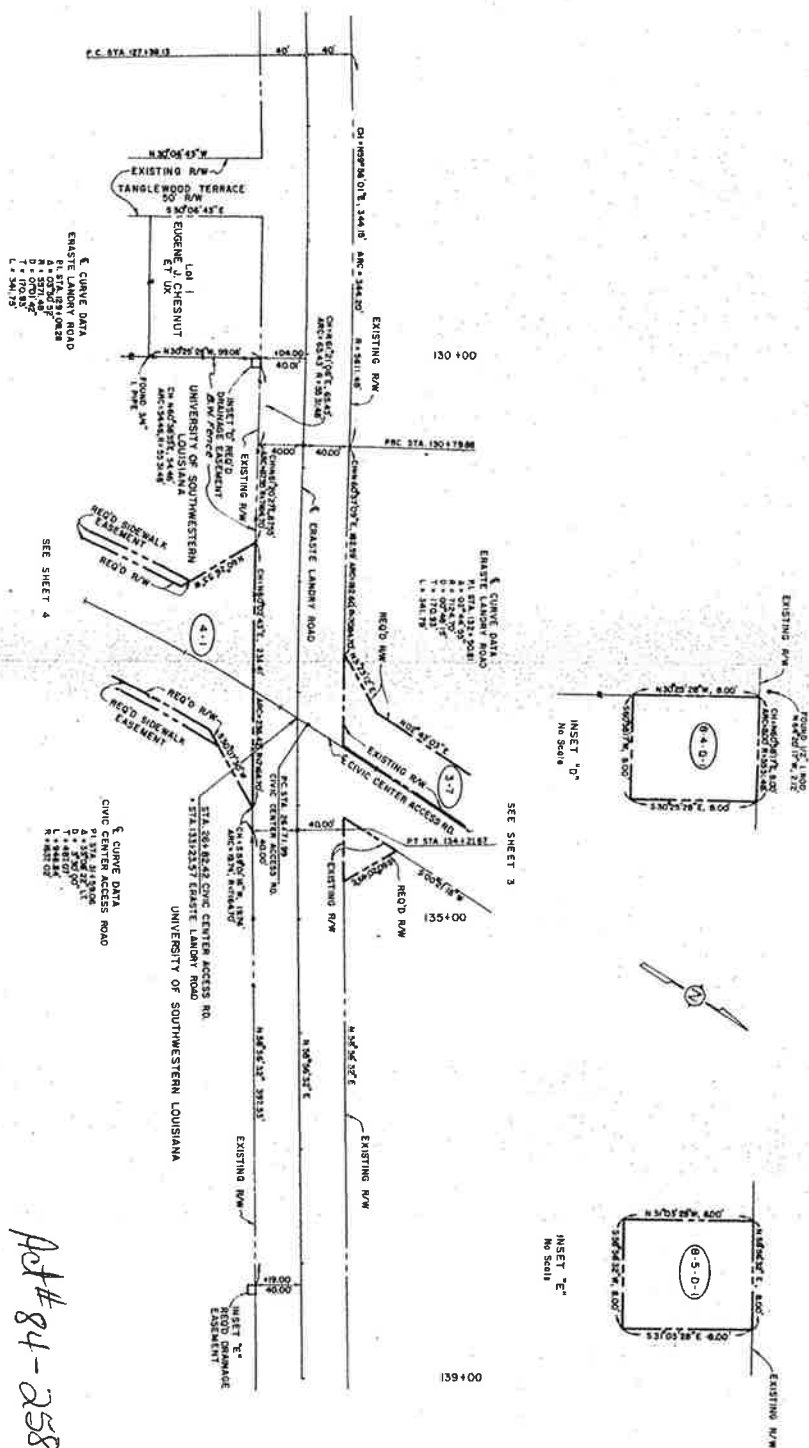
DATE: APRIL 22, 1984

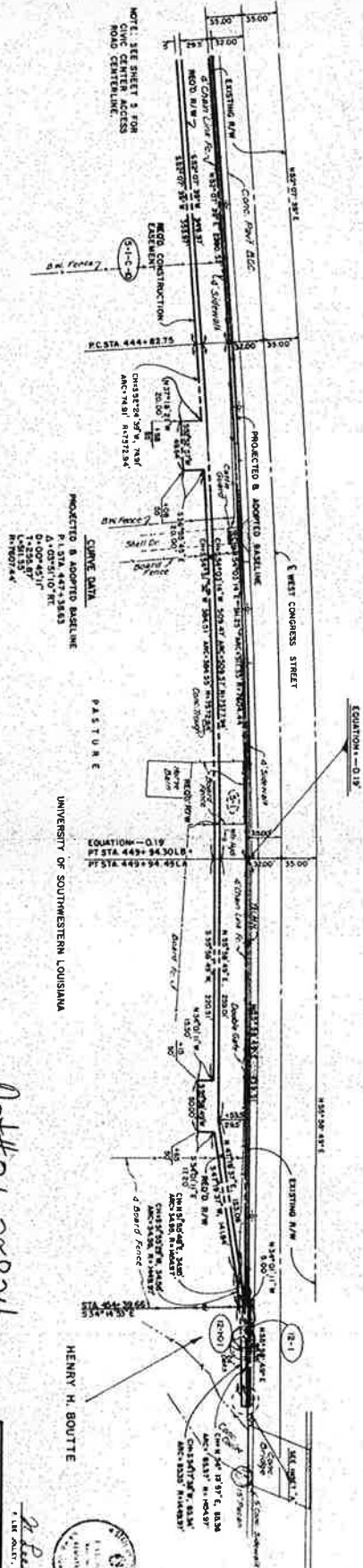
SCALE: 1" = 40'

SHEET 8 OF 8

DESIGNED BY: JAC
CHECKED BY: JAC

FILE NUMBER: 1984-00028624 Set 5





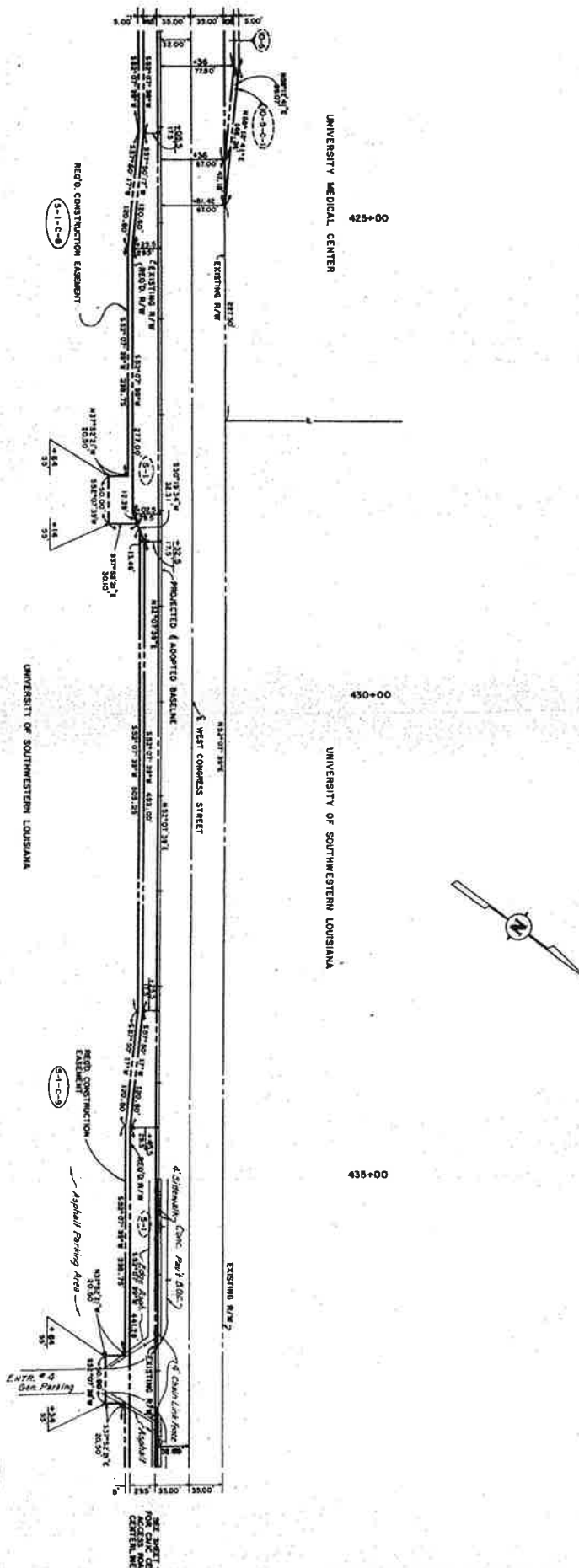
DATE	12/1/87	BY	12/1/87
TIME	10:00 AM	BY	10:00 AM
LOCATION	1000 10th St, N.W.	BY	1000 10th St, N.W.
REMARKS	1000 10th St, N.W.		

Act# 84-25824

File Number: 1984-00025824 Seq: 6

D. PALM GARDEN AND ASSOCIATES, INC. CONSULTING ENGINEERS LAFAYETTE, LOUISIANA	
PART OF AND CITY OF LAFAYETTE	
CAPITAL IMPROVEMENT PROGRAM AIRTRAIL STREET PAVING PROJECT CIVIC CENTER ACCESS ROAD	
DATE: 08-01-1984 DRAWN BY: J.C.	SCALE: 1" = 40' TOTAL # OF SHEETS: 14

File Number: 1984-00025824 Set: 6



PARCEL	OWNER	ACQUISITION	AREA TO BE ACQUIRED	REMAINING AREA	TOTAL AREA	APPROXIMATE ACQUISITION CITY OF LAFAYETTE, LA.
1-1-C-8	UNIVERSITY OF		6.3412307			
1-1-C-8	SOUTHERN LOUISIANA		6.3412307			

[illegible]

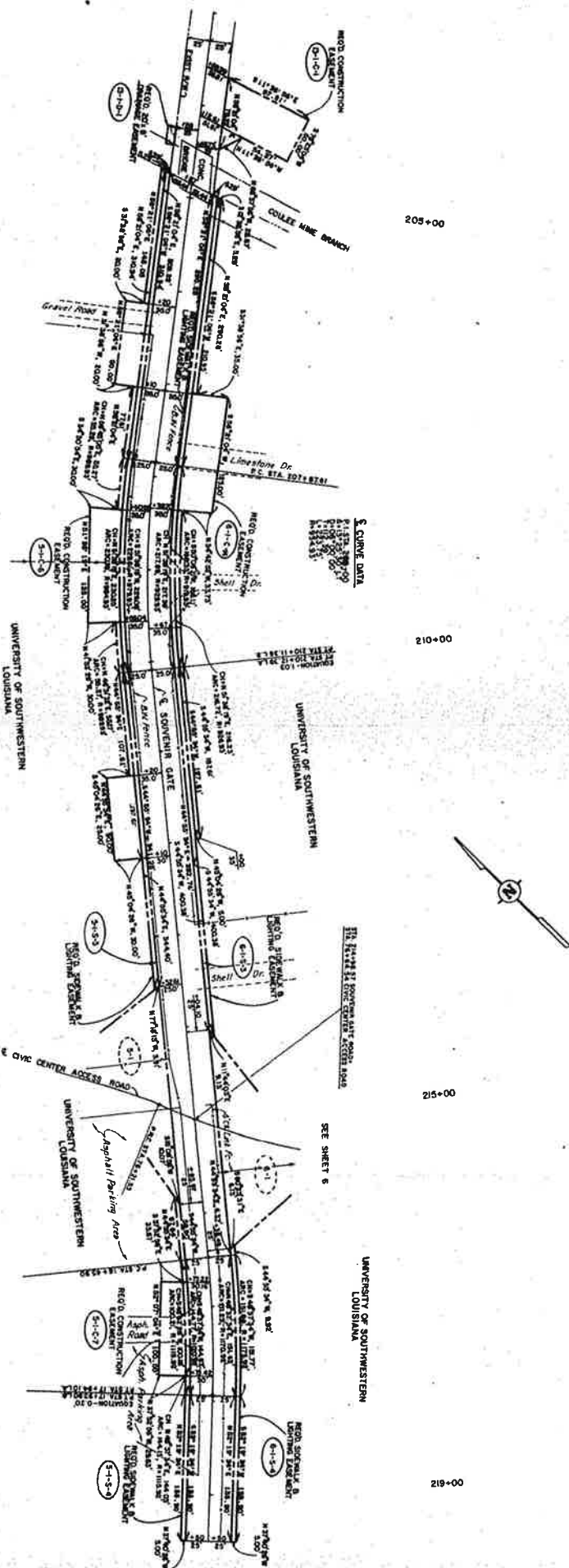
<p>D. RALPH CAFFERY AND ASSOCIATES, CONSULTING ENGINEERS LAFAYETTE, LOUISIANA</p>	<p>BY <u> </u> DATE <u> </u> CITY OF LAFAYETTE</p>	<p>CAPITAL IMPROVEMENT PROGRAM ARTERIAL STREET PAVING PROJECT CIVIC CENTER ACCESS ROAD</p>
<p>DATE: APRIL 26, 1984</p>	<p>SCALE: 1" = 40'</p>	<p>DESIGNED BY: J. B. B.</p>

