

**MINUTES OF A REGULAR PUBLIC MEETING OF THE  
MAYOR AND BOARD OF ALDERMEN  
OF THE TOWN OF VIDALIA, LOUISIANA,  
HELD ON TUESDAY, APRIL 11, 2023 AT 6:00 P.M.  
IN THE TOWN HALL MEETING ROOM, 200 VERNON STEVENS BLVD., VIDALIA,  
LOUISIANA**

The Mayor and Board of Aldermen of the Town of Vidalia, Louisiana, met, in regular session, in the Town Hall Meeting Room on Tuesday, April 11, 2023, at 6:00 p.m.

There were present: Mayor Buz Craft, Aldermen Jon Betts, Brent Smith, Robert Gardner, Tommy Probst, and Alderwoman Rosa I. Demby.

There were also present: Piara Wilson, Municipal Clerk; Debra Moak, Municipal Accountant; George C. Murray, Jr., Municipal Attorney; Jay LaSyone, Municipal Manager; and members of the press.

The meeting was opened by the Mayor and the Pledge of Allegiance was recited by those present, followed by the invocation given by Alderman Probst.

A quorum being present, the Mayor declared the Board of Aldermen of the Town of Vidalia, Louisiana, to be duly convened, in regular session, as the governing authority of said municipality, and opened the meeting for the conduct of business.

After being reviewed, the typed minutes of the regular town meeting of March 14, 2023, were approved with no changes. The motion for the approval of the minutes was made by Alderman Betts, seconded by Alderman Smith, and unanimously carried.

The Mayor then asked if anyone had comments on current agenda items. Noting that no one had any questions or comments, he advised that he would continue with the formal agenda.

Agenda Item No. 1 was the presentation of the financial statement for February, 2023. The Mayor then called on the Municipal Accountant, Debra Moak, CPA, who presented the financial statement. She began by explaining the various fund balances, which summaries included a comparison of actual expenses to budget expenses. The summary sheets, previously given to the Aldermen, were reviewed in detail, and she reported on the various positive and negative fund balances and indicated the net changes in the various funds through February 28, 2023. She then, as customary, reminded the Aldermen that those statements were provided to them in their meeting packet. She then reported which revenues are under budget and which are over budget at this time. Next, she brought them up to date on several items of interest. Those items included: revenues are lower than expected due to lower hydro royalties caused by the low levels in the Mississippi River, but are offset somewhat by increases in the sales tax revenue; expenses are higher due to the cost of repairs to the conveyer belt at the port; the town has received \$1.4 million of ARPA funds, from which the Town has used \$165K to help offset the citizens' electric costs and have used \$63.9K to supplement the employee retention payments in 2022, and the remaining amount has not been appropriated; budget revisions will be necessary for the fiscal year 2022-23 and the budget process has begun for the 2023-24 fiscal year. There were no questions or comments from the Board and, being none, the Mayor thanked Mrs. Moak and her staff for their usual good work.

Agenda Item No. 2 was Board discussion and vote on approval of occupational license applications. The only application was by Leigh Anne Mason and Leslie Parker for a banner type sign for their business "LESLIE-ANNE'S VINTAGE EMPORIUM" at 1644-B Carter Street. Leigh Anne Mason spoke on behalf of the application. There being no comments or questions, a

motion to approve the application was made by Alderman Betts, seconded by Alderman Smith, and unanimously carried.

Agenda Item No. 3 was Board discussion and vote on approval of a class B (Package) beer and liquor permit for “Family Dollar #20670” at 1919 Carter Street. There being no questions, comments or discussions, the motion to approve the requested permit was made by Alderman Smith, seconded by Alderman Betts, and unanimously carried.

Agenda Item No. 4 was presentation of financial audit for the Town of Vidalia for fiscal year 2021-2022 by Mr. Scott Adams with Silas Simmons, LLP. The Mayor then announced Agenda Item No. 4 and noted that Mr. Adams was not in attendance. Following a short discussion, it was decided to pass this item until the next meeting. At this point, the Mayor commented that the current audit was a very good audit and showed no findings of any significance. He thanked the Department Heads, the employees and Mrs. Moak for being good stewards of the citizens’ money, as shown by the audit. He then moved on to the regular agenda.