100# 84-25824

[Signature]
R. LEE KELLEY, JR. PRES. IN CHARGE

[Signature]
R. LEE KELLEY, JR. PRES. IN CHARGE

File Number: 1984-00025824 Seq: 7



PARCEL	OWNER	ACQUISITION	AREA TO BE ACQUIRED	REMAINING AREA	TOTAL AREA	APPRAISAL	CITY OF ACQUISITION
D-1-B-1			50.00 SQ. FT.				
D-1-C-1			4,310.00 SQ. FT.				
B-1-C-14			708,000.00 SQ. FT.				
B-1-E-6			1,277.97 SQ. FT.				
B-1-E-3			4,320.00 SQ. FT.				
B-1-E-3	UNIVERSITY OF		2,200.00 SQ. FT.				
B-1-C-7	SOUTHERN ILLINOIS		1,097.87 SQ. FT.				
B-1-C-8			1,097.87 SQ. FT.				
B-1-E-4			1,097.87 SQ. FT.				
B-1-E-3			1,097.87 SQ. FT.				

[illegible]

Pat#84-25824

SEE SHEET 6

£ CURVE DATA

SEE SHEET 6



D. RALPH CAFFEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS
LAFAYETTE, Louisiana

MOISTURE-TEST MAP
CITY OF LAFAYETTE
CAPITAL IMPROVEMENTS PROGRAM
ARTERIAL STREET PAVING PROJECT
CYCIC CENTER ACCESS ROAD

Exhibit G - Donation 1997-28984

STATE OF LOUISIANA

PARISH OF LAFAYETTE

FILE NO.

97-020984

O.C. "DANN" GILLIOT
CLERK OF
COURT RECORDERCLERK OF COURT
LAFAYETTE, LA
FILED AND RECORDED

97 AUG 13 PM 2:51

ACT OF DONATION

BE IT KNOWN, that before the undersigned respective Notaries Public, on the
dates outlined below, personally came and appeared:

THE BOARD OF TRUSTEES FOR THE UNIVERSITY OF LOUISIANA SYSTEM, the constitutionally created management board for the State Universities placed under its supervision and with said management board being represented herein by Dr. James A. Caillier, its President, duly authorized to act in the premises;

and

THE UNIVERSITY OF SOUTHWESTERN LOUISIANA, a public university organized and operated by the Board of Trustees and with said institution being represented herein by Dr. Ray P. Authement, its President, duly authorized to act in the premises;

(hereinafter sometimes jointly referred to as "Donor")

and

LAFAYETTE CITY-PARISH CONSOLIDATED GOVERNMENT, a political subdivision under the laws of the State of Louisiana, represented herein by Walter S. Comeaux, Jr., the City-Parish President, pursuant to Ordinance No. 228-97, adopted by the Lafayette City-Parish Council, a certified copy of which is attached hereto and made a part hereof (hereinafter sometimes referred to as "City-Parish");

who, being duly sworn, declared that in consideration of the City-Parish constructing and maintaining a certain street construction project, known as the Devalcourt Street Extension, which affects and involves property of the Donor, Donor does by these presents irrevocably give, grant, convey, transfer, assign, set over, abandon, donate inter vivos and deliver with all legal warranties and with full substitution and subrogation in and to all of the rights and actions of warranty which Donor has or may have against all preceding owners and vendors unto the City-Parish the following described property, to-wit:

That certain strip of land situated in Sections 63 and/or 68, Township 9 South, Range 4 East, Lafayette Parish, Louisiana, which said strip of

land is shown on a plat of survey prepared by Professional Engineering and Surveying Co., Inc., dated October 3, 1996, a copy of which is attached hereto and made a part hereof and which said strip of land is identified on said plat of survey as parcel 4-1, having an area of approximately 101,004.99 square feet and which said strip of land is shaded in yellow and has such dimensions, measurements, boundaries, shape, form, location and configuration as will be shown on said attached plat of survey.

In addition to donating to the City-Parish the property hereinabove described, for the same consideration herein set forth, Donor does by these presents irrevocably give, grant, convey, transfer, assign, set over, abandon, donate inter vivos and deliver with all legal warranties and with full substitution in and to all of the rights and actions of warranty which Donor has or may have against all preceding owners and vendors, unto the City-Parish the following easements and/or servitudes:

A required utility easement for the purpose of constructing, operating and maintaining the said improvements referred to above, over and across the following described property, to-wit:

That certain strip of land situated in Sections 63 and/or 68, Township 9 South, Range 4 East, Lafayette Parish, Louisiana, as is shown on a plat of survey prepared by Professional Engineering and Surveying Co., Inc., dated October 3, 1996, a copy of which is attached hereto and made a part hereof and with the strip of land being shaded in gray on said plat of survey and which strip is designated as parcel 4-1-U-1, containing an area of approximately 13,034.09 square feet and having such dimensions, measurements, boundaries, shape, form, location, and configuration as will be shown on said plat of survey which is attached hereto and made a part hereof.

A required utility easement for the purpose of constructing, operating and maintaining the said improvements referred to above, over and across the following described property, to-wit:

That certain strip of land situated in Sections 63 and/or 68, Township 9 South, Range 4 East, Lafayette Parish, Louisiana, as is shown on a plat of survey prepared by Professional Engineering and Surveying Co., Inc., dated October 3, 1996, a copy of which is attached hereto and made a part hereof and with said strip of land being shaded in gray and which parcel is designated as parcel 4-1-U-2, containing an area of approximately, 12,291.29 square feet and having such dimensions, measurements, boundaries, shape, form, location, and configuration as will be shown on said plat of survey which is attached hereto and made a part hereof.

A required utility easement and construction easement for the purpose of constructing, operating, maintaining the said improvements referred to above, over and across the following describe property, to-wit:

That certain strip of land situated in Sections 63 and/or 68, Township 9 South, Range 4 East, Lafayette Parish, Louisiana, as is shown on a plat of survey prepared by Professional Engineering and Surveying Co., Inc., dated October 3, 1996, a copy of which is attached hereto and made a part hereof and with said strip of land being shaded in green and is designated as parcel 4-1-UC-1, having an area of approximately 1,595.39 square feet and having such dimensions, measurements, boundaries, shape, form, location, and configuration as will be shown on said plat of survey which is attached hereto and made a part hereof.

A required drainage easement, utility easement and construction easement for the purpose of constructing, operating and maintaining the said improvements referred to above, over and across the following described property, to-wit:

That certain strip of land situated in Sections 63 and/or 68, Township 9 South, Range 4 East, Lafayette Parish, Louisiana, as is shown on a plat of survey prepared by Professional Engineering and Surveying Co., Inc., dated October 3, 1996, a copy of which is attached hereto and made a part hereof and with said strip of land shaded in purple and being designated as parcel 4-1-DUC-1, having an area of approximately 296.45 square feet and having such dimensions, measurements, boundaries, shape, form, location, and configuration as will be shown on the said plat of survey which is attached hereto and made hereof.

A required drainage easement for the purpose of constructing, operating and maintaining the said improvements referred to above, over and across the following described property, to-wit:

That certain strip of land situated in Sections 63 and/or 68, Township 9 South, Range 4 East, Lafayette Parish, Louisiana, as is shown on a plat of survey prepared by Professional Engineering and Surveying Co., Inc., dated October 3, 1996, a copy of which is attached hereto and made a part hereof and with said strip of land being shaded in blue and being designated as parcel 4-1-D-1, having an area of approximately 1,754.54 square feet and having such dimensions, measurements, boundaries, shape, form, location, and configuration as will be shown on the said plat of survey which is attached hereto and made a part hereof.

A required utility easement and construction easement for the purpose of constructing, operating and maintaining the said improvements referred to above, over and across the following described property, to-wit:

That certain strip of land situated in Sections 63 and/or 68, Township 9 South, Range 4 East, Lafayette Parish, Louisiana, as is shown on a plat of survey prepared by Professional Engineering and Surveying Co., Inc., dated October 3, 1996, a copy of which is attached hereto and made a

part hereof and with said strip of land being shaded in green and designated as parcel 4-1-UC-2, having an area of approximately 2,160.98 square feet and having such dimensions, measurements, boundaries, shape, form, location and configuration as will be shown on said plat of survey which is attached hereto and made a part hereof.

A required construction easement for the purpose of constructing, operating and maintaining the said improvements referred to above, over and across the following described property, to-wit:

That certain strip of land situated in Sections 63 and/or 68, Township 9 South, Range 4 East, Lafayette Parish, Louisiana, as is shown on a plat of survey prepared by Professional Engineering and Surveying Co., Inc., dated October 3, 1996, a copy of which is attached hereto and made a part hereof and with said strip of land being shaded in brown and being designated as parcel 4-1-C-1, having an area of approximately 3,087.15 square feet and having such dimensions, measurements, boundaries, shape, form, location and configuration, as will be shown on said plat of survey, which is attached hereto and made a part hereof.

It is specifically agreed and understood by and between the Donor and the City-Parish that the construction easement which is granted to the City-Parish for the purpose of engineering studies, surveying, construction and such other activities normally associated with the street development process and which is herein donated shall automatically terminate and end without the necessity of any further action on the part of Donor and/or the City-Parish upon the completion of the construction of the Devalcourt Street Extension project and the acceptance of same by the Lafayette City-Parish Consolidated Council.

As additional consideration for this donation, the receipt and adequacy of which are hereby acknowledged, and without which Donor would not have executed this Act of Donation, City-Parish also agrees to provide the following utility extensions for the benefit of Donor:

I. Water

An 8" waterline shall be extended, within the last two (2) feet of the utility easement, along the north side of Devalcourt Street. The waterline shall be bored and encased under Cajundome Boulevard and connected to the existing 12" line along Cajundome Boulevard. Fire hydrants will be provided with spacing to average 500 feet to 600 feet. Except for the future Apparel Center, no services are to be provided at this time.

2. **Sewer**
Either an 8" (min. grade 0.33%) or 10" (min. Grade 0.22%) sewerline shall be extended from the manhole at Bertrand Drive to a point that would service the proposed Apparel Center. The sewerline will be located in the southside utility easement and will include three (3) service crossings including one for the Apparel Center.

TO HAVE AND TO HOLD the said properties and the said easements unto the City-Parish, its successors and assigns forever.

Donor declares that all taxes, if any, on the property herein donated have been paid through 1996. Taxes for the year 1997 on the property subject property shall be paid by the Donor.

And the City-Parish, appearing herein as aforesaid, has accepted and does hereby accept and acknowledge the donation of the properties made herein and the donation of the easements given herein, subject to and in conformity with all of the conditions, provisions and stipulations hereinabove set forth.

Donor and City-Parish dispense with the certificate required by Article 3364 of the Revised Civil Code of this State and also with the production of tax receipts required by law, and the undersigned Notaries are hereby released from all responsibility and liability in connection with the non-production thereof.

THUS DONE AND PASSED by the Board of Trustees for the University of Louisiana System, in the Parish of East Baton Rouge State of Louisiana on the 17th day of June, 1997.

WITNESSES:

BOARD OF TRUSTEES FOR THE UNIVERSITY OF LOUISIANA SYSTEM

Marion Duke

BY:

James A. Caillier
DR. JAMES A. CAILLIER,
President, duly authorized to act in the premises.

Janet S. Buckert

[Signature]

NOTARY PUBLIC

My Commission Expires: 12/97

THUS DONE AND PASSED by the University of Southwestern Louisiana, in the
Parish of Lafayette, State of Louisiana on the 10th day of June, 1997.

WITNESSES:

UNIVERSITY OF SOUTHWESTERN
LOUISIANA

L. Julie Leary

BY:

Ray P. Authement

DR. RAY P. AUTHEMENT,
President, duly authorized to act in the
premises.

Jana K. Hamrill

Sherry Sue Young
NOTARY PUBLIC

My Commission Expires: Lifetime

THUS DONE AND SIGNED by the Lafayette City-Parish Consolidated
Government being represented herein by its City-Parish President, Walter S. Comeaux, Jr.,
in the Parish of Lafayette, State of Louisiana on the 11 day of August, 1997.

WITNESSES:

LAFAYETTE CITY-PARISH
CONSOLIDATED GOVERNMENT

Brad Melanson

BY:

Walter S. Comeaux, Jr.

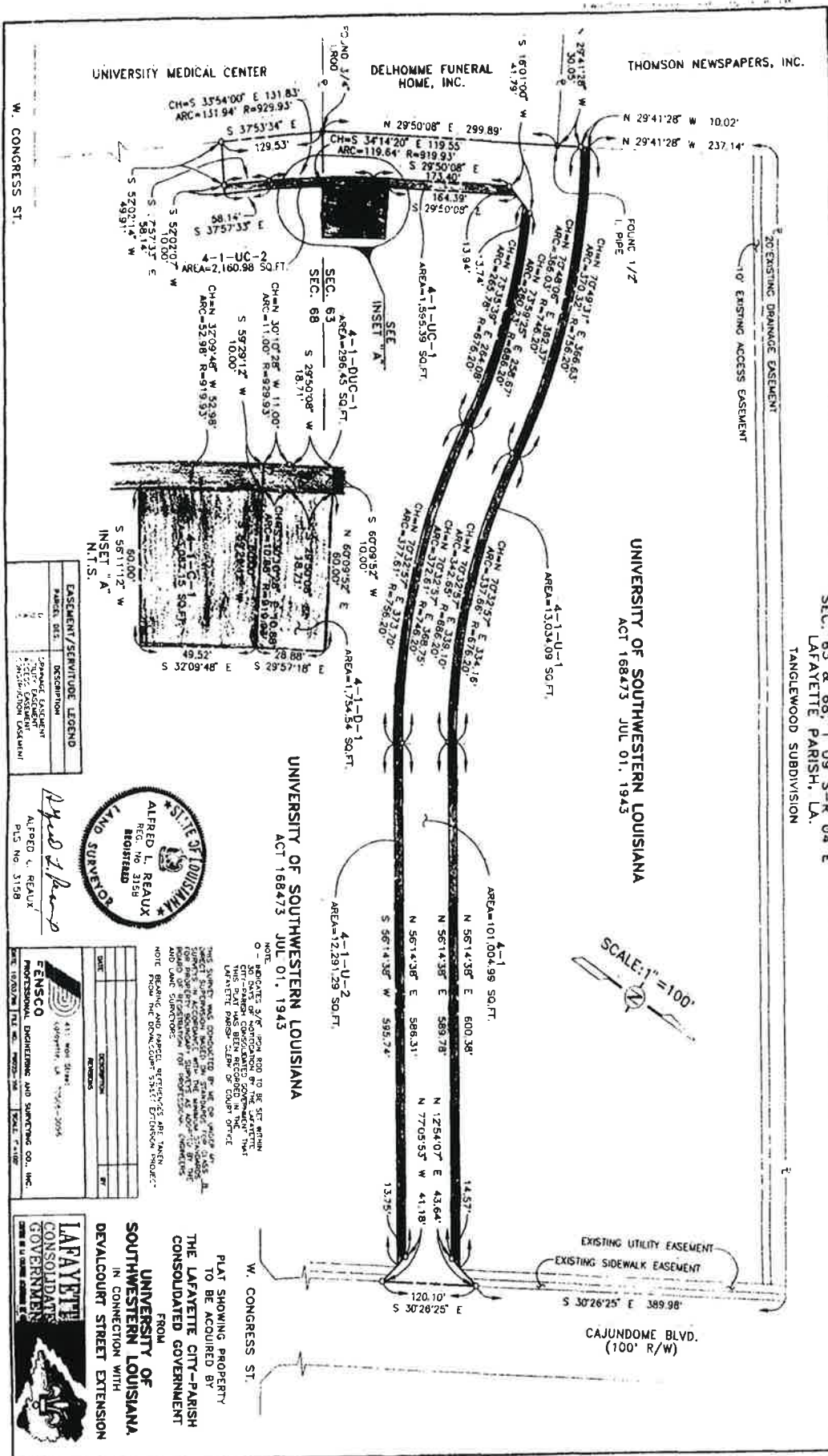
WALTER S. COMEAUX, JR.,
City-Parish President

Debra Burt

Susan R. Guidry

NOTARY PUBLIC

My Commission Expires: SUSAN R. GUIDRY



ORDINANCE NO. 228-97

**AN ORDINANCE OF THE LAFAYETTE CITY-PARISH COUNCIL
AUTHORIZING THE LAFAYETTE CITY-PARISH CONSOLIDATED
GOVERNMENT TO ACCEPT A DONATION FROM THE BOARD OF
TRUSTEES FOR THE UNIVERSITY OF LOUISIANA SYSTEM AND THE
UNIVERSITY OF SOUTHWESTERN LOUISIANA OF VARIOUS PARCELS OF
PROPERTY AND EASEMENTS WITH REFERENCE TO THE DEVALCOURT
STREET EXTENSION PROJECT**

BE IT ORDAINED by the Lafayette City-Parish Council that:

SECTION 1: The Lafayette City-Parish Consolidated Government is hereby authorized to accept a donation from the Board of Trustees for the University of Louisiana System and the University of Southwestern Louisiana of various parcels of property, as well as various easements, all of which are more fully shown on a plat of survey prepared by Professional Engineering and Surveying Co., Inc. dated October 3, 1996, a copy of which is attached hereto and made a part hereof and which properties are being donated by the Board of Trustees for the University of Louisiana System and the University of Southwestern Louisiana in connection with the Devalcourt Street Extension Project.

SECTION 2: Walter S. Comeaux, Jr., City-Parish President, be and he is hereby authorized, empowered and directed to execute an Act of Donation on behalf of the Lafayette City-Parish Consolidated Government which said Act of Donation shall be substantially identical to the copy of the Act of Donation on file with the Clerk of the Lafayette City-Parish Council.

SECTION 3: Walter S. Comeaux, Jr., City-Parish President, be and he is hereby authorized, empowered and directed to make changes in the Act of Donation which he, in his discretion, deems necessary and proper provided that the changes do not increase the financial liability of the Lafayette City-Parish Consolidated Government.

SECTION 4: This ordinance shall become effective immediately upon the signature of the Lafayette City-Parish President, the elapse of ten (10) days after receipt by the City-Parish President without signature or veto, or upon an override of a veto, whichever occurs first.

SECTION 5: All ordinances or resolutions or parts thereof in conflict herewith are hereby repealed.

DISPOSITION OF ORDINANCE NO. 228-97

1. This ordinance was introduced: July 15, 1997
 YEAS: Ardoin, Castille, Williams, Benjamin, Trumps, Alexander, Schouest, Menard
 NAYS: None
- Final disposition by Council:
August 5, 1997
 YEAS: Ardoin, Castille, Williams, Benjamin, Broussard, Trumps, Alexander, Schouest, Menard
 NAYS: None
- ABSENT: Broussard
 ABSENT: None
- RECUSED/ABSTAINED: None
 RECUSED/ABSTAINED: None
 CLERK OF THE COUNCIL
2. Notice of Public Hearing: This ordinance was published by Title and Notice of Public Hearing was published in the Advertiser on July 18, 1997.
3. This ordinance was presented to the President for his approval on 8/6, 1997 at 12:00 o'clock P.M.
 CLERK OF THE COUNCIL
4. Disposition by President:
 I hereby:
- A. Approve this ordinance, the 11 day of August, 1997, at 10:00 o'clock A.m.
- B. Veto this ordinance, the _____ day of _____, 1997, at _____ o'clock _____m., veto message is attached.
- C. Line item veto certain items this _____ day of _____, 1997, as noted in the attached veto message.
 PRESIDENT
5. Returned to Council office with/without veto message on 8/12, 1997, at 11:15 o'clock A.m.
6. Reconsideration by Council (if vetoed):
 On _____, 1997, the Council did refused to readopt this ordinance after the President's veto.
 CLERK OF THE COUNCIL
7. Full Publication:
 Full publication of this ordinance was made in the Advertiser on August 8, 1997.

NOTE: If no approval nor veto of President appears, and ten days have elapsed since this ordinance was presented to him for action, the same has been automatically approved.

Lafayette Parish Recording Page

Louis J. Perret

Exhibit H - Research Park Development Covenants, Conditions and Restrictions - 2020-28301

First VENDOR

UNIVERSITY OF LOUISIANA AT LAFAYETTE

First VENDEE

UNIVERSITY OF LOUISIANA AT LAFAYETTE

Index Type : CONVEYANCES

File Number : 2020-00028301

Type of Document : RESTRICTIVE COVENANTS

Recording Pages : 45

Recorded Information

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


Clerk of Court

CLERK OF COURT
LOUIS J. PERRET
Parish of Lafayette

I certify that this is a true copy of the attached
document that was filed for registry and
Recorded 08/13/2020 at 10:49:55
File Number 2020-00028301

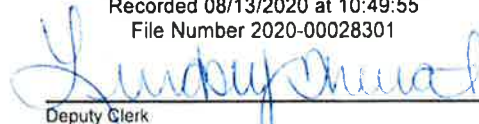


On (Recorded Date) : 08/13/2020

At (Recorded Time) : 10:49:55AM



Doc ID - 042599040045


Deputy Clerk

*The University of Louisiana
at Lafayette*

University Research Park

*Development Covenants,
Conditions and Restrictions*

*December 1994
Revised June 2004*

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**DEVELOPMENT COVENANTS,
CONDITIONS AND RESTRICTIONS**

This Declaration is made as of this 18th day of November, 1994, and revised this 1st day of June, 2004, by the University of Louisiana at Lafayette ("Declarant") with approval by the Board of Supervisors for the University of Louisiana System.

ARTICLE I
INTENT

1.1 DECLARATION

1.1.1 WHEREAS, Declarant is the owner of certain real property in the City of Lafayette, Louisiana, which is more particularly described on Exhibit "A" attached hereto ("University Research Park Land Use Plan"); and,

1.1.2 WHEREAS, Declarant wishes to establish certain covenants, conditions and restrictions relative to the development, improvement and use of the University Research Park; and,

1.1.3 WHEREAS, the Declarant intends to lease land in the University Research Park and will be referred to as "Lessor" in the remainder of this document; and,

1.1.4 NOW, THEREFORE, Declarant hereby declares that University Research Park and any and all interests therein shall be held subject to the following covenants, conditions and restrictions. This Declaration is made in order to assure that University Research Park is developed and used in such a fashion as will enhance and protect the value of University Research Park and shall be binding upon all persons or entities now or hereafter holding any interest in the University Research Park, their heirs, successors and assigns. These covenants, conditions and restrictions shall run with University Research Park and shall be binding upon all persons or entities having or later acquiring any right, title or interest in University Research Park, or any part thereof.

ARTICLE II
BASIC STANDARDS

2.1 CODES

2.1.1 All projects and improvements shall be designed and constructed in accord with the latest applicable versions of codes, standards and regulations of the University of Louisiana at Lafayette and the State of Louisiana. These standards shall include the following documents among others:

1. *Standard Building Code*, latest edition and subsequent amendments as adopted by the City of Lafayette
2. *Louisiana commercial building Energy Code*, latest version
3. *Standard Plumbing Code*
4. *Standard Mechanical Code*
5. *Standard Gas Code*
6. *NFPA 101 Life Safety Code*, latest edition and subsequent amendments as adopted by the State of Louisiana, Office of the State Fire Marshal, including the Americans with Disabilities Act Guidelines

2.2 SUBMISSION TO AUTHORITIES HAVING JURISDICTION

2.2.1 All plans for projects and improvements shall be submitted to the Lessor and to state agencies having review authority for approval. The Lessor will not grant final approval until the Lessee has produced a valid building permit for the project.