Agenda Item No. 5 was Board discussion and vote on a Resolution to approve a bid to Grid Source Incorporated, LLC, for installation of fiber optic – Phase 2A. The Mayor then called on Mr. Bobby Paul to explain the new Phase 2A and what it means for the public. Mr. Paul explained that the project is to extend the fiber optics on the South Side of Highway 84 which would provide a backbone for future development and for operation of cameras and extension to businesses. There were no questions from the Board or the audience and the Mayor thanked Mr. Paul for his presentation. The Mayor then asked for a Resolution to approve awarding the bid to GridSource Incorporated, LLC. The Resolution to approve and accept the bid and award the project to GridSource Incorporated, LLC, as presented at the meeting, was made by Alderman Betts, seconded by Alderman Probst, and unanimously carried.

(A COPY OF THE RESOLUTION IS ATTACHED HERETO AND MADE A PART HEREOF).

Agenda Item No. 6 was Public Hearing on a Resolution authorizing the Town of Vidalia to enter into a Purchase Option Agreement for Industrial Inducement purposes. After Agenda Item No. 6 was announced, the Mayor reminded the Board that they needed to have a Public Hearing. The motion to enter a public hearing was made by Alderman Probst, seconded by Alderman Smith, and unanimously carried. The Mayor then conducted the hearing. Noting that there were no comments or questions, the Mayor asked for a motion to close the public hearing. The motion to close the public hearing was by Alderwoman Demby, seconded by Alderman Probst and unanimously carried.

Agenda Item No. 7 was Board discussion and vote to approve a Resolution authorizing the Town of Vidalia to enter into a Purchase Option Agreement for Industrial Inducement purposes. The Mayor then announced that having had the Public Hearing as required, it was time for the Board to discuss entering into the Agreement. The Mayor then asked if there were any comments or questions or discussion about the matter. There being none, he asked for a motion to approve the Resolution. A motion to approve the Resolution as presented at the meeting, was made by Alderman Betts, seconded by Alderman Smith, and unanimously carried.

(A COPY OF THE RESOLUTION IS ATTACHED HERETO AND MADE A PART HEREOF).

Agenda Item No. 8 was presentation on current millage issues for Town of Vidalia by Jeannie Archer, Concordia Parish Tax Assessor. The Mayor introduced Ms. Archer who advised the Board concerning the annual process of setting the tax millages. She explained that at the present rate of 3.37 mills, the Town recovers about \$124,000.00 a year and that by rolling forward to 3.9 mills, the Town would only gain an increase of \$740 for the year. She also explained the various

ramifications of rolling forward versus staying the same. Following her presentation, there were no questions from the audience or the Board. The Mayor thanked Ms. Archer for her presentation.

Agenda Item No. 9 was Board discussion to set millage being levied for the 2023 tax roll on all property subject to taxation by the Town of Vidalia, Louisiana. There followed a short discussion on the matter and the consensus was to keep the rate for 2023 at 3.37 mills.

Agenda Item No. 10 was Board adoption of millage rate for 2023. The Mayor summarized the foregoing presentations and discussions and asked for a motion to adopt the Resolution, as presented at the meeting, to adopt 3.37 mills as the millage rate for 2023. The motion was made by Alderman Betts, seconded by Alderman Probst, and unanimously carried.

(A COPY OF THE RESOLUTION IS ATTACHED HERETO AND MADE A PART HEREOF).

Agenda Item No. 11 was Board discussion and vote on Vidalia Police Department personnel. Morgan Stigall (full-time). After announcing the agenda item, the Mayor noted that Officer Frankie Carroll was in the audience and asked if he would answer any questions about the hire. Officer Carroll advised that Morgan Stigall was being hired as a full-time dispatcher. There were no further questions or comments. The Mayor asked for a motion to approve the hire of Morgan Stigall as a full-time dispatcher. The motion was made by Alderman Betts, seconded by Alderman Smith, and unanimously carried.