ARTICLE III
PERMITTED USES

3.1 INTENT FOR FACILITIES

3.1.1 It is the intent of the provisions of this Article to establish the University Research Park as a site in which research laboratories and associated administrative facilities are to be located. It is further intended that facilities and activities to be centered in the University Research Park shall be those that relate to selected academic research and education programs of the University of Southwestern Louisiana, and that offer some benefit to the University's programs by virtue of their proximal location to the campus.

3.1.2 Use zones are defined herein and located in Appendix A, *UNIVERSITY RESEARCH PARK LAND USE PLAN*.

3.2 RESEARCH ZONE - PERMITTED USES

3.2.1 Laboratories, offices, and other facilities for basic and applied research, testing and consulting, conducted by or for any individual, organization, or concern, whether public or private, including but not limited to the following areas of emphasis:

- .1 Environmental Sciences and Engineering;
- .2 Computing Sciences and Computer or Electrical Engineering; or
- .3 Food and Drug Development, Preservation and Testing.

3.2.2 Production or assembly of products, but only where production is conducted in a manner so the noise, odor, smoke, dust, vibration, heat, and glare of each operation is completely confined within an enclosed building, and where production is incidental to and in support of on site research and development activities of the Lessee including the following:

- .1 Computer integrated and other innovative light manufacturing; or
- .2 Pilot plants in which processes planned for use in production elsewhere can be tested and assembled.

3.2.3 Incidental operations required to maintain or support any of the functions identified in paragraph 3.2.1 or 3.2.3 above, such as maintenance shops, power plants, waste water treatment facilities, the keeping of research animals, and machine shops.

3.2.4 Any other use reasonably related to the intended character of the University Research Park, provided same is first fully authorized in writing by the Lessor.

3.3 COMMERCIAL ZONE - PERMITTED USES

3.3.1 Any and all uses permitted in the Research Zone shall be permitted in the Commercial Zone.

3.3.2 Professional services and retail uses incidental to and in support of any of the functions identified in Paragraph 3.2.1 and 3.2.2 above, such as conference/hotel centers, exhibit and conference/meeting facilities, food services, banking facilities, venture capital corporations, personnel services, post office, mailing centers, training institutions, etc.

3.3.3 Incidental operations required to maintain or support any of the functions identified in paragraph 3.2.1 and 3.2.2 above, such as maintenance shops, power plants, waste water treatment facilities, the keeping of research animals, and machine shops.

3.3.4 Any other use reasonably related to the intended character of the University Research Park, provided same is first fully authorized in writing by the Lessor.

ARTICLE IV
DEFINITION OF TERMS

4.1 DEFINITIONS

4.1.1 BUILDING: Any structure, either temporary or permanent, having a roof, floor and walls.

- .1 Building Height: The vertical distance measured from grade to the highest point of the coping of a flat roof or to the average height of the highest gable, of a hip or gambrel roof.
- .2 Building Coverage: The percentage of surface area of a lot that is occupied by buildings.

4.1.2 DRIVEWAY: A paved area located entirely on a lot which provides vehicular access between a building and an abutting street.

4.1.3 EASEMENT: An area within University Research Park that is designed and designated as a public or park-wide space requirement. Easements are controlled by the University Research Park, and shall be maintained by the Lessee.

4.1.4 GRADE: The grade shall be the level of the lot if the finished grade is level, or if the lot is not entirely level, the grade shall be determined by averaging the elevations(s) of the lot.

4.1.5 GROSS LOT AREA: The total ground area to be assigned for density calculations to the Lessees. The gross lot area is the area within the Lessee's lot boundaries including easements dedicated for public use such as streets, landscaped areas, walkways or others.

4.1.6 IMPROVEMENTS: Any building, fence, wall, roadway, loading facility, parking area, utilities, or any other type of structure that changes a lot from its natural state.

4.1.7 ISLAND: A raised and landscaped area in a street, driveway or parking lot.

4.1.8 LANDSCAPED AREAS: The total ground area requiring landscape treatment, excluding any area allocated to a building footprint, parking lot, and driveway. Included in the landscape area are all yards, ponds, patios, sidewalks, parking lot islands, medians and planters.

4.1.9 LOT: Any parcel of land under a single leasehold and as defined as follows:

- .1 Lot, Corner: A lot abutting two or more intersecting streets.
- .2 Lot, Interior: Any lot other than a corner lot.
- .3 Lot Coverage: The percentage of surface area of a lot that is occupied by buildings, driveways or parking lot pavement.
- .4 Lot Width: The straight line distance between the side lot lines, measured between the two points where the front lot line intersects the side lot lines.
- .5 Lot Depth: The shortest straight line distance between the front lot line and the opposite rear lot line, measured perpendicular to the front lot line.

4.1.10 LOT LINES: The front, side and rear lot lines separating the lot area from the adjacent lot or other properties and as defined as follows:

- .1 Front Lot Line: In the case of an interior lot is that lot line which abuts a street right-of-way. In the case of a corner lot, there exists two front lot lines.
- .2 Rear Lot Line: That lot line opposite the front lot line.
- .3 Side Lot Line: Any lot line connecting the front and rear lot lines.

4.1.11 PARKING LOT: An area, other than a street or driveway, devoted to unenclosed parking stalls including parking aisles, bays and stalls and as defined as follows:

- .1 Parking Aisle: The paved area between parking bays used for vehicular access to parking stalls from a driveway.
- .2 Parking Bay: A section of a parking lot which contains one or two rows of parking stalls.
- .3 Parking Stall: The area, appropriately marked with distinguishing lines, in which one vehicle is to be parked.

4.1.12 PAVED AREA: An all weather surface such as asphalt or concrete.

4.1.13 PLANS: Drawings and specifications prepared in accordance with the requirements of Articles VI, VII, and VIII.

4.1.14 STREETS: A dedicated public right-of-way, other than an alley which affords a means of access to an abutting lot.

4.1.15 YARD: The space on any lot that is required to be unoccupied and unobstructed from the ground upward except as otherwise provided herein and as defined as follows:

- .1 Front Yard: A yard extending the full width of the lot, the depth of which is the minimum distance between the front lot line and the nearest point of any improvement.
- .2 Rear Yard: A yard extending the full width of the lot, the depth of which is the minimum distance between the rear lot line and the nearest point of any improvement.
- .3 Side Yard: A yard between any improvement and the side lot line, extending from the front yard to the rear yard, the width of which is the minimum distance between the side lot line to the nearest point of any improvement.

ARTICLE V
NUISANCES, VIOLATIONS AND SAFETY FACTORS

5.1 PROHIBITED ACTIVITIES

5.1.1 No building or lot in University Research Park at any time shall be used for the manufacture, storage, distribution or sale of any products or items that shall increase the fire hazard to buildings or lands within or adjacent to University Research Park; any business which constitutes a nuisance or causes the emission of odors or gasses which could reasonably be expected to be injurious to products or persons in University Research Park; any purpose or use in violation of the applicable laws of the United States, the State of Louisiana, Parish of Lafayette, or the City of Lafayette; any storage of material or the use of equipment or research processes which cause earth tremors or vibrations beyond the boundaries of any lot upon which they are situated; and the storage of explosive materials for off site uses.

5.1.2 No Lessee shall use explosives for any purpose.

ARTICLE VI
PLANS AND SPECIFICATIONS

6.1 PLAN COMPLIANCE

6.1.1 No improvements shall be commenced, erected, or constructed, nor shall any addition thereto, or change or alterations therein be made (except the interior of a building), until there has been full compliance with the plan review procedures as set forth herein and until said plans have been approved by Lessor.

6.2 SUBMITTAL

6.2.1 All required plans shall be submitted to Lessor for review. Lessor reserves the right to approve or disapprove, in writing, the plans relative to all particulars therein including but not limited to the location and method of construction of any building, the quality, type of materials; and colors used; harmony of external design with other existing or planned buildings (and landscaping); and location as the same relates to topography, setbacks, grade, driveways, parking lots, and size of buildings.

ARTICLE VII
LOT AND BUILDING DESIGN AND PLAN REVIEW PROCEDURE

7.1 PREDESIGN CONFERENCE

7.1.1 Prior to committing to any lot or building design, the Lessee and his Architect shall meet with the Lessor to review the design standards of University Research Park and the Lessee's proposed use. The Lessor will work with the Lessee to determine the size of lot needed to accommodate the Lessee's building and site needs.

7.1.2 At this meeting the Lessee shall outline for the Lessor, as much as possible, the project in terms of its land use, building size, number of potential employees, kinds of activities, material used or produced in the operations of the proposed building (especially any hazardous materials), financing budget, and proposed construction timetable.

7.2 SCHEMATIC DESIGN REVIEW

7.2.1 During the planning process, the Lessor will be available to review conceptual and schematic drawings, attend planning team meetings, and offer University Research Park interaction with the Lessee's design team. At the completion of schematic design, the Lessee shall submit one (1) set of schematic design prints to the Lessor for review.

7.3 DESIGN DEVELOPMENT REVIEW

7.3.1 At the completion of design development, the Lessee shall submit one (1) set of design development prints detailing the following site and building information:

- .1 Site plans of the proposed improvements, indicating location of buildings, parking, drives, landscaped areas and location of exterior signs.
- .2 Elevations of buildings from all sides at an appropriate scale sufficient to clearly indicate the placement and massing of the buildings. Elevations shall indicate all exterior materials and colors.
- .3 Roof Plans indicating the location and sizes of all roof mounted equipment and proposed method for screening all equipment.
- .4 Pedestrian pathway connections to adjacent pedestrian pathway easements.
- .5 Outline specifications for proposed construction.

- .6 The Lessor reserves the right to request a meeting with the applicant or the applicant's architect to discuss the design at this stage.

7.4 CONSTRUCTION DOCUMENTS PLAN REVIEW AND APPROVAL

7.4.1 Following approval of design development documents by the Lessor, the Lessee shall submit detailed plans consisting of one (1) set of prints in accordance with the requirements outlined below:

- .1 Construction Documents setting forth in detail the requirements for construction of the improvements including but not limited to site plans, floor plans, elevations, sections and details of architectural, mechanical and electrical systems.
- .2 A colored rendering of the building showing general character of the structure (height, building mass, colors and building landscape materials proposed).
- .3 Specifications for architectural, structural, mechanical, electrical, landscape and site elements.
- .4 Detailed drawings showing the proposed design of all exterior signs, including elevations, dimensions, location, material, lettering, color and lighting. This would include drawings depicting the design of the main entrance onto the lot.
- .5 Industrial and hazardous waste disposal plan.
- .6 Estimated number of employees.
- .7 Lot calculations and landscape plan indicating location, type and size of existing trees and vegetation, identifying those to be preserved and location, type and size of trees, vegetation and other amenities to be provided. Yard calculations shall show total lot area, area devoted to building footprint, area devoted to paving for parking and driveways. The balance of the lot area shall be considered as landscaped areas.
- .8 Such other reasonable information as may be required by the Lessor.

7.4.2 Approval, rejection or recommendation of the Construction Documents by Lessor shall not be unreasonably withheld.

7.5 FINAL APPROVAL

7.5.1 Upon construction document approval by the Lessor, the Lessee shall be responsible for submitting construction documents to the City of Lafayette and the State of Louisiana, Office of the State Fire Marshal in compliance with their plan review procedures.

7.5.2 Final approval by the Lessor will not be granted until the Lessee has produced a valid building permit for the project.

ARTICLE VIII
DEVELOPMENT DESIGN STANDARDS

8.1 DENSITY

8.1.1 Research Zone

- .1 Lot coverage, including all buildings and paved areas shall not exceed sixty (60) percent of the gross lot area.
- .2 Building coverage shall not exceed twenty-five (25) percent of the gross lot area.
- .3 The minimum lot width at the front lot line shall be one hundred fifty (150) feet.

8.1.2 Commercial Zone

- .1 Lot coverage, including all buildings and paved areas shall not exceed eight (80) percent of the gross lot area.
- .2 Building coverage is limited to thirty-five (35) percent of the gross lot area.
- .3 The minimum lot width at the front lot line shall be one hundred fifty (150) feet.