Agenda Item No. 12 was Board discussion and vote to approve renewal of contract for municipal membership with AirMed Care Network (Air E-Vac) providing emergency air lift services for the Town of Vidalia residents. At this point the Mayor noted that the Town has had a contract with AirMed for the last 6 years and that this would be a renewal. The Mayor asked for questions, comments or discussion. Alderman Gardner asked about the cost of the new contract, and was advised that it would be the same as last year. There being no further questions or comments, the Mayor asked for a motion to approve the renewal of the contract for Town membership with AirMed Care Network on the same terms as last year. The motion was made by Alderman Gardner, seconded by Alderwoman Demby, and unanimously carried.

Agenda Item No. 13 was introduction of an Ordinance to Amend the Vidalia, Louisiana, Zoning and Development Code and repeal the currently existing Zoning Code. The Mayor began by commenting on the actions by the Vidalia Planning Commission, which is chaired by Ms. Cassandra Lynch, who he noted was present. He recounted that the Commission met and discussed the development of a Racetrack across the highway from WalMart. The property to be developed is presently zoned Commercial mixed and all of the surrounding property is still zoned Community Commercial. From the floor, Ms. Lynch confirmed that the Commission has recommended that the property be re-zoned to Community Commercial to allow the Racetrack Development. The Mayor then thanked the Planning Commission for their work on this matter and Ms. Lynch for her role in chairing that Commission. The Mayor then noted that no Board action is needed at this time as this is only an introduction of the Ordinance. The proposed Ordinance is on file at Town Hall for inspection, and will be voted on, after a public hearing, after the next regular Town meeting.

Agenda Item No. 14 was Board discussion and vote on Convention Center price scheduling. The Mayor began by explaining that he had put this matter on the agenda as the Town in recent years have been bombarded with requests from non-profits, schools, some community agencies and clubs to use the Convention Center. He explained that he is all for such agencies using the Center, but he feels that it needs to be for Community wide purposes, open to the public – not for profit. He would be against someone who is going to use it to make money out of it and he was hoping that he could generate some interest from citizens and the Board to give him some guidance, as he does not want to be allowing any entity to use the center which would violate the law. Following his extended

remarks, he asked if anyone had any suggestions or comments. Alderman Betts commented that he is in favor of the Mayor's proposals and would like to see the Center used for such community events. Following further comments from the audience and the Board, the consensus was that the Mayor and Mrs. Fleming would gather a small committee to look into the matter.

Agenda Item No. 15 was Board discussion on littering in the Town of Vidalia. The Mayor began by letting everyone know that littering is a pet peeve of his and went on to give some examples of how he thinks citizens should step up and let outsiders know the Town is not going to put up with littering. He asked that law enforcement start issuing tickets and in general that everyone help police the Town and keep it clean.

Agenda Item No. 16 was Board discussion on installing early warning sirens in the Town of Vidalia. The Mayor began by saying that he has had a lot of people request that this be discussed by the Town and that it has its pros and cons. He went on to say that the Town has been pushing the CODE RED ALERT SYSTEM which seems to work very well. He then explained that the Town has explored getting such sirens and warnings. After further discussion, the consensus was that the Board will continue to look into the possibility and feasibility of getting a warning system.

Agenda Item No. 17 was Board discussion on project updates by Mayor Craft. The Mayor first advised that the Town now has its new ambulance and that it is quite nice; it has many great features and it will be a great asset to the Town. The Mayor went on to touch on the following topics: Water Plant Improvements are in the process of being funded; the Vidalia Port – Phase 2 is ongoing and he discussed the Slackwater Portion of the project; he discussed current street overlays and proposed overlays; the Vidalia Slough Project is ongoing; the Fiber Optics Project is ongoing; the project to raise the water well over the levee is ongoing; and the Nichols Drive ditch project is continuing. He then reminded all that the American Cruise Line boat christening will be April 23, over the levee at noon.