8.2 SETBACKS

8.2.1. Research Zone

- .1 Front yards, measured from the front lot line to the nearest improvement including parking areas but excluding underground utilities, signs or driveways, shall be a minimum width of ten (10) percent of the lot depth, but not less than thirty (30) feet in width to improvements other than buildings and a minimum of fifty (50) feet in width to buildings.
- .2 Side yards, measured from the side lot line to buildings shall be a minimum width of ten (10) percent of the lot width, but not less than twenty-five (25) feet. Side yards, measured from the side lot line to other improvements (excluding underground utilities) shall be a minimum width of ten (10) feet.

- .3 Rear yards, measured from the rear lot line to the nearest improvement (excluding underground utilities), shall be a minimum of thirty (30) feet in width.
- .4 Rear or side yards which abut pedestrian easements shall be measured from the easement line so that the yard will include the side or rear yards required above plus the easement.
- .5 A corner lot shall be considered to have two (2) front yards. The rear yard shall be opposite the front lot line that the building faces.

8.2.2 Commercial Zones

- .1 Front yards, measured from the lot line to the nearest improvements including parking areas but excluding underground utilities, signs or driveways, shall be a minimum of twenty (20) feet in width to improvements other than buildings and a minimum of fifty (50) feet in width to buildings.
- .2 Front yards of lots facing Cajundome Boulevard, measured from the front lot line to the nearest improvements including parking areas but excluding underground utilities, signs or driveways, shall be a minimum of ten (10) percent of the lot depth, but not less than thirty (30) feet in width to improvements other than buildings and a minimum of fifty (50) feet in width to buildings.
- .3 Side yards, measured from the side lot line to the nearest improvement (other than underground utilities), shall be a minimum of twenty (20) feet in width to buildings and ten (10) feet in width to other improvements.
- .4 Rear yards, measured from the rear lot line to the nearest improvement (excluding underground utilities), shall be a minimum of thirty (30) feet in width.
- .5 Rear and side yards which abut pedestrian easements shall be measured from the easement line so that the yard will include the side or rear yards required above plus the easement.
- .6 A corner lot shall be considered to have two (2) front yards. The rear yard shall be opposite the front lot line that the building faces.

8.3 BUILDING HEIGHT

8.3.1 Building Height shall be subject to design review by the Lessor and evaluated in concert with the overall architectural character of each building. All buildings and structures shall be limited in height to an elevation of fifty (50) feet above grade. Any construction exceeding this height limitation must be granted special approval of the Lessor. Towers, antennas or special instrumentation related to buildings may exceed these height limitations only if granted special approval of the Lessor.

8.4 EXPANSION PLANS

8.4.1 All controls and restrictions apply to the total (ultimate) development of any lot. All site plans shall identify initial and future improvements, including buildings, paved areas, grading and landscaping.

8.4.2 The Lessee shall follow all regulations and procedures established herein for any and all future additions and expansions to facilities within the Lessee's site boundary. Modifications that are wholly within the confines of the building shell, are exempt from submission and approval requirements but the Lessee shall not be relieved of the responsibility to adhere to the other regulations, restrictions and standards established herein.

8.5 ROADS AND UTILITIES

8.5.1 All new roads and streets constructed as a part of new developments shall be developed to City of Lafayette street standards for curb and gutter, concrete pavement and subsurface drained streets.

8.5.2 Collector roadways serving the Park shall have a minimum right-of-way width of sixty (60) feet and a minimum pavement width (face-of-curb to face-of-curb) of thirty-seven (37) feet.

8.5.3 Roadways serving only local traffic areas shall have a minimum right-of-way of fifty (50) feet and a minimum pavement width (face-of-curb to face-of-curb) of twenty-seven (27) feet.

8.5.4 Cul-de-sacs shall have a minimum right-of-way diameter of one hundred twenty (120) feet and a minimum pavement width (face-of-curb) of one hundred (100) feet. Streets ending in cul-de-sacs shall be no longer than five hundred (500) feet.

8.5.5 Water mains, sanitary sewers, electric and telephone service shall be located underground in the street right-of-way adjacent to each lot. The Lessee shall coordinate hook-ups with the utility companies. The Lessee shall be responsible for utility location and for all work, coordination and payment, for breakage repair, movement, or alteration of any existing infrastructure improvement.

8.5.6 No new utility infrastructure improvement including but not limited to poles and wires for the transmission of electricity or telephone messages, and water, gas, sanitary and storm sewer drainage and conduits (except hoses and moveable pipes used for irrigation purposes), shall be placed or maintained above ground on any portion of the lot including those of the public and private utility corporations.

8.5.7 No street pavement shall be cut or opened for the installation of utility improvements. All utility lines shall be bored under the street pavement.

8.6 PARKING AREAS AND DRIVEWAYS

8.6.1 Parking shall not be permitted on any street, cul-de-sac, or driveway within the University Research Park.

8.6.2 All parking lots shall be paved with a concrete surface, and shall have appropriate concrete curbs or bumper guards where needed to prevent vehicles from leaving paved curbs.

8.6.3 All parking lots, loading, and delivery areas shall be screened from streets, cul-de-sacs, driveways, and adjacent lots by the use of architectural walls, islands, earth berms, landscape plant material or any combination of these four.

8.6.4 All parking lots and driveways shall have subsurface drainage.

8.6.5 No parking lot or other paved area excluding pedestrian spaces shall be closer than fifteen (15) feet to a building.

8.6.6 No loading dock shall be visible from a street, driveway or common area open space.

8.6.7 Each individual development shall provide off-street parking for a minimum number of vehicles as indicated for the activities listed below. Greenhouses, storage buildings and other normally unoccupied out-buildings may be excluded from the floor area for the purpose of calculating required parking. Parking for boats or storage of fleet vehicles shall be in addition to the requirement established herein.

- .1 Research and Office Developments: Provide one (1) parking stall for each three hundred fifty (350) square feet of gross floor area up to ten thousand (10,000) square feet plus one (1) additional parking stall for each additional four hundred (400) square feet of gross floor area.
- .2 Light Manufacturing Facilities: Provide one (1) parking stall for each four hundred (400) square feet of gross floor area.
- .3 General Business or Commercial Establishments: Provide one (1) parking stall for each two hundred (200) square feet of gross floor area.
- .4 Hotels/Conferences Centers: Provide one (1) parking stall for every guest room plus one half (1/2) of the stalls required for meeting/conference facilities contained in the facility as required by paragraph 8.6.7.5 below.
- .5 Exhibit and Conference/Meeting Facilities: Provide one (1) parking stall for every five (5) seats, permanent or portable.
- .6 Maintenance and Support Facilities: Provide one (1) space for every one thousand (1,000) square feet of gross floor area.

8.6.8 Parking stalls for standard size vehicles shall be a minimum of nine (9) feet by nineteen (19) feet.

8.6.9 Handicap parking stalls shall be provided in accordance with the requirements of the Standard Building Code, ANSI 117.1 and the ADA Accessibility Guidelines for Buildings and Facilities.

8.6.10 Contiguous parking bays shall be separated by a planted island ten (10) feet wide.

8.6.11 All parking areas shall provide minimum landscaping as required by Article X Landscaping.

8.6.12 All two-directional driveways and parking aisles shall be a minimum of twenty-four (24) feet in width.

8.6.13 For lots with street frontages of less than one hundred fifty (150) feet, a maximum of one access point shall be allowed. No lot shall have more than two access points onto any one street. The minimum distance allowed from a street corner to a driveway shall be one hundred twenty five (125) feet.

8.6.14 All walkways, driveways and parking lots shall be provided with security and pedestrian lighting in accordance with section 8.8. below. All wiring shall be underground.

8.7 SIGNS

8.7.1 General Requirements: All signs erected or maintained on any lot shall conform to the following requirements:

- .1 All sign design shall be subject to the approval of the Lessor.
- .2 Signs shall be restricted to identifying only the person, firm, company or corporation operating the use conducted on the lot.
- .3 Only one identification sign shall be permitted near the entrance to each lot. Identification signs shall be placed in an area to be approved by the Lessor. No flashing or moving elements shall be permitted.
- .4 No signs attached to the buildings will be permitted except at the main entrance to the building. This sign shall be limited to the company name. Multi-tenant directories may be allowed outside a building's main entrance upon receipt of written approval from the Lessor.
- .5 Each building shall have the street number applied to the building so that it is visible from the street. Lettering height shall be six inch (6") minimum.
- .6 A sign advertising the lease of a building may be permitted upon receipt of written approval from the Lessor.
- .7 One construction sign identifying the project and denoting the architect, engineer, contractor and other related professionals shall be permitted on a lot upon the commencement of construction. Maximum size shall be ninety-six (96) square feet and shall not be more than twelve feet above ground level. The placement and design of the construction sign shall be approved by the Lessor. The sign shall be removed upon completion of construction.
- .8 Any directional, traffic, or parking control signs on the lot shall be reviewed by the Lessor with the intent that the signs shall be restricted to the minimum size required, shall be visually unobtrusive, and shall be consistent with other University Research Park signing in format, letter and coloring.

8.7.2 Sign System Design: Signs shall conform to the format, configuration, color, materials and quality indicated in Appendix B - sign Standards.

8.8 SITE LIGHTING

8.8.1 General Requirements: Building entry areas, parking areas and pedestrian circulation routes shall be well lit. All wiring shall be run underground.

8.8.2 All parking, loading area, service area, pedestrian walkway, and security lights, whether wall-mounted or free standing, shall be concealed source or lensed fixtures and conform to the following:

- .1 Free standing parking area lights and site security lights shall be pole mounted fixtures no more than twenty five (25) feet in height. Provide fixtures with good cut-off and well shielded light source to control glare.
- .2 Walkway or pedestrian area lighting may be decorative globe type fixtures provided the fixtures have light control elements limiting the brightness of the source.
- .3 Metal halide or color corrected (60 CRI minimum) lamps shall be used for parking areas, walkways and pedestrian areas.
- .4 The finish on all site lighting, fixtures, supports and poles shall be black or dark gray. For lighting fixtures mounted on or directly adjacent to a structure, a finish consistent with building architectural features is encouraged.

ARTICLE IX
STORM DRAINAGE

9.1 STANDARDS

9.1.1 Storm drainage patterns shall be in accordance with drainage studies done for the storm drain system along Cajundome Boulevard.

9.1.2 Lessee shall not divert run-off or storm drainage onto adjacent lots or property.

9.1.3 Lessee shall comply with EPA requirements for storm water discharge and NPDES permits.

9.1.4 Storm drainage systems shall be designed in accordance with accepted engineering practice to meet the design criteria for Urban Drainage Design established in the Louisiana DOTD Hydraulics Manual: The following criteria shall be minimum requirements:

- .1 Minimum storm of 5-year recurrence interval.
- .2 Runoff coefficients: 90% for paved areas, 15% for lawn and landscape areas, 85% for roof areas.
- .3 Concrete pipe for drainage conduit except that PVC pipe may be used for conduit of 8 inches in diameter and less.

ARTICLE X
LANDSCAPING

10.1 GENERAL

10.1.1 The front, side and rear yards of each lot shall be landscaped with an effective combination of trees, shrubbery, ground cover and lawn. All landscaped bed areas shall include an automatic irrigation system designed to adequately support the needs of landscape plant material.

10.1.2 Plantings related to individual structures within the University Research Park should reflect a unified campus concept rather than a collection of individual structures. Open lawn areas should be placed in front of individual buildings with planting of trees and shrubs being utilized to frame buildings, emphasize building entrances and screen parking and service areas. Special landscape features such as ponds are subject to approval by the Lessor.

10.1.3 The Lessee shall comply with the requirements of the City of Lafayette, Louisiana, Landscape Ordinance except when more stringent requirements are stipulated herein.

10.1.4 When driveway cuts or utility connections are made through existing common area landscaped areas, streets, or rights-of-way, the existing landscaping and all existing infrastructure must be replaced to its previous condition by the Lessee.

10.2 PLANT MATERIAL

10.2.1 The Lessee shall use only those planting materials that are regionally appropriate and hardy in south Louisiana. A list of acceptable trees is included in the City of Lafayette, Louisiana, Landscape Ordinance.

10.3 REQUIREMENTS

10.3.1 The minimum number of trees required within all yards and parking lots shall be one tree for every one thousand (1,000) square feet of gross building area including area of out-buildings.