Agenda Item No. 18 was adjournment. Noting that there is no further business on the agenda, the Mayor asked for a motion to adjourn. The motion was made by Alderman Gardner, seconded by Alderwoman Demby, and unanimously carried. The meeting was declared adjourned.

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PIARA WILSON, MUNICIPAL CLERK

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BUZ CRAFT, MAYOR

*This institution is an equal opportunity provider and employer*

The following resolution was offered by Alderman Betts, seconded by Alderman Probst:

**RESOLUTION**

A RESOLUTION SETTING MILLAGE BEING LEVIED ON THE 2023 TAX ROLL ON ALL PROPERTIES SUBJECT TO TAXATION BY THE TOWN OF VIDALIA, LOUISIANA.

**MILLAGE**

General Alimony	3.37 mills
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**BE IT RESOLVED** that the property administrative officials of the Parish of Concordia, State of Louisiana, be and they are hereby empowered, authorized, and directed to spread said taxes, as hereinabove set forth, upon the assessment roll of said Parish for the year 2023 and that the tax herein levied shall become a permanent lien and privilege on all property subject to taxation as herein set forth, and the collection thereof shall be enforceable in the manner provided by law.

**BE IT FURTHER RESOLVED** that the foregoing Resolution was called for a vote on the adoption thereof, and the vote was recorded as follows:

YEAS: Aldermen Betts, Probst, Smith, Gardner and Alderwoman Demby.

NAYS: NONE.

ABSTAINING: NONE.

ABSENT: NONE.

And the resolution was declared adopted on this the 11th day of April, 2023.

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PIARA WILSON, MUNICIPAL CLERK

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BUZ CRAFT, MAYOR

The following resolution was offered by Alderman Betts, seconded by Alderman Probst:

**RESOLUTION**

**WHEREAS**, the following bid was opened and read aloud on March 2, 2023, for Installation of Fiber Optic – Phase 2 A:

GridSource Incorporated, LLC in the amount of \$348,937.50.

**THEREFORE, BE IT RESOLVED**, that the Town of Vidalia awards the project to GRID SOURCE INCORPORATED, LLC, in the amount of \$348,937.50.

**BE IT FURTHER RESOLVED**, that the Mayor is authorized to execute any and all documents including contracts, estimates and change orders between the Town of Vidalia and GRID SOURCE INCORPORATED, LLC.

**THIS RESOLUTION** adopted this 11th day of April, 2023, with the vote recorded as follows:

YEAS: Aldermen Betts, Probst, Gardner, Smith and Alderwoman Demby.

NAYS: NONE.

ABSENT: NONE.

AND THE RESOLUTION was adopted this 11<sup>th</sup> day of April, 2023.

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PIARA WILSON, MUNICIPAL CLERK

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BUZ CRAFT, MAYOR

On motion of Alderman Betts, seconded by Alderman Smith, it was moved to adopt the following resolution:

**RESOLUTION**

A resolution authorizing the Town of Vidalia, State of Louisiana, to enter into a purchase option agreement for industrial inducement purposes; approving the form and terms of such agreement; and providing for other matters in connection therewith.

WHEREAS, pursuant to Section 4717.2 of Title 33 of the Louisiana Revised Statutes of 1950, as amended (the "Act"), the Town of Vidalia, State of Louisiana (the "Town"), gave notice of the Town's intention (the "Notice") to grant an option to purchase for a portion of the Vidalia Industrial Park (as hereinafter described, the "Property") for industrial inducement purposes (the "Option"); and

WHEREAS, in accordance with the Act, the Notice was published in the *Concordia Sentinel* on March 22, 2023, and March 29, 2023; and

WHEREAS, pursuant to the Notice and in accordance with the Act, the Town, on this date, held a public hearing on the proposed Option, at which hearing no objections were presented; and

WHEREAS, the Town wishes to enter into a Purchase Option Agreement by and among the Town and Syrah Plus LLC, in substantially the form attached as **Exhibit A** hereto (the "Agreement") to govern the respective obligations of the parties thereto; and

WHEREAS, the Board of Aldermen, acting as (the "Governing Authority") of the Town, desire that the Mayor, Buz Craft, be authorized to execute the Agreement and sign any and all documents required in connection with the adoption and execution of the Option.

NOW, THEREFORE, BE IT RESOLVED by the Board of Aldermen of the Town of Vidalia, State of Louisiana (the "Governing Authority"), that:

SECTION 1. The foregoing "WHEREAS" clauses are hereby adopted and incorporated as if fully set forth herein.

SECTION 2. The Governing Authority hereby approves the Option for the Property described below:

A 46.54 Acre Tract, portion of Vidalia Industrial Park, Whitehall Plantation, situated in Section 23, T7N-R10E, Louisiana Principal Meridian, North of Red River Land District, Concordia Parish, Louisiana, and being more particularly described as follows:

Commencing at a 3" Iron Pipe, found at the intersection of the northerly right-of-way of Louisiana Highway 131 with the line between Sections 23 and 24, T7N-R10E, Concordia Parish, Louisiana, go N 37°06'07" W along the line between Sections 23 and 24 for 952.30 feet; thence go N 52°53'53" E at right angles for 200.00 feet to the POINT OF BEGINNING, being a 5/8" Iron Rod, found at the most westerly corner of a 13.22 Acre Tract, per deed recorded in C.O.B. 443, on page 588, Document #283880 of the records of Concordia Parish, Louisiana, said point being also the most southerly corner of within described tract.

Thence from said POINT OF BEGINNING, go N 37°06'07" W, parallel with, and 200.00 feet northeasterly at right angles from the line between Sections 23 and 24 for 1,706.76 feet to a 1/2" Square Bar, set at the most westerly corner of within described tract; thence go N 52°53'53" E for 906.50 feet to a 1/2" Square Bar, set; thence go S 37°06'07" E for 420.00 feet to a 1/2" Square Bar, set; thence go N 52°53'53" E for 373.07 feet to a 1/2" Square Bar, set on the southwesterly right-of-way of D. A Biglane Road; thence go S 37°06'07" W along said right-of-way for 1,286.76 feet to a 5/8" Iron Rod, found at the most northerly corner of the above referenced 13.22 Acre Tract; thence go S 52°53'53" W along the northwesterly boundary of said 13.22 Acre Tract for 1,279.57 feet to the point of beginning. Said within described tract containing 46.54 Acres, being a portion of the Town of Vidalia Industrial Park, Whitehall Plantation, situated in Section 23, T7N-R10E, Louisiana Principal Meridian, District North of Red River, Concordia Parish, Louisiana.

SECTION 3. This Governing Authority hereby approves and Mayor Buz Craft is hereby

authorized to execute the Agreement in substantially the form attached as **Exhibit A** hereto, subject to revisions as may be approved by the governing authority and Syrah Plus, LLC.. Mayor Buz Craft is hereby further authorized to execute and deliver any and all additional instruments, documents and certificates which may be required by or provided for in the Act, the Agreement, or as may otherwise be required for or necessary, convenient or appropriate to the Purchase Option Agreement described in this Resolution.

SECTION 4. The Agreement is on file for public inspection at the Vidalia City Hall, 200 Vernon Stevens Blvd., Vidalia, Louisiana.

SECTION 5. The Clerk of the Town is hereby ordered and directed to publish this Resolution one (1) time in the official journal of the Town as soon as possible, provided that any exhibits hereto are not required to be published but shall remain on file for public inspection.

SECTION 6. The Governing Authority finds and determines that a real necessity exists for the employment of special counsel for legal work in connection with the Option and, accordingly, Foley & Judell, L.L.P., of New Orleans, Louisiana, is hereby employed as special counsel of the Town, to do and to perform comprehensive, legal and coordinate professional work in connection with the matters outlined in this Resolution. The fee to be paid said special counsel shall be an amount computed at an hourly rate based on the Attorney General's then current Maximum Hourly Fee Schedule, together with reimbursement of out-of-pocket expenses.