10.3.2 All front yards (both front yards on corner lots) shall have one tree with a 2" caliper minimum planting size for every twenty-five feet (25') of frontage and one live oak tree with a 4" caliper minimum planting size for every one hundred feet (100') of frontage.

10.3.3 All other trees on a lot shall be in accordance with the following size requirements. Tree measurement will be based on caliper.

Quantity	Minimum Caliper
40%	2.5" and above
30%	1.5" and above
30%	1.0" and above

10.3.4 Parking areas shall be landscaped in accordance with the requirements of the City of Lafayette, Louisiana, Landscape Ordinance.

ARTICLE XI
BUILDING DESIGN

11.1 GENERAL

11.1.1 It is the intent of this section to guide the design of individual projects so that the overall development of the University Research Park takes on the characteristics of a campus. The University properties extend across Congress Street along Cajundome Boulevard. The overall design of site and buildings in the park should reflect the materials, colors and landscape used in this area and the main campus.

11.1.2 Acceptable materials for all areas of the Research Park shall include the following:

1. A large portion of each building shall be constructed of a red brick blend. Other colors of brick may be used to accent or contract the red brick.
2. Stucco may be used on wall and facia surfaces but should not be the predominate material.
3. Glass window walls.
4. Smooth surface insulated metal wall panels.
5. Standing seam metal roofing.

11.1.3 Unacceptable materials for all areas of the Research Park shall include the following:

1. Corrugated, ribbed, or beveled metal siding.
2. Wood siding, plywood or composition boards.
3. Painted or natural concrete block.
4. Rock face or fluted concrete masonry except as accents.
5. Applied awnings or mansard roofs.
6. Concrete wall panels.

7. Ribbed or corrugated metal roofs.
8. Tile or shingle roofs.

11.1.4 Colors of exterior materials shall be selected to harmonize and be consistent with colors of other buildings in the University Research Park. Color selections are subject to approval by the Lessor.

11.1.5 All buildings shall be considered in the round. Buildings may not have special treatments only on the front facade. The architectural design concept shall be consistent on all sides of the building.

11.1.6 All out-buildings, sheds, storage buildings, etc. shall be built of similar materials used on the main building.

11.1.7 In general, the use of exposed gutters and downspouts is discouraged.

ARTICLE XII
MECHANICAL AND ELECTRICAL EQUIPMENT

12.1 EXPOSED EQUIPMENT

12.1.1 Objects, such as storage tanks, fans, skylights, cooling towers, communications towers, satellite dishes, vents or any other structures or equipment shall be architecturally compatible with the building or screened from public view. These treatments shall be approved by the Lessor in writing before the construction or erection of said structures or equipment.

12.1.2 Storage of movable equipment such as boats, trailers, vehicles, field equipment, etc. shall be subject to the requirements of Article XIV.

ARTICLE XIII
WASTE DISPOSAL

13.1 RESPONSIBILITY

13.1.1 It is the responsibility of the Lessee to strictly follow all restrictions, directives, guidelines, and laws under all applicable governmental bodies and under its own industrial safety standards concerning toxic or hazardous wastes. The Lessor maintains the right to monitor waste removal from the Lessee's buildings to ensure regulation compliance.

13.1.2 Lessee shall obtain all required permits for waste discharge from EPA and the City of Lafayette Utilities Department.

ARTICLE XIV
STORAGE AREAS AND FENCES

14.1 GENERAL

14.1.1 No outside storage or operations of any kind shall be permitted in any yard, nor storage on any other lot area unless properly screened. Properly screened stored materials shall not be visible from any adjacent lot or public space.

14.1.2 All fire and hazard regulations must be followed regarding inside and outside storage.

14.2 REQUIREMENTS

14.2.1 The Lessee shall provide a six foot (6') high wood privacy fence where indicated in Appendix A - University Research Park Land Use Plan along all lot lines contiguous to property that is not part of the University Research Park. Fences shall conform to Appendix C - Fence Standards.

14.2.2 Screening fences, walls and vegetative buffers shall be six (6) to eight (8) feet in height as required to screen equipment being stored. Vegetative screens shall be of evergreen materials. Equipment or storage of materials of eight feet in height or more shall be screened by a wall of similar material to the building. The placement of all fences and the design and materials utilized shall be subject to the approval of the Lessor. Open mesh chain link fences are not an acceptable screening material.

14.2.3 Security fences shall be black, wrought iron or aluminum fence materials, subject to the approval of the Lessor. No chain link fencing is allowed.

14.2.4 Fences shall not extend beyond the front of the building into front yard areas.

ARTICLE XV
MAINTENANCE

15.1 INTENT

15.1.1 It is the intent of this Article that permitted uses shall provide and maintain a proper appearance from streets and adjoining properties.

15.2 REQUIREMENTS

15.2.1 Each Lessee shall at all times, keep his lot, buildings and improvements in a safe, clean, neat and sanitary condition and shall comply with all laws, ordinances and regulations pertaining to health and safety.

15.2.2 Each Lessee shall provide for the timely removal of trash and rubbish from his lot.

15.2.3 During construction, it shall be the responsibility of each Lessee to ensure that, while improvements are under construction, lots are kept free of unsightly accumulations of rubbish and scrap materials, and that construction materials, trailers and the like are to be kept in a neat and orderly manner.

ARTICLE XVI
ENVIRONMENTAL PERFORMANCE STANDARDS

16.1 INTENT

16.1.1 It is the intent of this Article that permitted uses shall be a good neighbor to adjoining properties by the control of noise, odor, glare, vibration, smoke, dust, liquid wastes, radiation, radioactivity, toxic materials, and any other factors considered to be offensive or safety hazards.

16.1.2 In addition to these Environmental Performance Standards, all applicable City, Parish, State and Federal regulations and laws shall be followed.

16.1.3 It is further the intent of this Article to state the condition of construction and operation that site uses will be expected to comply. In many cases the relation of a perspective use to all these performance standards cannot be judged properly at the time of a site plan approval. In such cases, the recipient of the site plan approval should note that these performance standards, like all other provisions of these covenants are continuing obligations and that all site uses will be expected to operate in compliance with these standards.

16.2 NOISE

16.2.1 The following noise standards shall apply to all property within University Research Park:

1. Allowable Exterior Noise Level 7 a.m. to 10 p.m. - 65 dBA
2. Allowable Exterior Noise Level 10 p.m. to 7 a.m. - 60 dBA

16.2.2 Each of the noise limits specified here shall be reduced by 5 dBA for impulse tone noises, or for noises consisting of speech or music provided, however, that if the ambient noise level exceeds the resulting standard, the ambient shall be the standard.

16.3 ODORS

16.3.1 Odors from any use shall not be discernible at any lot line.

16.3.2 The values given in Table III (Odor Thresholds) Chapter 5, "Physiological Effects", in the "Air Pollution Abatement Manual", by the Manufacturing Chemists' Association, Inc., Washington, D. C., copyright 1951, shall be used as standard in case of doubt concerning the character of odors emitted. In such case, the smallest value given in Table III shall be the maximum odor permitted.

16.4 GLARE

16.4.1 Glare, whether direct or reflected, such as from floodlights or high temperature processes, and as differentiated from general illumination, shall not be visible outside the lot on which it is generated.

16.5 EXTERIOR LIGHTING

16.5.1 Any light used for exterior illumination shall direct light away from adjoining properties.

16.6 VIBRATION

16.6.1 Vibration shall not be discernible, at any lot line, to the human sense of feeling for more than three minutes duration in any one hour. Vibration shall not produce at any time an acceleration of more than 0.1 gravities or shall not result in any combination beyond the "safe" range of Table 7, United States Bureau of Mines Bulletin No. 442, "Seismic Effects of Quarry Blasting". The methods and equations of said Bulletin No. 442 shall be used to compute all values for the enforcement of this provision.

16.7 SMOKE

16.7.1 Measurement shall be at the point of emission. The Ringleman Smoke Chart published by the United States Bureau of Mines shall be used for the measurement of smoke. Smoke not darker or more opaque than No. 1 on said chart may be emitted for periods not longer than four (4) minutes in any thirty (30) minute interval. This provision, applicable to visible grey smoke, shall also apply to visible smoke of a different color but with an equivalent apparent opacity.

16.8 DUST

16.8.1 Solid or liquid particles shall not be emitted at any point in concentration exceeding 0.3 grains per cubic foot of the conveying gas or air. For measurement of the amount of particles in gases resulting from combustion, standard corrections shall be applied to a stack temperature of 500 degrees F and 50% excess air.

16.9 GASES

16.9.1 Fumes or gases shall not be emitted at any point in concentrations or amounts that are noxious, toxic, or corrosive. The values given in Table V (Exposures to Substances Causing Injury to Vegetation) in the latest revision of Chapter 5, "Physiological Effects", in the Air Pollution Abatement Manual by the Manufacturing Chemists' Association, Inc., Washington, D. C., are hereby established as guides for the determination of permissible concentration or amounts.

16.10 HAZARDS

16.10.1 Operations shall be carried on with reasonable precautions against fire and explosion hazards. All areas inside and outside of buildings shall conform to all City and State fire codes.

16.11 RADIATION

16.11.1 As specified by the regulations of the Nuclear Regulatory Commission, operations shall cause no dangerous radiation at any lot line or in any area where people outside lot lines could be expected.

16.11.2 Operations shall cause no release of radioactivity at any lot line or in any area where non-employees could be expected, in violation of Title 10, Chapter 1, Part 20, Code of Federal Regulation, "Standards for Protection Against Radiation", dated January 26, 1957, or any subsequent revision or amendment thereof.

16.12 ELECTRICAL RADIATION

16.12.1 Any electrical radiation shall not adversely affect at any point, any operations or any equipment other than those of the creator of the radiation.

16.13 WASTE

16.13.1 All sewage and industrial wastes shall be treated and disposed of in such a manner as to comply with standards of the State of Louisiana, the City of Lafayette and the Environmental Protection Agency. Approval of the Lessor of all plans for waste disposal facilities shall be required before the issuance of any site plan approvals.

ARTICLE XVII
CONSTRUCTION REGULATIONS

17.1 GENERAL

17.1.1 Construction at University Research Park is expected to take a number of years. In order to assure that there will be no environmental damage and in order to maintain an attractive, nuisance-free setting during the extended period of construction, special criteria shall be imposed to insure that environmental and visual protection may be required. Before construction begins, the applicant shall submit to the Lessor a program which delineates the proposed methods of compliance with criteria set forth in this Article.

17.1.2 Street access for construction work shall be limited to one location per lot subject to approval by the Lessor. Mud, dirt, or other surface debris deposited on the street at the access point shall be washed or removed daily to avoid compaction and damage to the roadway and to minimize impact on the drainage system.

17.1.3 Structures, portable offices, and other related facilities shall be maintained in good repair and arranged in a compact and organized manner on the lot. These facilities shall be situated so as not to be obtrusive or unsightly when seen from the street or adjacent properties. Location shall be submitted and approved as part of the site plan review process. Temporary structures shall not be placed in front yards of any lot without permission of the Lessor. All temporary structures and portable facilities shall be removed upon the completion of construction activity and before occupancy of the building.

17.1.4 Temporary utilities on the construction lot shall be contained in a single, unobtrusive arrangement. Distribution to the various areas of construction shall be from an on-site location, approved by Lessor.

17.1.5 Material storage areas shall be at a location that shall be visually unobtrusive from the street and adjacent properties. Storage areas shall not be placed in front yards of any lot without permission of the Lessor. Mobile equipment is to be arranged in an orderly manner at the end of each work day.

17.1.6 Construction debris shall be concealed during construction by locating it in a visually screened area until it is removed. Removal shall be on a regular basis. After construction is completed, temporary barriers, surplus materials, and all trash, debris and rubbish shall be promptly removed from the lot. Burial of debris on-site is not permitted.

17.1.7 Topsoil and fill material stockpiled on the lot shall be seeded or mulched and appropriately graded to avoid erosion. Stockpiles shall be maintained and kept weed-free.

17.1.8 Interim construction signs shall conform to criteria specified in Article VIII. The sign shall be removed upon completion of construction.

17.1.9 All trees and other plant materials designated in the approved site plan for preservation shall be protected during construction and shall be permanently protected in case of site modifications that alter the tree's environment. The Lessee shall repair, restore or replace damaged trees or landscaped areas on adjacent lots, property or street right-of-ways or medians that may be damaged as a result of construction activities on the Lessee's lot.