SECTION 7. Mayor Buz Craft is hereby further authorized to take any and all actions necessary to effectuate the purposes of this Resolution.

SECTION 8. This Resolution shall become effective immediately.

The foregoing having been submitted to a vote, the vote thereon was as follows:

YEAS: Aldermen Betts, Probst, Gardner, Smith and Alderwoman Demby.

NAYS: NONE.

ABSENT: NONE.

And the resolution was declared adopted on this, the 11<sup>th</sup> day of April, 2023.

\_\_\_\_\_  
/s/ Piara Wilson  
Clerk

\_\_\_\_\_  
/s/ Buz Craft  
Mayor

## EXHIBIT A

### PURCHASE OPTION AGREEMENT

THIS PURCHASE OPTION AGREEMENT is made and entered into effective the \_\_\_\_ day of \_\_\_\_\_, 2023 (the "**Agreement**"), by and between the **TOWN OF VIDALIA, STATE OF LOUISIANA** (the "**Town**"), a political subdivision of the State of Louisiana, and **SYRAH PLUS, LLC** (the "**Grantee**"), a limited liability company created and existing under the laws of the State of Delaware and qualified to do business in the State of Louisiana.



FOR AND IN CONSIDERATION of the covenants, representations and agreements hereinafter set forth, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto do hereby agree as follows:

Grant of Option. The Town hereby grants to Grantee an option (the "Option") to purchase certain property situated in the Town, as more particularly described on Exhibit A attached hereto and made a part hereof (the "Property").

Exercise of Option. The Option may be exercised by the Grantee at any time prior to [December 31, 2025], by written notice (the "Notice") to the Town. The Notice will be deemed delivered to the Town upon hand-delivery to the Clerk of the Town or deposit in the U.S. Mail Certified, Return Receipt Requested, addressed to the address set forth in Section 5 below. The Notice shall specify a closing date to occur within one hundred eighty (180) days immediately following the date of delivery of the Notice.

Purchase Price. Upon the Grantee giving the Notice, the Town and the Grantee shall exercise their best efforts in good faith to establish the purchase price of the Property, which purchase price shall be not less than the appraised value of the Property as determined by a real estate appraisal made within the twelve months preceding the date of the Notice. If the Town and the Grantee are unable to agree to a purchase price prior to the closing date specified in the Notice, then the Option shall expire and be of no further force or effect.

Contract and Closing. Upon determination of the purchase price, the Town and the Grantee shall enter into a written contract for the purchase and sale of the Property in accordance with this Agreement and containing such other terms and conditions as are standard and customary for similar transactions, providing for a closing not later than (i) the date specified in the Notice or (ii) ninety (90) days after the purchase price has been determined, whichever is later. The Grantee agrees to pay all costs and expenses of closing, including attorney's fees, recording fees, and any and all other costs attributable thereto.

Addresses. The Town's address is 200 Vernon Stevens Boulevard, Vidalia, Louisiana, 71373. The Grantee's address is \_\_\_\_\_.

Option Money. Upon execution of this Agreement, Grantee has paid unto the Town the sum of [\$10] as "Option Money." In the event the Grantee timely exercises the Option, said Option Money shall apply toward the purchase price of the Property at closing. In the event the Grantee does not exercise the Option prior to its expiration, or if the closing does not occur for any reason, the Option Money shall be retained by the Town as liquidated damages and as consideration for the granting of the Option to the Grantee.

General. This Agreement (a) shall be governed by and construed in accordance with the laws of the State of Louisiana; (b) may be executed in multiple counterparts, each of which shall constitute an original; (c) shall be binding upon and inure to the benefit of the parties hereto, their respective successors and assigns; (d) may not be modified, amended, or altered, except in a writing signed by the parties hereto; and (e) shall be recorded in the manner required by law.