ARTICLE XVIII
MISCELLANEOUS PROVISIONS

18.1 PROJECT SUPERVISION

18.1.1 Lessee agrees to allow the Lessor's construction project manager and Lessor's agents, free access onto the lot for the purpose of assuring the Lessor that the facility is being constructed in accordance with the approved site plans and that the Lessee is meeting the requirements of these covenants.

18.2 SPECIAL ASSESSMENTS/UNDERGROUND UTILITIES

18.2.1 Each lot shall be, prior to initial occupancy of a building, appropriately serviced by a street and by sewer and water lines for which the tenant may be subject to special assessments by the University of Louisiana at Lafayette or the City of Lafayette.

18.3 RIGHTS-OF-WAY/EASEMENTS

18.3.1 Each Lessee shall cooperate with the Lessor in the planning and granting of all easements necessary and reasonable for the further development of the University Research Park.

18.3.2 The Lessor reserves the right to convey or grant easements in or across, or dedicate portions of the University Research Park from time to time for such purposes as the Lessor deems reasonably necessary or desirable for the full development of University Research Park as contemplated herein, and in furtherance thereof, to withdraw said portion from these covenants.

ARTICLE XIX
AMENDMENT AND ENFORCEABILITY

19.1 GENERAL

19.1.1 These development covenants, conditions and restrictions may be amended from time to time by the Lessor without the necessity of first obtaining the approval, joinder, or consent of any other person or entity.

19.1.2 The right to enforce the terms and conditions of these covenants is vested solely in the Lessor and no other person or entity shall have the right to enforce the same without the prior written consent of the Lessor, which consent shall not be unreasonably withheld. The remedies for any breach or violation shall include all rights and remedies provided at law or in equity, including but not limited to the right of injunction and specific performance.

ARTICLE XX
VARIANCE AND APPEALS

20.1 BOARD OF VARIANCE AND APPEALS

20.1.1 This Declaration shall hereby establish a Board of Variance and Appeals that shall consist of three (3) members appointed by and serving at the pleasure of the University President selected from the members of the University Research Park Steering Committee.

20.1.2 The purpose of the Board of Variance and Appeals shall be to review and make recommendations to the University President concerning the following request by University Research Park's Lessees:

- .1 Requests for approvals required by these Development Covenants, Conditions and Restrictions.
- .2 Requests for interpretations or clarifications of the requirements of these Development Covenants, Conditions and Restrictions.
- .3 Requests for waivers of, or variances to the requirements of these Development Covenants, Conditions and Restrictions.

20.1.3 The Lessee shall submit information supporting a request for approval, interpretation or variance along with a written request for a hearing to the Board of Variance and Appeals. The Board shall set a time and place for the hearing within thirty (30) calendar days after receipt of the request.

20.1.4 No later than fifteen (15) days following the date of the hearing, the Board shall recommend to the University President whatever action it deems appropriate regarding the request. Recommendations for granting approval, interpretation or variance shall require two (2) affirmative votes by Board members. Requests failing to receive two (2) affirmative votes shall be considered as a recommendation for not granting approval, interpretation or variance.

20.1.5 Within fifteen (15) days following the receipt a recommendation from the Board of Variance and Appeals concerning a request, the University President shall render a decision concerning the request. The decision of the University President shall be final.

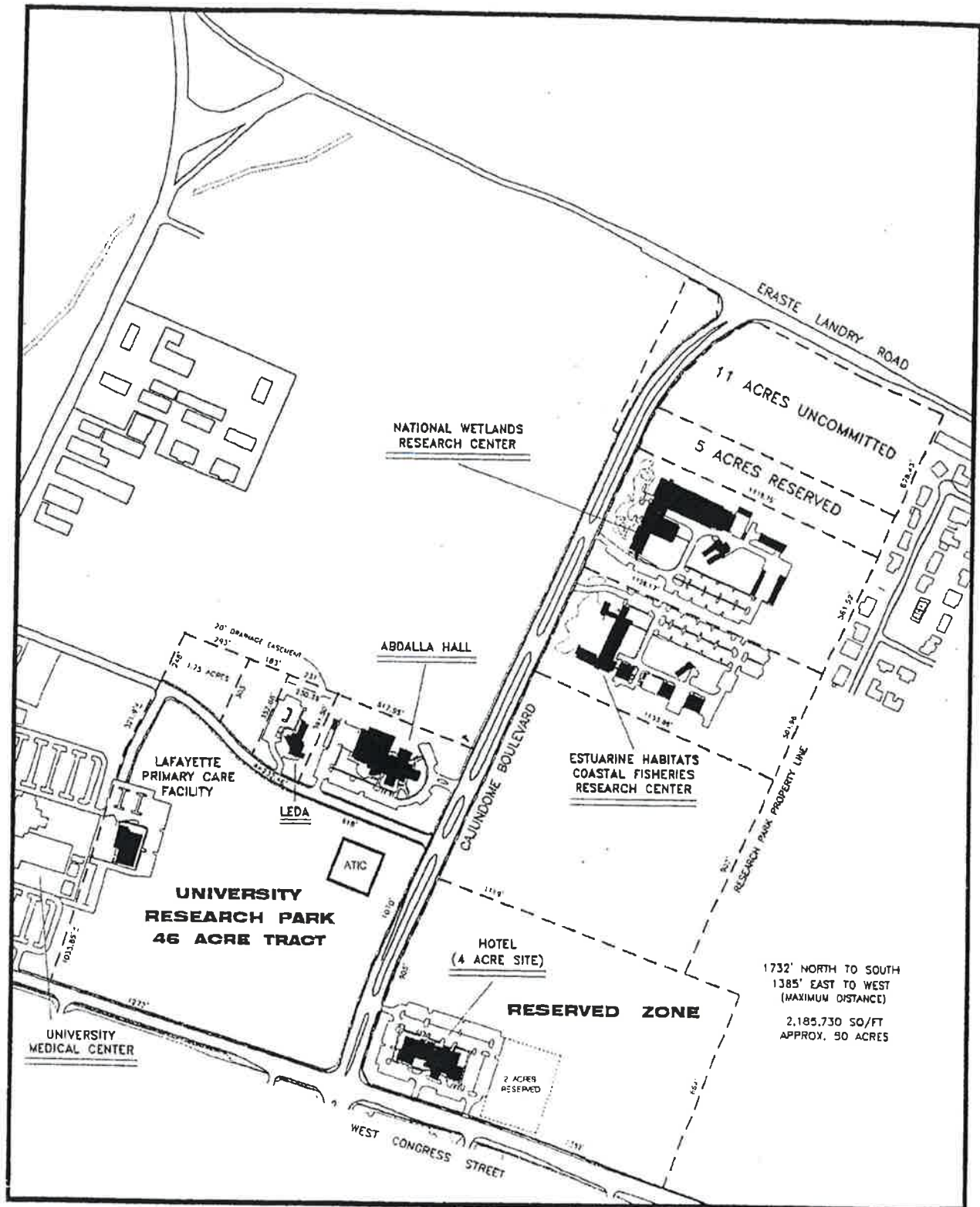
APPENDIX A
UNIVERSITY RESEARCH PARK
LAND USE PLAN

A.1 LAND USE PLAN

A.1.1 The latest applicable version of the map titled University Research Park Land Use Plan shall become a part of the University Research Park development covenants, conditions, and restrictions setting the physical locations of requirements stated elsewhere in these covenants including but not limited to the following:

- .1 Location of Use Zones,
- .2 Location of required privacy fences,
- .3 Location and sizes of pedestrian easements,
- .4 Locations of existing leases,
- .5 Locations of existing and proposed streets and rights-of-way.

A.1.2 All future developments shall conform to the requirements for the Use Zones as established by the Land Use Plan.



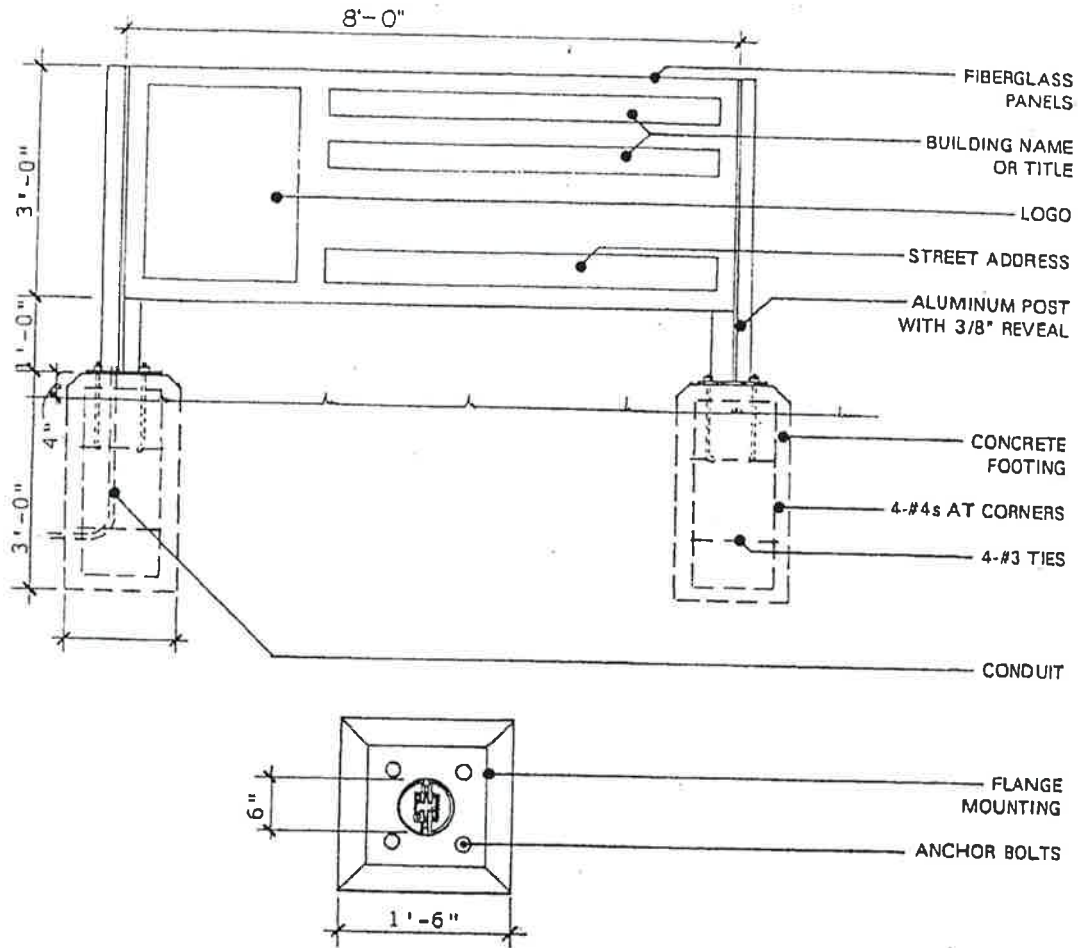
RESEARCH PARK SITE PLAN

APPENDIX B
SIGN STANDARDS

B.1 SIGN STANDARDS

B.1.1 Only one identification sign shall be permitted near the entrance to each lot.

B.1.2 Signs shall conform to the format configuration, color, materials and quality indicated herein.



DOUBLE SIDED, REINFORCED FIBERGLASS SIGN WITH ALUMINUM POST.
 OPAQUE FIBERGLASS FACE PANELS. COLOR TO MATCH DEVOE 2D40C, DRAKE.
 WHITE TRANSLUCENT GRAPHICS, OPTIMA LETTER STYLE.
 BACKLIGHT WITH 120V FLUORESCENT LIGHTS.
 ASI 1072 SERIES OR APPROVED EQUAL.