[BALANCE OF PAGE LEFT BLANK INTENTIONALLY]

IN WITNESS WHEREOF, the parties hereto have caused this Purchase Option Agreement to be made, executed, and delivered as of the day and year first above, written.

WITNESSES:

\_\_\_\_\_  
Name: \_\_\_\_\_

TOWN:

TOWN OF VIDALIA, STATE OF LOUISIANA

By: \_\_\_\_\_

Name: \_\_\_\_\_

Name: Buz Craft

Title: Mayor

THUS DONE AND PASSED in the Parish of Concordia, State of Louisiana, on the \_\_\_\_\_ day of \_\_\_\_\_, 2023, in the presence of the undersigned witnesses who hereunto sign their names with the Appearers and me, Notary, after due reading of the whole.

\_\_\_\_\_  
**Notary Public:**\_\_\_\_\_

**Bar Roll Number:**\_\_\_\_\_

**My Commission Expires:**\_\_\_\_\_

[SIGNATURE PAGE TO PURCHASE OPTION AGREEMENT]

IN WITNESS WHEREOF, the parties hereto have caused this Purchase Option Agreement to be made, executed, and delivered as of the day and year first above, written.

WITNESSES:

\_\_\_\_\_  
Name: \_\_\_\_\_

\_\_\_\_\_  
Name: \_\_\_\_\_

**LESSEE:**

SYRAH PLUS, LLC

By: \_\_\_\_\_

Name:

Title:

THUS DONE AND PASSED in the Parish of Concordia, State of Louisiana, on the \_\_\_\_\_ day of \_\_\_\_\_, 2023, in the presence of the undersigned witnesses who hereunto sign their names with the Appearers and me, Notary, after due reading of the whole.

\_\_\_\_\_  
**Notary Public:** \_\_\_\_\_

**Bar Roll Number:** \_\_\_\_\_

**My Commission Expires:** \_\_\_\_\_

[SIGNATURE PAGE TO PURCHASE OPTION AGREEMENT]

**Exhibit A**

**DESCRIPTION OF PROPERTY**

A 46.54 Acre Tract, portion of Vidalia Industrial Park, Whitehall Plantation, situated in Section 23, T7N-R10E, Louisiana Principal Meridian, North of Red River Land District, Concordia Parish, Louisiana, and being more particularly described as follows:

Commencing at a 3" Iron Pipe, found at the intersection of the northerly right-of-way of Louisiana Highway 131 with the line between Sections 23 and 24, T7N-R10E, Concordia Parish, Louisiana, go N 37°06'07" W along the line between Sections 23 and 24 for 952.30 feet; thence go N 52°53'53" E at right angles for 200.00 feet to the POINT OF BEGINNING, being a 5/8" Iron Rod, found at the most westerly corner of a 13.22 Acre Tract, per deed recorded in C.O.B. 443, on page 588, Document #283880 of the records of Concordia Parish, Louisiana, said point being also the most southerly corner of within described tract.

Thence from said POINT OF BEGINNING, go N 37°06'07" W, parallel with, and 200.00 feet northeasterly at right angles from the line between Sections 23 and 24 for 1,706.76 feet to a 1/2" Square Bar, set at the most westerly corner of within described tract; thence go N 52°53'53" E for 906.50 feet to a 1/2" Square Bar, set; thence go S 37°06'07" E for 420.00 feet to a 1/2" Square Bar, set; thence go N 52°53'53" E for 373.07 feet to a 1/2" Square Bar, set on the southwesterly right-of-way of D. A Biglane Road; thence go S 37°06'07" W along said right-of-way for 1,286.76 feet to a 5/8" Iron Rod, found at the most northerly corner of the above referenced 13.22 Acre Tract; thence go S 52°53'53" W along the northwesterly boundary of said 13.22 Acre Tract for 1,279.57 feet to the point of beginning. Said within described tract containing 46.54 Acres, being a portion of the Town of Vidalia Industrial Park, Whitehall Plantation, situated in Section 23, T7N-R10E, Louisiana Principal Meridian, District North of Red River, Concordia Parish, Louisiana.