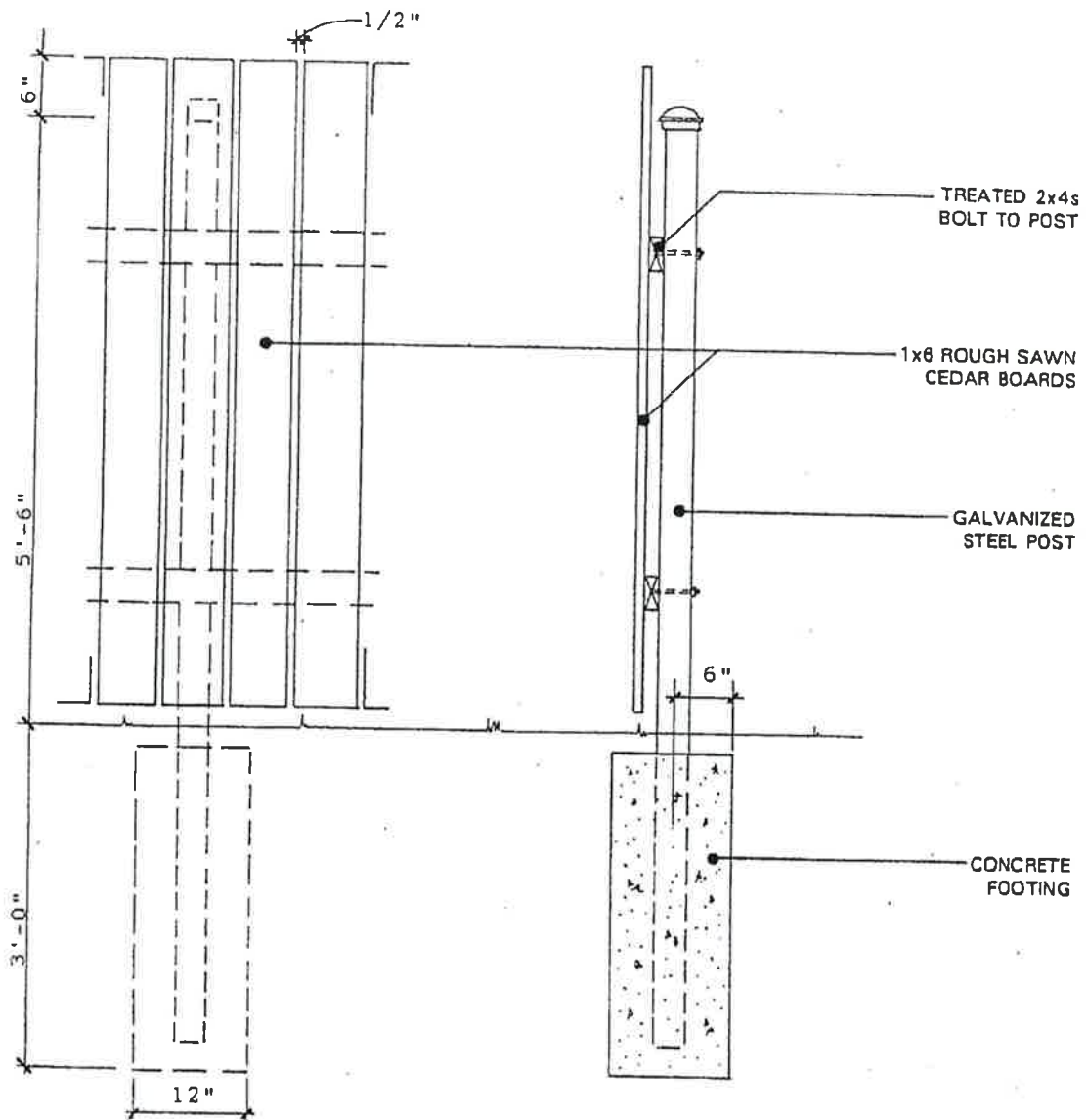
IDENTIFICATION SIGN DETAIL

APPENDIX C
FENCE STANDARDS

C.1 FENCE STANDARDS

C.1.1 The Lessee shall provide a six (6) foot high wood privacy fence where indicated in Appendix A - University Research Park Land Use Plan along all lot lines contiguous to property that is not part of the University Research Park.

C.1.2 Fences shall conform to the size, configuration, color, materials and quality indicated herein.



FINISHED, BOARD SIDE SHALL FACE TOWARD THE ADJACENT PROPERTY. POST SIDE SHALL FACE THE LESSEE'S LOT.

PRIVACY FENCE DETAIL

Exhibit I - 2022 Parish Tax Statement

Lafayette Parish - Tax Notice Inquiry**2/13/2023 1:43:00 PM****Tax Notice# 6131754****Tax Year 2022****Taxpayer****SOUTHWESTERN LOUISIANA INSTITUTE OF LIBERAL &
TECH******* E UNIVERSITY AVE****LAFAYETTE LA *******

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

Legal**SEC 68 T9S R4E (32.14 AC)****Parcels**

Parcel#	Address	% Tax
6131754	537 CAJUNDOME BLVD	100.0000

History

Date	Description	Amount
11/4/2022	ORIGINAL TAXES	0.00

Items

Class	Value	Units	Homestead
COMMERCIAL ACREAGE	210,003	32.14	0

Exhibit J - 2022 City Tax Statement

City of Lafayette - Tax Notice Inquiry

2/13/2023 1:43:41 PM

Tax Notice# 6131754**Tax Year** 2022**Taxpayer**SOUTHWESTERN LOUISIANA INSTITUTE OF LIBERAL &
TECH

*** E UNIVERSITY AVE

LAFAYETTE LA *****

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

Legal

SEC 68 T9S R4E (32.14 AC)

Parcels

Parcel#	Address	% Tax
6131754	537 CAJUNDOME BLVD	100.0000

History

Date	Description	Amount
11/8/2022	ORIGINAL TAXES	0.00

Items

Class	Value	Units	Homestead
COMMERCIAL ACREAGE	210,003	32.14	0

Exhibit K - South Campus Utilities Map 2-2-23

Legend:

Green = Storm or Sanitary Sewer
Red = Electricity
Dark Blue = LUS Water
Light Blue = University Water
Orange = Communications
Yellow = Gas

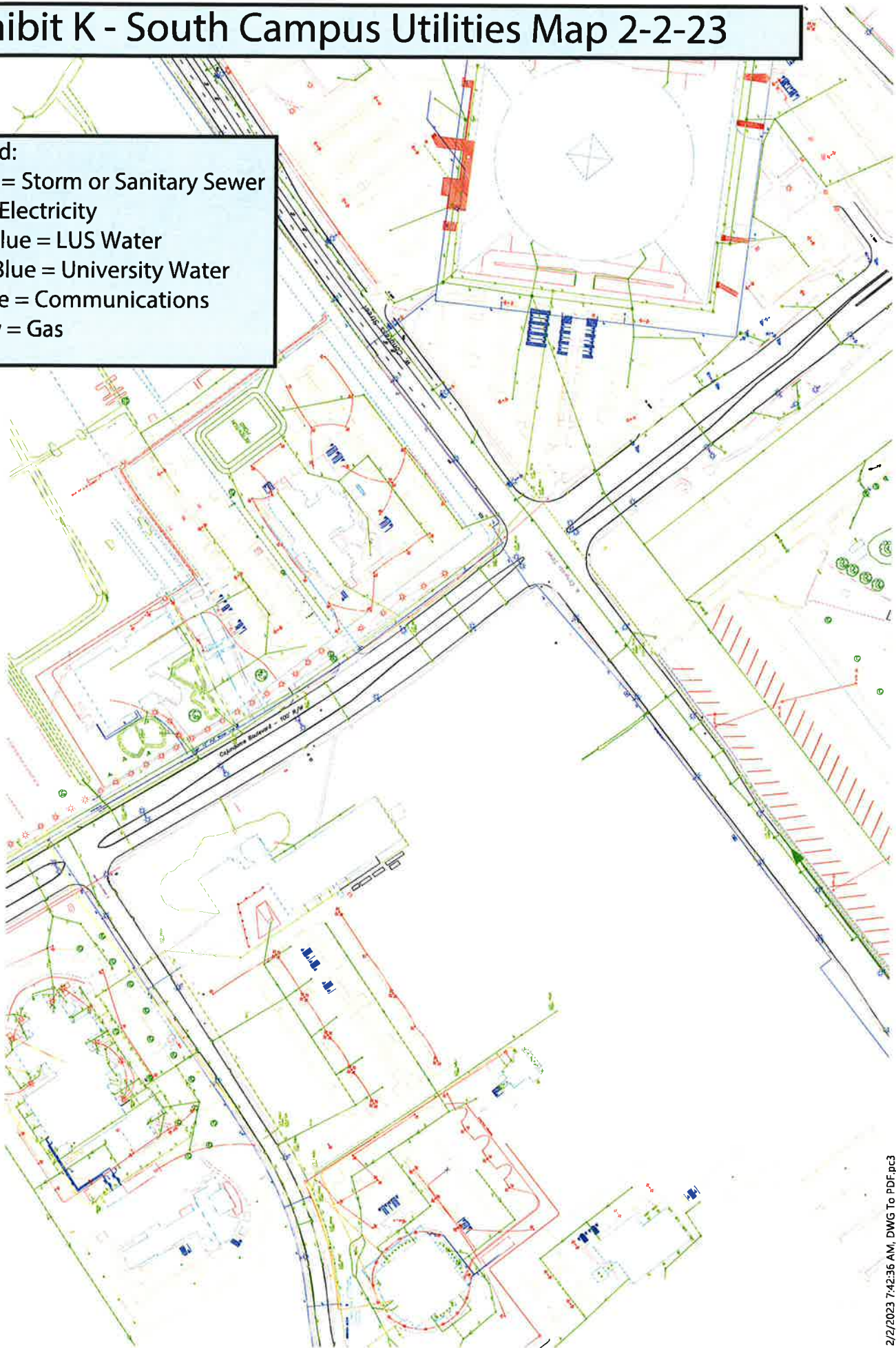


Exhibit L - West Congress LA DOTD Traffic Counts

- Traffic Counts 2010 on W. Congress 27,740/day.
- Traffic Counts 2021 on W. Congress 21,271/day.

DOTD
LOUISIANA DEPARTMENT OF
TRANSPORTATION & DEVELOPMENT

MS2
Transportation Data Management
System

[Home](#) [Login](#) [+ Locate](#) [+ Locate All](#) [Email This](#)
Auto-Locate OFF

List View All DIRs

Record 1 of 1 Goto Record go

Location ID	281000774	MPO ID	
Type	SPOT	HPMS ID	
On NHS		On HPMS	
LRS ID	055_W CONGRESS ST_1_1_010	LRS Loc PL	5 266577
SF Group	SFS-7	Route Type	Not Signed
AF Group	FC7UR	Route	
GF Group	GFC 5-7	Active	Yes
Class Dist Grp	CDF7	Category	Local
Seas Class Grp	SCF-State		
WIM Group	WIM 3-7		
QC Group	Default		
Frct'l Class	Other Principal Arterial	Milepost	
Located On	W CONGRESS STREET		
Loc On Alias			
AT			

More Detail

STATION DATA

Directions: 2-WAY

Year	AADT	DHV-30	K %	D %	PA	BC	Src
2021	21,271	2,709	13		19,548 (92%)	1,723 (8%)	
2010	27,740						Legacy
1992	29,873						Legacy
1983	27,434						Legacy

Travel Demand Model

Model Year	Model AADT	AM PHV	AM PPV	MD PHV	MD PPV	PM PHV	PM PPV	NT PHV	NT PPV

VOLUME COUNT

Date	Int	Total
Tue 11/9/2021	15	24,166
Mon 11/8/2021	15	23,679

VOLUME TREND

Year	Annual Growth
2021	-2%
2010	0%
1992	1%



Exhibit M - Map of the UL South Campus Development Plan

Legend:

1. Performing Arts Center Potential General Area
2. LA National Guard Development
3. EHCFC will become UL Lab School K-8
4. ULL will build Lab High School
5. Cajun Field Renovations and Expansion
6. Potential Mixed Use Dev.- Retail, Comm., Residential, Parking
7. Potential Mixed Use Dev.- Retail, Comm., Residential, Parking
8. Potential Mixed Use Dev.- Retail, Comm., Residential, Parking
9. Proposed Potential Hotel Development location
10. Convention Center Expansion
11. CAJUNDOME
12. Potential Hotel/Conv. Ctr. Parking Garage
13. LCG Fire Station
14. Intramural Fields improvements
- 15-16. Blackham Coliseum and Barn improvements
17. Potential Mixed Use Development - Retail, Comm., Residential
18. Potential Research, & Mixed Used.
19. Potential Mixed Use Dev.- Retail, Comm., Residential, Parking
20. Potential Research, & Mixed Used.

